



# Board of Adjustment Staff Report

Meeting Date: June 2, 2022

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0011 (Dales Lane Sewer Lift Station)

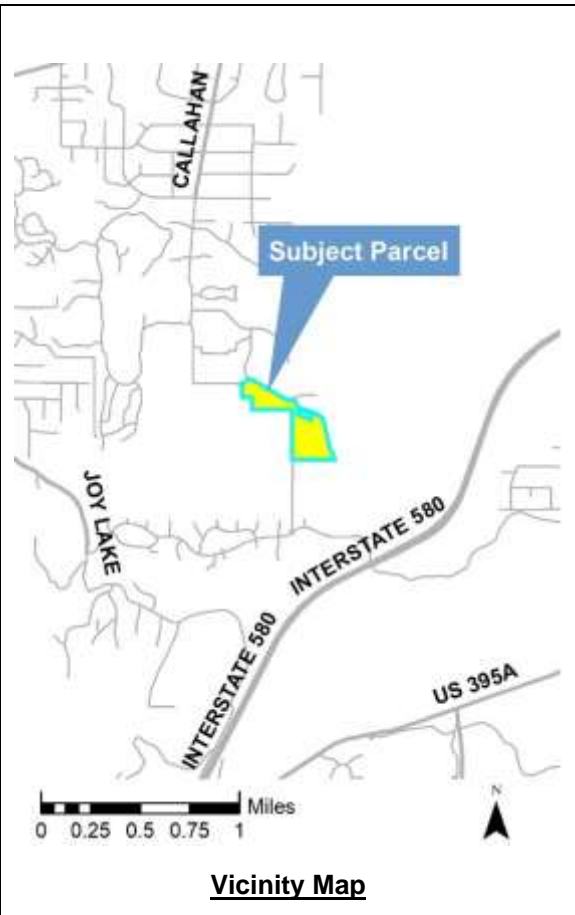
BRIEF SUMMARY OF REQUEST: To approve a utility services use type in the LDS regulatory zone.

STAFF PLANNER: Chris Bronczyk, Senior Planner  
Phone Number: 775.328.3612  
E-mail: cbronczyk@washoecounty.gov

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a sewer lift station, which is classified as utility services use type. Additionally, the applicants are asking to vary the landscape requirements of Article 412 as part of this special use permit.

Applicant:	QS, LLC.
Property Owner:	Gateway Company, L.C.
Location:	4890 Callahan Ranch Trail
APN:	148-130-04
Parcel Size:	41.937 acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Low Density Suburban (LDS)
Area Plan:	Forest
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0011 for QS, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

*(Motion with Findings on Page 8)*

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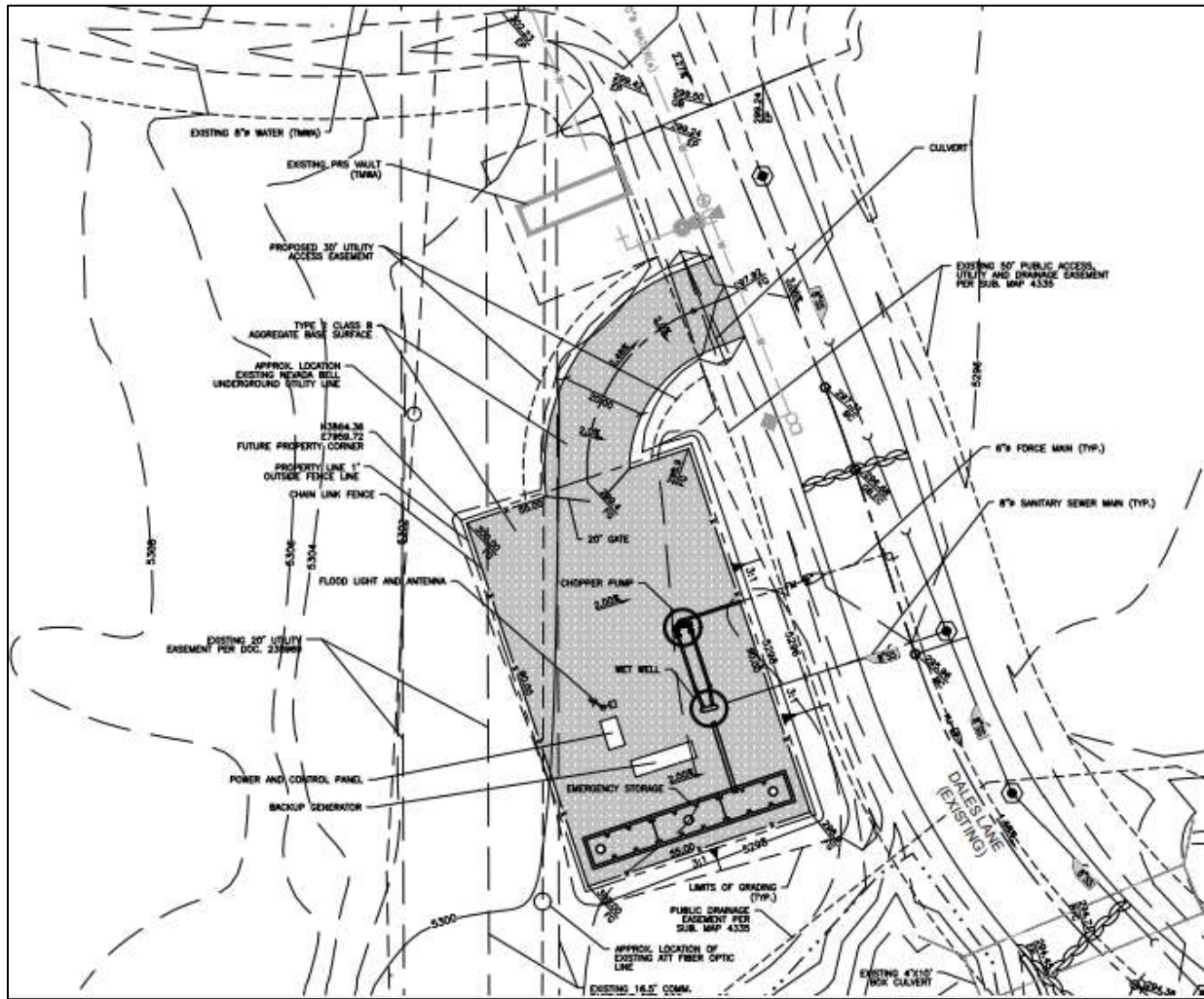
### **Special Use Permit**

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 WSUP22-0011 are attached to this staff report and will be included with the action order.

The subject property is designated as Low Density Suburban (LDS). The proposed use of a sewer lift station, which is classified as a utility services use type, is permitted in the LDS regulatory zone with approval of a special use permit per WCC 110.302.05.2. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



**Site Plan**

**Project Evaluation**

The applicant is requesting a special use permit for the construction and operation of a sewer lift station (utility services use type) on the project site. The proposed sewer lift station will be owned and maintained by Washoe County and is located southwest of the intersection of Callahan Road and Dales Lane. There are no proposed buildings or structures, and the majority of the sewer lift station mechanical components are located underground with minimal visual impact.

The parcel is 41.937 acres; however, the proposed lift station site is only 5,244 sf. The applicant indicates the intent to submit an additional parcel map application so that the proposed sewer lift station will be located on a separate parcel that is 5,244 sf. The subject parcel has a master plan designation of Suburban Residential (SR) and a Regulatory Zoning of Low Density Suburban (LDS).

The project site and abutting parcels to the west and north are zoned Low Density Suburban (LDS). The parcels to the east and northeast are Medium Density Rural (MDR) and High Density Rural (HDR). The parcels to the south are Open Space (OS).

