



Board of Adjustment Staff Report

Meeting Date: November 3, 2022

Agenda Item: 8G

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0026 (Terracotta Well Site)

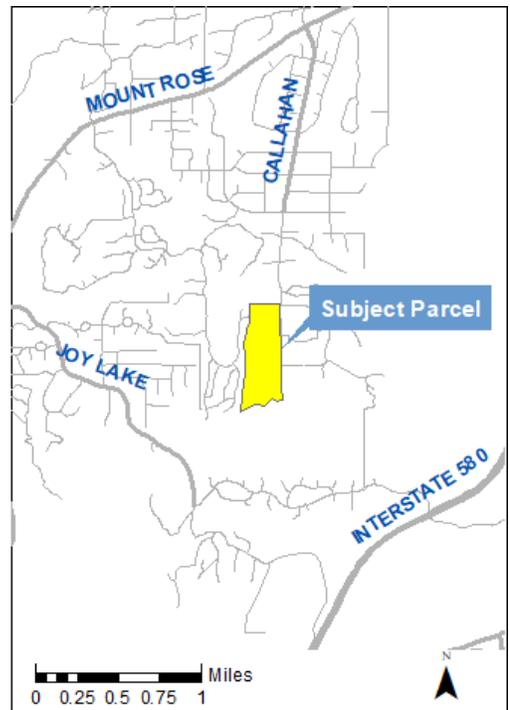
BRIEF SUMMARY OF REQUEST: A special use permit for the construction of two well houses and associated infrastructure on a portion of APN 047-141-12.

STAFF PLANNER: Mitch Markey, Planner
Phone Number: 775.328.2722
Email: mmarkey@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for the construction of two well houses and associated infrastructure on a portion of APN 047-141-12. The well sites will meet the water needs of new development on the parcel and will supplement the regional water system. The well sites are included in the Truckee Meadows Water Authority (TMWA) 2021-2025 Capital Improvement Plan. Following construction, TMWA is planning to accept ownership and operate the wells.

Applicant: QS LLC
Property Owner: Paul Tanquay, Robert A. Winkel
Location: 0 Joy Lake Road
APN: 047-141-12
Parcel Size: ± 85.233 acres
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Forest
Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WSUP22-0026 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 (SUP) 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 WSUP22-0026 are attached to this staff report and will be included with the action order.

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

Project Evaluation

The proposed well sites will be a part of the Truckee Meadows Water Authority (TMWA) regional water system and will assist in providing water services to the adjacent, approved residential development. The two existing wells were previously approved and have been drilled, however the wellhouses were never equipped nor was the associated infrastructure constructed. The construction of the wellhouses and equipping of the well sites is planned to occur with future residential development to meet the water needs of new development and to supplement the regional system. The well sites are included in the TMWA FY 2021-2025 Capital Improvement Plan. Following construction and acceptance by Truckee Meadows Water Authority (TMWA), TMWA will own and operate the wells.

The well sites will include a wellhouse building to house the well pump, motor, discharge piping, or appurtenances, and a required on-site generator. Each site will meet the development standards associated with WCDL Section 110.404.10 and 110.406.05 and will be fenced, screened, and landscaped in accordance with WCDL Section 110.412.40.

The new well pump, motor, discharge piping and appurtenance, and water treatment chemicals will be located within each new wellhouse with approximate building footprints of +/- 1,350 sq. ft (Terracotta Well Site) and +/- 860 sq. ft. (Tierra Grande Well Site). There will be approximately 500 gallons of water treatment chemicals stored in each wellhouse, and more than 550 gallons of secondary spill containment provided. A required generator will be located outside of the wellhouse structure, which will ensure emergency power to serve the pumps under electrical outages. The gensets will be exercised on a monthly basis to ensure their operational capability.

The new wellhouses will be constructed of concrete masonry unit (CMU) block with an exterior stucco-look, insulation system, and a composition roof. The stucco-look exterior will be painted in natural hues to match the surrounding and approved residential development. Floor Plans and Elevations and Site Plans and for the wellhouses are included with this application (see Figures 8, 9a, and 9b, will full size sets in the application package).

Additional improvements associated with the well sites will include an associated 30 ft. utility access easement with a 15 ft. access drive for the Terracotta Well Site and a 20 ft. access drive for the Tierra Grande Well Site, which will connect to the proposed residential road network.

Forest Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
F2.8	All landscape designs will emphasize the use of native and low water requirement vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.	Yes	Landscaping plan complies with the coverage and vegetation standards outlined in WCC 11.412.40.
F.2.18(b)	Any necessary public infrastructure such as water or wastewater facilities shall be located, landscaped, and designed in a manner that	Yes	The project complies with screening and landscaping requirements for utilities adjacent to residential areas found within WCC 110.412.40.

	prevents any negative impact to any existing residential development.		
F.18.2	The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.	Yes	TMWA studies have shown that the proposed well sites will not further impact existing wells in the vicinity (please see additional information provided by TMWA). Since acquiring the Callahan Ranch area water system in 2015, TMWA has implemented programs to improve groundwater sustainability and new rules for water rights dedication to mitigate new groundwater pumping. Additionally, four monitoring wells (not part of this application) are required with the approved residential subdivision and will be used to observe ground water levels and flow conditions.

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
NV Water Resources	X	X		
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwayne Smith, desmith@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			
Truckee Meadows Water Authority	X			

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.

1. **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.

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 utilities, roadways, sanitation, water supply, drainage, and other necessary facilities are already in place or have been provided. Roadway improvements are not required, because the applicant has indicated the site usage and number of trips to the site will not change after the project is constructed.

3. **Site Suitability.** That the site is physically suitable for a wellhouse and for the intensity of such a development.

Staff Comment: The site is physically suitable for a wellhouse. Washoe County Engineering has reviewed the project and provided conditions for grading and drainage in Exhibit A.

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: 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 wellsites have been designed to minimize impacts to the future residential development on the parcel and is consistent with WCCC 110.412.40 for screening and landscaping. TMWA studies have shown that the wells will not adversely impact the surrounding ground water resources.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0026 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 WSUP22-0026 for QC 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 a wellhouse and an infiltration basin 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/Owner: QS LLC
jpowell@fritzduda.com

Consultant: Karen R. Downs
kdowns@manhard.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0026

The project approved under Special Use Permit Case Number WSUP22-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 3, 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.

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 – Mitch Markey, Planner, 775.328.2722, mmarkey@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.
- 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.
- 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. Construction hours are 7am to 7pm Monday through Saturday.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - 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 any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. 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.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., Licensed Engineer, 775.328.2059, 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. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- c. Exported materials shall not be sold without the proper business license.
- d. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- e. 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.
- f. 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."

Washoe County Water Rights

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. Applicant must provide written acknowledgement from TMWA for the operation of these well sites as a document to the building permit.

