



Board of Adjustment Staff Report

Meeting Date: February 4, 2016

Subject: Amendment of Conditions Case Number AC15-007 for
Special Use Permit Case Number SB13-023

Applicant: Washoe County Community Services Department (Parks and
Open Space)

Agenda Item Number: 8A

Project Summary: Extension of time for grading of approximately 10,100 cubic yards
of cut and 10,000 cubic yards of fill, with a disturbed area of
approximately 360,300 square-feet in preparation for parking
areas, playing fields and related amenities at the North Valleys
Regional Park, and to allow graded slopes greater than ten feet in
height.

Recommendation: Approval with Conditions

Prepared by: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
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Description

Amendment of Conditions Case Number AC15-007 (North Valleys Regional Park Grading)

– Hearing, discussion, and possible action to approve a four-year extension of time to obtain the required grading permit for the approved Special Use Permit (case number SB13-023) which allowed the excavation and grading of approximately 10,100 cubic yards of cut and 10,000 cubic yards of fill, with a disturbed area of approximately 360,300 square-feet in preparation for parking areas, playing fields and related amenities, and to allow graded slopes greater than ten feet in height.

- Applicant; Washoe County Parks and Open Space
1001 E. 9th Street
Reno, NV 89520
- Property Owner; United States of America
- Location: On the north side of Sky Vista Parkway approximately
1000 west of its intersection with Trading Posed Drive
- Assessor's Parcel Number: 086-390-06
- Parcel Size: 80 Acres
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 810, Special Use Permits and Article
438, Grading
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 4, Township 20N, Range 19E MDM,
Washoe County, NV

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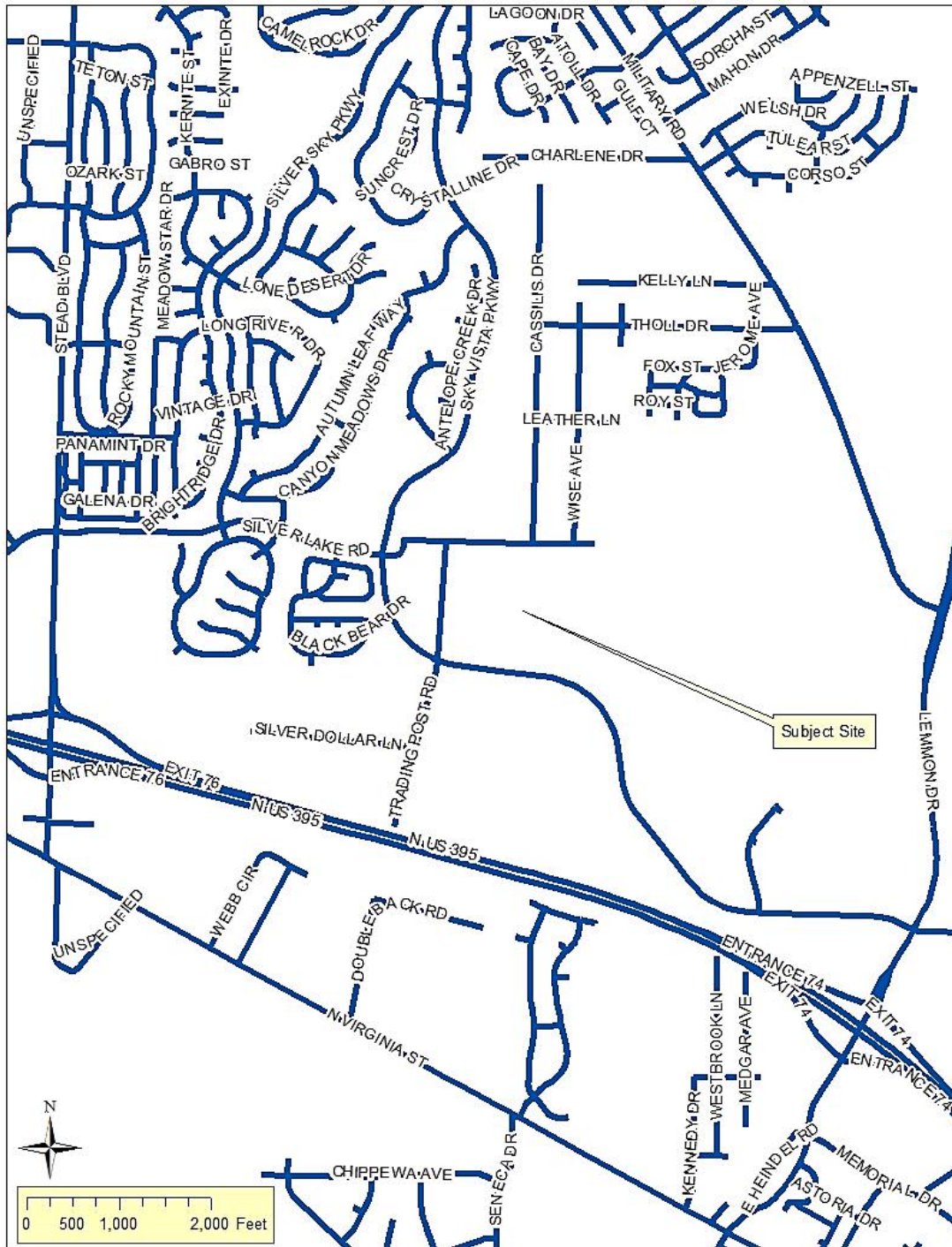
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Special Use Permit

