

5 Ridges Waterline

Special Use Permit: Major Grading

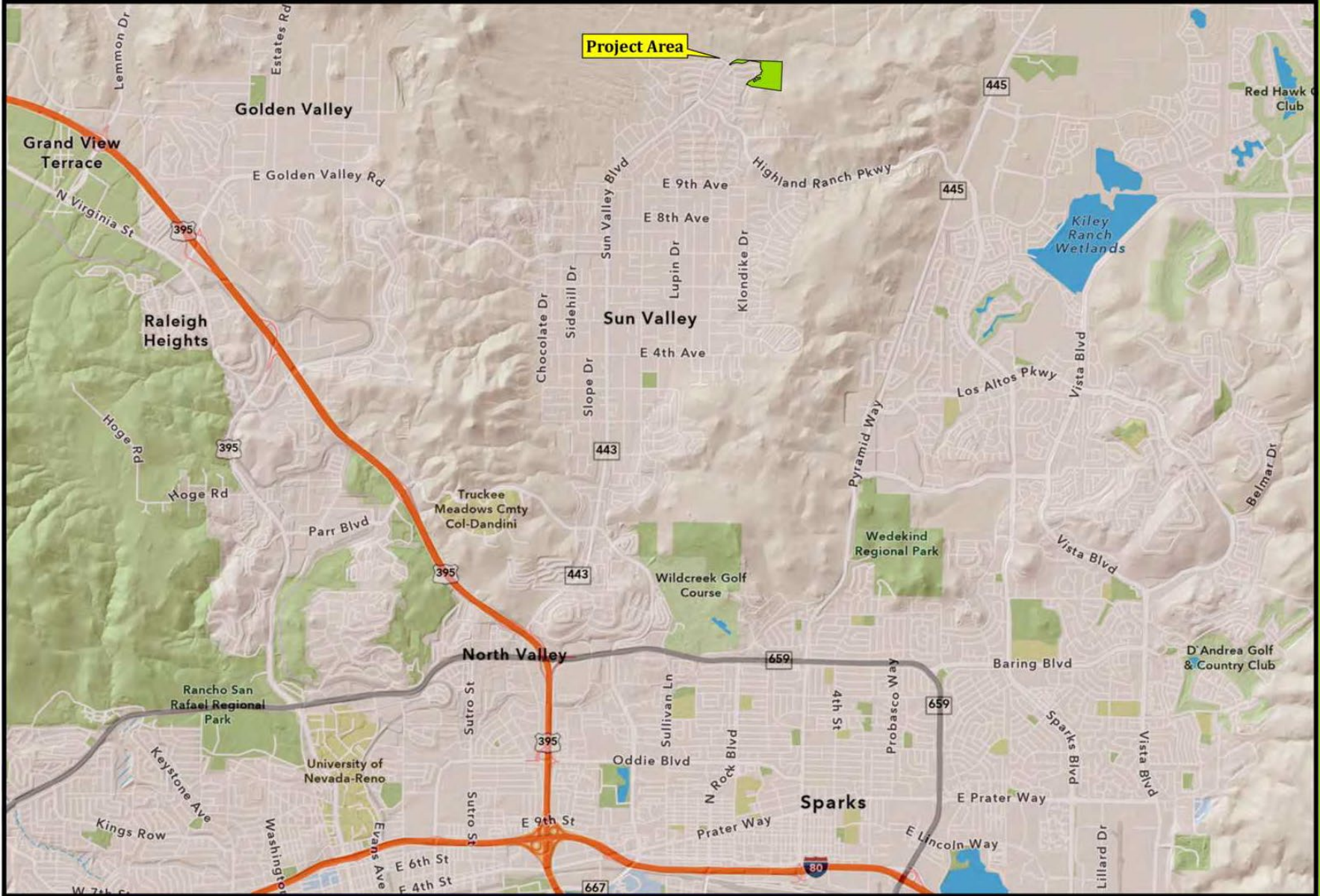
WASHOE COUNTY BOARD OF ADJUSTMENTS MEETING

NOVEMBER 3, 2022



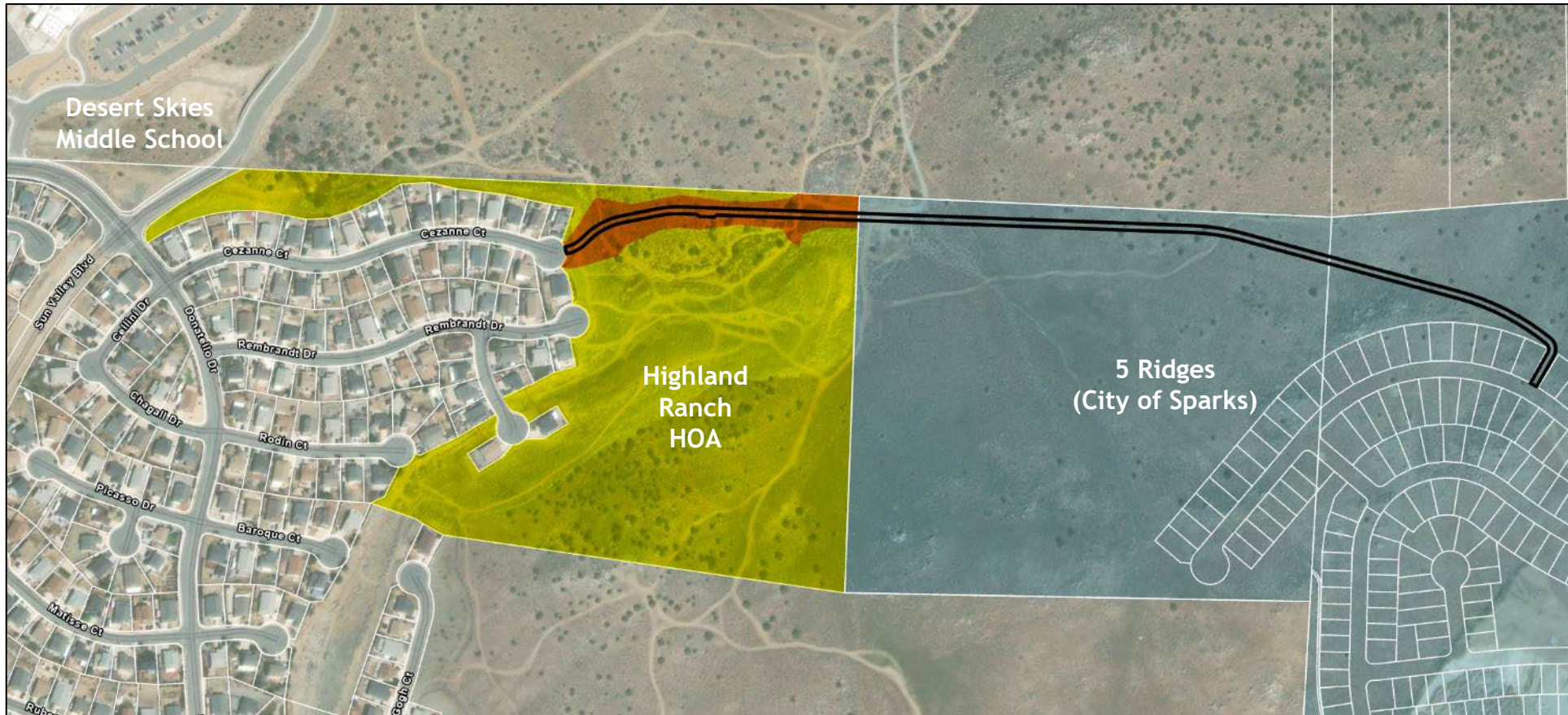
Project Location

- Washoe County APN 508-450-01
- ±26.02 Acres (Project Area ±2.0 Acres)
- Highland Ranch HOA (Owner)
- Termination of Cezanne Court
- West of the 5 Ridges Development (City of Sparks)



Project Request:

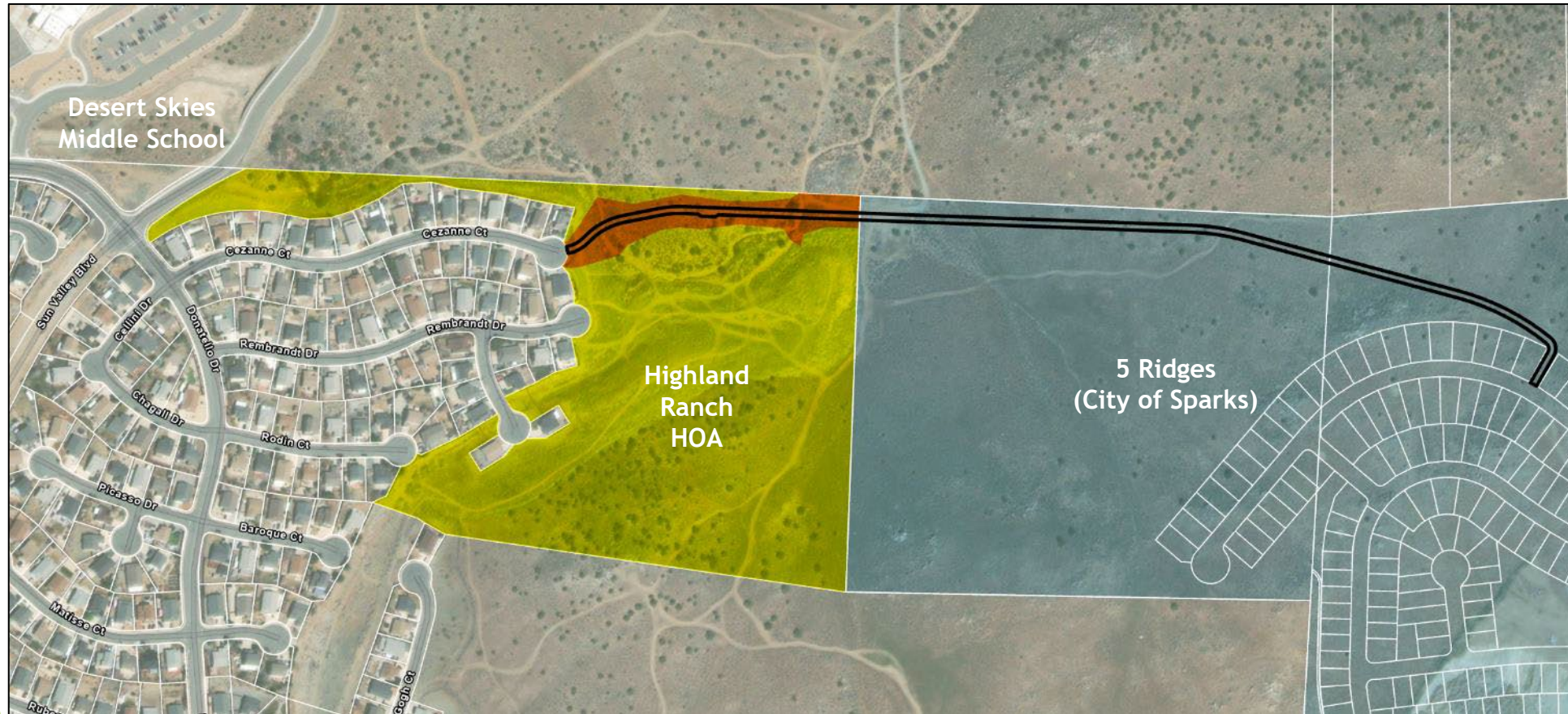
1. A Special Use Permit (SUP) for **major grading** for waterlines and emergency access for the 5 Ridges development from the terminus of Cezanne Court to the northeast corner of (APN) 508-460-01 which will result in the disturbance of up to ± 2.0 acres with a net increase of fill greater than 5,000 cubic yards,
2. And a modification (variance) to the Washoe County grading standards 110.438.45(a), (c), (g), (h), & 110.438.50(a) to minimize the grading footprint.



Highland Ranch HOA Agreement

Highland Ranch HOA Approved Alignment, Grading Limits, and Natural Vegetation

- ✓ Create an Emergency Access for 5 Ridges & Highland Ranch
- ✓ Return Slopes to Natural Vegetation
- ✓ Replace Any Pinion Pine Trees
- ✓ Minimize Disturbance Area



Washoe County Code Requirements

- ✓ Section 110.332.10(b): Utility is an Allowed Use within the MP and Zoning Designation (OS)
- ✓ SUP required for Major Grading (Fill >5k Cubic Yards)
- ✓ Section 110.810.20(e): Vary Development Code Standards is Allowed Through an SUP.
 - Section 110.438.45(a): Grading Exceeding 3:1 Slope
 - Section 110.483.45(c): Fill Greater than 10 Feet
 - Section 110.438.45(g): Gradual Transition of Slope
 - Section 110.438.45(h): Visually Integrate Cut or Fill
 - Section 110.438.50(a): Use of Rip Rap



