



Board of Adjustment Staff Report

Meeting Date: April 6, 2023

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0005 (1955 Piute Creek Grading)

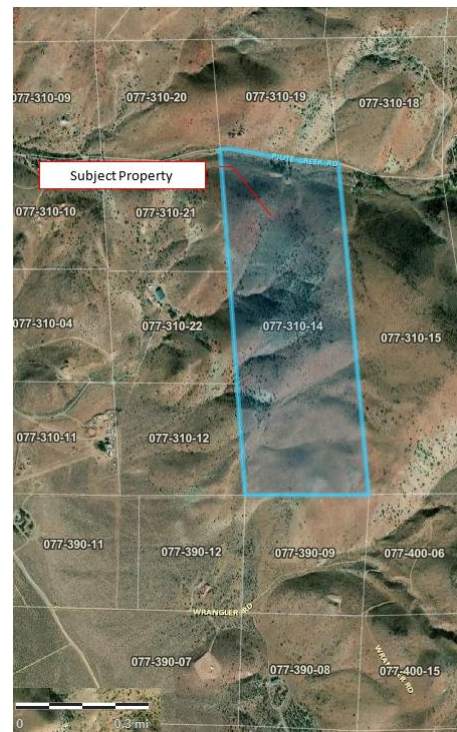
BRIEF SUMMARY OF REQUEST: Major grading associated with driveway access to three future parcels in association with WTDLP22-0002

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 major grading of 1,194 cubic yards of cut material and 4,218 cubic yards of fill material, disturbing a total of 1.01 acres to provide for driveway access to three future parcels in association with WTDLP22-0002. Additionally, the applicants are asking to vary section 110.438.45(a) of the Washoe County Code to allow for slopes greater than 3:1.

Property Owner: Richard & Corinne Sumner
Location: 1955 Piute Creek
APN: 077-310-14
Parcel Size: 136.11 acres
Master Plan: Rural
Regulatory Zone: General Rural Agriculture
Area Plan: Warm 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 WSUP23-0005 for Richard & Corinne Sumner, 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 14)

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Public Notice Exhibit C

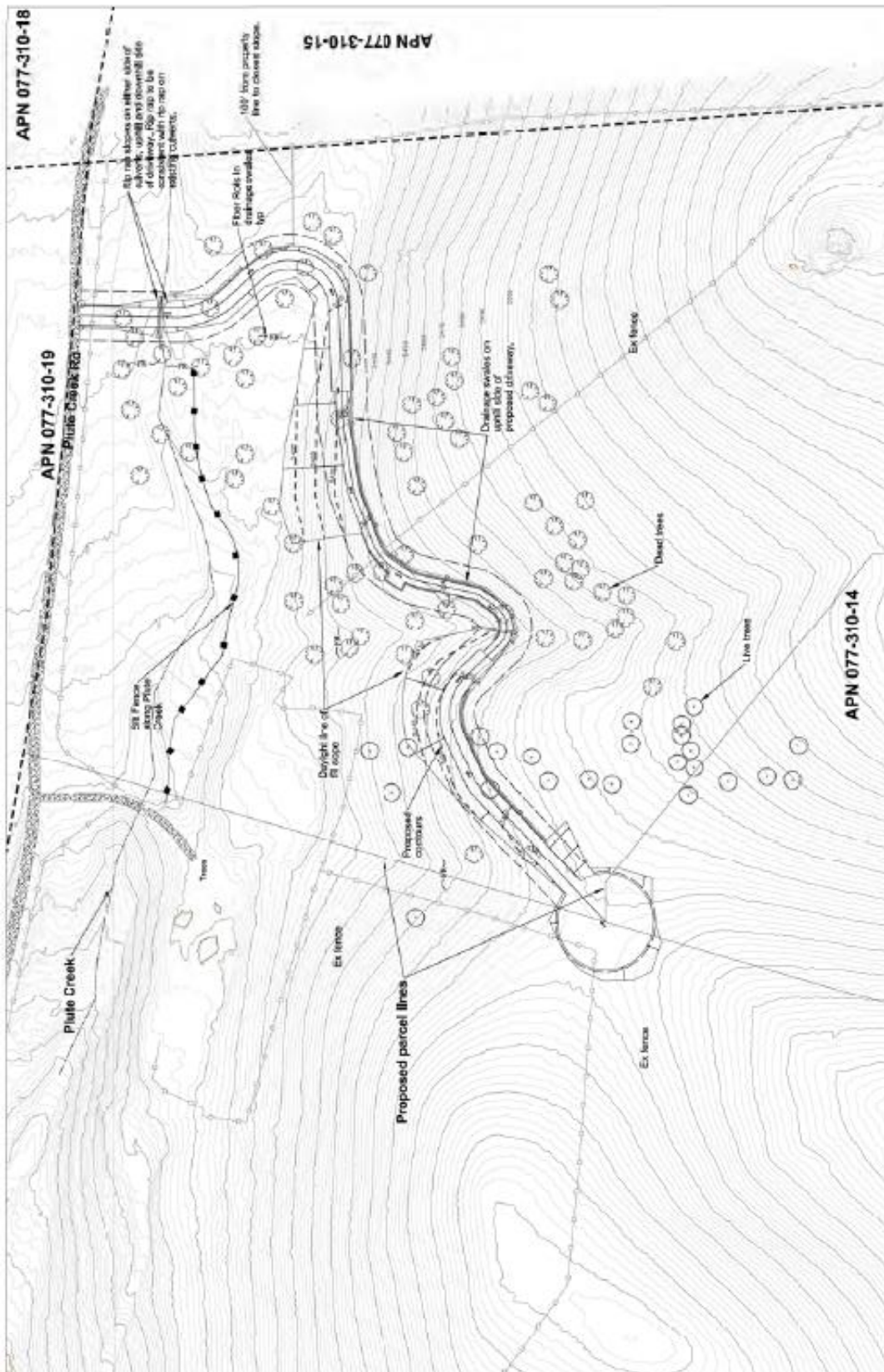
Project Application Exhibit D

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 WSUP23-0005 are attached to this staff report and will be included with the action order.



Site Plan

Project Evaluation

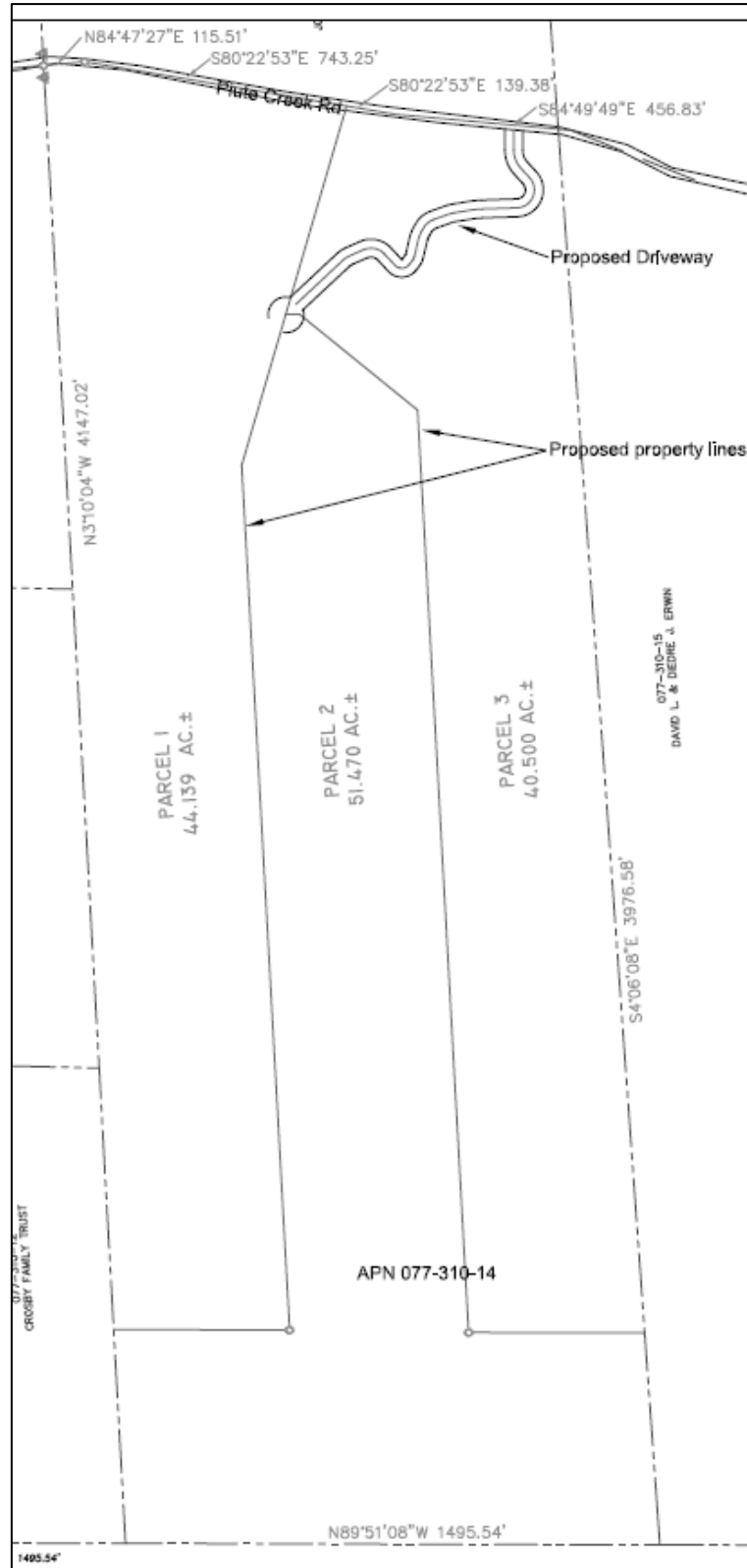
The project site (APN 077-310-14) consists of 136.11 acres located approximately, 7.4 miles of Pyramid Lake Highway, SR 445. The subject property has a regulatory zone of General Rural Agriculture (GRA) and is located in the Warm Springs Planning Area. The project site is vacant and covered in native vegetation. Adjacent parcels are of comparable size and developed with single family homes. See below for aerial image and project location

On May 23, 2022, a division of land into large parcels was approved for the subject parcel to be divided into three parcels of 40.5 acres, 44.13 acres and 51.47 acres, see WTDLP22-0002 Map on page 6 of this staff report. The requested major grading is needed to support construction of vehicular access to each of the newly created parcels. The roughly 1,000-foot-long shared access driveway ends at a cul-de-sac bisecting each of the three parcels for future private driveways. The steepest grades and 2:1 requested slopes occur nearest the cul-de-sac. Conditions of approval for WTDLP22-0002 require the roadway profile grades to be a maximum of 14%. Driveway grades vary between 2% and 9%, complying with this condition. Appropriate retaining walls, drainage swales and culverts are provided as necessary and consistent with the division approval.

The site contains considerable topography, including slopes steeper than 30%. The design and location of the shared access driveway minimizes the use and disturbance of steeper slopes, to the greatest extent possible.



Aerial Image



WTDLP22-0002 Map

Development Suitability Constraints

According to the Warm Springs Area Plan Development Suitability Map, these parcels contain slopes greater than 15% and slopes greater than 30%. Access to the parcels require grading that exceeds the limits outlined in Section 110.438.35 of the Washoe County Development Code, therefore a special use permit for major grading is required.

Article 438 – Grading

Construction of the driveway exceeds the major grading thresholds for traversing slopes greater than 30% and fills in excess of 1,000 cubic yards for slopes greater than 15%.

The applicant indicates there will be approximately 1.01 acres of surface disturbance, 1,194 cubic yards of cut material and 4,218 cubic yards of fill material. The application exceeds two major grading permit thresholds in Article 438, Grading requiring approval of a special use permit. The thresholds are outlined below:

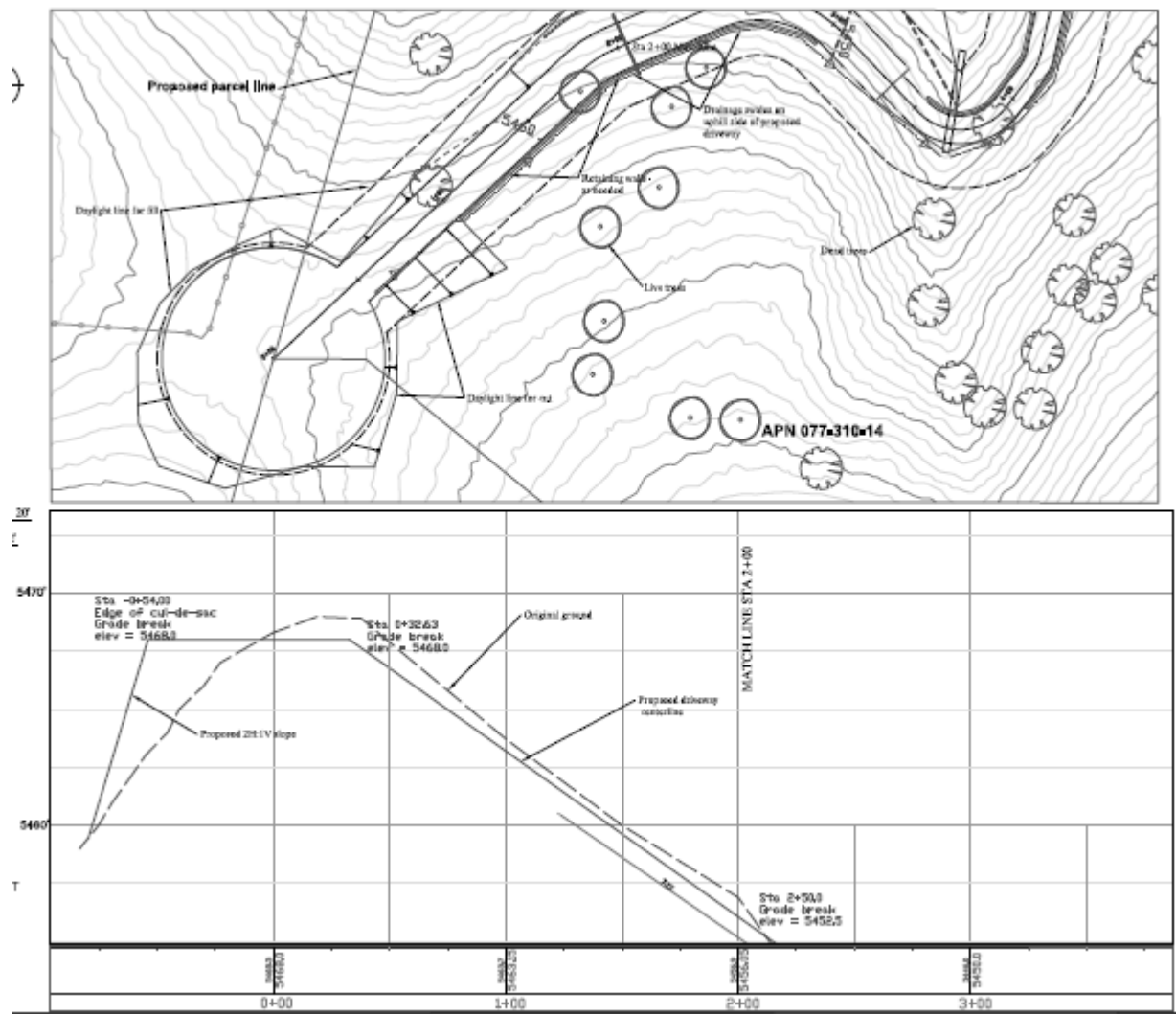
- **110.438.35(a)(2)(ii)(A)**– Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site
- **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or 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)

