



# Board of Adjustment Staff Report

Meeting Date: April 6, 2023

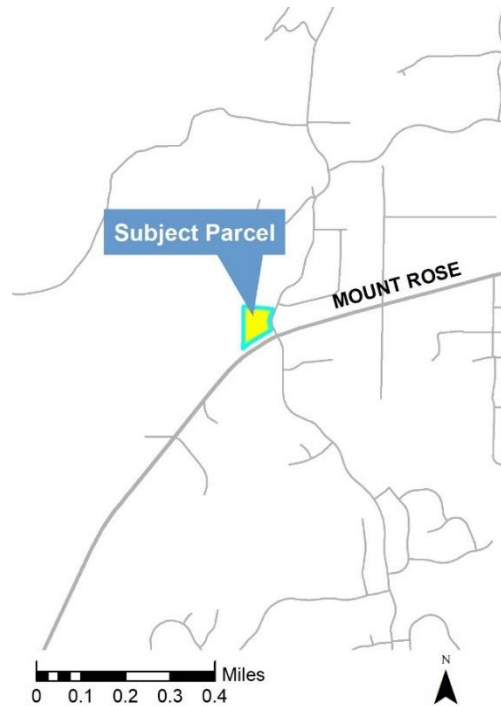
Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER:	WSUP23-0004 (Barrett Grading)
BRIEF SUMMARY OF REQUEST:	Major grading special use permit for a driveway traversing 30% slopes.
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 driveway traversing 30% slopes. The proposed grading includes a disturbance area of 13,675 sf, and volumes include 741 cy of cut and 741 cy of fill on slopes of 15% or greater.

Applicant / Owner: Sean Barrett  
 Location: 16265 N Timberline Drive  
 APN: 049-222-06  
 Parcel Size: 2.71 acres  
 Master Plan: Rural (R); Suburban Residential (SR)  
 Regulatory Zone: 58% Low Density Suburban (LDS); 42% General Rural (GR)  
 Area Plan: Forest  
 Development Code: Authorized in Article 810, Special Use Permits  
 Commission District: 2 – Commissioner Clark



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 WSUP23-0004 for Sean Barrett, 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 and Forest Area Plan Policy F.2.13 and F.12.3:

(Motion with Findings on Page 9)

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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 WSUP23-0004 are attached to this staff report and will be included with the action order.



**Site Plan**



## **Project Evaluation**

The applicant is requesting a special use permit for a driveway traversing slopes 30% or greater. The intent is to allow a driveway access to a proposed single-family residence. The subject property is located at 16265 N. Timberline Drive (APN: 049-222-06), is 2.71 acres, and is located within the Forest Planning Area. The subject parcel is currently undeveloped and consists of native vegetation. The parcel is adjacent to single-family developed residential parcels. The proposed project is anticipated to be done within a single-phase and is expected to take no longer than 18 months. The applicant indicates that utilities are provided on the northeast end of the parcel.

## **Article 424- Hillside Development**

The regulations within Article 424, Hillside Development are intended to preserve and protect hillsides and ridgelines throughout Washoe County. The Hillside Development regulations are applicable to properties containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site. The subject property normally would trigger Hillside Development requirements however Section 110.424.10 provides exemptions, specifically to parcels that were legally recorded prior to January 18, 1994.

Subdivision Tract Map #2610-A identifies the subject property as being recorded on September 25, 1989. Due to the parcel being created in 1989, the request is exempt from the code provisions outlined within Article 424, Hillside Development.

## **Article 438 – Grading**

The applicant is requesting a major grading permit for a proposed driveway that traverses 30% or greater slopes, a building pad for a future residence, and a storm drainage / fire protection pond. The proposed grading will require 741 cy of cut and 741 cy of fill, and the total area of disturbance is 13,675 sf. The application also identifies a pond to be built as part of the request. The proposal exceeds one major grading permit thresholds in Article 438, Grading. The threshold is outlined below:

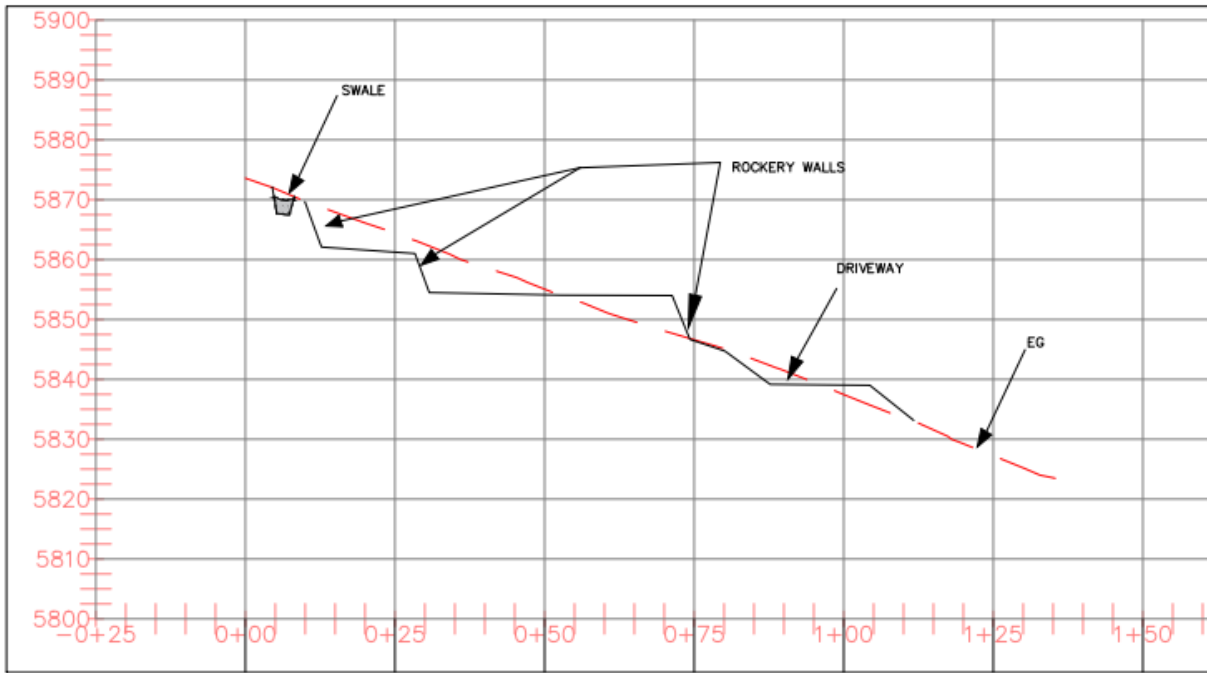
- **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)

The applicant previously submitted building permits, WBLD22-101354 which was approved; WBLD22-104071 which was sent back for correction as the request triggered major grading thresholds, therefore the applicant has submitted a Special Use Permit to allow for their project to move forward. The proposed grading conforms to the standards outlined in Article 438; all slopes are 3:1 and will utilize fiber rolls for slope stabilization and erosion control. The proposed grading will be visible from Mt. Rose Highway, North Timberline Drive from the east and south, and from neighboring properties.

The applicant is proposing a 6-foot berm and retaining walls as part of the project. The retaining walls will all be less than 10 feet in height, ranging from 6 feet to 9 feet and will use rock found on-site. The Forest Area Plan requires that any grade changes greater than eight (8) feet in height will need to be stabilized using one or more engineered retaining wall, the proposed 9 foot retaining wall will need to meet this requirement.

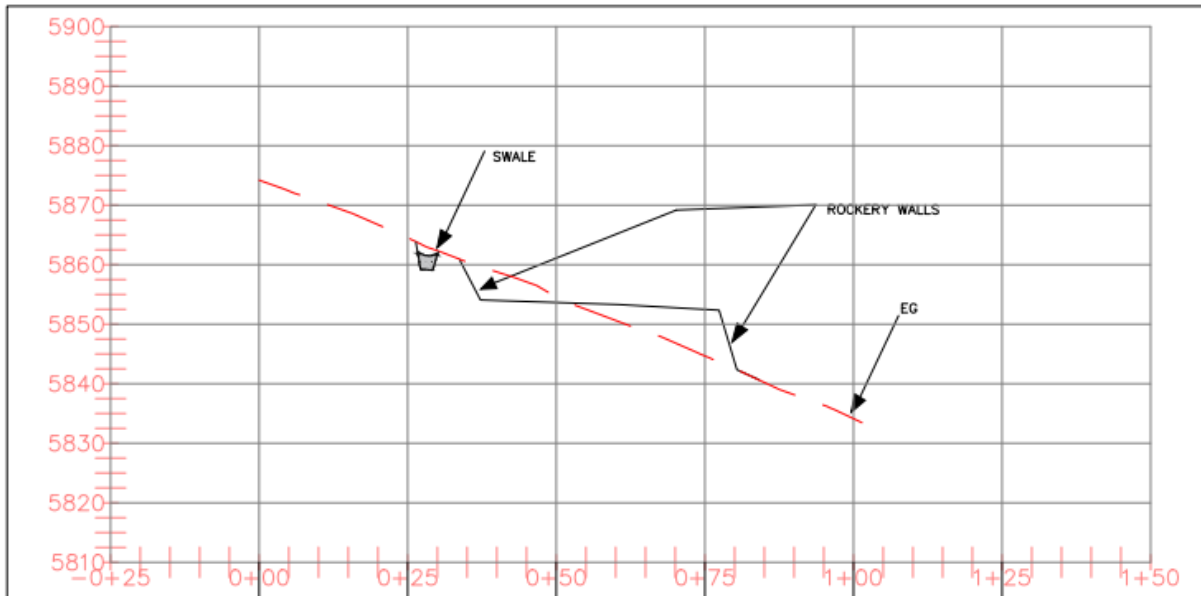
There are no trees proposed for removal on site. The application was routed to the Engineering Division and Washoe County Air Quality Management, and both agencies provided conditions of approval which can be found in Exhibit A. The individual agency memos can be found as Exhibit B.

