



Board of Adjustment Staff Report

Meeting Date: August 3, 2017

Subject: Special Use Permit Case Number WSUP17-0012
Applicant: Washoe County School District, Attn: Pete Etchart
Agenda Item Number: 9D
Project Summary: For possible action, hearing, and discussion to approve major grading of an area of approximately 25.5 acres and excavation of approximately 175,000 cubic yards of earthen material to facilitate construction of a new middle school
Recommendation: Approval with Conditions
Prepared by: Roger Pelham - AICP, Senior Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Special Use Permit Case Number WSUP17-0012 (Sun Valley Middle School Grading) – For possible action, hearing, and discussion to approve major grading of an area of approximately 25.5 acres and excavation of approximately 175,000 cubic yards of earthen material to facilitate construction of a new Middle School. The grading requested and possible action to be taken also includes a request for a variance to allow the creation of slopes greater than ten feet in height.

- Applicant: Washoe County School District
Attn: Pete Etchart
14101 Old Virginia Road
Reno, NV 89521
- Property Owner: United States of America
Bureau of Land Management
Attn: Bryant Smith
5665 Morgan Mill Road
Carson City, NV 89701
- Location: On the north side of Donatello Drive, approximately
500 feet northeast of its intersection with Fantasia
Court
- Assessor's Parcel Number: 508-010-01
- Parcel Size: ±642 acres
- Master Plan Category: Rural (R) and Open Space (OS)
- Regulatory Zone: General Rural (GR) and Open Space (OS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 438, Grading and Article 810,
Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 5, T20N, R20E, MDM,
Washoe County, NV

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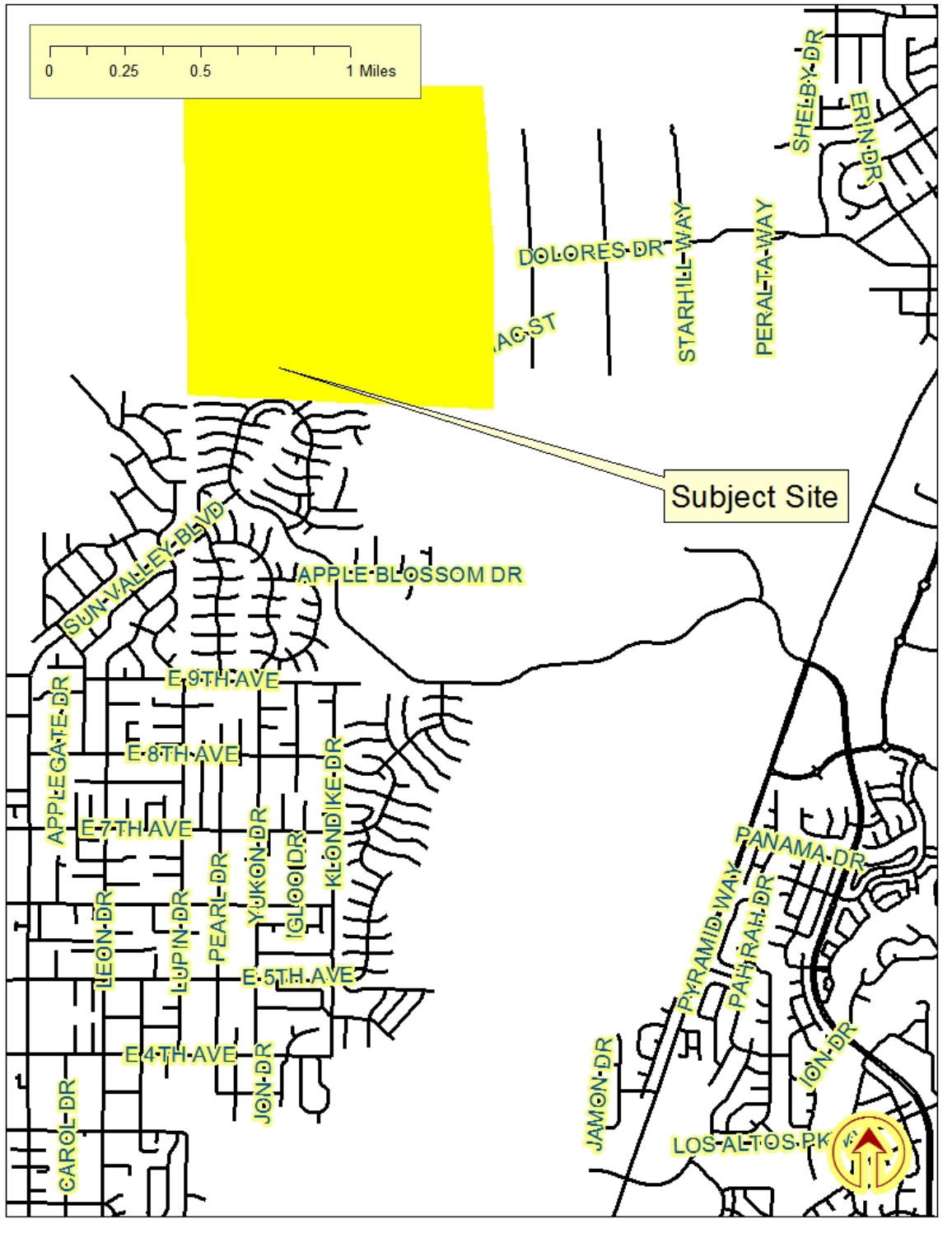
Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

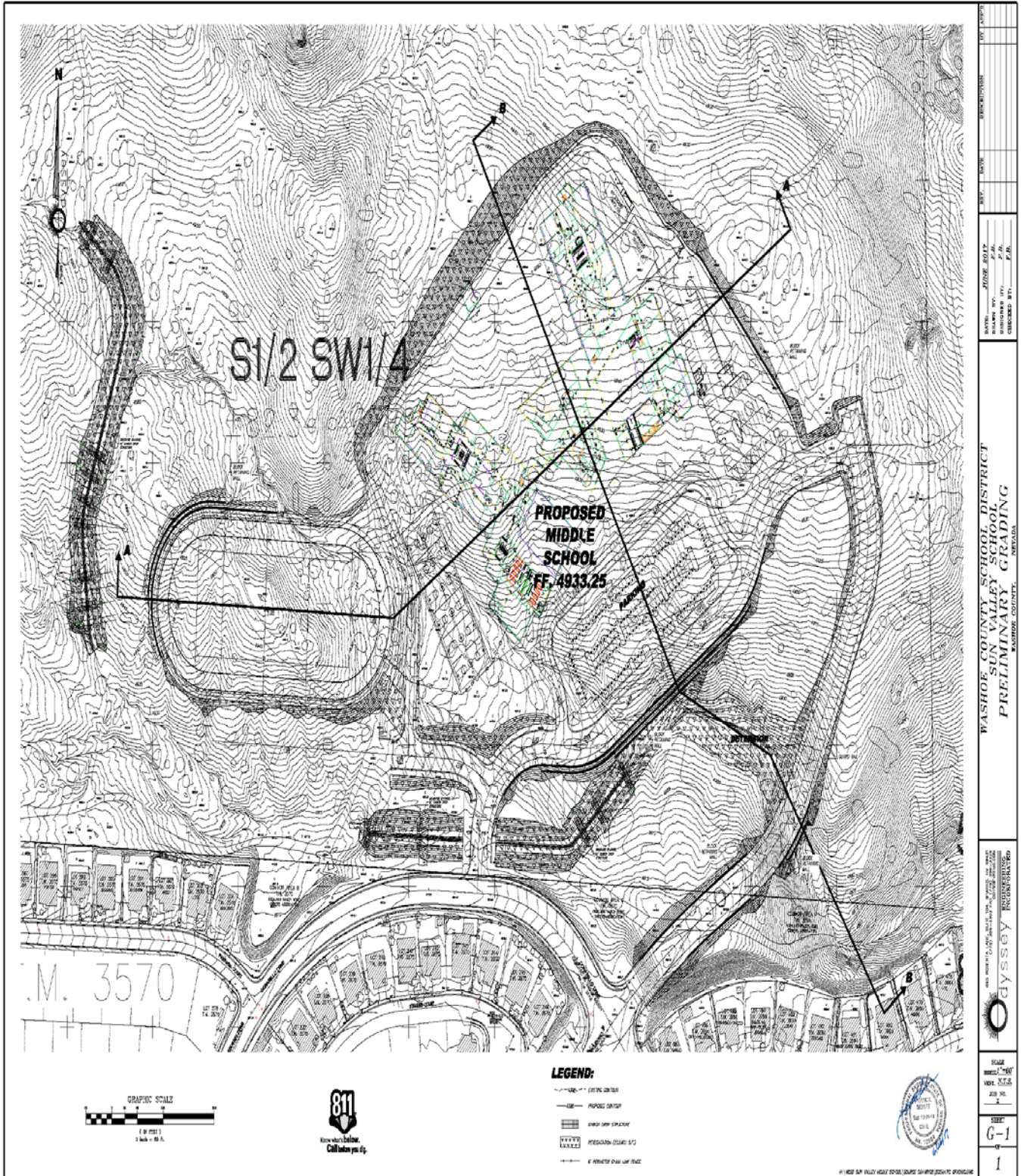
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP17-0012 are attached to this staff report and, if approved, will be included with the Action Order.

The subject property has a regulatory zone of General Rural (GR). The proposed grading, an area of approximately 25.5 acres and excavation of approximately 175,000 cubic yards of earthen material to facilitate construction of a new middle school, is permitted in all regulatory zones with a Special Use Permit (SUP) in accordance with Washoe County Code (WCC) Section 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Vicinity Map



Site Plan



Subject site, looking southeast toward Donatello Drive



Subject Site, Looking north



Location of eastern entrance proposed to subject site (north end of Sun Valley Boulevard)

Project Evaluation

The proposed use on the site, a middle school to be established by the Washoe County School District (WCSD), is allowed by right without discretionary review in accordance with Article 440, *Public School Facilities Design Standards*, of the Washoe County Development Code. That portion of Code reads, in relevant part, as follows:

“The Public School Facilities (Education Use Type) are allowed, without discretionary review, in all regulatory zones, with the exception of “Industrial” and “Open Space,” subject to one or more site plan review meetings between the Washoe County Planning and Development Division and the Washoe County School District.”

