



Board of Adjustment Staff Report

Meeting Date: February 4, 2016

Subject: Special Use Permit Case Number SB15-012
Applicant: Truckee Meadows Water Authority
Agenda Item Number: 8G
Project Summary: Construction and operation of a water treatment plant; construction of access driveway in a Sensitive Stream Zone; and construction of two creek diversions in the Critical Stream Zone
Recommendation: Approval with Conditions
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Description

Special Use Permit Case Number SB15-012 (TMWA Mt. Rose Water Treatment Plant) – Hearing, discussion, and possible action to approve a special use permit for the construction and operation of a water treatment plant on APN 150-460-05 including grading and construction of an access driveway in a Sensitive Stream Zone; and the construction of two creek diversions in the Critical Stream Zone, one in Thomas Creek (APN 152-430-18) and one in Whites Creek (APN 150-492-20). The Thomas Creek parcel is not contiguous to the other parcels. The water treatment plant and creek diversions will be used to enhance the Truckee Meadow Water Authority's ground water resources in the Mt Rose area.

- Applicant: Truckee Meadows Water Authority (TMWA)
- Property Owners: TL Mt. Rose LP, and Washoe County
- Locations: Water treatment plant is located in the approved, unbuilt, Monte Vista Subdivision, approximately one-third mile north of the intersection of Mt. Rose Highway and Callahan Road and south of Mountain Ranch Road; Whites Creek diversion structure is located in Whites Creek, south of the proposed water treatment plant; the Thomas Creek diversion is located in Thomas Creek, between Crested Wheat Road and Melarkey Way
- Assessor's Parcel Numbers: 150-460-05 (TL MT. Rose LP); 150-492-20 (Washoe County); 152-430-18 (Washoe County)
- Parcel Size: 58.08 acres (water treatment plant), 8.25 (Whites Creek) and 85.39 acres (Thomas Creek)
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: 58.08 acre parcel = 50.53 acres High Density Rural (HDR) and 7.55 acres General Rural (GR); 8.25 acre parcel = 1.4 acres HDR and 6.85 acres GR; 85.39 acre parcel is Open Space (OS)

- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 302 Allowed Uses; Article 48 Significant Hydrologic resources; and Article 810 Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26 and 35, T18N, R19E, MDM, Washoe County, NV

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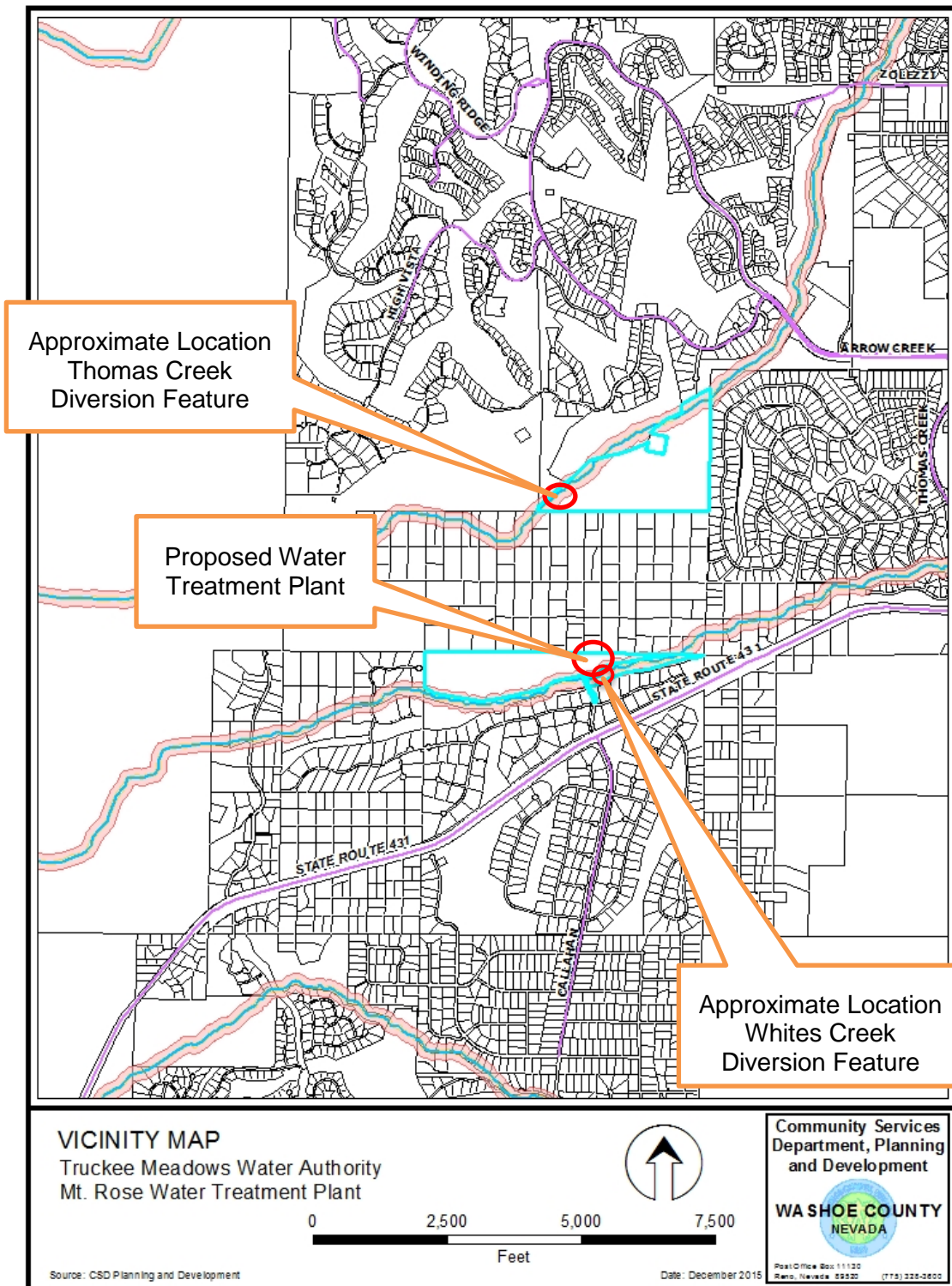
Project Application Exhibit L

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.

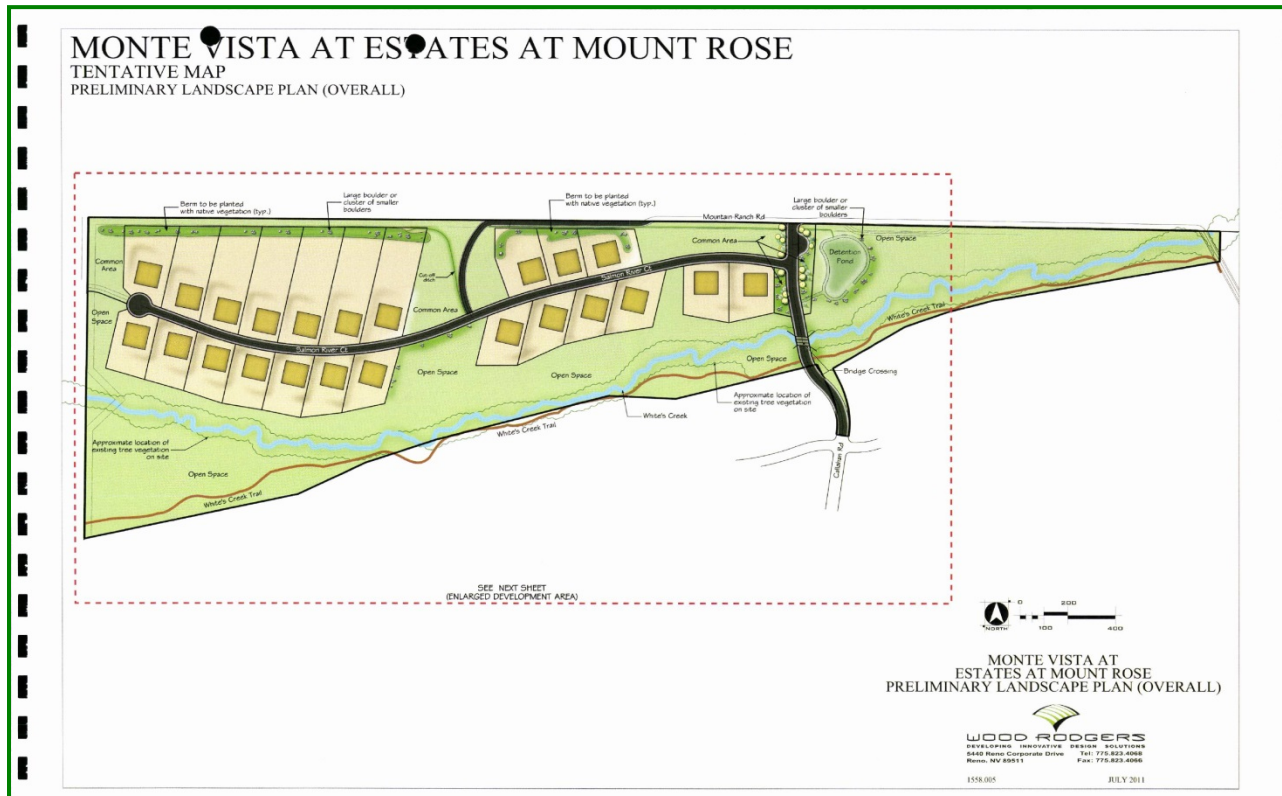
The Conditions of Approval for Special Use Permit Case Number SB15-012 are attached to this staff report and will be included with the Action Order.



Vicinity Map

Background

Truckee Meadows Water Authority (TMWA) is proposing to create a 3.9 acre parcel from a 58.08 acre parcel identified as APN: 150-460-05. The 58.08 acre parcel has an approved Tentative Map known as Monte Vista at Estates at Mount Rose. The Monte Vista subdivision is approved for 23 residential lots surrounded by common area. The water treatment plant is proposed to be located in the Monte Vistas common area on the east side of the extension of Callahan Road.