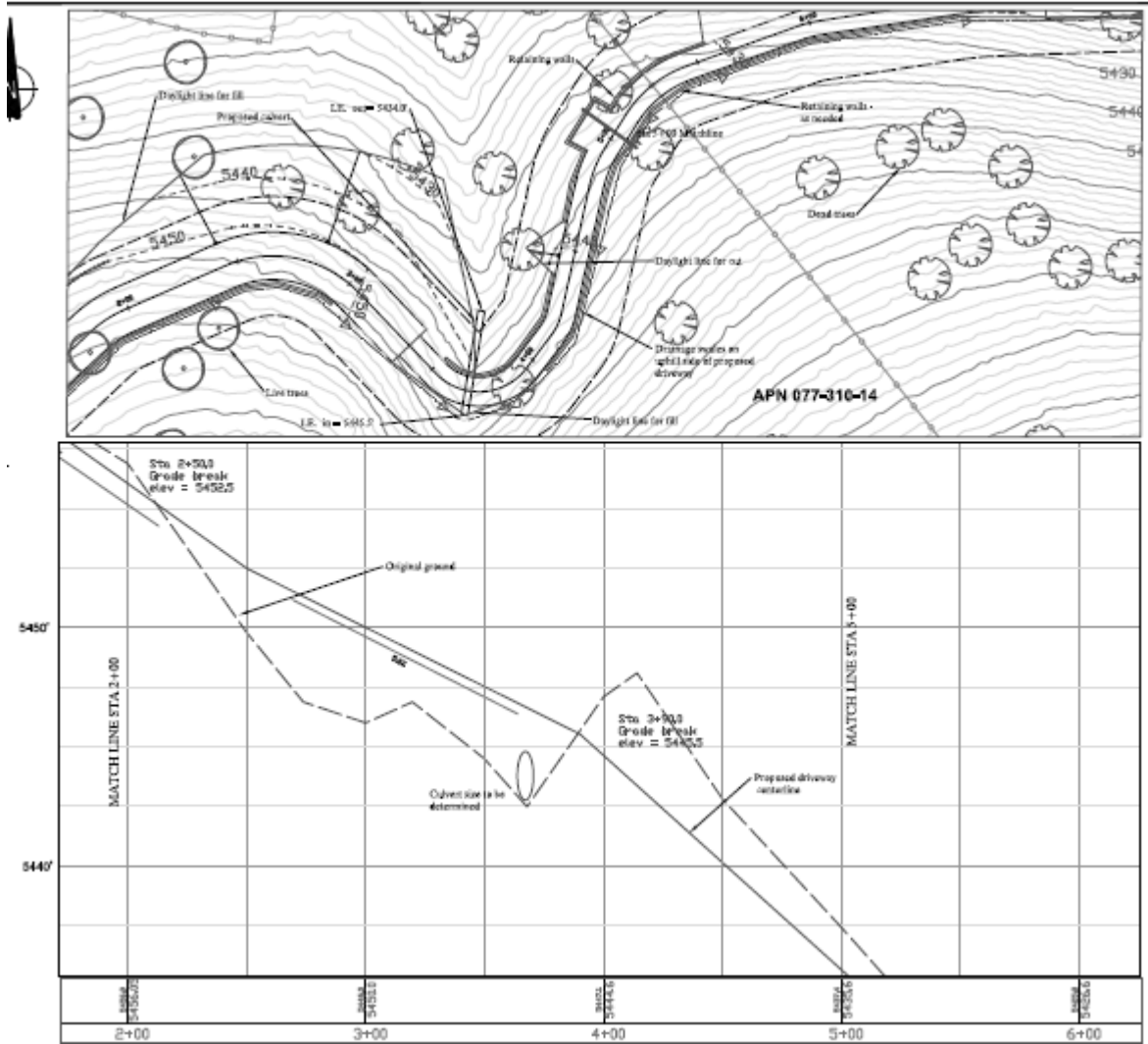
As part of the special use permit request, the applicant is seeking to modify grading standard – WCC Section 110.438.45(a). The applicant has provided a justification for the standard they are requesting to vary from as Exhibit C - project application. A summary of the request is provided below.

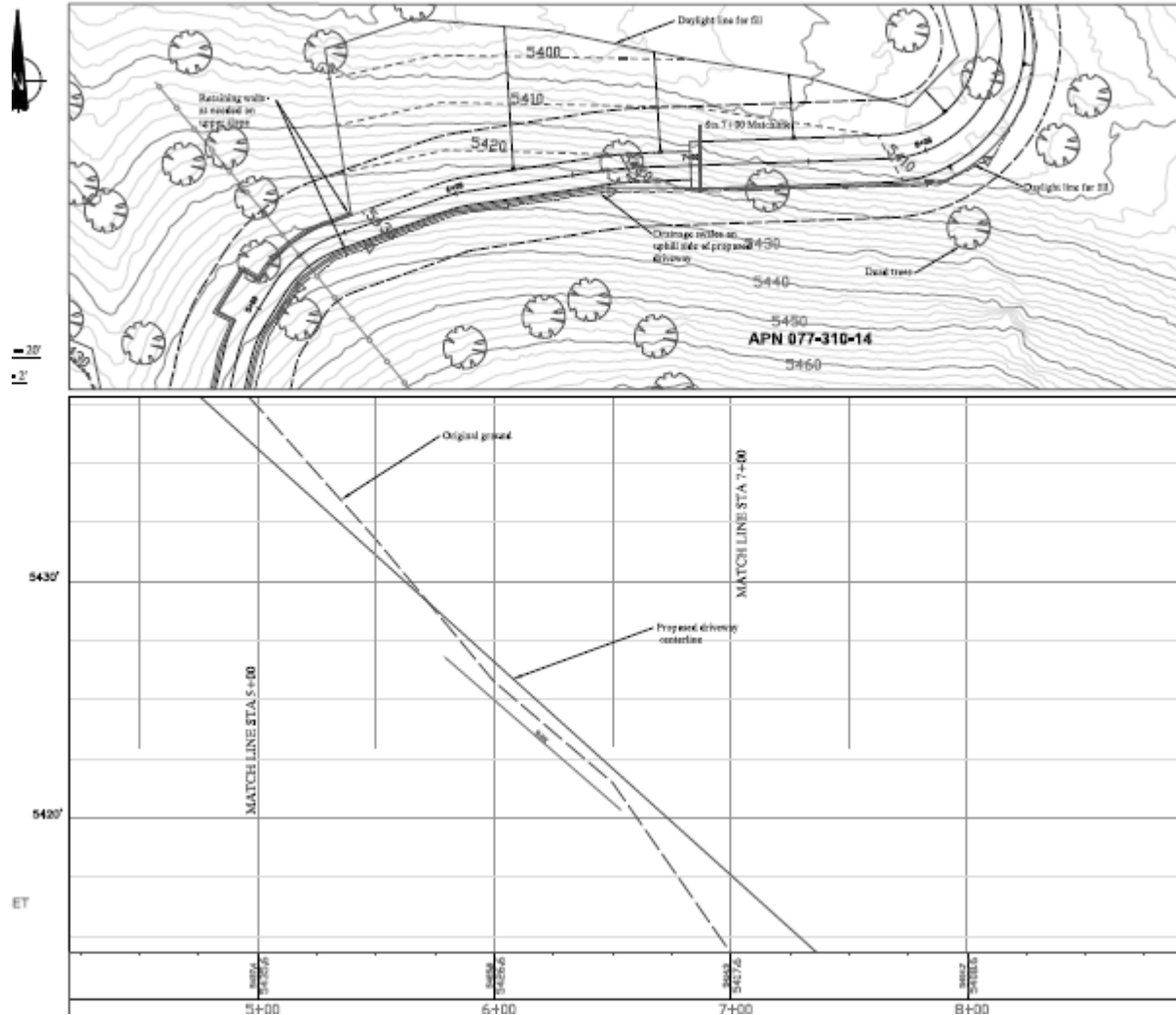
Section 110.438.45(a) - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below:

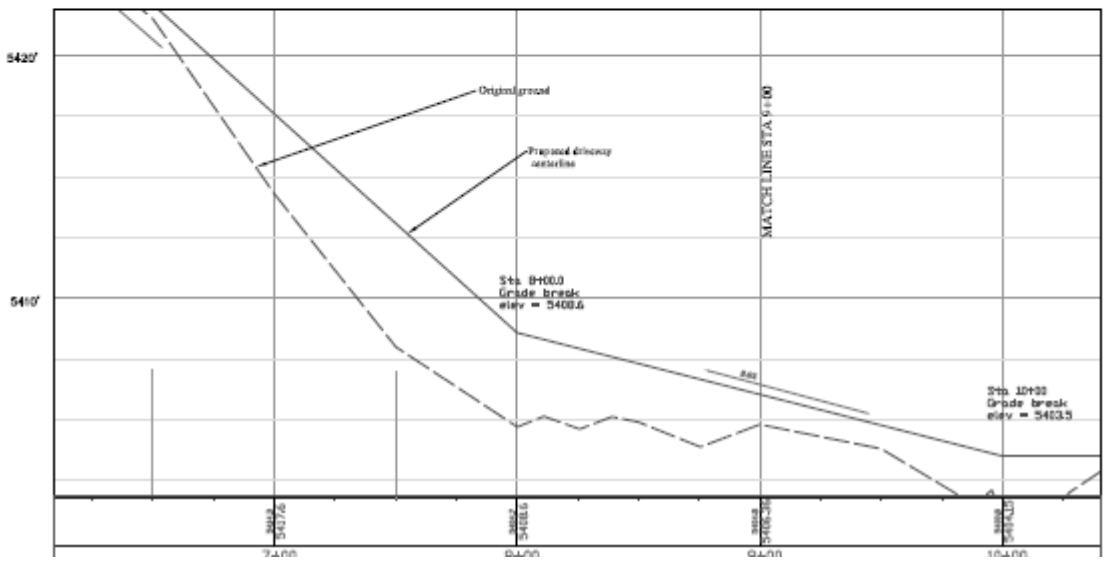
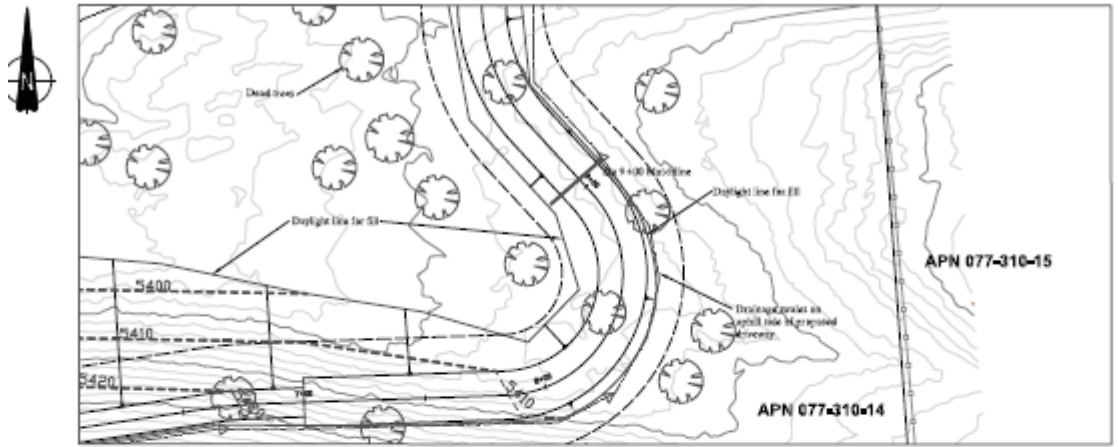
- (1) Storm drainage improvements.
- (2) Cut and fill slopes less than thirty (30) inches in height.
- (3) Cut slopes proposed to be located behind civic, commercial and industrial buildings, when the cut slope is shorter than and substantially screened by the proposed building.
- (4) The County Engineer may waive this requirement for up to fifteen (15) percent of the length of the cut and/or fill where the presence of rock or, in his determination, other practical hardships exists.

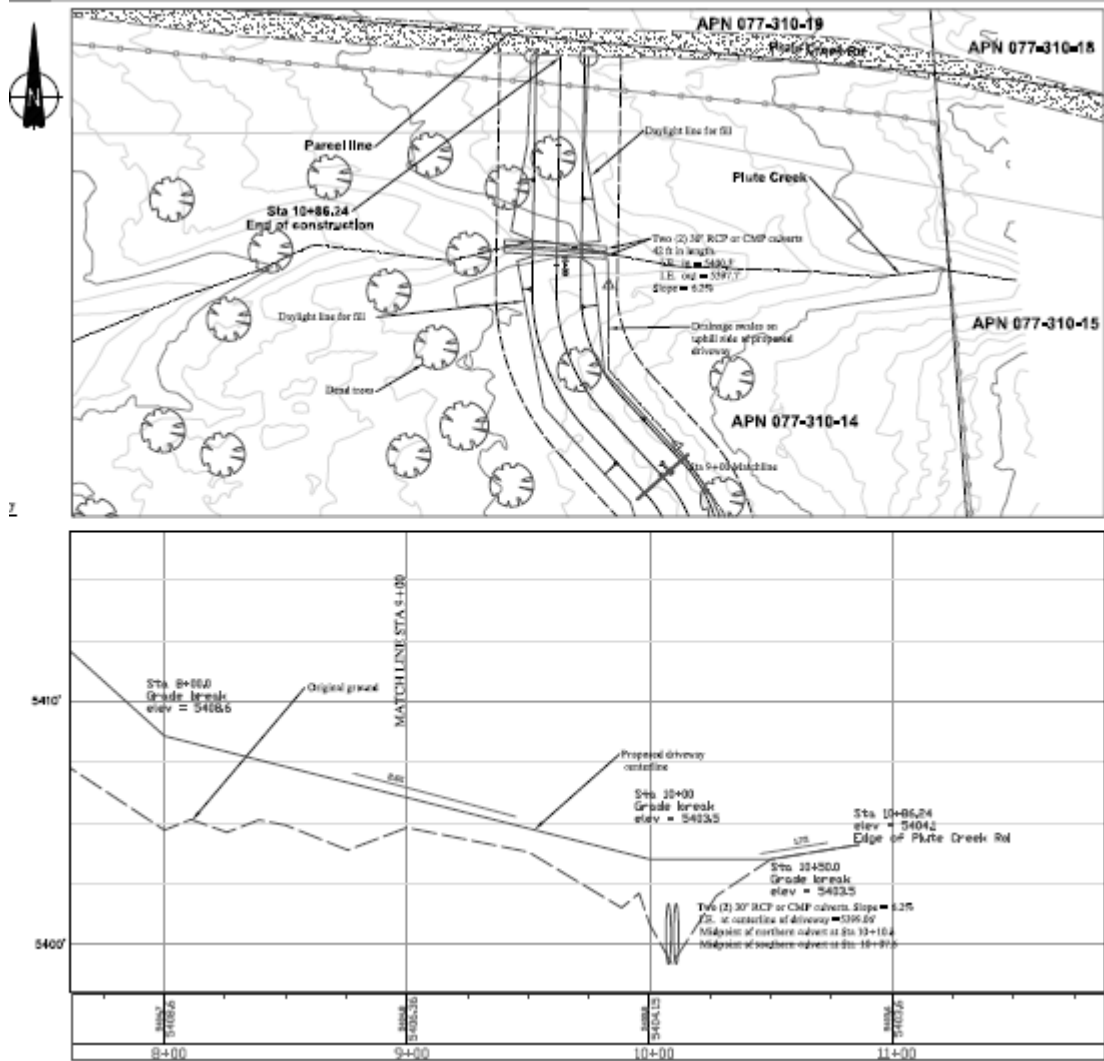
Staff Comment: *Staff supports varying the standard as requested. It is understood that restricting the grading to 3:1 slopes due to the topographical nature of this area would cause significant additional disturbance. The requested 2:1 slopes are limited to the area surrounding the proposed cul-de-sac. The applicants' engineer states that by allowing the standard exception, the project will reduce the exposed existing slopes to the designed perimeters. Further, the Engineering Division has indicated they have no objection to the 2.5:1 slopes as proposed. See below for areas proposed for 2:1 slopes. For full size cut sheets, please see Exhibit C - project application.*











Grading Plan and Driveway Profiles

Article 424- Hillside Development

The regulations within Article 424, Hillside Development are intended to preserve and protect hillsides and ridgelines throughout Washoe County. The Hillside Development regulations are applicable to properties containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site. The subject property normally would trigger Hillside Development requirements however Section 110.424.10 provides exemptions, specifically to parcels that were legally recorded prior to January 18, 1994.

Per the Washoe County assessor’s records, the parcel was recorded prior to 1994, thereby satisfying the conditions for exemption from the hillside ordinance.

Warm Springs Area Plan Evaluation

The subject parcel is located within the Warm Springs Area Plan. The following is the pertinent policy from the Area Plan that apply for this type of project request.

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
WS.1.1	Protect the visual quality of the peaks and ridges surrounding the Warm Springs planning area.	Yes	NA

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
NDOW (Wildlife)	X			
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 Resource Planning	X			
Washoe County Water Rights Manager (All Apps)	X			
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov;
WCHD Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Palomino Valley GID	X			

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 Warm Springs Area Plan.

Staff Comment: The proposed use of major grading is consistent with the action programs, policies, standards, and maps of the Master Plan with the conditions recommended in Exhibit A.

- (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: There are no utility, sanitation, or water supply facilities necessary for the proposed grading of driveway access and building pads for future development of future single family dwelling(s) associated with WTDLP22-0002. Future buildout will require the applicant to be responsible for their own water and sewage systems through the use of a well and a septic tank.