The applicant contends that the proposed lift station is a critical piece of infrastructure and that it will assist in providing sewer services to existing and approved residential development. The construction of the sewer lift station is planned to occur with residential development to meet the demand of new lots and demand from existing lots. It is sized for 264 units, with a peak flow of 0.214 MGD. The proposed sewer lift station is part of the approved Terrasante project (TM06-004) and was previously approved under permit number: 06-4525, the permit was extended and then withdrawn in 2008. The proposed updated design will meet current code standards.

The proposed sewer lift station parcel will contain all the lift station mechanical components within a secure, fenced area. The majority of the mechanical equipment will be located underground, which is less intrusive visually and reduces the minimal noise emitted from the facility.



**Example of Similar Use – Spanish Springs Sewer Lift Station**

Improvements associated with the sewer lift station will include an associated 30 ft. utility access easement for a 20 ft. access drive to connect the sewer lift station facility to Dales Lane. The sewer lift station will be fully fenced for security. The applicant indicates that the gravity sewer main into the sewer lift station and the force main out of the sewer lift station will be part of a separate permit.

The applicant is requesting to waive landscaping requirements for the proposed sewer lift station. Washoe County Development Code Article 412 outlines landscaping requirements and WCC Section 110.412.40 lists the landscaping requirements for Civic and Commercial use types.

The code indicates that any landscaping required in this section may contribute toward the minimum requirements, including a mixture of building and buffer landscaping. Staff believes that these portions of Section 110.412.40 apply to the project site:

- (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.
- (b) Required Yards Adjoining Streets. All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.
- (c) Landscaped Buffers Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a landscaped buffer is required as follows:
  - 1. The buffer shall be the width of the required front, side or rear yard for the entire length of the adjoining common property line; and
  - 2. The buffer shall include at least one (1) tree every twenty (20) linear feet of property frontage, or fraction thereof, planted in off-set rows or groupings to achieve maximum screening.
- (d) Screening Adjoining Residential Uses. When a civic or commercial use adjoins a residential use, a solid decorative wall or fence shall be erected along the entire length of the common property line. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable

The applicant is requesting to waive the standards because there is no proposed buildings or structures, and the majority of the sewer lift station mechanical components are located underground with minimal visual impact. Staff believes the applicant should meet some of the code requirements for landscaping as listed above. There is a public trail proposed to the west of the proposed sewer lift station. Staff is requiring the applicant to meet the landscape buffer standards and general landscape requirements for the west and north boundaries of the proposed project.

**Forest Area Plan Evaluation**

The subject parcel is located within the Forest Area Plan. The following is the pertinent policy from the Area Plan:

**Forest Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
F 7.1	Require the underground placement of new utility distribution infrastructure	Yes	None

**Reviewing Agencies**

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



Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Building & Safety	X	X	X	Dan Holly, dholly@washoecounty.gov
Washoe County Engineering & Capital Projects	X			
Washoe County Land Development	X	X	X	Walt West, wwest@washoecounty.gov; Rob Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		
Washoe County Planning & Building Director	X			
Washoe County Sewer	X	X	X	Tim Simpson,
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X	X	Vahid Behmaram, vbehmaram@washoecounty.gov; Timber
WCHD Air Quality	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio,
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X	X	Bret Tyler, bretttyler2@gmail.com; Jim Schaffer, shafferjam51@gmail.com; Will Lumpkin, wlumpkin@washoecounty.gov

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan.

**Staff Comment:** Staff has reviewed the Master Plan and the Forest Area Plan, and the proposed use is consistent with the action programs, policies, standards and maps.

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

**Staff Comment:** Adequate utilities, roadways, sanitation, water supply, drainage, and other necessary facilities are already in place or have been provided.

- (c) **Site Suitability.** That the site is physically suitable for utility services use type and for the intensity of such a development.

Staff Comment: The site is physically suitable for a sewer lift station which is a utility services use type, and the site is suitable for the the intensity of such a development. The site was previously approved for a sewer lift station as part of a previously approved tentative subdivision map. The site is classified as “Unconstrained” with some areas of slopes greater than 15% on the Forest Area Plan Development Constraints/Suitability map.

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

Staff Comment: The proposed use 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. The site location has always been the intended location for the lift station, the maps and proposals related to the Terrasante subdivision (TM06-004) identify the Dales Lane Sewer Lift Station. The proposal is intended to further the ability to serve adjacent residential uses with sewer service. It is anticipated to have minimal visual and noise impacts due to the majority of the mechanical equipment being located underground.

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

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0011 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0011 for QS, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for utility services use type and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or



improvements of adjacent properties; or detrimental to the character of the surrounding area;

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

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant:                    QS LLC  
                                     ptanguay@fritzduda.com

Property Owner:          Gateway Company, LLC  
                                     2801 Woodside St  
                                     Dallas, TX 75204



# Conditions of Approval

Special Use Permit Case Number WSUP22-0011

The project approved under Special Use Permit Case Number WSUP22-0011 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 2, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

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

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The 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 Building Division**

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

**Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612,  
[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff’s Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.
- e. The following **Operational Conditions** shall be required for the life of the business:
  - i. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - ii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Washoe County Building Division**

2. The following conditions are requirements of the Building Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Rosa Landis, 775.328.2034, [rlandis@washoecounty.gov](mailto:rlandis@washoecounty.gov)**

- a. The proposed sewer lift station will need to comply with the 2018 International Building Code. A sewer lift station is considered a Group U occupancy classification.

**Truckee Meadows Fire Protection District**

2. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

### **Washoe County Health District, Environmental Health Services (EHS)**

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

**Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. WCHD has reviewed the referenced application and has no conditions or concerns with the approval of the request as outlined and presented in the application.
- b. WCHD will process this infrastructure through the normal permitting processes if approved.

### **Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)**

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

**Contact Name: Robert Wimer, P.E. (775) 328-2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- 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. 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 revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

### **DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

**Contact Information: Robert Wimer, P.E. (775) 328-2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- c. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

**UTILITIES (County Code 422 & Sewer Ordinance)**

**Contact Information: Tim Simpson, P.E. (775) 954-4648,  
tsimpson@washoecounty.gov**

- d. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

\*\*\* End of Conditions \*\*\*

**From:** [Landis, Rosa](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** April Agency Review - Memorandum II, Items 4 & 6  
**Date:** Monday, April 25, 2022 2:20:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good afternoon Chris,

I have reviewed items 4 & 6 for the Building Division and here are my comments:

**Item 4**

- Any tents or temporary structures associated with this event must comply with the 2018 International Building Code and Washoe County Chapter 100

**Item 6**

- The proposed sewer lift station will need to comply with the 2018 International Building Code. A sewer lift station is considered a Group U occupancy classification.

Please let me know if you have any questions or need any additional information.

Thank you,



**Rosa Landis**

**ICC Certified Plans Examiner | Community Services Department**

[RLandis@washoecounty.gov](mailto:RLandis@washoecounty.gov) | Direct Line: 775.328.2034

In-Office Hours: Mon & Tues, 7:30 am – 4:30pm

Visit us online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Building call: 775.328.2020

Building Email: [building@washoecounty.gov](mailto:building@washoecounty.gov)

1001 E. 9<sup>th</sup> Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

☆ [Submit a Nomination](#) ☆

**\*\* Please notify the Permit Technician you have been working with or [building@washoecounty.us](mailto:building@washoecounty.us) when you have uploaded corrections, revisions, or ANY new document. \*\***





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

Date: April 26, 2022

To: Chris Bronczyk, Planner

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

Re: Special Use Permit for ***Dales Lane Sewer Lift Station WSUP22-0011***  
 APN 148-130-04

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a sanitary sewer lift station and is located on approximately 5,244 square feet of a 41.937-acre parcel located southwest of the intersection of Callahan Road and Dales Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Manhard Consulting. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, 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. 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 revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The



Subject: **Dales Lane Sewer Lift Station WSUP22-0011**  
Date: April 26, 2022  
Page: 2

property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink, (775) 328-2050

1. No traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP22-0011 (Dales Lane Sewer Lift Station) Conditions of Approval  
**Date:** Monday, April 25, 2022 7:46:18 AM  
**Attachments:** [image001.png](#)