Truckee Meadows Fire Protection District

- 3. 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 – Dale Way, Deputy Fire Chief, 775.326.6000, dway@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/>

*** End of Conditions ***



Date: September 27, 2022

To: Mitch Markey, Planner

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

Re: Special Use Permit for **Terracotta Well Site WSUP22-0026**
APN 047-141-12

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of two well sites and is located on approximately 85.322 acres south of Callahan Road and east of Callahan Ranch Trail. 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. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
3. Exported materials shall not be sold without the proper business license.
4. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
5. 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 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 conditions.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No utilities related conditions.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 28, 2022

TO: Mitch Markey, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP22-0026 (Terracotta Well Site)

Project description:

The applicant is proposing to approve a special use permit for the construction of two well houses and associated infrastructure on a portion of APN 047-141-12. The well sites will meet the water needs of new development on the parcel and will supplement the regional water system. The well sites are included in the Truckee Meadows Water Authority (TMWA) 2021-2025 Capital Improvement Plan. Following construction, TMWA is planning to accept ownership and operate the wells.

Location: 0 Joy Lake Road, APN: 047-141-12.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Recommend approval of this project, request that the applicant provides written acknowledgement from TMWA for the operation of these well sites as a document to the building permit.

From: [Steve Shell](#)
To: [Markey, Mitch](#)
Subject: WSUP22-0026
Date: Friday, September 16, 2022 3:14:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.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.]

Permits 67368 and 67369 are appurtenant to the subject properties.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811



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

September 20, 2022

Washoe County Community Services Department

C/O Mitch Markey, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0026 Terracotta Well Site

Dear Mitch,

In reviewing the special use permit to construct two well houses, the Conservation District has the following comments.

The District requests reviewing the vegetative plan from a qualified professional that includes a seed mix based on the soil type. We recommend amending the landscape proposal replacing three deciduous trees with three evergreen trees.

We will require a coated sudan brown for the 8-foot chain link fencing, including the entry gates to better balance with the natural desert environment.

We support the well houses and roofing material painted in natural hues.

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

Sincerely,

Jim Shaffer

From: [Way, Dale](#)
To: [Markey, Mitch](#)
Cc: [Lemon, Brittany](#)
Subject: WSUP22-0026 (Terracotta Well Site / Tierra Grande Well Site)
Date: Friday, September 16, 2022 9:47:54 AM
Attachments: [image001.png](#)

Mitch,

“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/>.

We will require a completed Hazardous Material Management Plan/Hazardous Materials Inventory Statement (HMMP/HMIS) for each Well Building. If no Fire Code defined Hazardous Materials are stored or used on-site, TMWA may complete only the HMIS form and state that no code defined hazardous materials are stored or used on-site.

Thank you.

Dale Way

Deputy Fire Chief | Truckee Meadows Fire & Rescue

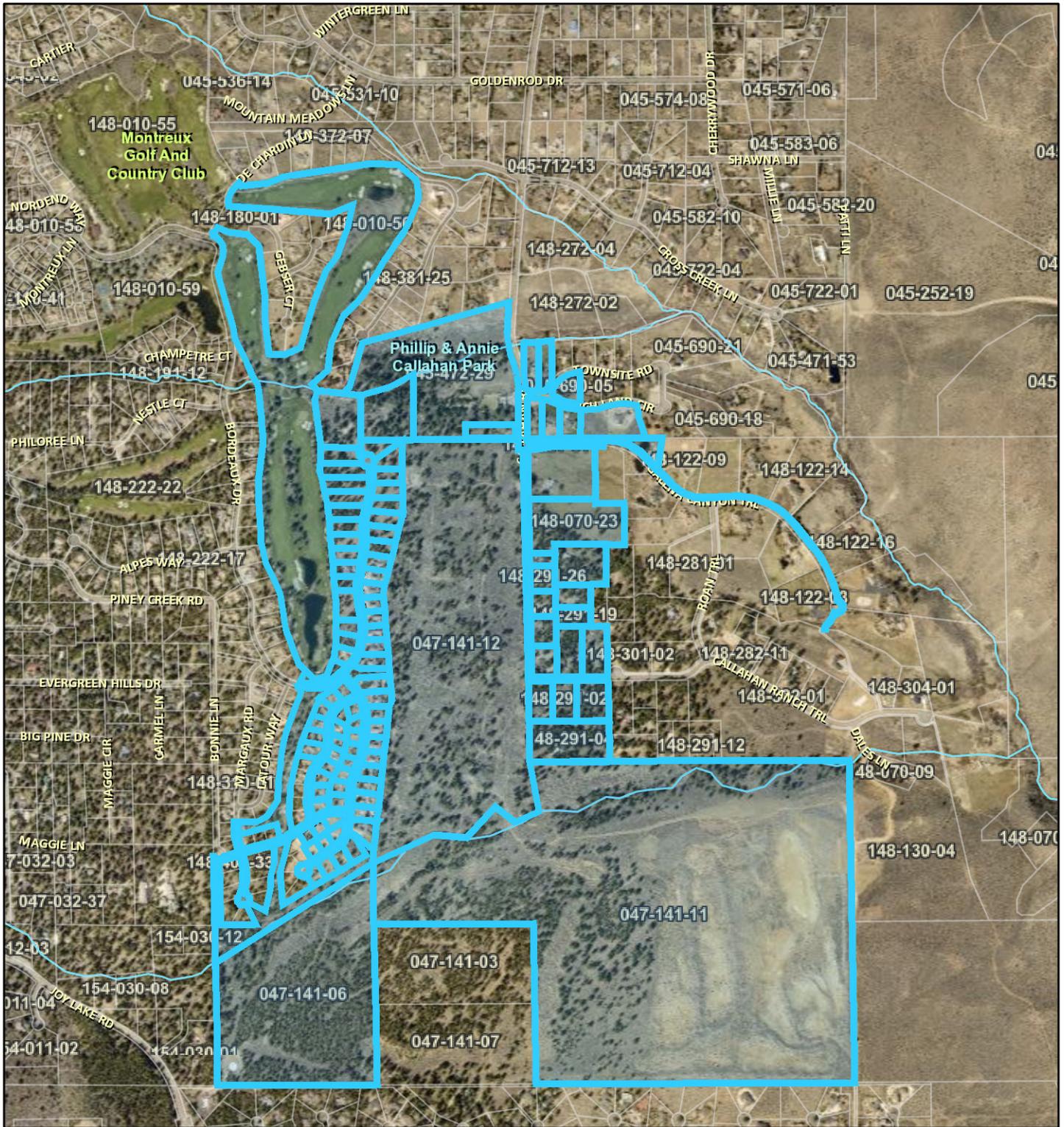
dway@tmfpd.us | Office: 775.326-6000

3663 Barron Way, Reno, NV 89511



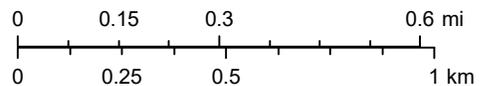
“Committed to excellence, service, and the protection of life and property in our community”

114 Parcels within 500 feet



September 13, 2022

1:18,056



Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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).