The WCSD and the County have begun that series of required site plan review meetings and as a result have determined that the required grading is in excess of the thresholds of “Major Grading” in accordance with Article 438, *Grading Standards*, of the Washoe County Development Code, specifically, the thresholds exceeded include: 1) Grading on slopes of less than (flatter than) fifteen (15) percent of more than four (4) acres on a parcel of any size; the WCSD is proposing to grade approximately 25.5 acres, and 2) Excavation of five thousand (5,000) 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; the WCSD is proposing to excavate approximately 175,000 cubic yards of earthen material.

The plans that are being evaluated as part of this Special Use Permit request are generally in compliance with the requirements of the Article 438. This is due in large part to the cooperative effort of the WCSD and their willingness to engage in meaningful discussion with Washoe County and incorporating many changes to the grading prior to submission of the application.

The subject site shows substantial evidence of previous disturbance. There are many “off-road” trails. There are a number of areas where refuse has been dumped. A proposed condition of approval has been included to require the removal of all refuse and the revegetation of the “off-road” trails within the limits of the project site.

There are a number of aspects of the proposed grading that are important to emphasize. Among the more significant of these is that cut-and-fill slopes are generally minimized by means of retaining walls in several areas. These walls are proposed to be conditioned to blend in with the color of the surrounding geology. The largest of the cut slopes is proposed to be located to the north (rear) of the proposed school building. Due to the future construction of a school, the cut slope, while quite tall at a proposed height of twenty feet, will be substantially screened from view at the conclusion of the project. Likewise, the view from adjacent residences to the south and southeast will be substantially screened by the natural topography of the site and native vegetation.

WCC Section 110.438.45 (c) states that, “Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director’s modification of standards by the Director of Community Development upon recommendation by the County Engineer.” In addition WCC Section 110.810.20(e) states that, “The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. The Planning Commission, Board of Adjustment or a hearing examiner may also vary standards of the Development Code as part of the approval of a special use permit application...” The WCSD is seeking to grade slopes greater than ten feet in height. The Board of Adjustment is a higher level of review than the Director of the Planning and Building Division (i.e. Community Development as stated in the Code). It is the opinion of staff that the Board of Adjustment has the authority to approve the requested slopes, with the approval of the Special Use Permit. It is also the opinion of staff that grading of slopes greater than ten feet in height will not create a detriment to the surrounding area as those slopes will be substantially screened from view from adjacent residences by the topography of the area and by the future construction of the middle school.

Another important aspect that has been incorporated into the design of the grading is the natural vegetation. As can be seen in the photos of the subject site, included at pages 5 and 6 of this report, there are many existing juniper trees. The requirement for a tree preservation plan has been included in the proposed conditions of approval. Preservation of as many existing trees as possible will help to mitigate any visual impact as well as inhibit erosion by wind or water.

A proposed condition of approval has been included to require revegetation of all areas disturbed by grading activities. That condition includes the provision that juniper tree seeds of the type common to the subject site will be included in the revegetation seed mix. Over time native trees may help to further mitigate the visual impact of graded slopes.

Because the subject site is adjacent to existing residences, hours of operation for grading have been included in the proposed conditions of approval. Working hours are proposed to be limited to the hours: between 7 a.m. and 7 p.m. during the week; between 9 a.m. and 7 p.m. on Saturday; and no grading activity is permitted on Sunday.

It is the evaluation of staff that the proposed grading is consistent with the Master Plan and the Sun Valley Area Plan as there are no specific Policies or Action Programs included in the Sun Valley Area Plan that are applicable to the proposed grading for a public middle school. Further, staff believes that adequate roadways and utilities will be provided to the site, as the grading is intended to create appropriate access and facilitate construction of a public middle

school. The site certainly presents challenges to development, however, given careful consideration of the configuration of grading proposed to facilitate construction of a public middle school, the site can be considered suitable for the development proposed. Likewise, given careful consideration and meaningful conditions of approval, it is the opinion of staff that approval of the proposed special use 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. There is no military installation within the required notice area for this special use permit. Given this evaluation staff recommends approval of the Special Use Permit, subject to the imposition of the proposed conditions of approval included at Exhibit A to this report.

Sun Valley Citizen Advisory Board (SVCAB)

The Sun Valley Citizen Advisory Board did not meet during the review time for the proposed special use permit. The project application was provided to all CAB members and individual comments were requested. No comments were received. The WCSD took it upon themselves to hold a public meeting on the proposed project. That meeting is tentatively scheduled to be held on July 24th at Bennet Elementary School. Staff will provide any substantive comments from that meeting to the Board of Adjustment at the public hearing for this application.

Reviewing Agencies

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

- Federal Government
 - Bureau of Land Management
- State of Nevada
 - Department of Environmental Protection
 - Division of Forestry
 - Department of Transportation
- Washoe County Community Services Department
 - Planning and Building Division
 - Geographic Information Systems
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
 - Traffic Engineer
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

- Washoe-Storey Conservation District
- Washoe County School District
- City of Sparks
- Sun Valley General Improvement District

Four out of the twenty-one above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if the special use permit is approved by the BOA.

- Washoe County Planning and Building Division addressed the hours of construction, and set revegetation and visual mitigation standards for the project.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings, Stormwater Discharge Permit, a hydrology report, and technical standards for proposed roadways and drainage features associated with the project.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- The Regional Transportation Commission provided comments that addressed the potential for traffic impact associated with the future construction of a school. Those comments do not relate to the grading being reviewed under this Special Use Permit.
Contact: Rebecca Kapuler, 775.332.0174, rkapuler@rtcwashoe.com
- The Sun Valley General Improvement District noted that annexation of the subject site into their service area is underway at this time and noted that water rights will be required to be dedicated for the school use. They also noted that compliance with applicable regulations and policies of the Sun Valley General Improvement District will be required.
Contact: Jon Combs, 775.673.2253, jcombs@svgid.com

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.
Staff Comment: There are no specific Policies or Action Programs included in the Sun Valley Area Plan that are applicable to the proposed grading for a public Middle School, therefore the proposed grading is found to be consistent.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: Adequate roadways, sanitation, water supply, drainage, and other necessary facilities and utilities will be provided to the site, as the grading is intended to create appropriate access and facilitate construction of a public Middle School.

3. Site Suitability. That the site is physically suitable for grading to facilitate a public Middle School, and for the intensity of such a development.

Staff Comment: Given careful consideration of the configuration of grading proposed to facilitate construction of a public Middle School, the site can be considered suitable for the development proposed.

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

Staff Comment: Given careful consideration and meaningful conditions of approval, it is the opinion of staff that approval of the proposed special use permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area

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

Staff Comment: There is no military installation within the area of required notice for this special use permit.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comment. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0012 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 the conditions of approval included at Exhibit A to this matter, Special Use Permit Case Number WSUP17-0012 for the Washoe County School District, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 grading to facilitate a public Middle School, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of a 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 after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Washoe County School District
Attn: Pete Etchart
14101 Old Virginia Road
Reno, NV 89521

Property Owner: United States of America
Bureau of Land Management
Attn: Bryant Smith
5665 Morgan Mill Road
Carson City, NV 89701

Representatives: Lumos and Associates
Attn: Angela Fuss
9222 Prototype Drive
Reno, NV 89521



Conditions of Approval

Special Use Permit Case Number WSUP17-0012

The project approved under Special Use Permit Case Number WSUP17-0012 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 3, 2017. 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, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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 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 Health District must be appealed to the District Board of Health.

- **Nevada Department of Transportation (NDOT) has jurisdiction over all state roads. Any conditions set by NDOT must be appealed to that agency.**

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 the Planning and Building 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.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by the Washoe County Board of Adjustment. The applicant shall complete construction within the time specified by the building permits.
- 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. All areas disturbed by grading activities shall be revegetated using a seed mix of native plants. The seed mix shall include juniper tree seeds.
- e. All retaining walls shall be painted or stained a solid, muted color to blend in with the surrounding geology.
- f. The applicant shall include a plan for preservation of as many trees on the subject site as possible. Trees to be preserved shall be surrounded by temporary fencing prior to any grading activity on the subject site.
- g. The entire perimeter of the project site shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- h. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. during the week; between 9 a.m. and 7 p.m. on Saturday; and no grading activity is permitted on Sunday.
- i. All trash and similar debris within the project area shall be removed.
- j. All off-road trails within the project area shall be revegetated and vehicular access shall be directed elsewhere.
- k. 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.

- I. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
 - iii. 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 Building 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 Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Sun Valley General Improvement District

2. The following conditions are requirements of the Sun Valley General Improvement District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jon Combs, 775. 673.2253, jcombs@svgid.com

- a. APN 508-010-01 approximately 642 acres is not within Sun Valley GID service boundary, however, Sun Valley GID is currently in the process of annexing approximately 80 acres into Sun Valley for WCSD proposed Middle School.
- b. Sun Valley GID will be the water and waste water provider.
- c. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
- d. All facility fees for water and sewer must be paid prior to Will Serve.
- e. Sun Valley GID to be signature on the Jurat.
- f. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

Public Works and Engineering Division

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

Contact Name – Leo Vesely, 775.328.2041, 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 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 applicant shall complete and submit the Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee prior to obtaining a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. A detailed hydrology/hydraulic report shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- g. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be retained onsite. The County Engineer shall determine compliance with this condition.
- h. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
- i. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
- j. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
- k. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities shall be constructed with an adjoining minimum 12' wide gravel access road. A maintenance access road shall be provided to the bottom of proposed detention basin. County Engineer shall determine compliance with this condition.
- l. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- m. All retaining walls that are within the slope failure wedge from Washoe County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The maintenance of the retaining walls shall be by the applicant. The County Engineer shall determine compliance with this condition.

- n. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

Nevada Department of Environmental Protection

4. The following conditions are requirements of the Nevada Department of Environmental Protection, which shall be responsible for determining compliance with these conditions.

Contact Name – Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

- a. Grading and excavation of nominally 25 acres will require both Stormwater and dust control permit coverage. The applicant shall obtain proper Construction Stormwater and Dust Control permits prior to the initiation of clearing, grading, and excavation activities.