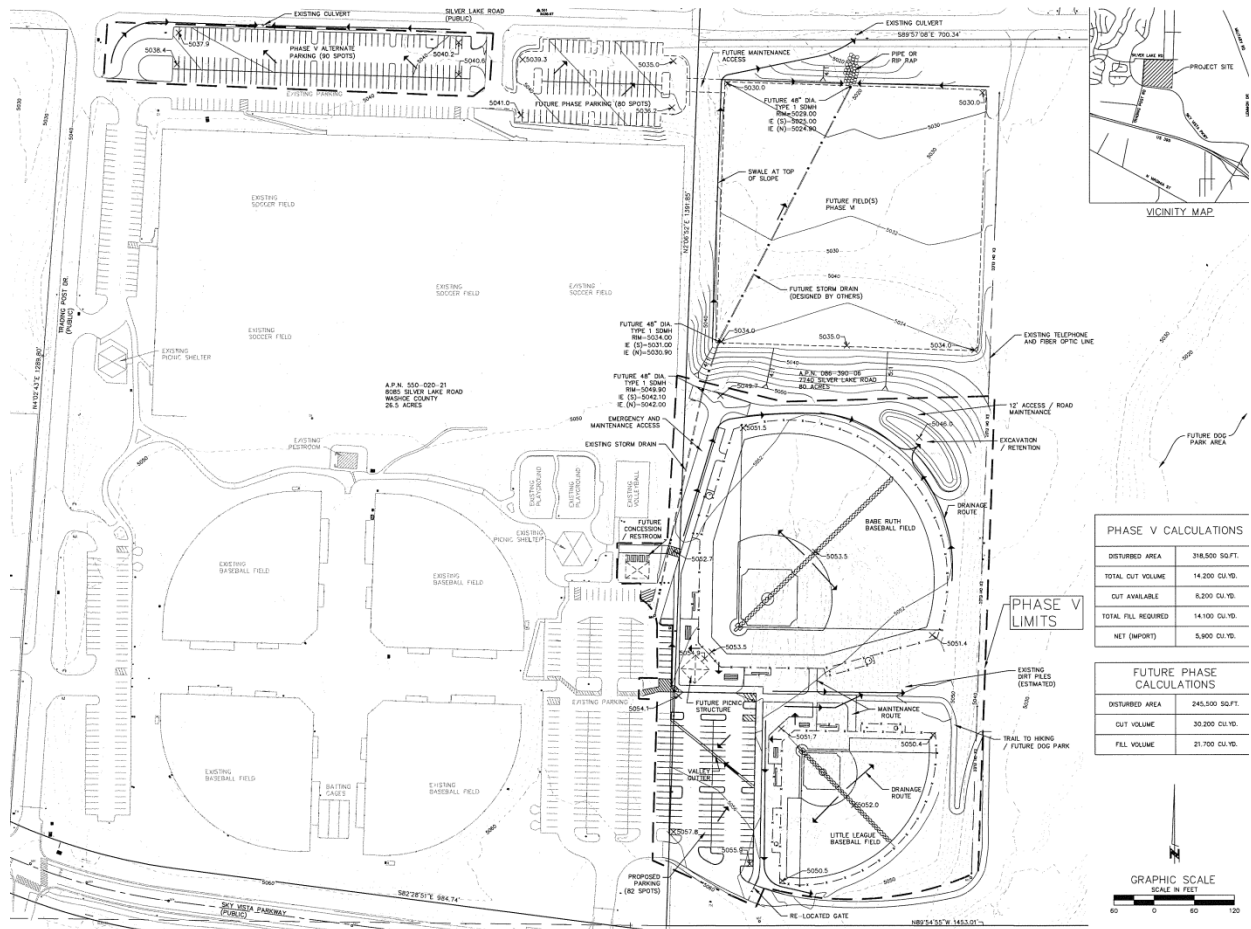
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 Amended Conditions of Approval for Amendment of Conditions Case Number AC15-007 for Special Use Permit Case Number SB13-023 are attached to this staff report and will be included with the Action Order, if approved by the Board of Adjustment.