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Good Morning Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584  
3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*

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

April 27, 2022

Washoe County Community Services  
Planning and Development Division

RE: Dales Lane Sewer Lift Station; APN 148-130-04  
Special Use Permit; WSUP22-0011

Dear Washoe County Staff:

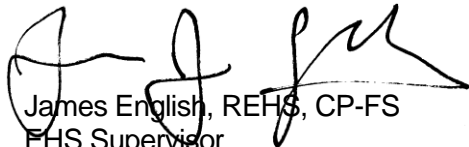
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: WCHD has reviewed the referenced application and has no conditions or concerns with the approval of the request as outlined and presented in the application.
- b) Condition #2: WCHD will process this infrastructure through the normal permitting processes if approved.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



**From:** [Kirschenman, Sophia](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Parks Comments RE: WSUP22-0011  
**Date:** Monday, May 2, 2022 11:38:01 AM  
**Attachments:** [Outlook-hjk4k35k.png](#)  
[Outlook-fvfgp3fg.png](#)  
[Outlook-oy5rd5ve.png](#)  
[Outlook-wqxrwo1.png](#)  
[Outlook-q2k4y1mu.png](#)

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Hi Chris,

I've reviewed WSUP22-0011 (Dales Lane Sewer Lift Station) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 E. 9<sup>th</sup> St.  
Reno, NV 89512  
Phone: (775) 328-3600  
Fax: (775) 328-3699

April 27, 2022

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Special Use Permit Case Number WSUP22-0011 (Dales Lane Sewer Lift Station)

**Project description:**

For hearing, discussion, and possible action to approve a special use permit for a sewer lift station, which is classified as a utility services use type.

Location: 4890 Callahan Ranch Trail.  
Assessor's Parcel Number: 148-130-04.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:*

**Comments:**

There is no anticipated increase of water demand with this project. No additional water rights requirements, recommend approval of this permit.

**Conditions:**

There are no conditions of approval for this permit.





Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

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

April 25, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0011 Dales Lane Sewer Lift Station

Dear Chris,

In reviewing the special use permit for a sewer lift station, the Conservation District has the following comments.

We recommend to not waiver the landscape requirements by having the applicant add additional native plants to further screen the facility even though it is at ground level.

To soften the chain link fence appearance, the District requests to add either brown and or green slats to the fence to blend better with the natural environment.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

**From:** [Karen E. Downs](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Dales Lane Sewer Lift Station  
**Date:** Thursday, April 14, 2022 4:03:29 PM  
**Attachments:** [image001.png](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,

We would like to request waiving the standards of Washoe County Development Code Article 412, Landscaping, for the proposed utility service (Section 110.412.40, Civic and Commercial Use Types.). There are no proposed buildings or structures, and the majority of the sewer lift station/utility service mechanical components will be located underground, with minimal visual impact. Additionally, there are existing trees and shrubs to the south/southeast of the project to provide additional screening. As shown in the application materials, the proposed fencing is consistent with a similar Washoe County sewer lift station facility.

Thank you,  
Karen

**Karen E. Downs** | Senior Planner/Project Manager

241 Ridge Street, Suite 400, Reno, NV, 89501  
d: [775.321.6538](tel:775.321.6538) | c: [775.313.3360](tel:775.313.3360) | [manhard.com](http://manhard.com)



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62 Parcels within 1,000 Feet

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Dales Lane Sewer Lift Station</b>			
Project Description: Proposed sanitary sewer lift station. See attached detailed project description.			
Project Address: 4890 Callahan Ranch Trail, Washoe County NV 89511			
Project Area (acres or square feet): +/- 5,244 sq. ft. ( portion of 41.937 acre parcel)			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project site is generally southwest of the intersection of Callahan Road and Dales Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-130-04	41.937		
*The project area is a portion of the parcel			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s):			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Gateway Company, L.C.		Name: Manhard Consulting	
Address: 2801 Woodside St.		Address: 241 Ridge Street, Suite #400	
Dallas TX	Zip: 75204	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6538	Fax:
Email:		Email: kdowns@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person: Karen Downs	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: QS LLC		Name:	
Address: 4785 Caughlin Parkway		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-233-9233	Fax:	Phone:	Fax:
Email: ptanguay@fritzduda.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See  
Sheet  
#2

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Dales Lane Sewer Lift Station</b>			
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Name: QS LLC		Name: Manhard Consulting	
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Reno, NV	Zip: 89519	Reno, NV	Zip: 89501
Phone: 775-233-9233	Fax:	Phone: 775-321-6538	Fax:
Email: ptanguay@fritzduda.com		Email: kdowns@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person: Karen Downs	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: QS LLC		Name:	
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Email: ptanguay@fritzduda.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See Sheet #1

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

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

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

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

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

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.



8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Property Owner Affidavit

Applicant Name: GATEWAY COMPANY, L.C.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, GATEWAY COMPANY, L.C.
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 148-130-04

Printed Name PAUL TANGUAY

Signed [Signature]

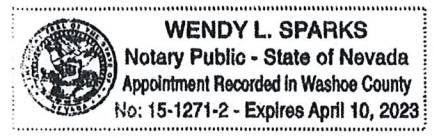
Address 985 Damento Ranch Pkwy.
Ste. 210
Reno, NV 89521

Subscribed and sworn to before me this
15th day of March, 2022.

Wendy L. Sparks
Notary Public in and for said county and state

My commission expires: 4/10/2023

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: QPS LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, QPS LLC
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 148-130-04

Printed Name PAUL TANEQUAY

Signed [Signature]

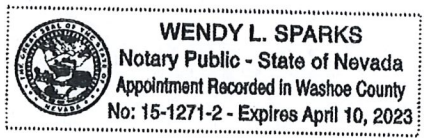
Address 985 Damoate Ranch Hwy
Ste. 210
Reno, NV. 89521

Subscribed and sworn to before me this 15th day of March, 2022.