*** End of Conditions ***



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

Date: July 05, 2017

To: Roger Pelham, Planning and Development Division

From: Leo R. Vesely, P.E., Engineering and Capital Projects Division

Re: **WSUP17-0012**
APN 508-010-01
Sun Valley Middle School Grading (25.5 acres)

Recommended Conditions of Approval

I have reviewed the referenced special use permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The 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.
3. The applicant shall complete and submit the Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee prior to obtaining a grading/building permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. A detailed hydrology/hydraulic report shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
7. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100] storm(s) shall be retained onsite. The County Engineer shall determine compliance with this condition.

1001 E. 9th Street • P.O. Box 11130, Reno, Nevada 89520-0027
Phone (775) 328-2041 • Fax (775) 328-3699

8. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
9. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
10. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
11. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities shall be constructed with an adjoining minimum 12' wide gravel access road. A maintenance access road shall be provided to the bottom of proposed detention basin. County Engineer shall determine compliance with this condition.
12. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
13. All retaining walls that are within the slope failure wedge from Washoe County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The maintenance of the retaining walls shall be by the applicant. The County Engineer shall determine compliance with this condition.
14. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.

LRV/lcy

From: Dayton, Brittany
Sent: Monday, June 26, 2017 2:37 PM
To: Pelham, Roger
Cc: Fagan, Donna
Subject: RE: June Agency Review Memo

Hello,

The EMS Program does not have any comments for special use permit case number WSUP17-0012 included in the June Agency Review memo (item 5). Please let me know if you have any questions.

Thanks,
Brittany

From: Patrick Mohn <pmohn@ndep.nv.gov>
Sent: Thursday, June 22, 2017 3:28 PM
To: Pelham, Roger
Cc: Fagan, Donna
Subject: NDEP Comment SUP Case WSUP17-0012 - Sun Valley Middle School Grading/Excavation

Roger,

The NDEP is providing comment on the Sun Valley Middle School Grading SUP, WSUP17-0012.

Grading and excavation of nominally 25 acres will require both stormwater and dust control permit coverage. If Washoe County approves the SUP for this project, conditions of approval should include the requirement to obtain proper Construction Stormwater and Dust Control permits prior to the initiation of clearing, grading, and excavation activities.

The NDEP doesn't have any comments regarding sewer and water project improvements, as it appears that the SUP under consideration does not include the design or construction of sewage collection and water service appurtenances yet.

Sincerely,

Pat Mohn

Patrick A. Mohn, M.Sc., P.E.
Technical Services, Compliance and Enforcement
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

June 26, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

RE: WSUP17-0012 (Sun Valley Middle School Grading)

Dear Mr. Pelham,

The RTC has reviewed this request to possibly approve major grading of an area of approximately 25.5 acres and excavation of approximately 175,000 cubic yards to facilitate construction of a new Middle School. The project is located on the north side of Donatello Drive, approximately 500 feet northeast of its intersection with fantasia Court.

The 2040 Regional Transportation Plan (RTP) identifies Sun Valley Boulevard as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be adhered to:

Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.
² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of existing conditions, planned signalized intersections, and other relevant factors impacting corridor level of service.
³ Minimum spacing from signalized intersections/spacing other driveways.
⁴ If there are more than 60 inbound right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Sun Valley Boulevard is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all conditions necessary to complete road improvements to maintain policy LOS standards.

The 2040 Regional Transportation Plan (RTP) identifies the West Sun Valley Arterial from Dandini Boulevard to Eagle Canyon as a new 4 lane arterial roadway in the 2027-2040 timeframe. The conceptual alignment of the West Sun Valley Arterial is further west with no direct access to the school site. The RTP does not currently show an extension to the existing Sun Valley Boulevard.

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

The proposed school will have impact to Sun Valley Boulevard. A traffic impact analysis should be submitted for review and address circulation patterns through the adjacent neighborhood, the intersection of Sun Valley Drive at Highland Ranch Parkway, and Highland Ranch at Pyramid Highway.

The applicant should contact Tina Wu, RTC Senior Planner, at 775-335-1908 or twu@rtcwashoe.com to discuss potential future transit.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 if you have any questions or comments.

Sincerely,



Rebecca Kapuler
Planner

Attachment

RK/jm

Copies Mojra Hauenstein, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission

/699 Sun Valley Middle School Grading

From: O'Connor, Tim
Sent: Thursday, June 22, 2017 4:19 PM
To: Pelham, Roger
Subject: Sun valley middle school project

The washoe county sheriff's office Patrol Division has no issues with the sun valley middle school project.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

From: Jon Combs [mailto:jcombs@svgid.com]
Sent: Friday, June 23, 2017 9:33 AM
To: Fagan, Donna
Subject: RE: June Agency Review Memo

Donna,

Sun valley GID comments on Special Use Permit Case Number WSUP17-0012017
(Sun valley Middle School Grading)

1. APN 508-010-01 approximately 642 acres is not within Sun Valley GID service boundary however Sun Valley GID is currently in the process of Annexing approximately 80 acres into Sun Valley for WCSD proposed Middle School.
2. Sun Valley GID will be the water and waste water provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID.
4. All facility fees for water and sewer must be paid prior to will serve.
5. Sun Valley GID to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775)673-2253 Fx: (775) 673-7708
www.svgid.com

From: O'Connor, Tim
Sent: Tuesday, June 27, 2017 10:22 AM
To: Fagan, Donna
Cc: afuss@lumosinc.com
Subject: RE: June Agency Review Memo

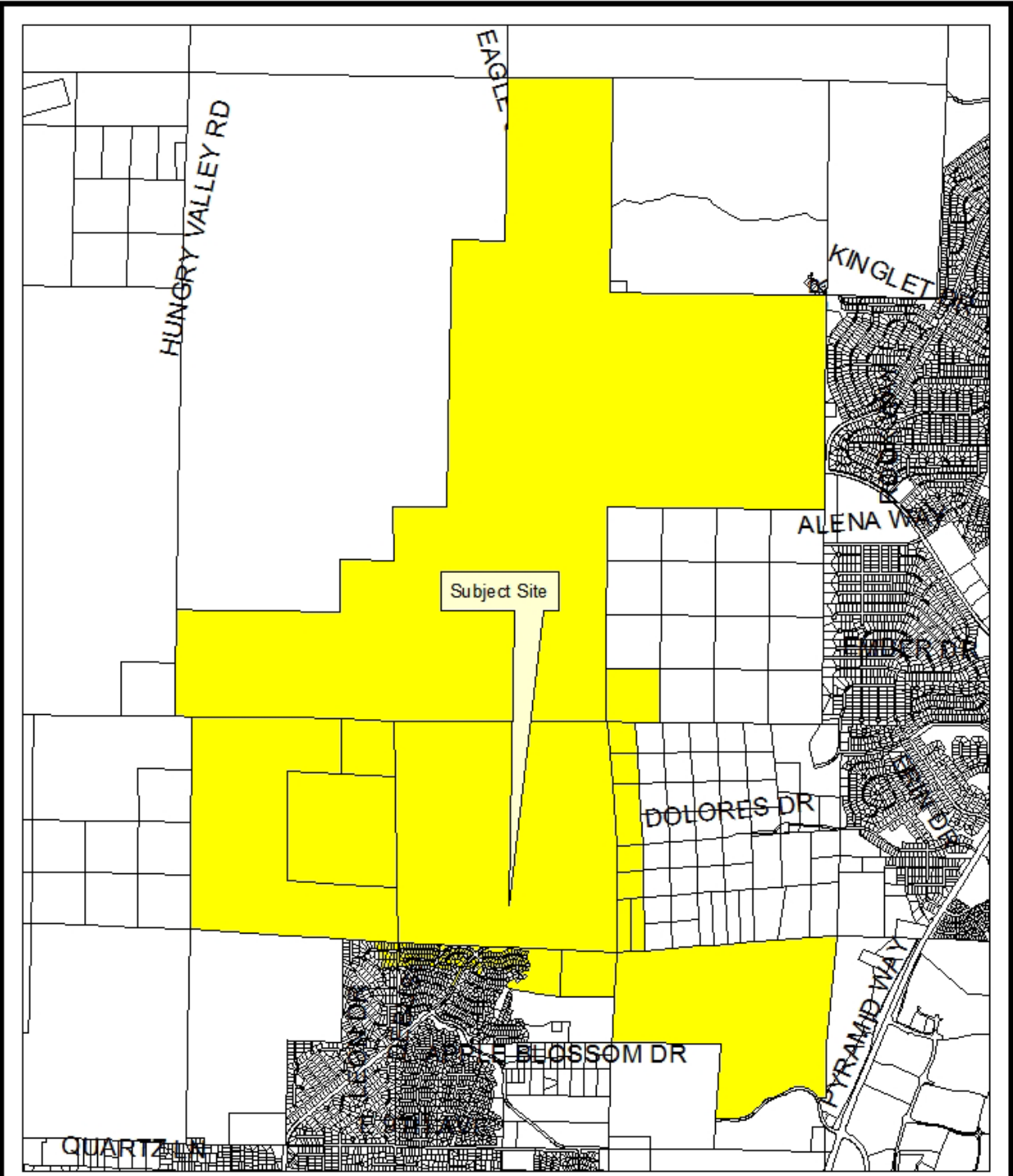
The Sheriff's Office Patrol Division has no issues or concerns with the grading changes. Washoe County School Police may have comment on the project or future changes, but the Sheriff's Office does not.

Captain O'Connor

From: Lawson, Clara
Sent: Wednesday, June 28, 2017 2:36 PM
To: Pelham, Roger
Subject: SV Grading permit

I don't have any recommendations for approval.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV
89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699



Mailing Label Map
Special Use Permit Case Number WSUP17-0012
(Sun Valley Middle School Grading)

178 Parcels selected at 500 feet.

Source: Planning and Development Division



Date: June 2017

Community Services
 Department
 Planning and
 Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11130
 Reno, Nevada 89521
 (775) 325-2600

Special Use Permit for Sun Valley Middle School

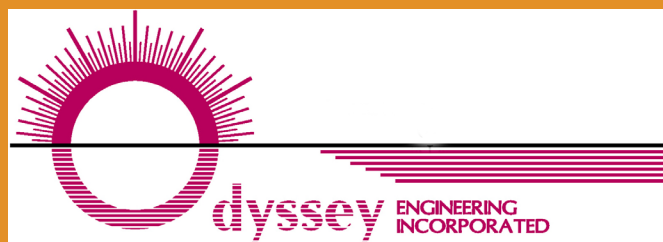
June 15, 2017



**Washoe County
School District**



Submitted in partnership with:





SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

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Appendices

 Washoe County SUP Development Applications A

Maps

 Preliminary Earthwork Map Pocket

 Preliminary Grading Plan Map Pocket

 Cross Sections Map Pocket

 Slope Map Map Pocket



SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

Project Request

This application package includes the following request:

- 1) A **Special Use Permit** for Grading per Washoe County Development Code Section 110.438.35(a).