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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	

Terracotta Well Site Tierra Grande Well Site

SPECIAL USE PERMIT

SEPTEMBER 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

- SUP Application & Supporting Information
- Site and Grading Plans
- Landscape Plans
- Floor Plan and Building Elevations



PROJECT LOCATION

The two proposed well sites (Terra Cotta Well Site and Tierra Grande Well Site) are located on portions of APN 047-141-12 (85.322 total acres), south of Callahan Road and east of Callahan Ranch Trail. The Terracotta Well Site be located on a +/- 10,000 sq. ft. parcel and the Tierra Grande Well Site will be located on a +/- 11,154 sq. ft. parcel. The two well site parcels will be included with a future Final Map so that they will be separate parcels and will ultimately be owned by Truckee Meadows Water Authority (TMWA).

Figure 1: Project Location



Figure 2: Project Location- Proposed Well Site Locations



EXISTING CONDITIONS

The proposed well sites were previously approved and permitted by Washoe County. The project site (portions of existing parcel where the wellhouses will be located) were previously graded and disturbed with development of the existing wells, and in anticipation of the proposed well sites. The existing parcel (the entire existing parcel; surrounding the two proposed well site parcels) is undeveloped and is approved for single family residential development. The parcels surrounding the existing project parcel are developed with single family residential uses to the east and west. Property to the north is a Washoe County Park site and undeveloped property. Property to the south is approved for single family residential development.

The Master Plan designation of the parcel is Suburban Residential (SR), and the zoning designation is Low Density Suburban (LDS). The proposed residential development and the proposed wellhouse locations are included in the Washoe County Master Plan Forest Area Plan.

Previously-permitted wells have been drilled on each site and have not yet been equipped for use. Site photos of the existing well sites are included in Figure 10.

Figure 3: Surrounding Property Designations

Direction	Master Plan	Zoning	Existing Land Use
North	Suburban Residential	Low Density Suburban Parks and Recreation	Undeveloped Park/Open Space
East	Suburban Residential	Low Density Suburban	Single Family Lots/ Undeveloped
South	Suburban Residential	Low Density Suburban	Undeveloped
West	Suburban Residential	Low Density Suburban	Single Family Lots



Figure 5: Forest Area Plan – Reynen and Bardis Specific Plan Utility/Access Plan

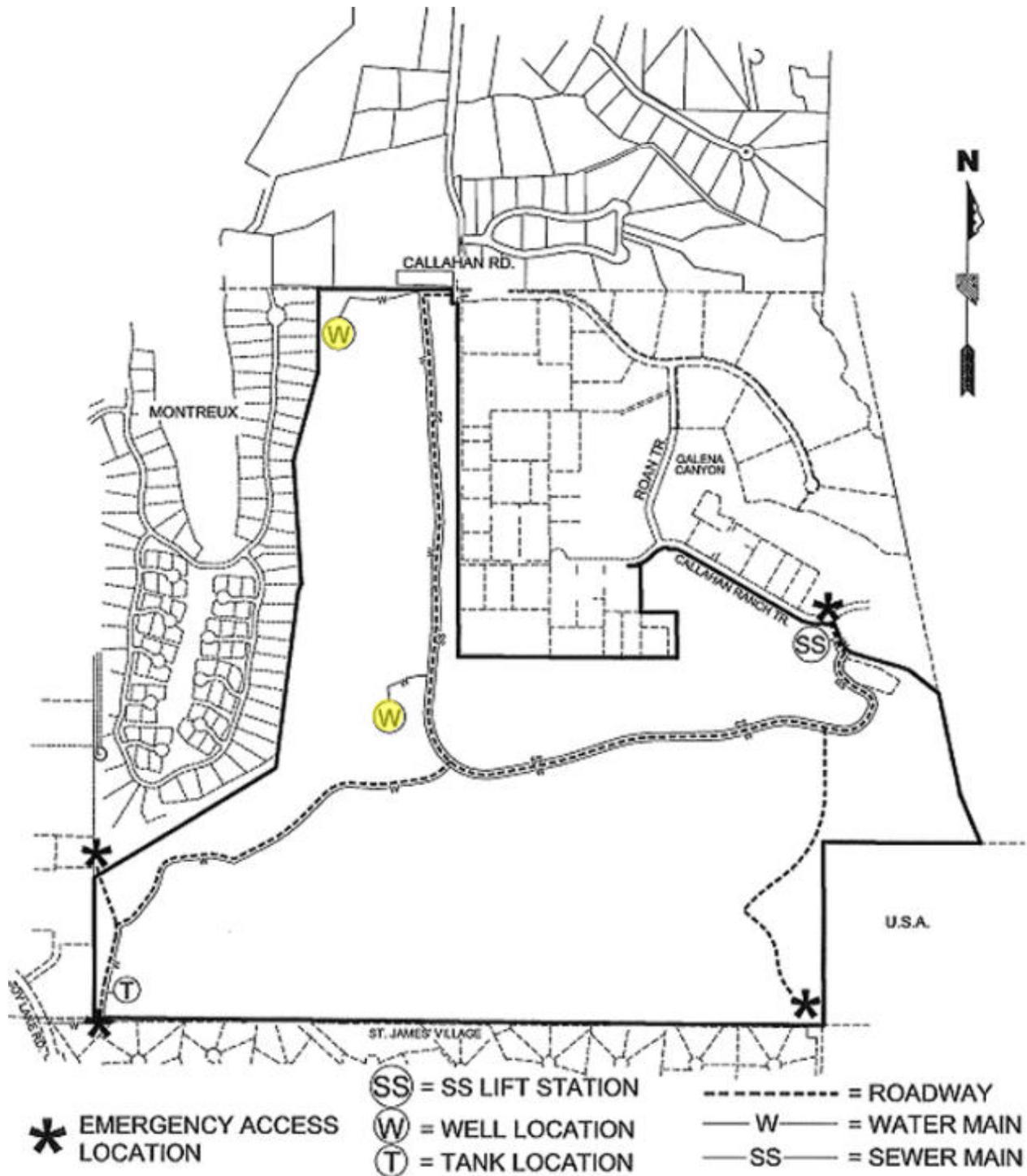
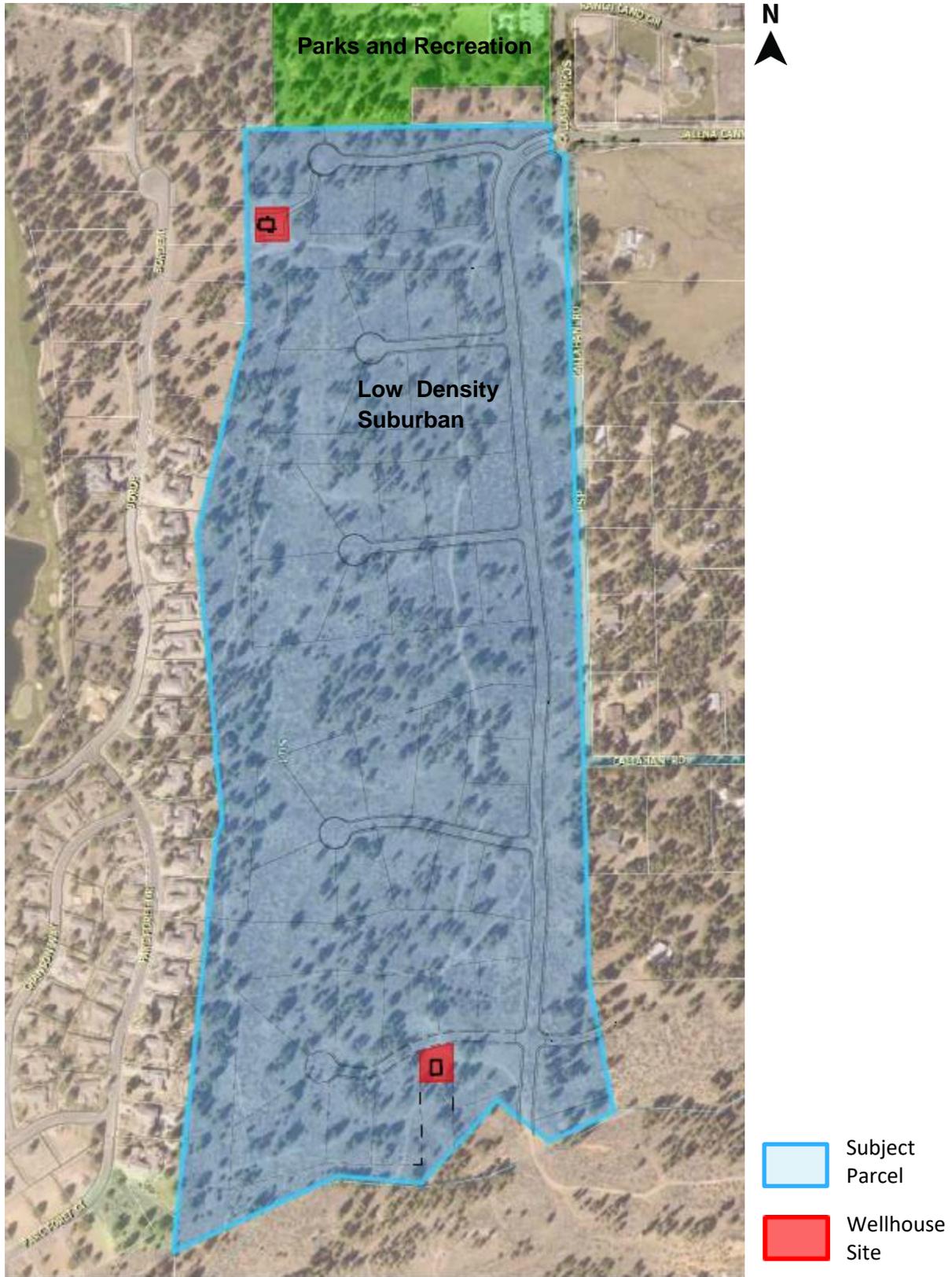


