



Board of Adjustment Staff Report

Meeting Date: October 6, 2022

Agenda Item: 8H

| | |
|---------------------------------|--|
| SPECIAL USE PERMIT CASE NUMBER: | WSUP22-0021 (O’Neal Grading) |
| BRIEF SUMMARY OF REQUEST: | Major grading special use permit for residential ponds. |
| STAFF PLANNER: | Chris Bronczyk, Senior Planner Phone Number: 775.328.3612 E-mail: cbronczyk@washoecounty.gov |

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for major grading associated with ponds intended for landscape purposes. The total grading proposed is 7,420 cy of cut and 5,250 cy of fill, with a total site disturbance area of 0.9 acres (39,204 sf). The proposal also includes a request to vary grading standards, specifically 110.438.45 (c).

Applicant / Property Owner: C & S O’Neal Family Trust

Location: 650 feet north of the intersection of Thomas Creek Road and Foothill Road

APN: 044-391-27

Parcel Size: 18.13 acres

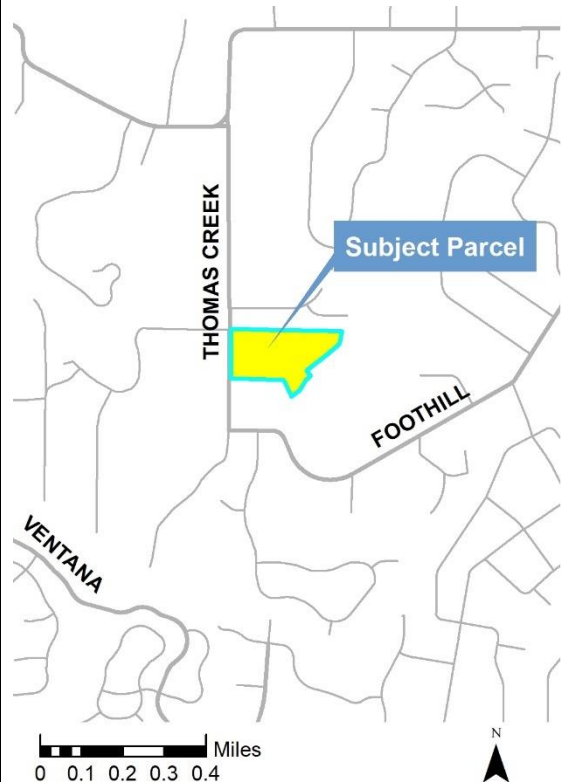
Master Plan: Rural Residential (RR)

Regulatory Zone: 82% High Density Rural (HDR) and 18% General Rural (GR)

Area Plan: Southwest Truckee Meadows

Development Code: Authorized in Article 810, Special Use Permits

Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0021 for C & S O’Neal Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 8)

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Project ApplicationExhibit E

Special Use Permit

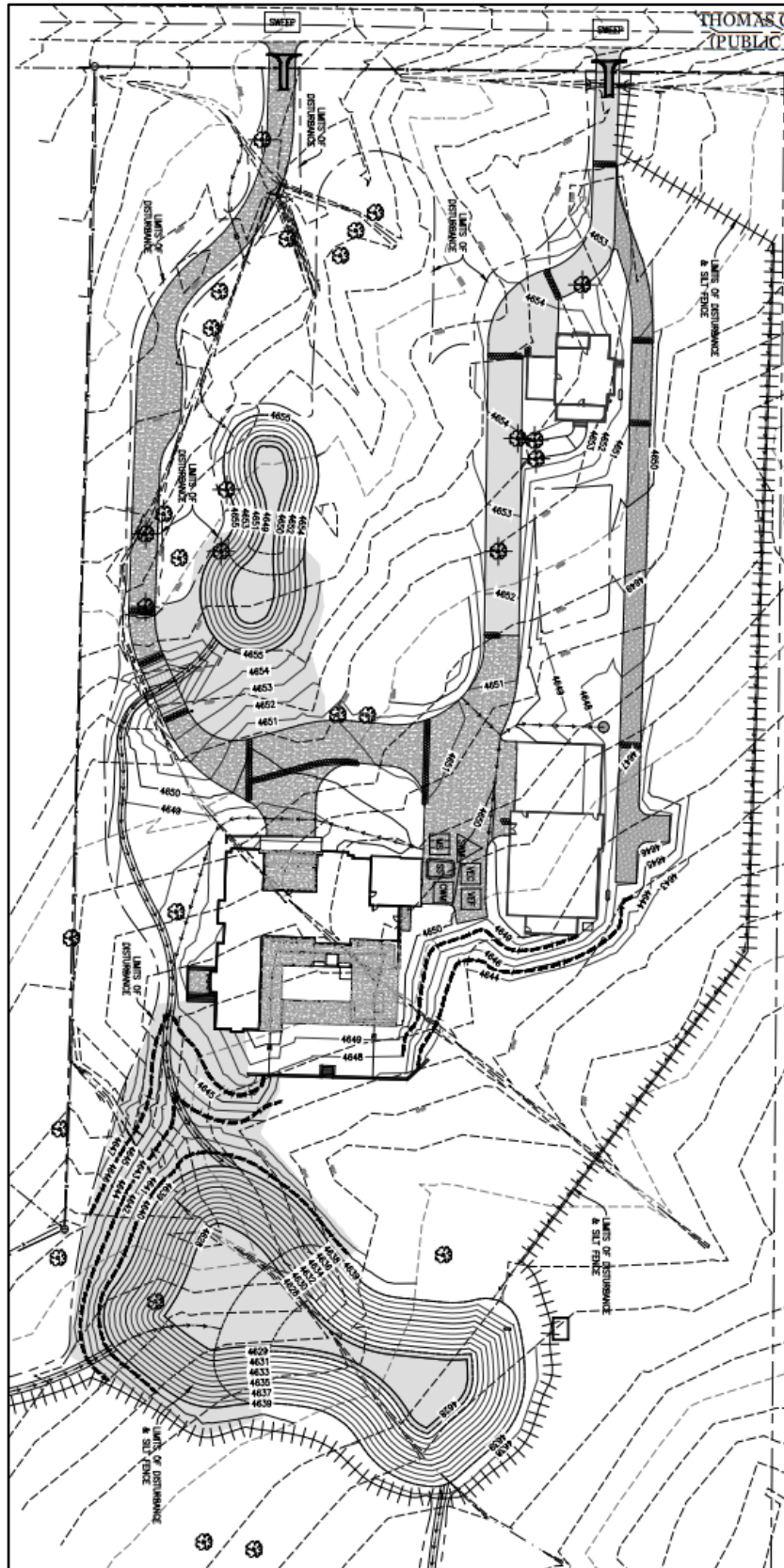
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

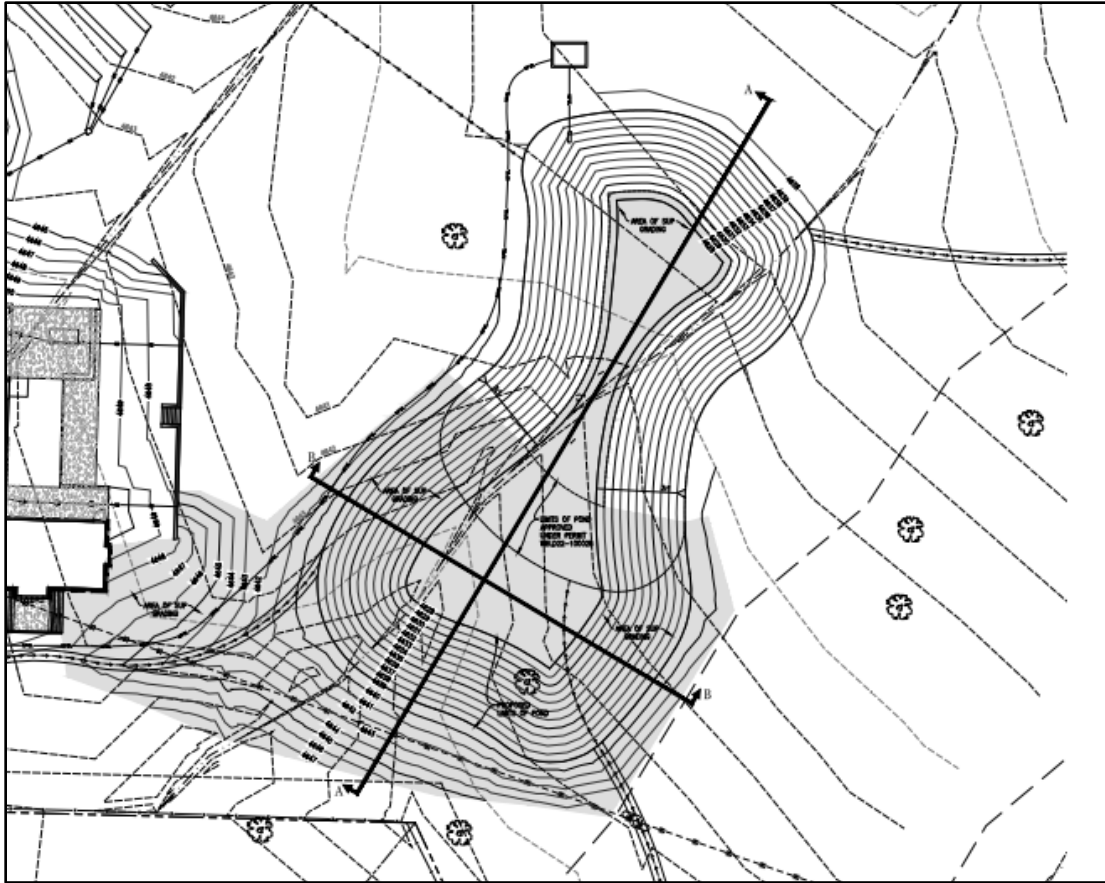
The conditions of approval for Special Use Permit Case Number WSUP22-0021 are attached to this staff report and will be included with the action order.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