The Washoe County School District (WCSD) is in the process of designing a new middle school located between northern Sun Valley and the Spanish Springs Valleys. The proposed site (APN 508-010-01) is located on part of a larger ± 642 acre parcel owned by the BLM. Approximately ± 25.5 acres of the site will be utilized by the WCSD. That portion of the parcels ownership will also be transferred to the WCSD. The parcel has a split zoning of Open Space (88% of the parcel) and General Rural (12% of the parcel). The parcel has a master plan designation of Open Space (OS) and Rural (R).

The site is located north of Donatello Drive in the northern portion of Sun Valley. Sun Valley Blvd. terminates and provides access into the parcel. The property is surrounded by single family homes, zoned Medium Density Suburban, to the south and vacant open space property to the north, east and west. The property is located within the boundaries of the Spanish Springs Area Plan.

This special use permit application is for grading only, and does not include specific information on the proposed school use, however, background information has been provided to better explain the uniqueness of the property use and parcel ownership.

In November of 2016, Washoe County votes approved WC-1, which gives the WCSD funding to repair and renovate older schools, and to build new schools to address overcrowding. This approval came at a time when population growth within Washoe County has placed a strain on the School District resources and has led to overcrowding in many local schools. As the community is coming out of one of the worst recessions in history, the WCSD is working to address overcrowding in schools. Construction of a new middle school in Sun Valley has been identified as a high priority and immediate need for the community.

SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

The school will provide the most immediate relief to Yvonne Shaw Middle School, which is currently at full capacity and is anticipated to exceed the capacity threshold over the next several years. The proposed Sun Valley Middle School will provide for grades 6-8.



Photo of Depoali Middle School located in south Reno

The approximate 200,000 square foot building will be two-stories and will provide 50+ classrooms, music room, gymnasium, library, and multi-purpose room/cafeteria. The school will also incorporate outdoor basketball courts, outdoor track and sports field, separate parking and loading areas for staff, buses, parents and visitors. The look and floor plan will be very similar to the Depoali Middle School, located in the South Meadows. Construction of the new school is anticipated to start in the fall of 2017 with completion and opening in the fall of 2019.

Grading

The purpose of the grading is to allow for development of a new middle school and associated outdoor fields, parking and circulation. Approximately 175,000 cubic yards of material will be moved around on the site, however the intent is to limit the amount of export, but using the non-structural material within slope and landscape areas. Approximately 25.5 acres of the site will be disturbed for grading and development of the site. The cut and fill slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion. Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.