Figure 6: Zoning Designation – Low Density Suburban (LDS)



APPLICATION REQUEST

The enclosed application is a request for:

- 1) A **Special Use Permit** for the installation of two well sites (Utility Services).

PROJECT DESCRIPTION & JUSTIFICATION

The proposed well sites are critical pieces of water infrastructure that will be a part of the Truckee Meadows Water Authority (TMWA) regional water system and will assist in providing water services to the adjacent, approved residential development. The two existing wells were previously approved and have been drilled, however the wellhouses were never equipped nor was the associated infrastructure constructed. The construction of the wellhouses and equipping of the well sites is planned to occur with future residential development to meet the water needs of new development and to supplement the regional system. The well sites are included in the TMWA FY 2021-2025 Capital Improvement Plan. Following construction and acceptance by Truckee Meadows Water Authority (TMWA), TMWA will own and operate the wells.

As discussed above, the existing wells have been drilled; however, they are not yet equipped with a well pump, motor, discharge piping, or appurtenances. The well sites will include a wellhouse building to house most of the mechanical components, and a required on-site generator. Each site will meet the development standards associated with WDC Section 110.404.10 and 110.406.05 and will be fenced, screened, and landscaped in accordance with WDC Section 110.412.40.

The new well pump, motor, discharge piping and appurtenance, and water treatment chemicals will be located within each new wellhouse with approximate building footprints of +/- 1,350 sq. ft (Terracotta Well Site) and +/- 860 sq. ft. (Tierra Grande Well Site). There will be approximately 500 gallons of water treatment chemicals stored in each wellhouse, and more than 550 gallons of secondary spill containment provided. A required generator will be located outside of the wellhouse structure, which will ensure emergency power to serve the pumps under electrical outages. The gensets will be exercised on a monthly basis to ensure their operational capability.

The new wellhouses will be constructed of concrete masonry unit (CMU) block with an exterior stucco-look, insulation system, and a composition roof. The stucco-look exterior will be painted in natural hues to match the surrounding and approved residential development. Floor Plans and Elevations and Site Plans and for the wellhouses are included with this application (see Figures 8, 9a, and 9b, will full size sets in the application package).

Additional improvements associated with the well sites will include an associated 30 ft. utility access easement with a 15 ft. access drive for the Terracotta Well Site and a 20 ft. access drive for the Tierra Grande Well Site, which will connect to the proposed residential road network.



The well sites were previously approved and permitted by Washoe County (Permit Number 05-0347 issued January 9, 2006). The proposed updated design will meet current Washoe County standards. The water lines and access roads for the wells will be part of a separate permitting process.

Previous TMWA studies have shown that the proposed well sites will not further impact existing wells in the vicinity (please see additional information provided by TMWA). Since acquiring the Callahan Ranch area water system in 2015, TMWA has implemented programs to improve groundwater sustainability and new rules for water rights dedication to mitigate new groundwater pumping. Additionally, four monitoring wells (not part of this application) are required with the approved residential subdivision and will be used to observe ground water levels and flow conditions.