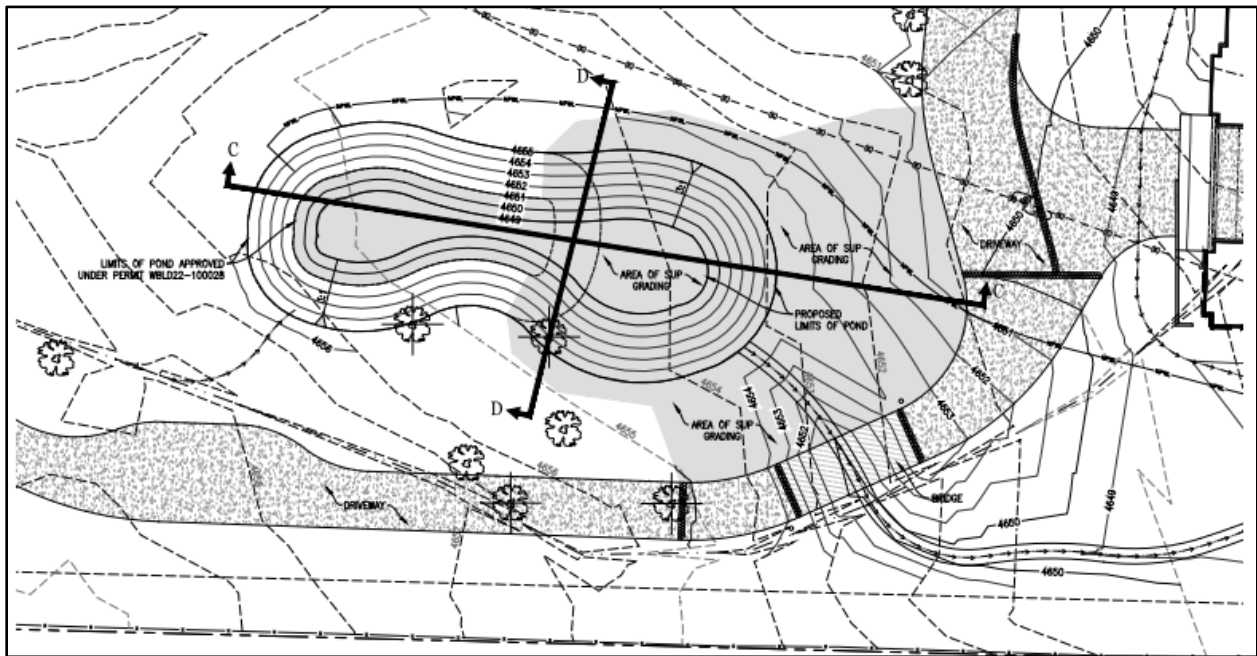
| Variance(s) Requested | Relevant Code |
|---|-------------------|
| Variation from natural grade greater than 10 feet | WCC 110.438.45(c) |
| | |



Site Plan



Large Pond Detail

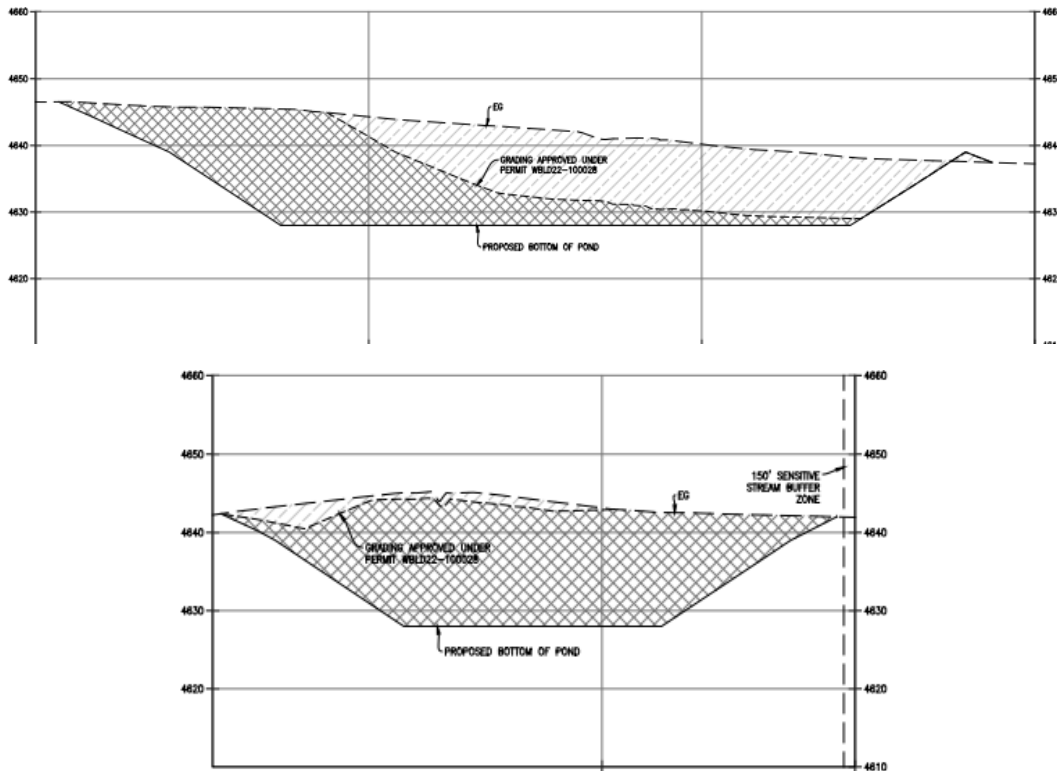


Small Pond Detail

Project Evaluation

The applicant is requesting a special use permit for major grading to allow for two (2) ponds for a single-family residence. The subject property is located at 11090 Thomas Creek Road. The applicant has previously submitted a building permit (WBLD22-100028) related to a single-family residence, landscaping, and grading to support the development. The approved building permit allowed for 4,720 cy of cut, and 2,550 cy of fill, which is less than the major grading permit thresholds which trigger a Special Use Permit. The applicant is asking for an addition ±2,700 cy of cut and fill in order to facilitate their request for larger sized ponds, both in area and depth. The cumulative amount of grading exceeds 5,000 cy of disturbance, thus requiring the need for a special use permit approval.

The proposed grading conforms to the standards outlined in Article 438 as all slopes are 3:1 or less with the exception of areas exempted for drainage purposes or heights less than 30 inches per WCC110.438.45(a)1-2, exemptions. As part of this request the applicant is seeking to vary one grading standard – WCC Section 110.438.45(c) which limits the maximum difference from natural grade to 10 feet. The applicant is seeking a maximum difference of 18 feet. The applicant is wanting the ponds to be deep enough to allow for various wildlife to thrive, and to ensure viability of trout within the ponds. Staff is supportive of the varied standards as the proposal is extremely limited in scope and the cuts will be hidden under water, and partially masked by ornamental landscaping.



Large Pond Cross Sections

The application was routed to the Engineering Division and Washoe County Air Quality Management, and both agencies provided conditions of approval which can be found in Exhibit A. The individual agency memos can be found as Exhibit B.

The application was also routed to Washoe County’s Water Resource Manager and to the Nevada Division of Water Resources (NDWR). NDWR identified two water rights that exist on the parcel, the first is a QM underground right 91810 and a decreed water right 90216. The QM

right is available to use anywhere on the property for any reason and is limited to 32acre-feet annually, or a maximum of 8 acres of irrigation if used exclusively for irrigation. The Decreed Right is to be used for the irrigation of 12.962 acres (4 acre-feet per acre). NDWR does not consider the proposed ponds to be irrigated, and the Agency notes that the ponds could potentially be subject to forfeiture. Washoe County's Water Resource Manager is requesting an approved permit under application 91810 from NDWR for groundwater use prior to the construction of the ponds. The agency comments provided by NDWR and Washoe County Water Resources can be found in Exhibit B, and the conditions of approval provided by Washoe County Water Resources can be found in Exhibit A.

Reviewing Agencies

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

| Agencies | Sent to Review | Responded | Provided Conditions | Contact |
|---|-----------------------|------------------|----------------------------|---|
| NDOW (Wildlife) | X | | | |
| NV Water Resources | X | X | X | Steve Shell, sshell@water.nv.gov |
| Washoe County Building & Safety | X | | | |
| Washoe County District Attorney, Civil Division | X | | | |
| Washoe County Engineering & Capital Projects | X | | | |
| Washoe County Land Development (All Apps) | X | X | X | Rob Wimer, rwimer@washoecounty.gov |
| Washoe County Parks & Open Space | X | X | | |
| Washoe County Planning & Building Director | X | | | |
| Washoe County Water Resource Planning | X | | | |
| Washoe County Water Rights Manager (All Apps) | X | X | X | Timber Weiss, tweiss@washoecounty.gov |
| WCHD Air Quality | X | X | X | Genine Rosa, grosa@washoecounty.gov; Joshua Restori, jrestori@washoecounty.gov |
| WCHD EMS | X | X | | |
| WCHD Environmental Health | X | X | X | Jim English, jenglish@washoecounty.gov |
| TMFPD | X | X | X | Brittany Lemon, BLemon@tmfpd.us |
| Regional Transportation Commission (All Apps) | X | | | |
| Washoe-Storey Conservation District (All Apps) | X | X | | |

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

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting

approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan.