**PROFILE A TO A'**



SCALE: 1" = 20' 1H:1V

**PROFILE B TO B'**



SCALE: 1" = 20' 1H:1V

**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 Forest Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Condition of Approval
F.2.1	Grading for residential purposes	X	Yes
F.2.13	Character Statement Finding	X	No
F.12.3	Air Quality Finding	X	No

**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 Engineering & Capital Projects	X			
Washoe County Land Development (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X	X		
Washoe County Traffic	X	X		
Washoe County Water Rights Manager (All Apps)	X	X	X	Vahid Behmaram, vbehmaram@washoecounty.gov
WCHD Air Quality	X	X	X	Genine Rosa, grosa@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Washoe-Storey Conservation District	X	X	X	Jim Shaffer, shafferjam51@gmail.com

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. The proposed use of major grading is consistent with the action programs, policies, standards, and maps of the Master Plan with the conditions recommended in Exhibit A.

- (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. The proposed use is to place roadway improvements, specifically a driveway. There are no utility, sanitation, or water supply facilities necessary, however they are already found on site.

- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

Staff Comment. The proposed site is physically suitable for major grading to allow for a driveway to serve one single family residence.

- (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 grading is required to ensure the safe access to the parcel by the current property owners, Truckee Meadows Fire Protection District, and EMS.

- (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 are no military installations within the notice area.

### **Forest Area Plan Policy F.2.13**

**F.2.13** The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment. The proposed major grading SUP will not negatively impact the surrounding parcels owners nor community character. The proposed driveway and future home on the existing 2.71-acre parcel conforms to the suburban and rural character as noted in the Character Statement of the Forest Area Plan. Staff is able to make this finding.

### **Forest Area Plan Policy F.12.3**

**F.12.3** The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment. The proposed major grading SUP was routed to Washoe County Air Quality and conditions were received and can be found in Exhibit A. No significant degradation of air quality will occur as a result of the proposed special use permit. Staff is able to make this finding.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0004 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 WSUP23-0004 for Sean Barrett, 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 and Forest Area Plan Policy F.2.13 and F.12.3:

- (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 major grading, 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.
- (f) **Forest Area Plan Policy F.2.13:** The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- (g) **Forest Area Plan Policy F.12.3:** The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

**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: Sean Barrett  
[sb9mail@gmail.com](mailto:sb9mail@gmail.com)





# Conditions of Approval

Special Use Permit Case Number WSUP23-0004

The project approved under Special Use Permit Case Number WSUP23-0004 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 6, 2023. 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 DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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.
- 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. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only.
- e. Grade changes greater than eight (8) feet in height shall be stabilized using one or more engineered retaining wall(s)
- f. Wall colors shall blend with the adjacent undisturbed hillside.

**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.

GENERAL CONDITIONS

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

- 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. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- c. 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

- d. 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

- e. No traffic related conditions.

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

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

- f. No utilities related conditions.

**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 – Brittany Lemon; 775.326.6000; [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 Parks and Open Space**

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

**Contact Name – Faye-Marie Pekar, Parks Planner, 775.328.3623, [fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov)**

- a. All earthen material imported as part of this project is required to be “certified weed free” to prevent the spread of noxious and invasive weeds within the county.
- b. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.

**Washoe County Air Quality Management**

- 5. The following conditions are requirements of the Washoe County Air Quality Management Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Genine Rosa, [grosa@washoecounty.gov](mailto:grosa@washoecounty.gov)**

- a. Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial

agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit [www.OurCleanAir.com](http://www.OurCleanAir.com).

**Water Rights and Water Resources Management**

6. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

**Contact Name – Timber Weiss; 775.954.4626; [Tweiss@washoecounty.gov](mailto:Tweiss@washoecounty.gov)**

- a. The applicant shall coordinate with TMWA new development and water rights staff to ensure adequacy of water rights to support the residence, landscaping and the proposed pond. Acknowledgment of adequate water rights shall be provided by TMWA as a condition of granting of the building permit.

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



Date: February 27, 2023

To: Chris Bronczyk, Senior Planner

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

Re: Special Use Permit for **Barrett Grading WSUP23-0004**  
APN 049-222-06

## GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the grading associated with the construction of a single family dwelling and is located on approximately 2.712 acres at the northwest corner of the intersection of North Timberline Drive and Mount Rose Highway. 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 Sean Barrett. 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. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
3. 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

No traffic related conditions.

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

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

No utilities related conditions.



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Chris Bronczyk, Planner

**FROM:** Faye-Marie Pekar, Park Planner

**DATE:** March 2, 2023

**SUBJECT:** Special Use Permit Case Number WSUP23-0004 (Barrett Grading)

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I have reviewed the application for case number WSUP23-0004 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for grading to facilitate the development of a driveway, building pad and drainage holding pond in anticipation for a future single family dwelling traversing 30% slopes. The total grading proposed is 741 cubic yards of cut and 741 cubic yards of fill, with 13,675 sq. ft. of disturbance. The site is bordered on the west by public lands managed by the Forest Service. The application indicates that a portion of the disturbed area shall be reseeded with native grasses and shrubs.

Given these considerations, the Parks Program requires the following conditions of approval:

1. Should any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.





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

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

March 9, 2023

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram For Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Special Use Permit Case Number WSUP23-0004 (Barrett Grading)

**Project description:**

For hearing, discussion, and possible action to approve a special use permit for a driveway traversing 30% slopes. The proposed grading includes a disturbance area of 13,675 sf, and volumes include 741 cy of cut and 741 cy of fill on slopes of 15% or greater. The application also requests approval of a pond, 1450 sq.ft. in size. The applicant indicates the “the pond will be filled by the seasonal streams that run down the hill that will be captured by the drainage system”.

Location: Assessor’s Parcel Number: 049-222-06, 16265 N. Timberline Dr.

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

**Comments:**

A review of the plans submitted by the application and the aerial photography for this site indicates that there are no “seasonal streams” or drainages or any indication of flow paths on this parcel. Therefore, it is assumed that the pond will be filled and maintained by municipal water service from TMWA.

**Conditions:**

The applicant shall coordinate with TMWA new development and water rights staff to insure adequacy of water rights to support the residence, landscaping and the proposed pond. Acknowledgment of adequate water rights shall be provided by TMWA as a condition of granting of the building permit.

**From:** [Rosa, Genine](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Application Review Memorandum I  
**Date:** Wednesday, February 15, 2023 7:43:53 AM

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## Special Use Permit Case Number WSUP23-0004 (Barrett Grading)

## Special Use Permit Case Number WSUP23-0006 (53 Mule Deer Court)

### Both receive the following comments:

Any dust generating activity, regardless of size of disturbance, will be subject to the Washoe County District Board of Health Regulation Governing the Air Quality Management Division, 040.030 Dust Control. Except when engaged in commercial agricultural operations, no person may disturb the topsoil by removing, altering, or overlaying the ground cover through scraping, burning, excavating, storing of fill, application of palliative, or any other method on any real property unless reasonable precautions are taken to prevent generation of dust during both the active development phases and thereafter if the property is to remain unoccupied, unused, vacant or undeveloped.

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit [www.OurCleanAir.com](http://www.OurCleanAir.com).

P.S. Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via email.

### Genine Rosa

Senior Air Quality Specialist | Air Quality Management Division | Washoe County Health District  
[grosa@washoecounty.gov](mailto:grosa@washoecounty.gov) | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

Working Hours M-Th: 7 AM-4:30 PM and F: 7 AM-11 AM

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**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP23-0004 (Barrett Grading) Conditions of Approval  
**Date:** Wednesday, February 15, 2023 7:53:34 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/>.

This project will require an approved Alternate Materials and Method from TMFPD.

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

February 27, 2023

Washoe County Community Services  
Planning and Development Division

RE: Bellhaven; 049-222-06  
Special Use Permit; WSUP23-0004

Dear Washoe County Staff:

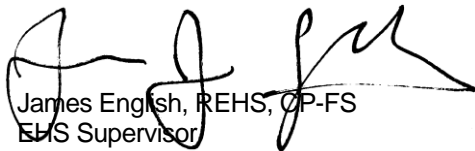
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

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

- a) Condition #1: The WCHD has reviewed the above referenced project and has no objections to the approval of the application as submitted.