Vicinity Map



Grading Plan

Project Evaluation

In April of 2014, the applicant was granted approval of a special use permit (case number SB13-023) to allow the excavation and grading of approximately 10,100 cubic yards of cut and 10,000 cubic yards of fill, with a disturbed area of approximately 360,300 square-feet in preparation for parking areas, playing fields and related amenities, and to allow graded slopes greater than ten feet in height, at the North Valleys Regional Park. Condition 1(b), of the approved conditions of approval, require the applicant to obtain the required grading permits within two years of the Board of Adjustments (BOA) approval. That date is April 3, 2016.

Funding for the project is still being arranged by the applicant. The applicant has requested four additional years to obtain the necessary grading permits and begin grading for the proposed improvements. The circumstances in the area have not changed in the time since the original approval and staff believes that there is no detriment to approval of the request.

Staff recommends that condition of approval number 1(b) be amended to read as follows:

The applicant shall submit complete construction plans and grading permits shall be issued within ~~two~~ six years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the grading permits. Compliance with this condition shall be determined by the Planning and Development Division.
[amended by Board of Adjustment on 2/4/2016]

If the BOA approves the amended conditions, the applicant will have until April 3, 2020 to be issued grading permits for the project.

North Valleys Citizen Advisory Board (NVCAB)

There was no meeting scheduled during the review time for this amendment. The application for the proposed amendment was provided to each of the CAB members, and comments were requested. No substantive comments were received; one response indicating "no comment" was received and is attached to this report as Exhibit D.

Public Notice

This amendment request was noticed to affected property owners in accordance with the requirements of Article 810, Special Use Permit, of the Development Code. The noticing map is attached as Exhibit B to this report.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Parks and Open Space
 - Engineering and Capitol Projects
 - Roads
- Washoe County Health District
 - Vector-Borne Diseases Division

- Air Quality Management Division
- Environmental Health Division
- Regional Transportation Commission
- Washoe – Storey Conservation District

All of the above-listed agencies/departments reviews determined that no additional comments and/or conditions of approval were required, with the exception of the Health District which proposed several conditions that are standard for current review of grading projects. Those conditions have been included in the Amended Conditions of Approval document that is attached to this staff report and will be included with the Action Order.

Staff Comment on Required Findings

Washoe County Code Section 110.810.20 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the amendment request. Staff has completed an analysis of the amendment application and has determined that the proposal is in compliance with the required findings as follows:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

Staff Comment: The subject site is part of the North Valleys Regional Park, the grading is in conformance with the master plan for that facility. This is part of phase 5 of that facility's construction.

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

Staff Comment: Existing improvements and utilities will be extended for this phase of construction.

3. Site Suitability. That the site is physically suitable for active recreation, and for the intensity of such a development.

Staff Comment: The current request is phase 5 of overall improvements to the Regional Park. Many active recreation uses are already conducted on the site, the improvements requested will further those uses.

4. Issuance Not Detrimental. That approval of the amendment 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: Many active recreation uses are already conducted on the site, the area has been master planned as a regional park.