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

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 use is to provide grading for 2 landscaping ponds. There are no utility, sanitation, or roadway improvements necessary.

3. Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.

Staff Comment: The proposed site is physically suitable for major grading. The special use permit is adding additional depth, and area to an existing approved building permit. The special use permit was routed to numerous agencies and conditions of approval were provided to mitigate any potential impacts from the proposed major grading.

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 grading is for 2 landscape ponds, and is not anticipated to be detrimental to public health, safety or welfare.

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 notice area.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0021 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0021 for C & S O'Neal Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

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

Applicant / Owner: C & S O'Neal Family Trust
chris@jointventuresllc.com

Representatives: Monte Vista Consulting, Ltd.
mike@montevistaconsulting.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0021

The project approved under Special Use Permit Case Number WSUP22-0021 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 6, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

Contact Name – Chris Bronczyk, Senior Planner; cbronczyk@washoecounty.gov; 775.328.3612

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

NOTE

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

- d. Construction hours are 7am to 7pm Monday through Saturday.
- e. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.

- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading 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. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

- g. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations 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.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- i. A U.S. Army Corps of Engineers permit is required, or a letter stating no permit is necessary.
- j. Discharge permit from the Nevada Division of Environmental Protection's Bureau of Water Pollution Control is required, or a letter stating no permit is necessary.
- k. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Washoe County Air Quality Management

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

Contact Name – Genine Rosa, grosa@washoecounty.us

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

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

Truckee Meadows Fire Protection District

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

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

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

Washoe County Health District, Environmental Health Services (EHS)

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

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. The applicant notes and WCHD confirms the property is served by an onsite sewage disposal system and domestic well.
- b. WCHD has no concerns with the proposed special use permit so long as the construction is built to the plans previously approved by the WCHD which require the rerouting of an irrigation ditch to meet all setbacks to the onsite sewage disposal system.

Water Rights and Water Resources Management

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

Contact Name – Timber Weiss; 775.954.4626; Tweiss@washoecounty.gov

- a. Provide an approved permit under water rights Application 91810 from NDWR for groundwater use prior to the construction of the ponds.
- b. A portion of the groundwater right shall remain appurtenant to the property as long as the ponds exist on the property and are filled with water from the groundwater source.

*** End of Conditions ***

From: [Rosa, Genine](#)
To: [Bronczyk, Christopher](#)
Subject: Special Use Permit Case Number WSUP22-0021 (O'Neal Grading)
Date: Thursday, August 25, 2022 11:49:35 AM

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

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

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

Genine Rosa

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

*My work hours are M – Th 7am – 4:30 pm and Friday 7-11 am

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-



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Date: August 26, 2022

To: Chris Bronczyk, Planner

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

Re: Special Use Permit for ***O'Neal Grading WSUP22-0021***
APN 044-391-27

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of ponds intended for landscape purposes and is located on approximately 18.13 acres approximately 650 feet north of the intersection of Thomas Creek Road and Foothill Road. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Monte Vista Consulting, Ltd. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

WSUP22-0021
EXHIBIT B

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations 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.
2. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
3. A U.S. Army Corps of Engineers permit is required, or a letter stating no permit is necessary.
4. Discharge permit from the Nevada Division of Environmental Protection's Bureau of Water Pollution Control is required, or a letter stating no permit is necessary.
5. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. No traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No utilities related comments.

**WSUP22-0021
EXHIBIT B**

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

August 26, 2022

Washoe County Community Services
Planning and Development Division

RE: O'Neal Grading; 026-422-14 ; 044-391-27
Special Use Permit (SUP); WSUP22-0021

Dear Washoe County Staff:

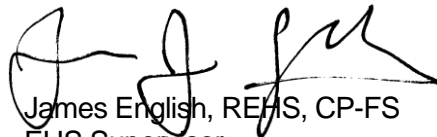
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The applicant notes and WCHD confirms the property is served by an onsite sewage disposal system and domestic well.
- b) Condition #2: For WCHD has no concerns with the proposed special use permit so long as the construction is built to the plans previously approved by the WCHD which require the rerouting of an irrigation ditch to meet all setbacks to the onsite sewage disposal system.

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

Sincerely,



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





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

August 29, 2022

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0021 (O'Neal Grading)

Project description:

The applicant is proposing to approve a special use permit for major grading associated with ponds intended for landscape purposes. The proposal also includes a request to vary grading standards, specifically 110.438.45 (c).

Location: 650 feet north of the intersection of Thomas Creek Road and Foothill Road, APN: 044-391-27

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

This parcel has active decreed water rights from Thomas Creek appurtenant to the property. A pending underground water rights Application 91810 was filed with the Nevada Division of Water Resources (NDWR), earlier this year, for quasi-municipal use on the parcel. The proposed ponds would comply with use under the quasi-municipal nature of the groundwater right application.

Recommend approval, under the following conditions:

- Provide an approved permit under water rights Application 91810 from NDWR for groundwater use prior to the construction of the ponds.
- A portion of the groundwater right shall remain appurtenant to the property as long as the ponds exist on the property and are filled with water from the groundwater source.

Please email a copy of the approved permit for the groundwater use to tweiss@washoecounty.gov.

From: [Steve Shell](#)
To: [Bronczyk, Christopher](#)
Subject: WSUP22-0021
Date: Monday, August 15, 2022 1:32:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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

The lands of this project contain two water rights, a QM underground right 91810 and A decreed water right 90216.

The QM right is available to use anywhere on the property for any reason, and is limited to 32 AF annually or a maximum of 8 acres of irrigation if used exclusively for irrigation.

The Decreed right is to be used for the irrigation of 12.962 acres (four acre-feet per acre.)

Parcel 044-391-27 contains 18.132 acres.

The area of the proposed ponds would be considered not to be irrigated and, therefore, would be potentially subject to forfeiture.

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

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

From: [Lemon, Brittany](#)
To: [Bronczyk, Christopher](#)
Cc: [Way, Dale](#)
Subject: WSUP22-0001 (O'Neal Grading) Conditions of Approval
Date: Tuesday, August 23, 2022 12:27:36 PM
Attachments: [image001.png](#)

Hi Chris,

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

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

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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

From: [Lowden, Joanne](#)
To: [Bronczyk, Christopher](#)
Subject: WSUP22-0021 (O'Neal Grading)
Date: Wednesday, August 24, 2022 9:59:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Chris,

I reviewed #1 WSUP22-0021 (O'Neal Grading) on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planner
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.us | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512





Washoe-Storey Conservation District

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

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

August 23, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP22-0021 O'Neal Grading

Dear Chris,

In reviewing the special use permit for grading associated with two ponds, the Conservation District has the following comments.

We recommend as a condition a 2:1 replacement ratio of the three trees removed with a mixture of evergreen and deciduous trees.

In the construction of both ponds to prevent the infilling of sediment over time six-inch angular rock placed two feet above and below the mean water line. From a health perspective in the event of an accidental fall into the ponds the rock will provide a point of safety.

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

Sincerely,

Jim Shaffer

Washoe County Community Services Department
1001 East 9th Street
Reno, NV 89512



RE: WSUP22-0021 O’Neal Residence Ponds – Variation of Standards Request

In association with the grading special use permit application, WSUP22-0021, we are formally requesting a variation of standards to modify the maximum allowable cut from the natural slope to eighteen (18) ft., beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code, for the grading associated with the ponds. This depth would allow for the viability of trout and other wildlife that would benefit from the use of the ponds.