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

Staff Comment: The parcel has been approved for division of land into large parcels (WTDLP22-0002); there are no conflicts with the DLP's conditions of approval. The proposed project is comparable in terms of size, intensity, and grading, to surrounding properties. The proposed project maintains the character of the area and the low-intensity development pattern.

- (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 parcel is generously sized and proposed construction future family dwellings will be located well away from adjacent dwellings. The project is comparable in scale and intensity to surrounding land use patterns and will not represent a disruption to the area or introduce any new land uses.

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

Staff Comment: There are no military installations near the site.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0005 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 WSUP23-0005 for Richard & Corinne Sumner, 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 Warm 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 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;

- (e) 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

Property Owner: Richard & Corinne Sumner
ricksumner@ymail.com

Consultant: Mark Johnson
markj@stankaconsulting.com



Conditions of Approval

Special Use Permit Case Number WSUP23-0005

The project approved under Special Use Permit Case Number WSUP23-0005 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 6, 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. Construction hours are 7am to 7pm Monday through Saturday. No construction activities shall take place on Sundays.

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 showing driveway slopes, 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. Cut and fill slopes steeper than 3H:1V shall be justified through a geotechnical report prepared by a Licensed Engineer in the State of Nevada.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- 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 drainpipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- b. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- c. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- d. 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."

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.
- b. This project will require an approved Alternate Materials and Method from TMFPD.

Washoe County Air Quality Management

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

Contact Name – Genine Rosa, grosa@washoecounty.gov

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development

phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

*** End of Conditions ***

From: [Lemon, Brittany](#)
To: [Weiche, Courtney](#)
Cc: [Way, Dale](#)
Subject: WSUP23-0005 (Piute Creek Grading) Conditions of Approval
Date: Wednesday, February 15, 2023 7:56:40 AM
Attachments: [image001.png](#)

Good Morning 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 project will require an approved Alternate Materials and Method from TMFPD.

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
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

February 15, 2023

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram For Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP23-0005 (Piute Creek Grading)

Project description:

For hearing, discussion, and possible action to approve a special use permit for major grading to allow for a driveway to traverse 30% or greater slopes. Additionally, the applicant is requesting to vary the following grading standard: WCC 110.438.45(a) Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1).

Location: Assessor's Parcel Number: 077-310-14.

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

No comments or conditions.

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

February 27, 2023

Washoe County Community Services
Planning and Development Division

RE: Piute Creek Grading; 077-310-14
Special Use Permit; WSUP23-0005

Dear Washoe County Staff:

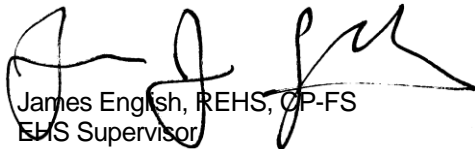
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

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 as submitted.
- b) Condition #2: If the application and permit are approved, future development of the property will be subject to WCHD plan review and the most current approved District Board of Health Regulations Governing Sewage, Wastewater and Sanitation and governing Well Construction.

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

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

February 21, 2023

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP23-0005 Piute Creek Grading

Dear Courtney,

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

To prevent the spread of noxious weeds from the import of 9,000 cubic yards of material, the Districts recommends applicant develop an onsite noxious weeds management plan with the import of material to ensure weed seeds do not impact the project site.

If mechanical stabilization is utilized, the District will require 3/4 to 1 1/2-inch D size rock in the voids of the rip rap slope to reduce undermining by small animals.

The District recommends the paint color palette utilize soft earth tone colors for the primary residence and detached garage.

The District requests reviewing the specific amount of native grass and shrub mix proposed in revegetating the graded areas. We request a one-year exemption from any revegetation requirements for the building pad.

If rockery walls are constructed, we recommend filling the voids in the face of the entire wall to prevent the undermining of small mammals. We support the color use in accordance with the surrounding hillsides.

In constructing the drainage swales along the uphill slopes, we recommend lining the flow line with 2–3-inch rock to prevent the flow of sediment downstream.

With the removal of any trees, the District recommends replacement with the same species at a 2:1 caliper ratio.

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

From: [Rosa, Genine](#)
To: [Weiche, Courtney](#)
Subject: Application Review Memorandum I
Date: Wednesday, February 15, 2023 7:45:20 AM
Attachments: [image001.jpg](#)

Special Use Permit Case Number WSUP23-0005 (Piute Creek Grading)

Special Use Permit Case Number WSUP23-0007 (14025 Red Rock Road)

Both receive the following comments:

Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Tentative Parcel Map Case Number WTPM23-0003 (Wells)

No Comments

P.S. Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via email.

Genine Rosa

Senior Air Quality Specialist | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

Working Hours M-Th: 7 AM-4:30 PM and F: 7 AM-11 AM

OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Date: February 27, 2023

To: Courtney Weiche, Senior Planner

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

Re: Special Use Permit for **Piute Creek Grading WSUP23-0005**
APN 077-310-14

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a driveway approximately 1100 feet long and is located on approximately 136.11 acres in Palomino Valley approximately 7.5 miles east of Pyramid Highway along Piute Creek Road. 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 Stanka Consulting Ltd. 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 showing driveway slopes, 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. Cut and fill slopes steeper than 3H:1V shall be justified through a geotechnical report prepared by a Licensed Engineer in the State of Nevada.

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. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
3. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
4. 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: Mitch Fink, (775) 328-2050

No traffic related conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

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

No utilities related conditions.

Public Notice

Washoe County Code requires that public notification of Special Use Permit be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 3,500-foot radius of the subject property, noticing 46 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP23-0005

Stanka Consulting, LTD

A Professional Engineering Company

Special Use Permit

Project: 1955 Piute Creek Rd

APN 077-310-14

January 16, 2023

Prepared by:

Mark Johnson, P.E.

Prepared for:

Washoe County

www.stankaconsulting.com
(775) 885-9283 / (775) 430-6273
502 E John St Ste B
Carson City, NV 89706
markj@stankaconsulting.com

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: 1955 Piute Creek Driveway Grading SUP			
Project Description: Construction of a driveway approximately 1100 feet long. The driveway will serve two of the newly created parcels from parcel map application WTDLP22-0002. Also requests a director's modification for fill slopes at a 2H:1V slope per geotechnical recommendations.			
Project Address: 1955 Piute Creek Rd			
Project Area (acres or square feet): Approximately 0.5 acres			
Project Location (with point of reference to major cross streets AND area locator): Palomino Valley approximately 7.5 miles west of Pyramid Hwy along Piute Creek Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-310-14	136.11		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTDLP22-0002			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Richard and Corinne Sumner		Name: Mark Johnson, P.E.	
Address: PO Box 874402 Wasilla AK		Address: 502 E John St, Ste B Carson City NV	
Zip: 99687		Zip: 89706	
Phone: 907-232-1874	Fax:	Phone: 775-430-6273	Fax:
Email: ricksumner@ymail.com		Email: markj@stankaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person: Rick Sumner		Contact Person: Mark Johnson, PE	
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?

Construction of a driveway approximately 1100 ft long.

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.)

A site plan is included in Attachment A. However, no structures are proposed for this driveway project.

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

The driveway will be completed in one phase, immediately following approval by Washoe County.

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 property is over 136 acres in a minimum 40-acre zoned residential area. The proposed driveway would be over 100ft from the nearest property line and over 300ft from the nearest adjacent house.

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

The driveway would allow for the development of the property into three lots each over 40 acres. This would conform to the existing zoning for the area. The additional lots would create additional tax revenue for the community. A parcel map has already been submitted.

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

The only foreseen impact that could be considered negative is the additional traffic from two additional homes planned to be constructed.

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.

Approximately 9900 cubic yards of fill would be required unless additional rockery walls are used if 3H:1V fill slopes are used.

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	Individual septic systems
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or other
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter or other
g. Water Service	Individual wells

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 #	51002	acre-feet per year	5
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).

Richard and Corinne Sumner

10. Community Services (provided and nearest facility):

a. Fire Station	Palomino Valley Volunteer Fire - TMFPD Sta 450
b. Health Care Facility	Renown Medical 202 Los Altos Pkwy
c. Elementary School	Taylor Elementary 252 Egyptian Drive
d. Middle School	Shaw Middle 600 Eagle Canyon Drive
e. High School	Spanish Springs High School 1065 Eagle Canyon Drive
f. Parks	Gator Swamp Park 255 Egyptian Drive
g. Library	Spanish Springs Library 7100 Pyramid Way
h. Citifare Bus Stop	RTC FlexRIDE - Spanish Springs Business Center - Calle De La Plata

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

1. What is the purpose of the grading?

To construct a driveway for two single family homes. The other proposed lot to be created by the parcel map will have access off of Piute Creek Rd and not the driveway.

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

Approximately 9900 cubic yards of fill would be required unless additional rockery walls are used if 3H:1V fill slopes are used.

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

Approximately 87,400 square feet, which includes the fill area (at a 3H:1V fill slope).

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

Approximately 9.900 cubic yards of import at a 3H:1V slope. Approximately 3,000 cubic yards of fill would be required if the fill slope was at 2H:1V.

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

No. In order to reach the proposed end point of the driveway, the driveway will need to traverse a hillside with a grade of 30%. Because of the topo of the property, no other route is possible.

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 other 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 proposed to be disturbed have been shown on the site plan.

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

The driveway can be seen from Piute Creek Rd which is along the northern edge of the subject property. The properties across Piute Creek Rd are currently vacant. The driveway would be visible from 2050 Piute Creek Rd, which is next door to the east.

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)?

The driveway will be used as access for two new homes at 1955 Piute Creek Rd. All neighboring properties are accessed off of Piute Creek Rd.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The cut and fill areas will all have a 3H:1V slope. Mechanical stabilization is proposed for certain areas where runoff is channeled.

11. Are you planning any berms?

Yes	NoX	If yes, how tall is the berm at its highest?
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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)?

Rockery walls will be required for parts of the driveway. The highest wall is expected +

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

The use of rockery walls and fill to match the native soils.

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

All trees in the driveway easement have been killed by a previous wildfire.

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?

A native grass and shrub mix will be applied at a rate of 30 lbs per acre.

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

It is proposed that the seeding be done during the early spring when chances of precipitation are greatest and temperatures are still low.

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

Not at this time.

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

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

Approximately 9900 cubic yards of fill would be required unless additional rockery walls are used if 3H:1V fill slopes are used.

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

Due to the slope of the existing hillside, a 3:1 slope will result in excessive amount of fill that will daylight more than 200 ft from the proposed driveway in certain sections. Walls needed to reduce the fill would be more than 6 ft in height in places.

3. Are you proposing to mitigate the effect of the modification or reduction?

Per the preliminary geotechnical report, a 2:1 fill slope would be stable per the geotechnical investigation. All geotechnical recommendations would be followed to allow 2:1 fill slopes.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Section 110.438.45(a) is specially requested for modification to standards.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

This modifications to standards request affects only APN 077-310-14, 1955 Piute Creek Road, the property upon which the driveway is proposed. The modification to standards is to allow a 2H:1V fill slope from the driveway. No adjacent properties will be affected by this modification. The fill slopes are a minimum 100 ft from the nearest adjacent property.

Stanka Consulting, LTD

A Professional Engineering Company

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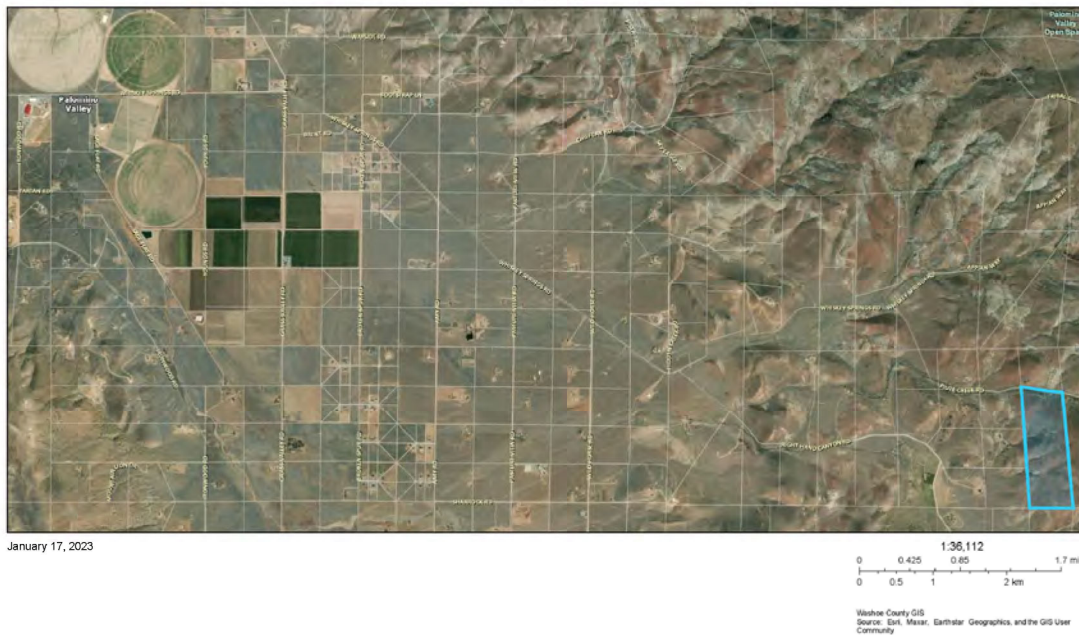
31 January 2023

This document will provide the additional narrative required for the SUP application and request to modify standards to Washoe County grading standards for the driveway project proposed at 1955 Piute Creek Rd in Palomino Valley.

Project Location:

The subject property is located at 1955 Piute Creek Rd in Palomino Valley. The APN is 077-310-14. The property is 136.11 acres in size. The owner has received approval for a tentative parcel map with Case No. WTDLP22-0002. The property is approximately 7.4 miles east of Pyramid Lake Hwy, SR 445. The vicinity map below shows the location of the property within Palomino Valley.

Sumner



The SUP application is a request for grading at the subject property, 1955 Piute Creek Rd. The grading would construct a driveway that would allow access for two of the

proposed parcels created as a part of tentative parcel map WTDLP22-0002. The driveway would be constructed according to the applicable Washoe County Development Standards. The site plan included in Attachment A details the design of the proposed driveway in a 3H:1V and 2H:1V fill slope configurations. This project exceeds the thresholds for a major grading permit in three areas:

1. Proposed cut exceeds 1,000 cubic yards on slopes greater than 15%.
2. Proposed fill exceeds 1,000 cubic yards (in both the 3H:1V and 2H:1V slope designs configurations) on slopes greater than 15%.
3. The driveway traverses a hillside slope greater than 30 percent.

This SUP includes a request to modify standards under Section 110.438.45(a) which states that grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1). This SUP is requesting a fill slope downhill of the proposed driveway of 2:1. All cut slopes would remain at 3:1. In addition, the fill slope in the vicinity of Sta 4+50 would remain at 3:1. This request is made on the basis of recommendations made by the geotechnical engineer as part of his report. An email from the geotechnical engineer dated January 9, 2023, stated that “In the slope stability section of the report, I’m including the recommendations/conclusions that the fill slopes will be stable at 2:1 ratio...”. The complete report is included with this application. It was prepared by Corestone Engineering, dated February 3, 2023. See page 10 of the geotechnical report regarding the 2:1 slope recommendation. A 2:1 slope would allow a reduction in the amount of fill of almost 70% from the 3:1 fill slope configuration. It would also reduce the distance the fill would extend from the driveway from almost 200 ft in some sections to no more than 75 ft in the 2:1 design configuration. This reduction would significantly reduce the visual impact of the driveway to any neighbors and those driving on Piute Creek Rd. The reduction in the fill would also reduce the import of fill and the corresponding truck traffic required for the project. Dust generation on Piute Creek Rd from truck traffic would also be reduced if imported fill is required. In addition, there are a number of rock outcroppings in the area that have been observed. They may indicate a shallow bedrock which could allow for a greater fill slope. The final geotechnical report addresses this on page 5 of the report. The final geotechnical report is included as Attachment F. No runoff from the proposed driveway will cross any existing property lines and would be directed towards Piute Creek, its current terminus. In the Tree Preservation Plan section below, the number of live trees that would need to be removed as a result of the project would decrease from four trees to only one tree if the 2:1 fill slope request was approved. Attachment B contains the Treasurer’s report stating all property tax payments are up to date.

Tree Preservation Plan:

According to Section 110.412.25 (c) – Preservation of Significant Trees, any tree removed will need to be replaced with a tree/trees of the same species at a 1:1 caliper ratio. The majority of the trees that would need to be removed as a result of this project

are already dead as a result of a wildfire. There are, however approximately four living trees that would need to be removed under the 3:1 slope configuration. It is anticipated that they could be replaced with trees planted in the vicinity of Piute Creek since this would allow for stabilization of the soils in the vicinity of the creek (nearly all the trees in the vicinity of the creek on the subject property have been killed by wildfire). There may be the need to remove additional dead trees in the vicinity of the proposed planting that would otherwise not need to be removed as a result of the driveway construction. This would allow for more room for the newly planted trees.