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:** [Steve Shell](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Albarran, Adriana](#)  
**Subject:** RE: Barrett Grading - WSUP23-0004  
**Date:** Wednesday, March 8, 2023 4:49:18 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.]

Chris,

Washoe County Parcel 049-222-06 does not have any appurtenant water rights associated with it. In addition, the parcel lies within the Truckee Meadows Water Authority Service Area and is subject to Truckee Meadows Water Authority rules and regulations.

The subject parcel lies within Pleasant Valley, Hydrographic Basin 88. Water intended for capture into a pond will require an appropriation of water.

Nevada State Law does not allow for the capture of drainage or rain waters without permit unless the capture is considered “di minimus.”

NRS 533.027 defines di minimus as the capture of rainwater from the rooftop of a single-family dwelling and not otherwise.

All other capture must be done through permit.

Said waters captured for use in a pond should be permitted as “storage” and are available for secondary use.

Any impoundment of water greater than 20 acre-feet in volume and/or with a dam greater than 20 feet in height must be permitted through the Division of Water Resources.

Notes:

This is a bit tricky. Precipitation could be considered tributary to White’s Creek and therefore surface water, or it could be considered tributary to the underground waters of Pleasant Valley. Frankly, we haven’t had to deal with this much so it’s something of a grey area. Clearly though, one cannot capture precipitation water anywhere except off a roof without a permit.

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**  
Nevada Division of Water Resources  
775-684-2836

---

**From:** Bronczyk, Christopher <CBronczyk@washoecounty.gov>  
**Sent:** Wednesday, March 8, 2023 3:17 PM  
**To:** Steve Shell <sshell@water.nv.gov>

**Cc:** Albarran, Adriana <AAlbarran@washoecounty.gov>

**Subject:** Barrett Grading - WSUP23-0004

**Importance:** High

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve,

Thank you for taking my call. As mentioned this one did contain a pond I wasn't fully aware of at preliminary review. The request states it's simply for a driveway and less than 1000 cy of grading.

Deadline to get the staff report to management for me is 5pm this Friday, so I will need a quick turn around.



**Chris Bronczyk**

**Senior Planner, Planning & Building Division | Community Services Department**

[cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov) | Direct Line: 775.328.3612

**My working hours: Monday-Friday 7:00am to 3:30pm**

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

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



## 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

February 21, 2023

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP23-0004 Barrett Grading

Dear Chris,

In reviewing the special use permit for grading, the Conservation District has the following comments.

The District has not been sent the revegetation plans for the graded areas of the mix proposed and requests reviewing the plans.

If rockery walls are constructed, we recommend filling the voids in the face of the entire wall to prevent the undermining of small mammals. We support the color use with the surrounding hillsides.

Ten to 15 percent of the bats in Washoe County transmit rabies and as such from a public health perspective we recommend no bat boxes.

The District recommends the paint color palette utilize soft earth tone colors for the primary residence.

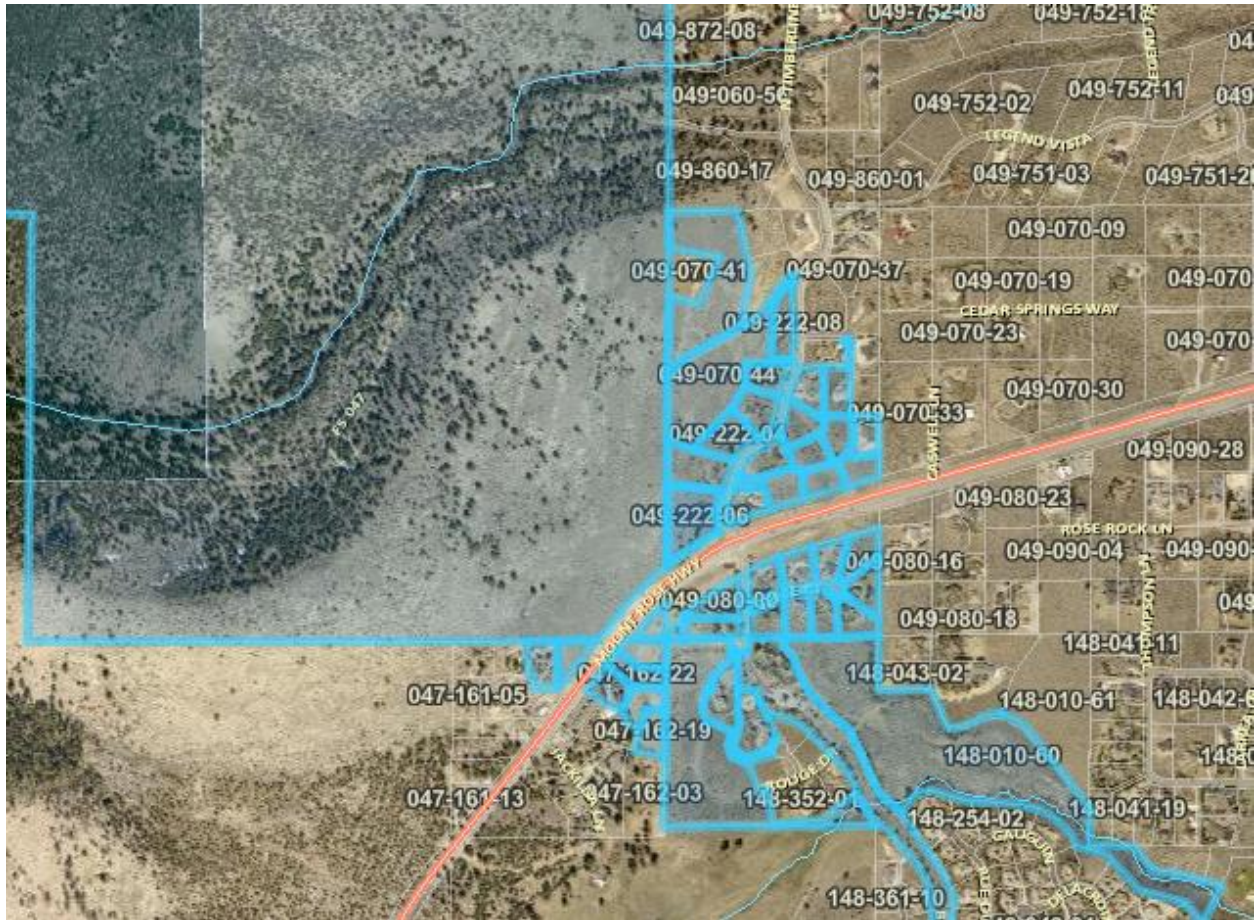
In constructing the drainage swales alongside the driveway to the proposed pond, we recommend lining the flow line with 2–3-inch rock to prevent the flow of sediment downstream.

We recommend as a condition of approval the placement of 8–10-inch rock two feet above and two feet below the mean water line of the pond to prevent erosion and provide a safety barrier for indigenous animals from sinking while drinking pond water.

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



45 Parcels within 900 Feet



Special Use Permit for Grading  
**16265 North Timberline Dr.**

For

The Barrett Residence Grading

Prepared for and by:

Sean Barrett

P.O. Box 2096,

Bigfork, MT 59911

January 12, 2023

## 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>Barrett SUP Grading</b>			
Project Description: Grading for a single family residence and landscaping.			
Project Address: 16265 N Timberline Dr. Reno NV 89511			
Project Area (acres or square feet): 13675 sqf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>NW Corner of Mt. Rose Hwy 431 and North Timberline Dr.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-222-06	2.71		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). WBLD22-10328, WBLD22-101354			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Sean Barrett		Name: See Owner	
Address: 16265 N Timberline Dr. Reno, NV		Address:	
Zip: 89511		Zip:	
Phone: 4062613203	Fax:	Phone:	Fax:
Email: sb9mail@gmail.com		Email:	
Cell: 4062613203	Other:	Cell:	Other:
Contact Person: ""		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: See Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A special use permit for major grading resulting in the disturbance of 13675 sqf on slopes greater than 15% and a total cut of 741 cubic yards and 741 cubic yards of fill in anticipation of the construction of a single family home.

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.)

A site plan has been provided

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

Single phase. The project is expected to take no longer than 18 months.

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?

The parcel is part of a subdivision designed for rural single family home use. Adequate supporting utilities are provided at the northeast end of the lot.

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

The proposal will provide a location for another beautiful home along North Timberline Dr., improving property values. It will also provide an increase in housing supply in the neighborhood.

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

The project is similar in intensity to other developments in the community and adjacent properties. Mitigation efforts are discussed on C2 of the grading plans.

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.

Specific information is detailed in the project description and technical plans included with this application.

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

Yes, the area can be seen from Mt. Rose Hwy. and North Timberline Dr. from the East and South as well as the adjacent properties.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1 slope. Fiber rolls for slope stabilization will be used for erosion control.

11. Are you planning any berms?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If yes, how tall is the berm at its highest? 6 ft
-----	-------------------------------------	----	--------------------------	---

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes. The retaining walls will be rockery and be less than 10 ft.

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

Visual mitigation will consist of landscaping with drought resistant and natural foliage. All retaining walls will be constructed with onsite rocks and the slopes will match natural contours.