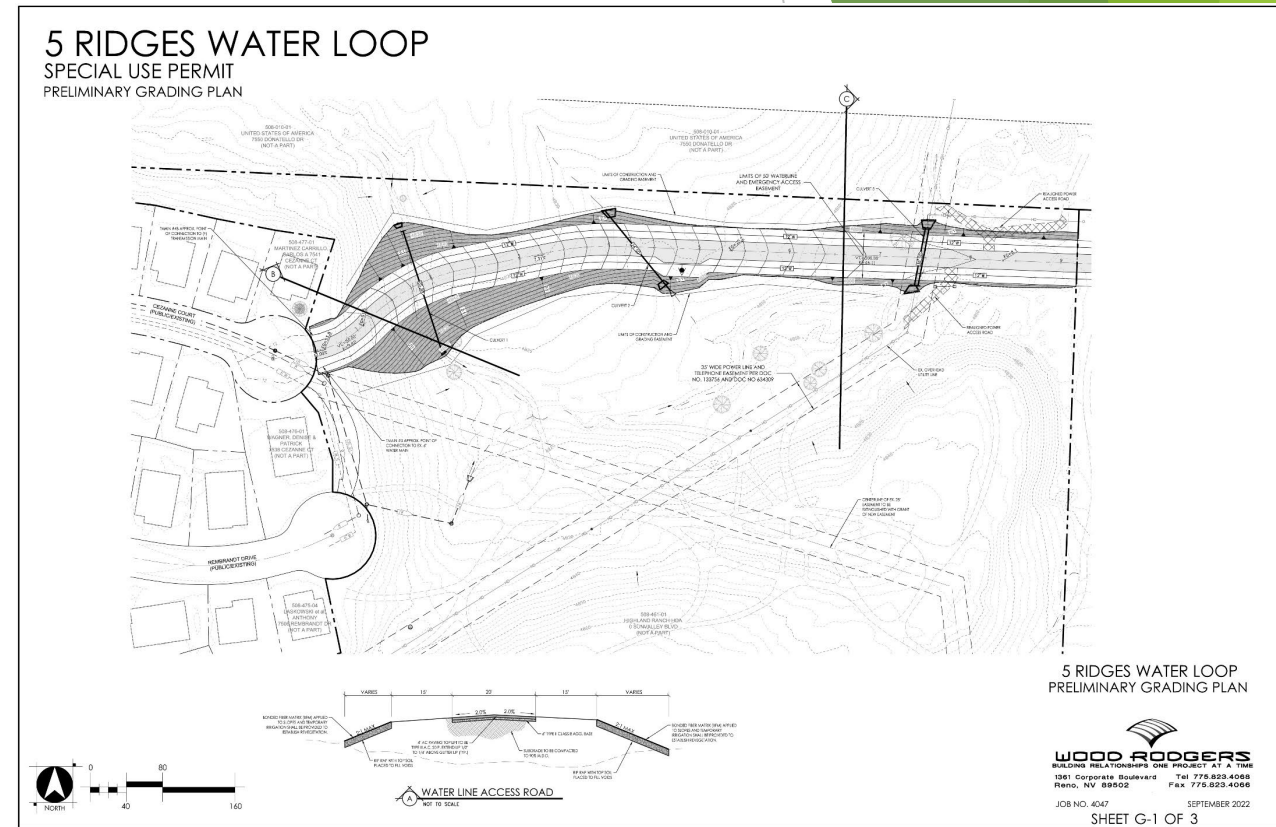
Pre-Application Meetings

Meeting with Washoe County Development Staff

- ✓ Confirmed SUP is Required for Major Grading
- ✓ Confirmed a Variance of Standards is Required

Neighborhood Meetings

- ✓ In Person Meeting Prior to Application
 - Three attendees
 - HOA Members and Residence
 - No Major Concerns
- ✓ Virtual Meeting Post Application
 - One Attendee
 - Resident
 - No Concerns