In the 2:1 slope configuration, only one live tree would need to be removed. One other live tree would require some protection from the fill slope since it appears to be located right at the edge of the fill slope. It appears the live trees are Pinyon Pines (*pinus monophylla*). All replacement trees would be of the same species.

Hillside Ordinance Review:

Section 110.424.05 of the Hillside Ordinance applies to all development that meets the following criteria:

- 1) Properties containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site.

The subject property contains 136.11 acres. Of that, approximately 132 acres exceed 15 percent or greater slope. The subject property meets that threshold. The requirements of the ordinance are outlined in Section 110.424.00 a – h and are presented below:

110.424.00(a): *Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems:*

The current hillside over which the driveway would traverse shows no signs of recent instability, erosion, or drainage problems. The pinyon pines, along with the brush understory, provide stabilization to the slope. The drainage area over which the driveway would traverse is small, no more than a few acres, which would minimize the impacts of storm runoff.

110.424.00(b): *Minimizing the careless alteration of and disruption to the natural topography and landscape;*

The area was surveyed to a 1ft contour resolution. The driveway has been drawn using bearing and distances that would be used to create a constructable and viable project. All diligence will be used in construction of the driveway.

110.424.00(c): *Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;*

The driveway has a proposed width of minimum 12 ft for the middle 350 ft; the remaining driveway width would be 20 ft. The 20ft width is a requirement of the TMFPD. At approximately the center of the 12 ft

driveway section, there is a 20 ft wide pullout for emergency vehicle use. This layout is per discussions with TMFPD. No pedestrian use of the driveway is anticipated.

- 110.424.00(d): *Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;* Existing runoff from the hillside uphill of the proposed driveway would be captured by drainage swales along the uphill cut slopes or retaining or rockery walls. Runoff would then be conveyed to either a culvert at approximately Sta 3+60 or to Piute Creek. The runoff from the culvert at Sta 3+60 is conveyed to an existing drainage depression/swale in the hillside which empties into Piute Creek.

Best management practices (BMPs) would be employed during construction. This would include a silt fence along the uphill side of Piute Creek from the proposed driveway to the existing driveway. Fiber rolls or equivalent would be used along the banks of Piute Creek and at various low sections in the hillside which naturally collect runoff from the hillside. See the attached Proposed Site Plan.

- 110.424.00(e): *Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;* The use of rockery or retaining walls are planned to be used in locations where their height would be up to six feet (see the Geotechnical Report, pg 2) and to minimize fill in other locations. The construction of the 12 ft wide section of driveway would also contribute to minimizing retaining or rockery walls and fill.

- 110.424.00(f): *Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;* The driveway route has been determined so that it mostly impact trees already killed by wildfire. The 2:1 slope configuration option would impact only one live tree. The current hillside over which the driveway would traverse shows no signs of recent instability, erosion, or drainage problems. The driveway is proposed to be constructed so that fill and rockery/retaining wall color and make-up are in accord with the surrounding hillsides. Runoff from the hillsides uphill of the proposed driveway will be conveyed directly to Piute Creek and will not cross any asphalt or oiled surface which would impact water quality. Drainage swales on the uphill side of the driveway will likely have rip-rap to stabilize the swales and minimize sediment transport from the swales into Piute Creek. Piute Creek appears to be within the Truckee River watershed; however, the creek does not reach any other waterway and disperses onto the Palomino Valley ground surface approximately 5.5 miles east of Pyramid Hwy, SR 445.

110.424.00(g): *Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and*
 No hazardous areas, including fault zones, are located within or in the vicinity of the subject property. No environmentally sensitive or open space areas are known to exist within the subject property.

110.424.00(h): *Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.*

The proposed location of the driveway will not impact any ridgelines. While there are some rock outcroppings visible along the driveway hillside, none of them are visually prominent and it is not anticipated that any of them will be impacted by the proposed driveway.

In addition, the requirements of Section 110.424.15 shall be met. They are listed below:

- a) *Site Analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall indicate:*

Please see the Design Handbook accompanying this application.

Grading Calculations:

The following summarizes the disturbed area and volumes that would result from the preliminary grading plan. The summary is divided between total grading amounts and amounts that are to be considered under the SUP application request:

GRADING SUMMARY					
3:1 Fill Slopes			2:1 Fill Slopes		
Total:			Total:		
Disturbed area	2.01	ac	Disturbed area	1.01	ac
Cut	1,194	CY	Cut	1,194	CY
Fill	11,178	CY	Fill	4,218	CY
Net	9,984	CY	Net	3,024	CY
Max depth of cut	4.7	ft	Max depth of cut	4.7	ft
Max depth of fill	4.4	ft	Max depth of fill	4.4	ft

GRADING SUMMARY					
Applicable to SUP					
3:1 Fill Slopes			2:1 Fill Slopes		
Total:				Total:	
Disturbed area	0.01	ac	Disturbed area	-	ac
Cut	194	CY	Cut	194	CY
Fill	10,178	CY	Fill	3,218	CY
Net	9,984	CY	Net	3,024	CY
Max depth of cut	-	ft	Max depth of cut	-	ft
Max depth of fill	-	ft	Max depth of fill	-	ft

Master Plan and Zoning:

The subject property is zoned General Rural Agricultural (GRA) and is master planned Rural. No changes to those designations are sought by this SUP application. The subject property and the proposed lots under the tentative parcel map meet the minimum lot size under the GRA designation which is 40 acres.

Proposed Culverts:

Two 30-inch diameter RCP or CMP culverts are proposed for the crossing of Piute Creek by the driveway. This is based on estimated peak Q₂₅ flows through Piute Creek. No flow data exists for Piute Creek with either Washoe County or the USGS. The flow used to size the culvert crossing was based on flow estimated using National Streamflow Statistics (NSS) software. The program requires the estimated drainage area, elevation and Flood Region number based on a Flood Region map located in United States Geological Survey Water-Supply Paper 2433 published in 1994 (pg 22). The drainage area was estimated based on review of the USGS 7.5-minute series topo map NV-Moses Rock. Based on these inputs, the peak 25-yr flow for Piute Creek was calculated at 223 cfs. The printout of the NSS computation box is included in Attachment C. Water level at 223 cfs was calculated using an online stream level calculator. The calculator is located at [Free Online Manning Irregular Channel Calculator \(hawsedc.com\)](http://hawsedc.com). Based on an n value of 0.05, and the stream profile at the driveway centerline, the water level is at 5401.3 ft, or approximately 2.1 ft above the bottom of the creek. The printout of the water level calculator is located in Attachment D. At a water level depth in the pipe of 1.9 ft, capacity of the two pipes is 224 cfs with a slope of 6.2%. Peak capacity of the two pipes is 258 cfs. Appropriate rip-rap will be located at the inlet and outlet of the culverts. A plan and profile sheet showing the driveway at Piute Creek Rd is included in Attachment E. The sheet also specifies the culvert construction at Piute Creek.

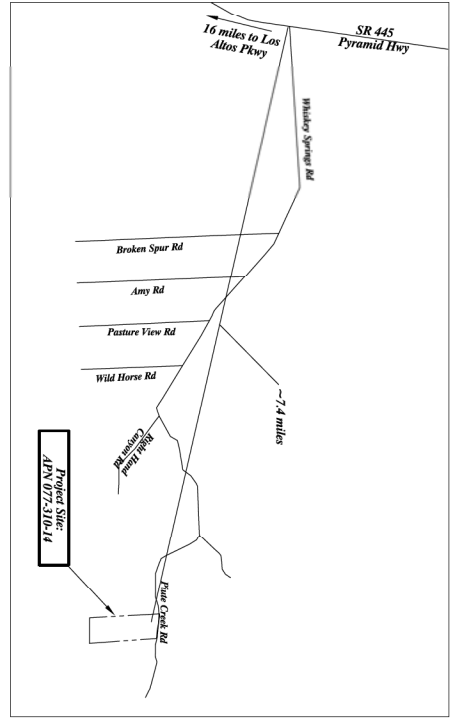
View:

The driveway would be constructed in the far northern portion of the subject property starting at the north property line. At that point, the driveway would extend from an elevation of approximately 5400 ft to 5470 ft. The northern property line of the subject property lies along Piute Creek Rd which follows Piute Creek along the bottom of a narrow canyon-like depression through the hills. This geography limits the number of

neighboring properties that would be able to view the driveway, especially considering the 40-acre minimum lot size in the area.

The applicant would like to request that the two existing building pads be exempt from any revegetation requirement. The pads have existed since the construction of the original house in approximately 1980. The pads have been there, therefore, over 40 years. They could be seen as a part of the natural environment. In addition, attempting to revegetate or re-slope the land could introduce the possible instability and erosion potential that does not exist now. Also, the future owners of the proposed lots could decide to place their homes on those existing pads.

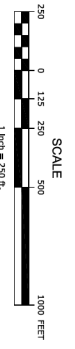
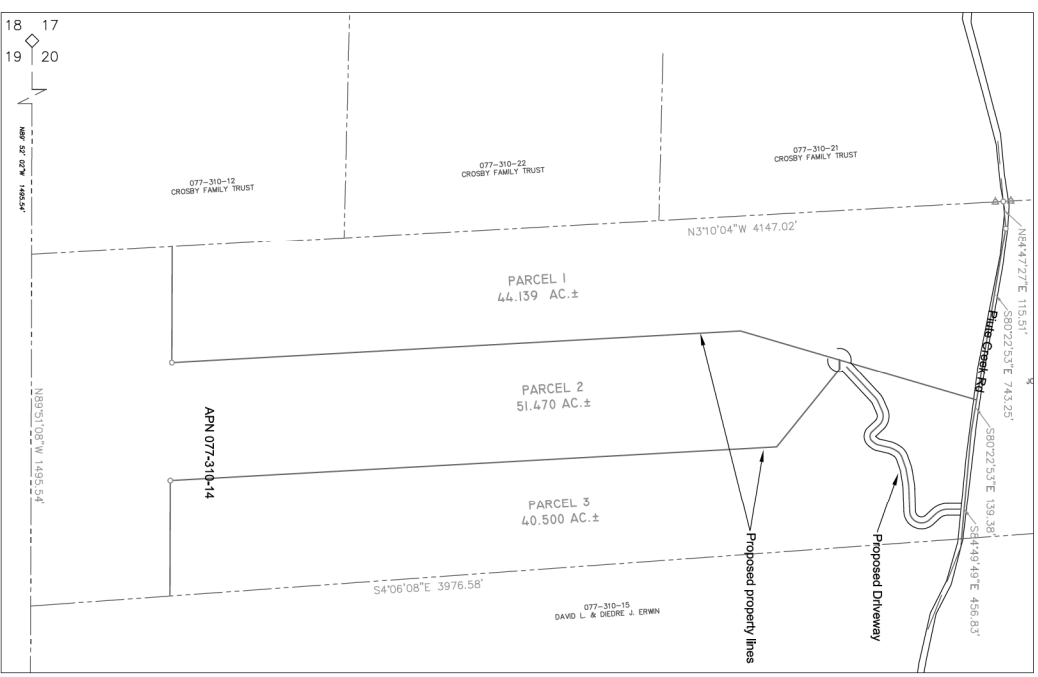
LOCATION MAP N.T.S.



NOTE: APN, Street, Building, and Highway locations were not surveyed for the "Location Map", and are only approximate locations as shown on the County, Google Earth Aerial and Topographic, Esri, and other maps. The County Surveyor's Office does not warrant the accuracy of these locations.



VICINITY MAP



SPECIAL USE PERMIT APPLICATION SET

SHEET INDEX

SHEET C-1: TITLE SHEET
 SHEET C-2: SITE LAYOUT WITH DRIVE SLOPE
 SHEET C-3: SITE LAYOUT WITH DRIVE SLOPE
 THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

REVISIONS:	BY:

ENGINEER'S STAMP:

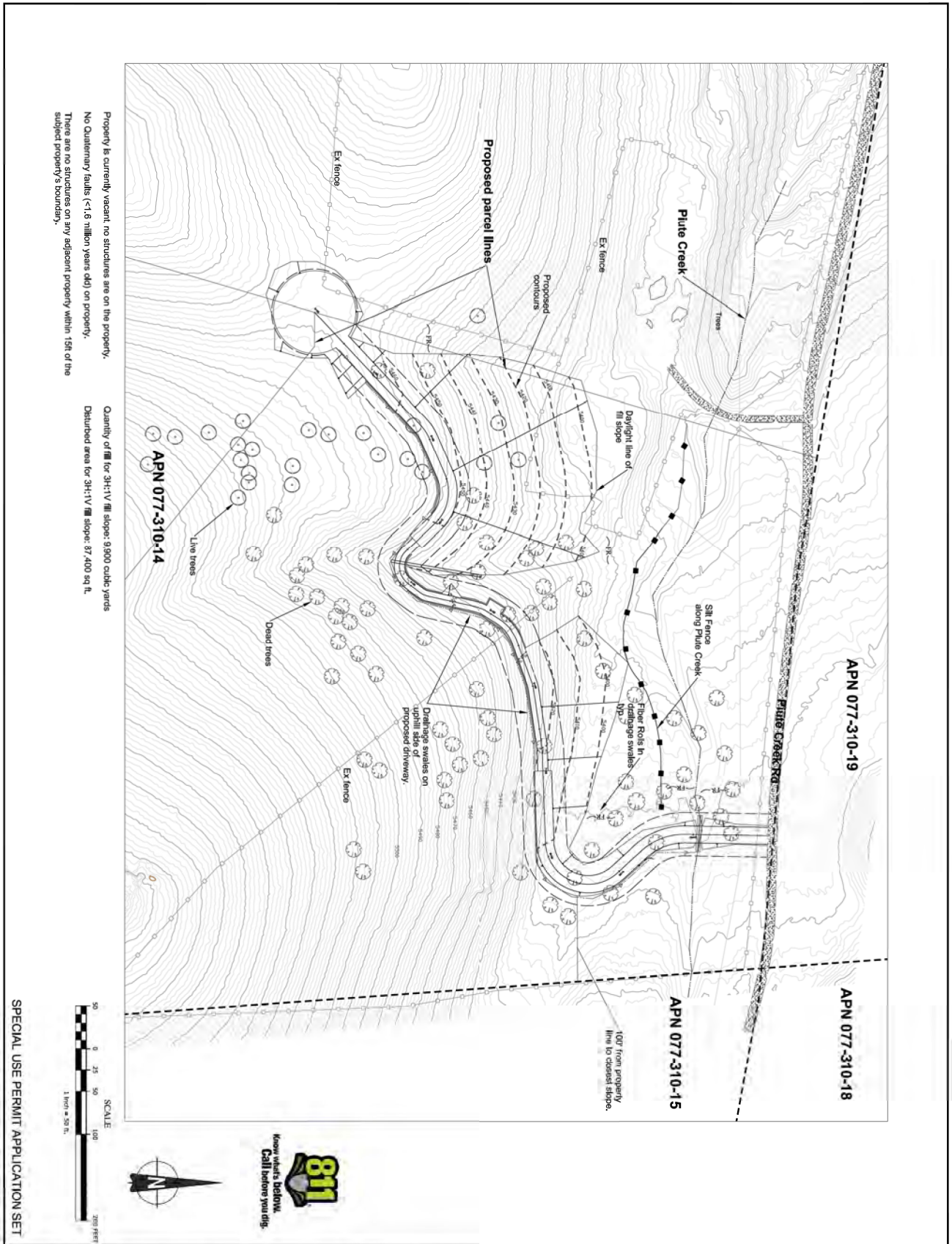
TITLE SHEET

Project: Summer Parcel Map Driveway
 Owner: Richard & Corinne Summer 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14



502 E John St, Ste B
 CARSON CITY, NV 89706
 775-885-9283 / 775-430-6273
 markj@stankaconsulting.com
 www.stankaconsulting.com

JOB NUMBER:	077-310-14
DRAWN BY:	MTJ
CHECKED BY:	
DATE:	1-17-2023
PROJECT NO.:	C1
REV:	3



Property is currently vacant, no structures are on the property.
 No Quaternary faults (<1.6 million years old) on property.
 There are no structures on any adjacent property within 15ft of the subject property's boundary.