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

Staff Comment: There is no military installation within 3000 feet of the proposed grading. The old Stead Air Force Base, which still houses some reserve military units is approximately two miles to the north. Therefore, this finding is not required.

Recommendation

Those agencies which reviewed the original application recommended conditions in support of approval of the project, and those circumstances have not changed significantly since the original approval. Therefore, after a thorough analysis and review, Amendment of Conditions Case Number AC15-007 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 Amendment of Conditions Case Number AC15-007 for the North Valleys Regional Park, having made all four findings in accordance with Washoe County Development Code Section 110.810.30.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a major grading for sports fields, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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 original 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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Applicant: Washoe County Community Services Department
Attn: Dennis Troy
PO Box 11130
Reno, NV 89520

Property Owner: United States of America



Amended Conditions of Approval

Amendment of Conditions Case Number AC15-007 for
Special Use Permit Case Number SB13-023

The project approved under Amendment of Conditions Case Number AC15-007 for Special Use Permit Case Number SB13-023 shall be carried out in accordance with the Amended Conditions of Approval granted by the Board of Adjustment on February 4, 2016. 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 or to abide by all other generally applicable Codes.

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 & Development 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 initiation 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 District Health Department 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 Development Division

1. The following conditions are requirements of the Planning & Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning & Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and grading permits shall be issued within ~~two~~ six years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the grading permits. Compliance with this condition shall be determined by the Planning & Development Division. *[amended by Board of Adjustment on 2/4/2016]*
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Graded slopes taller than ten feet shall be at a slope of 4 Horizontal to 1 Vertical (4:1) or shallower.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. The following **Operational Conditions** shall be required for the life of the project:
 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning & Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with

the Planning & Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning & Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Health District, Air Quality

2. 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 – Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A dust control permit must be issued prior to any grading activity.

Washoe County Health District, Environmental Health

3. 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 – Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. Prior to initiating any grading activities an you must submit an application for a Dust Control
- b. Permit and any additional requirements from Air Quality Management;
- c. Prior to any building construction all permits must be obtained as required;
- d. Any building proposing food service must submit plans to the Health District for review prior to construction;
- e. All food service operations require an annual operating permit.

[Conditions 3f through 3k added by the Board of Adjustment on 2/4/2016]

- f. Prior to any to any additional grading as part of the two-year extension, all building and or construction permits must be applied for and approved by the Division.
- g. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- h. With storm and nuisance water directed to the existing natural channel the Health District will require the removal of vegetation and blockages in the flow line of the channel. The following maintenance language shall be noted on the civil plans; "All vegetation, debris and blockages shall require removal in the flow line of the channel.

Maintenance of the channel will facilitate flow in reducing stagnant water." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022)

- i. If the slope stabilization requires armoring, all voids in the layer be filled to a depth of 4 inches with mixed aggregate rock 3/4 inch to 1 1/2 inches in size (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.0865).
- j. If rockery walls are proposed the voids shall be filled by placing smaller rock within the face of the rock wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
- k. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Washoe County Engineering and Capital Projects Division