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

No

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Native grasses and shrubs such as sagebrush

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

Onsite water from Truckee meadow water authority will be used when applicable

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

Yes. The applicant has reviewed the re-vegetation plan and has incorporated their suggestions

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
-----	--	-------------------------------

## **Project Information:**

Location: 16265 N. Timberline Dr.    APN: 049-222-06    Acreage: 2.71 Acres  
Zoning: 58% LDS/ 42% GR    Master Plan Designation: 42% Rural / 58% Suburban Residential  
Proposed use: Single Family Residential  
Special Use Information: Per Washoe County Code 110.438.35

## **Parcel Information:**

This site is currently undeveloped consisting of native grasses and brush. The site is on the northeast corner of North Timberline Dr. and Mt Rose Hwy 431. Furthermore, the site is located in the Forrest development area of the Washoe Master Plan. The site is vacant with southeast facing steep slopes and located in an area of similar single-family homes. A drainage ditch exists along the east side of the lot running along North Timberline Dr. as well as a second drainage ditch running alongside Mt. Rose Hwy. Water and Electric Utilities are supplied at the northeast corner of the site. Prior to minor grading permit WBLD22-101354, there appeared to have been some development creating a 16' wide road at 1.8% grade with an eroded drainage ditch running parallel to North Timberline Dr.

## **Land Use Compatibility:**

The site is surrounded by developed lots all along the western hillside of North Timberline drive with similar geology and slopes. The current and proposed plans conform to the land use and designation of the County Master Plan and the SUP.

A fault line was predicted to be running through the property at the toe of the hill. This was verified by a geological survey via two exploratory trenches that found a Quaternary fault exists. However, the report concludes that the fault is dormant and will not pose any significant threat to structures. The report goes on to recommend no setbacks or increased seismic mitigation actions.

## **Proposed Development:**

The applicant is requesting a Special Use Permit (SUP) to enable grading of a private driveway on slopes greater than 30%, a building pad (in anticipation of a future single-family residence and a detached garage) and a storm drainage / fire protection pond. This grading will require a total cut of 741 cubic yards of material and fill of 741 cubic yards. This amount of material and the slope of the site is below the thresholds set by Washoe County Code 110.438.35 for major grading.

The plans are made with the goals of the Forest Master Plan in mind to keep the natural beauty of the area intact. The grading plans follow the natural contours of the hill and utilize stepped pad designs to minimize grading volumes. All retaining walls will only be used where necessary to keep grading volumes down and be kept as small as practicable and constructed out of native boulders and stones. Landscaping will be added to reduce manmade feature visibility.

Graded slopes will not exceed 3:1 and will be stabilized with native seed mix and formal landscaping. The future home will match the character of the surrounding area.

Pond: The proposed pond will be stocked with native critters and plants such as found in Tamarack Lake, Dry Pond, and other local bodies of water. The aquatic plants will keep nitrates down to prevent algae blooms and the predatory insects such as dragonfly larvae and trout minnows will minimize mosquito populations. Bat boxes will also be installed to further reduce mosquito populations. The pond will be aerated with a small waterfall. The pond will be filled by the seasonal streams that run down the hill that will be captured by the drainage system.

Drainage: During rain, snow and spring melting events, the water flows will be directed via drainage swales and ditches alongside the driveway to the proposed pond. The pond could also provide water for firefighting activities, the prevention of silt in public drainage ways and wildlife. The pond will discharge excess flow to the drainage ditch along Mt Rose Hwy.

**Public Service:**

Fire Service is currently provided by Truckee Meadows Fire District. The closest station is Truckee Meadows Fire Station 39 at 3.4 miles and Galena Volunteer Fire Department at 0.4 miles away. An alternate method of IF 1 building standards and maintained defensible space will be used in future structures.

**Utilities:**

Utilities are not a part of this permit, but water and electricity are already onsite, and sewer will be installed in coordination with Washoe County and Truckee Meadows Water Authority to the manhole location approx. 200 ft north of the northeast corner of the site working in the right of way.





August 2, 2021

Earth Tech, LLC  
681 Edison Way  
Reno, NV 89502  
**ATTN: Chris Betts, P.E.**

Thomas L. Sawyer  
Piedmont Geoseismic Services  
HC72 Box 20233  
Dyer, Nevada 89010

**SUBJECT: QUATERNARY FAULT INVESTIGATION, PHASE II**  
**16265 N. Timberline Drive**  
**Reno, Washoe County, Nevada**  
APN 049-222-06

Mr. Betts,

Piedmont Geoseismic Services is pleased to submit the attached technical report that summarizes our Phase II Quaternary fault investigation of a proposed development site at 16265 N. Timberline Drive in Reno, Washoe County, Nevada (APN 049-222-06). The purpose of the investigation was to determine the location and recency of activity of a late Quaternary fault trace previously mapped traversing the central portion of the project site. This investigation follows on our Phase I Quaternary fault investigation (PGS, June 15, 2021), which was limited to a surficial geologic studies. The scope of the present investigation consisted of documenting subsurface geologic conditions exposed in two exploratory trenches excavated across the fault trace at the project site. The investigation was conducted by Mr. Thomas L. Sawyer, Seismic Hazards Specialist with Piedmont Geoseismic Services (PGS), Dyer, Nevada. The approach used in present Quaternary fault investigation conforms with the "*Guidelines for Evaluation of Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada*" (NESC, 1998).

Sincerely,  
PIEDMONT GEOSEISMIC SERVICES, INC.

Thomas L. Sawyer  
Seismic Hazard Specialist

---

HC72 Box 20233 • Dyer, Nevada 89010  
sawyer.pgs@gmail.com • (775) 772-5902



**QUATERNARY FAULT INVESTIGATION—PHASE II  
16265 N. TIMBERLINE DRIVE  
RENO, WASHOE COUNTY, NEVADA  
APN 049-222-06**

Prepared for:

Chris Betts, P.E.  
Earth Tech, LLC  
681 Edison Way  
Reno, NV 89502

Prepared by:

Thomas L. Sawyer  
Piedmont Geoseismic Services  
HC72 Box 20233  
Dyer, NV 89010

August 2, 2021

---

HC72 Box 20233 • Dyer, Nevada 89010  
sawyer.pgs@gmail.com • (775) 772-5902



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## QUATERNARY FAULT INVESTIGATION—PHASE II

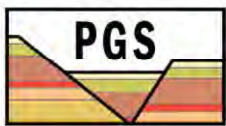
16265 N. Timberline Drive  
Reno, Washoe County, Nevada  
APN 049-222-06

### EXECUTIVE SUMMARY

The purpose of the present investigation was to determine the location and recency of activity of a late Quaternary fault trace previously mapped traversing north-northwestward across the central part of the 16265 N. Timberline Drive project site. The scope of the investigation was to document subsurface geologic conditions exposed in two exploratory trenches excavated across the fault trace.

The relevant project findings, conclusions and recommendations are summarized as follows:

1. The location of the fault trace traversing the project site was generally verified based on the location of faults exposed in the exploratory trenches.
2. The general late Quaternary activity designation previously assigned the fault trace also was verified.
3. However, trench exposures show that the fault is concealed by an unbroken sequence of colluvial (slope) deposits and a continuous, also unbroken, well-developed surficial soil.
4. The findings of the present investigation document an absence of Holocene surface rupture, indicating that the subject fault trace is not '*active*'. The fault, however, was found to be '*potentially active*'.
5. Thus, no building set-backs are recommended following the Nevada Earthquake Safety Council's "*Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada*". Although engineering mitigation measures might be considered if future developments were planned directly over the '*potentially active*' fault trace.
6. From a surface-rupture hazard standpoint the 16265 N. Timberline Drive project site is cleared for development.



**QUATERNARY FAULT INVESTIGATION—PHASE II  
16265 N. TIMBERLINE DRIVE  
RENO, WASHOE COUNTY, NEVADA  
APN 049-222-06**

**INTRODUCTION**

This technical report summarizes the results of a Phase II Quaternary fault investigation of the proposed 16265 N. Timberline Drive project site, located at 16265 N. Timberline Drive in Reno, Washoe County, Nevada (APN 049-222-06) (Figure 1). This study follows on the Phase I Quaternary fault investigation conducted by Piedmont Geoseismic Services (June, 15, 2021). That surficial geologic investigation found geomorphic evidence consistent with a late Quaternary fault activity, as previously mapped, but fault activity during the Holocene (last 10,000 years) was indeterminate.

The purpose of the present Phase II investigation was to determine the location and recency of activity of the subject fault trace (Figure 2). The scope of the investigation consisted of excavating two exploratory trenches across the mapped trace of the fault at the project site. The investigation was conducted by Mr. Thomas L. Sawyer, Seismic Hazards Specialist with Piedmont Geoseismic Services (PGS), Dyer, Nevada. The approach used in present investigation conforms with the *“Guidelines for Evaluation of Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada”* (NESC, 1998).