Figure 7: Project Summary

Project Summary	
Existing Parcel	85.322 acres
Terracotta Well Site	
Proposed Parcel	+/- 10,000 sq. ft.
Building Size	+/- 1,350 sq. ft.
Well Size	500 GPM
Project Access	15 ft. access road
Tierra Grande Well Site	
Proposed Parcel	+/- 11,154 sq. ft.
Building Size	+/- 860 sq. ft.
Well Size	500 GPM
Project Access	20 ft. access road



Figure 8: Typical Floor Plan and Elevations; full size plans submitted with application

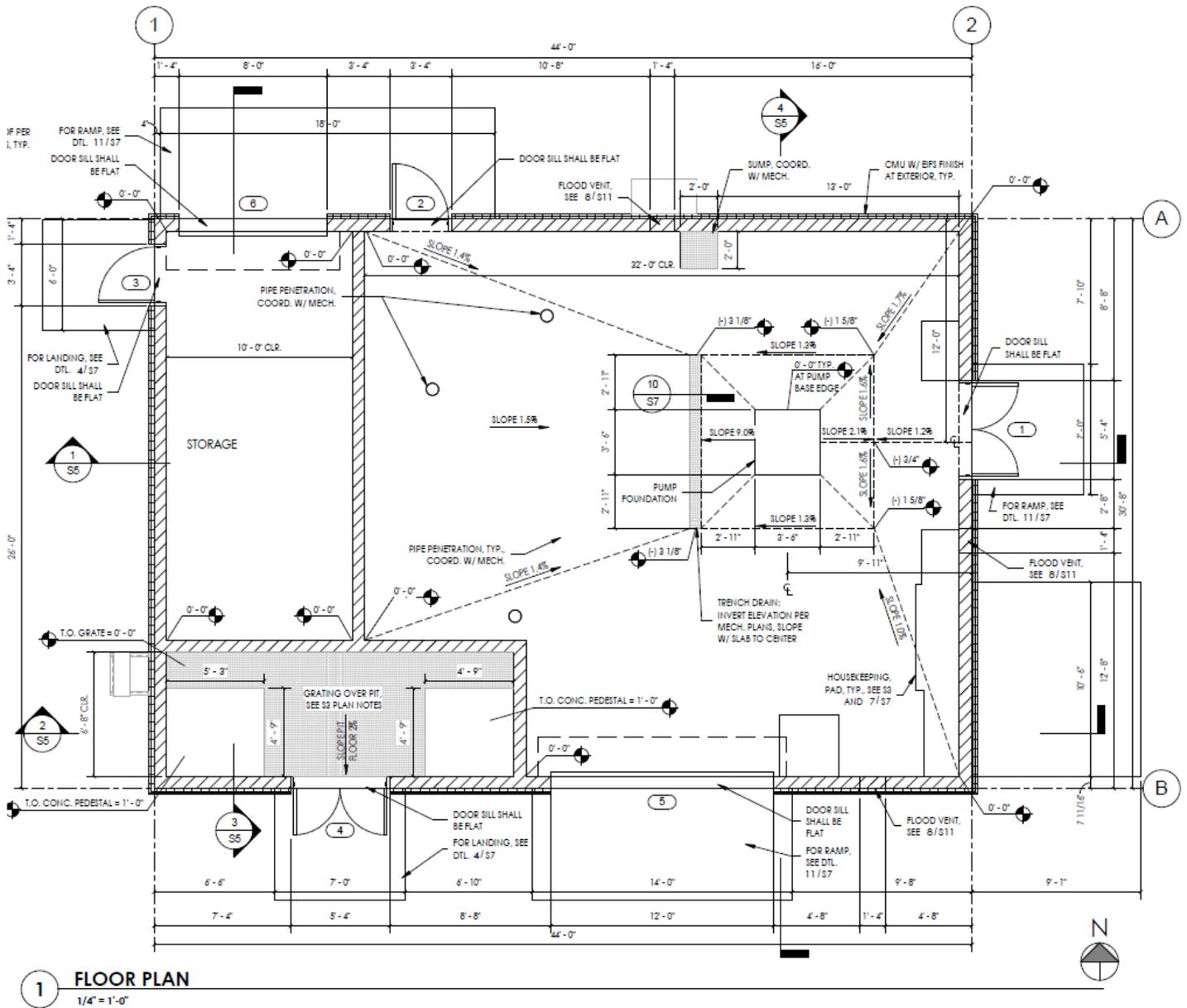
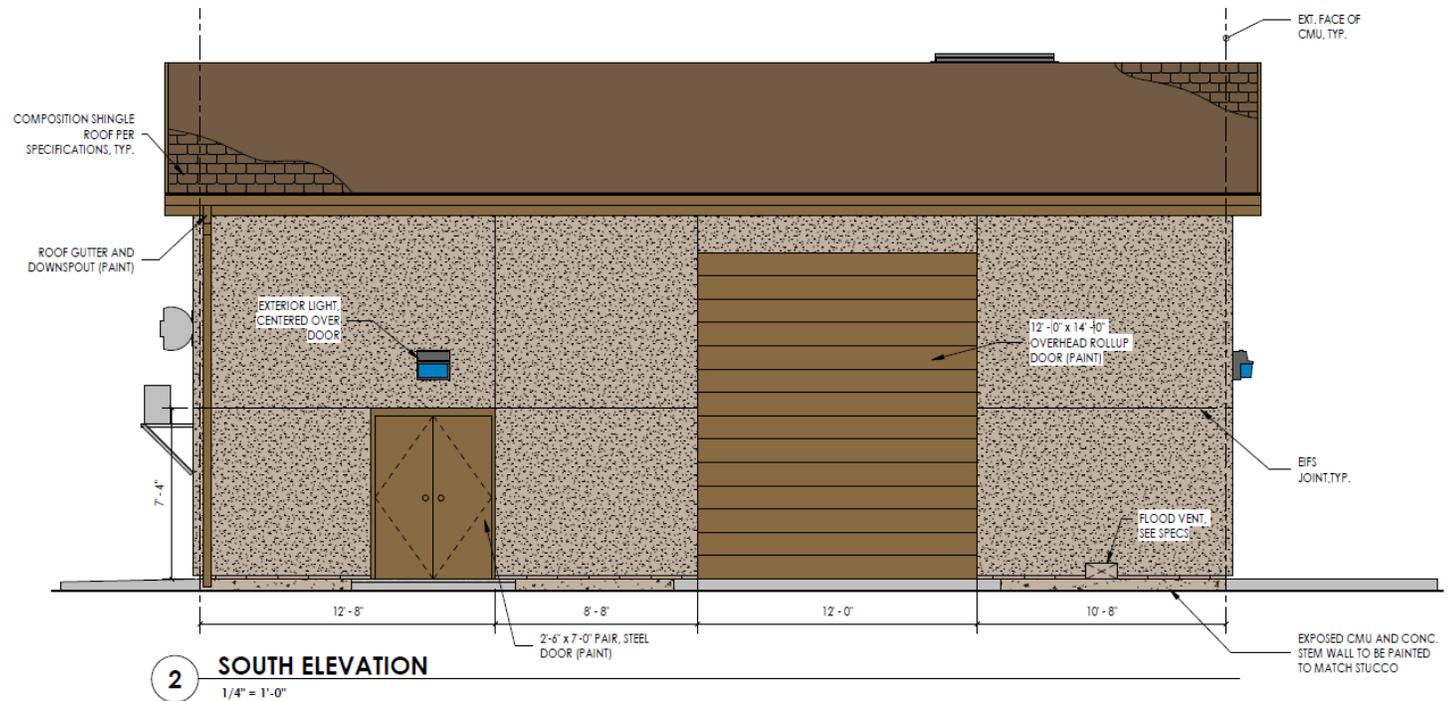
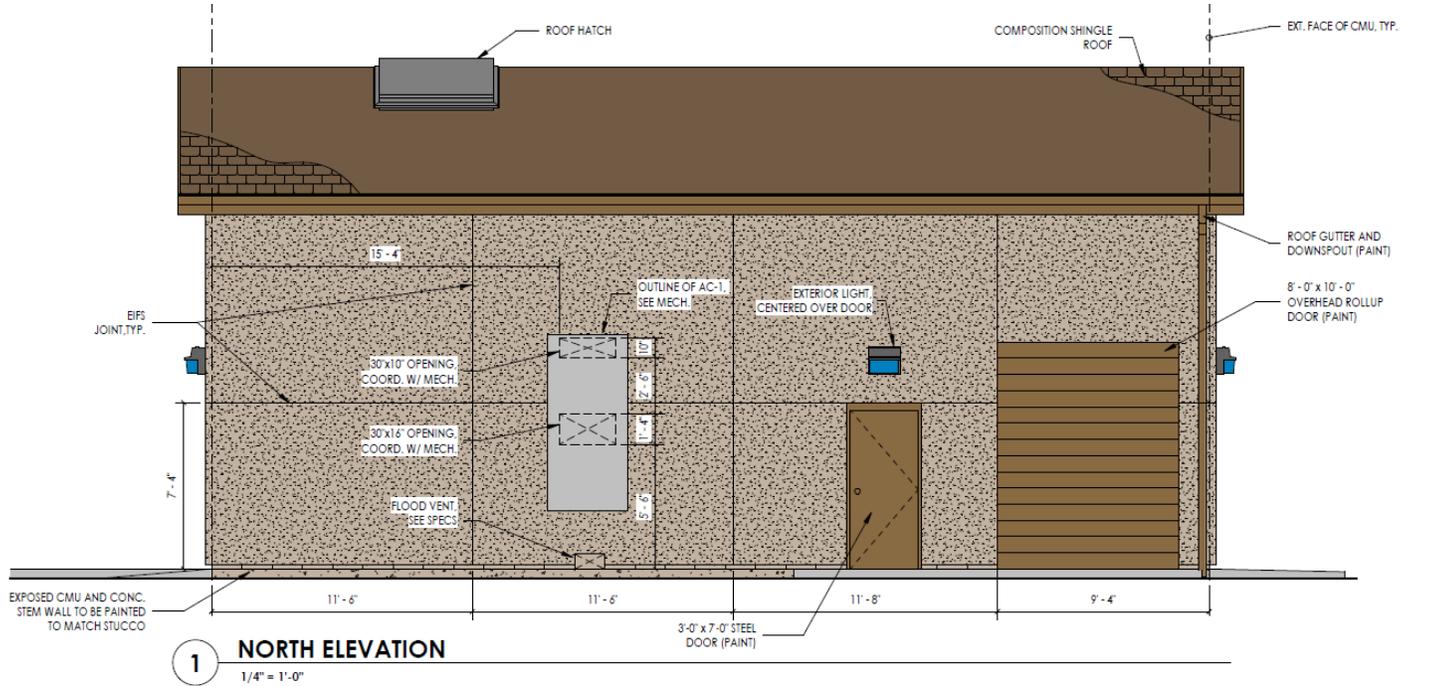