Quantity of fill for 3H:1V fill slope: 9,900 cubic yards
 Disturbed area for 3H:1V fill slope: 87,400 sq ft

SCALE
 1 inch = 50 ft
 0 25 50 100
 200 FEET

SPECIAL USE PERMIT APPLICATION SET



Stanka Consulting, LTD
 A Professional Engineering Company

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 Carson City NV 89706
 (775) 885-9283 / (775) 430-6273
 markj@stankaconsulting.com
 www.stankaconsulting.com

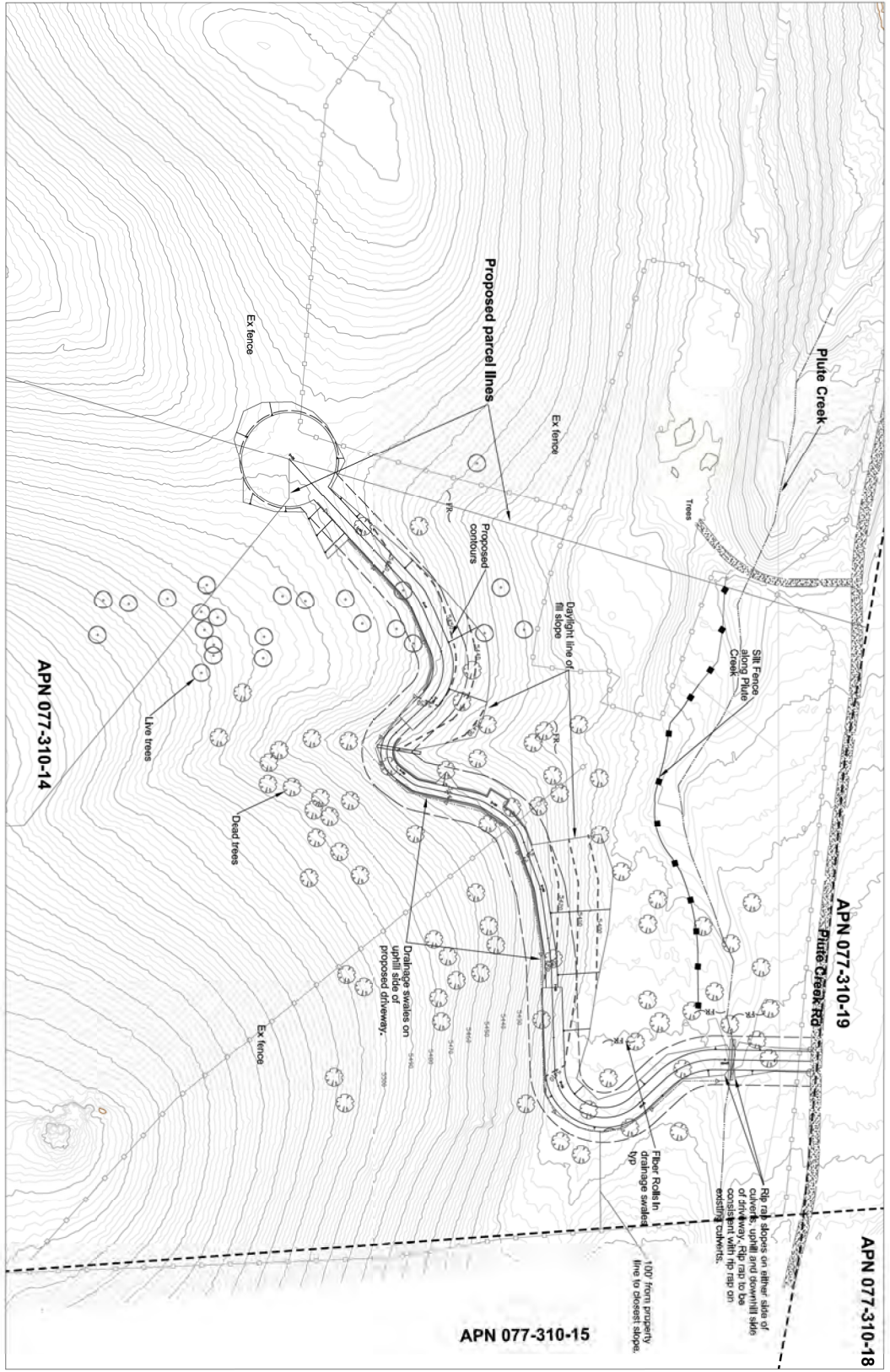
DATE: 1-17-2023
 SHEET: 3 OF 3

SITE LAYOUT WITH 3H:1V SLOPE

Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14

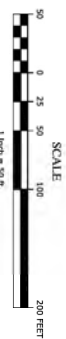
REVISIONS:	BY:

ENGINEER'S STAMP:



Property is currently vacant, no structures are on the property.
 No Quaternary faults (<1.6 million years old) located on property.
 There are no structures on any adjacent property within 15ft of the subject property's boundary.
 Hatched areas represent locations with slopes <15%. All other areas contain slopes >15% or 30%.

This site plan shows the location of the fill slopes for the proposed driveway with a 2H:1V slope on all fill. This is the subject of the request for director's modifications to the existing subdivision.
 Quantity of fill for 2H:1V fill slope: 3,100 cubic yards
 Disturbed area for 2H:1V fill slope: 43,850 sq ft.



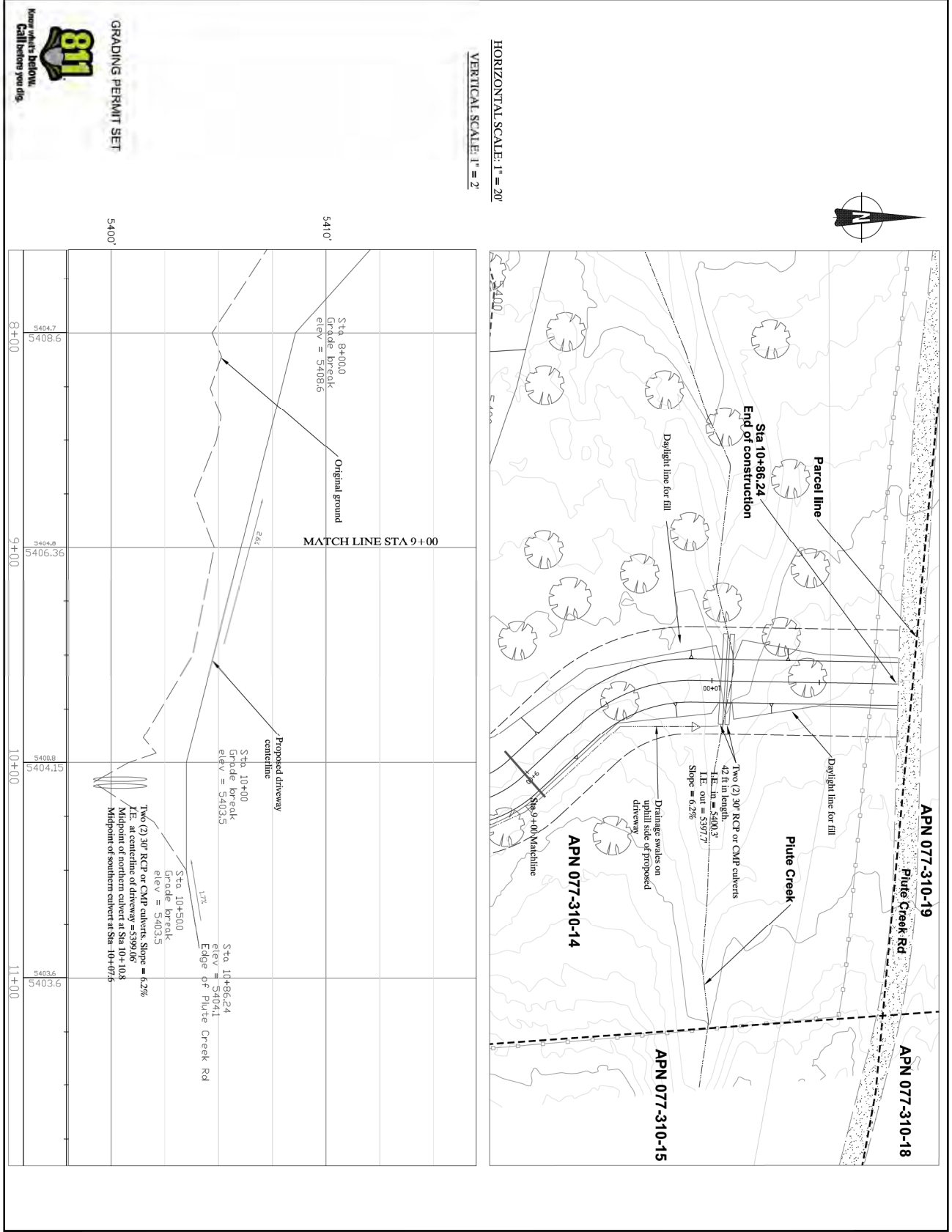
SPECIAL USE PERMIT APPLICATION SET

JOB NUMBER:	MTJ
DRAWN BY:	MTJ
CHECKED BY:	MTJ
DATE:	1-31-2023
SHEET NO.:	C3
OF	3 SHEETS

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SITE LAYOUT WITH 2H:1V SLOPE
 Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14

ENGINEER'S STAMP:	
REV'S/ISSUES:	
BY:	



REVISIONS: BY: _____ DATE: _____	ENGINEER'S STAMP: _____ _____ _____	Stanka Consulting, LTD A Professional Engineering Company 502 E. John St. Ste B Carson City NV 89706 (775) 885-9283 / (775) 430-6273 markj@stankaconsulting.com www.stankaconsulting.com	GRADING PLAN & PROFILE STA 9+00 to 10+86.24 Project: Sumner Parcel Map Driveway Owner: Richard & Corinne Sumner 1955 Piute Creek Rd (Washoe County, NV) APN 077-310-14	JOB NUMBER: MTJ DRAWN BY: MTJ DATE: 1-24-2023 SHEET NO.: C1 OF 1 SHEETS

Stanka Consulting, LTD

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Hillside Development Design Standards Handbook

per Washoe County Section 110.424.15

Project: 1955 Piute Creek Rd

APN 077-310-14

February 7, 2023

Prepared by:

Mark Johnson, P.E.

Prepared for:

Washoe County

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This handbook will address the requirements for Hillside Development Section 110.424.15 – Application Requirements and Procedures. The subject property is 1955 Piute Creek Road, APN 077-310-14, owned by Richard and Corinne Sumner. The owner is applying for a Special Use Permit for a proposed driveway on the property. The driveway would serve two of the three proposed lots created from the subject property per tentative parcel map WTDLP22-0002. The grading for the proposed driveway would exceed the thresholds outlined in Section 110.438.35. These include fill in excess of 1000 cy on a slope of greater than 15%; cut in excess of 1000 cy on a slope greater than 15%; and the driveway would traverse slopes in excess of 30%.

The subject property is 136.11 acres in size. However, approximately only the northeastern 19 acres would be subject to development and disturbance from the driveway construction. Figure 1, on page 4, shows the extent of the property with a 2-ft contour overlay from a survey completed in November, 2022. Hatched areas represent slopes of 15% or less. These lie along the tops of hills or saddle areas between the bottom of adjacent hills. Drainage areas are also noted within the northern portion of the subject property. For the remainder of this report, only the northern 30 acres (as noted in Figure 1) will be shown and discussed. The remainder of the subject property will not be impacted by the project. No construction or disturbance will occur on the remainder of the property.

Figure 2, on page 5, shows the northern 30 acres with 2-ft contours. The contour interval is enough that Piute Creek and existing topographic conditions are evident in the figure. No slide areas or faults are evident in the subject property. Fault zones were researched using the Washoe County Regional Mapping System on January 30, 2023. The closest fault line is over one mile from the subject property. Smaller rock outcroppings appear in subject property but none could be defined as a major outcropping. It does not appear any outcroppings would be affected by the proposed construction.

Soil conditions can be reviewed in the soils report accompanying this application by Corestone Engineers dated February 3, 2023. The only significant hydrologic condition existing in the subject property is Piute Creek which flows along the northern edge of the subject property as can be seen in Figure 2. Piute Creek appears to be an intermittent stream, only flowing in reaction to storm events or

snow melt. In addition, its drainage area is approximately 4.2 square miles. No known endangered plant or animal species exist within the subject property. The only significant vegetation exists along the fringes of Piute Creek but only during times of stream flow and for a limited time thereafter.

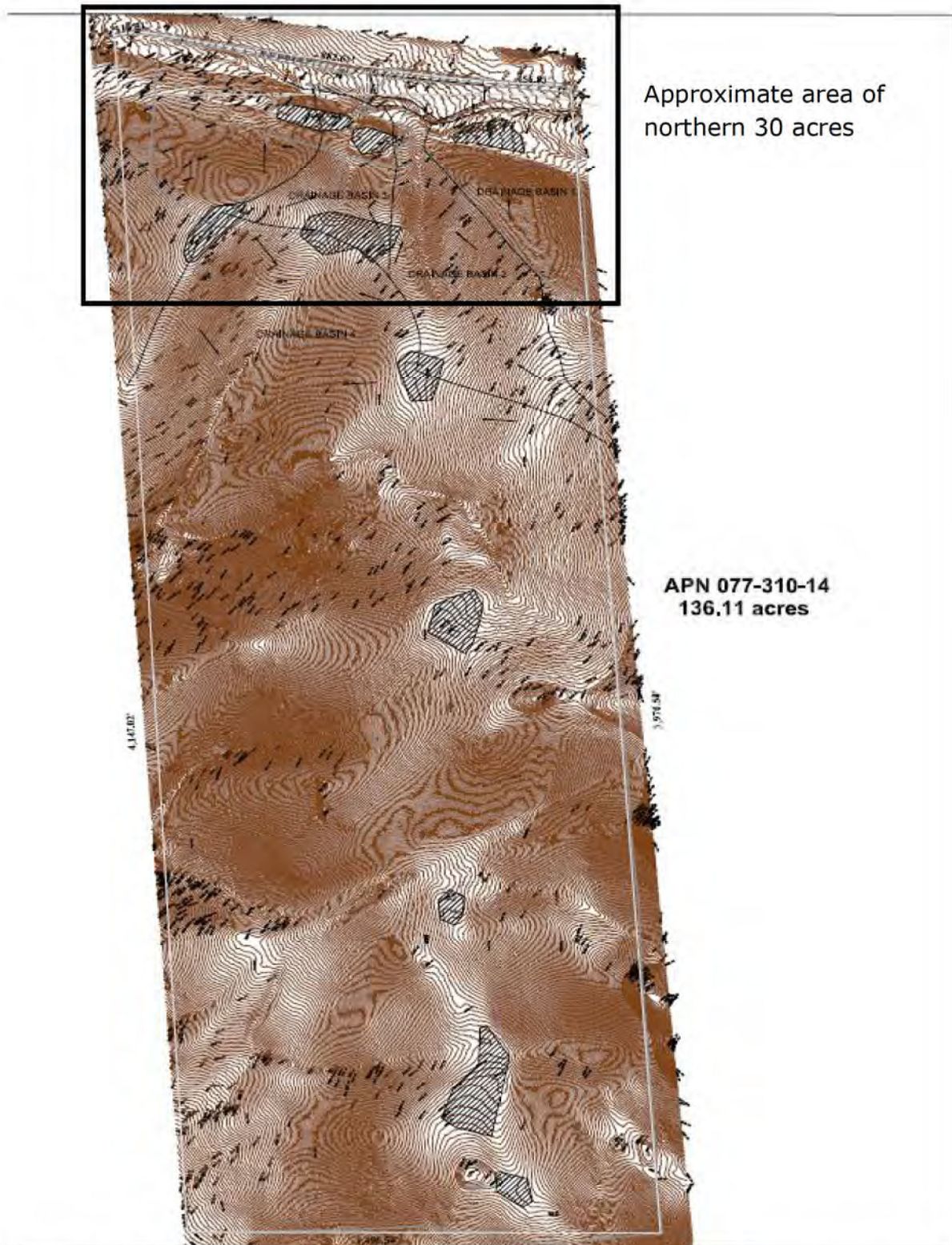


Figure 1: 2-ft contours of entire subject property. Hatched areas represent areas with slopes 15% or less.