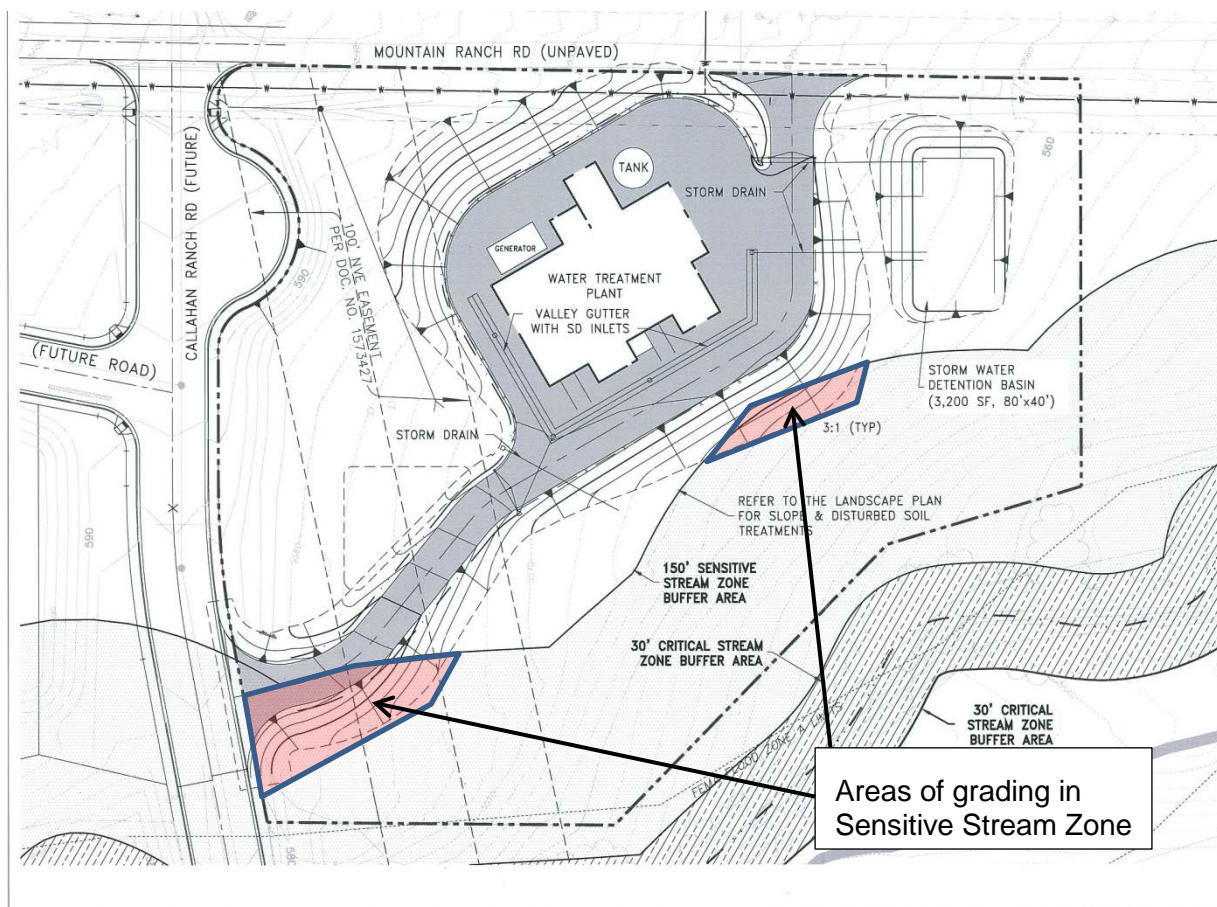
The construction of the Callahan Road extension and a bridge over Whites Creek was approved as part of the tentative map on September 6, 2011. The property owner filed a final map application on March 9, 2015 and is in the process of completing the conditions of approval so the map can be recorded. The Monte Vista property owner proposes to begin construction of the bridge and road extension in the Spring of 2016.

TMWA proposes to start construction on the water treatment plant in the Spring of 2017, after the road extension is completed. In addition to the water treatment plant, TMWA is proposing to construct two water diversion features in the critical stream zone on Washoe County parcels. One diversion feature will be in Whites Creek (APN 150-492-20), adjacent to the water treatment plant, the other one in Thomas Creek (APN 152-430-18). A twelve foot-wide access road will be constructed in the sensitive stream zones of each creek to access the construction site as well as for maintenance of the features in the future. All areas in the critical stream zone disturbed during construct are required to be restored to pre-construction conditions and revegetated once the diversion structures are built. TMWA proposed to start construction on the diversion features in the fall of 2017.

Water Treatment Plant Evaluation

The proposed project area is undeveloped. Most of the parcel is zoned High Density Rural (HDR) with approximately 0.35 acres of General Rural (GR) on the south side of the proposed parcel. The surrounding properties are zoned High Density Rural (HDR) on the east, north and west sides, and General Rural (GR) to the south, along Whites Creek. While the Monte Vista subdivision is undeveloped, there are single-family homes on the north side of Mountain Ranch Road and the south side of Whites Creek.

Whites Creek is identified as a Significant Hydrologic Resource (SHR). The sensitive stream zone buffer for the creek traverses the south side of the project area from west to east along its southern boundary. The access driveway from Callahan Road and some grading for the building pad are located within the sensitive stream buffer, thus requiring compliance with the standards as set forth within Article 418, *Significant Hydrological Resources*, of the Washoe County Development Code.



Grading/Site Development:

The project site slopes from the northwest corner (near intersection of Callahan Road and Mountain Ranch Road) to the southeast towards Whites Creek. In order to reduce the visual impact of the treatment plant the building site will be graded to lower the building pad to be lower than Mountain Ranch Road. The cut material will then be used to level out the building site. A small portion of the fill area will be located in the sensitive stream zone. In addition, the driveway off of Callahan Road will be graded to provide access to the site. A portion of the driveway and the shoulder fill will also be located in the sensitive stream zone.

A detention basin is proposed on the eastern corner of the site to detain the increase in runoff due to the proposed site improvements.

Access/Traffic:

The main access to the water treatment plant will be from Callahan Road, with a second access from Mountain Ranch Road.

Since the water treatment plant is an unmanned facility it will generate very little traffic. The facility will be checked twice a day by operation staff, and twice a week on average; once for landscaping and once for facilities maintenance. The average daily visitation rate is 3.6 trips. In addition, the site will average five truck trips a month to deliver chemicals and other materials to the site.

Washoe County Engineering requires a complete traffic study if 80 Peak Hour Trips or more are generated from a project. The traffic generated by the water treatment plant does not significantly increase traffic; consequently a traffic study is not required.

Signage:

The applicant is proposing one free standing sign near the driveway access on Callahan Road identifying the project. The sign is a 5-foot by 2.5-foot wood engraved sign mounted on wood posts at a height of 5-feet. The sign will be illuminated by a 65-watt ground mounted light fixture that is shielded on the top and rear so the light is directed at the sign face, with no spill over on to other properties.

Lighting:

The lighting plan for the development indicates that there will be three photo sensor activated light fixtures; one Bollard at the Mountain Ranch Road entrance and two building mounted. In addition, there are 10 switch activated (manual) fixtures, five building mounted, and five 10-foot tall pole mounted fixtures. The switch activated lights are normally off when the building is unoccupied. All the pole and building mounted light fixtures are aimed downward and are shielded to prevent light spill-over. The proposed lighting is consistent with the development code and "Dark Sky" practices.

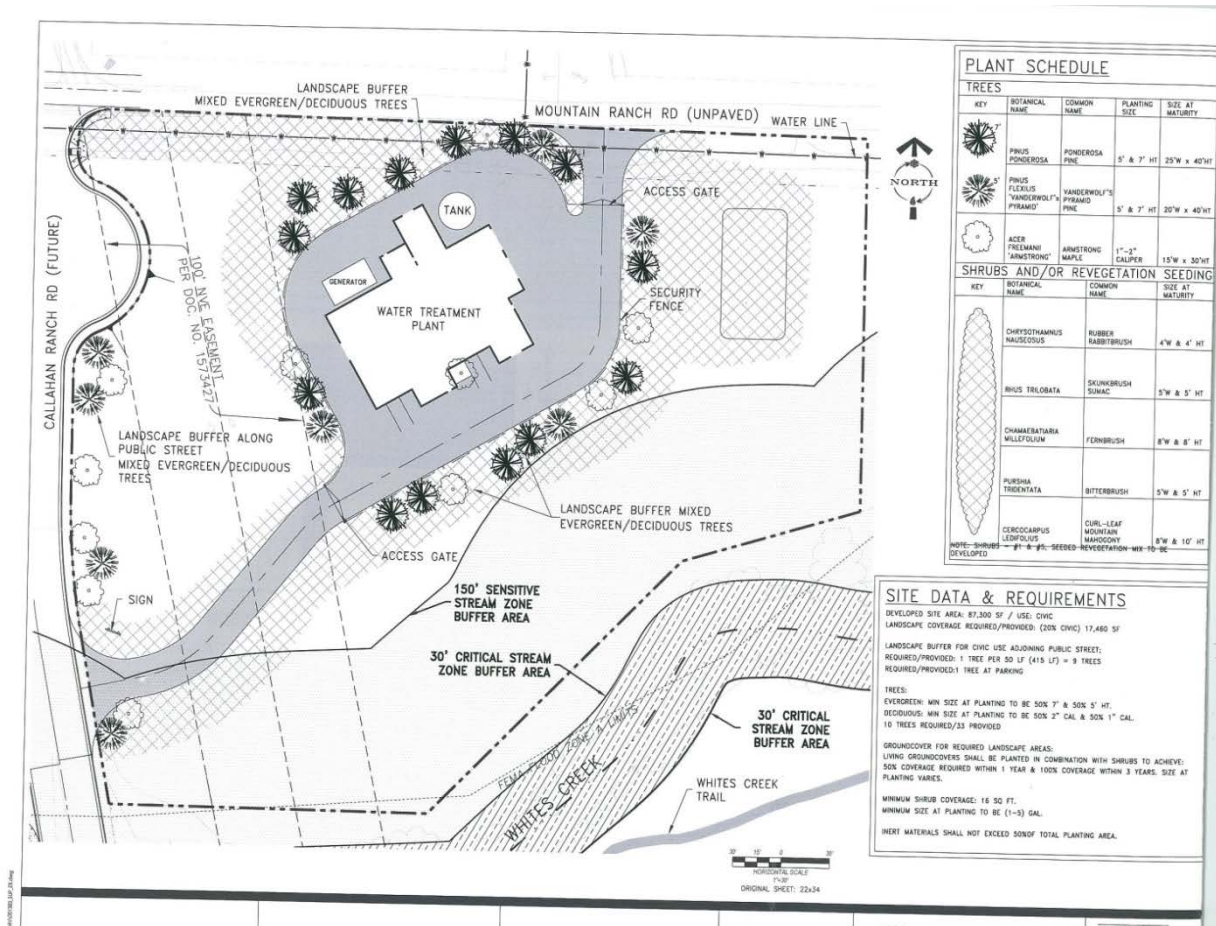
Landscaping:

The applicant is proposing eight foot tall black wrought iron fencing enclosing the asphalt area surrounding the treatment plant. A mixture of Evergreen and Deciduous trees will be planted between Callahan Rach Road and the 100-foot utility corridor that traverses the project area from north to south near Callahan Road. There will also be trees planted around the fenced area screening the water treatment plant. The native vegetation removed during grading will be retained and used to revegetate the disturbed areas.