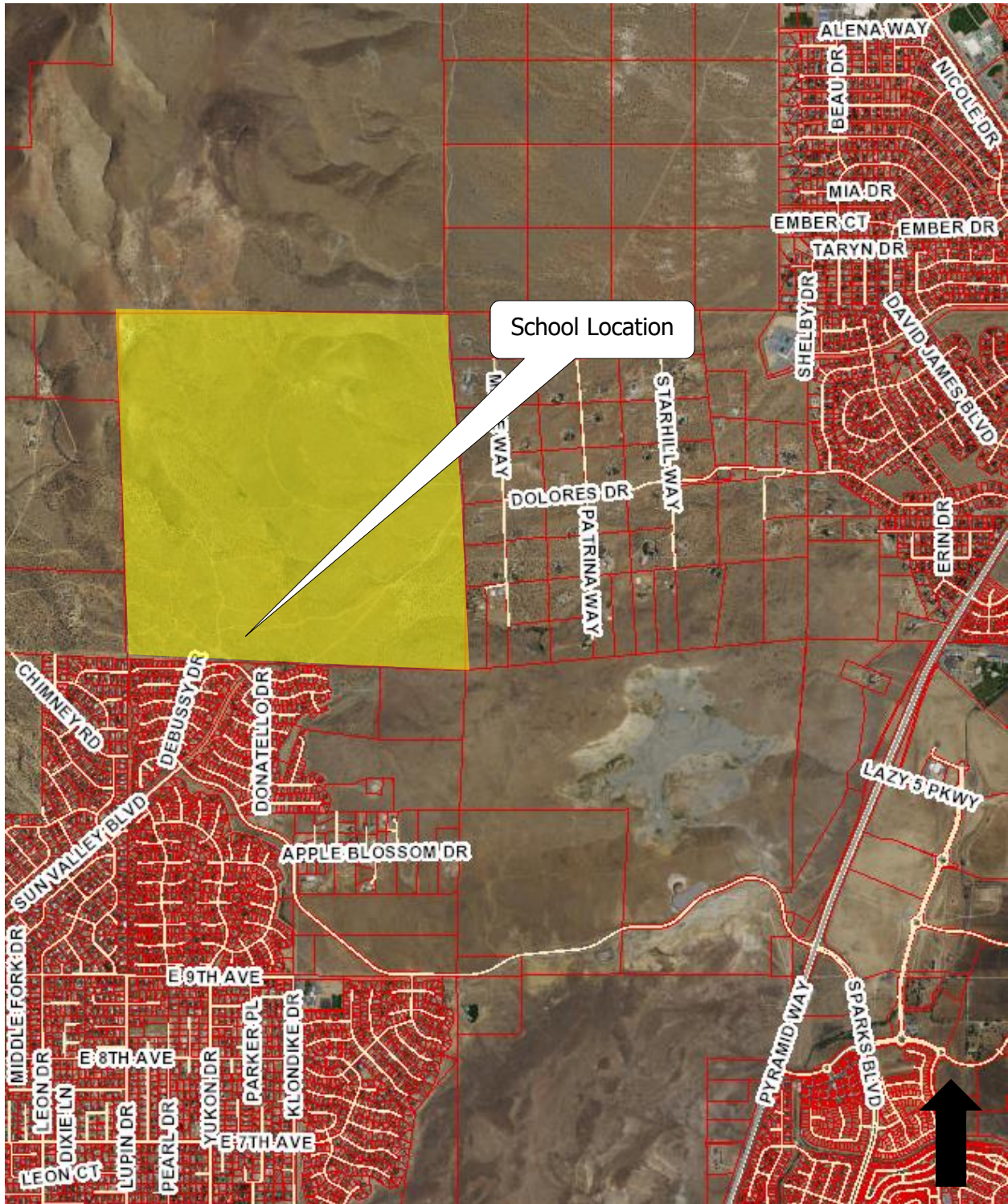


Figure 1 - Vicinity Map

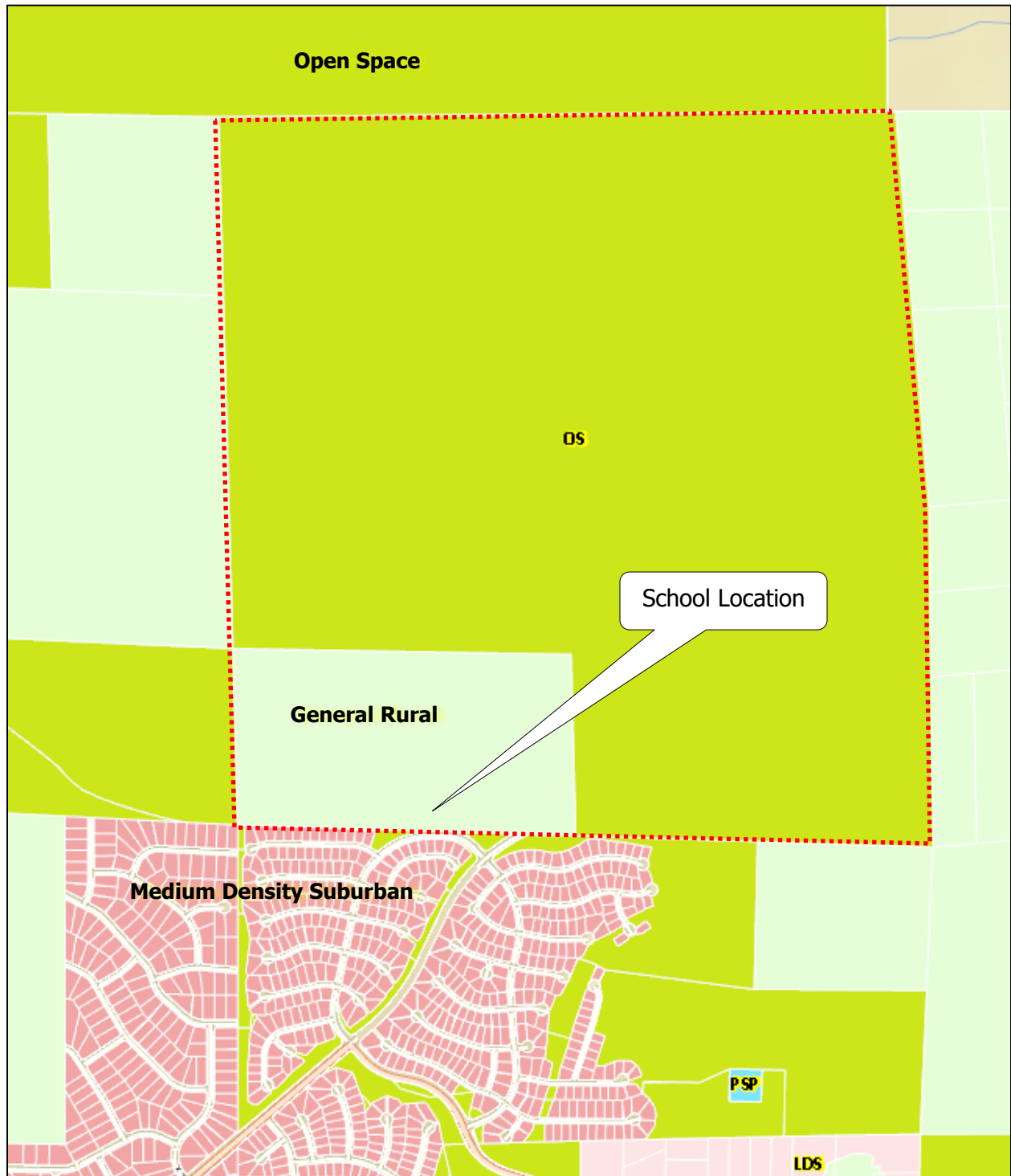


Figure 2 - Zoning Map

SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

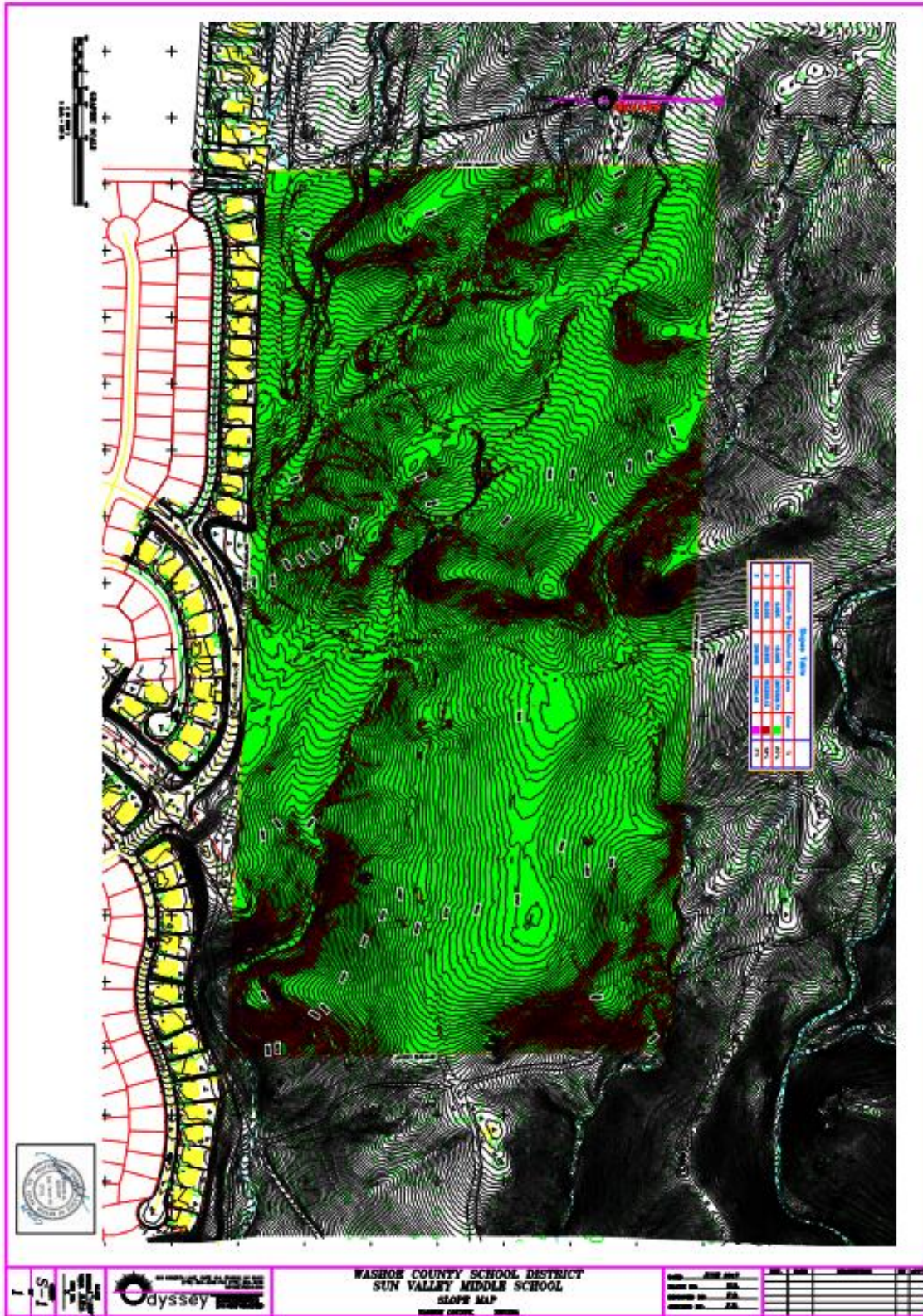


Figure 3 - Slope Map



Figure 4 - Site Photographs



Figure 5 - Site Photographs



SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

a. Consistency – The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed project is in conformance with Washoe County Master Plan and the Spanish Springs Area Plan. Specific policies and standards include the following:

Transportation

Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Spanish Springs Vision and Character Statement.

SS.3.6 Washoe County will support and be an advocate for new regional connections that provide alternatives to Pyramid Highway.

Sun Valley Blvd. terminates at the property. The project has been designed to allow for the future extension of the roadway across the site.

Scenic/Recreational/Cultural Resources

Goal Four: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.

Policies

SS.4.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

Visual impacts have been mitigated using the retaining walls and landscape benches between the walls. The building has also been designed to screen the grading on the north side of the project. The building will physically screen views from the single family homes to the south and proposed grading on the north side of the property.

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope,



SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

The cut and fill slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion. Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.

Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.

SS.7.6 Access to existing trails will be protected and improved whenever possible.

During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

The BLM property is currently developed with a trailhead and used as public open space, under the BLM ownership. The proposed school will utilize approximately 25.5 acres of land, leaving the remaining portion of the property under BLM's ownership and continued use as public open space.

Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

The property is located within the boundaries of the Rural Character Management Area. Water service will be provided by the Sun Valley GID.

Goal Sixteen: Wastewater treatment and disposal will be provided to residential and nonresidential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

Policies



SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

The property is located within the boundaries of the Rural Character Management Area. Sewer service will be provided by the Sun Valley GID.

b. Improvements – 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;

The school will tie into existing sewer and water line services provided through the Sun Valley GID. The proposed development incorporates grading design that allows for detention of storm water across the site. The full utility and roadway improvements will be part of the building permit package submitted to Washoe County for review. An internal driveway has been designed to provide circulation around the school that will mitigate traffic backing up during busy school drop off and pick up times.

c. Site Suitability – The site is physically suitable for the type of development and for the intensity of development;

The property has some topographic constraints that require the grading. However, the grading plan has been design to balance the site, resulting in minimal import and/or export.

d. Issuance Not Detrimental – 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;

Issuance of the permit will not be significantly detrimental to the public health, safety or welfare of the surrounding area. The property to the south is developed as single-family residential. The property to the north, east and west sides are used as public open space. The adjacent residential homes will continue to back up to open space and will not be directly impacted by the proposed development. The site has two points of access, which will continue to serve as access routes.



SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

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.

The proposed project has no effect on the location, purpose or mission of military installation. There are no military installations in the area.

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.: _____	
Project Name: Sun Valley Middle School Special Use Permit			
Project Description: Request for a special use permit for grading.			
Project Address: Located north of Donatello Drive in Sun Valley			
Project Area (acres or square feet): 80 acres			
Project Location (with point of reference to major cross streets AND area locator): Located north of Donatello Drive at the terminus of Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address: Carson City, NV Zip: 89701		Address: Reno, NV Zip: 89521	
Phone: 775-885-6110 Fax:		Phone: 827-6111 Fax:	
Email:		Email: afuss@lumosinc.com	
Cell: Other:		Cell: 771-6408 Other:	
Contact Person: Byrant Smith		Contact Person: Angela Fuss	
Applicant/Developer: WCSD		Other Persons to be Contacted:	
Name: Pete Etchart		Name: Mike Boster	
Address: 14101 Old Virginia Road Reno, NV Zip: 89521		Address: 14101 Old Virginia Road Reno, NV Zip: 89521	
Phone: 775-789-3810 Fax:		Phone: 775789-3810 Fax:	
Email: petchart@washoeschools.net		Email: mboster@washoeschools.net	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Mike Boster	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Treasurer
Tammi Davis

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
50801001	Active	6/15/2017 2:10:57 AM

Current Owner:
UNITED STATES OF AMERICA

NONE
RENO, NV 00000

SITUS:
0 SUN VALLEY BLVD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

SubdivisionName _UNSPECIFIED Township 20 Section 5 Lot Block Range 20

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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
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

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



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@washoecounty.us

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



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Sierra Front Field Office
5665 Morgan Mill Rd
Carson City, NV 89701
<http://www.blm.gov/nv>

DEC 21 2016

In Reply Refer To:
NVN 094477
2900 (NVC0200)

CERTIFIED MAIL: 7013 0600 0001 1527 3327 RETURN RECEIPT REQUESTED

DECISION

Washoe County	:	
14101 Old Virginia Rd.	:	Recreation and Public Purpose
Reno, NV 89521	:	Lease

Cost Recovery Category Determined

This will acknowledge receipt of a Recreation and Public Purpose Lease application filed by Washoe County, on November 27, 2015. Upon initial review of the proposal and resource information available within this office, we have determined that BLM will spend in excess of 50 work-hours to process the application. This places your application in Category 6 and requires that BLM recover the full reasonable costs for project-related work (43 CFR 2804.19). The method and procedures for payment of costs, in addition to a proposed Work Plan and Financial Plan are included in a required Cost Reimbursement Agreement (CRA).

Please review the document and if it meets with your approval, sign and date both copies and return to the address shown above within 15 days along with your remittance of \$42,400.00. Upon receipt of both signed documents and the financial remittance, an executed copy of the CRA will be issued, absent any issues. If you do not concur, submit your objections and recommendations for review and consideration within 15 days of receipt of this letter.

We assigned serial number NVN 094477 to your application. Please refer to that number in all future correspondence relating to this project.

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

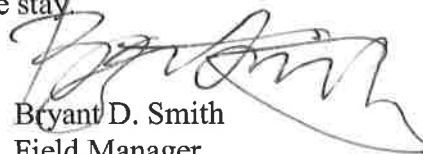
If you wish to file a petition pursuant to regulations at 43 CFR 2801.10 or 43 CFR 2881.10 for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by

the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed in this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulations, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.