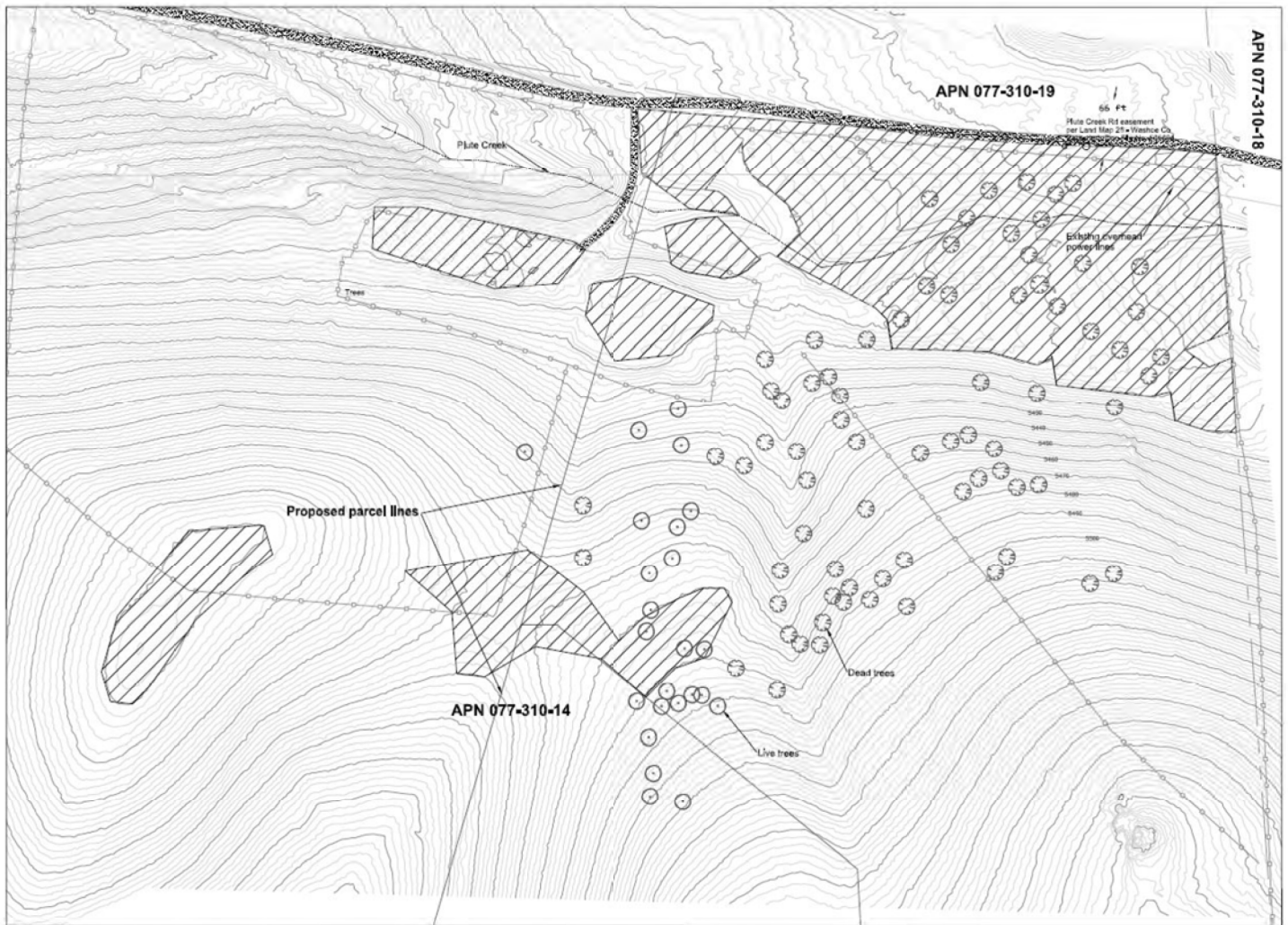


Figure 2: Northern 30 acres of subject parcel. Existing conditions.

The remainder of the subject property is pinyon pines (of which a major part of the northern 30 acres has been killed by wildfire) with a sagebrush understory. The large majority of vegetation removed as a result of the driveway construction will be the pinyon pines that have been already killed by wildfire. In the 3H:1V fill slope configuration, only 4 live pines will need to be removed. In the 2H:1V fill slope configuration, only one live pine will need to be removed.

The only roadway within one mile with a view of the proposed driveway is Piute Creek Road. All other roadways are shielded from the view of the driveway by the surrounding mountains. The closest paved road is Whiskey Springs Road which is

just over 1.2 miles away. The proposed driveway would not be visible from Whiskey Springs Road.

The driveway traverses the hillside with a slope of more than 30% with a straight section at a slope of 9%. The driveway crosses the area of the drainage swale evident in Figure 3, this page, near the dividing line between the dead trees and live trees with a curve with a radius of 25 ft to cross a drainage swale. This allows the driveway slope across the drainage swale to be 5.0%. The end of the driveway is a cul-de-sac with a radius of 48 feet. It is placed on a saddle between two mountain ridges. The natural slope in that area is approximately 5.1%. Figure 3 shows the proposed driveway overlaid on the existing conditions with the fill slope in the 2H:1V slope configuration.

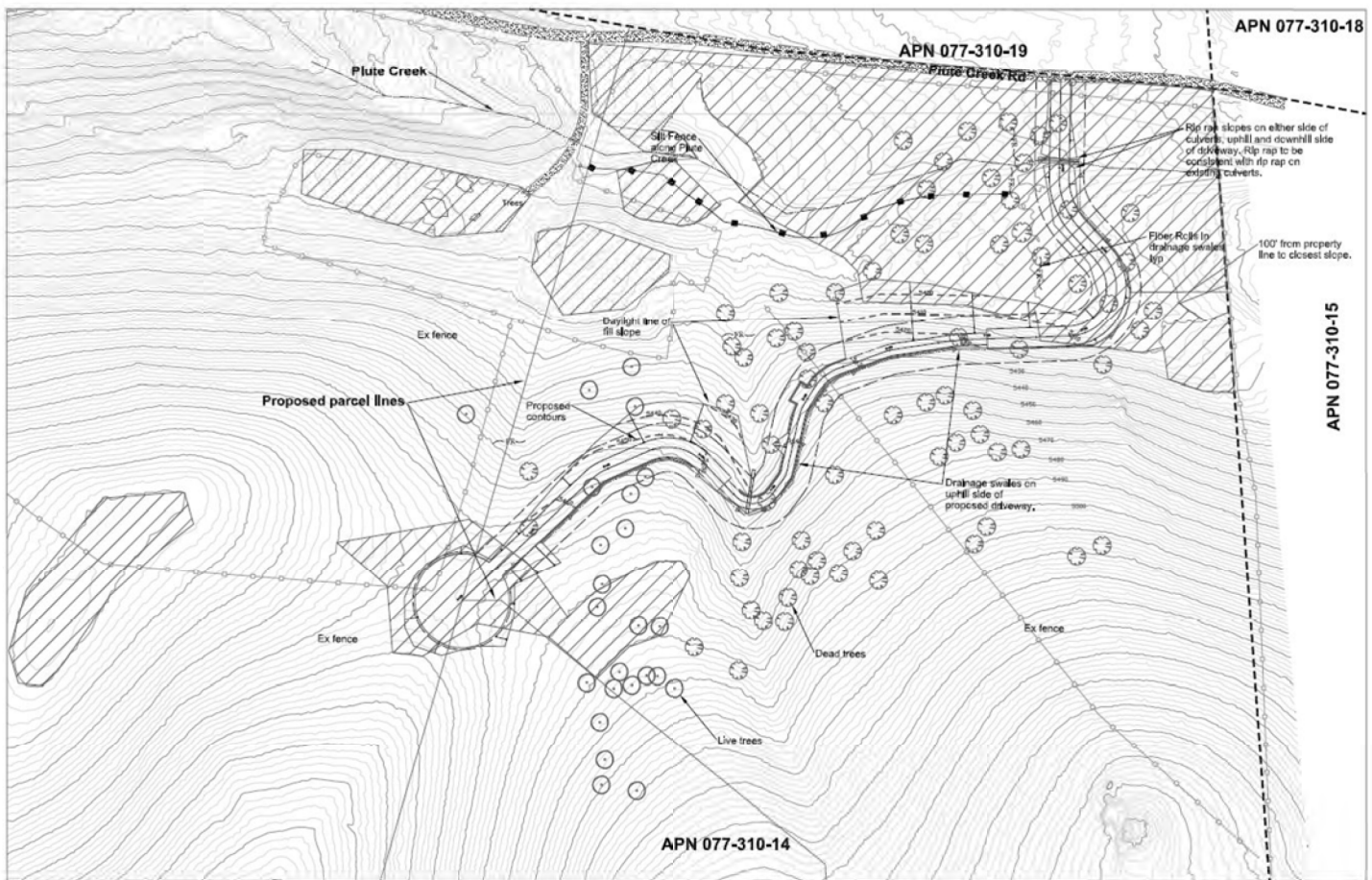


Figure 3: Northern 30 acres of subject parcel. Proposed conditions.

Table 1, page 7, tabulates the areas within different slope categories for the northern 30 acres. That area was chosen since it is the area most impacted by the

proposed action. The rest of the property will not be impacted by the proposed action at all nor is any work proposed for the remainder of the subject parcel.

Table 1

Slope Table		
Min Slope	Max Slope	Area (ac)
0%	15%	4.44
15%	20%	0.99
20%	25%	2.12
25%	30%	3.95
30%		18.42

The map showing the slope areas is included as Attachment 1.

The developable area map is included as Attachment 2. Since slopes greater than 30% are deemed less suitable for development, the applicant requests an exception based on Section 110.424.20(d). Per that section:

1) The purposes of this article will not be compromised.

The proposed personal driveway will be constructed according to applicable construction standards, the geotechnical report and recommendations and all applicable Washoe County standards.

2) Unstable slopes proposed for development will be sufficiently stabilized.

No unstable slopes have been identified in the area due to the presence of a large number of mature pinyon pine trees. The proposed driveway installation would follow all applicable standards to ensure stable construction.

3) Areas of landslide or landslide potential proposed for development will be stabilized.

No areas of landslide or landslide potential have been identified. Again, this is due to the presence of a large number of mature pinyon pine trees within the 30% slope area.

4) Earthquake resistant structures will be constructed on development sites proposed on potential earthquake areas.

No structures will be constructed as part of this Special Use Permit application. No known faults exist within one mile of the subject property.

- 5) *Areas of rare or endangered animal or plant habitat proposed for development will be relocated and mitigation measures adhered to*

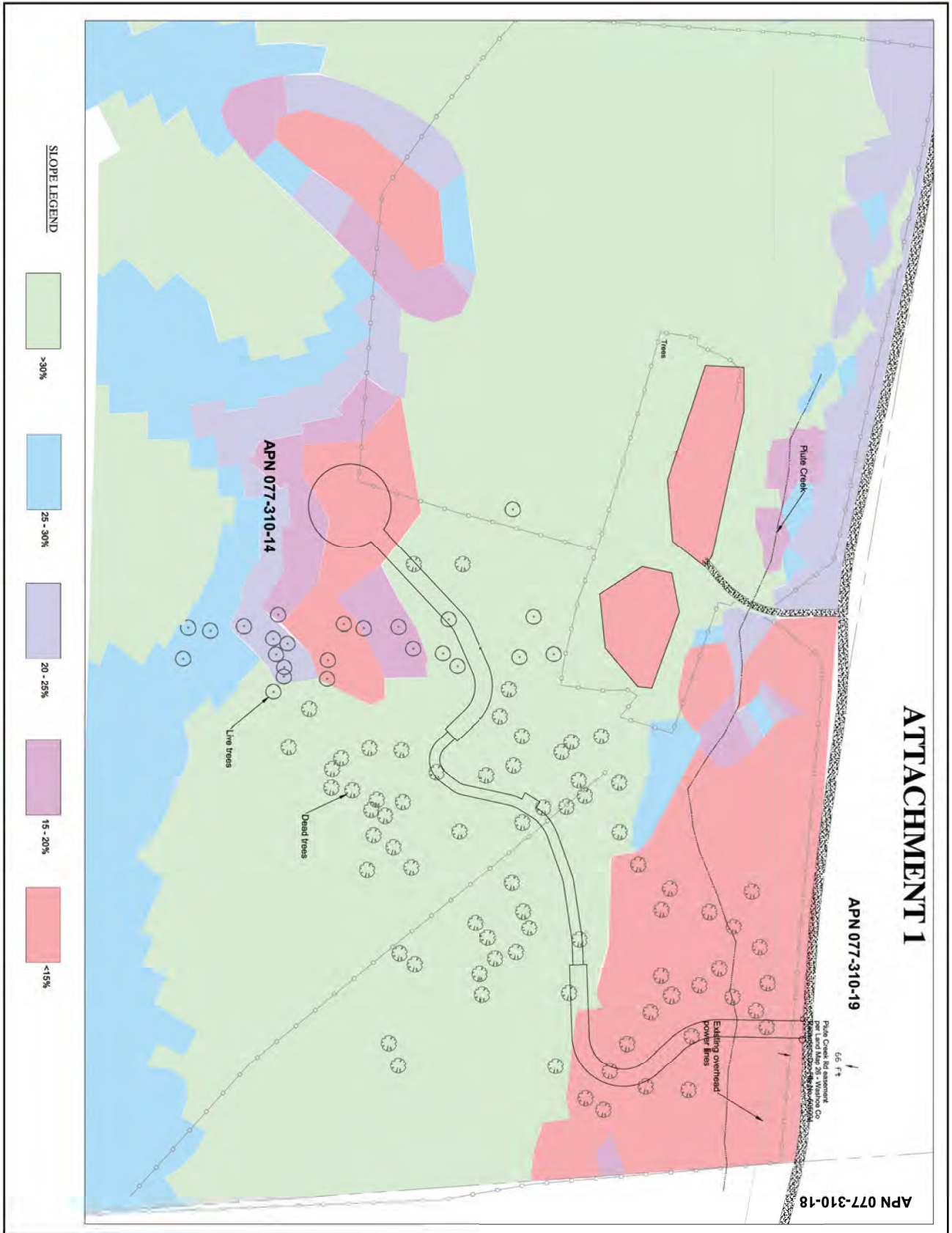
No rare or endangered plant or animal species or habitats are known to exist within the subject property.

- 6) *Significant ridgelines, rock outcroppings, canyons and landforms will be protected to the greatest extent possible.*

No significant ridgelines, rock outcroppings, canyons or landforms exist within the subject property.

Based on the previous discussion in this handbook, the only constraint will be the portion of the driveway which traverses a hillside with a slope greater than 30%. The proposed driveway is approximately 1100 feet long; the portion traversing the area of 30% or greater slope is from Sta 0+75 to Sta 7+50, or approximately 675 ft of the 1100 ft length. Per discussions with TMFPD, a 12 ft wide section of driveway would be allowed if a mid-point turnout was constructed. The 12-ft wide section would be constructed from Sta 3+25 to Sta 7+50 or 425 ft, all within the 30% or greater slope area. This is to minimize disturbance to the hillside in the 30% slope area. An emergency vehicle turnout is included at Sta 5+00. Retaining walls on the uphill side of the driveway are proposed for almost the entire length of the driveway. The only exception is the area along the drainage swale near Sta 3+50. No cut is proposed on the uphill side in that section and will be left in a natural state. On the downhill side of the driveway, retaining or rockery walls are proposed for an approximately 200 ft section. The remainder would be fill slopes. Fill slopes would be constructed to the geotechnical report recommendations. It is requested that Washoe County approve a 2H:1V fill slope as is recommended in the geotechnical report. A 2H:1V fill slope would result in approximately 70% less fill required when compared to a 3H:1V fill slope and would extend from the driveway only a maximum of 75 feet compared to 200+ ft in the 3H:1V fill slope configuration.