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

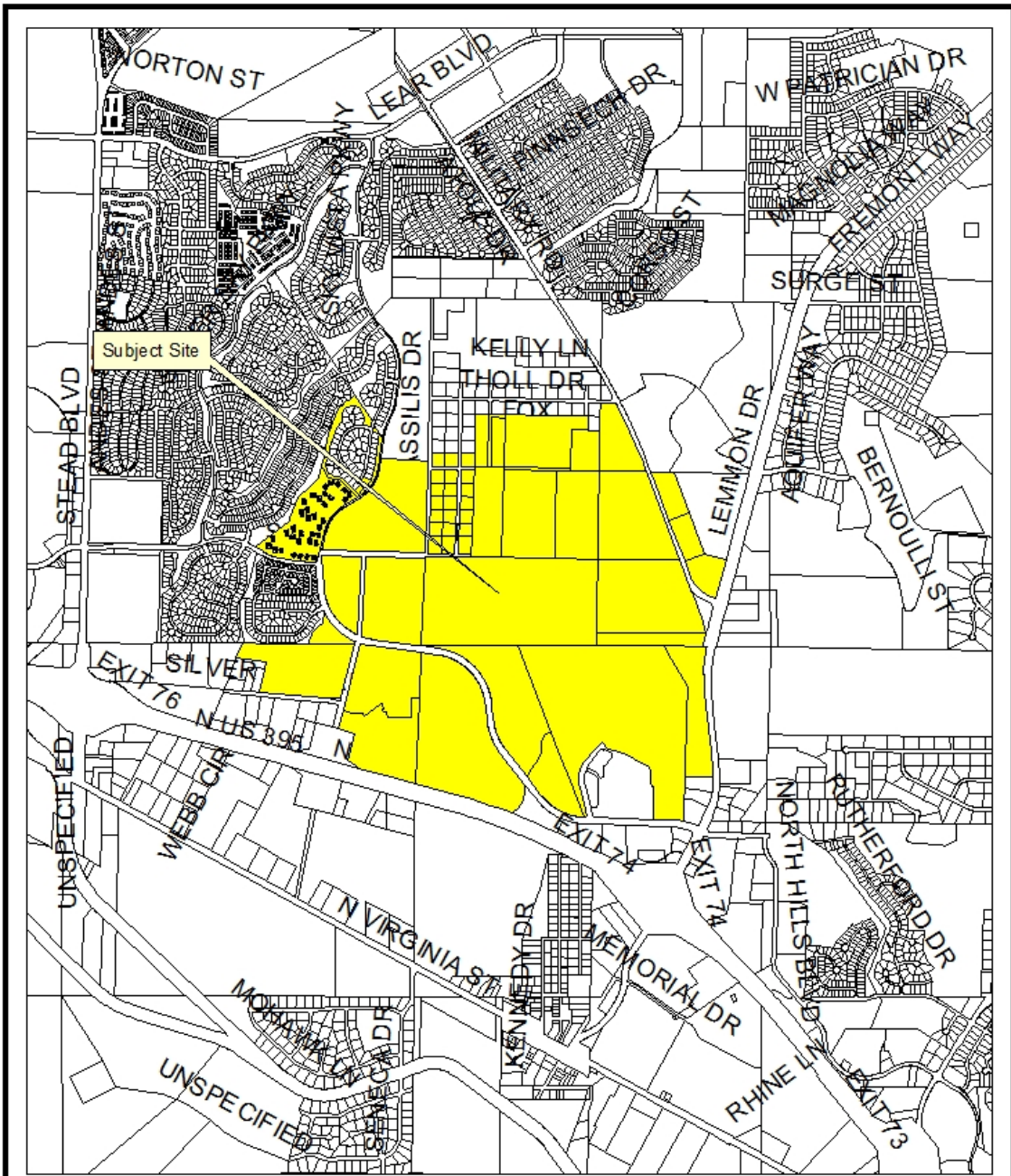
Contact Name – Leo Vesely, 775.325.8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance 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 issuance of a grading permit.
- 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
- g. A 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

- h. Any increase in storm water runoff volume resulting from the development shall be retained on site to the satisfaction of the County Engineer.
- i. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- j. 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.
- k. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- l. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- m. The minimum pavement requirements for on-site paving shall be three inches (3") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.

*** End of Conditions ***



Mailing Label Map
 Amendment of Conditions Case No AC15-007
 North Valleys Regional Park Grading
 56 Parcels selected at 1400 feet.



WASHOE COUNTY
 NEVADA
 Post Office Box 11120
 Reno, Nevada 89520
 (775) 228-2800

Source: Planning and Development Division

Date: December 2015

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: ACIS-007	
Project Name: North Valleys Regional Park Grading Extension PHASE 8 TIME EXTENSION			
Project Description: Amendment of Special Use Permit Case No. SB13-023 Condition 1b. to extend the existing permit approvals from an expiration date of April 3, 2016 to April 3, 2020.			
Project Address: 7740 Silver Lake Road, Reno NV 89506			
Project Area (acres or square feet): 80 ac			
Project Location (with point of reference to major cross streets AND area locator): North side of Sky Vista Parkway approximately 1,000 feet east of intersection of Trading Post Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
086-390-06	80		
Section(s)/Township/Range: T20 R19 S05			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SUP			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Washoe County		Name:	
Address: PO BOX 11130 Reno, NV		Address:	
Zip: 89520		Zip:	
Phone: 775-328-2059	Fax:	Phone:	Fax:
Email: dtroy@washoecounty.us		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dennis Troy		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe County Parks		Name:	
Address: 1001 E. 9th Street, Bldg A, Reno NV		Address:	
PO BOX 11130	Zip: 89520		Zip:
Phone: 775-328-2059	Fax:	Phone:	Fax:
Email: dtroy@washoecounty.us		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Dennis Troy, Park Planner		Contact Person:	
For Office Use Only			
Date Received: 12/15/15	Initial: KM	Planning Area: No. Valleys	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application