Bryant D. Smith
Field Manager
Sierra Front Field Office

Enclosures



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Sierra Front Field Office
5665 Morgan Mill Rd
Carson City, NV 89701
<http://www.blm.gov/nv>

In Reply Refer To:
2700 (NVC0200)
NVN 094477

JAN 25 2016

CERTIFIED MAIL 7015 0920 0001 9101 7258 - RETURN RECEIPT REQUESTED

Washoe County School District
Capital Projects and Facility Management
14101 Old Virginia Road
Reno, Nevada 89521

Dear Mr. Boster,

On November 27, 2015, the Bureau of Land Management, Sierra Front Field Office (BLM) received Washoe County School District's Recreation and Public Purposes (R&PP) Act lease application and processing fee for the Sun Valley Middle School in the Northern Sun Valley area, Washoe County, Nevada. Your application has been assigned serial number NVN 094477. Please refer to that number in all future correspondence relating to this project.

In order to pursue this application under the R&PP Act, the regulations at 43 CFR 2741.4 require a complete application. (For detailed instructions on filing applications under the Act, please review the enclosed BLM R&PP Act (1996) publication). The following items would be required to process your application:

1. A certified copy of a resolution or other evidence authorizing the filing of the application and further authorizing the signing officer to execute the application (e.g. resolution by commissioner, a resolution by governing board, governing board minutes);
2. The anticipated expenditure for development, including source of funds to be used for development (*see* Illustration 3 in the R&PP Act publication);
3. A timetable for development (*see* Illustration 6 in the R&PP Act publication); and
4. A map showing the nature and location of all facilities (e.g. parking lots, sports fields, playgrounds, etc.) on public land, land ownership of the entire project, access routes, a scale, a legend, and a north arrow (*see* Illustrations 4 and 5 in the R&PP Act publication).

Please remit the requested information 90 days from receipt of this letter. If we have not received the information within the 90-day period, your application may be rejected.

As discussed in the pre-application meeting, the proposed location of your school involves public land identified in the *Nevada and Northern California Greater Sage-Grouse Approved Resource Management Plan Amendment* as habitat for the Greater Sage-Grouse. As you are aware, we are currently seeking guidance on implementing R&PP actions in Greater Sage-Grouse habitat. Once your application is complete, we will work with the BLM Nevada State Office to determine the appropriate course of action. This is the first application of its type that our office will be processing since the release of the sage grouse decisions. Please know that, as such, processing the application will likely require additional time.

If you need more time to respond to the above request or have any questions, please contact Shaina Shippen, Realty Specialist, at (775) 885-6110. Thank you for your attention in this matter.

Sincerely,



Byrant D. Smith
Acting Field Manager
Sierra Front Field Office

Enclosure

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The Washoe County School District (WCSD) is in the process of designing a new middle school located between northern Sun Valley and the Spanish Springs Valleys. The proposed site (APN 508-010-01) is located on part of a larger ±642 acre parcel owned by the BLM. A special use permit for grading is needed to develop the site.

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

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

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

The intent is to balance the site and have minimal import and/or export. The additional non-structural material will be used within the slope and landscape areas to minimize any import or export of material, requiring hauling of material.

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

No. A middle school and accessory uses, including outdoor fields, requires a substantial area of land. While there are portions of the site with minimal slopes, the overall acreage needed to build the school makes it prohibitive to develop the site as a school without exceeding the grading thresholds required for a special use permit.

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. The site is currently used as open space by the BLM. There are existing dirt roads on the site, but otherwise, the site has not been disturbed.

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

Yes, please refer to the attached grading plan maps.

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

Yes, the 25.5 acre site can be seen from the adjacent roadways of Sun Valley Blvd. and Donatello Drive to the south. The school building will be two stories, which will help to reduce the overall building footprint and disturbance. The site has been designed so that the school building will help to screen the grading on the north side of the property from the southern view, where the homes are located.

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)?

At this point in time, the proposed access only serves the future school. However, if in the future, Sun Valley Blvd. is extended, this would be the access to extend the road.

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 slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	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)?

Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.

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

Visual impacts have been mitigated using the retaining walls and landscape benches between the walls. The building has also been designed to screen the grading on the north side of the project. The building will physically screen views from the single family homes to the south and proposed grading on the north side of the property.

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

There are approximately 100 Juniper trees measuring 6" in diameter that will be removed. A formal landscape plan will be submitted with the building permit.

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 standard dry land mix, either hand broadcast at 32 lbs./acre or drill seeded at 20 lbs./acre (PLS). If mulch is to be used, application rate of no less than 2,000 lbs/acre, applied hydraulically.

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

Yes, temporary irrigation will be used for revegetation.

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

No

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

Yes No If yes, please attach a copy.

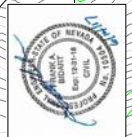
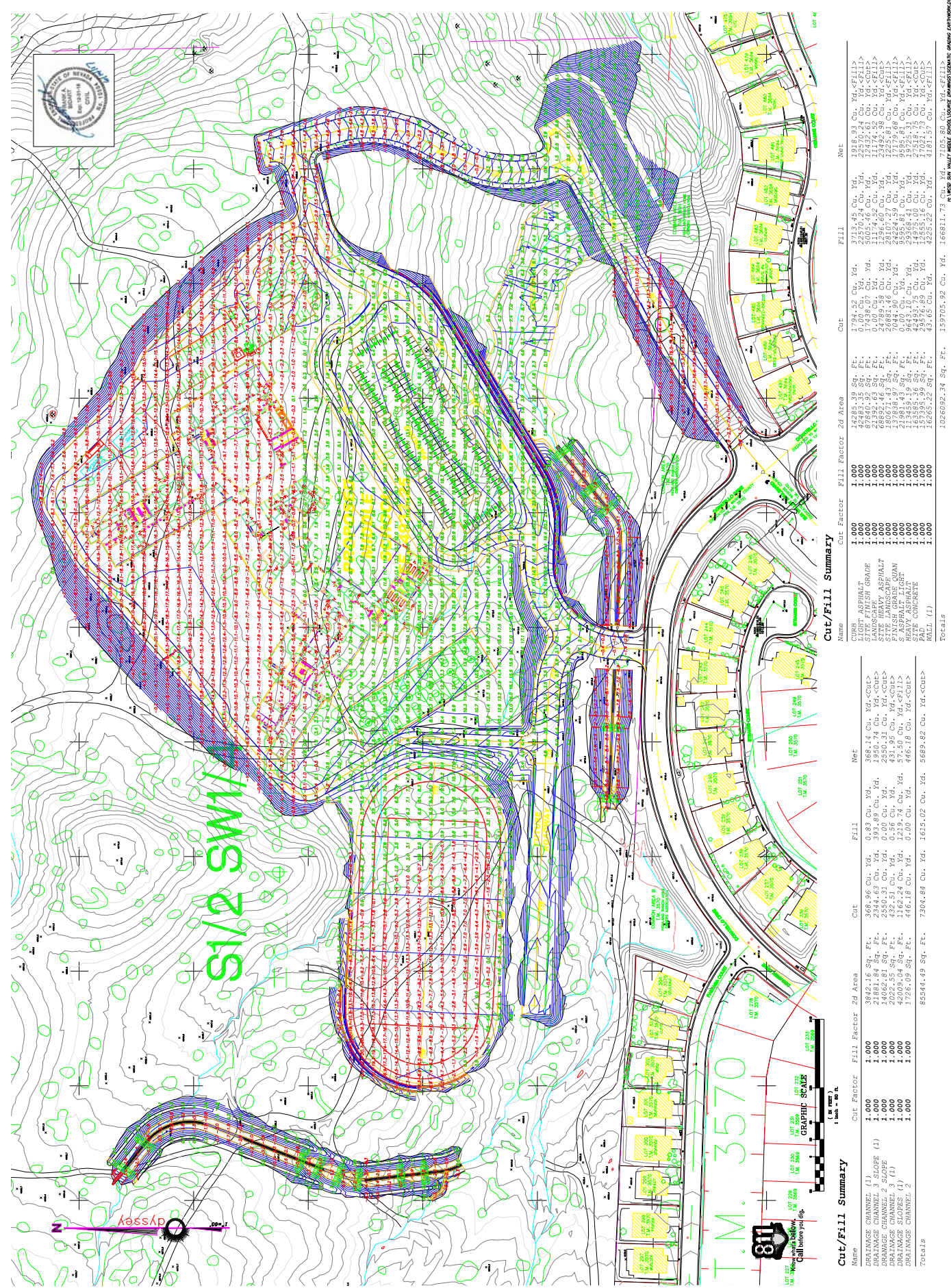
REV.	DATE	DESCRIPTION	BY	APP'D

CHECKED BY: F.B.
 DESIGNED BY: F.B.
 DATE: JUN 2012

WASHOE COUNTY SCHOOL DISTRICT
 SUN VALLEY SCHOOL
 PRELIMINARY EARTHWORK
 WASHOE COUNTY, NEVADA

dysssey ENGINEERING INCORPORATED
 805 ROBERTS LANE, SUITE 200, RENO, NEVADA 89502
 (775) 386-3300 FAX (775) 386-3330
 WWW.DYSSSEYENGINEERING.COM

SCALE: HORIZONTAL 1"=50'
 VERTICAL 1"=5'
 SHEET NO. 1
 OF 1



S1/2 SW1/4

T.M. 3570

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
DRAINAGE CHANNEL (1)	1.000	1.000	3842.16 Sq. Ft.	368.95 Cu. Yd.	0.83 Cu. Yd.	368.14 Cu. Yd. <Cut>
DRAINAGE CHANNEL 3 SLOPE (1)	1.000	1.000	21881.84 Sq. Ft.	2344.63 Cu. Yd.	393.88 Cu. Yd.	1950.74 Cu. Yd. <Cut>
DRAINAGE CHANNEL 2 SLOPE	1.000	1.000	54062.81 Sq. Ft.	2550.31 Cu. Yd.	0.00 Cu. Yd.	2550.31 Cu. Yd. <Cut>
DRAINAGE SLOPES (1)	1.000	1.000	42009.04 Sq. Ft.	1162.24 Cu. Yd.	1219.74 Cu. Yd.	57.50 Cu. Yd. <Fill>
DRAINAGE CHANNEL 2	1.000	1.000	1726.09 Sq. Ft.	446.18 Cu. Yd.	0.00 Cu. Yd.	446.18 Cu. Yd. <Cut>
Totals			85544.43 Sq. Ft.	7304.84 Cu. Yd.	1615.02 Cu. Yd.	5689.82 Cu. Yd. <Cut>