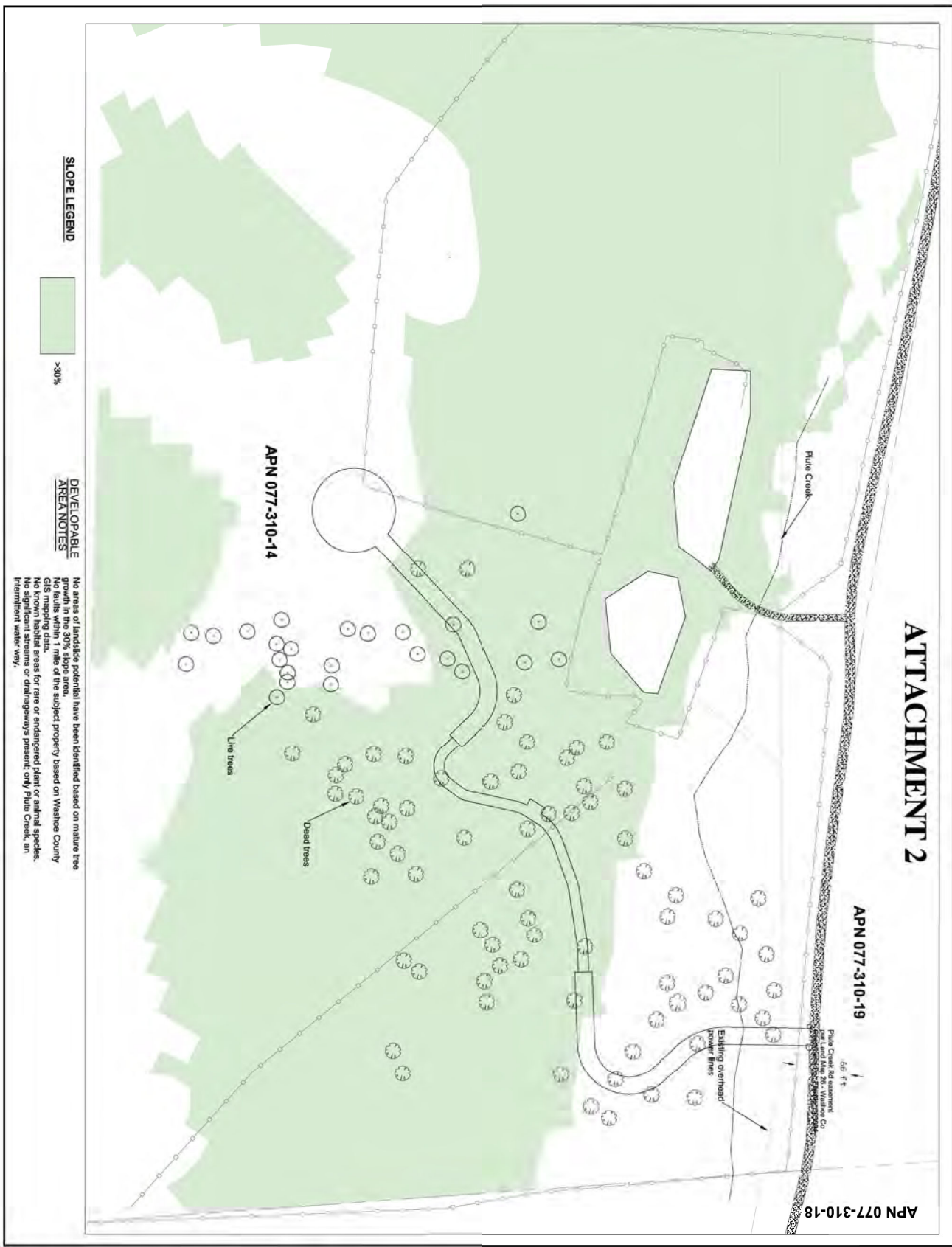
No zoning or Master Plan Amendment is sought as part of this Special Use Permit application.



ATTACHMENT 1

<p>Stanka Consulting, LTD A Professional Engineering Company</p> <p>502 E. John St. Ste B Carson City NV 89706 (775) 885-9283 / (775) 430-6273 markj@stankaconsulting.com www.stankaconsulting.com</p>	<p>SLOPE AREA MAP</p> <p>Project: Sumner Parcel Map Driveway Owner: Richard & Corinne Sumner 1955 Piute Creek Rd (Washoe County, NV) APN 077-310-14</p>	REVISIONS:	BY:
		ENGINEER'S STAMP:	
DATE: 1-31-2023			
DRAWN BY: MTJ			
CHECKED BY:			
SCALE: 1" = 100'			
SHEET: 1			

ATTACHMENT 2



SLOPE LEGEND



DEVELOPABLE AREA NOTES

No areas of landscape potential have been identified based on mature tree growth in the 30% slope area.
 No areas within 1 mile of the subject property based on Washoe County criteria have been identified.
 No known habitat areas for rare or endangered plant or animal species.
 No significant streams or drainageways present; only Piute Creek, an intermittent water way.

APN 077-310-19

APN 077-310-18

APN 077-310-14

Live trees

Dead trees

Existing overhead power lines

Piute Creek Rd easement. 66 ft wide and 20 ft deep. See APN 077-310-19.

66 ft

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DEVELOPABLE AREA MAP

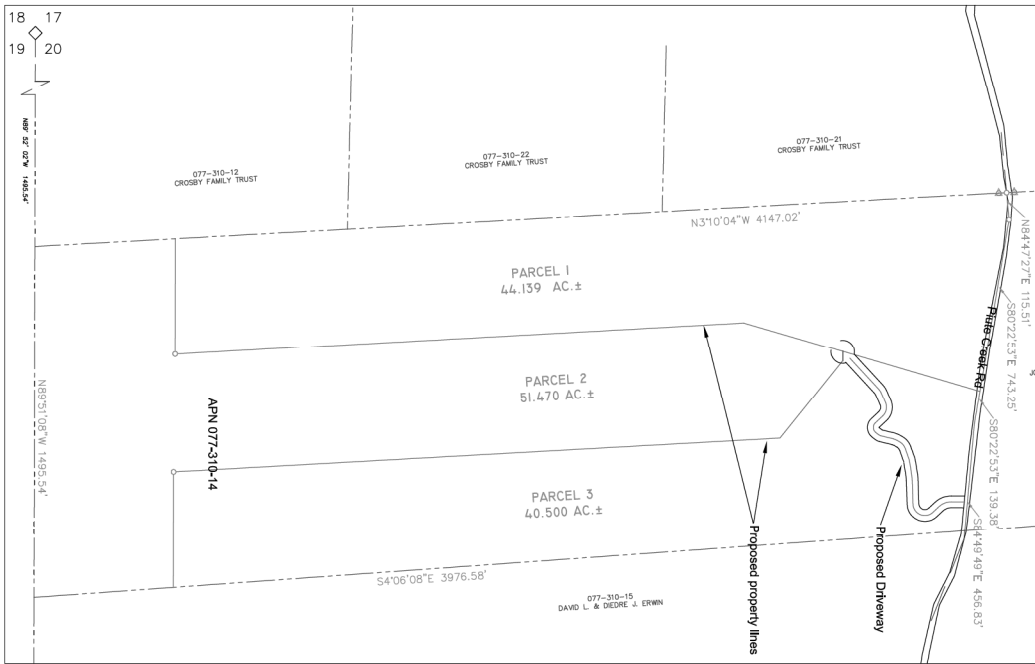
Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14

REVISIONS:	BY:

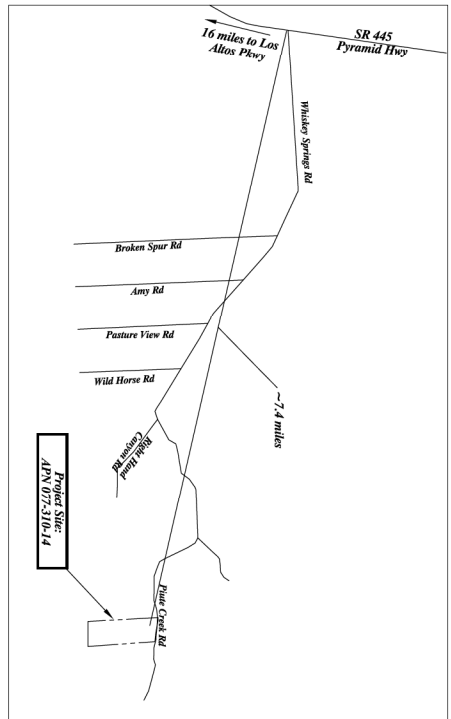
ENGINEER'S STAMP:

DATE: 1-31-2023	SCALE: C1
DRAWN BY: MTJ	CHECKED BY:
DATE: 1-31-2023	SCALE: C1
OF 1 SHEET(S)	

VICINITY MAP



LOCATION MAP N.T.S.



NOTE: APN, State, Section, and Highway locations were not surveyed for the "Location Map", and are only for reference. Right of Way lines and Township, Section, Township, Section, and GIS files from Douglas County, Nevada.

SHEET INDEX

- SHEET C1 - TITLE SHEET
 - SHEET C2 - GRADING PLAN & PROFILE STA 4+00 TO 2+00
 - SHEET C3 - GRADING PLAN & PROFILE STA 2+00 TO 7+00
 - SHEET C4 - GRADING PLAN & PROFILE STA 7+00 TO 9+00
 - SHEET C5 - GRADING PLAN & PROFILE STA 9+00 TO 10+00
- THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE AND APPLICABLE PORTIONS OF DEVELOPMENT THE WASHOE COUNTY DEVELOPMENT CODE. THE PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS TO MODIFY STANDARDS THAT ARE PART OF SPECIAL USE PERMIT WSUP22006.

TITLE SHEET

Project: Summer Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14



ENGINEER'S STAMP:

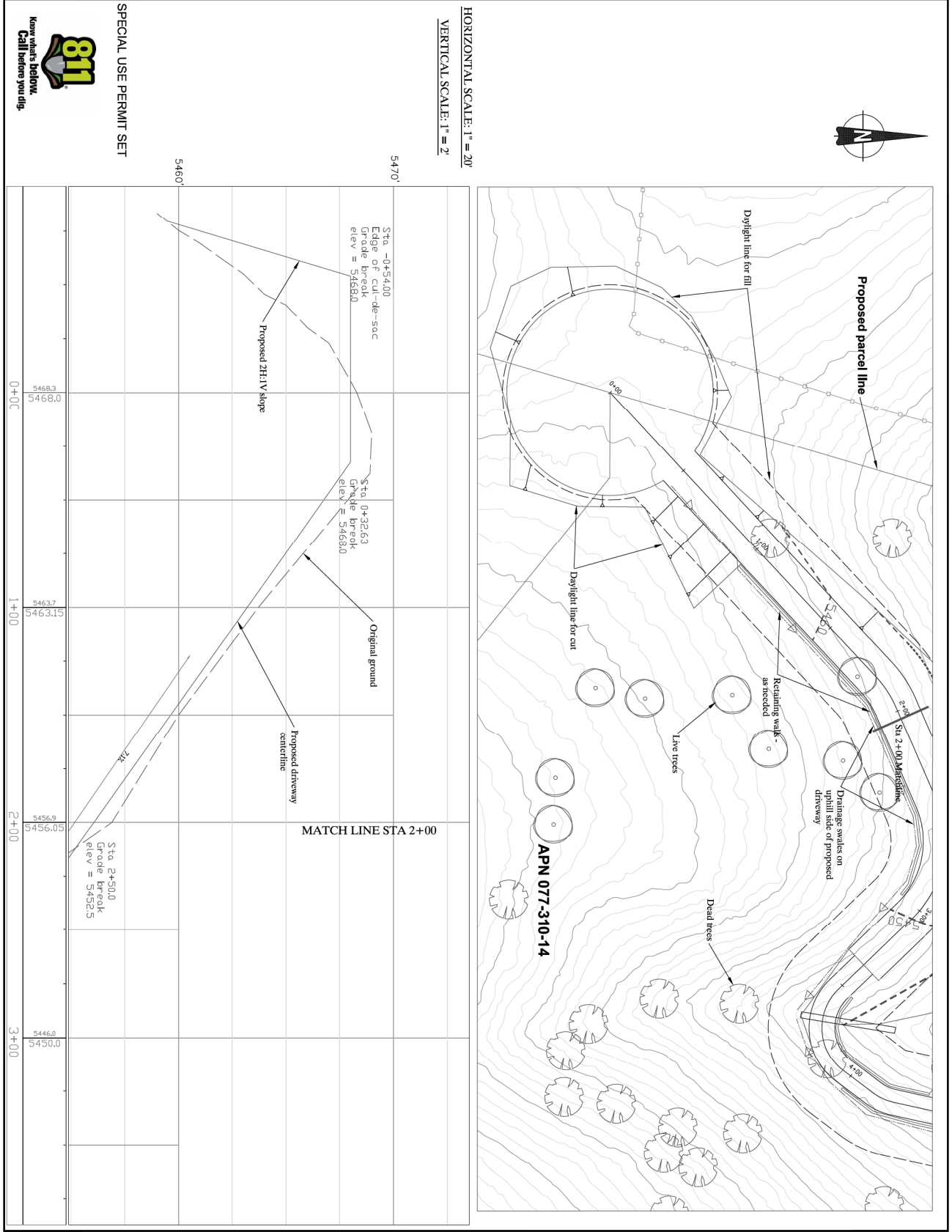
REVISIONS:	BY:

SPECIAL USE PERMIT APPLICATION SET

JOB NUMBER:	077-310-14
DRAWN BY:	MTJ
CHECKED BY:	
DATE:	3-20-2023
SHEET NO.:	C1
TOTAL SHEETS:	6

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811
Know what's below.
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SPECIAL USE PERMIT SET

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

5470'	Sta. -0+54.00 Edge of cut - de-sac Grade break elev = 5458.0	Sta. 0+32.63 Grade break elev = 5468.0	5463.7	5463.15	5456.9	5456.05	5446.0	5450.0
5460'	Proposed 2H:1V slope	Original ground	Proposed driveway centerline	MATCH LINE STA 2+00		Sta. 2+50.0 Grade break elev = 5452.5		
	0+00	1+00	2+00	3+00				

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DATE: 3-20-2023
SHEET NO. C2
OF 6 SHEETS

SUMNER
GRADING PLANS
FOR SUBMITTAL TO WASHOE COUNTY

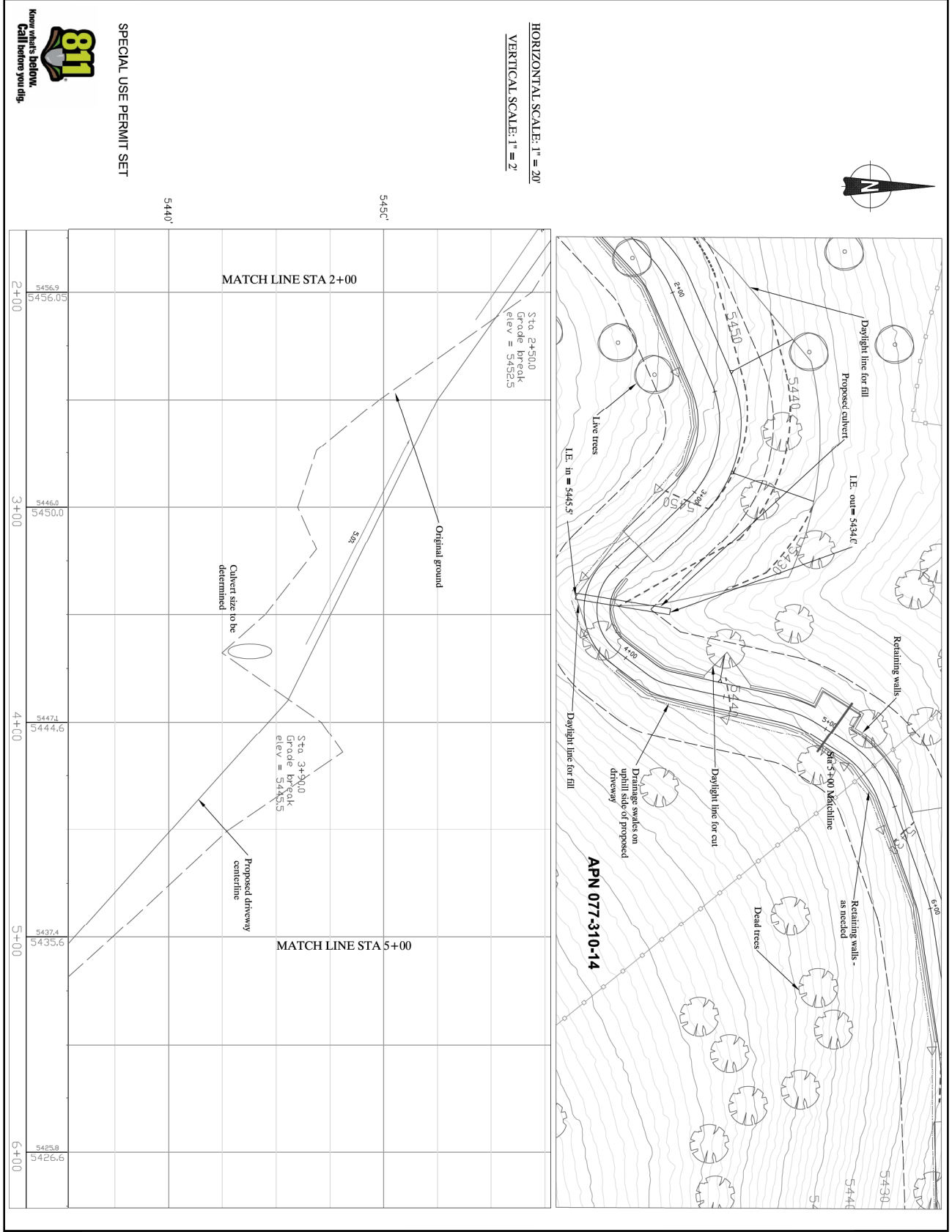
GRADING PLAN & PROFILE
STA 0+00 to 2+00

Project: Sumner Parcel Map Driveway
Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
(Washoe County, NV)
APN 077-310-14