(Information may be attached separately)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the *existing* and *proposed condition(s)*.

A. Washoe County Parks is requesting an Amendment of Conditions to an existing Special Use Permit (SB13-023) for the planned expansion of North Valleys Regional Park. The proposed Amendment of Conditions extends the approval date from 4/3/2016 to 4/3/2020. The applicant is requesting the time extension such that a funding agreement between Washoe County and the City of Reno can be developed. Without matching funds the project will not move forward. The Amendment of the Conditions will grant the applicant up to an additional four years to execute a funding agreement with the City of Reno and buildout Phase 5 of the park.

B. 1b.

C. The applicant shall submit complete construction plans and building permits shall be issued within ~~two~~ six years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this conditions shall be determined by the Planning and Development Department

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

No additional impacts to public health, safety, or welfare will be created by the proposed Amendment of Conditions. The proposed Amendment of Conditions will not change the physical scope of the project other than the timeframe for completion of the project. The amendment affects one condition changing the approval date from "two" years from approval to "six" years from approval.

Account Detail

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[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08639006	Active	12/12/2015 2:10:02 AM
Current Owner: UNITED STATES OF AMERICA		SITUS: 7740 SILVER LAKE RD WCTY NV
NONE RENO, NV 00000		
Taxing District 4000		Geo CD:
Legal Description Section 4 Township 20 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

AMOUNT ABOVE WILL POPULATE AFTER PAYMENT TYPE IS SELECTED

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Board of Adjustment Action Order

Special Use Permit Case No. SB13-023

Decision: Approval with Conditions

Decision Date: April 3, 2014

Applicant: Washoe County Parks and Open Space, Attn: Jennifer Budge

Property Owner: United States of America

Assigned Planner: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Development Division
775.328.3622

Phone: 775.328.3622

E-Mail: rpelham@washoecounty.us

Special Use Permit Case No. SB13-023 (North Valleys Regional Park Grading) – To allow the excavation and grading of approximately 10,100 cubic yards of cut and 10,000 cubic yards of fill, with a disturbed area of approximately 360,300 square feet in preparation for parking areas, playing fields and related amenities, and to allow graded slopes greater than ten feet in height.

- Applicant: Washoe County Parks and Open Space, 1001 E. Ninth Street, Reno, NV 89502
- Property Owner: United States of America
- Location: On the north side of Sky Vista Parkway approximately 1,000 feet west of its intersection with Trading Posed Drive
- Assessor's Parcel Number: 086-390-06
- Parcel Size: 80 Acres
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 810, *Special Use Permits* and Article 438, *Grading*
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 4, Township 20N, Range 19E MDM, Washoe County, NV

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for active recreation, and for the intensity

To: North Valleys Regional Park Grading
Subject: Special Use Permit SB13-023
Date: April 11, 2014
Page: 2

of such a development;

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

If no appeals have been filed within 10 days after the date of decision, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 810, Special Use Permits, of the Washoe County Development Code.

This Action Order of approval is granted subject to the Conditions of Approval (attached) and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from Washoe County Building and Safety.

Washoe County
Planning and Development



William Whitney
Secretary to the Board of Adjustment

WW/RP/dc

Attachments:

- Conditions of Approval

Representative: Rubicon Design Group, Attn: Mike Railey, 10 California Avenue, Ste. 202
Reno, NV 89509

Agencies: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, North Valleys Citizen Advisory Board, Chair



EXHIBIT A

Conditions of Approval

Special Use Permit Case Number SB13-023

The project approved under Special Use Permit Case Number SB13-023 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 3, 2014. 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 or to abide by all other generally applicable Codes.