Wendy L. Sparks
Notary Public in and for said county and state

My commission expires: 4/10/2023

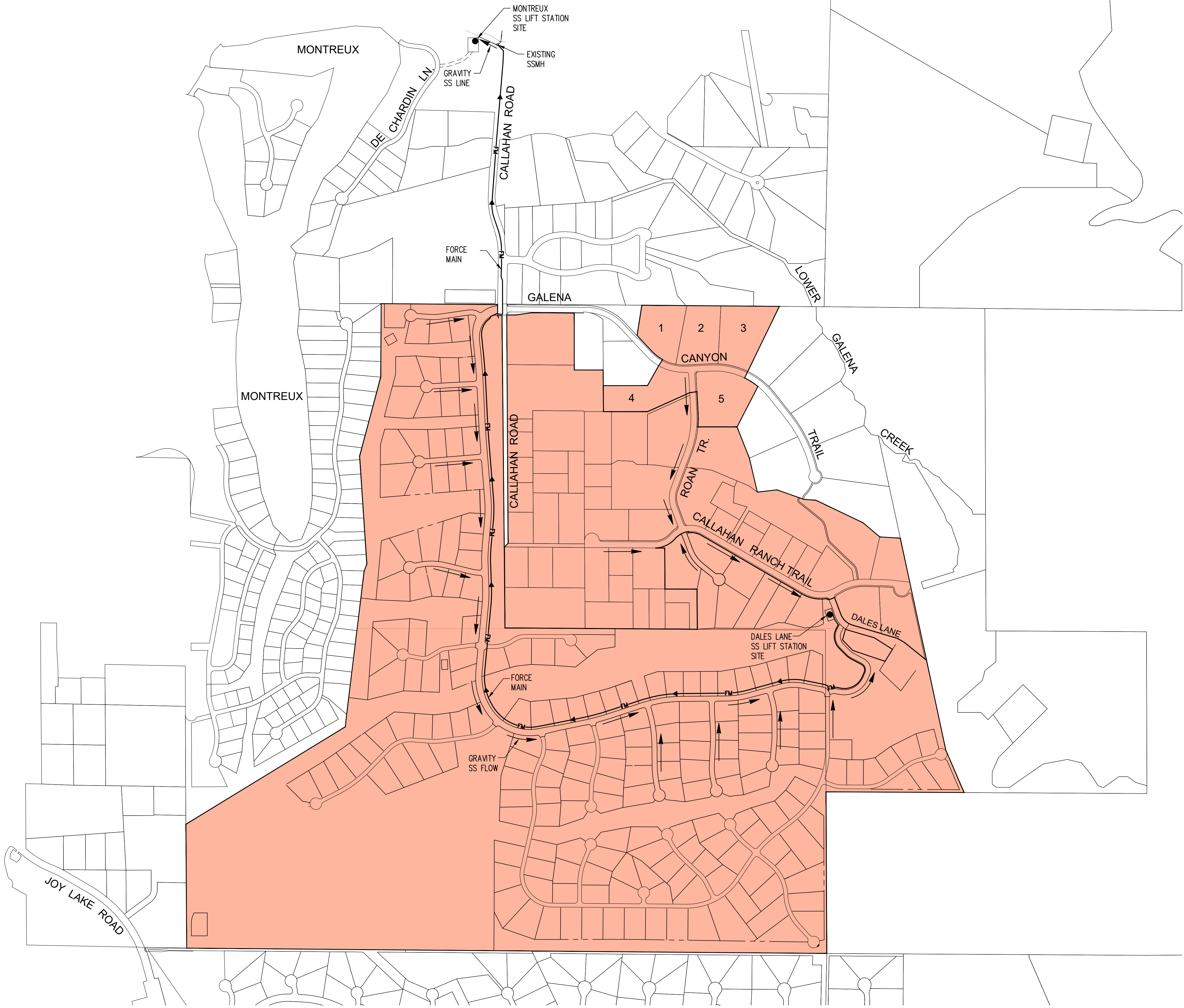
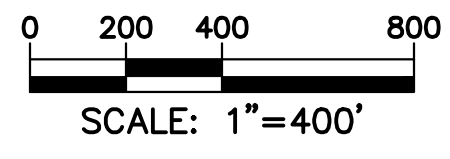
(Notary Stamp)



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- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship





**CONTRIBUTING AREAS**

	<b>PROPOSED UNITS</b>
	TOTAL = 264 UNITS
	<b>FLOW</b> - 270 gpd/unit
	<b>PEAK FACTOR</b> - 3 PF
$Q_{PEAK}$	= 0.214 MGD
$Q_{PEAK}$	= 148 gpm
$Q_{PEAK}$	= 0.332 cfs
MIN V' = 2.5 fps	
MIN PUMP DISCHARGE: 4" F.M.	
$Q_{PEAK}$	= 148 gpm
	= 0.33 cfs
$A_4$	= 0.0873 sf
$V_4$	= $\frac{Q}{A_4} = \frac{0.33}{0.0873}$
$V_4$	= 3.8 fps
MIN PUMP DISCHARGE: 6" F.M.	
$Q$	= 148 gpm
	= 0.33 cfs
$A_6$	= 0.196 sf
$V_6$	= $\frac{Q}{A_6} = \frac{0.33}{0.196}$
$V_6$	= 1.7 fps

S.S. FORCE MAIN  
 S.S. GRAVITY

November 8, 2021 - 12:33 Dog Blaine\_Vind.sc.nva\Projects\66\Gawwcn\Draw\Exhibits\Sewer Lift Station\Lift Station Contribution Area.dwg Updated By: owestger

DATE	REVISIONS	DRAWN BY	CHECK BY

Manhard

CONSULTING

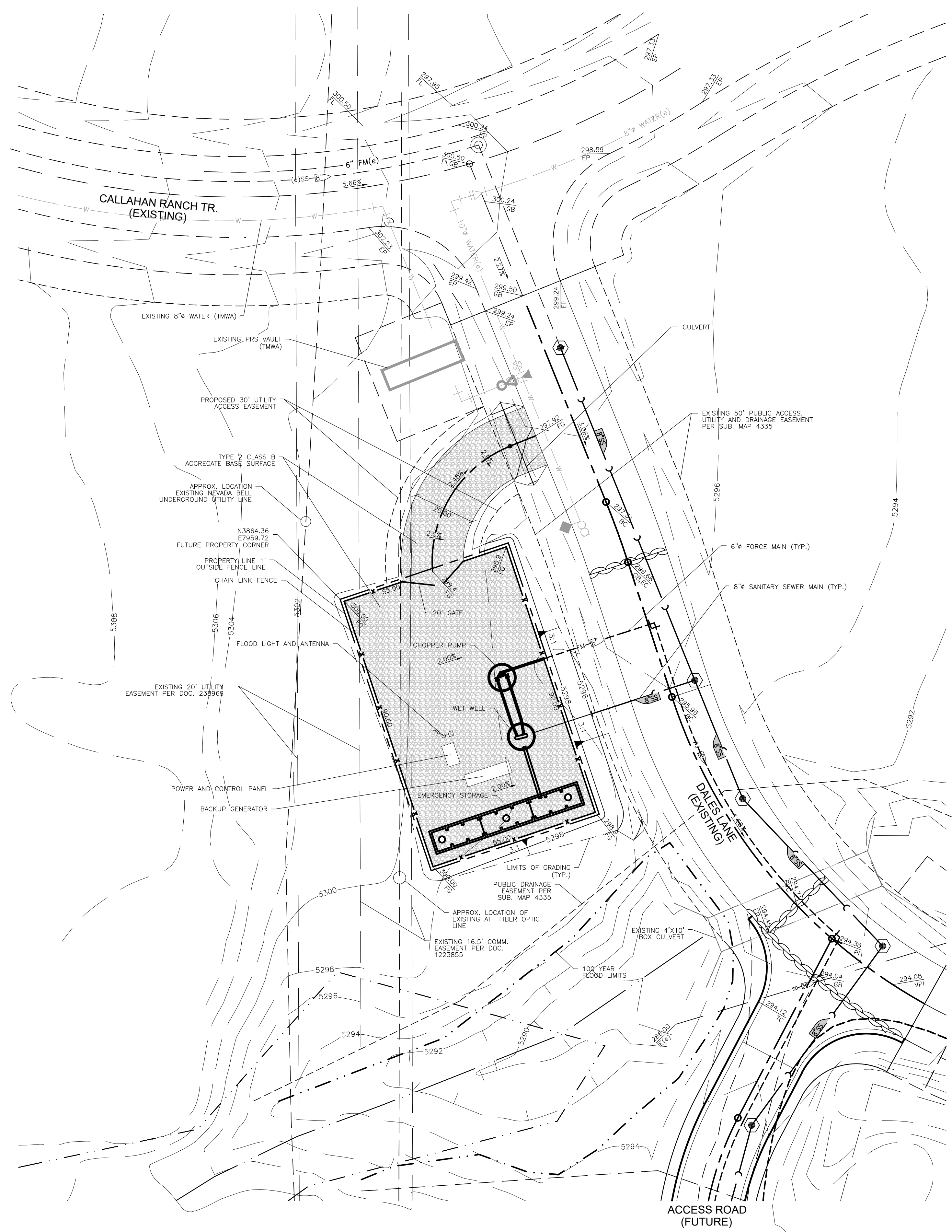
241 Ridge Street, Suite 400, Reno, NV 89501    ph: 775.748.3500    manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