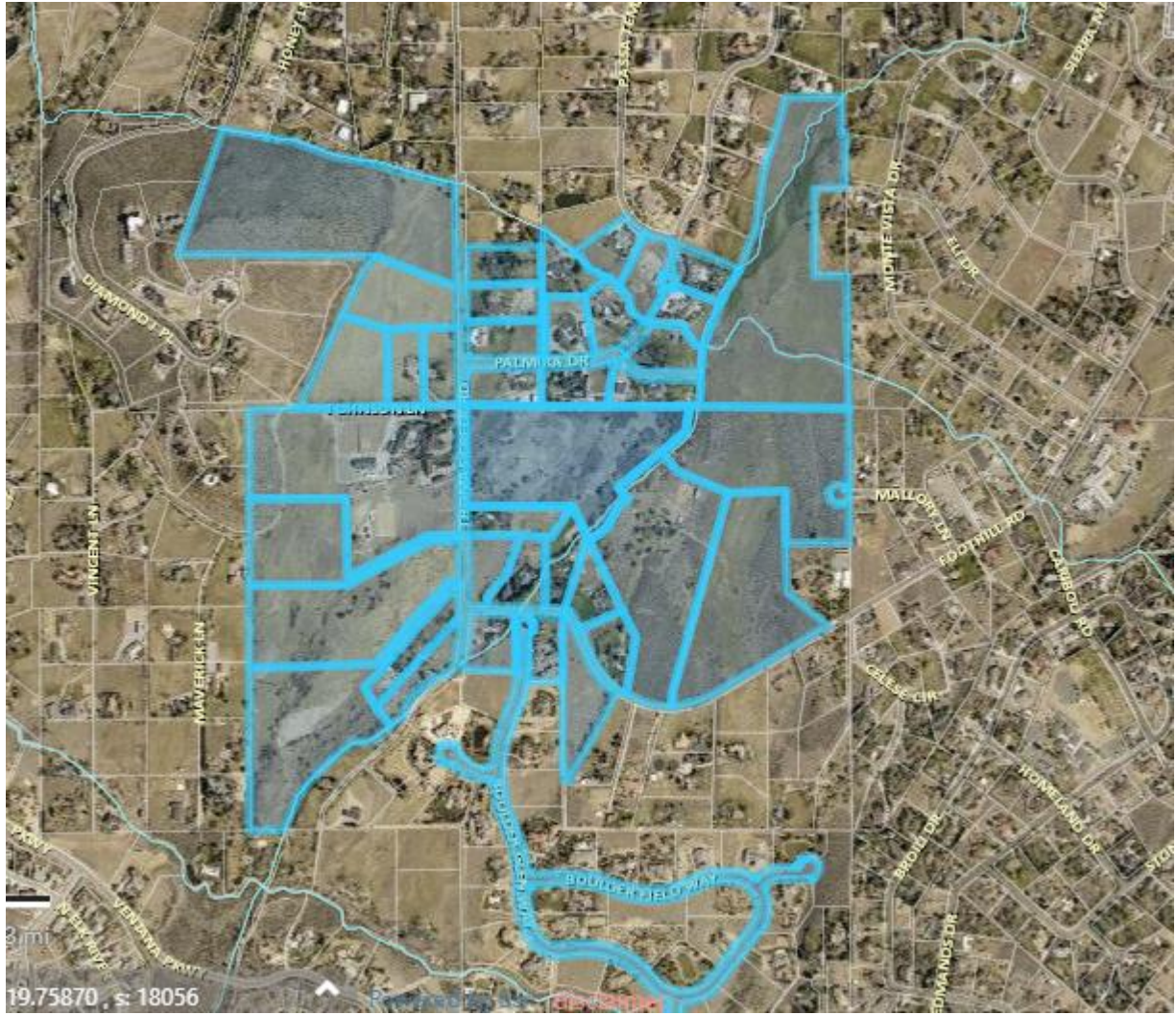
Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal



41 Parcels within 800 feet

Washoe County Development Application

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

| | | | |
|---|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: The O'Neal Ponds | | | |
| Project Description: The project will consist of grading associated with ponds intended for landscape purposes | | | |
| Project Address: 11090 Thomas Creek Rd, Washoe County, NV | | | |
| Project Area (acres or square feet): 18.132 acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): The project is located +/-650 ft north of the intersection of Thomas Creek Rd & Foothill Rd | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 044-391-27 | 18.13 | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD22-100028 | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: C & S O'Neal Family Trust | | Name: Monte Vista Consulting, Ltd. | |
| Address: 1020 N. Cantlon Lane | | Address: 575 E. Plumb Lane #101 | |
| Reno, NV | Zip: 89521 | Reno, NV | Zip: 89502 |
| Phone: 805.451.3281 | Fax: | Phone: 775.636.7905 | Fax: |
| Email: chris@jointventuresllc.com | | Email: mike@montevistaconsulting.com | |
| Cell: | Other: | Cell: 775.235.8404 | Other: |
| Contact Person: Chris O'Neal | | Contact Person: Michael Vicks | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: owner | | Name: n/a | |
| Address: | | Address: | |
| | Zip: | | Zip: |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

To develop two ponds on-site for landscaping purposes.

2. How many cubic yards of material are you proposing to excavate on site?

2,700 Cubic yards.

3. How many square feet of surface of the property are you disturbing?

37,900 SF.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Earthwork on-site will be balanced. The cut generated with the proposed ponds will be used to elevate the structures in accordance with the floodzone requirements.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No it is not possible to develop the property without surpassing the grading threshold because the volume to develop the two ponds exceeds the maximum excavation threshold of 5,000 cubic yards.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes. Please reference sheet C1.0.

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

Yes, the disturbed area can be seen from the adjacent parcels to the south (APN:044-391-19) and east (APN:044-391-26 & -28) of the site.

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

No.

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

3:1 slope. Fiber rolls for slope stabilization and silt fence for sediment control.

11. Are you planning any berms?

| | | | |
|-----|----|---|--|
| Yes | No | X | If yes, how tall is the berm at its highest? |
|-----|----|---|--|

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

N/A

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

N/A, the grading will be below the pond surface, therefore, not visible.

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

3 elm trees will be removed.

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

N/A, the ponds will be filled with water and cannot be revegetated.

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

N/A, no temporary irrigation will be required as full stabilization will be achieved upon completion of construction.

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

N/A no revegetation required.

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

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

Project Information

Location: 11090 Thomas Creek Rd

APN: 044-391-27

Site Area: 18.13 ac

Zoning: HDR 82%/ GR 18%

Master Plan Designation: Rural Residential

Proposed Use: Single Family Residential

Special Use Permit Required for: Per Washoe County Code 110.438.35 Major Grading Permit Thresholds

Pre-Development Discussion

Existing Conditions & Development:

The site is currently undeveloped consisting of native grasses and brush. Access to the site is from Thomas Creek Rd. The site has historically been used as open pasture without any previous development. Existing improvements consist of flood irrigation channels and fencing. The site is bounded on the east by the Thomas Creek.

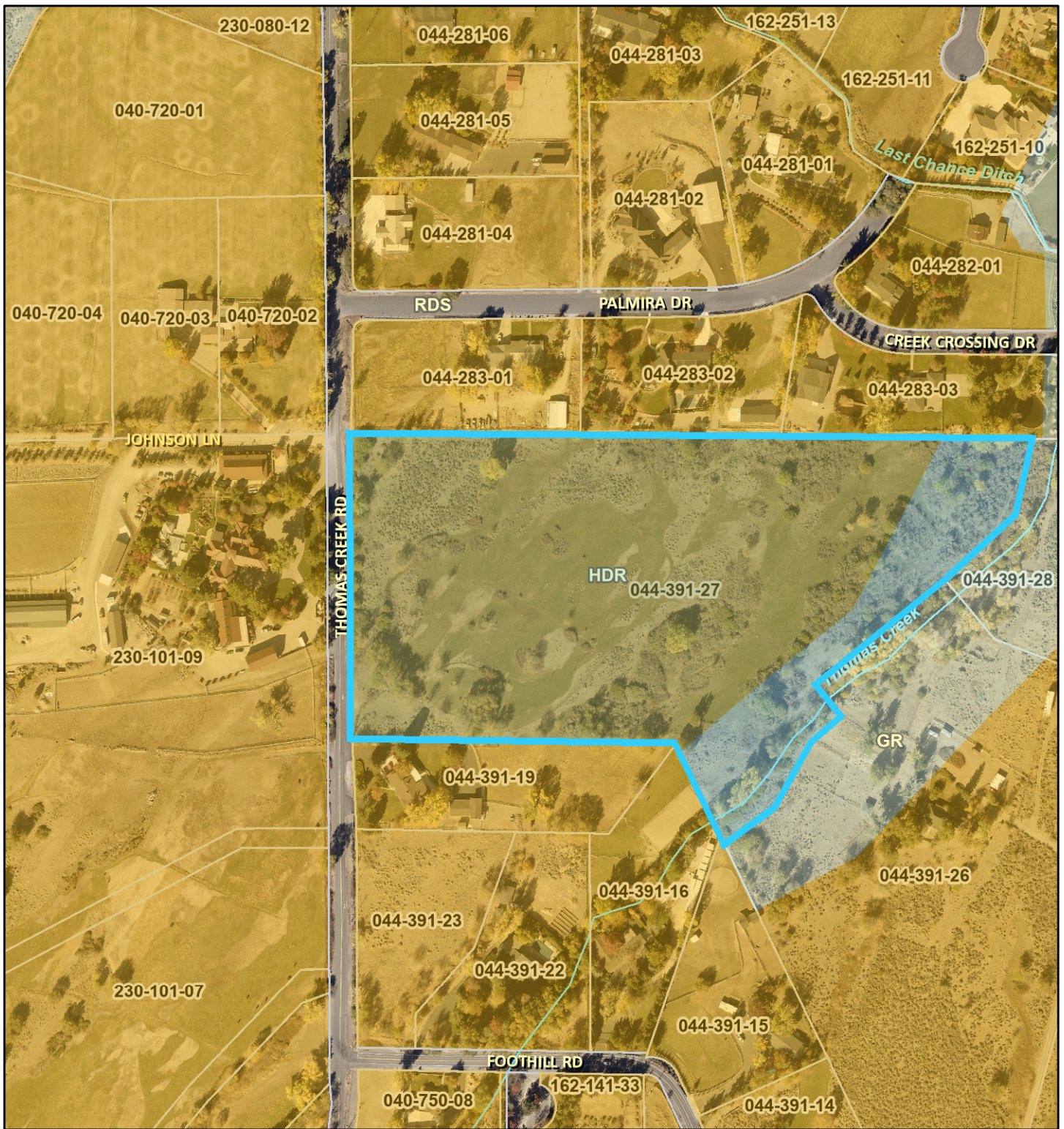
Surrounding Properties:

- | | | |
|---|-----------------|-------------------|
| ○ North: Developed Residential | Zoning: HDR, GR | Use: SFR |
| ○ South: Developed Residential | Zoning: HDR | Use: Vacant |
| ○ East: Undeveloped & Developed Residential | Zoning: HDR, GR | Use: Vacant & SFR |
| ○ West: Thomas Creek Road, Undeveloped & Developed residential | Zoning: HDR | Use: Vacant & SFR |

Proposed Development Discussion

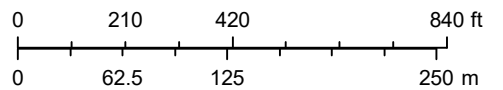
Proposed Improvements:

The proposed improvements for the grading special use permit includes the expansion of two landscaping ponds which have been approved in association with WBLD22-100028. The additional grading proposed with this application is the intended grading which exceeded the excavation threshold of 5,000 cubic yards per Washoe County Code with the initial permit. The first pond covers 6,739 s.f. and the second being 24,815 s.f. of area. The two ponds will be able to catch any excess runoff from the rest of the site. The two ponds are connected via a proposed drainage channel and ultimately discharge flows back into Thomas Creek. The excavated material produced by the pond expansion will be used for fill under the proposed buildings and driveways as these areas are elevated due to the Flood Zone A requirements. The areas surrounding the ponds will be fully landscaped upon completion of construction, therefore, no revegetation or temporary irrigation will be required.