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 Development 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 initiation 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 District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Development Division

1. **The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.**

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. **The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.**
- b. **The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.**
- c. **The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.**
- d. **Graded slopes taller than ten feet shall be at a slope of 4 Horizontal to 1 Vertical (4:1) or shallower.**
- e. **A note shall be placed on all construction drawings and grading plans stating:**

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

Washoe County Conditions of Approval

- f. The following **Operational Conditions** shall be required for the life of the project:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County District Health Department, Air Quality

2. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A dust control permit must be issued prior to any grading activity.

Washoe County District Health Department, Environmental Health

3. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

Contact Name – Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. Prior to initiating any grading activities an you must submit an application for a Dust Control;
- b. Permit and any additional requirements from Air Quality Management;
- c. Prior to any building construction all permits must be obtained as required;
- d. Any building proposing food service must submit plans to the Health District for review prior to construction;
- e. All food service operations require an annual operating permit.

Washoe County Engineering and Capital Projects Division

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

Contact Name – Leo Vesely, 775.325.8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to Engineering prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance 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 Engineering prior to issuance of a grading permit.
- 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
- g. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to Engineering 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
- h. Any increase in storm water runoff volume resulting from the development shall be retained on site to the satisfaction of the County Engineer.
- i. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- j. 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.

Washoe County Conditions of Approval

- k. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- l. All paving and driveway improvements necessary to serve the project shall be designed and constructed to County standards and specifications.
- m. The minimum pavement requirements for on-site paving shall be three inches (3") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.

*** End of Conditions ***

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: North Valleys

Meeting Date (if applicable): _____

Topic or Project Name (include Case No. if applicable): ACIS - 007

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

None

Suggested alternatives and/or recommendations:

None

Name Robert Conrad Date: 12/23/15
(Please Print)

Signature: [Handwritten Signature]

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: _____

Use additional pages, if necessary.

Revised January 2015

From: Corbridge, Kimble
Sent: Wednesday, December 23, 2015 3:09 PM
To: Pelham, Roger
Subject: AC 15-007

Roger,
I have not comments or conditions from the roads.
Thx,
Kimble



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: December 31, 2015
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: AC15-007
APN 086-390-06
NORTH VALLEYS REGIONAL PARK GRADING

I have reviewed the referenced amendment of conditions case and have no conditions or comments.

LRV/lrv

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

January 6, 2016

Roger Pelham MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: North Valleys Regional Park Grading; APN: 086-390-06
Amendment of Conditions (SB13-023); AC15-00

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. Prior to any to any additional grading as part of the two-year extension, all building and or construction permits must be applied for and approved by the Division.
2. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
3. With storm and nuisance water directed to the existing natural channel the Health District will require the removal of vegetation and blockages in the flow line of the channel. The following maintenance language shall be noted on the civil plans; "All vegetation, debris and blockages shall require removal in the flow line of the channel. Maintenance of the channel will facilitate flow in reducing stagnant water." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022)
4. If the slope stabilization requires armoring, all voids in the layer be filled to a depth of 4 inches with mixed aggregate rock 3/4 inch to 1 1/2 inches in size (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.0865).
5. If rockery walls are proposed the voids shall be filled by placing smaller rock within the face of the rock wall for the entire height of the wall (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.081).
6. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS/je

cc: File - Washoe County Health District

ec: Washoe County Parks, dtroy@washoecounty.us

ENVIRONMENTAL HEALTH SERVICES
101 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

December 30, 2015

FR: Chrono/PL 183-15

Mr. Bill Whitney, Division Director
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

**RE: AC15-005 (Encore DEC)
AC15-006 (The Springs Lutheran Church)
AC15-007 (North Valleys Regional Park Grading)**

Dear Mr. Whitney,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 332-0174 if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Eric Young, Washoe County Community Services
Roger Pelham, Washoe County Community Services
Debra Goodwin, Regional Transportation Commission
Marchon Miller, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 10516

RTC Board: Neoma Jardon (Chair) • Ron Smith (Vice Chair) • Bob Lucey • Paul McKenzie • Vaughn Hartung
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • rtcwashoe.com