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REVISIONS:

NO.	DATE	BY	DESCRIPTION



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SUMNER GRADING PLANS FOR SUBMITTAL TO WASHOE COUNTY

JOB NUMBER: _____
 DRAWN BY: **MTJ**
 CHECKED BY: _____
 DATE: **3-20-2023**
 SHEET NO: **C3**
 OF **6** SHEETS

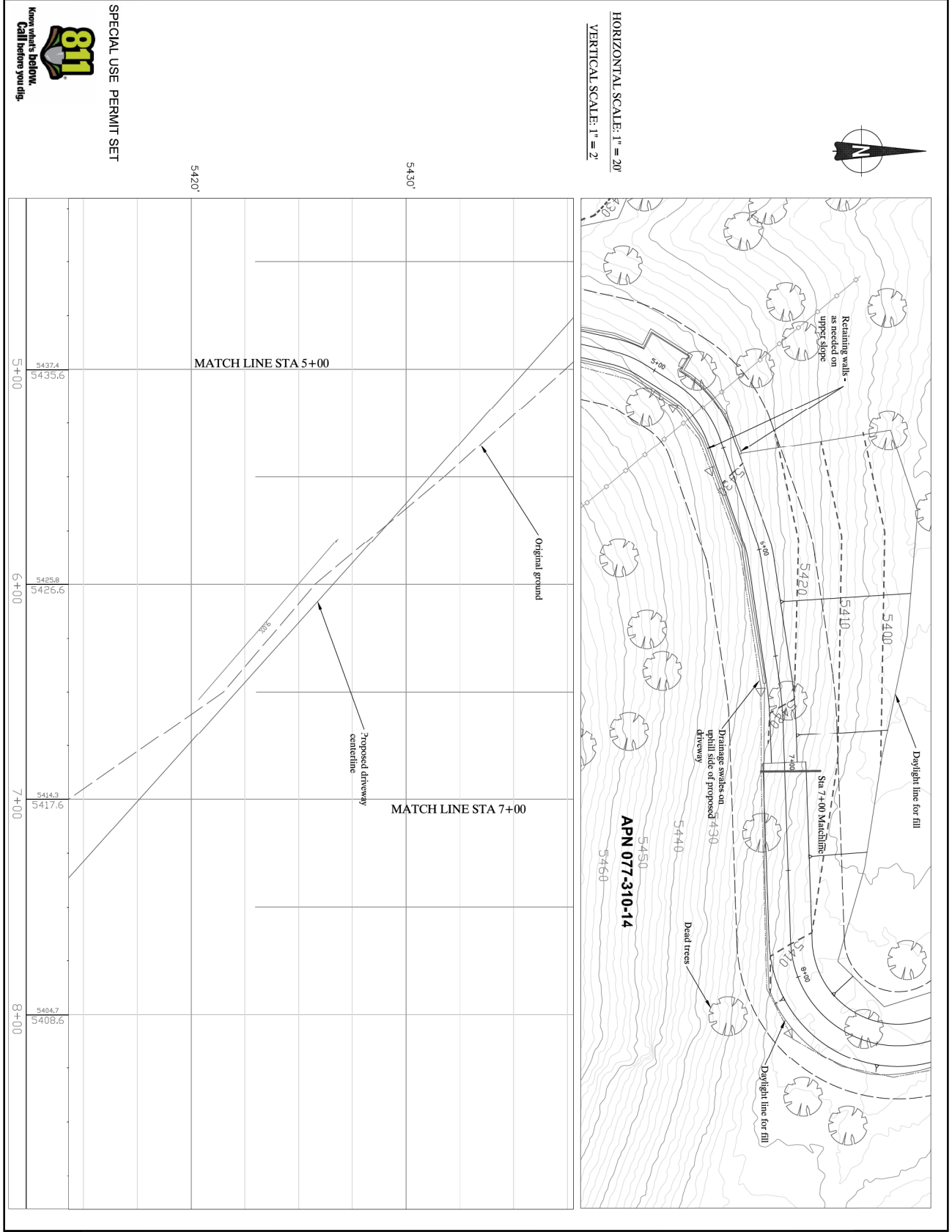
GRADING PLAN & PROFILE
STA 2+00 to 5+00

Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14

ENGINEER'S STAMP:

REVISIONS:

ENGINEER'S NAME: MARK E. JOHNSON
CIVIL ENGINEER
 LICENSE NO. 18813



HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

SPECIAL USE PERMIT SET

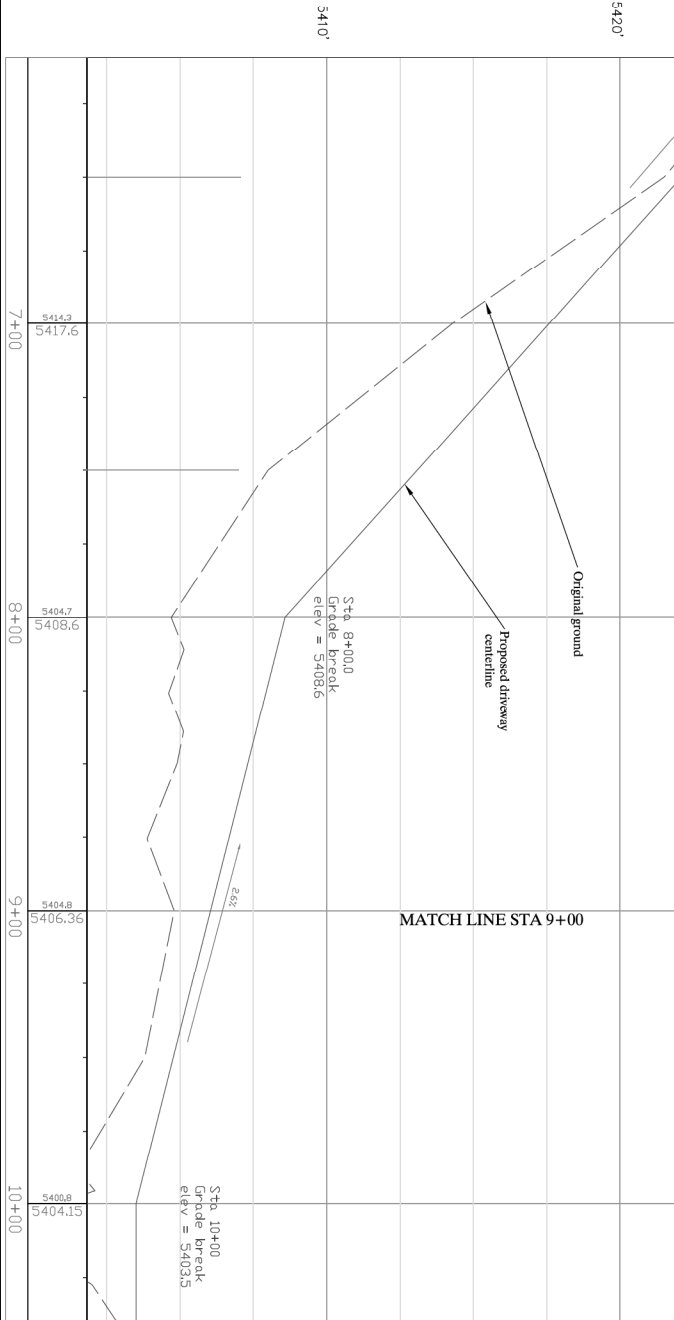
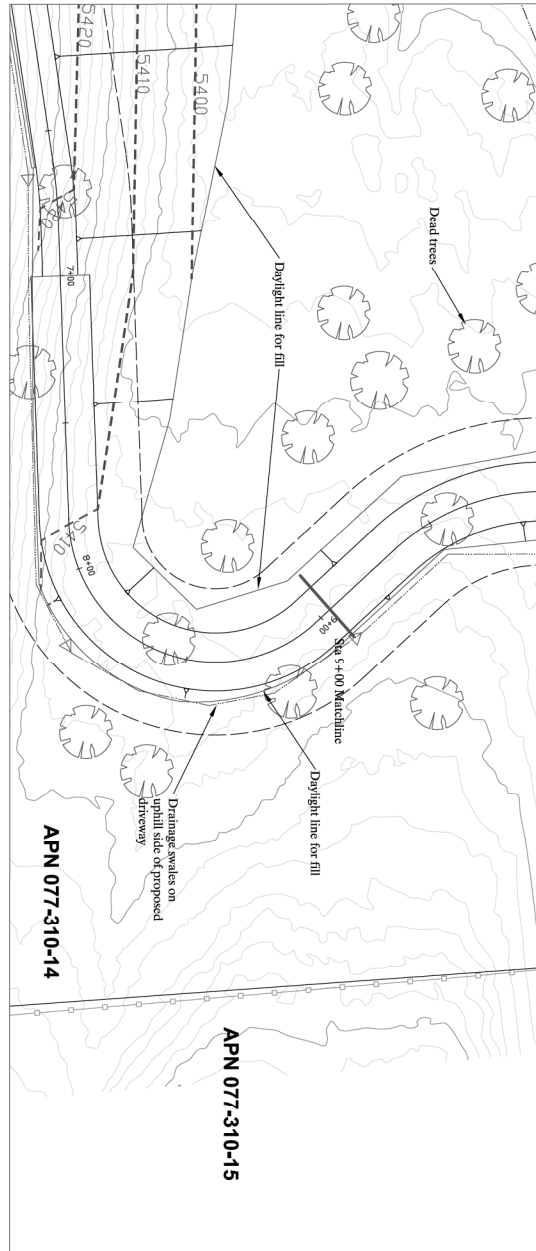


JOB NUMBER: DRAWN BY: MTJ CHECKED BY: DATE: 3-20-2023 SHEET NO.: C4 OF 6 SHEETS	Stanka Consulting, LTD A Professional Engineering Company 502 E. John St. Site B Carson City NV 89706 (775) 885-9283 / (775) 430-6273 markj@stankaconsulting.com www.stankaconsulting.com	GRADING PLAN & PROFILE STA 5+00 to 7+00 Project: Sumner Parcel Map Driveway Owner: Richard & Corinne Sumner 1955 Piute Creek Rd (Washoe County, NV) APN 077-310-14		ENGINEER'S STAMP: BY:	REVISIONS:
	SUMNER GRADING PLANS FOR SUBMITTAL TO WASHOE COUNTY			WSUP23-0005 EXHIBIT D	



SPECIAL USE PERMIT SET

HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



JOB NUMBER:	MTJ
DATE:	3-20-2023
PROJECT:	CS
SHEET NO.:	6

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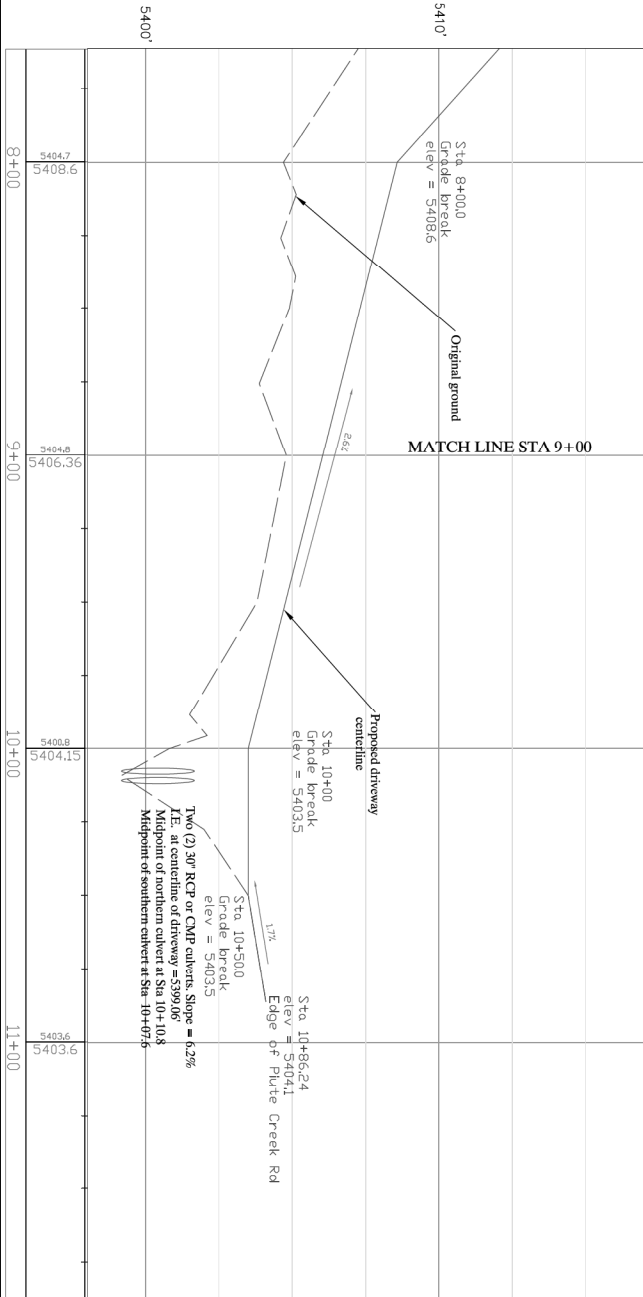
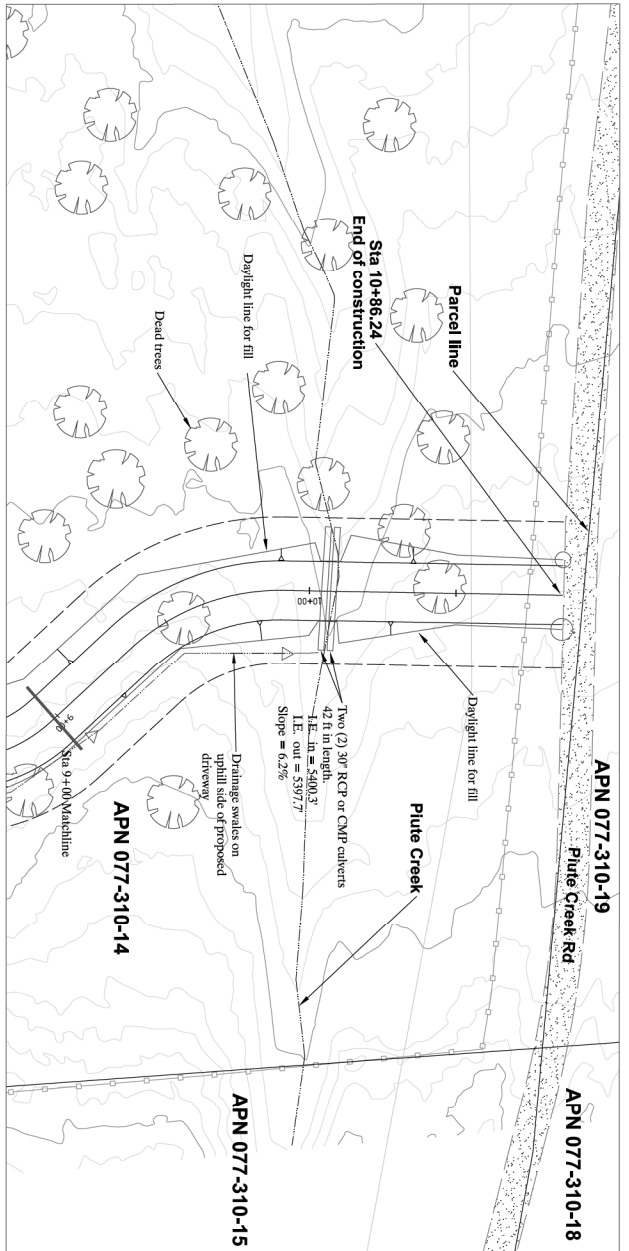
SUMNER
 GRADING PLANS
 FOR SUBMITTAL TO WASHOE COUNTY

GRADING PLAN & PROFILE
STA 7+00 to 9+00

Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Piute Creek Rd
 (Washoe County, NV)
 APN 077-310-14



ENGINEER'S STAMP:	
REVISIONS:	BY:



HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'

SPECIAL USE PERMIT SET



REVISIONS:	BY:

ENGINEER'S STAMP:



GRADING PLAN & PROFILE
STA 9+00 to 10+86.24
 Project: Sumner Parcel Map Driveway
 Owner: Richard & Corinne Sumner 1955 Plute Creek Rd
 (Washoe County, NV)
 APN 077-310-14

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SUMNER
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CHECKED BY:	
DATE:	3-20-2023
SHEET NO.:	06
OF	6 SHEETS