January 7, 2022

1:4,514



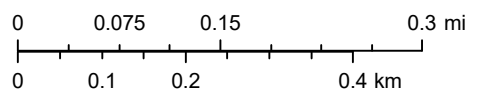
Washoe County
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,
 USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Washoe County GIS



January 7, 2022

APN

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County GIS

SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTORES DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- UTILITY
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE
- MANHOLE W. DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW DIRECTION ARROW
- SPOT ELEVATION (EXISTING) ~ PROPOSED
- TREE/TREE TO BE REMOVED

IRC DRAINAGE NOTE
 SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET, WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10'. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

SITE NOTES

1. MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES, UTILITIES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE THEIR OWN INTERPRETATIONS WITH REGARD TO MATERIALS, MEANS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT PRIOR TO PERFORMING ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
6. THE FIELD SURVEY PREPARED BY MEYER SURVEYING IS THE BASIS OF THIS DESIGN. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
7. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
8. THERE IS NO PUBLIC SEWER WITHIN 400' OF THIS PROPERTY. THE EXISTING SEPTIC IMPROVEMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT ALL EXISTING IMPROVEMENTS BE FIELD LOCATED PRIOR TO CONSTRUCTION.
9. THERE IS NO PUBLIC WATER AVAILABLE.
10. THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
11. MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
12. MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
13. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
14. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
16. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
17. PROVIDE 5% MINIMUM (1% ON CONCRETE SURFACES) TO 20% MAXIMUM SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED).
18. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
19. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
20. THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
21. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
22. ALL HARDCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
23. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
24. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
25. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOIL, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
26. THIS SITE LIES IN FEMA FLOOD ZONE A (32031C32450). ZONE A IS DEFINED AS AREAS WITHIN THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD.
27. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
28. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
29. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
30. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
31. SHOULD SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
32. ADD 4600' TO ALL ELEVATIONS.

FLOOD PLAN NOTE
 THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. REQUIREMENTS FOR DEVELOPMENT IN THIS FLOOD ZONE ARE AS FOLLOWS: THE FINISH FLOOR OF ALL BUILDINGS (INCLUDING BASEMENT) TO BE SET AT LEAST 2' ABOVE THE HIGHEST ADJACENT UNDISTURBED GROUND ELEVATION IF NO BASE FLOOD ELEVATION HAS BEEN DETERMINED OR 1' ABOVE THE BASE FLOOD ELEVATION IF ONE HAS BEEN DETERMINED.

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

1. REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
3. CULTIVATED GROUND COVER SUCH AS GRASS, WY. SUCCULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
4. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES.
5. TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 4' VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
6. SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
7. FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
8. TREE SPACING GUIDELINES: SLOPES 0%-20%: 10'; SLOPES 20%-40%: 20'; SLOPES GREATER THAN 40%: 30'
9. SHRUB SPACING GUIDELINES: SLOPES 0%-20%: 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40%: 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40%: 6 TIMES THE HEIGHT OF THE SHRUB
10. VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

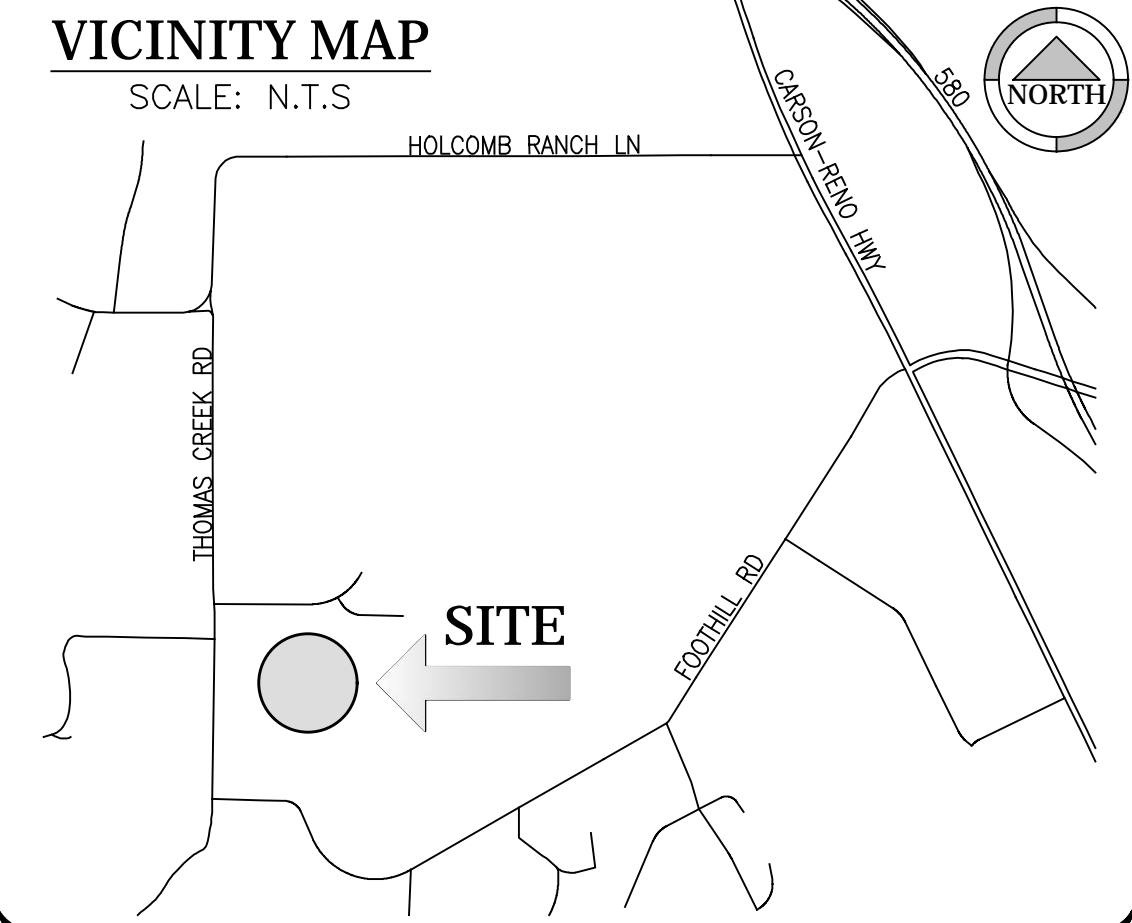
EARTHWORK ANALYSIS

| | |
|------------------|-----------------------|
| SITE AREA | 18.13 AC |
| SITE DISTURBANCE | 0.9 AC |
| PROPOSED CUT | 2,700 YD ³ |
| PROPOSED FILL | 2,700 YD ³ |
| NET EARTHWORK | BALANCED |