By fencing only the developed area and locating the trees near the fence rather than along Mountain Ranch Road the native vegetation will be preserved blending with the surrounding open-space and the trees will not block as much of the view shed of the properties on Mountain Ranch Road. The retention of native vegetation and limited use of atypical vegetation (trees) for landscaping is consistent with the Southwest Truckee Meadows Area Plan Policy SW 2.8.

Noise:

The applicant has stated that all the pumps used to draw water into the system are inside the treatment plant to mitigate the noise level. They also stated at the STM/WV CAB meeting that the generator outside the building will only be used as an emergency power source.



Landscape Plan

Design Review Committee (DRC):

The applicant shall meet with the Design Review Committee (DRC) to finalize and approve all plans as they relate to building design, material and colors, signage, fencing, irrigation, landscaping, including size and type of plants and materials to be used, and revegetation. The DRC meeting shall occur prior to the issuance of any and all building permits associated with the project.

Diversion Structures

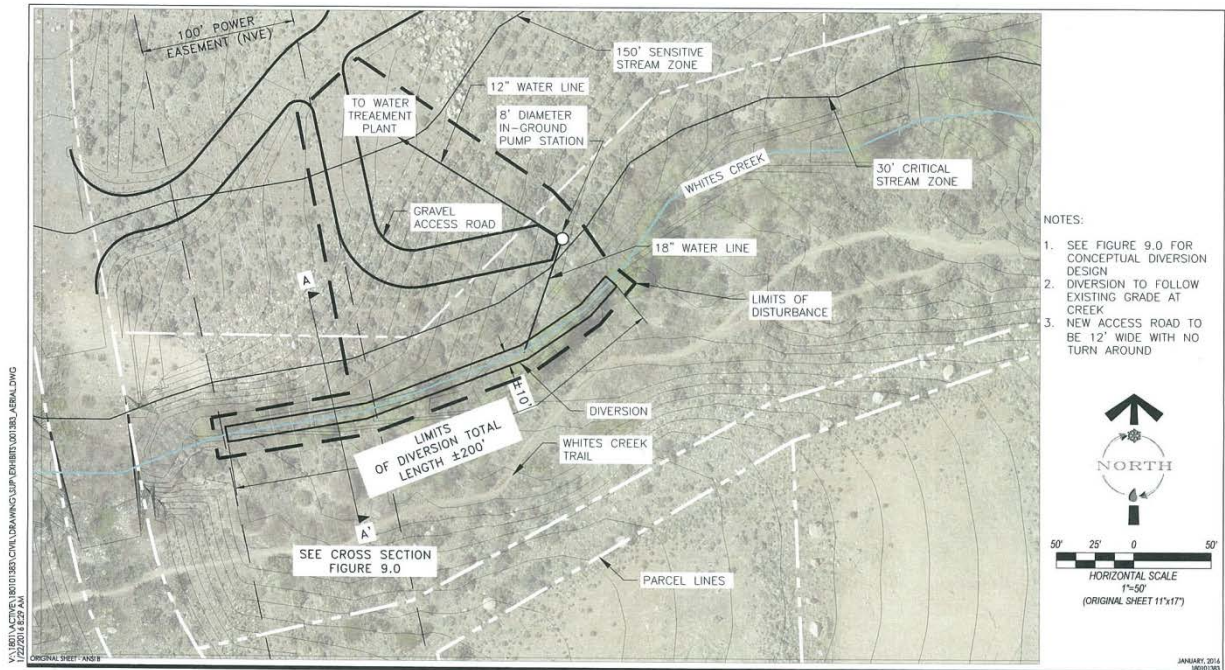
The proposed project also includes two infiltration gallery-type diversions; one in Whites Creek and one in Thomas Creek. The diversion features are located in the stream bed which is the critical stream zone. Each diversion structure will include an in-ground eight foot diameter concrete vault built in the sensitive stream zone. The vaults will hold the pumps used to draw water. In addition, the Thomas Creek site will have a six foot tall locked utility cabinet housing a control panel.

Any grading in the critical stream zone for construction access requires submission of plans showing compliance with applicable best management practices to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces. The conditions of approval require this information be

submitted to the County for review and approval prior to beginning any ground disturbing activity.

In addition to Engineering and Capital Projects conditions of approval, TMWA must also comply with the conditions related to Special Review Considerations, including the conservation of natural vegetation, wildlife habitat and fisheries, removal of construction access, restoration of the project site to predevelopment conditions, and preservation of the hydrologic resources so that there is no net loss of the significant hydrological resource size, function and value.

In addition to the County's requirements, both diversion structures are in the streams, so "Waters of the U.S" and Army Corp of Engineers review and approval is required.

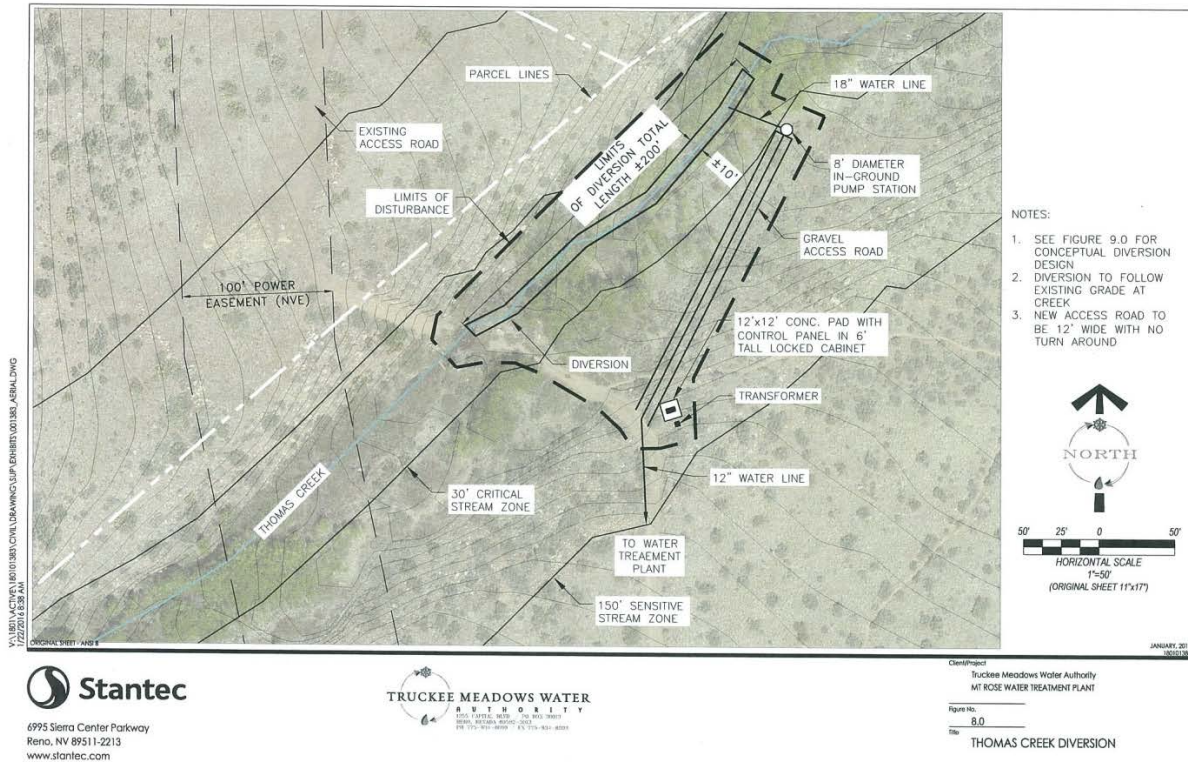


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Client/Project
 Truckee Meadows Water Authority
 MT ROSE WATER TREATMENT PLANT
 Figure No.
 7.0
 Site
 WHITES CREEK DIVERSION

Whites Creek Diversion Preliminary Design



Thomas Creek Diversion Preliminary Design

Relevant Southwest Truckee Meadows Area Plan Policies And Action Programs

In addition to the Area Modifiers, the following excerpts of policies and action programs contained in the Southwest Truckee Meadows Area Plan are relevant to the proposed subdivision:

Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.

SW.2.2 Site development plans in the Southwest Truckee Meadows planning area must include a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Note: Staff has included a condition for a noxious weed control plan.

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Note: The applicant presented their proposal at the January 14, 2016 STM/WV CAB meeting. Staff has forwarded the CAB summary of comments to the applicants so they may prepare their response before the public hearing.

SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.

Note: The water treatment plant was designed to look similar to a barn and proposed to use materials commonly used in the residential developments of the surrounding area. In addition, staff is recommending that the project go before the Design Review Committee for approval of the structure, materials, landscaping, lighting and signage.

SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.

Note: The applicant provided a site lighting plan that provided limited lighting during times when people are on site. The only light that is on 24 hours a day is the light to illuminate the entrance sign, off of Callahan Road.

SW.2.8 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Note: The proposed landscaping plan includes the stockpiling and reuse of native vegetation removed during grading and limits the atypical vegetation (trees) to provide screening of the treatment plant.

SW.2.13 The review of all special use permits for the establishment of non-residential uses in a Rural Character Management Area must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to: dark-sky lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character as described in the character statement.

Note: The project application addresses the impacts of lighting, noise, and traffic. The site and project design took into consideration the rural character of the surrounding area.

SW.2.14 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. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.

Note: The proposed water treatment plant is located in the Timberline Wildland Transition area. The area should maintain a feeling of openness and a sense of living close to nature by enacting a suburban land use pattern within a rural context. Open space and recreation are significant contributors to the character of these areas. By locating the water treatment plant in the common open space of Monte Vista Subdivision, the project blends in to the suburban development that is surrounded by open space.

Goal Seven: Public and private development will respect the value of cultural and historic resources in the community.

SW.7.1 Prior to the approval of master plan amendments, tentative maps, or public initiated capital improvements in the Southwest Truckee Meadows planning area the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, and appropriate archaeological investigation will be conducted.

Note: As part of the Monte Vista Subdivision an archaeological investigation was completed. The Whites Creek Bridge crossing was relocated in response to the investigation. Planning staff contacted Jessica Axsom, the State Historic Preservation Archeologist, who stated that because this project is being permitted by the Army Corp of Engineers, the Corp will contact the Historic Preservation Office, if additional review is required.

Goal Eight: The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools, and transit facilities. This trail system will contribute to the preservation and implementation of the community character.

SW.8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.

Note: The applicant has been in contact with the Department of Regional Parks and Open Space. Parks staff is reviewing the potential to improve the existing Whites Creek Trail.