DALES LANE SEWER LIFT STATION - EXHIBIT 1  
 WASHOE COUNTY, NEVADA  
 CONTRIBUTION AREA & FORCE MAIN

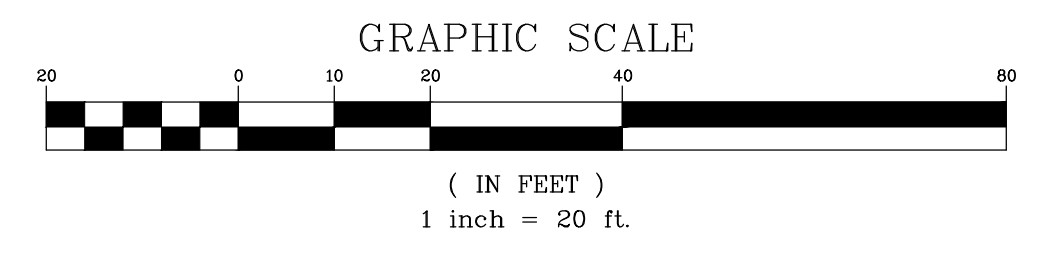
PROJ MGR: AWM  
 PROJ ASSOC: RRW  
 DRAWN BY: MB  
 DATE: 11/8/21  
 SCALE: 1"=400'  
 SHEET  
**1** OF **1**  
 Gwlwcnv01



November 8, 2021 - 09:54 - Draw Name: P:\Projects\2021\11\11\Final\Drawings\11\11\Station\_SUP\11\11\Station-Grading.dwg Updated By: DBirchfield



- GENERAL NOTES:**
1. LIFT STATION TO BE OWNED/MAINTAINED BY WASHOE COUNTY
  2. NO PROPOSED BUILDINGS/STRUCTURES
  3. FUTURE PARCEL AREA = 5,244 SF (BY SEPARATE ENTITLEMENT)
  4. LIMITS OF GRADING/DISTURBANCE = ±8,000 SF
  5. APPROXIMATE EARTHWORK = ±400 CY



**BASIS OF BEARINGS**  
PARCEL MAP 3633, FILE NUMBER 2434419, OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

**BASIS OF ELEVATION**  
WASHOE COUNTY STATION "CWM216" TAKEN AS ELEVATION OF 5754.97. SAID STATION BEING A CL INTERSECTION STREET MONUMENT LOCATION AT THE INTERSECTION OF BENNINGTON COURT & JOY LAKE ROAD.

DATE	REVISIONS	DRAWN BY	CHECK BY

**Manhard CONSULTING LTD.**  
241 Ridge Street, Suite 400, Reno, NV 89501 | ph:775-748-3500 | f:775-748-3500 | manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DALES LANE LIFT STATION SUP  
WASHOE COUNTY, NEVADA  
SITE & GRADING PLAN



PROJ MGR:	DCB
PROJ ASSOC:	KD
DRAWN BY:	DCB
DATE:	11/8/21
SCALE:	1"=20'
SHEET	1 OF 1

SUP PLANS - NOT FOR CONSTRUCTION

# DALES LANE SEWER LIFT STATION

SPECIAL USE PERMIT

April 2022



Prepared For:

**QS LLC**

4785 Caughlin Parkway Reno, NV 89519

Prepared By:



**Manhard.**  
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

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**APPENDICES**

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- SUP Application
- Property Owner Affidavits
- Plan Set
- Preliminary Hydrology Report
- Technical Sewer Memo





## PROJECT LOCATION

The proposed sewer lift station is located southwest of the intersection of Callahan Road and Dales Lane (5,244 sq. ft. portion of APN 148-130-04). Please note that a separate application will be submitted so that the proposed sewer lift station will be on a separate parcel. The proposed sewer lift station will ultimately be located on one 5,244 sq. ft. parcel.

Figure 1: Project Location

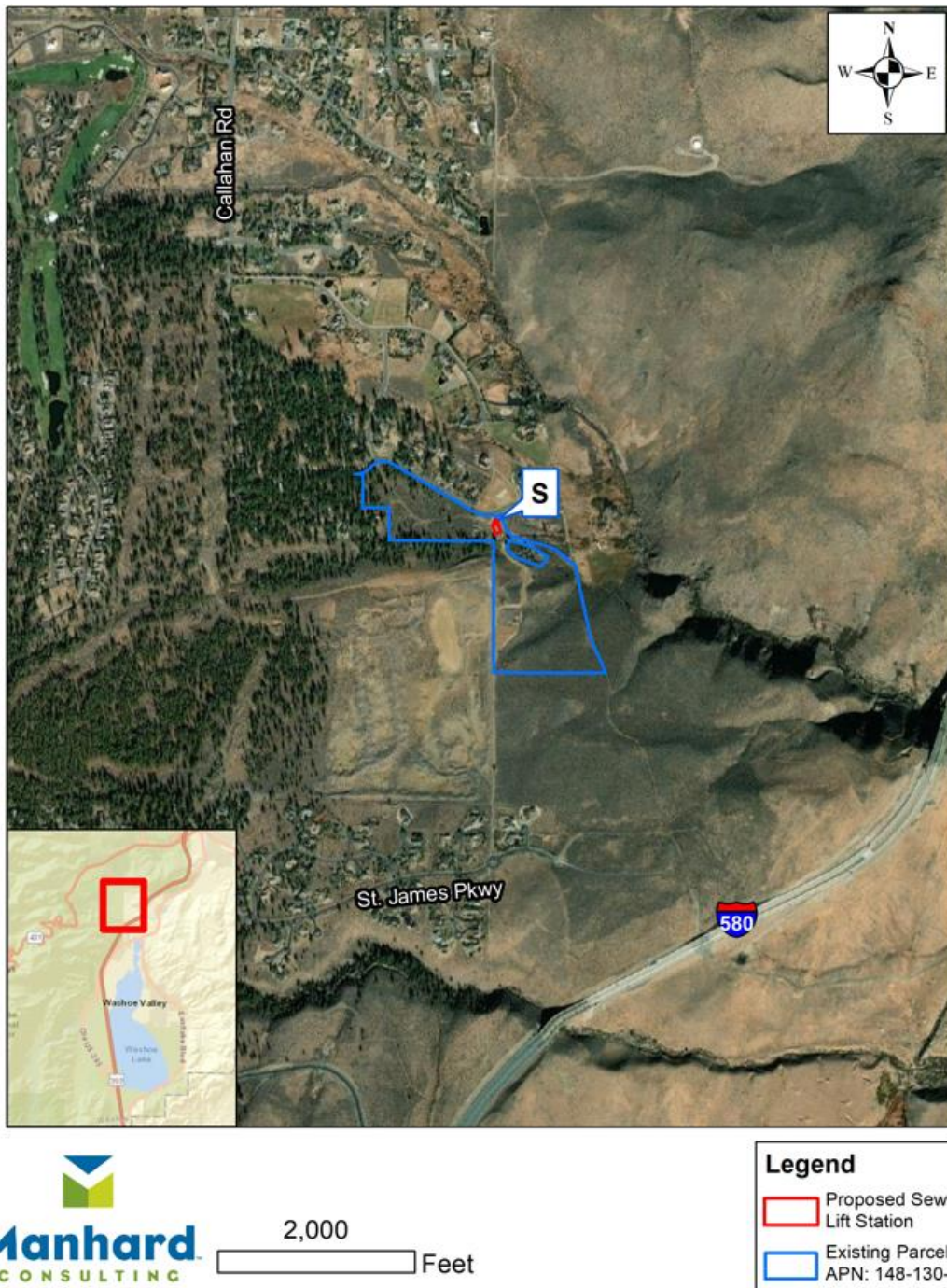




Figure 2: Project Location- Proposed Sewer Lift Station



500  
Feet

**Legend**

- Proposed Sewer Lift Station
- Existing Parcel APN: 148-130-04



## EXISTING CONDITIONS

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The proposed sewer lift station was previously approved and permitted by Washoe County. The project site (portion of existing parcel where the sewer lift station will be located) was previously graded and disturbed in anticipation of this proposed sewer lift station. The existing parcel (surrounding the proposed sewer lift station parcel) is undeveloped and is approved for single family residential development. The parcels surrounding the existing project parcel are developed with single family residential uses or are undeveloped.