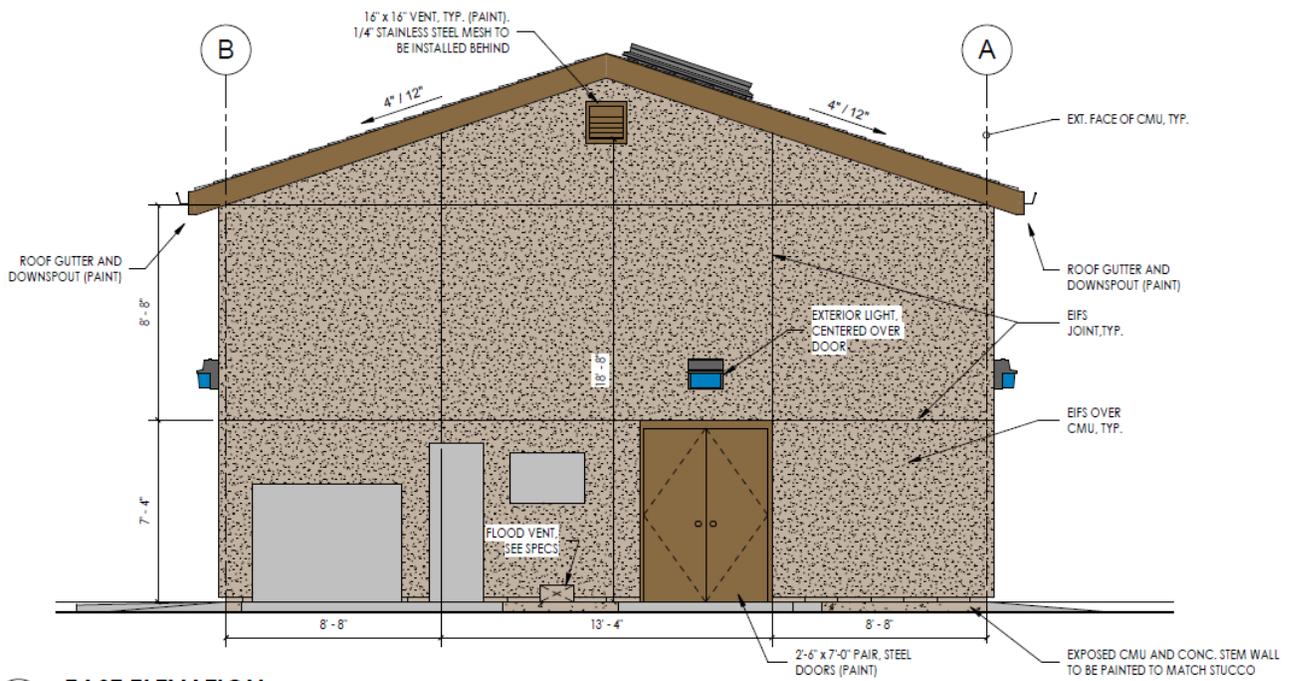
Figure 8: Typical Floor Plan and Elevations, cont.