Project Details

Two 12-inch Underground Waterlines

- ✓ Connect to Existing SVGID Line Located in Cezanne Court

Paved Gated Emergency Access

- ✓ Minimum 20-foot Wide
- ✓ Asphalt

Fire Hydrant

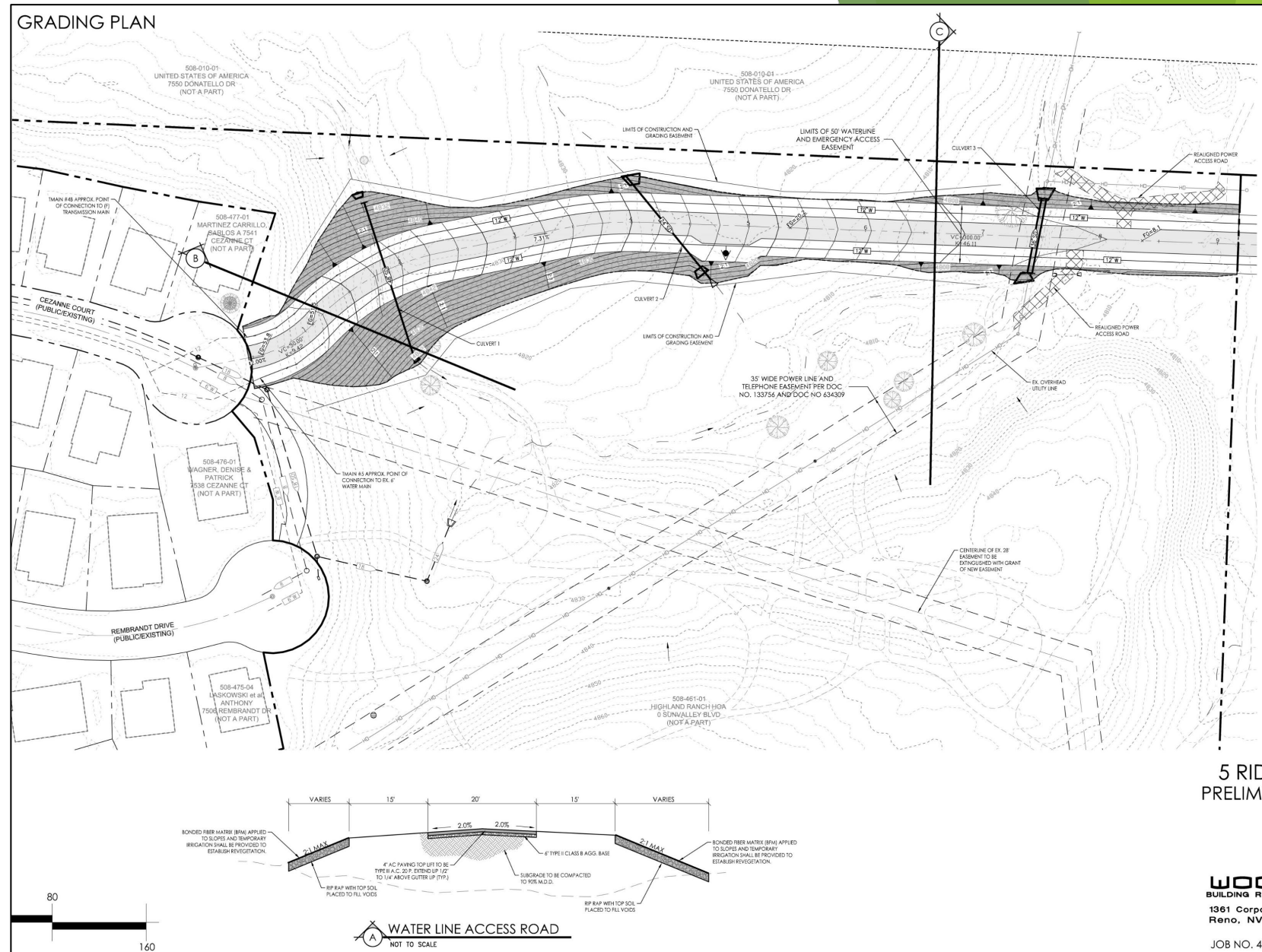
- ✓ As Requested by Fire (wildfires)

Three Culvert Drainage Crossings

- ✓ Allow Current Flows to Continue North to South

Provide Three Slope Treatments (2:1 Slopes)

- ✓ Rip Rap with Topsoil
- ✓ Bonded Fiber Matrix (BFM)
- ✓ Seed Mix With Temporary Irrigation