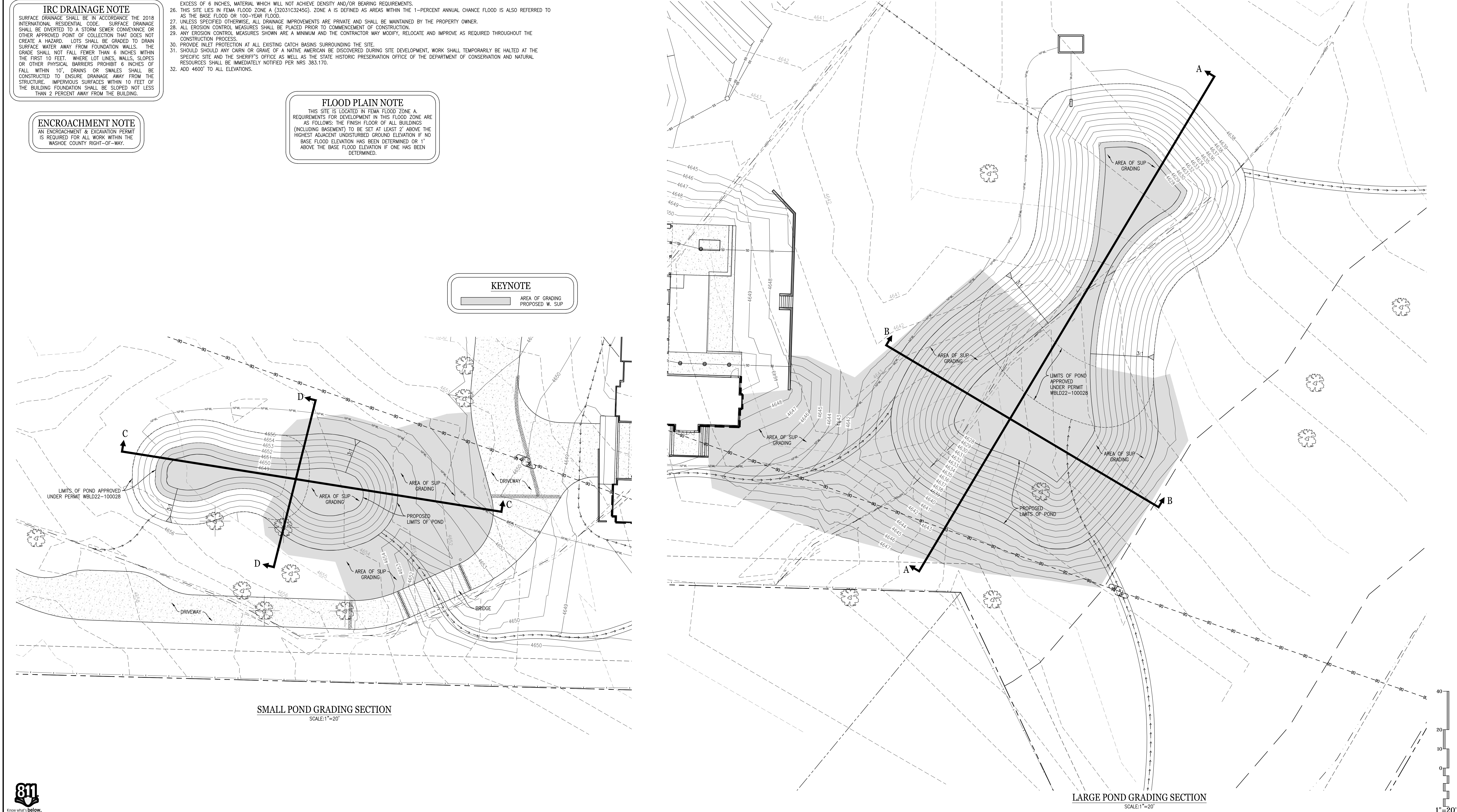
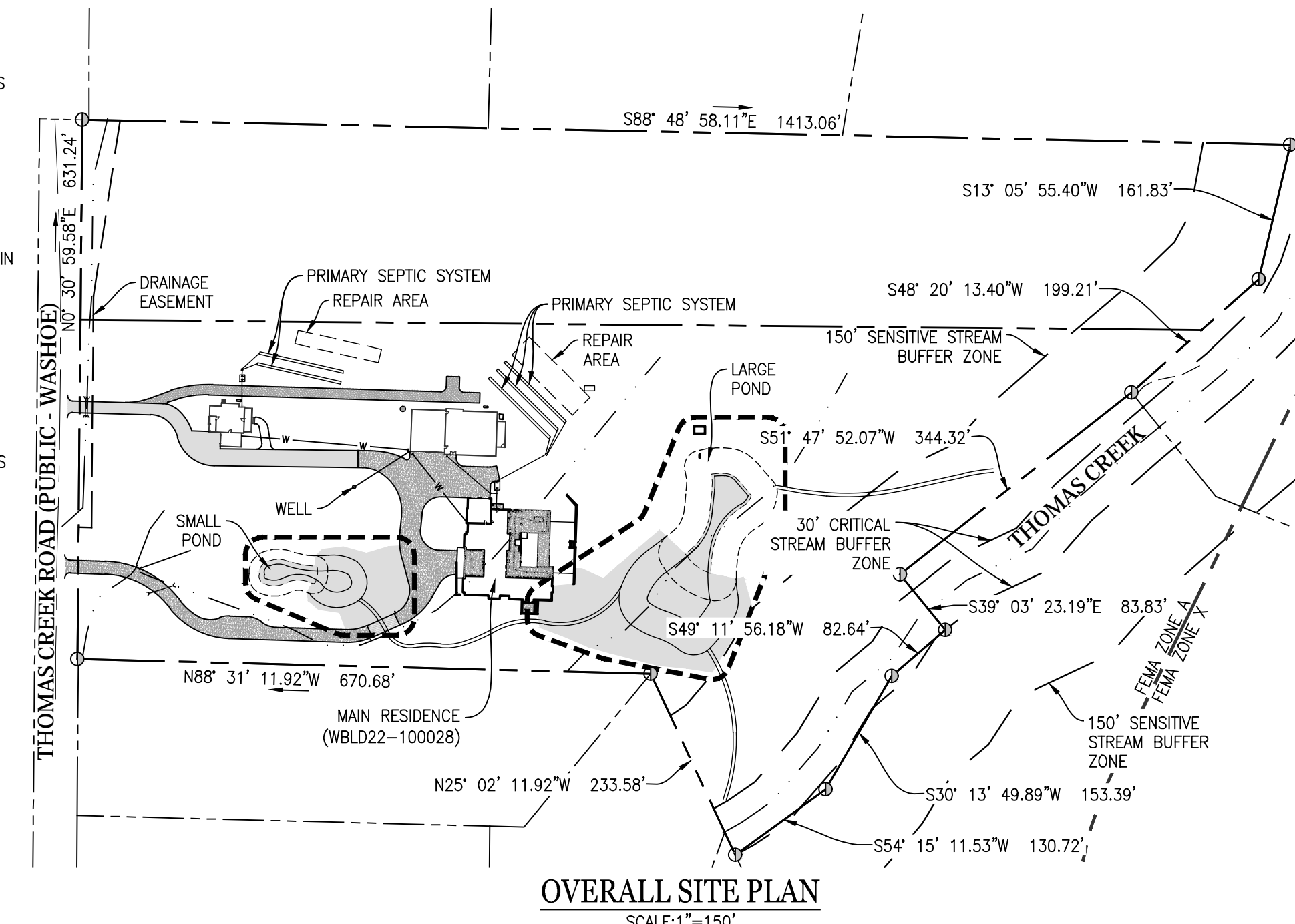
THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

SITE INFORMATION

| | |
|-----------------------|-----------------------|
| ADDRESS | 11090 THOMAS CREEK RD |
| APN | 044-391-27 |
| LOT SIZE | 789,816 S.F. |
| ZONING | HDR 82%/GR 18% |
| WUI FIRE RISK RATINGS | MODERATE |
| SETBACKS (F/R/S) | 30/30/15 (FT) |



OWNER INFORMATION
 O'NEAL FAMILY TRUST, C & S
 1020 N CANTLON LN
 RENO, NV 89521



SMALL POND GRADING SECTION
 SCALE: 1"=20'

LARGE POND GRADING SECTION
 SCALE: 1"=20'

KEYNOTE
 AREA OF GRADING
 PROPOSED W. SUP

MONTE VISTA CONSULTING
 575 E. Plumb Lane #101
 Reno, NV 89502
 montevistaconsulting.com