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CURB ASPHALT	1.000	1.000	1225.49 Sq. Ft.	1794.56 Cu. Yd.	3734.45 Cu. Yd.	1939.89 Cu. Yd. <Fill>
STREET PAVEMENT	1.000	1.000	67850.45 Sq. Ft.	1730.07 Cu. Yd.	3055.46 Cu. Yd.	1325.39 Cu. Yd. <Fill>
LANDSCAPE ASPHALT	1.000	1.000	2332.63 Sq. Ft.	0.00 Cu. Yd.	1174.52 Cu. Yd.	1174.52 Cu. Yd. <Fill>
STATE LANDSCAPE	1.000	1.000	180071.4 Sq. Ft.	26891.46 Cu. Yd.	2810.47 Cu. Yd.	24080.99 Cu. Yd. <Fill>
STREET PAVEMENT	1.000	1.000	7644.36 Sq. Ft.	7644.36 Cu. Yd.	342.69 Cu. Yd.	7987.05 Cu. Yd. <Fill>
STREET PAVEMENT	1.000	1.000	13359.19 Sq. Ft.	9643.10 Cu. Yd.	29368.41 Cu. Yd.	19725.31 Cu. Yd. <Fill>
PAVEMENT CONCRETE	1.000	1.000	14759.9 Sq. Ft.	3874.69 Cu. Yd.	4351.16 Cu. Yd.	472.47 Cu. Yd. <Fill>
PAVEMENT CONCRETE	1.000	1.000	16265.22 Sq. Ft.	43.65 Cu. Yd.	159705.92 Cu. Yd.	160141.57 Cu. Yd. <Fill>
Totals			1026092.34 Sq. Ft.	159705.92 Cu. Yd.	166811.73 Cu. Yd.	7105.80 Cu. Yd. <Fill>

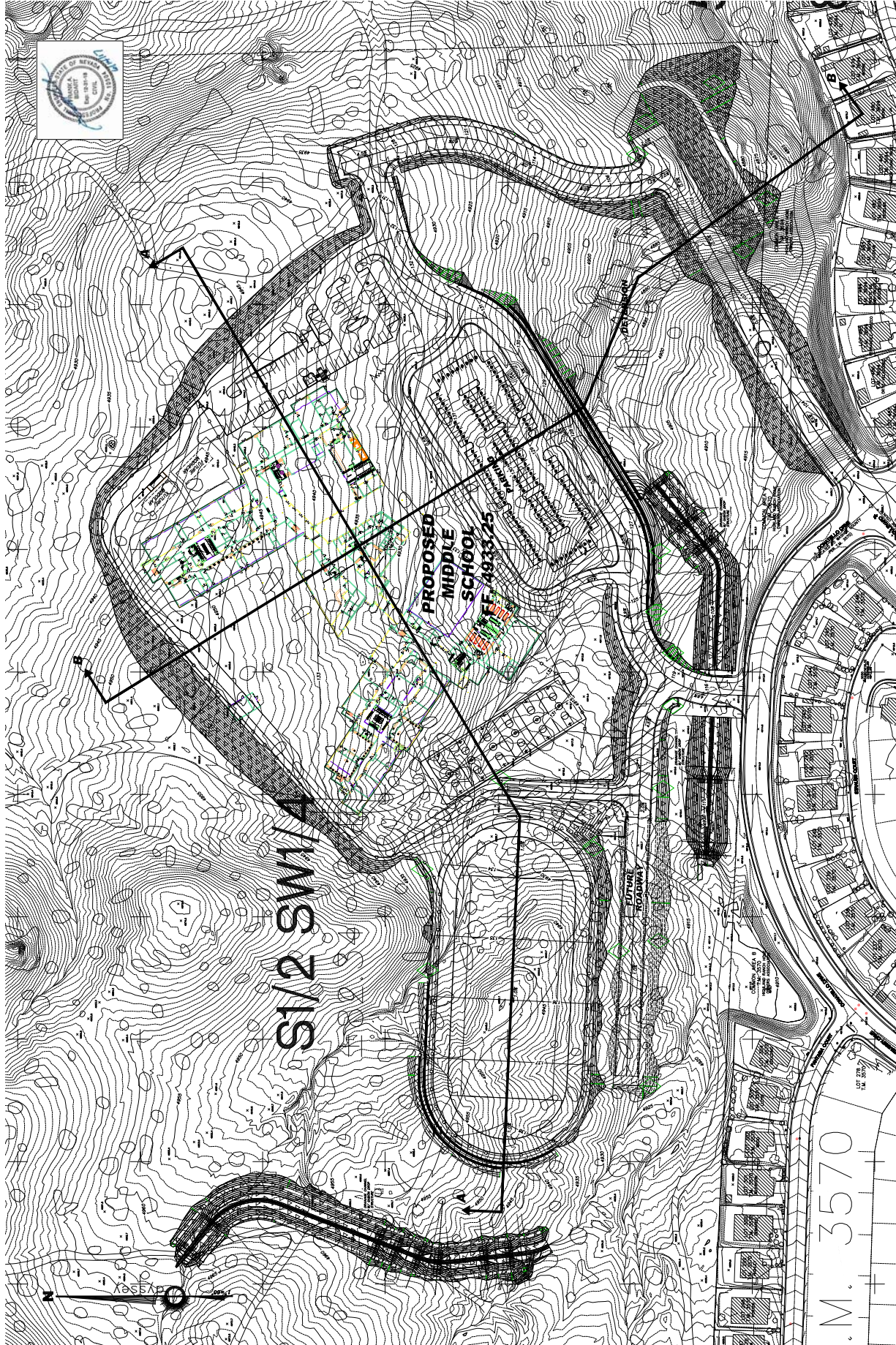
1"=50' SW 1/4 MAPLE CREEK LOWER PLANNING DISTRICT

DATE: JUNN 2012	DESIGNED BY: F.B.	CHECKED BY: F.B.
REV. DATE	DESCRIPTION	BY

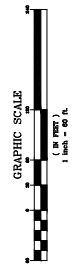
WASHOE COUNTY SCHOOL DISTRICT
 SUN VALLEY SCHOOL
 PRELIMINARY GRADING
 WASHOE COUNTY, NEVADA

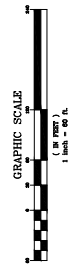
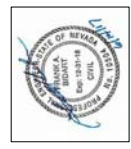
dysssey
 ENGINEERING
 INCORPORATED
 405 ROBERTS LANE, SUITE 100, SPARKS, NV 89415
 (775) 366-3300 FAX (775) 366-3333
 WWW.DYSSSEYENGINEERING.COM

SCALE
 HORIZONTAL: 1"=50'
 VERT: 1"=10'
 JOB NO.
 SHEET
G-1
 OF
1

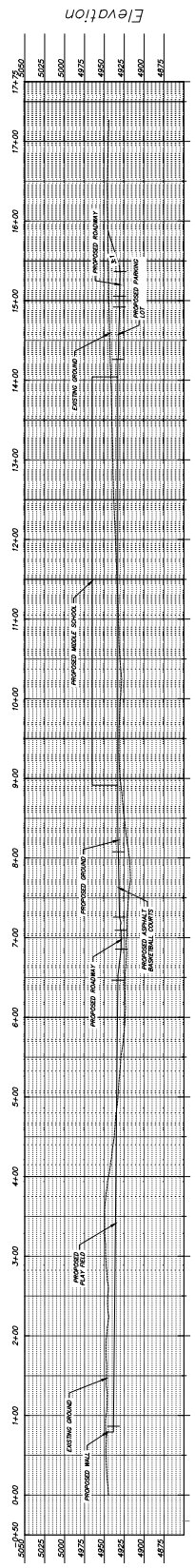


- LEGEND:**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - GRAVEL ASPH STRUCTURE
 - VEGETATION (CLEAR 5:1)
 - PROPERTY OWNER LINE