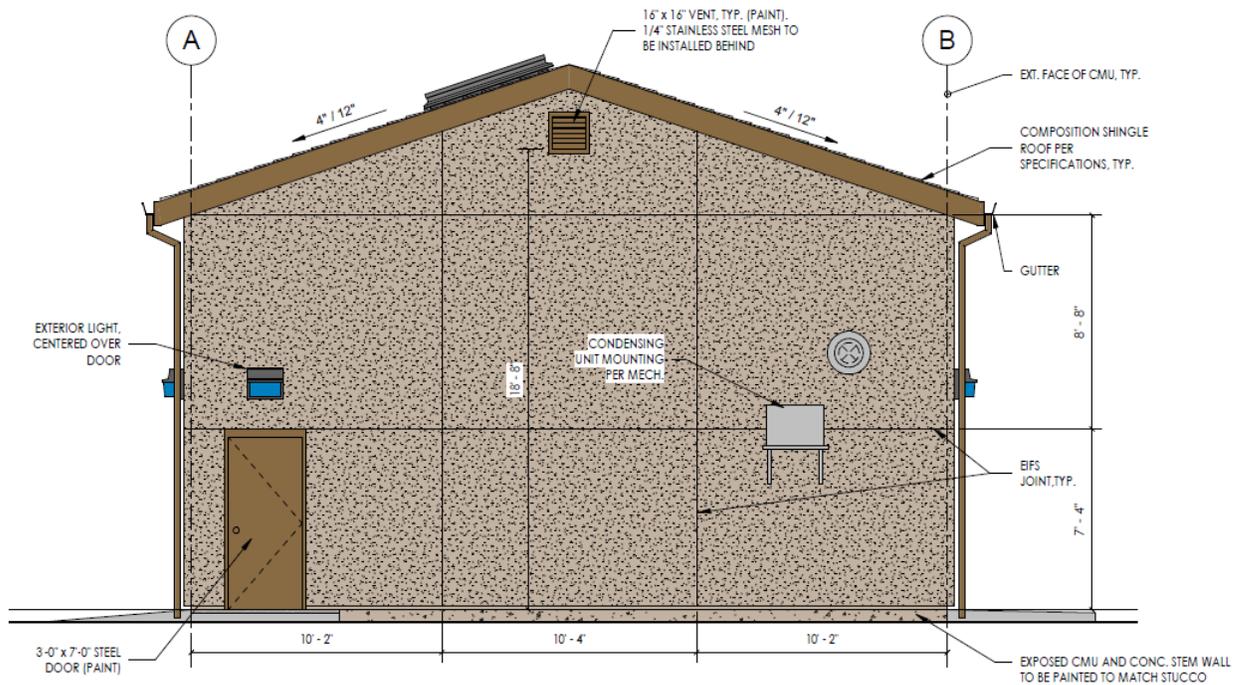
EXTERIOR FINISH LEGEND:	
	BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN #1123, TEXTURE FREESTYLE
	EXTERIOR STUCCO ACCENT/DOORS/TRIM/LOUVERS: BENJAMIN MOORE FORT SUMNER TAN #1119
	ROOF COLOR: HICKORY



Figure 8: Typical Floor Plan and Elevations, cont.



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



Figure 9a: Terracotta Well Site- Site Plan; full size Site Plan submitted with Application

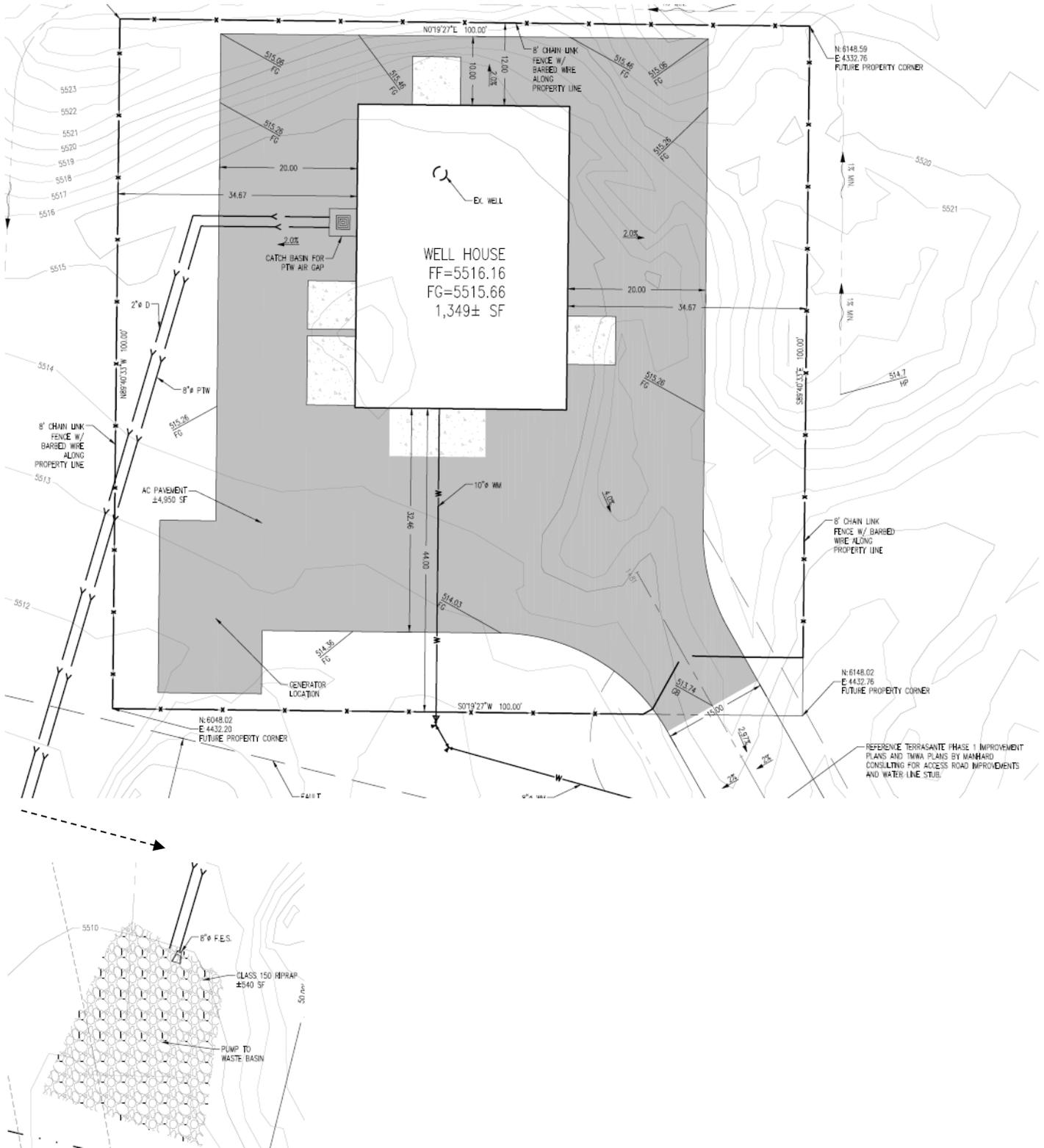
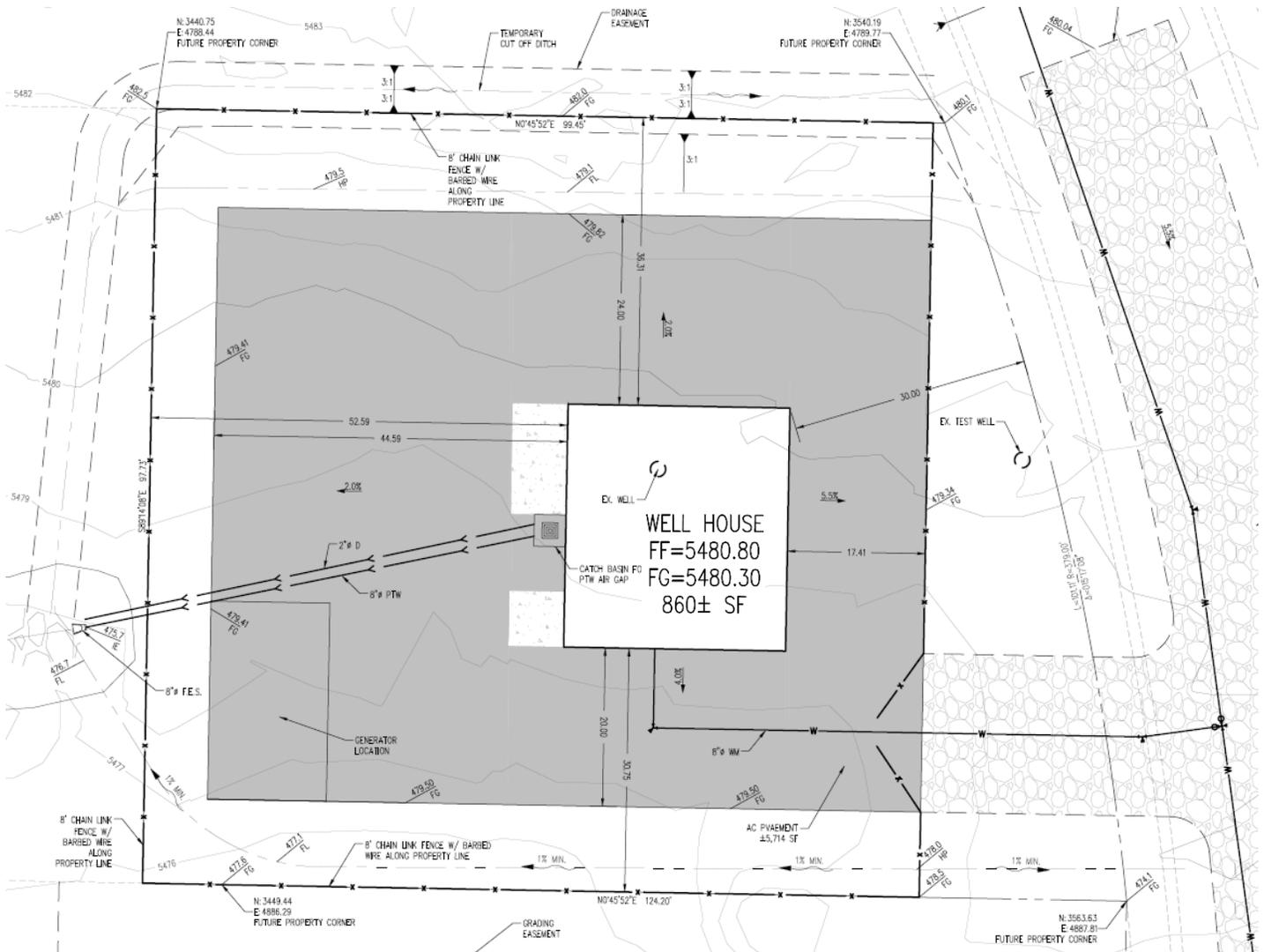