5 RID
PRELIM

WOOD
BUILDING REL
1361 Corpor
Reno, NV
JOB NO. 40

Variance Request

This Application is Proposing 2:1 Slopes Which Requires to Vary:

- Section 110.438.45(a): Grading Exceeding 3:1 Slope
- Section 110.483.45(c): Fill Greater than 10 Feet
- Section 110.438.45(g): Gradual Transition of Slope
- Section 110.438.45(h): Visually Integrate Cut or Fill
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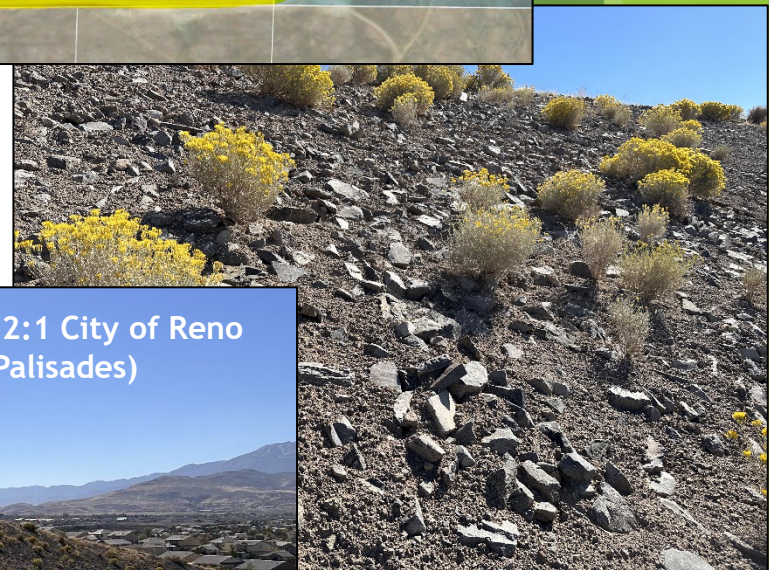
Purpose and Mitigation:

- Existing 2:1 Slopes Are Already On Site From Highland Ranch Development
- 2:1 Slopes Are Proposed on The Entire Roadway and Throughout the 5 Ridges Development
- 2:1 Slopes Will Reduce the Overall Footprint/Disturbance Area
- Will Provide Three Slope Treatments
 - ✓ Rip Rap with Topsoil
 - ✓ Bonded Fiber Matrix (BFM)
 - ✓ Seed Mix With Temporary Irrigation