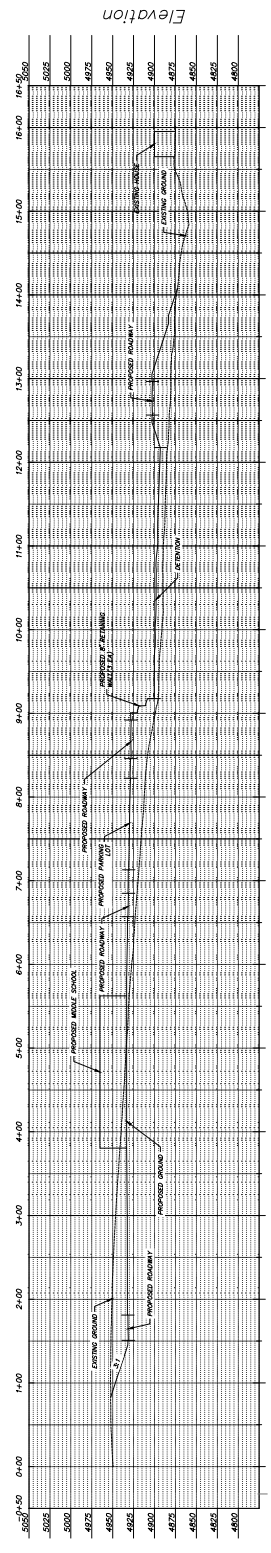




PROFILE VIEW "SECTION A-A"
"SECTION A-A" -0+50.00 TO "SECTION A-A" 17+75.00

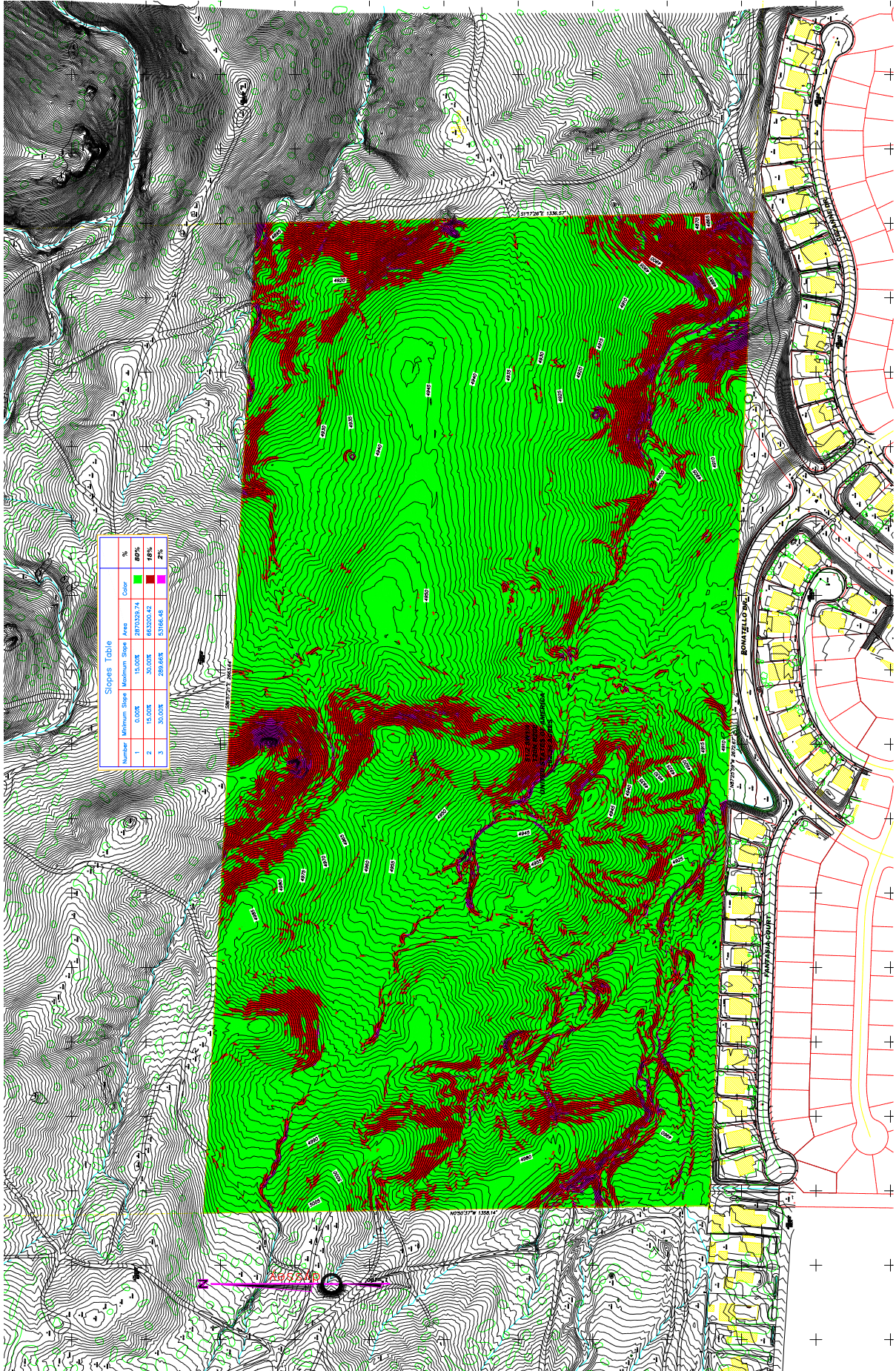
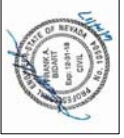


PROFILE VIEW "SECTION B-B"
"SECTION B-B" -0+50.00 TO "SECTION B-B" 16+50.00



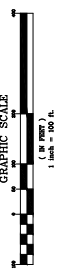
REV.	DATE	DESCRIPTION	BY	APP'D

REV.	DATE	DESCRIPTION



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	%
1	0.000%	15.000%	287320.74	Green	80%
2	15.000%	30.000%	60320.42	Red	18%
3	30.000%	288.600%	5196.48	Purple	2%





Reno
9222 Prototype Drive
Reno, Nevada 89521
775.827.6111

June 27, 2017

Roger Pelham
Washoe County Community Development
1001 E. 9th Street
Reno, NV 89512

Re: Sun Valley Middle School Special Use Permit

Dear Roger,

The letter has been provided as a supplemental memo to the Sun Valley Middle School Special Use Permit package that was submitted on June 15, 2017. As part of the special use permit request, the applicant is asking to vary the grading requirements from Article 410 to exceed 10' cut/fill in areas that provide for access and drainage. The site and grading plan has been designed to minimize cuts and fills, where feasible, and provide screening from the adjacent residential neighbors. The school building will be 35'-40' in height and will hide the grading to the north. The areas that are visible on the south side of the site, have been modified to include more terraced walls and landscape benches. In addition, the existing mature trees will be retained and a tree mitigation plan will be submitted with the formal landscape plan, as part of the building permit.

Based on discussions between the Washoe County School District staff and County Planning staff, the grading plan has been modified as follows:

- The site plan has been revised to change the alignment of Sun Valley Blvd. on the east side of the site. The access around the school has been modified on the east side so that the grading has been substantially reduced and no longer follows the same alignment, in connection to the Sun Valley Blvd. This was done to reduce the overall site grading and earthwork.
- Additional terracing and 8' tall retaining walls have been added to the new access alignment, thereby reducing the extreme cuts and fills within the same area.
- The site plan has also been modified on the south side of the outdoor fields so that the alignment that was previously shown as future access has been removed.
- The grading permit does not include a formal landscape plan, but does show areas of revegetation and temporary irrigation. The Washoe County School District will submit a landscape plan as part of the building permit for the new school facility. The landscape plan will incorporate a tree mitigation plan and show which trees will remain. There are a number of mature Juniper trees that will remain on-site and help to screen the school, parking areas and outdoor fields from the adjacent single family residential development to the south.

Please contact me at 771-6408 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Angela Fuss".

Angela Fuss, AICP
Planning Group Manager

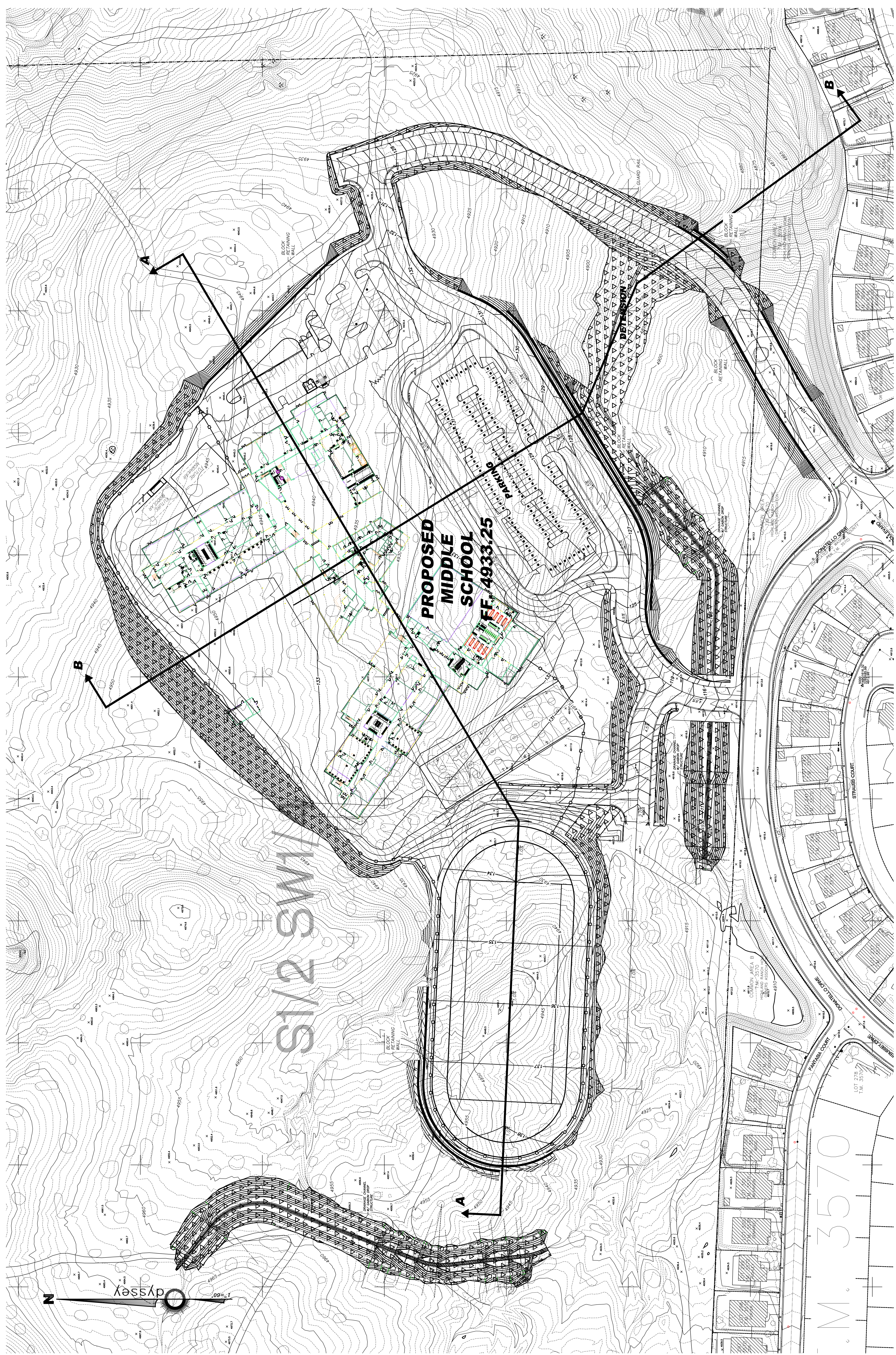
WASHOE COUNTY SCHOOL DISTRICT
 SUN VALLEY SCHOOL
 PRELIMINARY GRADING
 WASHOE COUNTY, NEVADA

dysssey ENGINEERING INCORPORATED
 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-1303 FAX (775) 359-1329
 0055@DYSSSEY.COM

SCALE: HORIZ. 1"=60'
 VERT. N.T.S.
 JOB NO. _____
 SHEET G-1 OF 1

DATE: JUNE 2017
 DRAWN BY: F.B.
 DESIGNED BY: F.B.
 CHECKED BY: F.B.

REV.	DATE	DESCRIPTION	BY	APP'D.



- LEGEND:**
- 4386 — EXISTING CONTOUR
 - 4396 — PROPOSED CONTOUR
 - ▨ GABION DROP STRUCTURE
 - ▤ REVEGETATION (231607 S.F.)
 - 6' PERMETER CHAIN LINK FENCE