Goal Twelve: Public and private development will respect the value of wildlife and habitat to the community.

SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife (NDOW) will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Note: NDOW provided conditions to address stream flows and fish protection.

Goal Fifteen: Water resources will be supplied to land uses in the Southwest Truckee Meadows planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized. Whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.

SW.15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan:

1.3.b, "Protection and Enhancement of Groundwater Recharge;"

1.3.d, "Water Resources and Land Use;"

1.3.e, "Water Resource Commitments;" and

1.3.g, "Groundwater Resource Development and Management of Water Quality."

Note: The proposed water treatment plant and creek diversions are intended to reduce the need to pump ground water during times when adequate creek water is available and to allow for ground water to recharge.

Goal Seventeen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.

SW.17.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the SWTM basins and encourage development to implement plans for the protection of groundwater resources.

Note: There are several approved unbuilt subdivisions and a number of privately owned undeveloped "government" lots in the TMWA service area that will require either water service or ground wells. This proposal is one part of TMWA's plan to protect ground water resources and provide water to the existing approved properties.

TMWA Outreach

Prior to the STM/WV CAB regularly scheduled meeting, Truckee Meadows Water Authority held a public open house on January 11, 2016 from 5:00 p.m. to 7:00 p.m. at the South Valley's Library. Washoe County provided TMWA a copy of the Special Use Permit mailing lists, so they could mail notices of their meeting to the surrounding affected property owners. The Open House was well attended with over 75 people attending.

In addition, TMWA customers who receive the TMWA Newsletter email were sent a "Status Report on TMWA's Plan for Groundwater Sustainability on the Mt. Rose and Galena Fan" (see Exhibit B). The status report includes a brief statement on the proposed Mt. Rose water treatment plant; the dates, time and location of the Citizen Advisory Board, Board of Adjustment meetings, and a link to the Special Use Permit application packet.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant and the applicant's representatives at the regularly scheduled Citizen Advisory Board meeting on January 14, 2016. After a long public comment period the CAB members made a motion that a summary of the public's comments be compiled and provided to the Board of Adjustment. A memorandum from the CAB is attached (Exhibit C) and reflects discussion on the following items:

- How much water will be removed from the creeks
- Will the creek flows be affected
- How will this project affect the domestic wells
- How will this affect wildlife
- Visual impact
- Noise from pumps, will they run all the time

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Building and Safety
 - Parks and Open Space
 - Engineering and Capitol Projects
 - Water Management Planner
 - Operations Division Director
 - Utilities
 - Parks and Open Spaces
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Vector-Borne Diseases

- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Truckee Meadows Water Authority
- Nevada Department of Wildlife
- Nevada State Environmental Protection
- Nevada State Division of Water Resource
- Washoe-Storey Conservation District
- Army Corp of Engineers

Nine out of the seventeen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report (Exhibit A) and will be included with the Action Order.

- Washoe County Planning and Development addressed review of Treatment Plant by the Design Review Committee, the requirement to maintain "Dark Sky" standards, and provided conditions to address special considerations for Significant Hydrologic Resource protection.
Contact: Eva M. Krause, 775.328.3628, ekrause@washoecounty.us
- Washoe County Engineering and Capitol Projects addressed the need for complete construction documents, Stormwater discharge permit, bonding for project, hydrology/hydraulic report.
Contact: Leo Vesely, P.E., 775.325.8032, vesely@washoecounty.us
- Washoe County Water Management Planner Coordinator addressed maintaining the County's ability to use its water rights in the future.
Contact: Vahid Behmaram, 775.9544647, vbehmaram@washoecounty.us
- Washoe County Regional Parks and Open Space stated that the projects on County property will have to conform to the Washoe County Park Land Easement Policy and that the approval of this SUP does not guarantee that an easement will be granted.
Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us
- Washoe County Health District addressed their requirement for permitting, the need for Nevada Division of Environmental Protection permits, catch basin and retention pond designs, and other items related to environmental health issues.
Contact: James English, Environmental Health, 775.328.2610, jenglish@washoecounty.us
Contact: J.L. Shaffer, Vector Control, 775.785.4599, jshaffer@washoecounty.us
- Truckee Meadows Fire Protection District addressed the need to build in accordance with Wildland Urban Interface codes.
Contact: Amy Ray, 326-6000, aray@fmfpd.us
- State of Nevada, Department of Wildlife addressed the need to maintain stream flows and protection of fish.
Contact: Mark Freese, 775.688.1145, markfreese@ndow.org
- State of Nevada, Division of Water Resources addressed the need for State Water Engineer approval.
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- Washoe-Storey Conservation District addressed their need to review and comment on Best Management Practice plans, the Army Corp of Engineers application for work in Sensitive Hydrologic Resources, and the potential for impact on downstream wetlands.

Contact: Kevin J. Roukey, 775.232.1571, kevinjr_51@att.net.

Staff Comment on Required Findings

Section 110.810.30, Article 810, *Special Use Permits*, within the Washoe County Development Code, 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 Southwest Truckee Meadows Area Plan.

Staff Comment: The proposed water treatment plant and diversion facilities address the goals and policies of protecting the Community character, the respect of wildlife and habitat, and the protection of ground water, as identified in the Southwest Truckee Meadows Area plan.

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

Staff Comment: The proposed water treatment plant and diversion facilities will improve TMWA ability to provide a sustainable water supply to the surrounding area and meet the demands of new development in their service area. Once complete TMWA will be able to use surface water, when it is available, and allow the ground water source to rest and recharge.

3. Site Suitability. That the site is physically suitable for a water treatment plant and the instream diversion facilities and for the intensity of such a development.

Staff Comment: Most of the water treatment plant's developed/disturbed area is outside of the sensitive stream zone. A small portion of the driveway on Callahan Road and a portion of the grading for the building pad will be located in the sensitive stream zone. The instream diversion facilities shall be designed to not impede natural stream flow.

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 water treatment plant is designed to be compatible with the surround community and the visual appearance expressed in the Suburban Character Management plan. Staff is recommending that the water treatment plant and its site development plans be reviewed by the Design Review Committee. In addition, the project will be beneficial to the public's health and safety by preserving and restoring the ground water supply during "wet" years so there is a sufficient water supply during drought years.

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

Staff Comment: *There are no military installations within the affected area.*

Section 110.418.30 Special Review Considerations

In addition to the findings required by Article 810, Special Use Permits, Article 418, Significant Hydrologic Resources requires that the following Special Review Considerations are considered prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area. The record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

- (a) Conservation of topsoil;

Staff Comment: *During construction the applicant shall stockpile topsoil and native vegetation removed during grading and then reapplied to any undeveloped disturbed areas.*

- (b) Protection of surface water quality;

Staff Comment: *Temporary silt controls are required during construction and a stormwater pollution plan is required to be implemented as part of the final permit.*

- (c) Conservation of natural vegetation, wildlife habitats and fisheries;

Staff Comment: *Construction equipment or any vehicles shall not travel beyond the limits of grading area in the sensitive and critical stream zone. Diversion features shall not impede stream flows.*

- (d) Control of erosion;

Staff Comment: *Temporary erosion control features are required prior to construction. Permanent erosion control features are required upon completion of the site.*

- (e) Control of drainage and sedimentation;

Staff Comment: *Temporary drainage and sediment control devices are required to be install prior to grading. Engineering requires that any increase in storm water runoff resulting from the development of the site shall be detained on site.*

- (f) Provision for restoration of the project site to predevelopment conditions;

Staff Comment: *All disturbed undeveloped areas in the sensitive and critical stream zones created during the construction of the treatment plant and the installation of the diversion features shall be restored to predevelopment conditions.*

- (g) Provision of a bonding program to secure performance of requirements imposed; and

Staff Comment: *A grading bonding is required by the Engineering Division prior to any grading.*

- (h) Preservation of the hydrologic resources, character of the area and other conditions as necessary.

Staff Comment: *Revegetation of all disturbed undeveloped areas in the sensitive and critical stream zones, installation of BMPs and implementation of a stormwater protection plan are required to preserve and protect the hydrologic resources and the character of the area.*

Southwest Truckee Meadows Area Plan Goal SW 2.14:

Community Character is adequately conserved. The community character as described in the character statement for Timberline Wildland Transition is adequately conserved.

Staff Comment: The Timberline Wildland Transition is identified as a Suburban Character Management Area. "These areas project a feeling of openness and a sense of living close to nature by enacting a suburban land use pattern within a rural context." The applicant is proposing to locate the water treatment plant in the Monte Vista Subdivision. This development maintains a feeling of openness and a sense of living close to nature by clustering development and retaining open space around the project.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB15-012 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 SB15-012 for TMWA, having made all seven findings in accordance with Washoe County Development Code Section 110.810.30; Section 110.418.30 Special Review Considerations; and Southwest Truckee Meadows Area Plan Goal SW 2.14:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadow Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the sites are physically suitable for a water treatment plant and the two creek diversions, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and

Section 110.418.30 Special Review Considerations

Special Review Consideration. Special Review Considerations were giving to the development within the Sensitive and Critical Stream zone buffers.

Southwest Truckee Meadows Area Plan Goal SW 2.14

Community Character is adequately conserved. The community character as described in the character statement for Timberline Wildland Transition is adequately conserved.

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 original applicant, unless the

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

xc: Applicant: Truckee Meadows Water Authority
Attn: John Enloe
1355 Capital Blvd.
Reno, NV 89502

Property Owner: TL Mt. Rose Estates LP
Attn: Rich Balestreri
3300 Douglas Blvd., Suite 450
Roseville, CA, 95661

Consultants: Stantec Consulting Services Inc.
Attn: Cynthia Albright
6995 Sierra Center Pkwy., Suite 200
Reno, NV 89511

Stantec Consulting Services Inc.
Attn: John Buzzone
6995 Sierra Center Pkwy., Suite 200
Reno, NV 89511

Staff Report xc: Nevada Division of Wildlife; State Division of Water Resources; Washoe-Storey Conservation District



Conditions of Approval

Special Use Permit Case Number SB15-012

The project approved under Special Use Permit Case Number SB15-012 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 4, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

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

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

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

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

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

- The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

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 Development

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

Contact: Eva M. Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to Planning and Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained for a 3-year period
- f. Fencing adjacent to any identified wildlife corridors shall be Nevada Department of Wildlife (NDOW) approved.
- g. The applicant shall submit a plan for the control of noxious weeds in accordance with the Southwest Truckee Meadows Area Plan Policies.
- h. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void.
 - iii. The applicant and any successors shall direct any potential purchaser and/or operator of the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the

- special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- iv. The generator outside the treatment plant shall only be used as an emergency power source.
 - v. Written notice shall be provided to the Department of Community Development at least fifteen (15) days prior to the commencement of any maintenance work on the diversion features elements in the critical stream zone. All impacts to the critical stream zone buffer area shall be minimized and disturbed areas shall be immediately restored to their natural state.

Significant Hydrologic Resource – Special Review Considerations

- i. Whites Creek and Thomas Creek are identified and inventoried as a significant hydrologic resource, the applicant shall protect the Critical and Sensitive Zone Buffer Areas by taking the following measures:
 - i. Conservation of Topsoil: During the construction process, topsoil and native vegetation removed during grading will be stockpiled and reapplied to any disturbed slope areas.
 - ii. Protection of Surface Water Quality: Concentrated construction flows, such as from temporary roads, shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary silt control structures will be installed and maintained at storm drain inlets receiving runoff from the construction site. During the final plan stage, a stormwater pollution prevention plan will be developed and implemented.
 - iii. Conservation of natural vegetation, wildlife habitats and fisheries: No equipment or vehicles shall travel beyond the limits of grading to prevent disruption of native vegetation. The instream diversion facilities shall be designed to not impede natural stream flow.
 - iv. Control of erosion: Temporary sediment and erosion control devices shall be constructed prior to any grading activity. Construction entrances and equipment parking areas shall be stabilized with gravel prior to grading. Concentrated construction flows, such as from temporary roads, shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary erosion control measures may be removed when erosion is stabilized and such measures are no longer needed. Sedimentation fencing will be required at limits of all grading.
 - v. Control of drainage and sedimentation: Concentrated construction flows, such as from temporary roads shall be channelized to temporary or permanent sediment treatment facilities prior to grading. Temporary silt control structures will be installed and maintained at storm drain inlets receiving runoff from the construction site.
 - vi. Provision for restoration of the project site to predevelopment conditions: All areas in the Critical Stream Zone disturbed by construction and left undeveloped, shall be restored to pre development conditions. Final revegetation will be installed within 15 days of the completion of any phase. Ornamental landscaping that requires fertilizer or pesticide shall not be allowed. All areas disturbed and left undeveloped for a period of more than 30 days shall be stabilized by the application of a dust palliative. All areas left undeveloped for more than 90 days shall be hydro-seeded

with an approved seed mix and tackifier, and shall be irrigated until firmly established as approved by the County Engineer.

- vii. Provision of a bonding program to secure performance of requirements imposed: A grading bonding is required by the Engineering Division prior to any grading.
- viii. Preservation of the hydrologic resources, character of the area and other conditions necessary: Preservation of the hydrologic resource and the character of the area shall be maintained by using best management practices and by the development and implementation of a stormwater pollution prevention plan, ensuring a no net loss of value, acreage and function of the significant hydrological resources.

Washoe County Engineering and Capitol Projects

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

Contact: Leo Vesely, P.E., 775.325.8032, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any
- h. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.

- i. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- j. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- k. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Washoe County Water Management Planner Coordinator

3. The following conditions are requirements of the Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.9544647, vbehmaram@washoecounty.us

- a. Water rights of equal or similar priority from the same creeks are appurtenant to lands and projects downstream of the proposed facility. Future TWMA diversions of water from these creeks shall not negatively impact those water rights and ability to place those waters to beneficial use at locations downstream of the proposed project.

Washoe County Regional Parks and Open Space

4. The following conditions are requirements of the Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

- a. As both of the project sites occur on Washoe County Open Space Parcels (APN 150-492-20 and 152-430-18) the project must conform to the Washoe County Park Land Easement Policy. The Park Land Easement procedure will identify any and all terms and conditions to be included in any easement agreement. Please note, issuance of a Special Use Permit shall not be interpreted as a commitment or guarantee that Washoe County can or will grant any easements for the project.

Washoe County Health District

5. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health 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.

Contact: James English, Environmental Health, 775.328.2610, jenglish@washoecounty.us

Contact: J.L. Shaffer, Vector Control, 775.785.4599, jshaffer@washoecounty.us

- a. The applicant must submit a water project per NAC 445A directly to the Washoe County Health District for review and approval.
- b. The applicant shall apply and receive any necessary permits from the Nevada Division of Environmental Protection prior to injecting any treated water into an underground aquifer.
- c. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).

- d. The Vector-Borne Diseases Program requires the use of 4-6 inch cobble rock in the flow line of all swales to reduce the transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- e. The detention pond will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) and outlet(s) pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
- f. District Health will require percolation testing at or near the design grade of the proposed detention basin representative materials to determine the soils ability to receive and infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
- g. Vegetation planted in the detention basin shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil; "All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022)
- h. If construction work will occur during in the creek diversions we will require rock rip rap in the upstream and downstream reach of the drainage way. (Article 418 Washoe County Section 110.418.20 (a) 2,). This will reestablish the integrity of the channel bottom and reduce erosion runoff.
- i. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

Truckee Meadows Fire Protection District

6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 326-6000, aray@fmfpd.us

- a. Any developments on the property shall meet the requirements of WCC 60. This will include the requirements for access and exterior construction per the *Wildland Urban Interface Code*.
- b. Plans shall be submitted for review and approval to TMFPD.

State of Nevada, Department of Wildlife

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

Contact: Mark Freese, 775.688.1145, markfreese@ndow.org

- a. TMWA shall maintain a relatively stable water flow past the diversion structure when extraction is occurring. The recommended water flow shall have less than 50 percent fluctuation from average annual daily flow and maintenance of tolerable water temperatures.

- b. Fish screens or other structures shall be installed to prevent fish entrapment.
- c. TMWA shall shut-off extraction when water levels are low.

State of Nevada, Division of Water Resources

8. The following conditions are requirements of the Nevada State Department of Conservation and Natural Resources, Division of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov

- a. Water Service to the subject parcels is currently provided by Truckee Meadows Water Authority. Proposed changes require approval by the State Engineer.
- b. Tentative approval of TMWA Mt. Rose Water Treatment Plant based on acceptance of change applications by Truckee Meadows Water Authority through the Office of the State Engineer.

Washoe-Storey Conservation District

9. The following conditions are requirements of the Washoe Storey-Conservation District, which shall be responsible for determining compliance with these conditions.

Contact: Kevin J. Roukey, 775.232.1571, kevinjr_51@att.net.

- a. The applicant shall coordinate with the Washoe-Storey Conservation District and NRCS for review and approval of the proposed landscaping and seed mix to ensure that native species are utilized.
- b. The applicant shall submit plans addressing planning, installation and maintenance of Best Management Practices to Washoe-Storey Conservation District for their review and comment.
- c. General Comments:
 - 1) The applicant shall provide detailed information on the design, location and construction of the two diversion structures prior to permit approval.
 - 2) The applicant shall provide a copy of the application submitted to the Corps of Engineers for the Washoe-Storey Conservation District to review and comment on.
 - 3) The applicant's shall provide Washoe-Storey Conservation District an assessment of the cumulative impacts of the proposed diversion of water for the treatment plant on wetland mitigation sites that have been established downstream of proposed diversions. If this information is included in the State Water Resource application or the Army Corp of Engineers application, it may be used to satisfy this condition.

*** End of Conditions ***

From: Eva Krause <evaoutwest@sbcglobal.net>
Sent: Friday, January 01, 2016 8:50 AM
To: Krause, Eva
Subject: Fw: Status Report: TMWA's Plan for Groundwater Sustainability on the Mt. Rose and Galena Fan

On Wednesday, December 30, 2015 12:40 PM, Truckee Meadows Water Authority <newsletter@tmwa.com> wrote:



Status Report on TMWA's Plan for Groundwater Sustainability on the Mt. Rose and Galena Fan

Truckee Meadows Water Authority (TMWA) is continuing to work on enhancing the groundwater resources in the Mt. Rose and Galena Fan area. Due to the dependence on groundwater and the continued decline in water levels aggravated by the ongoing drought it is necessary to provide supplemental sources of supply for the water systems located on the upper Mt. Rose and Galena fan areas. These water systems include those serving the Arrowcreek, Saddlehorn, Government Lots, Callahan Ranch, Fawn Lane, Montreux, Galena Forest and St. James Village neighborhoods. These areas currently rely on groundwater wells for 100 percent of their water supply, and the drought situation has severely limited the amount of natural recharge to local aquifers.

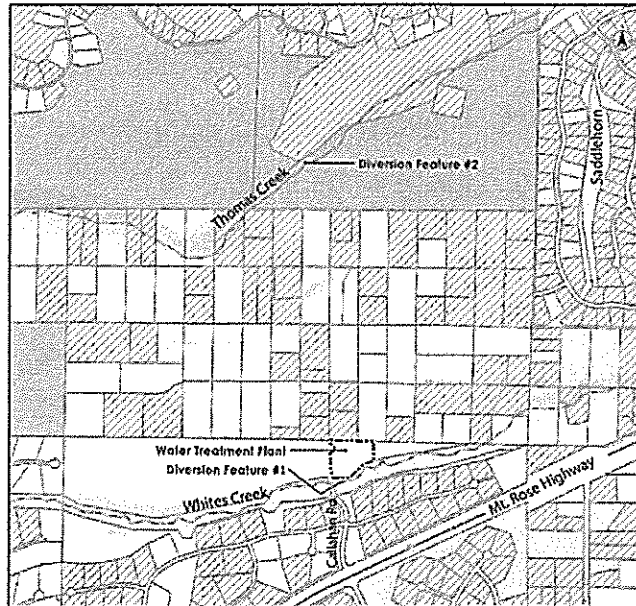
As reported in a letter sent to area residents in July, TMWA is implementing a \$7.8 million groundwater sustainability plan for the area. The plan consists of three projects which will deliver limited amounts of treated surface water from the Truckee River to the area to replenish wells:

- Arrowcreek/Mt. Rose Conjunctive-Use Facilities, in service January 2016
- Expanded Conjunctive-Use Facilities/Aquifer Storage and Recovery Program, scheduled to be constructed in 2016-2017
- South Truckee Meadows General Improvement District (STMGID)

Conjunctive-Use Facilities, scheduled to be constructed in 2017-2018

These projects will allow TMWA to expand its Aquifer Storage and Recovery Program (ASR), which injects treated surface water into the aquifer when our wells are not in use. The more water we recharge and store during the off-peak season, the less we will have to rely on local groundwater alone. Its like money in the bank. It should also be noted that these facility improvements are included in TMWAs existing budget and will not affect customer rates.

The projects mentioned above, however, will not be sufficient to restore the groundwater resource. In order to provide for the long-term sustainability of the local groundwater aquifer, TMWA is also planning to construct a small (8,800 square foot) water treatment plant (WTP) off of Whites and Thomas Creeks. The location of the proposed water treatment plant is within the Monte Vista subdivision, on the north side of Whites Creek, adjacent to Callahan Road as shown in the map below. When adequate creek flows are available, a portion of the flow will be diverted to the WTP, and sufficient flows will remain in both creeks to maintain wildlife and habitat needs, as well as downstream irrigation requirements.



By expanding our ASR Program, and supplementing the limited water supplies from the Truckee River with creek water, TMWAs goal is to actually pump less groundwater from the Mt. Rose and Galena fan aquifer than we do today.

The WTP project will be vetted through various permitting agencies and Washoe Countys Special Use Permit (SUP) process. Review meetings have been scheduled for the following dates and times:

South Truckee Meadows / Washoe Valley Citizens Advisory Board:
Thursday January 14, 2016, 6:00 p.m. at the South Valleys Library

located at 15650A Wedge Parkway, Reno.

Washoe County Board of Adjustment: Thursday, February 4, 2016, 1:30 p.m. at the County Commission Chambers, 1001 E. 9th Street, Building A, 1st Floor, Reno.

The entire SUP application may be reviewed by clicking [here](#).

If you have questions or would like further explanation of TMWAs plans for groundwater sustainability on the Mt. Rose Fan, please email John Enloe at jenloe@tmwa.com

or call 834-8250.

Truckee Meadows Water Authority (TMWA) is a not-for-profit water utility, overseen by elected officials from Reno, Sparks and Washoe County. TMWA employs a highly skilled team who ensure the treatment, delivery and availability of high-quality drinking water around the clock for more than 385,000 residents of the Truckee Meadows.

This email was sent to EVAOUTWEST@SBCGLOBAL.NET

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Truckee Meadows Water Authority · 1355 captial blvd · Reno, Nv 89520 · USA



South Truckee Meadows/Washoe Valley Citizen Advisory Board

MEMORANDUM

To: Eva M. Krause, Staff Representative
From: Misty Moga, Administrative Recorder
Re: **Special Use Permit Case Number SB15-012**
Date: January 14, 2016

The following is a portion of the draft minutes of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held on January 14, 2016.

B. Special Use Permit Case Number SB15-012 (TMWA Mt. Rose Water Treatment Plant) – Request for community feedback, discussion and possible recommendation to approve a special use permit. The permit will allow for the construction and operation of a water treatment plant on APN 150-460-05. The request includes grading and construction of an access driveway in a Sensitive Stream Zone; and the construction of two creek diversions in the Critical Stream Zone, one in Thomas Creek (APN 152-430-18) and one in Whites Creek (APN 150-492-20). The water treatment plants and creek diversions will be used to enhance the ground water resources in the Mt Rose area. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the special use permit request.

Applicant: Truckee Meadows Water Authority (TMWA) APN: 150-460-05, 152-460-05 and 150-492-20

Locations: Estates at Mt. Rose east of the Legends Subdivision, between Mt. Ranch Road and Whites Creek; Whites Creek between Callahan Road and Legends Subdivision; Thomas Creek between Crested Wheat Road and Melarkey Way

Staff: Eva M. Krause, Washoe County Planner, 775-328-3628, ekrause@washoecounty.us

Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment, February 4, 2016

Additional Information: TMWA Open House Scheduled for January 11, 2016, South Valleys Library, 15650A Wedge Parkway 5 to 7 p.m.

John Enloe spoke about the proposed water treatment plant that will feed off of Whites Creek and Thomas Creek
He said they hosted an open house

He said TMWA is doing this because:

- Mt. Rose and Galena fan area - Arrowcreek and St. James's relies on groundwater for 100 percent of its water supply. The drought caused the problem and it will get worse.
- This will be a ground water aquifer for domestic well owners and water customers. This will help recover the water supply.
- Pumping less water in the future to allow it to recover.
- This has been proposed since 2002 in the South Truckee Water Facility Plan. They decided not to construct.
- He said they will be able to pump water from Thomas Creek Trail head and distribute it through the entire system. Truckee river supply can't get enough water up there.
- He said they will use the water when available during spring flow, and will stop diversion when the flows are down.
- There are water rights on the creek; 90% on Whites/50% on Thomas Creek.
- He said they will make sure that all the downstream rights will receive that water when it is available. He said they won't take away from those who have entitlements.
- He said they will make sure to have a divergent plan without impacting the wildlife habitat. He handed out a letter from The Nature Conservancy who supported the plan. He said they will get NDOW, Corps of Engineers, etc. to make sure it is safe for the wildlife.
- The water quality is high in those creeks with mountain sources; best water quality that TMWA provides. He said we will provide UV light treatment as well as chemicals to keep it clean.

- What are we going to do with water? Divert, treat, get into the tank and distribution to area. The treatment plant benefits the upper Mt. Rose community.
- He said they looked at several plans. They had to be close to creeks. And it had to be located up high on the plan between Mt. Rose Highway and Arrow Creek. He showed a map of proposed locations.
- He said he has received feedback from residents.
- He said they looked at forest land and county open space. Forest service maintains the land. The county open space didn't have appropriate screening. He said they located it within the Monte Vista subdivision on Callahan and Mt. Rose. He said on the tentative map of 23 lots, they will be developing on the north side of Whites Creek. TMWA will take 4 lots.
- The location has benefits: Location to the Creeks, easy access off of Mt Rose Highway. He said there will be a new crossing at Whites Creek crossing. He said they purchased four acres. He said that site is lower in elevation and they will be grading it down so the building will set down even lower. The building is 27 feet tall, but it will stick up 17 feet.
- He said they will screen the water treatment plant in order to camouflage the nearby neighbors' view. John Enloe said there is a gentleman to the north who is concerned. He said they are looking into improving the architectural improvements. He said they want to mitigate the impacts for the neighbors in the immediate area. The water treatment plan will be 8,800 square feet. It's not that much bigger than the houses up there in the Monte Vista Subdivision. It's the size of a large house. He said he is working with people to answer their concerns.
- He said they will be a good neighbor; respect the dark sky with only two down lights. Staff will be there approximately 3-4 trips a day; and they will only be there at night if there is an issue. All the chemicals will be inside. He said they are trying to limit the chemicals. He said they want to design the building to make it look like an old barn. He said they received some feedback - if it has to go in, they like the look of the building.
- Timeline: He they are currently in the middle of SUP permit process; then it goes to the Board of Adjustment. He said the Applications in with Nevada State Engineers to address creek issues. Corp of Engineers permit to address creeks. Final design will be Winter 16/17. Construction in Spring of 2017. Operating by 2018.

Comments:

- Jason Katz asked about the number of plants. John said there will be one plant, two diversions (Whites and Thomas Creek). The filtration system will be under the creek. Jason asked about the type of equipment and noise. John said there will be pumps and equipment but they will abide by the County noise codes. He said the generators are quiet and will only operating during power outage. The pumps are operating 24 hour.
- Dave Keyes said he lives below the golf course. He said his lot goes to the middle of Whites Creek. He said the creek runs year-round and they would hate to lose that. The Whites Creek run through the golf course. That would impact them as well. It would impact the wildlife. There are times when the creek gets low. It never runs dry. He asked about minimum flow and sediment. He said he would like to see some numbers. He said he visited the other plant, and they replenish ground water. John said getting specific numbers will be part of the permitting process. John said maps are being prepared and applications are being submitted. The actual diversion limits will be placed. John said the peak flow won't be impacted because there is too much sediment. He said they won't touch the low flows either. He said there will be enough water left to satisfying water rights and leaving in flow water. They are recharging wells this month; putting water back in the well to benefit the domestic well owners. When the ditches got shut off, they knew it was an issue for residents, and stopped flowing. He said he would like to recharge the wells. Residents want TMWA to stabilize the wells and stop pumping their water. He said Truckee River Water and this project is what they are working on. At most, 3,000 acre feet is what they can get out of this plant a year which isn't a huge piece of those creeks.
- Ronald Duncan said there is a lot of controversy. He said there is potential development. He asked if this recharging of the water encourage development on open space that uses affluent water. Dwayne Smith, Washoe County said there are a lot of factors in play. He said this plant is addressing a need for this fan area. He said he can't guess how that will be affected. Dwayne said John Enloe is bringing value to the area with ground water.
- John Enloe said when TMWA took over, there has been approved developments that have ground water rights. TMWA implemented rule changes last year for the developments. There is banked water rights that have been

approved for development. TMWA rule change – if you use ground water rights, you bring wet creek with development to offset ground water pumping. He said they may pump in summer, but they will put it back in the winter to offset their demands.

- Caron Tayloe said wildlife gets interrupted in this State. She is glad to hear NDOT is involved. She said she wants to see the study the nature conservancy put together regarding habitat. She said people waste water and water their lawns with this high quality water.
- Jon Rosin said he is concerned for himself. He said he lives next to the proposed plant site. The zoning for the lot is not commercial/residential. He said he assumed no one was going to build. He was never put on notice before he bought the property. He said this 9,000 sq ft plant is right next to his house. He said his house faces the rear of the plant. The drive way faces his driveway. The other driveway is on Callahan Ranch. Most of the traffic will be on his street. He said there are inconsistencies with facts. He said he was told it was 26 feet talk, now it's 27. He was told it will be built down several feet and now he said he gets a different answer. He said there will be a monetary lost for property value. He was told there will be 3-4 people accessing the plant a week and now its 3-4 people per day. He didn't know about the 24 hour pumps. He said he wanted to see desert, not a building.
- Daryl Maxwell asked if Callahan will meet up with Mountain Ranch road. He said he was told it wasn't going to join. Dwayne Smith said Callahan extends from Mt Rose to the bridge; it will start this year. He said we will review those conditions. It's another way for people to go through. There was going to be a gate placed, but now it's a presumed public road. It won't be gated. The majority of traffic will use Callahan to access the bridge. There are no plan to relocated the mailboxes. Daryl said we had agreements with Tim Lewis with open space. John Enloe said TMWA bought 3+ acres. Daryl said agreements have changed. Daryl asked about the Callahan to Mt. Rose traffic and a possible traffic light. Dwayne said the tentative map shows insufficient traffic to warrant a stop light. He said you have to reach a number of movements to get a traffic light.
- Dwayne Warth said he had questions regarding the rendering. He asked if its built in 2017; what is the date on that picture as far as landscaping rendering. John said they will install large mature trees. Dwayne said he would like it to look like the rendering for 2017. John said smaller trees actually grow faster than larger trees. Dwayne said they will plant both young and mature trees. Dwayne asked about chemicals. John said there won't be any gaseous released. Two chemical liquid forms will be contained. Chlorine at a 12% concentration.
- John Enloe said he respects Mr. Rosin's concerns; they will work to mitigate the noise and traffic.
- Cynthia Albright, Stantec, said the land use is High Density Rural which is residential. Lower portion of property is General Rural which is part of the stream zone. It's not open space.
- Dwayne Warth said if TMWA purchased 3.9 acres off of Mountain Ranch Road, they will still be 2.7 acres left. He said if TMWA considers themselves to be a good neighbor, they should purchase the left over land so there is no illegal dumping. TMWA needs to address that issue. John Enloe said he will talk to Tim Lewis and will get back to them about that.
- Lyn Mundy asked about the size of the plant. John said it will be built to handle 4 million gallons a day. Equipped for 2-3 Million a day in the beginning. She asked about the plans to expand. John said it's all internal. She thanked him for including residents concerns in the plan. Stantec will do the design.
- A community member asked how much is being pumped into aquifer. John said aquifer storage and recovery. He said he wants to put water in the wells and pumping will reduce. He said it may take 10-15 years to get back. John said we updated the ground water model, but he said they don't have faith in it because the area has faulting; one side has no problems, and other side has no water. There is stepping throughout the area. He said it's challenging. He said there are benefits from the recharge and they want to broaden the recharge.
- Jon Rosin said zoning hasn't change. Could there have been a residence built in that spot. Cynthia said there could have been 3.5 dwelling units.
- Frank Brinkman asked about the calculations for diversion and hydrology studies. John said the County had studies on the creeks from 1980s through now for Whites creek. Thomas creek, the gauge was whipped out. John said Michael Widmer did a study in 2004/05; John said he used that data from other creeks and water sheds and created a data study. The Widmer study evaluated creeks; the flood zone identifies FEMA flood zones.
- Art O'Connor asked the diversion structures and how you will get the water to the plant from the diversion structure. John said the diversion structure on Whites Creek would be adjacent from the plant; under the stream bed, under the extension of Callahan. The Thomas Creek diversion structure is at the tip of the Arrowcreek golf

Course. It's not in concrete. He said they looked at other locations but there were already disruptions. He said there will be a concrete box adjacent from the golf course in Carl Drive to get back to plant.

- Lori Davis said she is a domestic well owner. She asked how much water will be taken out of the creek. She said you are using old data; there has been more development in the area. She said they had water issues before. She said she didn't realize the water rights off of the creeks. John said in total, if we built it out to be 4 million gallons a day, it would be 3,000 acres a year. John said he was surprised the creeks were still flowing. He said they are reliable sources, and they are just taking a portion of flow, but not during high or low flows. All of that water is consumed. It doesn't go to the Truckee River. It's being put in irrigation or consumed. Lori said it recharges. John said the creeks don't recharge the aquifer.
- John Mayberry asked if there will be any legal ramification for usage. John said he doesn't know any specifics. Metering domestic owners was the rumor.
- Doug Richardson said he lives next to Mr. Rosin and near the diversion that is proposed. He said he found out two weeks ago. He said it impacts his land; this is all virgin land. There isn't anything left like that in Reno. Thomas Creek comes out from the mountains about a mile before its diversion. He said it's designed near the power. It should have been planned to be installed next to the highway so it doesn't hurt the virgin land. There are lots of dirt roads. He asked who will be the watch dog over the treatment and diversion. He said water rights are a big deal. It's in the hands of the government. There is nothing to say about future administration once it's there. The access to the diversion and site, you will have to travel over National forest and private lands. He said this Washoe County open space use to be Forest land. This will open everything up for development in the future. 4 Million gallons a day is a lot of water. He asked who will be the watch dog over property owners and water rights. John said it will be water master. There will be permit conditions; diversions will be automated. He said there will be oversight on diversions.
- Bill Downs asked if Whites Creek will be dropped out of the plan. He said Fish and Game would never stock it if it went dry. And it never has. He asked if there is a place to learn about housing development in this delta. John said we changed our rules for big developments for ground rights such as Sierra Reflections. John gave examples of other developments. He said they are trying to mitigate issues with this process.
- Tom Judy said this is going to the Board of Adjustments on February 4th. There is another opportunity to speak.

MOTION: Tom Judy recommended that we compile all the comments from everyone tonight and forward them to the Board of Adjustments for their review. Our board will not take any further action. Jason Katz seconded the motion. Motion passed unanimously.

cc: Jim Rummings, Chair
Bob Lucey, Commissioner
Al Rogers, Constituent Services
Sarah Tone, Constituent Services



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: January 7, 2016
TO: Eva Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SB15-012**
APN 150-460-05, 150-492-20 & 152-430-18
TMWA Mt. ROSE WATER TREATMENT PLANT

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those

SB15-012
EXHIBIT D

flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

8. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.
9. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
10. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
11. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

LRV/lrv



Washoe County COMMUNITY SERVICES DEPARTMENT

January 14, 2016

TO: Eva Krause, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD 

SUBJECT: SB 15-012 (TMWA Mt. Rose Water Treatment Plant and Diversion Project),
APNs: 150-460-05, 150-492-20 & 152-430-18

Project description:

The applicant is proposing the construction of infiltration galleries, diversion structures along White's and Thomas Creeks and to construct a water treatment facility on APN 150-460-05.

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

- 1) Water rights of equal or similar priority from the same Creeks are appurtenant to lands and projects downstream of the proposed facility. Future TMWA diversions of water from these creeks shall not negatively impact those water rights and the ability to place those waters to beneficial use at locations downstream of the proposed project.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Planning and Development Division
Regional Parks & Open Space

TO: Eva Krause, AICP, Planner

FROM: Dennis Troy, Park Planner

DATE: January 25, 2016

SUBJECT: **SB15-012 (TMWA Mt. Rose Water Treatment Plant)**

Special Use Permit Case No. SB15-012 – TMWA Mt. Rose Water Treatment Plan

The proposed special use permit lies due north of the Mt. Rose Highway within Park District 1C. A portion of the work takes place on Washoe County property and within Sensitive and Critical Stream Zones on both Whites and Thomas Creek. The Community Services Department-Regional Parks and Open Space recommends the following Conditions of Approval be implemented:

1. As both of the project sites occur on Washoe County Open Space Parcels (APN 150-492-20 and 152-430-18) the project must conform to the Washoe County Park Land Easement Policy. The Park Land Easement procedure will identify any and all terms and conditions to be included in any easement agreement. Please note, issuance of a Special Use Permit shall not be interpreted as a commitment or guarantee that Washoe County can or will grant any easements for the project.

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

January 27, 2016

Eva Krause AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: TMWA Mt. Rose Water Treatment Plant; APN: 150-460-05; 150-492-20; 152-430-18
Special Use Permit; SB15-012

Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. The applicant must submit a water project per NAC 445A directly to the Washoe County Health District for review and approval.
2. The applicant shall apply and receive any necessary permits from the Nevada Division of Environmental Protection prior to injecting any treated water into an underground aquifer.
3. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
4. The Vector-Borne Diseases Program requires the use of 4-6 inch cobble rock in the flow line of all swales to reduce the transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
5. The detention pond will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) and outlet(s) pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce the downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).
6. District Health will require percolation testing at or near the design grade of the proposed detention basin representative materials to determine the soils ability to receive and infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1) The maximum drain time of 7 days is required as well for nuisance water runoff.
7. Vegetation planted in the detention basin shall be one foot away from the low flow channel. The following maintenance language shall be noted on the civil; "All vegetation, debris and blockages shall require removal in the low flow channel including one foot on either side of the channel on an annual basis. Maintenance of the detention will mitigate insect development by preventing standing water from ponding longer than 7 days." (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022)

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

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EXHIBIT G

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Page Two

8. If construction work will occur during in the creek diversions we will require rock rip rap in the upstream and downstream reach of the drainage way. (Article 418 Washoe County Section 110.418.20 (a) 2.). This will reestablish the integrity of the channel bottom and reduce erosion runoff.
9. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:je

cc: File - Washoe County Health District

ec: Stantec Consulting Services Inc.; Cynthia.albright@stantec.com



BRIAN SANDOVAL
Governor

STATE OF NEVADA
DEPARTMENT OF WILDLIFE

1100 Valley Road
Reno, Nevada 89512
(775) 688-1500 • Fax (775) 688-1595

TONY WASLEY
Director

JACK ROBB
Deputy Director

LIZ O'BRIEN
Deputy Director

January 13, 2016

Eva Krause
Washoe County Community Services
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89520

Subject: TMWA Mt. Rose Water Treatment Plant and Diversion Features

Ms. Krause:

The Nevada Department of Wildlife (NDOW) appreciates the opportunity to comment on the Washoe County Special Use Permit regarding the TMWA Mt. Rose Water Treatment Plant and Diversion Features Project. It is our job to identify potential impacts to fish and wildlife prior to the Special Use Permit (SUP) Decisions and to suggest measures to avoid and lessen impacts to wildlife. As such, we have identified the following measures to minimize impacts to fish and wildlife resources and wildlife recreation activities.

Whites Creek is stocked annually by NDOW with rainbow trout at its intersection with Thomas Creek Road and also at Mountain Ranch Road. Stocking at these locations provide recreation fishing opportunities along Whites Creek above and below the planned diversion and water treatment plant. Whites Creek also contains a population of wild, self-sustaining brook trout which also provide fishing opportunity. Recreational fishing opportunities are limited upstream of the diversion structure due to terrain, thick riparian vegetation, and lack of public access. Based upon our review of the SUP package, we are unsure how much and during what times water will be diverted from Whites Creek and how much water (if any) will remain in the stream below the diversion when extraction is occurring. We are concerned that if too much water is diverted and there is not enough allowed to flow below the diversion point, we may lose fisheries resources and recreational fishing opportunity. We recommend the following actions to ensure the fisheries can persist and in an effort to remain compliant with Washoe County Development Code Article 418 – Significant Hydrologic Resources, which must result in no net loss of significant hydrological resource size, function and value:

- Allow water to flow past the diversion structure when extraction is occurring
 - As a general rule, we recommend a relatively stable water flow regime, less than 50 percent fluctuation from average annual daily flow and the maintenance of tolerable water temperatures
- Install fish screens/other structures to prevent fish entrapment
- Shut-off extraction when water levels are low

Please let us know if you have any questions or need additional information. We appreciate the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Mark Freese".

Mark Freese
Supervisory Habitat Biologist



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
(800) 992-0900
(In Nevada Only)
www.water.nv.gov

December 28, 2015

Subdivision Review: Second Review of Applications Submitted December 2015

RE: Comments on Approval

To: Donna Fagan
1001 East Ninth Street, Building A
Reno, NV 89512

Name: **SB15-012, TMWA Mt. Rose Water Treatment Plant**

County: Washoe County – Mt. Rose Highway and Callahan Road Extension
Location: A portion of Section 35, Township 18 North, Range 19, East, MDB&M.

Plat: Tentative: Portions of three (3) lots totaling approximately 85.39 acres and being portions of Washoe County Assessor's Parcel Numbers 150-460-05, 150-492-20, and 152-430-18.

**Water Service
Commitment**

Allocation: Water Service to the subject parcels is currently provided by Truckee Meadows Water Authority. Proposed changes require approval by the State Engineer.

Applicant: Truckee Meadows Water Authority
1355 Capital Boulevard
Reno, NV 89502

Action: Tentative approval of **TMWA Mt. Rose Water Treatment Plant** based on acceptance of change applications by Truckee Meadows Water Authority through the Office of the State Engineer.

Best regards,

Steve Shell
Water Resource Specialist II



**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Director**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**John Muntin
Supervisor**

**OPEN
City Appointee**

**Roger Pelham, MPA, Senior Planner
Kelly Mullin, Planner
Eva M. Krause, AICP, Planner
Lora R. Robb, Water Management Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

January 7, 2016

Subject: August Agency Review – Case Nos. – AP15-0017 (Incline Village Fine Art Festival); SB15-010 (Iremonger Residence); SB15-012 (TMWA Mt. Rose Water Treatment Plant); SB15-011 ()

Roger, et al,

Thank you for providing us the January Agency Review and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Administrative Review Case Number AP15-007 (Incline Village Fine Art Festival)

The proposed project is to allow for the applicant to approve an Administrative Permit and outdoor community event business license for the Incline Village Fine Art Festival to be held at Preston Field located at 700 Tahoe Blvd. in Incline Village, Nevada. The proposed event will be held on August 13 and 14, 2016, between the hours of 10:00 a.m. and 5:00 p.m., with vendor set-up and tear-down taking place before 10:00 a.m. on Saturday, August 13, and after 5:00 p.m. on Sunday, August 14. This project is located outside of the Washoe/Storey Conservation District Service Area so we have no comment. However, the project is located within the boundaries of the Nevada Tahoe Conservation District service area. We recommend you provide them copies of the proposed project for their review. Their contact information is:

Nevada Tahoe Conservation District
P.O. Box 915
Zephyr Cove, NV 89448
Jason Brand, District Manager
Tel. -775-586-1610 ext. 33

Special Use Permit Case Number SB15-010 (Barry Iremonger Residence Water Feature)

The proposed project is to approve Major Grading for construction of a permanent earthen structure greater than six feet in height on a residential parcel of land. The overall height is proposed to be 18 feet and will require the importation of approximately 900 cubic yards of earthen material. We have the following comments on this proposed project.

1. Regarding Supplemental Information items 2, and 4 - the cubic yards involved in excavation, importing or exporting seem to not be in sync. item 2 references 20 cubic yards excavated and item 4 indicates that 900 cubic yards of soil and granite boulders will be imported. The applicant needs to clarify if the 20 cubic yards total being excavated are being hauled off or they included in the 900 cubic yards being used to construct the feature. Also the total amount of material being imported should be broke down by category.

2. Supplemental Information item 7 – The applicant refers to the attached grading plan. The drawings provided do provide adequate information in regards to clearing and grubbing, pond excavation and cross-sectional data. The applicant should be required to provide engineering drawings to satisfy this concern.
3. Supplemental Information item 11 – The applicant states that the berm is to be 18’ high, yet the drawings submitted indicate that the top of the berm will be 22’ above the existing grade of the lawn. This needs to be corrected.
4. Supplemental Information item 12 - The applicant states that there will be limited and will be constructed using field supervision by the team structural engineer. The drawings indicate a set of three check dams, of 2’ to 4’ in height, that provide the cascading effect of the stream. The applicant has not provided any details in their design or how they are to be anchored in place. This information needs to be provided.

Special Use Permit Case Number SB15-011 (Western Turf - Irrigation Pond)

The proposed project is to approve the grading of an area approximately 2.75 acres in size and excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system. The project is located at 0 Youngs Road, approximately ½ mile north of its intersection with Sage Flat Road; and 1.4 miles east of Pyramid Highway. We have the following comments on this proposed project.

1. Supplemental Information items 15 - 17 - The applicant indicates in these items and on the drawings that they have a proposed seed mix. We request the County require the applicant to coordinate with the Washoe-Storey Conservation District and NRCS to review and approve the proposed seed mix.
2. General Comments:
 - a. The applicant has not provided any information regarding evapotranspiration loss or seepage. There is no soil report with regard to infiltration rate. Neither the application nor the drawings indicate that the pond will be lined. Lining the pond would minimize water loss.
 - b. The County should require the applicant to coordinate with the Washoe County Health Department, Vector Control, to ascertain if any treatment will be required.
 - c. On drawing C-2 the word Revegetation is misspelled as “Regegetation”.

Special Use Permit Case Number SB15-012 (TMWA-Mt. Rose Water Treatment Plant)

The proposed project is to allow for the construction and operation of a water treatment plant on APN 150-460-05 including grading and construction of an access driveway in a Sensitive Stream Zone; and the construction of two creek diversions in the Critical Stream Zone, one in Thomas Creek (APN 152-430-18) and one in Whites Creek (APN 150-492-20). The water treatment plants and creek diversions will be used to enhance the ground water resources in the Mt Rose Fan area. The project is located near the Estates at Mt. Rose east of the Legends Subdivision, between Mt. Ranch Road and Whites Creek; Whites Creek between Callahan Road and Legends Subdivision; Thomas Creek between Crested Wheat Road and Melarkey Way. We have the following comments on this proposed project.

1. Supplemental Information item 10 - The applicant indicates revegetation will consist of trees (evergreen and deciduous) and shrubs and revegetation proposed in accordance with the landscaping requirements based upon developed site area. We request the County require the applicant to coordinate with the Washoe-Storey Conservation District and NRCS to review and approve the proposed landscaping and seed mix to ensure that native species are utilized.
2. Engineering Plans Set – Grading Plan – Neither the application nor the grading plan contain any information regarding planning, installation and maintenance of Best Management Practices. We request require the applicant to provide this information for review and comments. This is a critical element due to the fact that the site is adjacent to s critical stream environment zone.
3. General Comments:

- a. Diversion Structures – The applicant has not provided enough detailed information on the design, location and construction of the two diversion structures. WE request that the County require the applicant to provide this information prior to approval of the action.
- b. Corps of Engineers Approval – The applicant states that the two diversion structures will require approval from the Corps of Engineers. We request that the County require the applicant to provide the applications to the Corps of Engineers for the Washoe-Storey Conservation District to review and comment on.
- c. Cumulative Impacts – We are concerned that the increased diversion of upstream flows will have on the wetland mitigation sites that have been established for previous impacts to wetlands. Whites Creek and Thomas Creek are major contributors to the sustainability of these wetlands. Has the County addressed or required the applicant to assess what the downstream impacts will be to the mitigated wetlands sites in the South Truckee Meadows and Double Diamond area?

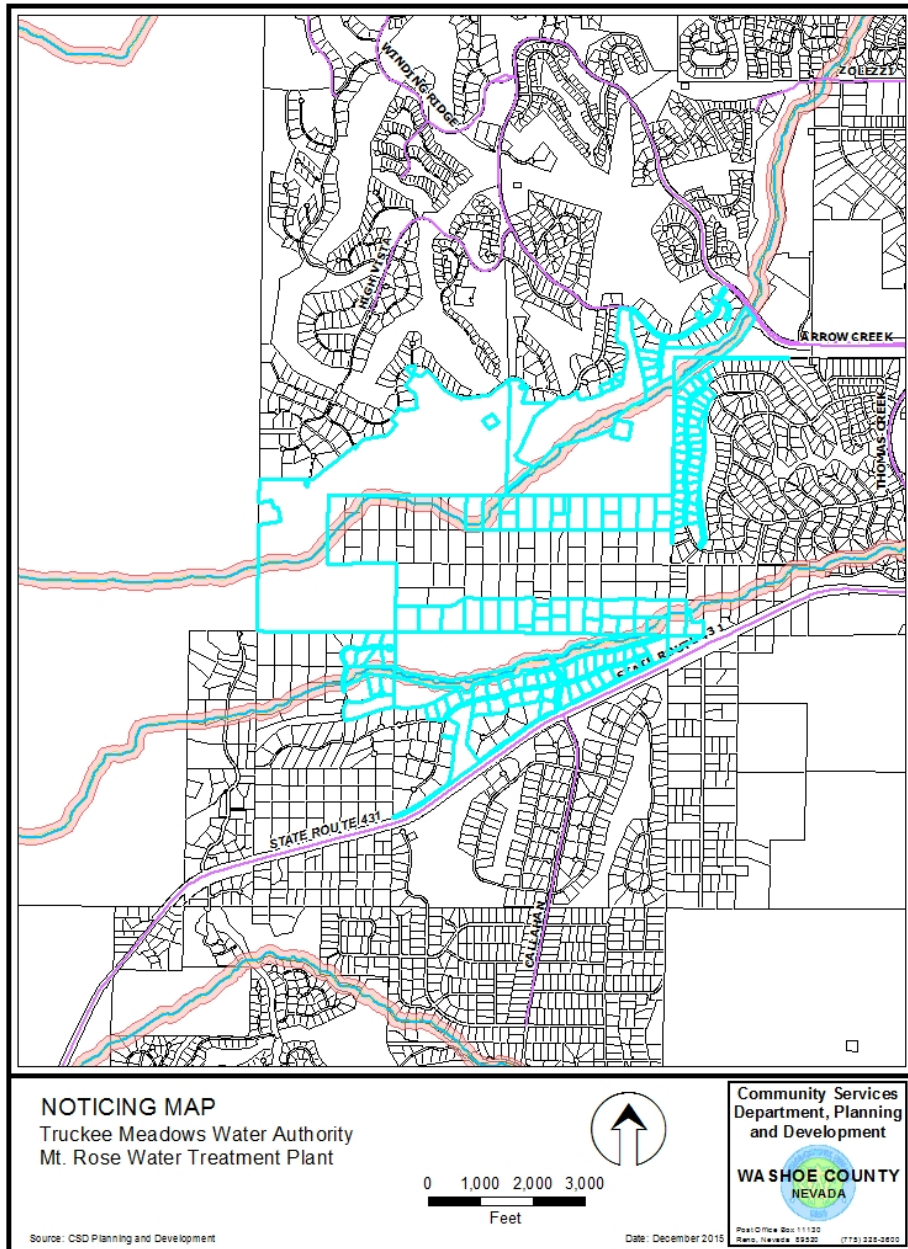
These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

Sincerely,

Kevin J. Roukey, District Coordinator
Washoe/Storey Conservation District

Public Notice

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case Number SB15-012 was mailed to 101 separate property owners within a 500 foot radius of the subject properties.



Public Notice Map