Figure 9b: Tierra Grande Well Site- Site Plan; full size Site Plan submitted with Application



VISUAL IMPACTS

There are no existing residences developed adjacent to the proposed site. However, in accordance with the approved Tentative Map, the Forest Area Plan, and the Reynen and Bardis Specific Plan, there are proposed residential lots adjacent to each wellsite. To minimize visual impacts, the wellhouse buildings will be designed to complement the existing and approved residential development and will be screened with landscaping and fencing in accordance with Washoe County Development Code Section 110.412.40. Future homeowners will be aware of the adjacent well site and the associated visual impacts, as it will already be constructed.

Figure 10: Site Photographs



NOISE IMPACTS

There will be minimal noise impact from the well pump on a daily operational basis. The generator will require a sound attenuation enclosure to mitigate noise associated with its operations. The wellhouse will include an insulation system to minimize noise impacts from the well pump. The generator will be used as necessary in the event of a power outage and for required monthly exercising. Future homeowners will be aware of the adjacent well site and the associated noise impacts, as it will already be constructed.

SITE GRADING

The proposed Terracotta Well Site is +/- 10,000 sq. ft. parcel with a proposed graded area of 23,000 sq. ft. The proposed Tierra Grande Well Site is +/- 11,154 sq. ft. parcel with a proposed graded area of +/- 13,000 sq. ft. The proposed site grading does not trigger a Grading Special Use Permit and all grading will be in accordance with Washoe County Development Code Chapter 438.

LANDSCAPING

WCDC Section 110.412.40 requires a minimum of 20 percent of the developed land area to be landscaped. To achieve this, the area adjacent to the new wellhouses will be landscaped with at least one tree every 20 linear feet in offset rows, with additional shrubs, to achieve maximum screening and apply non-irrigated native revegetation seed mix to the disturbed areas to match the surrounding open space. There will be a minimum of 2,000 sq. ft. of landscape area (20%) for the Terracotta Well Site and of 2,231 sq. ft. (20%) of landscape area for the Tierra Grande Well Site. The Development Code is very specific with respect to the number of trees and plantings required. All development plans will be designed to meet or exceed these requirements.

SITE LIGHTING

Exterior lighting will be limited to fixtures mounted above the manway doors on each of the four faces of the structures as presented on the building elevations. Exterior lighting will be downward so that light from the exterior wall-mounted fixtures will not spillover beyond the property line. Because the exterior lighting will be minimal, a photometric lighting plan is not required.

ACCESS

The proposed well sites will be accessed from the proposed road network from a paved access drive, within a 30 ft. utility access easement.

TRIP GENERATION

The trip generation associated with the well sites 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 the wellhouses 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 existing wells/proposed well site locations are anticipated in the Washoe County Master Plan Forest Area Plan (Appendix A Reynen and Bardis Specific Plan). The well sites will benefit TMWAs regional water system, including the 210 approved residential lots, by providing additional supply to the system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan.

(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;

Equipping the existing wells will benefit TMWAs regional water system, including the 210 approved residential lots, by providing additional public water supply to the system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan. There is access to the sites through the proposed roadways.

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

The proposed locations are anticipated in the Washoe County Master Plan Forest Area Plan, the TMWA FY 2021-2025 Capital Improvement Plan, and are included in the approved Tentative Map for the residential subdivision. To minimize visual impacts, the wellhouse buildings will be designed to complement the existing and approved residential development, will be screened with landscaping and fencing in accordance with Washoe County Development Code standards.

(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 well sites will benefit TMWAs regional water system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan by assisting in the provision of public water services. The minimal visual and noise impacts will be further reduced because the mechanical equipment will be located within a building with an insulation system, the generator will require a sound attenuation enclosure, and the sites will be screened and landscaped, minimizing impact to any future parcels. Future homeowners will be aware of the adjacent well site, as it will already be constructed, and the associated visual and noise impacts.

(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.