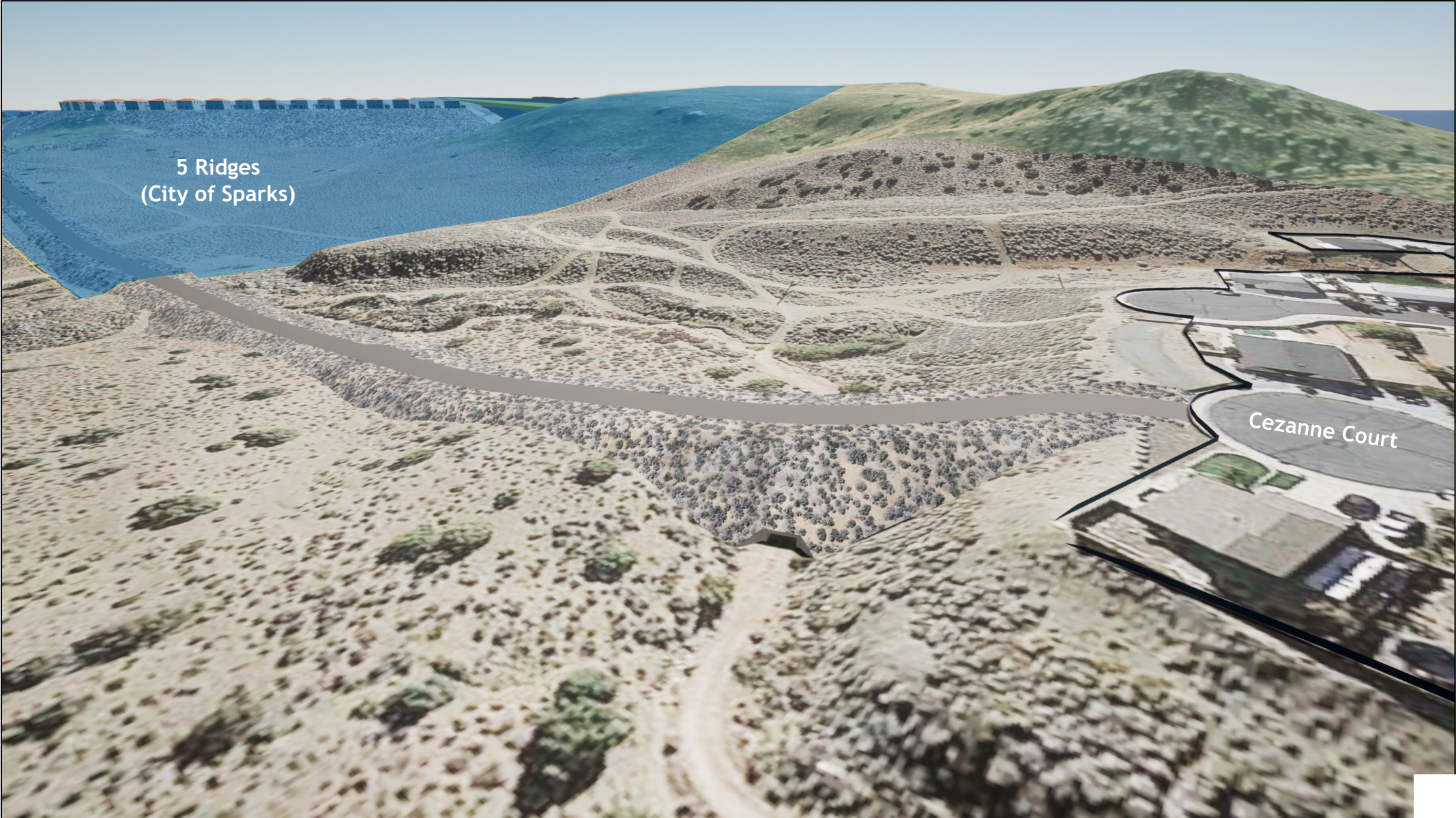


Existing 2:1 Slopes

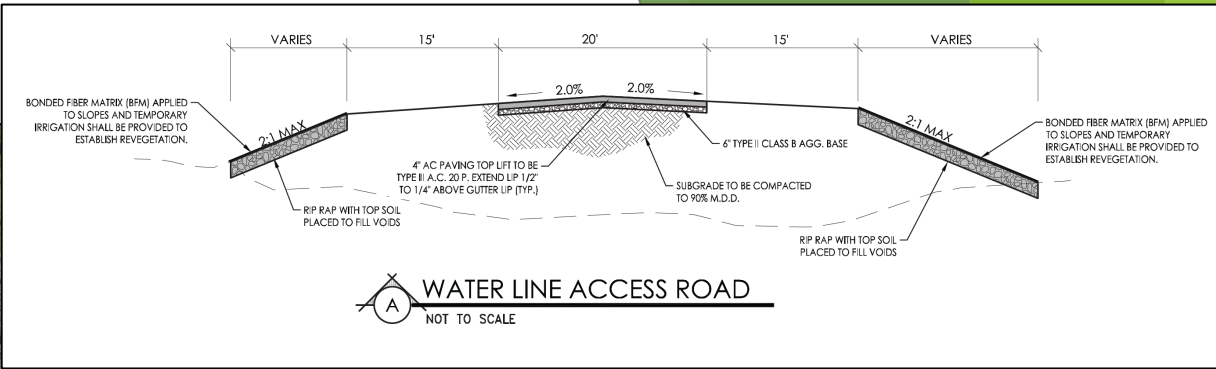
- Approved 2:1 Slopes in City of Sparks
- Approved 2:1 Slopes in Washoe County Waterline/Emergency Access from Warhol Drive to 5 Ridges
- Existing 2:1 Slopes Onsite From Highland Ranch



5 Ridges Waterline



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Conclusion

- ✓ Request for an SUP for Major Grading for a Waterline & Emergency Access Road
- ✓ Requested Variance will Result in Reduction of Disturbance Area With Three Slope Treatment Methods
- ✓ Meets All Findings and Is In Conformance With Washoe County Code & With The Highland Ranch HOA
- ✓ Applicant Understands All Conditions of Approval and Agrees With Washoe County Staff's Recommendation of Approval