**SUBSURFACE GEOLOGIC INVESTIGATION**

Two exploratory trenches were excavated across the mapped fault trace at the project site, which generally coincides with the base of the relatively steep Carson Range front (Figure 3). To more precisely locate the fault specifically at the proposed development site, one trench was excavated south of the site and the other directly to the north. The south wall of each trench was cleaned with hand tools and a leaf blower, and distinct stratigraphic contacts and soil-stratigraphic boundaries were flagged. A highly redundant (~75% overlapping) set of high-resolution digital images were acquired of the trench walls. Detailed 3-D models then were constructed from the images and used to produce orthorectified photomosaics of the trench walls, corrected for optical and focal-length distortion. The ortho-photomosaics then were used to graphically log subsurface geologic conditions exposed in the trench walls in considerable detail.



### **Trench 1**

Trench 1 was excavated across the mapped fault trace near the southern boundary of the proposed development site. The trench was about 95 feet long and up to 8 feet deep. The trench exposed coarse colluvial deposits, a moderately well-developed surficial soil and a concealed fault. The fairly steep ground surface had to be scraped to remove numerous boulder-sized blocks of rock, which locally removed parts of the surficial soil (as noted in Plate 1).

A sequence of 7 trench units were identified and flagged in the south wall of trench 1, from youngest to oldest designated units A thru G (Plate 1). In general these are coarse to very coarse, clayey colluvial deposits. A moderately well-developed surficial soil has formed throughout the trench in upper units A, B and C, and in upper part of unit D in the eastern part of the trench. A Bt, probably argillic, horizon exhibiting distinct prismatic structure has formed in unit B. The matrix of units C and locally of unit D have been whitened, as well as, thin powdery coats of on the undersides of clasts exemplify the nature of calcic (Bk) horizon (Plate 1).

In the central part of Trench 1 a distinct fault plane was exposed approximately parallel to and generally coincident with the mapped late Quaternary, subject fault trace. The high-angle fault juxtaposes unit E on the west against unit F on the east. The total down-east offset of unit E could not be determined as this unit was not exposed on the relatively downthrown (east) side of the fault. The fault plane clearly terminates up-dip at the lower contact of unit D. Any discrete surface offset associated with the fault was removed by erosion prior to deposition of unit D, which has a smooth, clear basal contact that is unbroken over the fault plane (Plate 1).

Thus the most-recent surface faulting event exposed in Trench 1 pre-dates unit D and the moderately well-developed argillic soil.

### **Trench 2**

Trench 2 was excavated across the mapped fault trace about 25 feet north of the proposed development site. The trench was about 65 feet long and up to 8 feet deep. Similarly, the trench exposed coarse colluvial deposits, a well-developed surficial soil and concealed faults.

Six units were identified and flagged in the south wall of trench 2 (Plate 2), from youngest to oldest designated units A thru F. Again these are coarse to very coarse, clayey colluvial deposits. A thicker, somewhat better developed surficial soil was exposed throughout the trench in upper units A, B and C. Unit B exhibits an argillic horizon with distinct prismatic structure. The calcic Bk horizon is expressed as thin powdery coats of secondary carbonate on the undersides of clasts in unit C.





Trench 1 exposed a single concealed fault plane, whereas Trench 2 exposed three concealed faults or narrow zones of faulting that are generally coincident with the mapped late Quaternary fault trace. The westernmost fault forms a narrow (1 foot wide, or less) zone consisting of several closely spaced, high-angle faults. This fault juxtaposes unit F on the west against units D and E on the east. The fault planes terminate abruptly up-dip at the lower contact of unit C. This contact is smooth and clearly defined indicating any surficial relief associated with the fault was removed by erosion prior to deposition of unit C.

Near the middle of Trench 2 a high-angle fault was exposed juxtaposing units D and E on the west against unit F on the east. The fault splays upwards, forming two fault planes, which both terminate at the lower contact of unit C. Hence, like the western fault, any surficial relief across the middle fault was removed by erosion prior to deposition of unit C. Further the trench relationships suggest that these two faults bound a 25 to 30 foot-wide, down-dropped fault block or graben.

The third narrow zone of faulting was exposed in the eastern section of Trench 2, approximately coincident with the toe of the range front. The zone consists of a pair of bounding faults and an intervening zone of pervasive shears. The bounding faults and the shear fabric are noticeably arcuate, that is their dips decreases upwards in a manner consistent with shallow soil creep. As with the other two faults, the third zone of faulting abruptly terminates up-dip at the lower contact of unit C. Here there is minor relief on the contact possibly related to surface faulting. In which case, unit C buried a fault scarp formed during the most-recent event (MRE). Rather trench relationships suggest that it is more likely the relief on the lower contact is related to slope-wash erosion. In any case, the MRE pre-dates deposition of unit C.

## DISCUSSION AND CONCLUSIONS

The previously mapped late Quaternary fault trace was verified in this Phase II Quaternary fault investigation of the proposed project site. However, the fault was found to be concealed by a sequence of colluvial deposits that contain a well-developed argillic soil. The fault was exposed near the toe of the range front generally coincident with the location mapped by the Nevada Bureau of Mines and Geology (i.e., Bonham and Rogers, 1983). Consistent with their late Quaternary fault-activity designation, the fault was found to clearly predate a well-developed late Pleistocene soil in both trenches.

Based on the findings of this Quaternary fault investigation the previously identified late Quaternary fault trace at the 16265 N. Timberline project site (APN 049-222-06) is not Holocene active and, thus, is not considered to be an 'active' fault as defined by NESG (1998).



## **RECOMMENDATIONS**

Following the NESC (1998) guidelines no building set-backs are recommend.

Although no building set-backs are recommended, a late Quaternary fault trace was verified traversing the project site. Holocene faults are considered active because they pose a greater risk of surface rupture as compared to late Quaternary faults. Hence, although considered to be very low, there still is an increased risk of surface rupture at the project site as compared to another site without a late Quaternary fault.

However, differential movement along the fault of a few inches, accompanied by ground cracking, is considered to be a more likely hazard than is surface rupture along the subject fault. This contention is based on two observations. First that while the more-active, nearby faults of the Carson Range fault zone have ruptured repeatedly, the subject fault has remained quiescent. Additionally faults are fractures, that is to say planes of weakness. Consequently, as observed during historical earthquakes, minor differential movement and ground cracking may occur along the fault trace as a consequence of strong to severe ground shaking.

Hence, if possible, avoid building directly over the concealed fault trace. Otherwise consider engineering measures along the fault trace to a mitigate surface offsets of a few inches and associated ground cracking.

## **LIMITATIONS**

This report has been prepared by Piedmont Geoseismic Services for Earth Tech, LLC and documents the findings of a Quaternary fault investigation of the 16265 N. Timberline Drive project site in Reno, Washoe County, Nevada. The opinions, conclusions, and recommendations presented in this report have been formulated in accordance with accepted engineering geologic practices that exist in the project area, and elsewhere, at the time the report was prepared. No other warranty is made or should be inferred.



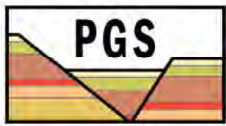


## **CLOSURE**

It has been a pleasure conducting this Quaternary fault investigation for Earth Tech, LLC in support of the proposed 16265 N. Timberline Drive project, Reno, Washoe County, Nevada. If you have any questions or require further assistance, please contact us at your convenience.

Sincerely,  
PIEDMONT GEOSEISMIC SERVICES, INC.