PROFESSIONAL ENGINEER - STATE OF NEVADA
 MICHAEL VICKS
 Exp. 6.30.2024
 CIVIL
 No. 21025
 August 8, 2022

O'Neal Residence Pond Grading
 Site Plan

11090 Thomas Creek Road
 APN: 044-391-27
 Washoe County, Nevada

Project # 21.024
 Drawn HBA
 Checked MWV
 Date 8.8.2022
 Revisions

PROFESSIONAL ENGINEER - STATE OF NEVADA
 MICHAEL VICKS
 Exp. 6.30.2024
 CIVIL
 No. 21025
 August 8, 2022

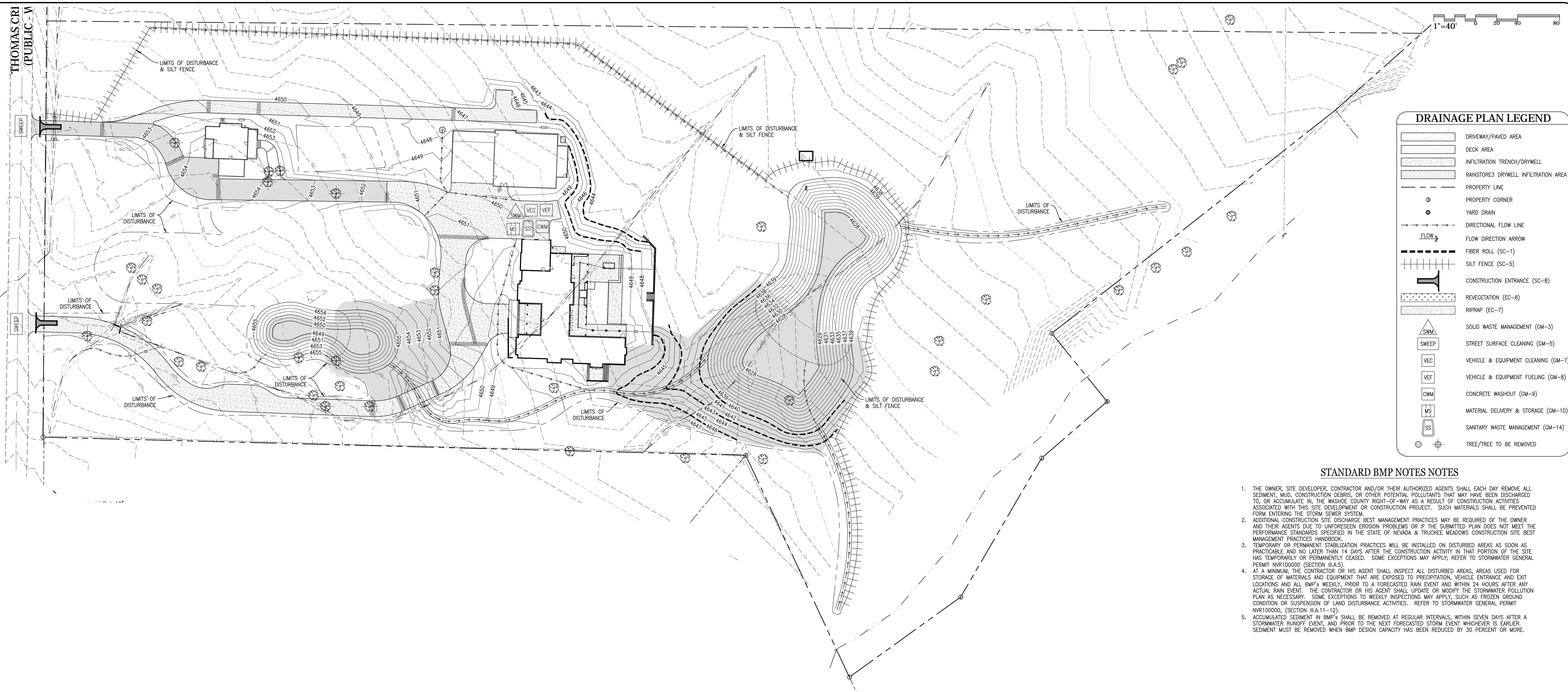
C1.0





O'Neal Residence Pond Grading

BMP & Erosion Control Plan

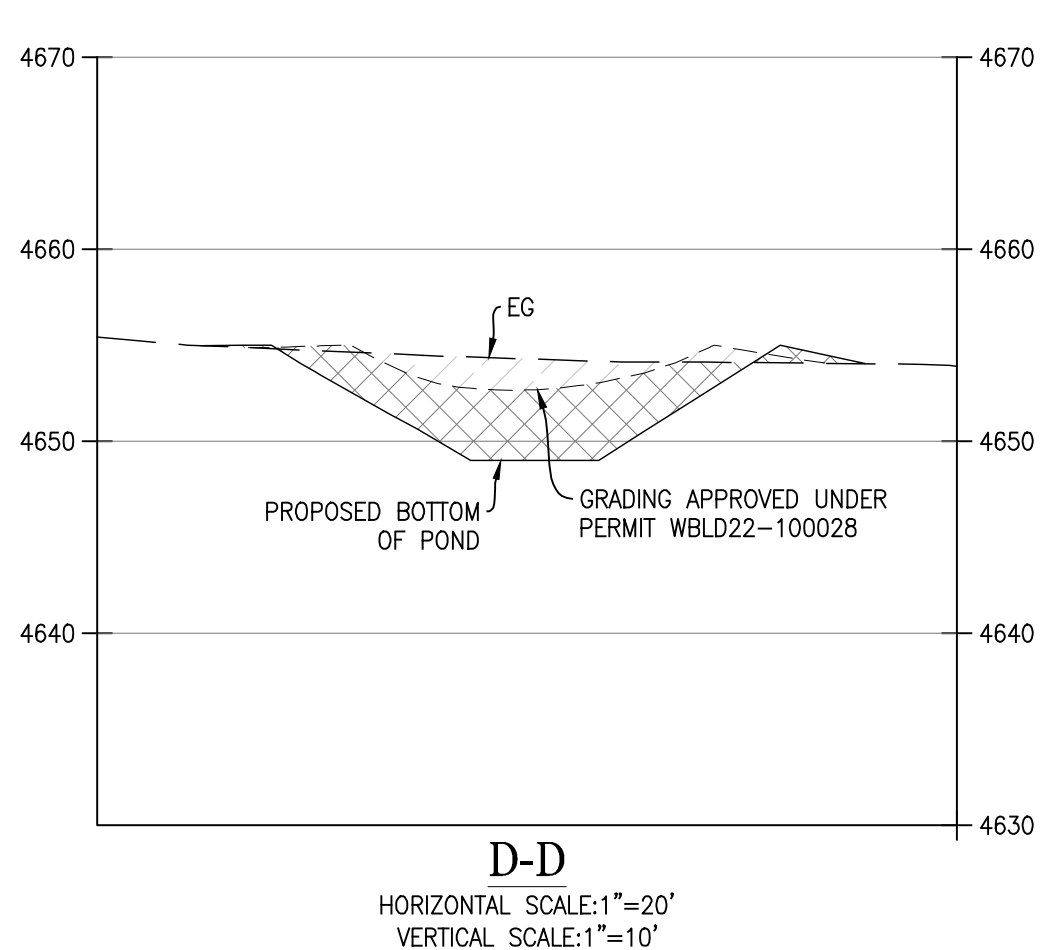
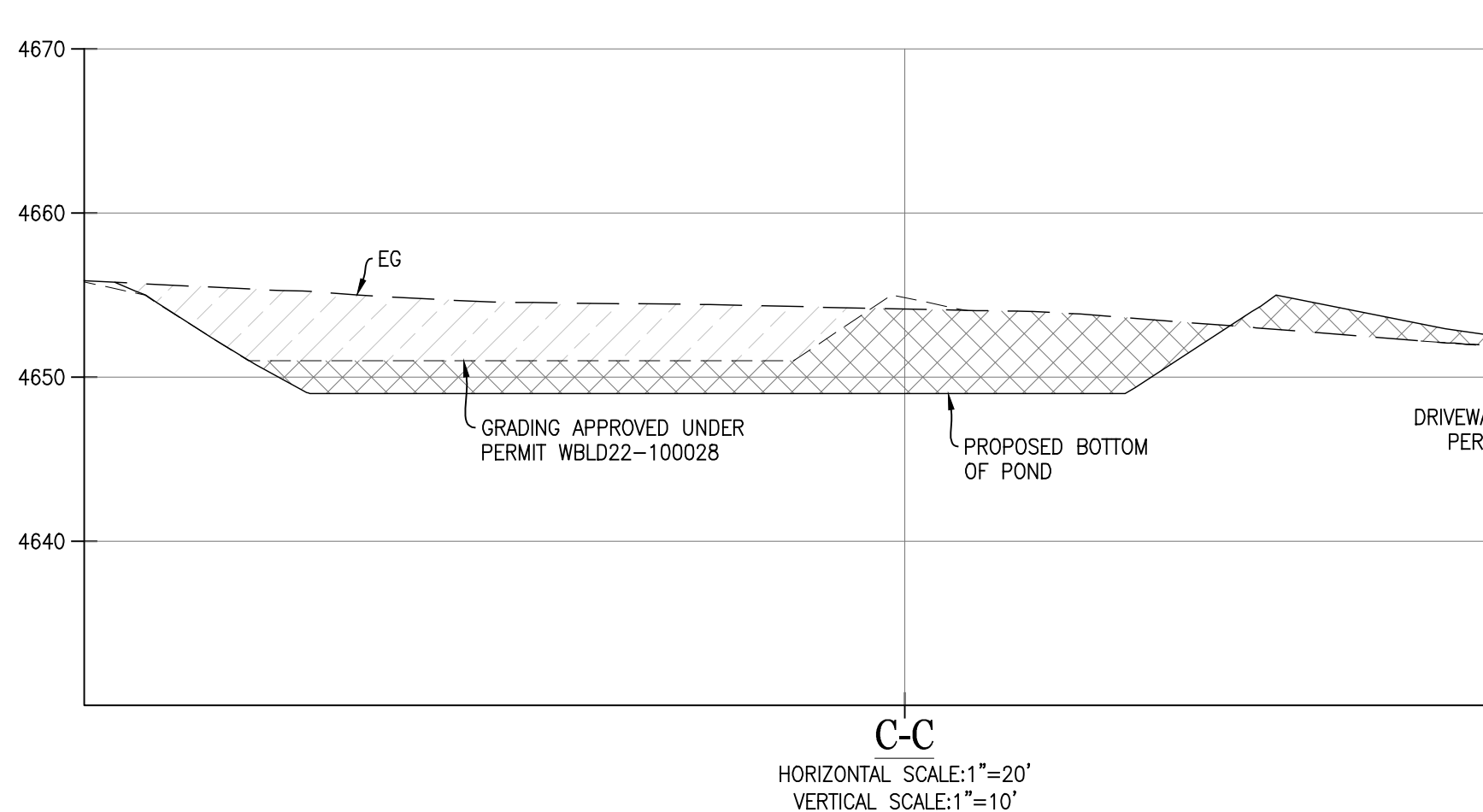
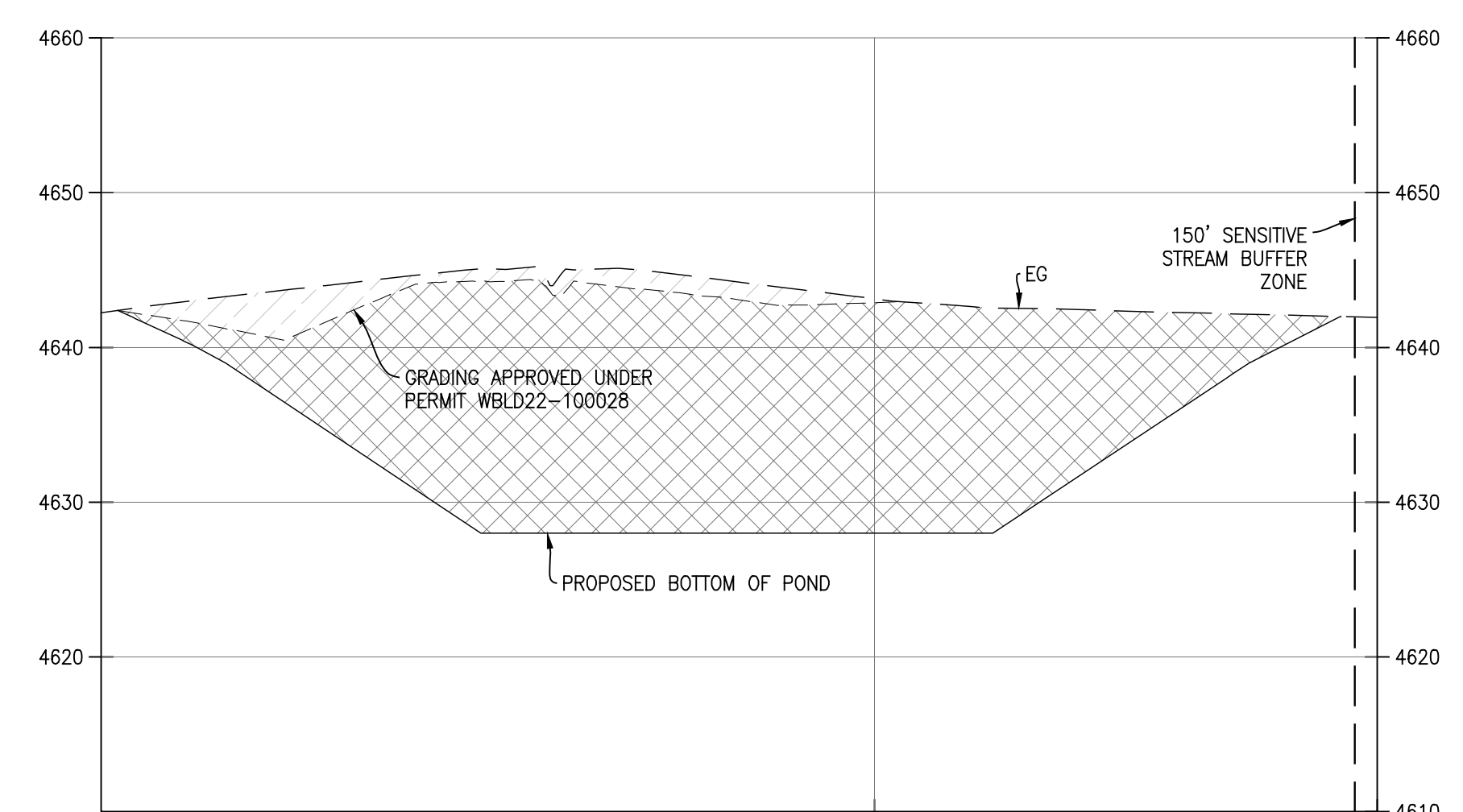
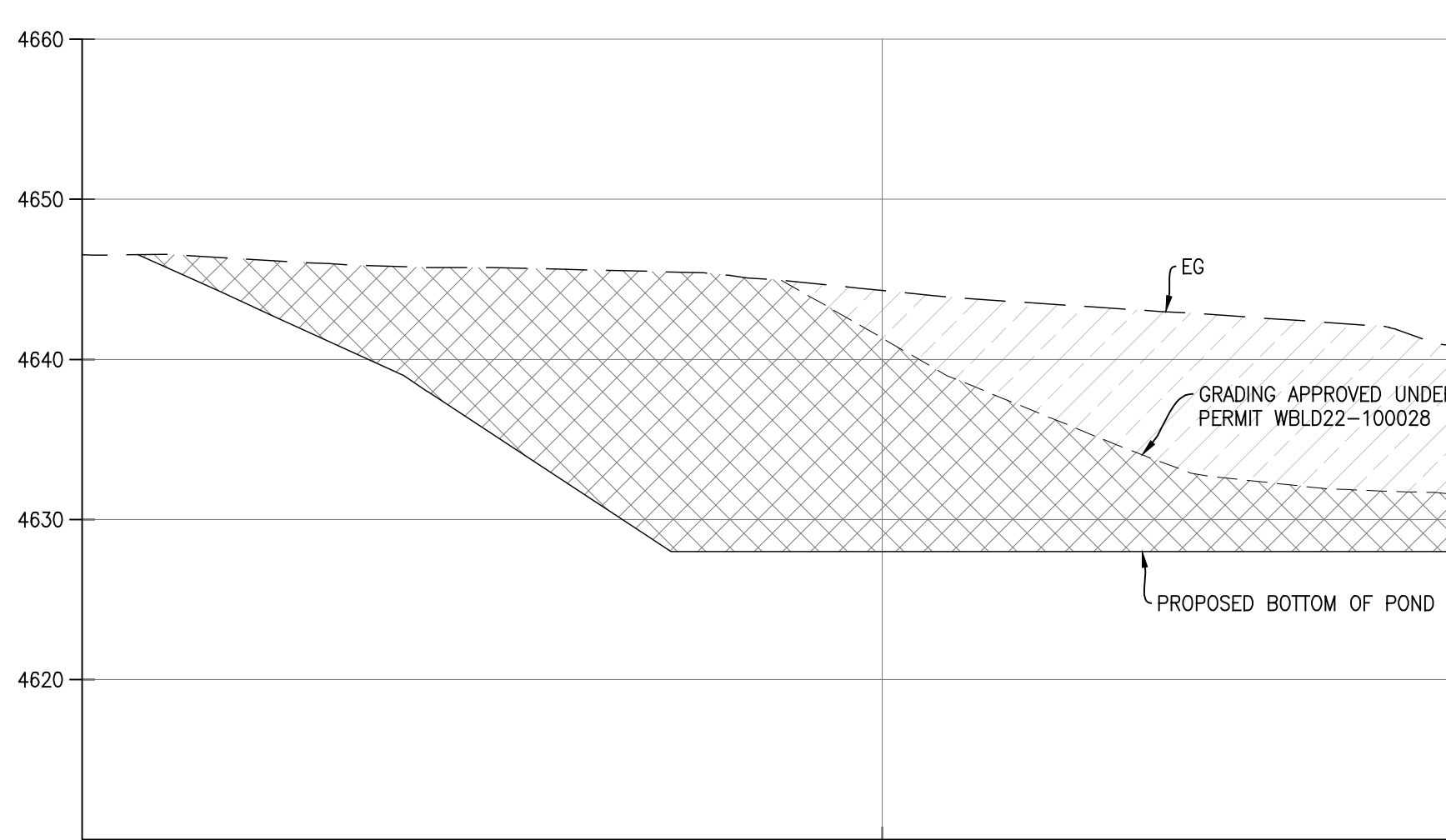