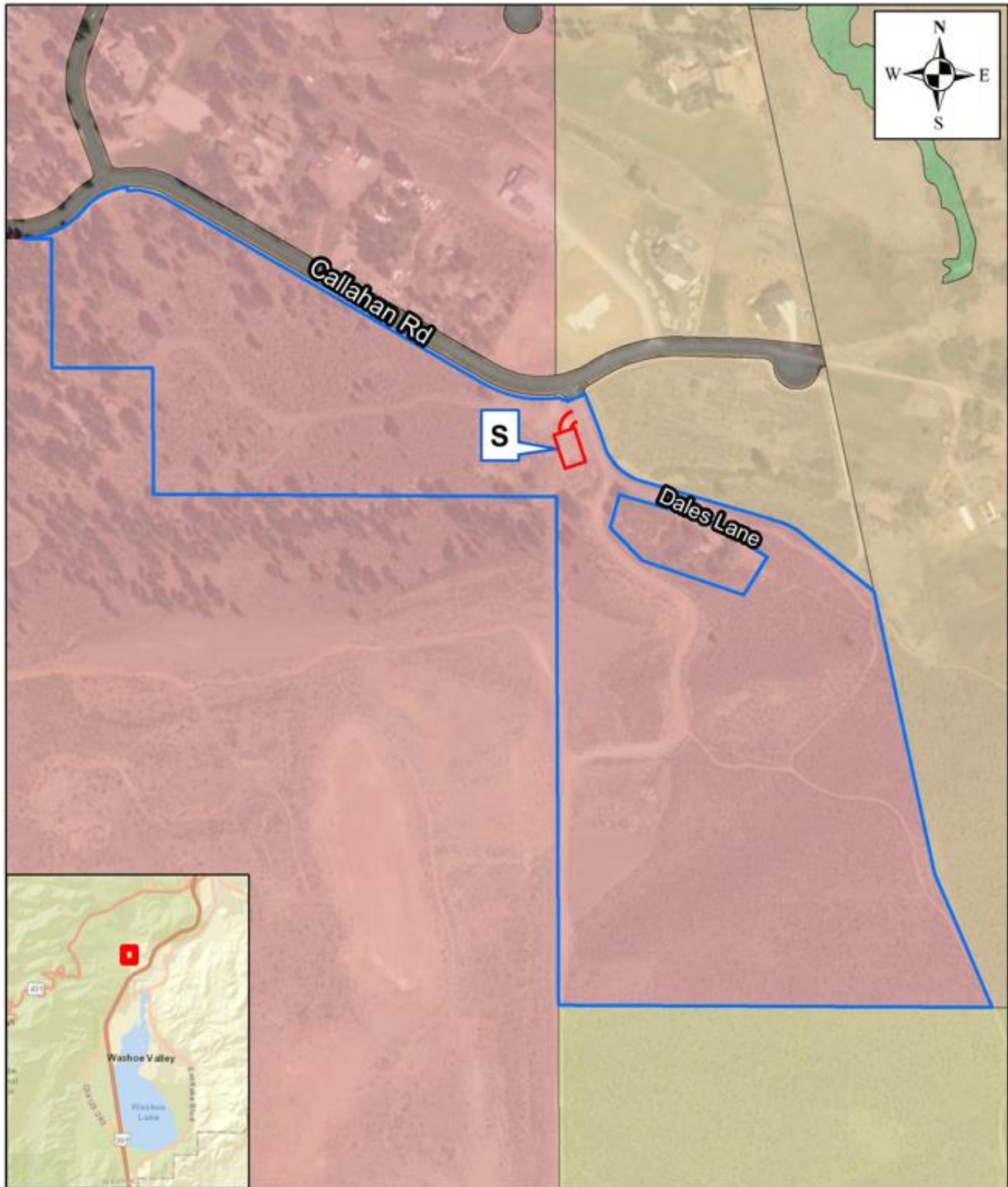
The Master Plan designation of the parcel is Suburban Residential (SR) and the zoning designation is Low Density Suburban (LDS).

**Figure 3: Surrounding Property Designations**

Direction	Master Plan	Zoning	Existing Land Use
<b>North</b>	Suburban Residential Rural Residential	Low Density Suburban Medium Density Rural	Single Family Lots/ Undeveloped
<b>East</b>	Rural Residential	High Density Rural	Single Family Lot/ Undeveloped
<b>South</b>	Open Space	Open Space	Undeveloped
<b>West</b>	Suburban Residential	Low Density Suburban	Undeveloped



Figure 4: Master Plan Designation – Suburban Residential (SR)



500 Feet

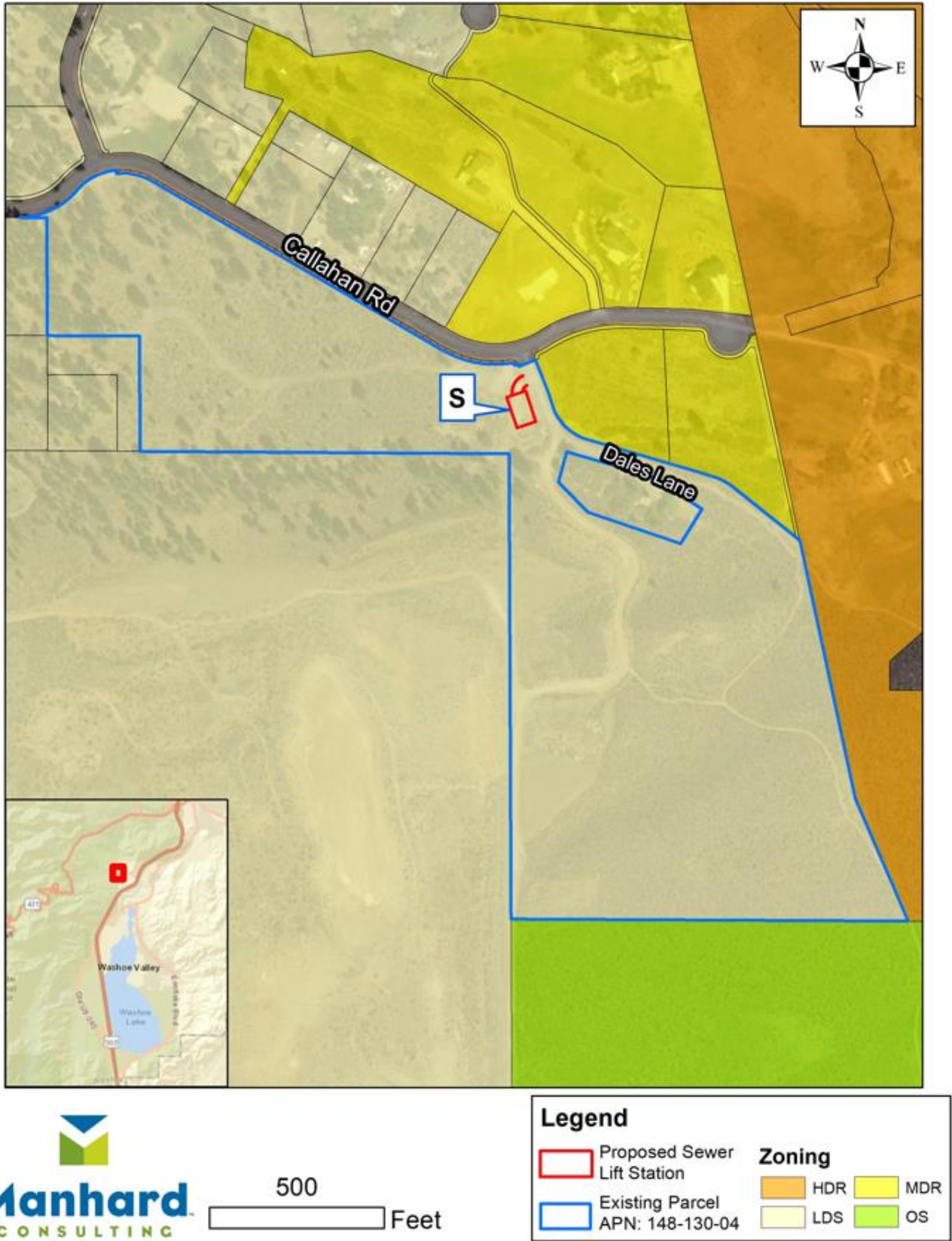
**Legend**

	Proposed Sewer Lift Station	<b>Master Plan</b>
	Existing Parcel APN: 148-130-04	 OS
		 RR
		 R
		 SR





Figure 5: Zoning Designation – Low Density Suburban (LDS)



500 Feet



## APPLICATION REQUEST

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The enclosed application is a request for:

- 1) A **Special Use Permit** for the installation of a sewer lift station (Utility Services).

## PROJECT DESCRIPTION & JUSTIFICATION

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The proposed sewer lift station is a critical piece of infrastructure that will assist in providing sewer services to existing and approved residential development (within the Dales Lane Sewer Lift Station Contribution Area, see Sewer Memo). The construction of the sewer lift station is planned to occur with residential development to meet the demand of new lots and demand from existing lots. It is sized for 264 units, with a peak flow of 0.214 MGD. The proposed sewer lift station is necessary to provide public sewer service to this area due to topographic constraints and location of existing sewer infrastructure.

A separate application will be submitted so that the proposed sewer lift station will be on a separate parcel and is anticipated to run concurrently with this request. The project area will ultimately be located on one 5,244 sq. ft. parcel (57' x 92').

The sewer lift station parcel will contain all the lift station mechanical components within a secure, fenced area. The majority of the mechanical equipment will be located underground, which is less intrusive visually and reduces the minimal noise emitted from the facility.

Improvements associated with the sewer lift station will include an associated 30 ft. utility access easement for a 20 ft. access drive to connect the sewer lift station facility to Dales Lane. The sewer lift station will be fully fenced for security.

The facility will be owned and maintained by Washoe County.

The sewer lift station was previously approved and permitted by Washoe County (Callamont Associates, LLC, Development Lift Station Study June 14, 2004). The proposed updated design will meet current code standards.

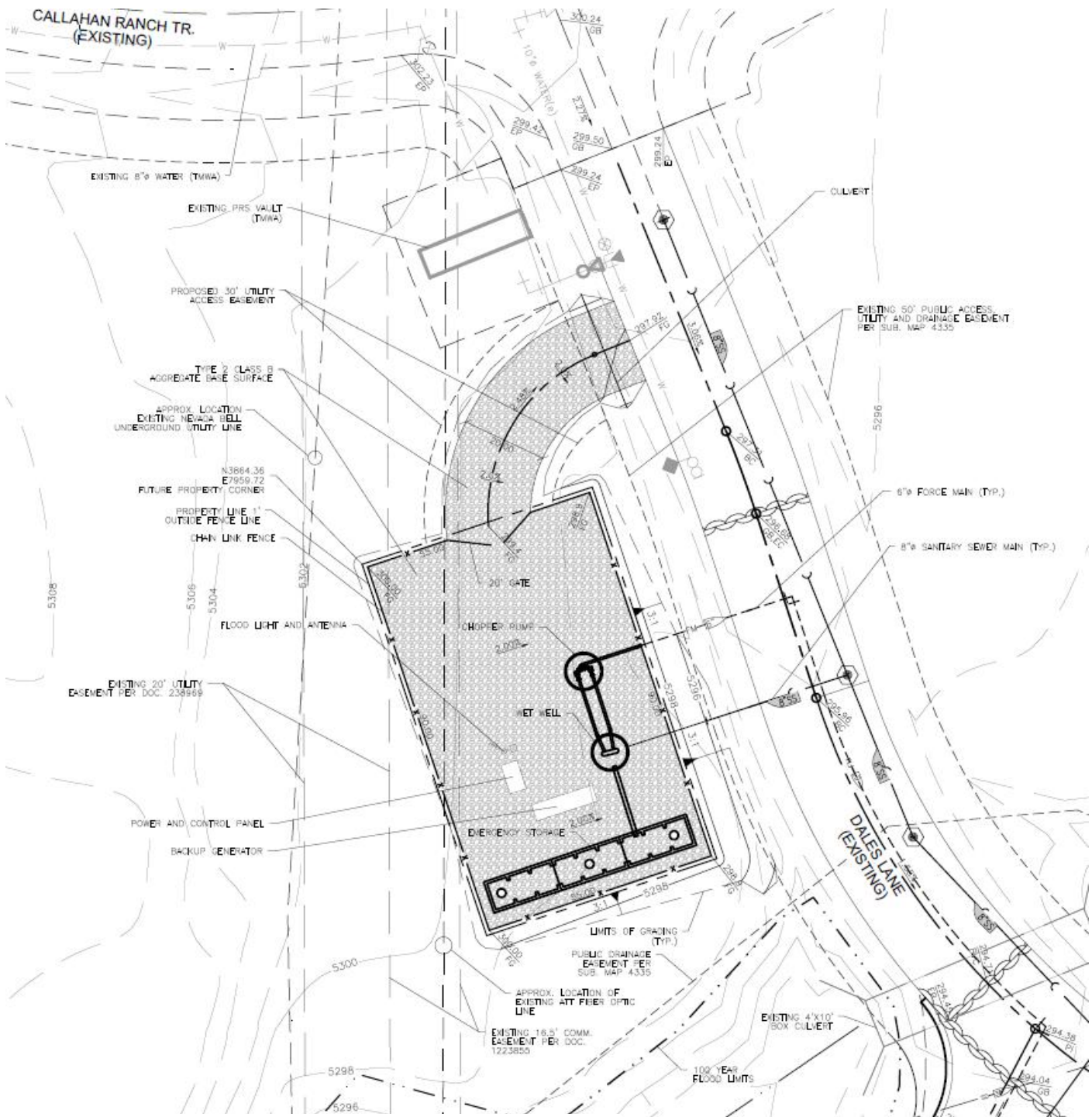
The gravity sewer main into the sewer lift station and the force main out of the sewer lift station will be part of a separate permit. The existing approved plans include that this lift station will receive flows from an 8" sewer main and discharge flows in a 6" force main.

**Figure 6: Project Summary**

Project Summary	
Existing Parcel	41.94 acres
Proposed Sewer Lift Station Parcel	.12 acres (5,244 sf)
Estimated Capacity of Facility	0.214 MGD
Project Access	From Dales Lane (30 ft. access easement with 20 ft. access drive)



Figure 7: Site Plan (full size Site Plan submitted with Application)



**GENERAL NOTES:**

1. LIFT STATION TO BE OWNED/MAINTAINED BY WASHOE COUNTY
2. NO PROPOSED BUILDINGS/STRUCTURES
3. FUTURE PARCEL AREA = 5,244 SF (BY SEPARATE ENTITLEMENT)
4. LIMITS OF GRADING/DISTURBANCE = ±8,000 SF
5. APPROXIMATE EARTHWORK = ±400 CY



## Sewer Lift Station Design

The sewer lift station will be designed in accordance with Washoe County standards.

As included in the attached Sewer Technical Memorandum, the peak daily flow has been used to determine the size of lift station. Lift station wet well sizing takes into consideration the fill time, based on average flow, and the minimum pump cycle time. Sound engineering practice dictates that the minimum wet well volume in gallons be one quarter of the product of the minimum pump cycle time, in minutes, and the total pump capacity, in gallons per minute. The volume of the wet well should provide a retention period not to exceed 30 minutes of average daily design flow. In addition, regional lift stations should be provided with additional wet well capacity for redundancy. When selecting the minimum cycle time, the pump manufacturer's duty cycle recommendations shall be utilized. Starting and stopping more than seven times an hour for any one pump is not recommended.

Emergency operation is provided to protect public health by preventing sewer back-ups and subsequent discharge into streets and other public or private property. The most common emergency would be a power outage. The lift station is equipped with standby generators to provide a backup power supply. Specific wet well sizing and back-up power requirements are based on individual station location, response time, capacities, and severity of impacts from any sanitary sewer overflow.

## VISUAL IMPACTS

---

Because the majority of the mechanical equipment will be located underground, the proposed sewer lift station will have minimal visual impact. As shown on the Site Plan (Figure 6), only the emergency backup generator and electrical panel will be located above-ground, with the mechanical equipment underground. The site will be fully fenced with a chain link fence.

To demonstrate what the site will look like, Figure 8 shows a similar Washoe County sewer lift station located in Spanish Springs.





Figure 7: Site Photographs





Figure 9: Example of a Similar Use Washoe County Sewer Lift Station in Spanish Springs



Figure 9: Example of a Similar Use Washoe County Sewer Lift Station, cont.



## ACCESS

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The proposed sewer lift station will be accessed from Dales Lane through a 20 ft. access drive, within a 30 ft. utility access easement, to connect the sewer lift station facility to Dales Lane.

## TRIP GENERATION

---

The trip generation associated with the sewer lift station is only based on general maintenance of the facility. It is estimated that there will be +/- 1 trip per week for maintenance activities. The trip generation for this lift station does not warrant a traffic impact report per the Washoe County trip generation regulations that only require a study for projects generating 80 or more weekday peak hour trips.

## FINDINGS

---

This project has been designed to consider the following:

### **Special Use Permit Findings (Section 110.810.30)**

**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 sewer lift station is anticipated in the Washoe County Master Plan Forest Area Plan (Appendix A Reynen and Bardis Specific Plan). The proposed sewer lift station will serve approved and existing residential lots within the Dales Lane Sewer Lift Station Contribution Area.

**(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 proposed sewer lift station will assist in the provision of public sewer service for the approved and existing residential lots within the Dales Lane Sewer Lift Station Contribution Area. The site is proposed because of the elevation.

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

The proposed location is anticipated in the Washoe County Master Plan Forest Area Plan, and is proposed because of the site elevation.

**(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;**



The proposed sewer lift station will benefit the approved and existing lots within the Dales Lane Sewer Lift Station Contribution Area by assisting in the provision of public sewer services. The minimal visual and noise impacts will be further reduced by locating the majority of the mechanical equipment underground.

**(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.**

N/A.



# Technical Memorandum

**Dales Lane Sewer Lift Station  
Washoe County, Nevada**

**To:** Tim Simpson, P.E., Washoe County Community Services  
Department

**From:** Ralph Wenziger, P.E.

**Date:** 11/8/21

**Subject:** Technical Memorandum – Dales Lane Sewer Lift Station

Manhard Consulting has prepared this Technical Memorandum in support of the Dales Lane Sewer Lift Station, force main, and contributing area. Included with this memorandum is Exhibit 1 showing the proposed contributing area, lift station location, and force main route that will ultimately discharge at the existing Montreux sewer lift station at De Chardin Lane.

The purpose of this Technical Memorandum (TM) is to:

1. Verify the contributing area, EDU flow rate, and peaking factor.
2. Verify the design peak flow rate.
3. Verify the force main diameter.

## 1. Contributing area, EDU flow rate, and peaking factor

The Dales Lane sewer lift station will have a contributing area to serve approximately 264 units and will incorporate areas surrounding Galena Canyon Trail, Callahan Ranch Road and south of the lift station site. The EDU flow rate used will be 270 gpd/unit with a peaking factor of 3 per Washoe County sewer design standards.

## 2. Design peak flow rate

The above provided information gives a peak flow rate of:

$$264 \text{ units} \times 270 \text{ gpd/unit} \times 3 \text{ PF} = 213,840 \text{ gpd}$$
$$Q_{\text{peak}} = \underline{\underline{0.214 \text{ MGD}}}$$

$$Q_{\text{peak}} = 148 \text{ gpm}$$

$$Q_{\text{peak}} = 0.332 \text{ cfs}$$



### 3. Force main diameter

The force main will be designed with a minimum cleansing velocity of 2.5 fps and a maximum velocity of 5 fps. Assuming a 4" force main will be utilized for the lift station, the calculations are as follows:

$$\begin{aligned} Q_{\text{peak}} &= 0.332 \text{ cfs} \\ 4" \text{ pipe area} &= 0.0873 \text{ sf} \\ \text{Velocity} &= Q/A = 0.332/0.0873 = \underline{\mathbf{3.8 \text{ fps}}} \end{aligned}$$

With the proposed peak flow of 0.214 MGD (0.332 cfs), the 4" force main will be adequate for the proposed contributing area while maintaining flow velocity between the required minimum and maximum velocities. The force main length is approximately 9,500 linear feet and the lift station wet well be sized with a 6-foot diameter barrel which will provide a pump cycle time of approximately 6 minutes.

I hope this memo provides adequate support for Dales Lane sewer lift station contribution area and flows. If there are any questions about the data/assumptions above, please do not hesitate to contact me.

Sincerely,

Ralph R. Wenziger, P.E.  
[rwenziger@manhard.com](mailto:rwenziger@manhard.com)  
775-887-5256





Civil Engineering  
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 Land Planning

November 8, 2021

Washoe County Public Works  
 1001 E 9<sup>th</sup> St, Reno, NV 89512

**Re: Dales Lane Lift Station SUP  
 Preliminary Drainage Study**

To Whom it May Concern,

The proposed sanitary sewer lift station is located within APN 148-130-04 near the intersection of Dales Lane and Callahan Ranch Trail of unincorporated Washoe County. The parent parcel is 41.937 acres but the lift station will ultimately be located on a future 0.120 acre parcel to be dedicated to Washoe County.

The project site is on a previously disturbed area southwest of the intersection of Dales Lane and Callahan Ranch Trail. Access will come from Dales Lane just south of an existing Truckee Meadows Water Authority Pressure Reducing Station Vault. The site currently slopes at approximately 2% to 8% from west to east with existing runoff draining to a roadside drainage ditch along the west side of Dales Lane, which discharges to Browns Creek southeast of the project.

The 20' wide access road and surface of the lift station yard will total to approximately 6,000 square feet (0.138 acres) of compacted Type 2 Class B Aggregate Base. Impervious surface improvements such as the manhole lids, backup generator, and power/control panel are expected to total less than 100 SF (0.002 acres).

Given the above information, the proposed project will have a negligible impact to peak storm water runoff. Erosion control and BMP measures will need installed and a SWPPP will need to be prepared and maintained throughout construction, but no further runoff mitigation is recommended.

If you have any questions or concerns, please contact me, Dan Birchfield, at [dbirchfield@manhard.com](mailto:dbirchfield@manhard.com) or (775) 321-6522.

Thank you,  
 MANHARD CONSULTING, LTD.



Daniel C. Birchfield, P.E.  
 Senior Project Manager

11/08/2021

**From:** [Karen E. Downs](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Dales Lane Sewer Lift Station  
**Date:** Thursday, April 14, 2022 4:03:29 PM  
**Attachments:** [image001.png](#)

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Hi Chris,

We would like to request waiving the standards of Washoe County Development Code Article 412, Landscaping, for the proposed utility service (Section 110.412.40, Civic and Commercial Use Types.). There are no proposed buildings or structures, and the majority of the sewer lift station/utility service mechanical components will be located underground, with minimal visual impact. Additionally, there are existing trees and shrubs to the south/southeast of the project to provide additional screening. As shown in the application materials, the proposed fencing is consistent with a similar Washoe County sewer lift station facility.

Thank you,  
Karen

**Karen E. Downs** | Senior Planner/Project Manager

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