Thomas L. Sawyer  
Seismic Hazard Specialist

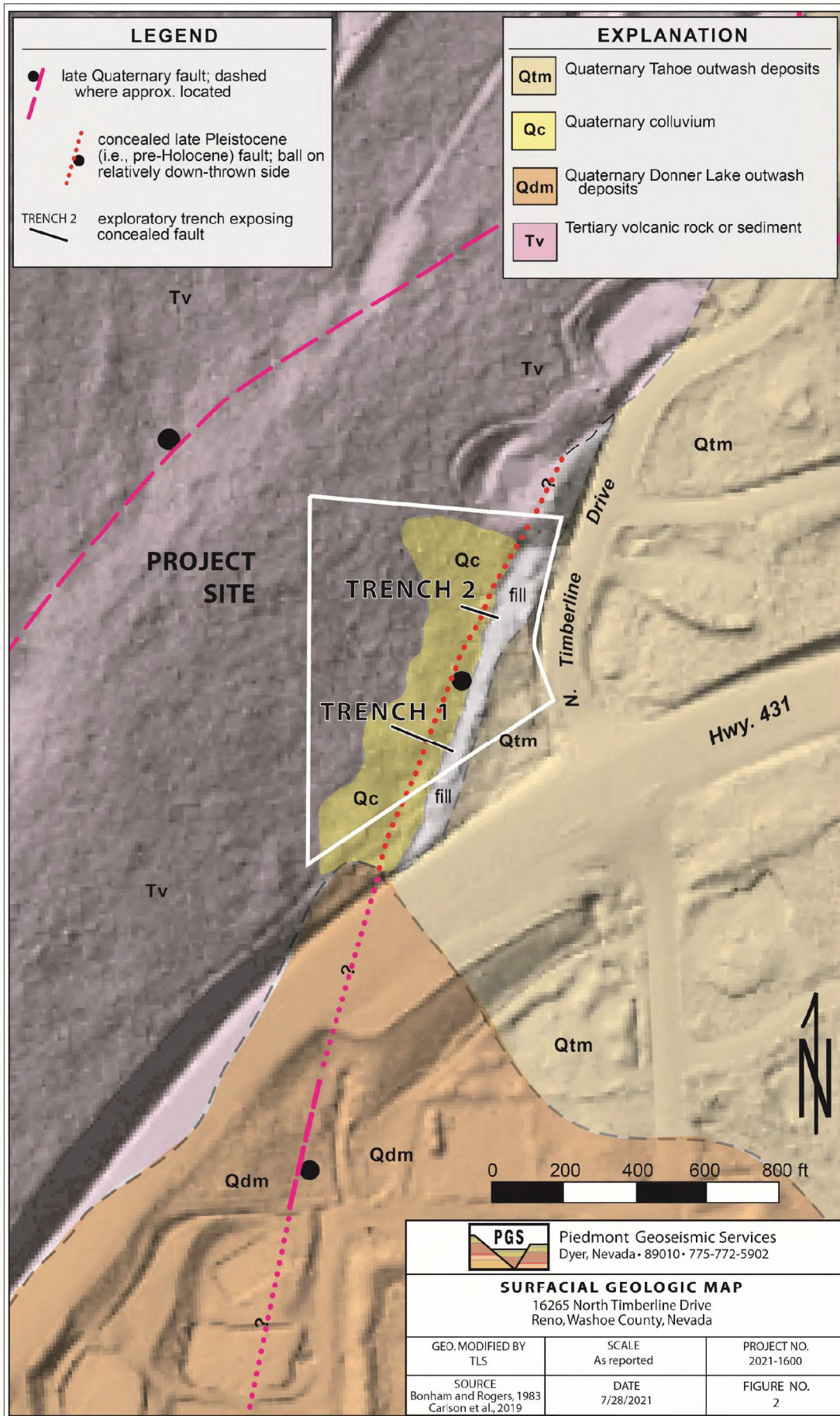


## REFERENCES CITED

- Bonham H.F. Jr., and Rogers, D.K., 1983, Mt. Rose NE Quadrangle Geologic Map: Nevada Bureau of Mines and Geology Map 4Bg, 1:24,000 scale.
- Nevada Earthquake Safety Council, 1998, Guidelines for Evaluating Potential Surface Fault Rupture/ Land Subsidence Hazards in Nevada (Revision 1): Nevada Bureau of Mines and Geology, Revision 1, dated 20 November 1998, 7 p., <http://www.nbmj.unr.edu/nesc/guidelines.html>.





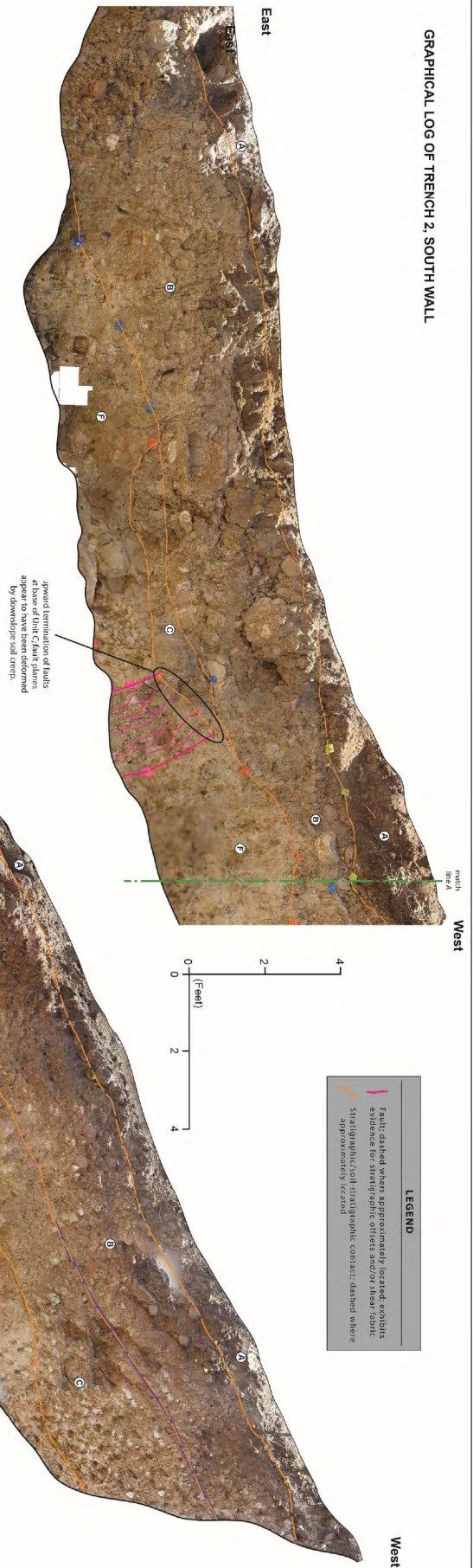








GRAPHICAL LOG OF TRENCH 2, SOUTH WALL



TRENCH UNIT DESCRIPTIONS

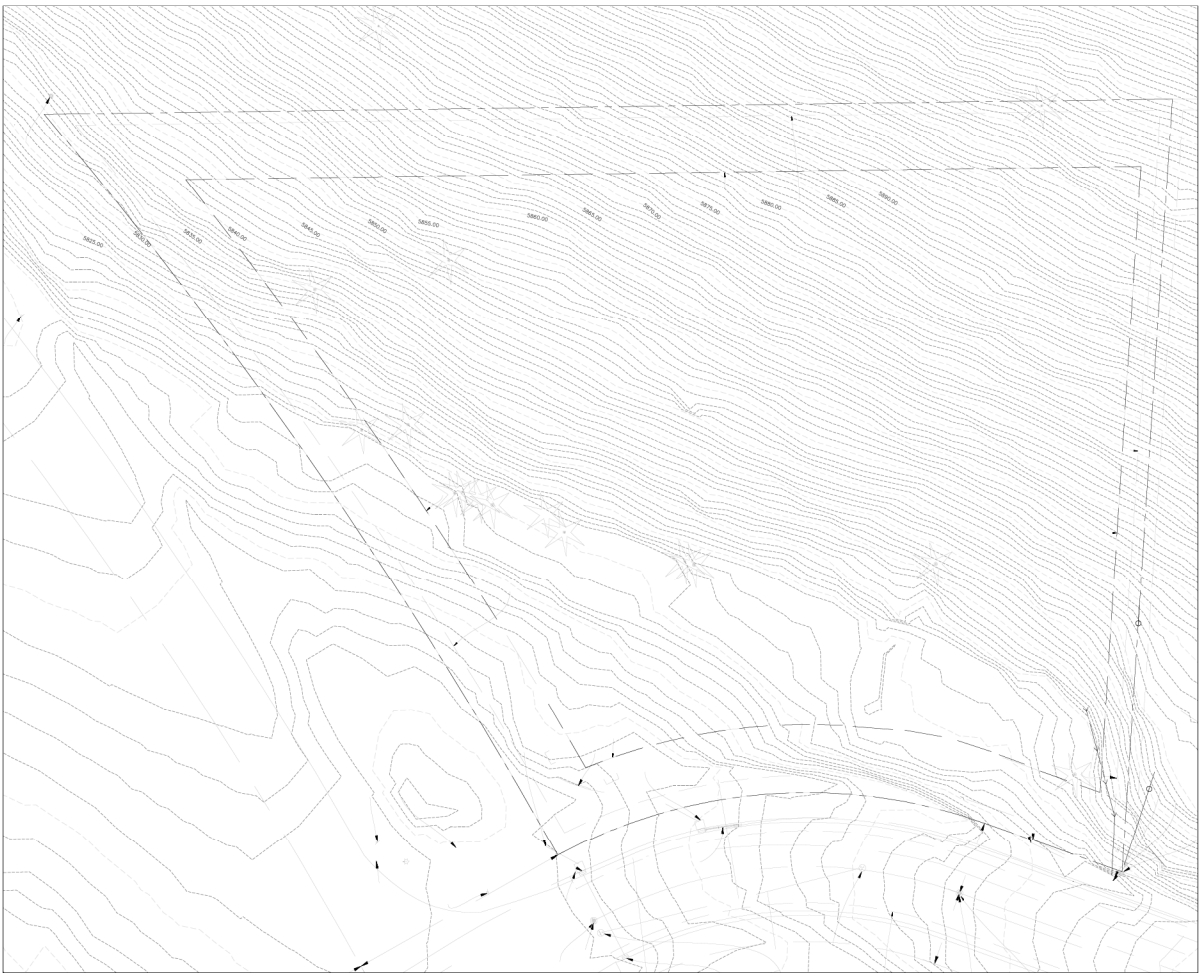
- A Rocky surficial colluvium, clayey silt, dark brown (high organic content). A horizon of the surficial soil.
- B Rocky colluvium, silty clay with tabular clasts to 1/8 inch, strongly developed argillic horizon (Bt) of the surficial soil, reddish brown, large prismatic soil structure, clay films coat peddled clast faces.
- C Stony colluvium, clayey silt with sand, massive with possible local creep structures.
- D Cobble colluvium, clay sand, light brown to tan, massive, Bk horizon of surficial soil, secondary carbonate on bottom of clasts.
- E Cobble to bouldery colluvium, clayey sand, massive, light brown to tan.
- F Stony colluvium, clayey silt, massive, brown to med tan, most clasts can be cut with hand tools.

Note: Logging was done in conjunction with geophysics conducted by photogrammetric techniques to produce a highly redressed set of high-resolution digital images.

	Piedmont Geospatial Services Dixie, Nevada • 800.725.7723/3602
GRAPHICAL LOG OF TRENCH 2, SOUTH WALL	
DESIGNED BY	PROJECT NO.
SOURCE	DATE
THIS STUDY	PLATE NO.







47

APPROVALS	PROJECT NO.
	DATE

**16265 N TIMBERLINE DR.  
GRADING IMPROVEMENTS**

**EXISTING CONTOURS**

WASHOE COUNTY NEVADA  
P.O. BOX 2096 BIGFORK, MT 59911

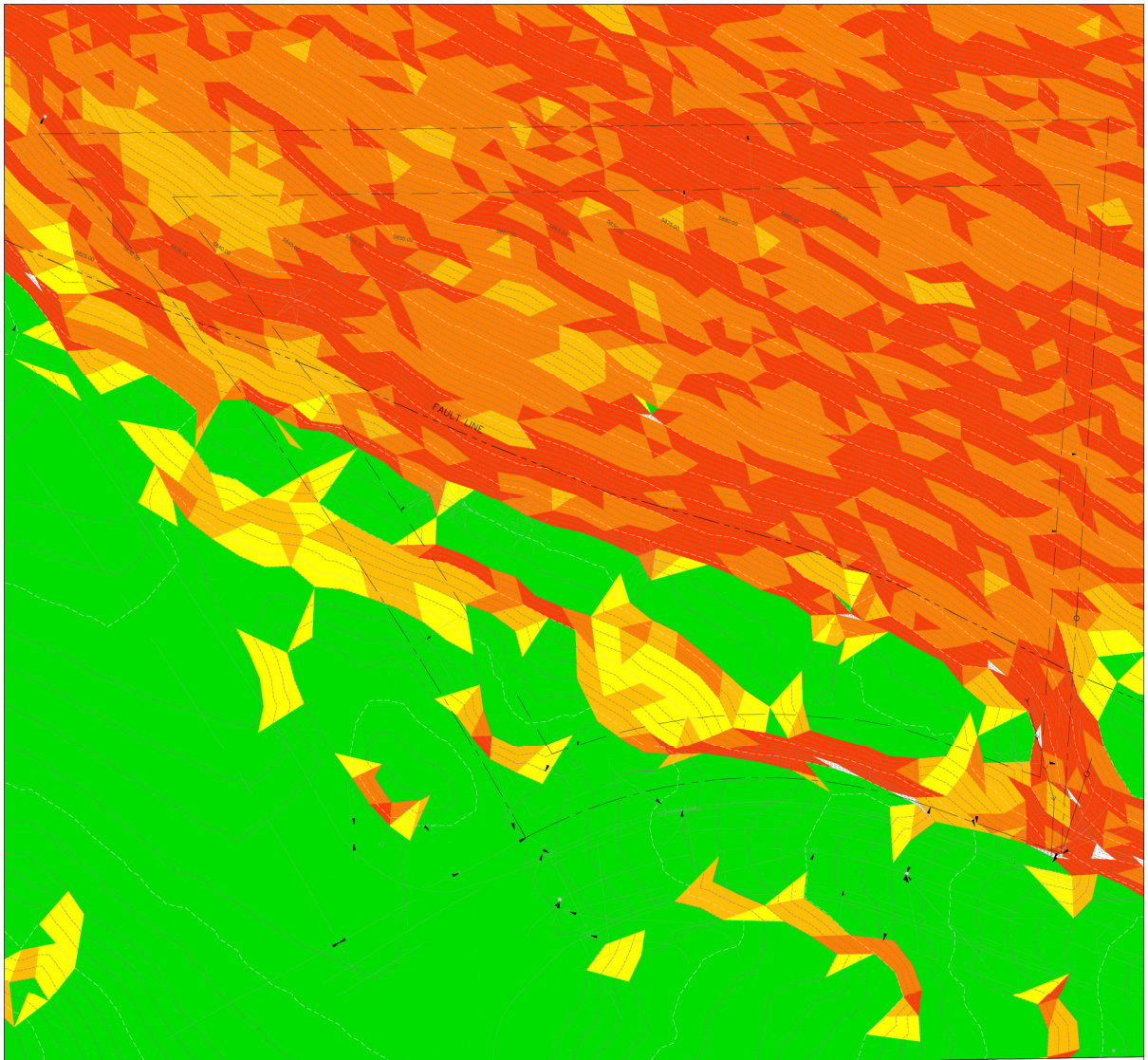
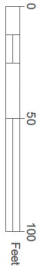
PREPARED FOR:  
SEAN BARRETT

PO BOX 2096  
BIGFORK, MT 59911  
406-241-3203

NO.	DATE	BY	CHK'D
1	1/4/23	SB	SB

**WSUP23-0004  
EXHIBIT D**



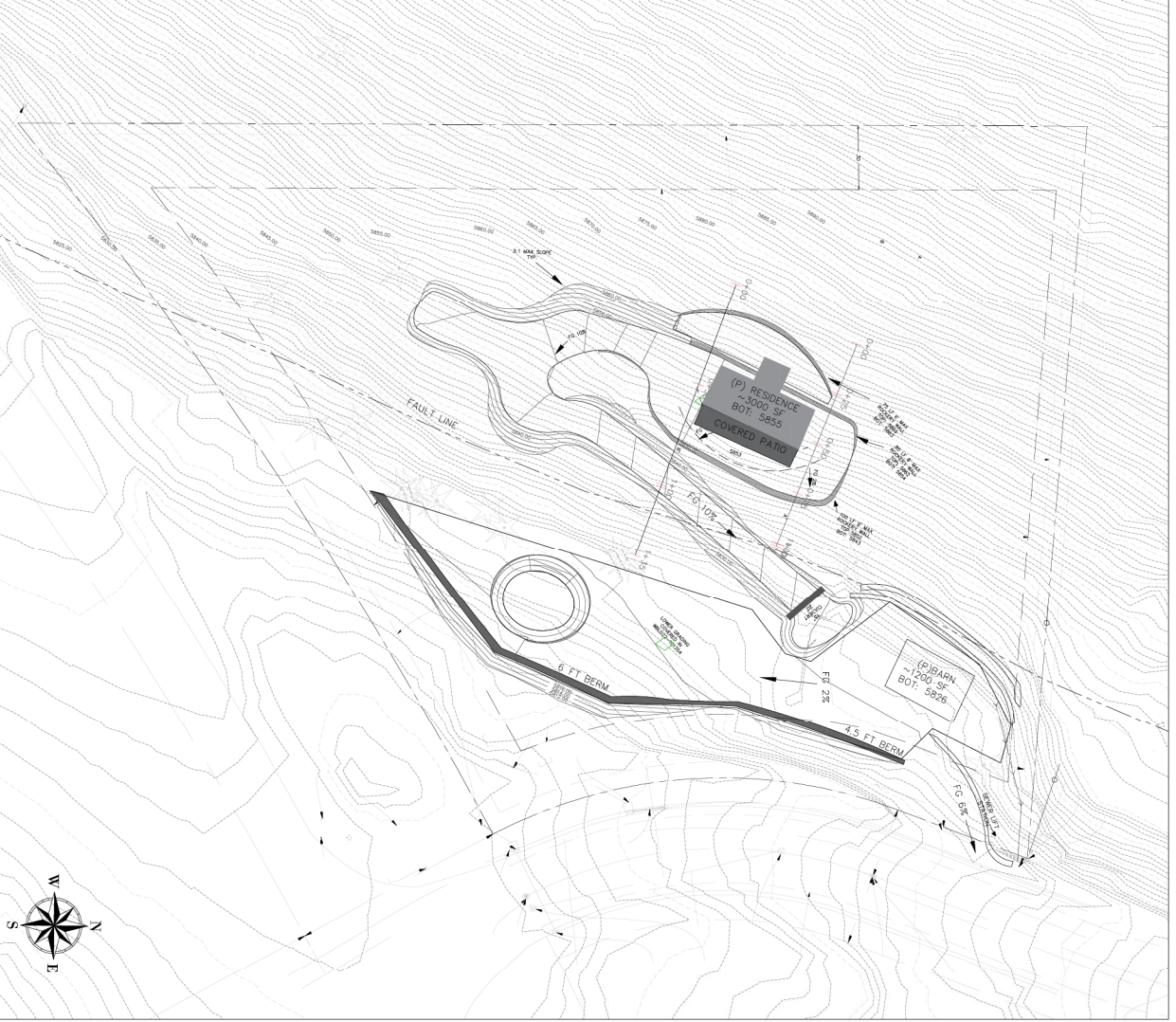


Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.00%	20.00%	Yellow
3	20.00%	28.00%	Orange
4	28.00%	37.00%	Red-Orange
5	30.00%	100.00%	Red

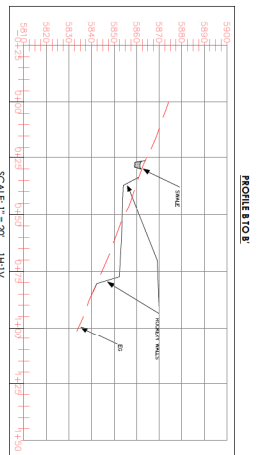
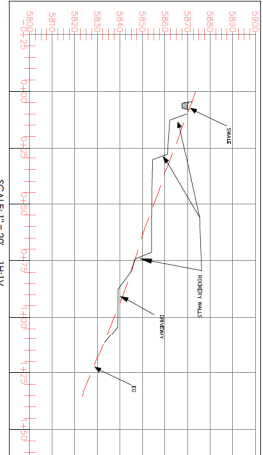
<b>48</b> SHEETS OF 5	<b>C0.1</b> APPROVALS	<b>16265 N TIMBERLINE DR. GRADING IMPROVEMENTS</b>	<b>EXISTING SLOPES</b>	PREPARED FOR: SEAN BARRETT  PO BOX 2096 BIGFORK, MT 59911 406-241-3203	<b>NO.</b> 1 <b>REVISIONS</b>	<b>DATE</b> 1/4/23	<b>BY</b> SB	<b>CHK'D</b> SB
		WASHOE COUNTY PROJECT NO: _____ NEVADA P.O. BOX 2096 BIGFORK, MT 59911	<b>WSUP23-0004 EXHIBIT D</b>					







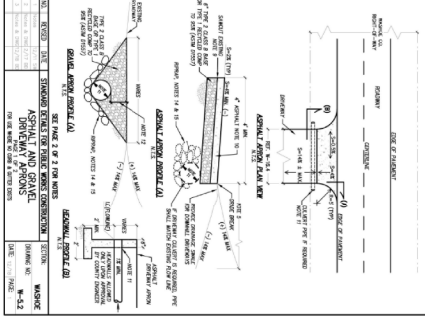
- EROSION AND SEDIMENT CONTROL NOTES:**
1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREET AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
  2. SWPPPs IN ADDITION TO THOSE INDICATED IN THE SWPPP MAY BE REQUIRED IF THEY DON'T MEET LOCAL PERFORMANCE STANDARDS.
  3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS.
  4. INCLUDING AND COVERED THESE CONSTRUCTION ACTIVITIES TO BE GRADED, CREATES RUNOFF AT THE SITE.
  5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE SWPPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED RAIN EVENT, WHICHEVER IS EARLIER.
  6. SLOPES WILL BE STABILIZED WITH NATURAL LANDSCAPING AND REPAIR WHERE NEEDED TO MATCH NATURAL HILLSIDE WHICH HAS A CORN A NATURAL SWPP.



- NOTES:**
1. GRADING PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
  2. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 1:8.
  3. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 1:8 FOR PUBLIC WORKS CONSTRUCTION.
  4. SUBGRADE SHALL BE OVER-SCAVENGED IN AREAS DETERMINED UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOIL REPORT OR WASHOE COUNTY REQUIREMENTS IF NEEDED.
  5. NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPOSED UTILITY.
  6. PROPOSED UTILITY 50 FEET MUST SEPARATE DRIVEWAY APPROACHES.
  7. DRIVEWAY GEOMETRY SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-14.4.
  8. DRIVEWAY GEOMETRY SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-14.4.
  9. NO CONCRETE OR PAVED DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
  10. HOOKS OR HEAVY DRIVENAILS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE SCHEDULE.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APPROACHES.
  12. CURRENT ASHIO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

- GRADES NOTES:**
1. ALL EROSION/SEDIMENTATION MEASUREMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SPARK AND WASHOE COUNTY STANDARDS.
  2. CONSTRUCTION SHALL COMPLETELY RESPECT THE EXISTING BOUNDARIES AND PROPERTY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPARK AND WASHOE COUNTY.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPARK AND WASHOE COUNTY.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPARK AND WASHOE COUNTY.
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  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPARK AND WASHOE COUNTY.

**FAIRWORK SUMMARY:**  
 TOTAL A.C. SURFACE: 8800 SF  
 DISTRIBUTED AREA: 1375 SQ FT  
 CUT: 741 CY  
 FILL: 741 CY  
 NET: 0 CY (CUT AND FILL ARE BALANCED)



- ROCKERY WALL NOTES:**
1. ROCKERY WALLS SHALL ADHERE TO 110.438.45 OF THE WASHOE COUNTY CODES.
  2. ROCKERY WALLS SHALL NOT EXCEED 10 FT IN HEIGHT.
  3. BENCH WIDTH GREATER THAN 60% OF WALL HEIGHT.

NO.	REVISIONS	DATE	BY	CHK'D
1	FOR GRADING SUP	1/4/23	SB	SB

16265 N TIMBERLINE DR.  
 GRADING IMPROVEMENTS

GRADING PLAN

PREPARED FOR:  
 SEAN BARRETT

PO BOX 2096  
 BIGFORK, MT 59911  
 406-241-5203





# NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150  
2310 CORPORATE CIRCLE, SUITE 200, HENDERSON, NEVADA, 89074 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110  
www.nscb.nv.gov

**NRS 624.031** Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

5. An owner of property who is **building or improving a residential structure on the property for his own occupancy and not intended for sale or lease**. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the board for the exemption. The board shall adopt regulations setting forth the requirements for granting the exemption.

If you are seeking an exemption from licensure pursuant to NRS 624.031(4) you must complete the following affidavit, obtain the required signatures, and submit the original to the building department with your application for a building permit.

## OWNER BUILDER AFFIDAVIT OF EXEMPTION

I hereby certify that I am the owner of the property listed below, and that I am building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

Parcel Number: 049-222-06 Description of Work: GRADING Type of Permit GRADING

I further acknowledge the following obligations and duties:

- I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.
- I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- I must directly supervise the construction.
- Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- **Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.**
- If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).
- I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.

I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.

Dated this 14 day of APRIL, 2022

Sean Barrett  
Legal Owner of Residential Property (Signature)

SEAN BARRETT  
(Print Name)

16265 N TIMBERLINE DR.  
Location of Single Family Residence

RENO NV 89511  
City State Zip

Witness: [Signature]



# APPLICATION FOR ALTERNATE MATERIALS AND METHODS

PROJECT NAME: 16265 N TIMBERLINE SINGLE FAMILY RESIDENCE OWNER'S NAME SEAN BARRETT TENANT'S NAME (If other than owner)	PROJECT ADDRESS: 16265 N TIMBERLINE DR. RENO NV 89511 OWNER'S ADDRESS PO BOX 2096 BIGFORK MT 59911 TENANT'S ADDRESS APPLICANT'S ADDRESS PO BOX 2096 BIGFORK MT 59911 RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME OWNER / BUILDER	DATE: 2-8-23 PERMIT OR APP. NO. TBD PHONE 406 261-3203 PHONE 406 261-3203 PHONE 406 261-3203
FIRE DISTRICT EMPLOYEE FAMILIAR WITH PROJECT CHIEF DALE WAY & CAPTAIN BRITTANY LEMON		


Pursuant to Section 104.9 of the International Fire Code, a request is hereby made to the Deputy Fire Chief – Fire Code Official for an alternate material and method from Section 403 the Fire Code, which requires that:

**“DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH TURNAROUNDS. DRIVEWAYS IN EXCESS OF 200 FT IN LENGTH AND LESS THAN 20 FT IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURNAROUNDS.”**

**I request your acceptance of:**

**AN ALTERNATIVE METHOD OF USING CLASS 1 (IR 1) BUILDING STANDARDS AND A 75 FT DEFENSIBLE SPACE AROUND OCCUPIED RESIDENCE(S) TO REDUCE THE AMOUNT OF EARTH MOVING THAT WOULD BE GENERATED GRADING A TURNAROUND INTO A HILLSIDE WITH GREATER THAN 30% SLOPES TO FIT WITH THE INTENT OF THE WASHOE COUNTY GRADING CODES. A MAXIMUM OF 12% GRADE IS PROPOSED.**

**I believe this proposal complies with the intent of the code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the Fire Code in quality, strength, effectiveness, fire resistance, durability, and safety because: (Use attachments if necessary)**  
**SITE LOCATION COMPRISES OF SHRUBS AND TREES THAT ARE NOT CLOSE TO THE PROPOSED RESIDENCE. DEFENSIBLE SPACE SHOULD BE SUFFICIENT TO ADDRESS FIRE DANGER. IR 1 BUILDING STANDARDS SHOULD WITHSTAND FIRE CONDITIONS UNTIL THE FUEL IS CONSUMED. FIRE RESPONSE WILL BE SWIFT AS THE SITE IS 0.5 MILES FROM GALENA VOLUNTEER FIRE DEPARTMENT. ACCESS IS PROVIDED VIA A DRIVEWAY WITH AN EXTENDED SWITCHBACK THAT CAN BE USED IN AN EMERGENCY.**


 IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER, THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE  
 TITLE  
 OWNER

**DECISION OF THE DEPUTY FIRE CHIEF – FIRE CODE OFFICIAL**

Approved  
 Approved with Stipulations  
 Denied  
 Stipulations:

**ARCHITECT OR ENGINEERS SEAL**