DRAINAGE PLAN LEGEND

| | |
|----------|--------------------------------------|
| [Symbol] | DRIVEWAY/PAVED AREA |
| [Symbol] | DECK AREA |
| [Symbol] | INFILTRATION TRENCH/DRYWELL |
| [Symbol] | RAINSTORES DRYWELL INFILTRATION AREA |
| [Symbol] | PROPERTY LINE |
| [Symbol] | PROPERTY CORNER |
| [Symbol] | YARD DRAIN |
| [Symbol] | DIRECTIONAL FLOW LINE |
| [Symbol] | FLOW DIRECTION ARROW |
| [Symbol] | FIBER ROLL (SC-1) |
| [Symbol] | SILT FENCE (SC-5) |
| [Symbol] | CONSTRUCTION ENTRANCE (SC-8) |
| [Symbol] | REVEGETATION (EC-8) |
| [Symbol] | RIPRAP (EC-7) |
| [Symbol] | SOLID WASTE MANAGEMENT (GM-3) |
| [Symbol] | STREET SURFACE CLEANING (GM-5) |
| [Symbol] | VEHICLE & EQUIPMENT CLEANING (GM-7) |
| [Symbol] | VEHICLE & EQUIPMENT FUELING (GM-8) |
| [Symbol] | CONCRETE WASHOUT (GM-9) |
| [Symbol] | MATERIAL DELIVERY & STORAGE (GM-10) |
| [Symbol] | SANITARY WASTE MANAGEMENT (GM-14) |
| [Symbol] | TREE/TREE TO BE REMOVED |

STANDARD BMP NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NW100000 (SECTION III.A.5).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NW100000 (SECTION III.A.11-12).
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE.



11090 Thomas Creek Road
 APN: 044-391-27
 Washoe County, Nevada

Project # 21.024
 Drawn HBA
 Checked MWV
 Date 8.8.2022
 Revisions



C2.0



Washoe County Community Services Department
1001 East 9th Street
Reno, NV 89512



RE: WSUP22-0021 O'Neal Residence Ponds – Variation of Standards Request

In association with the grading special use permit application, WSUP22-0021, we are formally requesting a variation of standards to modify the maximum allowable cut from the natural slope to eighteen (18) ft., beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code, for the grading associated with the ponds. This depth would allow for the viability of trout and other wildlife that would benefit from the use of the ponds.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal