

DATE: December 4, 2025

TO: Washoe County Board of Adjustment

FROM: Storey County Manager's Office

COPY: Storey County Commission, Storey County Planning Commission

SUBJECT: (ADDENDUM TO) Storey County Agency Comment – Washoe County Case Nos.: WADMIN25-0005 (Lockwood); WPVAR25-0009 (Lockwood); WSUP25-0021 (Lockwood)

Board Members:

In addition to 10/27/25 agency comments, Storey County respectfully requests that the following is added to list of conditions requiring visual impact mitigation for the land use applications referenced above. Your consideration is appreciated by Storey County and by the Lockwood and Rainbow Bend residents who live directly adjacent to this project.

- **In addition to opaque fencing, Northern Nevada natural riparian species of trees and shrubs (e.g., cottonwoods, willows, etc.) shall be planted in a dense fashion along the entire south boundary of the site so that it is effectively screened from the abutting Rainbow Bend residential community and the Truckee River, and appropriate irrigation and other maintenance ensuring flora health and longevity shall be maintained. An example acceptable screening is illustrated in Exhibit A below.**

Exhibit A

The image below portrays a dense strip of natural riparian trees and flora to Nevada requiring minimal long-term maintenance and expense.

