



# Board of Adjustment Staff Report

Meeting Date: November 2, 2023

Agenda Item: 8H

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0031 (Reno Technology Park TMFPD Station)

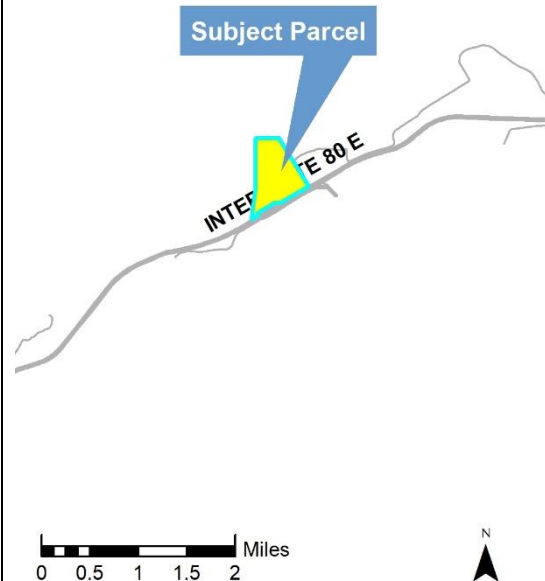
BRIEF SUMMARY OF REQUEST: To approve a fire station for TMFPD.

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

### CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a Safety Service use to be developed on parcels with a regulatory zoning of General Commercial (GC), and includes associated grading of 2,000 cy of cut, 9,000 cy of imported fill, and a total disturbance area of 145,000 sf. Additionally, the applicant is asking to waive the landscaping requirements of section 110.412.40(a) of the Washoe County Code.

Applicant:	Truckee Meadows Fire Protection District
Property Owner:	Apple, Inc
Location:	The project site fronts Reno Technology Parkway, approximately 1 mile from the Exit 28 off ramp
APN:	084-191-08
Parcel Size:	180.92 acres
Master Plan:	Commercial (C)
Regulatory Zone:	General Commercial (GC)
Area Plan:	Truckee Canyon (TC)
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	4 – Commissioner Andriola



**Vicinity Map**

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0031 for Truckee Meadows Fire Protection District, 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 12)*

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**Special Use Permit**

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

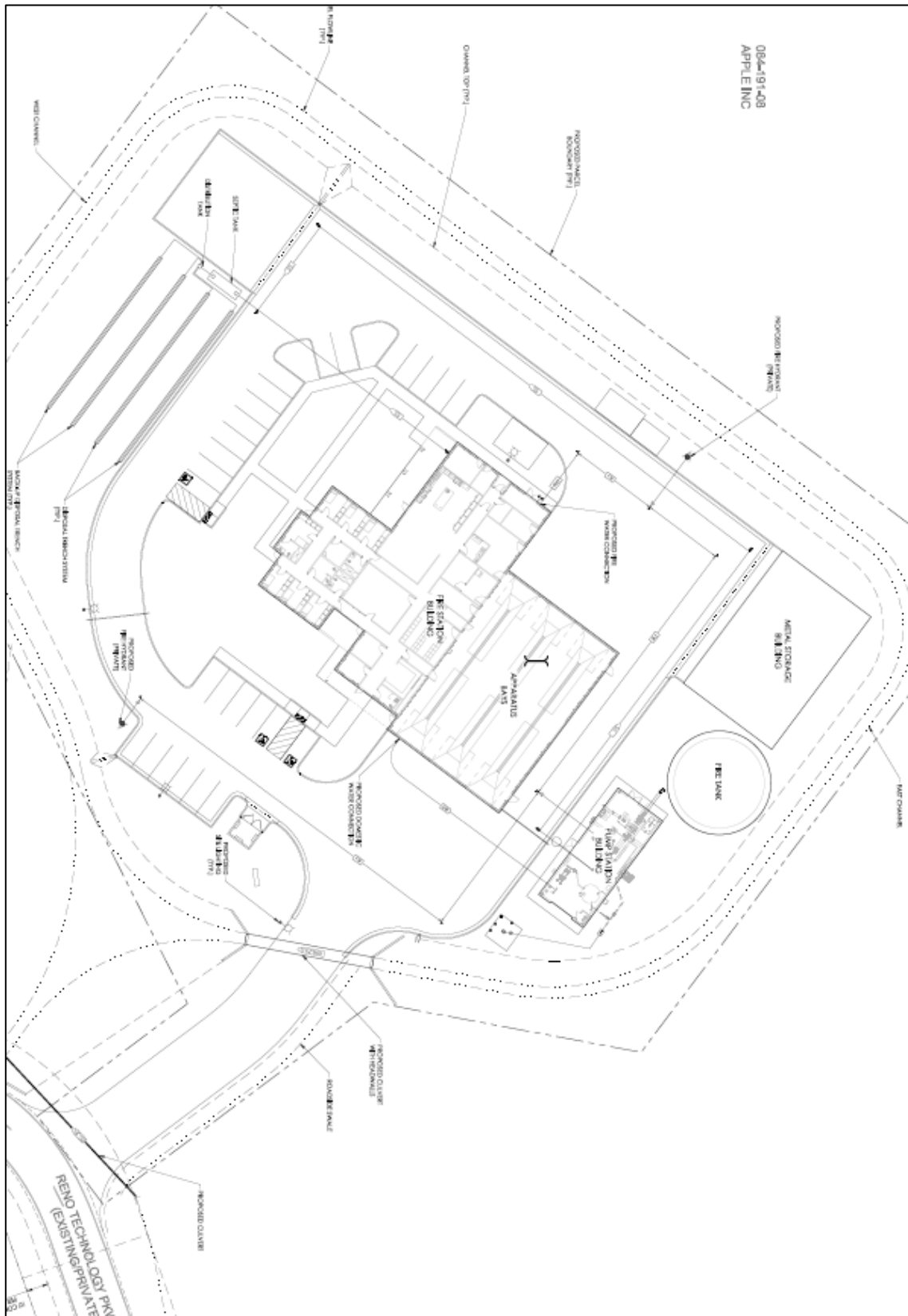
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP23-0031 are attached to this staff report and will be included with the action order.

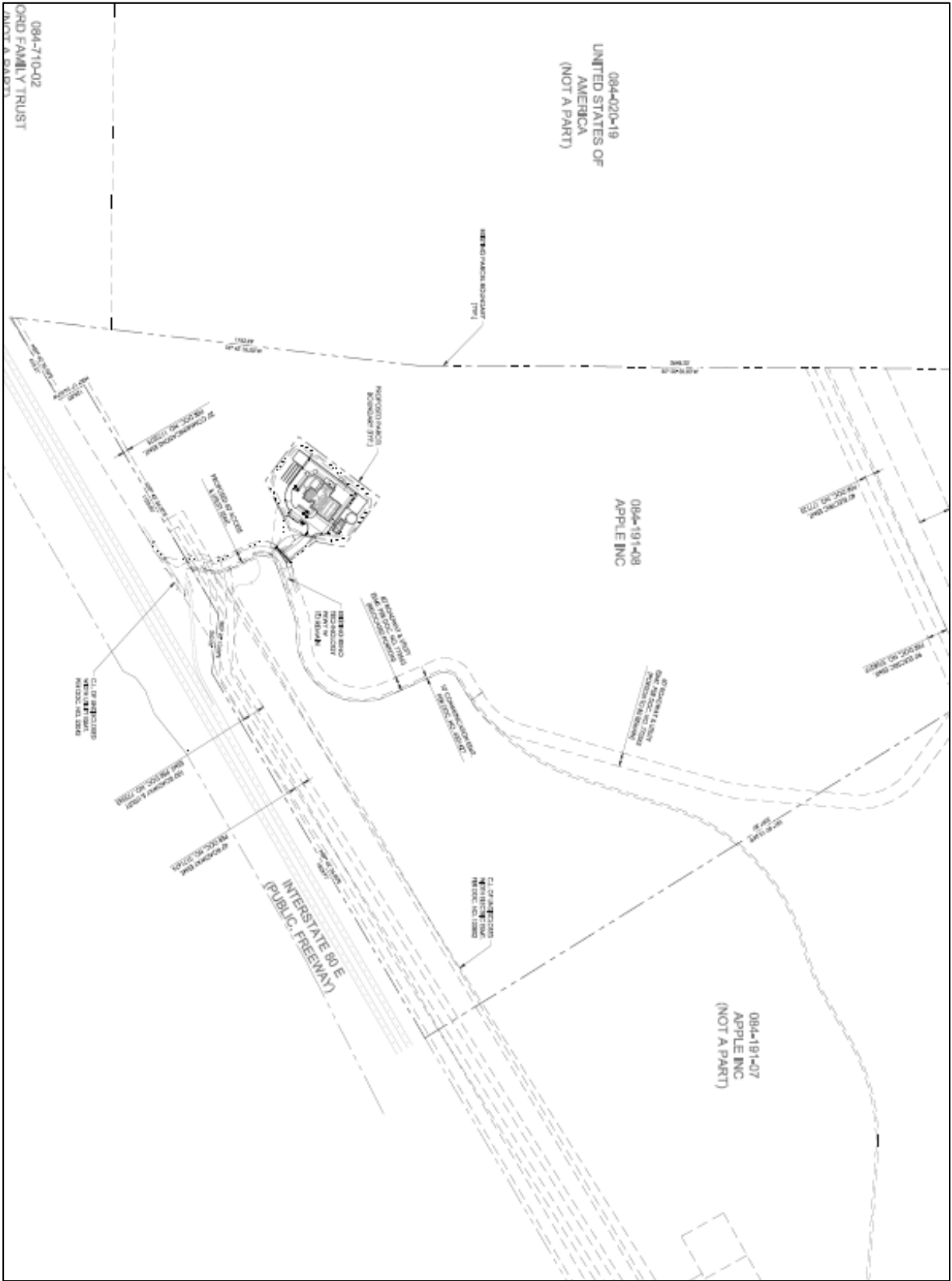
The subject property is designated as General Commercial (GC). The proposed use of safety services is classified as a civic use type which is permitted in General Commercial with a special use permit per WCC 110.302.05.02. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

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 to vary standards below:

Variance(s) Requested	Relevant Code
To waive the twenty (20) percent of the total developed land area being landscaped.	110.412.40(a)



**Site Plan**



**Overall Site Plan**

## **Background**

In January 2012, the Washoe County Board of County Commissioners (BCC) approved a Development Agreement (DA11-001; ordinance #1476) with Unique Infrastructure Group (UGI) related to development of a technology park located near Patrick in the East Truckee Canyon Corridor. In December 2017, the BCC adopted ordinance #1605 amending and restating the Development Agreement (DA) with Apple, Inc.

Section 2.06 of the *Amended and Restated DA* specifically outlines the development of a future fire station within the Technology Park. This section of the DA includes general site location, configuration, and style criteria for the future fire station. The applicant states that this special use permit for a safety service use type is designed in accordance with the requirements of the *Amended and Restated DA*.

Section 2.06 requires the fire station to be built on a minimum of 2 acres of land with convenient access to Interstate 80 and must have the following: (i) single-story, (ii) brick-façade, (iii) standing seam metal roof, (iv) warm shell condition, (v) 2 drive through bays, and (vi) designed and built to accommodate a 4-person fire crew.

The proposed fire station meets all the requirements outlined in Section 2.06

## **Project Evaluation**

Truckee Meadows Fire Protection District (TMFPD) is requesting to develop a fire station (safety services civic use type) located on 1 parcel (APN: 084-191-08) within the Reno Technology Park, off Interstate 80 roughly 1 mile from the Exit 28 off ramp and is approximately 8 miles from the Greg Street/Interstate 80 intersection. The subject parcel is located within the Truckee Canyon planning area and has a regulatory zone of General Commercial (GC). Safety services civic use type is permissible in this regulatory zone, subject to the approval of a special use permit by the Board of Adjustment.

The subject parcel is currently undeveloped and is 180 acres in size. TMFPD chose this site due to its central location and ability to respond to calls in East Truckee Canyon. This area is currently being serviced by Station 37 located in Hidden Valley, but with the new station Lockwood and the greater East Truckee Canyon area will benefit considerably, as the location within the Canyon will allow for better response times and will allow TMFPD to more effectively respond to the volume and types of calls typically needed for this area.

Truckee Meadows Fire Protection District (TMFPD) currently provides fire protection in the East Truckee Canyon area with a volunteer fire station located in Wadsworth. When necessary, units from the Hidden Valley station are available to respond to calls in the I-80 East corridor. In addition, assistance agreements exist with Lyon County, Storey County, and the Pyramid Lake Reservation. The proposed site allows TMFPD to better respond to volume and type of calls typically needed in eastern Washoe County, and specifically in the East Truckee Canyon/I-80 corridor.

## **Proposed Fire Station**

The proposed fire station is planned for approximately 3.2 acres near the southern edge of the Reno Technology Park. The proposed fire station is a 13,600 square foot single-story building that includes apparatus bays, residential and living spaces for fire department crews, and support rooms. Construction is anticipated to begin in Spring 2025 and be substantially completed by November 2025.

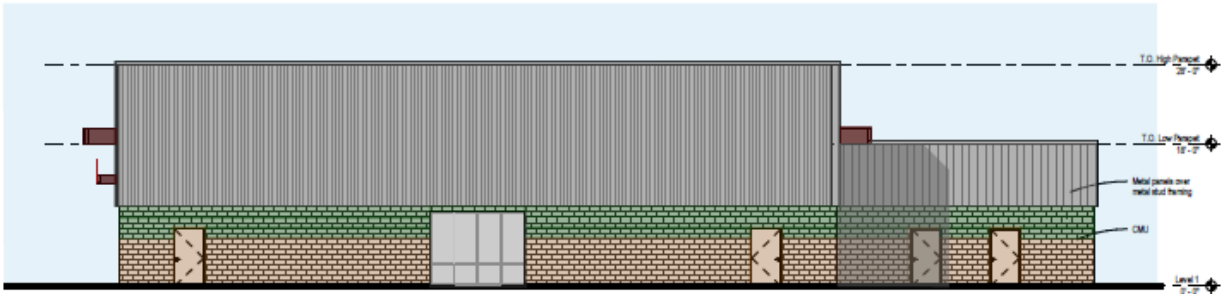
The exterior of the fire station will be concrete masonry units (CMU) and metal panels. The CMU walls will be integral color with color accents representing the colors of vegetation and landforms in the immediate area. The CMU walls are anticipated to be a combination of textured face types. The upper portions of the exterior walls will be clad with metal panels. The metal panels will be factory-finished with colors to complement the CMU. The exterior walls will have a parapet building form. The parapet wall system reduces building volume and helps manage impacts of water runoff caused by a sloped roof. This leads to a more energy efficient station with flexibility to grow economically if needed.

The apparatus bay has been designed to accommodate 6 response vehicles in 3 bays. The doors of the apparatus bay will be glazed for daylighting to maximize sightlines. The apparatus bay will include trench drains, vehicle exhaust systems, and overhead utilities. The living area includes a kitchen, dayroom, and fitness area, which allow for meal preparation, relaxation, and physical training. An adjacent dining area is open to the kitchen space, as is the crew dayroom. Support shops are adjacent to the apparatus room and provide direct access from the shops to the apparatus room. Shops include turnout gear storage, hazardous materials decontamination, tool room, and equipment storage. The turnout storage room has wire lockers to store firefighting clothing and gear for all shift personnel. The redzone vestibule is used for proper processing of clothing and equipment after possible exposure to contaminants. The materials are kept isolated from the rest of the building and are either sanitized on site or cleaned at the main headquarters. Laundry facilities are in the support area to minimize sound disturbances of laundry functions while crew members may be sleeping. The station has six bedrooms for on-duty crew, along with a Captain's bedroom.

The proposal includes a total of 27 parking stalls, including 3 van accessible ADA stalls. 12 parking stalls have been provided on the east side of the building for guests, with an additional 15 parking spaces to the south and west side of the building for employees. Two (2) of the ADA spaces have been located in the visitor parking area along the front of the building, and both are van accessible with access to an ADA route to and from the main building. The third van accessible ADA space is provided in the employee parking lot on the south side of the building and will also have access to an ADA route to and from the main building.

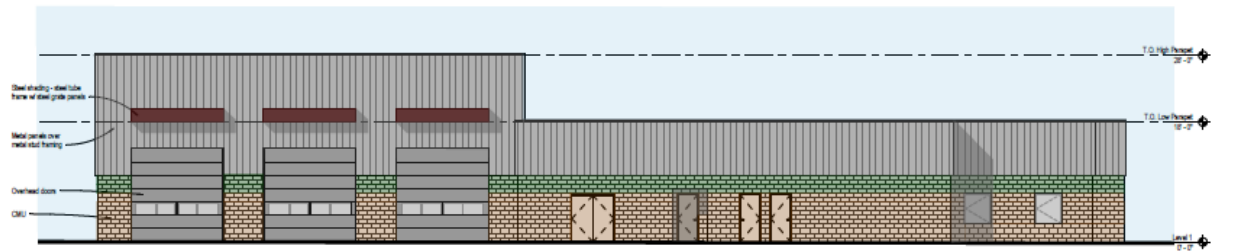
The applicant states that signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style and character of the building and will be oriented toward Interstate 80.

If the proposed fire station is approved by the Board of Adjustment, the applicants intend to submit a parcel map to establish a new parcel that coincides with the submitted site plan. The project site per the special use permit narrative is assumed to be 3.24 acres, which the applicant states will be adequate to accommodate the fire station and all accessory needs.



6] North Elevation

1/8" = 1'-0"



5] West Elevation

1/8" = 1'-0"



3] South Elevation

1/8" = 1'-0"



1] East Elevation

1/8" = 1'-0"





### **Proposed Fire Station Floor Plan**

#### **Traffic**

The applicant provided a traffic impact study as part of their application. The study was performed by Headway Transportation and is dated August 2, 2023. The study indicated that the proposed project is anticipated to generate 70 average daily trips (ADT), with 7 AM peak and 7 PM peak trips.

#### **Access and Circulation**

The site has been designed with ingress/egress via a driveway connecting to Reno Technology Parkway which connects to Interstate 80 at Exit 28. The proposal includes a two-way drive aisle. Visitors will utilize one of the 2 parking areas and will enter through a dedicated public entrance. This entrance is adjacent to public parking. The public entrance has access to a lobby and restroom. Emergency vehicles will utilize the apparatus bay, entering from the west and will be parked facing east towards Interstate 80.

#### **Landscaping**

Ordinance 1605, Section 2.03 General Development Standards addresses landscaping within the development agreement. The language provided states the following:

*(f) Landscaping. Any landscaping requirements included in the Washoe County Code or the conditions approval attached to the Special Use Permits shall not apply to the project.*

Per the Development Agreement, "Project" is further defined as, "*Project means any development undertaken by Developer at the Property more particularly defined in Exhibit A*". The applicant states that since the proposed fire station is part of the Development Agreement and within the Technology Park boundary, they believe the fire station should not be required to provide landscaping in accordance with WC Development Code, Article 412.



**Landscaping Plan**

The applicant is asking to waive the requirements for 20% landscaping, and states that formal landscaping would be out of place and take away character of the area since the native vegetation does not include plant types found in more formal landscaping. Due to the provision in the Development Agreement and the proposed location of the fire station, staff is supportive of the request to waive the landscaping requirements.

The applicant is proposing to provide landscaping and hardscape treatments. The project includes 10,980 sqft (16.2%) of landscape treatments including strategically planted trees complemented by drought tolerant plantings and a mix of inorganic groundcover and/or bark mulch for ground cover. All landscaping will be maintained by on-duty fire personnel.

Landscaping will be utilized for visual mitigation of the project, and where revegetation is necessary it will be treated with a native revegetation seed mix. All landscaping will be irrigated with a permanent drip system.

**Lighting**

The applicant states that the project will include minimal lighting which will primarily be focused on building and parking lot lighting. Any pole lighting that is provided in the parking areas will be limited to 12-foot tall and shielded to direct the light down to the ground, conforming with "dark sky lighting" standards.

**Grading**

Grading is part of the fire station request, with approximately 2,000 cubic yards of cut being utilized on site as fill; most of that material will be created from the drainage channels around the project. The project will also require an additional 9,000 cubic yards of material to be imported on site, with the majority of the fill (approximately 8,500 cubic yards) being placed under buildings or pavement. The remaining 500 cubic yards of fill will be used for the channel areas around the perimeter of the project. Approximately 145,000 sf of area will be disturbed, most of the disturbed

areas will consist of buildings or pavement once the project is completed. All proposed slopes meet 3:1 requirement, and no retaining walls are proposed.

**Neighborhood Meeting**

The applicant held a neighborhood meeting via Zoom on August 7, 2023. The meeting started at 5:30pm and as of 6:15pm no members of the public had joined the meeting, so the project team ended the neighborhood meeting.

**Truckee Canyon Area Plan Evaluation**

The subject parcel is located within the Truckee Canyon Area Plan. There are no relevant policies or goals within the Truckee Canyon Area Plan for the proposed special use permit.

**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
NDOT (Transportation)	X	X		
NDOW (Wildlife)	X	X		
NV Highway Patrol	X			
NV Water Resources	X	X		
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us

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

**Staff Comment on Required Findings**

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

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

*Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and Truckee Canyon 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.

*Staff Comment: The proposed safety services use will have access to adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Any improvements not currently in place are required as part of the conditions of approval for this permit. The proposed project is designed to utilize a septic system, and the septic tank and leach field components have been preliminarily designed.*

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

*Staff Comment: The site is physically suitable for a fire station which is a safety services use type, and the site is suitable for the intensity of such a development. The site is roughly 180 acres in size and is undeveloped. Of the 180 acres, the fire station will be utilizing 3.2 acres. The site provides an ideal location for quick service times to residents in the East Truckee Canyon area.*

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

*Staff Comment: The issuance of the permit will not be significantly detrimental to the public health, safety or welfare injurious to the property or improvements of the 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.

*Staff Comment: There are no military installations within 3000ft of the site.*

## **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0031 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0031 for Truckee Meadows Fire Protection District, 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 Truckee Canyon Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed

improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That the site is physically suitable for a safety services use type, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Appeal Process**

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

Applicant / Property Owner: Truckee Meadows Fire Protection District., Attn: Chief Moore  
[cmoore@tmfpd.us](mailto:cmoore@tmfpd.us)

Representatives: Wood Rodgers, Inc., Attn: Stacie Huggins  
[shuggins@woodrodgers.com](mailto:shuggins@woodrodgers.com)



# Conditions of Approval

Special Use Permit Case Number WSUP23-0031

The project approved under Special Use Permit Case Number WSUP23-0031 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 2, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Building Division**

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

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

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. **The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. 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.
- e. 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.

- f. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

**Washoe County Parks and Open Space**

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

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

- a. Any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
- b. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
- c. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.

**Truckee Meadows Fire Protection District**

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

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

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

**Washoe County Health District- Environmental**

4. 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 Name: James English, Environmental Health Specialist Supervisor, 775.328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

- a. The EHS has reviewed the above referenced application and notes the parcel has no water or sewer disposal services and the proposed project will be served by onsite sewage disposal system and onsite water system.
- b. EHS has no concerns related to the approval of this application as submitted, if the project is approved, the water system will have to be permitted through the Nevada Division of Environmental Protection (NDEP) along with a commercial onsite sewage disposal system.
- c. If the application is approved, all future building permits and plans must be reviewed and approved by EHS.

**Washoe County Water Rights Coordinator**

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

**Contact Name – Timber Weiss, P.E., 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

- a. There are no water rights appurtenant to this property. Drilling of a well and use of water from a well on this property for this purpose requires an approved water right per NRS 533 and 534.
- b. In order for water to be transported to the property, this property must be located within the approved place of use of an active water right.
- c. Prior to the approval of any building permit on this property, sufficient proof of water rights must be provided to Washoe County.
- d. Please contact the Nevada Division of Water Resources for water rights inquiries at 775-684-2800.

**Washoe County Engineering and Capital Projects**

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



## **GENERAL PROJECT DISCUSSION**

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a fire station and is located on approximately 180.92 acres on Reno Technology Parkway, approximately 1 mile northwest of the I-80 Exit 28 off ramp. The parcel numbers include the following: 084-191-08. 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 Wood Rodgers, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

## **GENERAL CONDITIONS**

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

### **Conditions:**

- 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.

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

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

### **Conditions:**

- b. The following note shall be added to the construction drawings; "All properties, regardless of 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: Mitchell Fink, P.E. (775) 328-2050

**Discussion:** No Traffic and Roadway comments or conditions.

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

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

### **Conditions:**

- c. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
- d. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

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



Date: September 25, 2023

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Reno Technology Park TMFPD Fire Station WSUP23-0031**  
APN 084-191-08

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

### 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.

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

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

### Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of 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: Mitchell Fink, P.E. (775) 328-2050

**Discussion:** No Traffic and Roadway comments or conditions.

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

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

**Conditions:**

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
2. The applicant shall conform to all Utility Design Standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

September 25, 2023

Washoe County Community Services  
Planning and Development Division

RE: Reno Technology Park TMFPD Fire Station; 084-191-08  
Special Use Permit; WSUP23-0031

Dear Washoe County Staff:

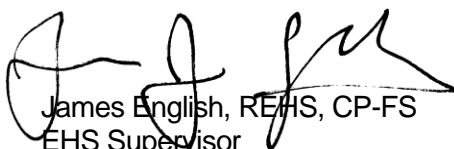
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel has no water or sewer disposal services and the proposed project will be served by onsite sewage disposal system and onsite water system.
- b) Condition #2: EHS has no concerns related to the approval of this application as submitted, if the project is approved, the water system will have to be permitted through the Nevada Division of Environmental Protection (NDEP) along with a commercial onsite sewage disposal system.
- c) Condition #3: If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

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

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | Reno, Nevada 89512  
775-328-2434 | Fax: 775-328-6176 | [www.nnph.org](http://www.nnph.org)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Regional Parks and Open Space

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

---

**TO:** Chris Bronczyk, Planner

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

**DATE:** October 2, 2023

**SUBJECT:** Special Use Permit Case Number WSUP23-0031 (Reno Technology Park TFPD Fire Station)

---



I have reviewed the application for case number WSUP23-0031 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for a Fire Station to be developed on a parcel with regulatory zoning of General Commercial (GC). The proposal includes associated grading of 2,000 cubic yards of cut, 9,00 cubic yards of fill, and total disturbance of 145,00 square feet. The site is bordered on two sides by public lands administered by the Bureau of Land Management.

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

1. Any earthen materials need be imported to the site, they shall be “certified weed free” to prevent the spread of noxious and invasive weeds.
2. The project shall comply with Washoe County Code Section 110.412.67, Revegetation.
3. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.



**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WSUP23-0031 (Reno Technology Park TMFPD Fire Station) Conditions of Approval  
**Date:** Tuesday, September 19, 2023 10:48:40 AM  
**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](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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



Date: September 26, 2023

To: Chris Bronczyk, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP23-0031 (Reno Technology Park TMFPD Fire Station)  
APNs 084-191-08

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit for a Safety Service use to be developed on parcels with a regulatory zoning of General Commercial (GC), and includes associated grading of 2,000 cy of cut, 9,000 cy of imported fill, and a total disturbance area of 145,000 sf.

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

There are no water rights appurtenant to this property. Drilling of a well and use of water from a well on this property for this purpose requires an approved water right per NRS 533 and 534.

In order for water to be transported to the property, this property must be located within the approved place of use of an active water right.

Prior to the approval of any building permit on this property, sufficient proof of water rights must be provided to Washoe County.

Please contact the Nevada Division of Water Resources for water rights inquiries at 775-684-2800.

**From:** [Steve Shell](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** WSUP23-0031  
**Date:** Tuesday, September 19, 2023 3:55:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image006.png](#)  
[image008.png](#)

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

There is one active water right appurtenant to the described lands in this proposed project. This water is Permit 90246 and has a duty of 285.60 acre-feet annually and is from an underground source.

The Owner of Record of Permit 90246 is Apple, Inc., the applicant owner of the subject property. The lands of the proposed project also lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

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](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2811



**From:** [Program, EMS](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: September Agency Review Memo II Monday,  
**Date:** September 25, 2023 12:13:53 PM  
**Attachments:** [September Agency Review Memo II.pdf](#)

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Hello,

The EMS Program has reviewed the September Agency Review Memo II - Special Use Permit Case Number WSUP23-0031 (Reno Technology Park TMFPD Fire Station) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.



**Sabrina Brasuell**  
*EMS Coordinator*  
*Epidemiology and Public Health*  
*Preparedness*

O: 775-326-6043  
1001 E Ninth St. Bldg. B Reno, NV 89512



[Click here to take our customer satisfaction survey](#)

**PLEASE** NOTE: My last day in the role of EMS Coordinator is October 10<sup>th</sup>, 2023. **After October 10<sup>th</sup>, 2023**, please send non-urgent emails to Program Manager, Andrea Esp at [AEsp@nnph.org](mailto:AEsp@nnph.org) Please send non-urgent emails to [emsprogram@nnph.org](mailto:emsprogram@nnph.org)

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JOE LOMBARDO  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
310 Galletti Way  
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.  
Director

September 21, 2023

Washoe County Planning Division  
1001 E. 9th St,  
Reno, NV 89512  
Attention: Chris Bronczyk – Senior Planner

SENT VIA ELECTRONIC MAIL

RE: Reno Technology Park TMFPD Fire Station - **Case Number WSUP23-0031**

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on August 18<sup>th</sup>, 2023 and provides comments accordingly.

**Reno Technology Park TMFPD Fire Station** - For hearing, discussion, and possible action to approve a special use permit for a Safety Service use to be developed on parcels with a regulatory zoning of General Commercial (GC), and includes associated grading of 2,000 cy of cut, 9,000 cy of imported fill, and a total disturbance area of 145,000 sf.

This proposal appears to have minimal impact on NDOT infrastructure. NDOT has no concerns with the proposal. Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775) 834-8320, if you have any further questions or comments.

Sincerely,

DocuSigned by:  
  
EEF9C06ADD034C7...

Jeff Freeman, PE  
Engineering Services Manager  
District II

JF:ms

Cc: Bhupinder Sandhu – Acting DII District Engineer  
Jeff Graham – Traffic Engineer  
District II Traffic Engineering Distribution List  
Washoe County Planning Division  
File

---

**From:** Katie Andrie <kmandrie@ndow.org>  
**Sent:** Wednesday, September 20, 2023 2:39 PM  
**To:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Subject:** RE: September Agency Review Memo II

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

Hi Adriana,

I don't have any comments. Thanks!

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**From:** [Zirkle, Brandon](#)  
**To:** [Stark, Katherine](#); [Bronczyk, Christopher](#)  
**Subject:** FW: September Agency Review Memo II  
**Date:** Thursday, September 21, 2023 11:14:21 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[September Agency Review Memo II.pdf](#)

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The Sheriff's Office has no objections to 8, 9, 11, 12.

Thank you,

***Captain Brandon Zirkle***  
***Washoe County Sheriff's Office***  
***Valley Patrol Command***  
***Office (775) 328-3354***  
***Cell (775) 232-9477***



---

**From:** Beard, Blaine <BBeard@washoecounty.gov>  
**Sent:** Tuesday, September 19, 2023 11:03 AM  
**To:** Zirkle, Brandon <BZirkle@washoecounty.gov>  
**Subject:** FW: September Agency Review Memo II

These are all four (4) Valley Review memos.

**Blaine Beard, Captain**  
**Patrol Division – Incline Village**  
625 Mount Rose Highway, Incline Village, NV 89451  
Desk: 775-832-4114  
Personal Cell: 775-722-5580  
Email: [bbeard@washoecounty.gov](mailto:bbeard@washoecounty.gov)  
Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

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(Rev. 10-18-2011)

*SUMMARY: Approves a Development Agreement with Unique Infrastructure Group, LLC regarding the development of technology park projects known as Reno Technology Park, Sparks Energy Park and Water Tank Facilities.*

BILL NO. 1656

ORDINANCE NO. 1476

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 APPROVING A DEVELOPMENT AGREEMENT FOR CASE NO DA11-001 FOR RENO TECHNOLOGY PARK AND SPARKS ENERGY PARK, SPECIAL USE PERMIT CASE NUMBERS SW11-001, SW11-002 AND SW11-003.

**SECTION 1**            **Recitals and Findings**

WHEREAS:

A.            Unique Infrastructure Group, LLC ("Developer") has received approval by the Washoe County Planning Commission of Special Use Permits SW11-001 (Sparks Energy Park), SW11-002 (Water Tank Facilities) and SW11-003 (Reno Technology Park) to be located on the real property generally described in Exhibit A hereto), and has applied to Washoe County to enter into a development agreement pursuant to NRS 278.0201; and

B.            This Board finds that the provisions of the agreement are consistent with the master plan, and has made the findings required by WCC 110.814.30;

C.            A duly noticed public hearing was held on the date that this ordinance was first read in accordance with WCC 110.814.30;

D.            Following the public hearing, based on the staff report and information brought forward at the public hearing this Board adopted the findings contained in the staff report recommending approval of the Development Agreement as required by WCC 110.814.30;

E. This ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES ORDAIN:

**SECTION 2**            **Adoption of Development Agreement**

1. The Development Agreement attached hereto as Attachment A is hereby approved, pursuant and subject to NRS 278.0201 through 278.0207, and WCC 110 Article 814.

**SECTION 3**            **General Terms.**

1. This Ordinance and the Development Agreement shall be recorded in the Official Records of Washoe County.

2. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.

3. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance, including without limitation the generality of the foregoing, the preparation and execution of all necessary documents, legal proceedings and other items necessary or desirable for governance of the Project as provided in the Development Agreement. The County Clerk is authorized to make non-substantive edits and corrections to this Ordinance and the Development Agreement.

4. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed

to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

5. This ordinance shall be in effect from and after its publication as hereinafter provided, and after this ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk, this ordinance shall be published by title only, together with the names of the Commissioners voting for or against and with a statement that typewritten copies of said ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Reno Gazette Journal, a newspaper published and having general circulation in the County, at least once a week for a period of two weeks by two insertions as required by NRS 244.100 and any other enabling laws.

6. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

**Passage and Effective Date**

This ordinance was proposed on Oct 25, 2011 by  
Commissioner Humke.

This ordinance was passed on Dec. 13, 2011.

Those voting "aye" were Bretzenitz, Weber, Larkin, Humke, Jung  
Those voting "nay" were none.  
Those absent were none.  
Those abstaining were none.

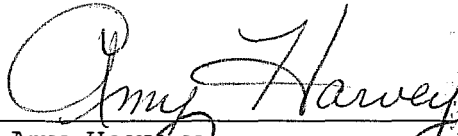
This ordinance shall be in force and effect immediately upon the date of the second publication of such ordinance as required by NRS 244.100.



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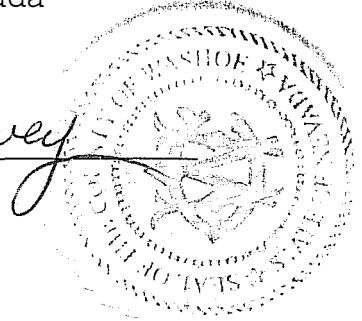
John Breternitz, Chairman  
Board of County Commissioners  
Washoe, County, Nevada

ATTEST:



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Amy Harvey  
County Clerk





Attachment A to Ordinance

**Development Agreement**  
(Reno Technology Park; Sparks Energy Park)  
(NRS 278.0201; WCC 100.814)

**Article I. Parties; Definitions; Recitals**

***Section 1.01 Parties***

- (a) County Washoe County, a political subdivision of the state of Nevada  
1001 East Ninth Street  
Reno, Nevada 89512  
Attn: Community Development Department
- (b) Developer Unique Infrastructure Group, LLC  
A Nevada Limited Liability Company  
180 Country Estates Circle  
Reno, Nevada 89511

***Section 1.02 Definitions***

**Applicable Law** is defined in Section 2.01

**Director** means the Director of the Community Development Department of Washoe County or his designee.

**Orange Book** means the Standard Specifications for Public Works Construction Sponsored and Distributed by the Regional Transportation Commission of Washoe County, Cason City, Churchill County, City of Reno, City of Sparks, City of Yerington, and Washoe County as revised and amended from time to time.

**Project** means the Sparks Energy Park described in Action Order SW 11-001, the Water Tank project described in Action Order SW 11-002 and the Reno Technology Park described in Action Order SW 11-003.

**Property** means approximately 2226 acres of land more particularly described in **Exhibit A** hereto.

**Reno Technology Park** means the construction of private roads, security facilities and several individual buildings that will range in size from approximately 150,000 to 500,000 square feet, within a gated/high security facility that will support mission

critical data centers. The technology park will limit development to data centers (that house computer systems and associated components that receive, store and process a significant amount of digital information typically used by banking institutions, telecommunications companies and internet companies) and will not support other commercial use types except in the Tourist Commercial Zoning Districts. See the application, staff report and Action Order for SW 11-003 for more details.

**Sparks Energy Park** means the construction of three 120 megawatt combined cycle natural gas power plants (utilizing natural gas turbine generators operating in a combined cycle mode where exhaust heat is recovered, converted into steam and used to generate additional electricity) each including two gas turbines, two heat recovery systems, three additional cooling towers, and one steam turbine together with deaerators, boiler feed pumps, aqueous ammonia storage tanks and associated concrete containment berms, monitoring equipment, an evaporation pond, a maintenance building, two story electrical switchgear building, and substations, transmission lines and associated grading to support the construction and operation of the technology park. See application, staff report and Action Order for SW 11-001 for details.

**Special Use Permit(s)** means special use permits SW11-001, SW11-002 and SW11-003.

**SW 11-001** means a special use permit for the Sparks Energy Park, granted on July 5, 2011 by the Washoe County Planning Commission.

**SW 11-002** means a special use permit for Water Storage Tanks for the Reno Technology Park and Sparks Energy Park granted by the Washoe County Planning Commission on July 5, 2011.

**SW 11-003** means a special use permit for the Reno Technology Park granted by the Washoe County Planning Commission on July 5, 2011.

**Water Storage Tanks and Water Distribution System** means the construction of two new one-million gallon water tanks to be served by potable water production wells, water pump stations, the construction of approximately 14,000 linear feet water distribution system, and two one million gallon water tanks to serve the future energy facility and information center. See the application, staff report, and Action Order for SW 11-003 for more details.

***Section 1.03 Recitals***

**A.** Developer is under contract to purchase the Property from Stonefield Inc., and build the Project on it. Developer applied for and the Washoe County Planning Commission has approved three special use permits (SW11-001, SW11-002, SW11-003) that authorize the Project.

**B.** The parties desire to enter into a development agreement in order to assure that the Project, as constructed, is consistent with the land use designations (Tourist Commercial, Industrial and General Rural) the Truckee Canyon Area Plan element of the Washoe County Comprehensive Plan, and the findings and conditions of the Washoe County Planning Commission in approving the special use permits, and that adequate infrastructure is built as the Project is built.

**C** Condition 3(f) of the Special Use Permit requires Developer to offer to dedicate the Water Storage Tanks and Distribution System to the County. The County is not in a position to accept dedication because (1) County cannot provide water service there because the Project is outside the Truckee Meadows Service Area designated in the Regional Master Plan; (2) the purpose and use of the system is outside the scope of water distribution projects that the County undertakes because the vast majority of the proposed use of water is for non-potable commercial uses; and (3) the County cannot undertake the risk of liability if the system fails to deliver sufficient cooling water for the Sparks Energy Park or the Reno Technology Park. The parties desire to provide enforceable covenants running with the land to minimize the possibility that the Water Storage Tanks and Distribution System will be abandoned or stranded with the understanding that the County cannot and will not accept dedication of and cannot and will not provide any assistance to, or to provide financial assistance to Developer, or operate the Water Storage Tanks and Distribution System should the Developer propose to abandon it or suggest or advocate for alternative uses that are not compatible with the Truckee Meadows Regional Plan.

**D.** Both parties desire, however, to assure that sufficient water rights are and will always remain available to operate the Water Storage Tanks and Distribution System and desire to enter into a water rights banking agreement regarding the water rights to be dedicated to County under Condition 3(a) of the Special Use Permit to provide that assurance.

NOW THEREFORE in exchange for the mutual covenants and conditions stated herein, which the parties acknowledge are adequate consideration, the parties agree as follows.

## **Article II. DEVELOPMENT STANDARDS; DEVELOPER OBLIGATIONS.**

### ***Section 2.01 Applicable Law; Lock up***

- (a) The following laws shall apply to and Developer agrees to build the Project in accordance with:
- i. Special Use Permits SW 11-001, SW 11-002, SW 11-003 and all conditions of approval, applications, staff reports and information provided to the Planning Commission to obtain approval;
  - ii. This Agreement;
  - iii. As provided in NRS 278.0201 (5) and WCC 110.814.05, all ordinances, resolutions or regulations applicable to the Property that govern the permitted uses of the land, density and standards for design, improvements and construction *as they exist on the date of this Agreement* provided that all such uses, densities and standards are consistent with the Master Plan, any applicable area plan, and any applicable specific plan. As provided in NRS 278.0201 (6) County may adopt new ordinances, resolutions or regulations applicable to the Property which do not conflict with those ordinances, resolutions and regulations in effect at the time this agreement is made, any subsequent action by Washoe County must not prevent the development of the Project as set forth in this Agreement. As provided in NRS 278.0201 (7) if extensions of deadlines in this Agreement are granted, laws applicable at the time of the extension may apply to the Project; and
  - iv. To the extent permitted by NRS 278.0201(5) and Section 2.01(a)(iii) above, all other ordinances, statutes, regulations adopted by Washoe County, State of Nevada, and the United States of America as amended from time to time and as they apply at the time of enforcement to construction or operation of the Project. Without limiting the generality of the foregoing, the County may apply current codes relating to building and safety such as building codes, fire codes, plumbing codes, mechanical codes, electrical codes, housing codes, sign codes, energy conservation standards for new building construction, building conservation codes, codes for the abatement of daages nuisances, and similar codes as they exist at the time of construction.

### ***Section 2.02 Construction Phases; Schedule***

- (a) The Project will be built in phases within approximately 8 to 10 years. Each phase is predicated on securing available financing with the intent to begin construction as early as fourth quarter 2011.

Phase	Includes	Schedule/Comments
1,	Backbone infrastructure, including roadways, utilities, water system, storm drainage, perimeter fencing, entry security facilities, power corridor improvements (i.e. relocation of existing transmission lines, development of new transmission lines, construction of new distribution lines throughout the technology and energy park campus, substation(s) and initial data center buildings.	Permits must be pulled and construction must be completed as provided in Special Use Permits.  Construction on initial road expected to commence in first quarter 2012 with construction of energy park, transmission lines, water tanks and technology park following completion of plans.
2, 3, 4	Consecutive data center buildings based on demand and availability of power. Concurrently, with the construction of the data center buildings, additional 120 megawatt power generation facilities will be constructed to meet demand for power by the data center development.	Permits must be pulled and construction must be completed as provided in Special Use Permits.

***Section 2.03 General Development Standards***

- (a) Uses, density and buildings. Applicable Law (including this Agreement) shall govern the permitted uses of the Property, the density and intensity of its use, the maximum height and size of proposed buildings and provisions for the dedication of any portion of the land for public use, as required by NRS 278.0201 (1).
- (b) Applicable Law. The Project will be built in accordance with Applicable Law as it may be modified, clarified, or explained in this Agreement.
- (c) Orange Book Standards. Roadways and facilities to be offered for dedication to the County shall be constructed in accordance with County specifications, including the specifications in the Orange Book.
- (d) Security. A gated security access point will be developed at the entry to the technology park. Fencing up to ten feet in height will surround the technology and energy park developments. Security is extremely important and access into the property shall be safely controlled. The fencing shall consist of, but not limited to, iron and barbed wire, chain link, and wrought iron. The use of solid block or concrete will be limited to posts, pillars and similar uses and not be used for panel or wall sections.
- (e) Lighting. Developer shall minimize the number of street lights, building lighting and lighting surrounding the power plant to the extent practical and in accordance with the Washoe County Development Code.
- (f) Landscaping Prior to applying for the first building permit, Developer shall submit a certified landscaping plan with designs that emphasize the use of native vegetation as provided in Condition “1 e” to the Special Use Permits.
- (g) Noise standards. All noise generated by the power plant must meet the standards of Article 414 of the Washoe County Development Code
- (h) Project Reviews. As site plans and building plans and specifications are prepared, Developer shall submit them to the Community Development Department for review and approval, which shall not be unreasonably withheld if such plans and specifications are consistent with Applicable Law and the Special Use Permits. County shall have 45 days to review and approve such plans and specifications. A building permit shall not be issued for any building that has not been reviewed and approved as provided herein.

***Section 2.04 Water Distribution System; Dedication of Water Rights***

- (a) Dedication of Water Rights As provided in Condition 3(a) to the Special Use Permits, prior to issuance of building permits, Developer must dedicate sufficient water rights to serve the facilities being built. To satisfy that requirement, the parties agree as follows:
- i) Not later than the application for the first building permit, the parties will enter into an agreement (the “**UIG Banking Agreement**”) whereunder Developer will transfer water rights to County and County will hold them for the beneficial use of Developer. The agreement will provide how and when such water rights will be committed to and be used for the Project. Developer will be permitted to assign to third parties its beneficial interest in uncommitted water rights held by the County under the UIG Banking Agreement.
  - ii) With each building permit for each facility, the duty of water rights to be committed to the Project under the UIG Banking Agreement for use by that facility will be determined by a Professional Engineer licensed in the State of Nevada who is experienced in estimating water demands and water rights needed to serve such a facility. The duty calculations are subject to the approval of the Department of Water Resources, which approval shall not be unreasonably withheld.
  - iii) Washoe County presently holds title to approximately 1,125.6 acre feet annually subject to a beneficial interest in favor of Stonefield Inc., a Nevada corporation, under an agreement recorded as Document 3653032 in the official records of Washoe County (the “Stonefield Banking Agreement”). Concurrent with the acquisition of the Property, Developer expects to acquire from Stonefield Inc. a partial or whole assignment of the beneficial interest in the Stonefield Banking Agreement. Provided that County is satisfied with the documentation transferring the beneficial interest to Developer, the beneficial interest will be transferred to the UIG Banking Agreement.
  - iv) As additional water rights are needed to serve facilities in the Project, Developer shall transfer such water rights to County by a water rights deed that reserves a beneficial interest to Developer and the transferred water rights shall be added to the UIG Banking Agreement.
  - v) All water rights offered for dedication must have appropriate Points of Diversion, Place and Manner of Use consistent with the Project identified under Special Use Permits SW 11-001, SW 11-002, and SW 11-003. All water rights offered for dedication must have all necessary approvals from the State Engineer and acceptable to County Department of Water Resources.

- (b) Return of Committed Water Rights. The water rights held by the County and committed to the Project under the UIG Banking Agreement shall be returned to Developer in either of the following events.
1. Upon revocation, relinquishment or release of all three special use permits SW 11-001, SW 11-002 and SW 11-003, to the extent that the water facility is no longer needed to serve the Project; or
  2. If and when the County determines that the water rights are unnecessarily burdensome on the County or that reconveyance would be in the best interest of the County and its residents under NRS 244.290.

The right to receive committed water rights back under this paragraph is not assignable by Developer to any third party unless County specifically consents to the assignment and documentation.

- (c) Dedication of Water facilities The water distribution system shall be offered for dedication to Washoe County prior to the issuance of a business license for the operation of the facilities associated with special use permits SW11-001, SW11-002 and SW11-003. So long as Developer is not in default under this Agreement, the dedication will be rejected by the County.
- (d) Covenants regarding operation and maintenance of the Water Storage Tanks and Water Distribution System. As covenants running with the land Developer agrees on behalf of itself and with the intent of binding all future successors and assigns to all or any part of the Project property:
- (i) Not to expand or agree to expand use of the Water Storage Tanks and Distribution System to any user not located on the Project Property, unless the Special Use Permit is amended to provide for that;
  - (ii) To continuously operate, maintain in good working order and promptly make all repairs and replacements to the Water Storage Tanks and Distribution System as needed to provide adequate water supply to all users of the system;
  - (iii) That if the County reasonably believes at any time that the operation and maintenance of and/or and repairs to the Water Storage Tanks and Distribution System are being neglected, or are in jeopardy, or that sufficient resources are not or may not be available in the immediate future to sustain the operation, maintenance and repairs thereof in order to provide an adequate water supply to users of the system, County may require corrective action which could include (but not be limited to) cash or asset injections to the system, replacement of system operators, or providing financial assurances (which may be secured by letters of credit or other financial security facilities) that sufficient resources will be made available to continue operating the system to provide an adequate supply of water to the users actually depending on the system at the time
  - (iv) Not to request the County to expand the Truckee Meadows Service Area to



include the Project Property. The County is limited in its ability to expand the TMSA and extending the TMSA to cover the Project Property would be at the expense of other projects involving health and public safety is inconsistent with County priorities, policies and goals regarding application of limited resources;

- (v) That if the Water Tanks and Distribution System become part of a bankruptcy estate, the cost of the ongoing operation and maintenance of the system, to the extent necessary to provide an adequate supply of water to actual users of the system, shall be deemed as an administrative expense;
- (vi) To hold the County harmless from defend and indemnify County against all claims and liability (including reasonable attorney's fees and costs) arising from or as a result of a breach of any of the foregoing;
- (vii) That a material breach of any of the foregoing is a material breach of this agreement and the Special Use Permit may be suspended or revoked.

### ***Section 2.05 Construction/dedication of Fire Station***

- (a) General. Developer shall build and dedicate to County, or its designee, a fire station as follows. In the event that the fire station is deemed a "public work" Developer shall pay prevailing wages pursuant to NRS 338.010 through 338.090.
- (b) Specifications and location The station shall be built on two acres of land located at a site west of the Patrick Interchange to be determined by agreement between Developer and County. It shall have two bays and be designed and built to accommodate a four man fire crew.
- (c) Timing. Upon the opening of the first data center building, Developer shall consult with County as to the specifications and location of the proposed fire station and the timing of construction. Within one year from the time that the County provides specifications for the proposed station, Developer shall prepare and present plans and specifications for the fire station for approval by the County or its designee. Unresolved disagreements between Developer and the Director may be appealed to the Board of County Commissioners. The parties shall then decide on construction timing. Unless otherwise agreed, construction will commence within six years from the opening of the first data center, and will be offered to the County (or its designee) within one year from start of construction.

## **Article III. GENERAL TERMS AND CONDITIONS**

### ***Section 3.01 Duration of Agreement; Extensions; Effect of expiration***

- (a) Term of Agreement. This Agreement commences when it has been approved, executed by all the parties and recorded in the official records of Washoe County. Unless sooner terminated under NRS 278.0205, it expires on the first business day

following the fifteenth anniversary (5,475 days) after it became effective. It may be renewed for one additional term of up to fifteen years upon agreement of the parties.

- (b) Reports by Developer. Upon request by County, Developer shall prepare a report and provide information regarding Developer's compliance with this Agreement and the Special Use Permits, and shall agree to appear before the Board of County Commissioners for a review of the agreement as required by NRS 278.0205 (1)
- (c) Review by Department; Report to Board. As required, the Director shall file reports with the Board of County Commissioners and the Board may cancel or amend this Agreement under NRS 278.0205.

### ***Section 3.02 Default and Remedies***

- (a) Default. An event of default occurs under this Agreement in any of the following events: (i) any representation of a material fact expressed herein or to the County was materially untrue at the time it was made; (ii) any ("material") warranty made herein is breached at the time made or, if a continuing warranty is breached as a result of a subsequent event or occurrence; (iii) a party breaches any ("material") covenant or fails to perform any material provision of this Agreement; (iv) any event expressly described as a ("material") breach or default hereunder occurs; or (v) Developer liquidates all of Developer's assets and Developer ceases to do business except in connection with the assignment by Developer pursuant to Section 3.04.
- (b) Notice and right to cure default. Upon an event of default, the non-defaulting party shall give notice and an opportunity to cure the default within 60 days of the delivery of the notice, provided that if the default cannot reasonably be cured within 60 days, then the default shall be deemed cured if the defaulting party commences and diligently pursues and completes action that remedies the default.

County, upon providing Developer any notice of an event of default under this Agreement, shall at the same time provide a copy of such written notice each lender which is a beneficiary pursuant to a deed of trust which encumbers all of the Property or any portion thereof. From and after such notice has been given, such lender(s) shall have the same period of time as Developer to cure, after the receipt of notice from County any event of default or acts or omissions which are the subject matter of a notice of an event of default to causing the same to be remedied, plus in each instance, an additional period reasonably necessary to either (i) diligently remedy the event of default or acts or omissions which are the subject matter of such notice or (ii) such time as is reasonable to foreclose upon the deed of trust encumbering the Property and obtain title to the Property and cure the event of default. County shall accept performance by such lender as if the same had been performed by Developer.

- (c) Remedies by County. In the event of default by Developer, County may (i) subject to the notification requirements under NRS 278.0205 and in Section 3.02(b) above, cancel or amend this Agreement, or (ii) file an action to seek injunctive relief. Any remedies of County shall not impact or affect vested rights of Developer in the Property to proceed with the development.
- (d) Remedies by Developer In the event of default by County, Developer may appeal any actions by the Director to the Board of County Commissioners or file an action to seek damages or injunctive relief.
- (e) Litigation Litigation to enforce this Agreement shall be brought in the District Court for the State of Nevada, County of Washoe.
- (f) Attorney's fees and costs In any litigation or proceedings to enforce this agreement, the prevailing party may be awarded reasonable attorneys fees and costs as determined just by the court.
- (g) Remedies Cumulative; waivers All remedies provided herein are cumulative with each other and with any other remedy afforded under Nevada law, and the election of one remedy does not preclude the election or pursuit of any other remedy.

***Section 3.03 Effect of expiration or cancellation of Agreement***

- (a) If this Agreement expires or is cancelled, Applicable Law will continue to govern any facilities or buildings for which a building permit has been issued, and Applicable Law becomes the current statutes, ordinances, resolutions and regulations of County, the State of Nevada, and the United States of America. Construction warranties survive the cancellation of this Agreement.

***Section 3.04 Assignment; Binding effect;***

- (a) Assignment. Subject to the provisions relating to lenders in Section 3.04(b), Developer may assign all or any portion of its rights and delegate any obligations under this Agreement to third parties who acquire fee title to any portion of the Property, provided, however, that (i) County consents to the assignment/delegation, which consent shall not be unreasonably withheld, (ii) a written agreement is entered into between the County and the assignee which is approved by ordinance and recorded, and (iii) partial assignments and delegations shall be related only to the portion of the Property acquired.
- (b) Developer's Right to Encumber its Interest. Notwithstanding any other provision contained in this Agreement, for the purpose of financing construction, or reconstruction, operation, and maintenance or refinancing of any such financing, Developer shall have the right to encumber or assign its interest in this Agreement, by deed of trust, financing statement, or collateral assignment to any institutional lender, publicly-traded company, or other entity with the financial

capability to assume Developer's obligations under this Agreement. If such encumbrance by lender is a deed of trust, foreclosure by a lender may occur by the exercise of a power of sale in accordance with the provisions of NRS Chapter 107 and conveyance to lenders as a result of a foreclosure sale is permitted without consent of County, including lender's right to operate the Property or delegate or assign its interest to third parties, provided, however that such lender or its assigns take subject to Applicable Law.. Upon execution of a deed of trust, financing statement or collateral assignment, notice of such encumbrance or assignment shall be delivered to County together with written notice of the name and mailing address of the lender, which shall be deemed such party's address pursuant to this Agreement.

- (c) Binding on assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators and permitted successors and assigns of the parties hereto.
- (d) No agency or partnership. The Project is a private development and the County has no interest in any improvements until County accepts dedication of such improvements in accordance with Nevada law. County and Developer hereby renounce the existence of any form of agency relationship, joint venture, partnership or other co-relationship and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between County and Developer.
- (e) No third party beneficiaries intended. Unless otherwise specifically identified in this Agreement, there are no third party beneficiaries intended by this agreement and no third parties have any standing to enforce any of the provisions of this Agreement.

***Section 3.05 Further assurances***

Each party agrees to honor any reasonable requests by the other party to complete, execute and deliver any document necessary to accomplish the purposes hereof.

***Section 3.06 Severability; Changes in law.***

- (a) Time is of the essence in the performance of this Agreement.
- (b) Governing Law. The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement.
- (c) Severability. Each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Agreement or the application thereof is held to be invalid or unenforceable by a court of competent jurisdiction, it shall be deemed to be modified to bring it within the limits of validity or enforceability, but if it cannot be so modified, then

it shall be severed from this Agreement but in either event the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

- (d) Changes in law. Unless this Agreement is amended, terminated or canceled pursuant to the provisions herein, or by applicable law or regulation, this Agreement shall be enforceable notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance, building regulation or development moratorium, or similar County action, adopted by the County which changes, alters or amends the rules, regulations and policies applicable to the development of the Project at the time of approval of this Agreement, as provided by Nevada law.

**Section 3.07 Amendments and modifications.**

- (a) Amendments/ Modifications. This Agreement may be amended or modified from time to time, in whole or in part, by mutual written consent of the parties or their successors in interest, in accordance with this agreement and NRS 278.0205. Only those parties who will be materially affected by the amendment (i.e. owners of the properties that will be affected by the amendment) need be parties to the amendment.

**Section 3.08 Authority to Implement**

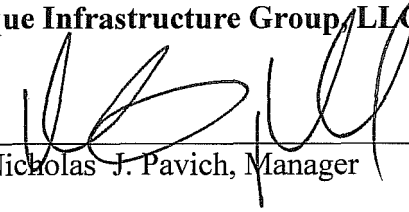
- (a) Except as otherwise provided in this Agreement or Applicable Law, the Director of the Department of Community Development Department has the authority to conduct all reviews, make all approvals, and take all actions on behalf of the County. All decisions and actions of the Director may be appealed to the Board of County Commissioners by notifying the County Clerk within 60 days of the action or decision and asking to be put on the agenda for a future meeting.

**Section 3.09 Entire Agreement; Recording**

This Agreement (including recitals) integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. When executed, this Agreement, together with its approving ordinance, shall be recorded in the official records of Washoe County.

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DEVELOPER  
Unique Infrastructure Group, LLC

By   
Nicholas J. Pavich, Manager

Date 10/17/2011

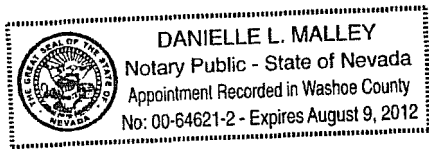
STATE OF NEVADA )

Acknowledgment in Representative Capacity

COUNTY OF WASHOE )

NRS 240.1665

This instrument was acknowledged before me on October 17, 2011  
by NICHOLAS J. PAVICH as Manager of Unique Infrastructure Group, LLC

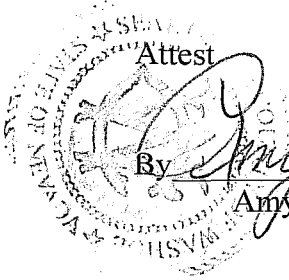


  
Notary Public

COUNTY  
Washoe County, a political subdivision of the State of Nevada

By [Signature]  
John Breternitz, Chairman  
Board of County Commissioners

Date 12/13/11

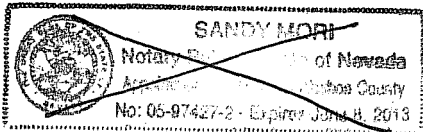


Attest  
By [Signature]  
Amy Harvey, County Clerk

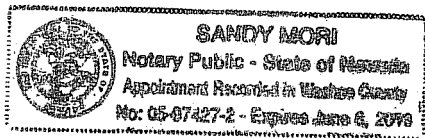
Date 12.13.11

STATE OF NEVADA            )  
  )  
COUNTY OF WASHOE        )     Acknowledgment in Representative Capacity  
  )     NRS 240.1665

This instrument was acknowledged before me on John Breternitz  
by JOHN BRETERNITZ as Chairman of the Board of County Commissioners of Washoe  
County, a political subdivision of the State of Nevada.



[Signature]  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**APN 084-110-08**

Township 20 North, Range 22 East, M.D.B.&M.  
Section 29: North ½; Southwest ¼.

EXCEPTING THEREFROM a parcel of land 100 feet by 100 feet square in the South ½ of the Southeast ¼ of the Southwest ¼, conveyed to Bell Telephone Company of Nevada, by Deed recorded in Book 146, Page 113, File No. 101202, Deed Records.

All according to the official plat.

**APN 084-110-20**

Township 20 North, Range 22 East, M.D.B.&M.  
Section 30: East ½ of the Southeast ¼; East ½ of the West ½ of the Southeast ¼.

All according to the official plat.

**APN 084-110-05 & 084-030-20**

Township 20 North, Range 22 East, M.D.B.&M.  
Section 28: North ½, North ½, South ½.  
All of Section 21

EXCEPTING THEREFROM any interest which was conveyed by Deeds recorded March 6, 1981 in Book 1608, Page 153, as Document Nos. 726811 and 726812 of Washoe County Official Records.

EXCEPTING THEREFROM that portion thereof conveyed to the STATE OF NEVADA, dexcribed in Deed dated May 14, 1956, recorded May 18, 1956, in Book 411, File No. 260132, Deed Records.

All according to the official plat.

EXCEPTING all abutters rights including access rights in and to Interstate 80.

**APN 084-191-03, 084-191-05 & 084-191-06**

Commencing at the Northwest corner of Section 31, Township 20 North, Range 22 East, MDBM; thence North 88°30'50" East a distance of 4968.90 feet to the Northeast corner of Section 31, Township 20 North, Range 22 East, MDBM, South 8°29'47" East, a distance of 182.06 feet; thence South 01°30'13" West a distance of 1395.06 feet to the Northerly right of way line of Interstate 80 Freeway; thence along a curve to the left, the tangent of which bears South 61°17'58" West, a delta of 02°14'14" and a radius of 7127.00 feet P.C.; thence South 59°03'44" West, a distance of 220.00 feet; thence South 30°56'16" East, a distance of 155.00 feet; thence South 59°03'44" West, a distance of



459.89 feet; thence leaving said right of way line, North 02°01'48" East, a distance of 1676.21 feet to the West ¼ corner, Section 31, Township 20 North, Range 22 East, MDBM; thence North 0°22'28" West, a distance of 2649.50 feet to the true point of beginning.

EXCEPTING THEREFROM that property conveyed by Deed recorded on February 19, 1971, Series No. 197917.

ALSO EXCEPTING THEREFROM commencing at the section corner common to Sections 29, 30, 31 and 32, Township 20 North, Range 22 East, MDBM; thence South 38°51'17" West, a distance of 1534.34 feet to the point of beginning; thence South 60°59'17" West, a distance of 418.85 feet; thence South 29°00'43" East, a distance of 208.00 feet; thence North 60°59'17" East, a distance 418.85 feet; thence North 29°00'43" West, a distance of 208.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within Interstate 80.

**APN 084-191-01**

Commencing at the Section corner to Sections 29, 30, 31 and 32 Township 20 North, Range 22 East, MDB&M; thence South 41°28'07" West, a distance of 209.1730.14 feet to the true point of beginning.

Thence South 60°59'17" West, a distance of 209.42 feet; thence South 29°00'43" East, a distance of 208.00 feet; thence North 60°59'17" East, a distance of 209.42 feet; thence North 29°00'43" West, a distance of 208.00 feet to the point of beginning.

Said land is also shown as Parcel A on Parcel Map 129 for Forrest J. Hess, Jr., recorded January 28, 1975 as File No. 353692 of Official Records.

**APN 084-211-01**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows;

That portion of North ½ of the Southeast ¼ and the Southwest ¼ of the Southeast ¼ of Section 29, Township 20 North, Range 22 East, MDB&M, lying North and West of the proposed left or northwesterly 150 foot highway right of way line of U.S. 40.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Nevada described in Deed dated May 14, 1956, recorded May 18, 1956 in Book 411, Page 515, File No. 260132, Deed Records.



# Community Development

"Dedicated to Excellence in Public Service"



August 11, 2011

## EXHIBIT B

Amy Harvey, County Clerk  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

Subject: Notice of Final Action by the Washoe County Board of County Commissioners on August 9, 2011, to conduct a Public Hearing to consider Special Use Permit Case No. SW11-001 for Sparks Energy Park – To construct a 360 megawatt combined cycle natural gas power plant, substation, transmission line and associated grading to support the construction of a technology park. The project constitutes a project of regional significance per Nevada Revised Statutes (NRS) 278.026(5)(d)(5) and NRS 278.026(6)(a) through (e). Additionally, this project falls under the Hazardous Materials provision of Washoe County Development Code (110.810.42).

- Location: East Truckee Canyon directly north of I-80 north of the Tracy Power Plant
- Assessor's Parcel Nos.: 084-030-20; 084-110-08; 084-110-05; 084-110-20; 084-211-01; 084-191-01; 084-191-03; 084-191-06; 084-191-05
- Parcel Size: ±2,226 acres
- Washoe County Industrial, Tourist Commercial, General Rural & Open
- Regulatory Zone(s): Space
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Larkin
- Section/Township/Range: Within Sections 29, 30, 31 & 32 T20N R22E MDM Washoe County, NV

Dear Ms. Harvey:

Pursuant to NRS 278.0235, please be advised of final action by the Washoe County Board of County Commissioners in the above referenced case. The Board's final action was to approve the Special Use Permit, including conditions. In its motion the Board included the following findings:

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

To: Amy Harvey, County Clerk  
From: Trevor Lloyd, Senior Planner  
Subject: Special Use Permit Case No. SW11-001 for Sparks Energy Park  
Date: August 11, 2011

Page 2

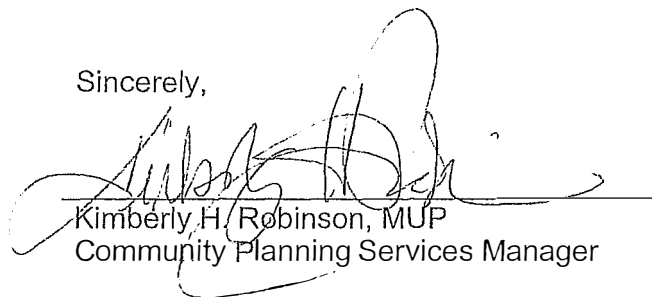
existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for an energy park., 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; and
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.

The Board's action was approved on a vote of four in favor, and none opposed, none abstaining, one absent.

Please provide a copy of this letter to our department indicating when this letter was received by your office.

Sincerely,



Kimberly H. Robinson, MUP  
Community Planning Services Manager

(SW11-001 Sparks Energy Park Final BCC Action Notice)

cc: Case file



# Conditions of Approval

Special Use Permit Case No's SW11-001, SW11-002 & SW11-003

The project approved under Special Use Permit Case No's: SW11-001, SW11-002 & SW11-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on July 5, 2011 with the amendment of condition 3(a) by the Board of County Commission on June 9, 2011. 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 Department of Community Development.

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.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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 District Health Department must be appealed to the District Board of Health.
- The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

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

### Washoe County Community Development

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

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall obtain the necessary building permits to commence construction within three years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. The applicant shall have ten years from the date of approval by Washoe County to complete construction of all buildings associated with this project. Compliance with this condition shall be determined by the Department of Community Development.
- 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 special use 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. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles [410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Community Development has waived.
- f. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- g. The following Operational Conditions shall be required for the life of the project/business:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for three years.
  - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
  - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development 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 Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- h. The applicant shall obtain a development agreement through Washoe County for the development of the project prior to issuance of any building or grading permits.
- k. The applicant shall provide terraced retaining walls behind the water tanks to reduce the amount of disturbance on the hillside.
- l. The applicant shall ensure that no structures associated with the technology park are located within the Tourist Commercial regulatory zone.
- m. The cut slopes behind the buildings within the technology park shall not be taller than the height of the buildings.

- n. The applicant shall provide the Department of Community Development with a slope analysis map. To the extent possible, grading shall be restricted within slopes that exceed 30 percent.
- o. Due to the high security demands of the proposed use the applicant shall erect a security fence not to exceed 10 feet in height.
- p. The applicants shall provide a list of all hazardous materials with the State Fire Marshal's office and obtain the necessary hazardous materials permit if required prior to issuance any building permits for the proposed energy facility.
- q. The applicant shall comply with all requirements from the Nevada Division of Industrial Relations prior to the issuance of a building permit for the proposed energy facility.

### **Washoe County Department of Public Works**

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

**Contact Name** – Leo Vesely, 775.328.8032

- a. A complete set of construction improvement drawings, including site plans, grading plans, roadway plan & profiles 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, cut and fill slopes, retaining walls, 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 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/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. 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.
- h. Provide documentation of access and easements for all access roads and sites to the satisfaction of the County Engineer.
  - i. 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 calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
  - j. Any increase in storm water runoff resulting from the site grading and based upon the 5 and 100-year storms shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
  - k. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.
  - l. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
  - m. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
  - n. The applicant shall obtain a street excavation permit from the Washoe County Engineering Division for any work within the County right-of-way.
  - o. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT) for access to, from, or under roads maintained by NDOT and a copy of said permit shall be sent to the Engineering Division prior to issuance of a grading permit.
  - p. During construction, access easements shall remain open to allow for local and emergency traffic access.
  - q. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
  - r. Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the structural section is inadequate to support the proposed construction loadings and trip volumes, the roadways shall be redesigned and upgraded as needed to serve the project.



- s. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- t. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
- u. Verification that all legal accesses have been perpetuated shall be provided prior to issuance of a grading/building permit. The County Engineer shall determine compliance with this condition.
- v. All roadway improvements necessary to serve the project shall be designed and constructed to County requirements. Financial assurances, in an appropriate form and amount, may be required. The County Engineer shall determine compliance with this condition.
- w. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- x. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- y. Any existing easements or utilities that conflict with the project shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- z. Applicant shall indicate on the plans where excess cut and trench overage materials will be placed.
- aa. Appropriate drainage facilities for tank overflow and drainage shall be extended to a natural or improved drainage system. The County Engineer shall determine compliance with this condition.
- bb. The applicant shall provide a tank overflow and drainage easement from the tank overflow/drain outlet to a natural or improved drainage system. A copy of the easement shall be submitted to the Engineering Division.
- cc. The minimum pavement requirements for on-site paving shall be three inches (3") asphalt over six inches (6") granular base.

**Washoe County Department of Water Resources (DWR)**

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

**Contact Name** – John Cella, 775.954.4600

- a. The Applicant shall dedicate necessary water rights pursuant to the development agreement required by condition 1(h) prior to issuance of any building permits.

- The dedication of water rights shall be in accordance with Article 422 and the Truckee Canyon Area Plan and the development agreement. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR.
- b. Fees for improvement plan checking and construction inspection shall be in accordance with Washoe County Ordinance and paid prior to the approval of a final map.
  - c. Improvement plans shall be in compliance with Washoe County Design Standards and NAC 445A. A Professional Engineer licensed to practice in the State of Nevada must design the improvement drawings.
  - d. The Developer shall construct and/or provide the financial assurance for the construction of the water distribution system prior to release of building permit(s). The financial assurance must be in a form and amount acceptable to the DWR.
  - e. DWR approved improvement plans shall be used for the construction of the water distribution system. The DWR will be responsible to inspect the construction of the water distribution system, or appurtenant facilities.
  - f. The water distribution system must be offered for dedication to Washoe County along with the recordation of each final map.
  - g. Easements and real property for all water distribution and appurtenances shall be offered for dedication to Washoe County prior to release of Certificate of Occupancy.
  - h. In accordance with the applicable ordinances, all fees shall be paid prior to release of building permit(s).
  - i. No Certificates of Occupancy will be issued until necessary potable water facilities necessary to serve the development, have been completed and accepted for operation and maintenance by the DWR.
  - j. If infrastructure such as wells, pump structures, controls, telemetry and appurtenances, storage tanks, transmission lines, are necessary to accommodate the project, the Developer will be responsible to fund the design and construction. However, the actual design will be the responsibility of the DWR. The DWR may either provide such design in-house, or select and outside consultant. When an outside consultant is to be selected, the DWR and the Developer shall jointly select that consultant.
  - k. Any well on the property not in use for production or monitoring purposes, shall be properly abandoned in accordance with state regulations governing Water Wells and Related Drilling.
  - l. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each phase of development. This information must accompany the water system improvements plans when submitted for initial review.

- m. No structures (including walls, fences, buildings, etc.) shall be allowed within or upon any County maintained utility easement.

### **Washoe County District Health Department**

- 4. The following conditions are requirements of the District Health Department, 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 District Health Department must be appealed to the District Board of Health.

**Contact Name** – Bryan Tyre, 775.328.2434

- a. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County district Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.
- b. Once the working population has exceeded 25 people, the potable water system will become a public water system. All public water systems are subject to regulation by the Nevada Bureau of Safe Drinking Water and by contract, the Washoe County Health District.
- c. All components of the water system must comply with the State of Nevada Public Water System construction regulations and will require a water project submittal prior to building permit approval. Additionally, prior to serving water to employees, the applicant must show that the water meets all the quality standards of the Federal Safe Drinking Water Act.

### **Washoe County District Health Department – Vector Borne Diseases**

- 5. The following conditions are requirements of the District Health Department Vector Borne Diseases, 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.

**Contact Name** – Jim Shaffer, 775.328.2434

- a. The proposed evaporation pond design will require the placement of rock two feet above and two feet below the mean water line. Additionally the pond will require a fountain aerator to eliminate habitat for midge (often described as gnats) and mosquitoes to eliminate the colonization of these insects.
- b. Included in the design of the proposed detention basin District Health will require a low flow channel between the inlet and outlet pipe. Additionally to reduce the impacts of storm water runoff and down stream impacts we will require an infiltration trench below the low flow channel that is 2 feet wide and 3 feet deep the length of the basin.
- c. All cut and fill slopes that may necessitate armoring for slope stabilization will require a mixed aggregate ¾ inch to 1 ½ inch D size placed to a depth of 4 inches to eliminate void formation for rodent habitat.

- d. In the design of the proposed rockery walls, the voids in these walls shall be filled by placing smaller rock within 6 inches of the face for the entire height of the wall.
- e. All proposed catch basins will require a water quality insert placed below the grate to improve water quality and eliminate access by mosquitoes from colonizing the ponded water in the sump (040.013)
- f. The following maintenance language shall be noted on the plans. "All vegetation, debris and blockages in the bottom of the basin, flow line of the drainage improvements and the perimeter of the pond shall be removed on an annual basis. The maintenance plan will mitigate insect development by eliminating habitat for insect colonization.
- g. Prior to approval of any grading permit and or building plans the above detail designs shall be noted on the plans.

### **Reno-Tahoe Airport Authority**

- 6. The following conditions are requirements of the Reno-Tahoe Airport Authority, which shall be responsible for determining compliance with these conditions. The Reno-Tahoe Airport Authority is directed and governed by its own board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.

**Contact Name** -- Dean Schultz, 775.328.6400

- a. The applicant(s) and/or property owner(s) shall submit one executed form set of FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the Chief, Air Traffic Division, FAA Western-Pacific Regional Office, for the proposed project. Any changes or special requirements requested by the FAA, in its review, shall be incorporated into the building plans.

### **Truckee Meadows Fire Protection District**

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

**Contact Name** – Kurt Latipow, 775.328.6400

- a. The applicant shall submit to the Reno Fire Department and the Washoe County Fire Services Coordinator for their consideration of approval, a construction fire safety plan that is consistent with the applicable sections of Chapter 14 of the 2003 International Fire Code and based on the fact that this project is located in an area rated as a high fire risk, the applicant follow the provisions of Section A 104 of the 2009 International Wildland-Urban Interface Code to properly address and mitigate potential wildland fire hazards.
- b. Following approval and prior to commencement of grading, the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provisions of the plan and a copy of the approved plan shall be kept on site for the duration of the project.
- c. The area where this project is located is rated High Fire Risk rating. As such, any future development must comply with the most recent version of the

International Fire Code as adopted by the local fire authority having jurisdiction. In addition, due to the risk rating any future development shall take into consideration the applicable sections of the International Wildland Urban Interface Code. Conformance with this requirement will be verified by the Washoe County Building Department and the local fire authority having jurisdiction in consultation with the County Fire Services Coordinator.

- d. Due to the rural nature of the area, response times related to establishing an effective fire force on scene will exceed 20 minutes. Therefore, all buildings within the development shall be equipped with an approved automatic fire suppression system meeting the provisions of NFPA 13 and the hazard classification as determined by the Fire Authority having jurisdiction.
- e. Due to the remote nature of the project, site security personnel shall be trained and certified to an appropriate level in order to provide initial emergency medical care to include but not be limited to first aid, CPR and the application and use of Automatic External Defibrillators.
- f. The applicant shall install fire hydrants with fire flows acceptable to the Truckee Meadows Fire Protection District. For fire flow information and exact locations please contact the Plan Review Services for the Division of Fire Prevention, Reno Fire Department.
- g. Approved fire apparatus access roads shall be provided as outlined in Section 503 IFC. Permanent all-weather fire apparatus access roads shall be paved surfaces, following Washoe County Standards, not less than 20 feet in width and an unobstructed vertical clearance of not less than 13'-6".
- h. Turns in the fire access roadways shall provide a minimum 40-foot centerline-turning radius. Cul-de-sacs or turnarounds shall be a minimum of 100 feet in diameter, curb to curb, which will permit parallel parking along the cul-de-sac. The maximum dead end length for a cul-de-sac shall be 1500 feet unless there is a secondary emergency access road.
- i. When gates are proposed or introduced by the applicant on any access roadway, the design of all emergency access gates shall be with the approval of the fire department. On roadways that are designed as the primary means of access, a rapid entry system of opening the gates shall be established, which operates by radio operated controls (i.e., Click2Enter or other approved equal equipment). The design and layout of all emergency access gate systems shall be with the approval of the fire department.

### **Nevada Department of Wildlife**

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

**Contact Name** – Mark Freese, 775.688.1500

- a. To the extent possible, the applicant shall minimize construction activities during the migratory bird nesting season (March 15 – July 31). Minimizing construction activities during this time will reduce the potential for taking of a migratory bird

species. If ground disturbing activities must occur during this time frame within intact habitat that has been clearly identified, appropriate migratory bird surveys shall be conducted by a qualified biologist. If a migratory bird nest is discovered, the applicant shall contact the United States Fish and Wildlife Service (USFWS) for direction.

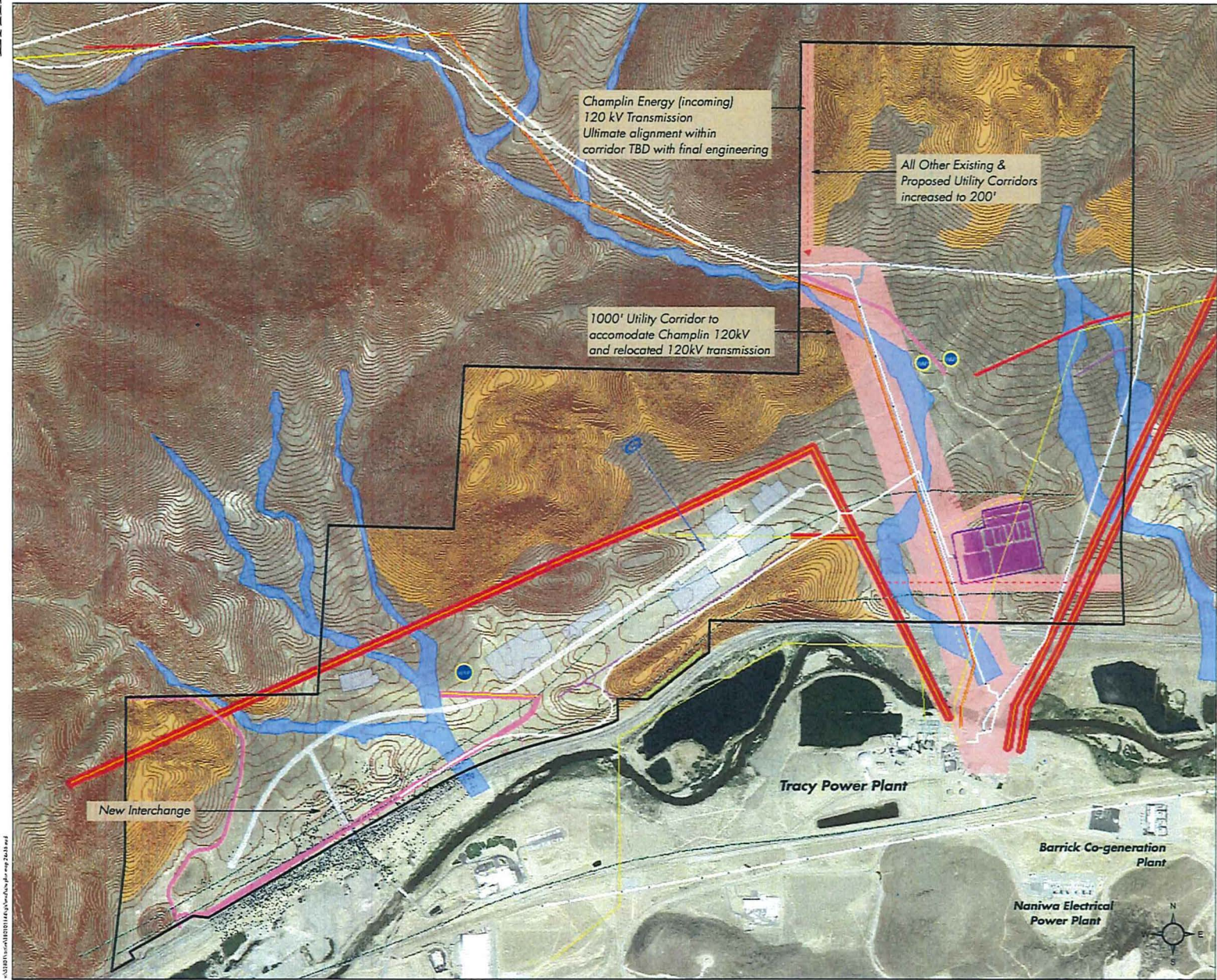
- b. The applicant shall provide the Nevada Department of Wildlife with sampled water results from discharged waters within the evaporation pond(s) to determine if water toxicity presents a hazard to wildlife. If the evaporation pond or any other water storage impoundments are toxic and present a hazardous risk to wildlife, the applicant shall obtain an Industrial Artificial Pond Permit (IAPP) at that time. An IAPP permits the proponent to operate an industrial artificial pond that may cause death to wildlife. This permit provides the proponent with NDOW expertise in designing, operating and maintaining a facility to mitigate impacts to wildlife (fencing, netting, bird balls, etc). The permit requires that the proponent: 1) comply with the mitigation design, 2) keep a log and report all wildlife mortalities and injuries, 3) notify NDOW of any changes to the facility or ownership, and 4) allow NDOW access to the facility for site inspections (i.e. permit compliance). The objective of the IAPP program is to reduce the potential risk of wildlife mortalities associated with operating an industrial artificial pond.

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

1476

# Reno Technology Park & Sparks Energy Park

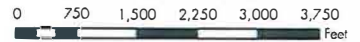
## Site Plan Map



**Legend**

- Project Boundary - 2,226 acres
- Conceptual Masterplan Floodplains
- Open Space (Slopes over 30%)
- 90' (ROW) Primary Arterial
- Fire and Tank Access Roadways
- Potential Data Center Building Locations
- Existing Utilities**
  - Gas Pipelines
  - Electric Transmission
  - Telecommunications
- Existing Easements**
  - NV Energy
  - Gas
  - Telephone
  - Private Roadway
  - NDOT Right Of Way
  - Proposed Utility Corridor Modifications
  - 360MW Power Plant Site
  - Relocated Transmission Line
  - Proposed New Transmission Line
  - Existing Wells/Future Pump Station Locations
  - Water Storage Location

**Date:** Revised May 31, 2011  
**Projection:** State Plane Nevada West Zone, NAD 83 US Survey Foot  
**Source:** Washoe County Department of Community Development; 3/11 digital data release; Stantec Consulting Services, Inc.  
**Scale:** 1 inch = 1,500 feet



Stantec Consulting  
 6980 Sierra Center Parkway  
 Suite 100  
 Reno, NV 89511  
 Tel: (775) 850-0777  
 Fax: (775) 850-0787  
 stantec.com

**Exhibit B**  
 Unique Infrastructure Group

**RENO NEWSPAPERS INC** WASHOE COUNTY  
Publishers of COMPTROLLER

**Reno Gazette-Journal** 2011 DEC 27 AM 10:10  
955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200  
Legal Advertising Office 775.788.6394

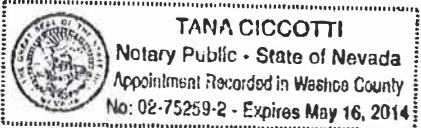
WASHOE CO  
PO BOX 11130  
RENO NV 89520-0027

Customer Acct# 349008  
PO# ORD 1476  
Ad# 1000769571  
Legal Ad Cost \$186.50

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **12/17/2011 - 12/23/2011**, for exact publication dates please see last line of Proof of Publication below.

Signed: Jeff Montemayor

Subscribed and sworn to before me  
  
TANA CICCOTTI  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 02-75259-2 - Expires May 16, 2014

Tana Cicotti

DEC 23 2011

**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO.1476 BILL NO. 1656 An Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a Development Agreement for Case No DA11-001 for Reno Technology Park and Sparks Energy Park, Special Use Permit Case Numbers SW11-001, SW11-002, and SW11-003. (Bill No. 1656) NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on October 25, 2011 and was passed and adopted without amendment at a regular meeting held on December 13, 2011 by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz David Humke Kitty Jung Bonnie Weber Robert Larkin Those Voting Nay: None Those Absent: None This ordinance shall be in full force and effect from and after the date of the second publication of such ordinance by its title only on December 23, 2011. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. DATED: December 14, 2011. AMY HARVEY,

1476



Washoe County Clerk and Clerk of the Board of County Commissioners No. 769571 Dec. 17,  
23, 2011

Ad Number: 1000769571

Page 2 of 2

1476

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

**ORDINANCE APPROVING AMENDED AND RESTATED DEVELOPMENT AGREEMENT (RENO TECHNOLOGY PARK; SPARKS ENERGY PARK)**

SUMMARY: An ordinance approving an Amended and Restated Development Agreement (Reno Technology Park; Sparks Energy Park) originally approved in January 2012 (Development Agreement Case Number DA11-001, ordinance number 1476), and first amended in July 2012 (First Amendment to Development Agreement, ordinance number 1495), which amendment permits the construction and operation of a certain Technology Park.

BILL NO. 1791

ORDINANCE NO. 1605

TITLE:

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH APPLE, INC. (RENO TECHNOLOGY PARK; SPARKS ENERGY PARK) ORIGINALLY APPROVED IN JANUARY 2012 WITH UNIQUE INFRASTRUCTURE GROUP (UGI) (DEVELOPMENT AGREEMENT CASE NUMBER DA11-001, ORDINANCE NUMBER 1476), AND FIRST AMENDED IN JULY 2012 WITH UGI (FIRST AMENDMENT TO DEVELOPMENT AGREEMENT, ORDINANCE NUMBER 1495), WHICH AMENDMENT PERMITS THE CONSTRUCTION AND OPERATION OF A CERTAIN TECHNOLOGY PARK; AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS:

SECTION 1. Recitals

A. Developer purchased the Property (other than the Existing Apple Development Area) from UIG. UIG assigned Special Use Permits SW11-001, SW11-002 and SW11-003 to Apple;

B. The Parties desire to amend and restate the Existing Development Agreement. Upon approval and recordation of

this Amended and Restated Development Agreement by the County, the Existing Development Agreement shall be deemed to be completely amended, restated and superseded by this Agreement;

C. The Parties desire to enter into this Agreement in order to assure that the Project, as constructed, is consistent with the regulatory zone designations (General Commercial, Industrial and General Rural) and the goals and policies of the Truckee Canyon Area Plan of the Washoe County Master Plan, any relevant findings and conditions of the Washoe County Planning Commission in approving the Special Use Permits, and that adequate infrastructure is built as the Project is built. In the Table of Uses for Commercial Use Types in Section 110.302.05 of the Washoe County Development Code, Data Center (as defined in Section 110.304.25(m)) is an allowed use by right in Industrial Regulatory Zone and by special use permit in General Commercial, Neighborhood Commercial, Tourist Commercial, Public/Semi-Public, and the General Rural Regulatory Zones. The Parties further desire to memorialize the ability of Developer to establish a data center in any size, height and configuration at any location on the Property according to the needs and priorities of Developer;

D. Condition 3(f) of the Special Use Permit SW11-002 requires Developer to offer to dedicate the Water Storage Tanks and Water Distribution System to the County. The County no longer desires dedication because: (i) the County cannot provide water service there because the Project is outside the Truckee Meadows Service Area designated in the Regional Master Plan; (ii) the purpose and use of the system is outside the scope of water distribution projects that the County undertakes because the vast majority of the proposed use of water is for non-potable commercial uses; and (iii) the County cannot undertake the risk of liability if the system fails to deliver sufficient cooling water for the Sparks Energy Park or the Reno Technology Park. The Parties acknowledge that the County cannot and will not accept dedication of and cannot and will not provide any assistance to, or to provide financial assistance to Developer, or operate the Water Storage Tanks and Distribution System should the Developer propose to abandon

it or suggest or advocate for alternative uses that are not compatible with the Truckee Meadows Regional Plan;

E. Assessor's Parcel Numbers ("APNs") are created by the Washoe County Assessor for the purposes of property tax assessment and billing. APNs are sometimes changed for the convenience of the administration of property tax assessment when parcel lines are reconfigured or ownership of diverse parcels is consolidated. For the purposes of administering this Agreement, the Property shall be officially defined by the legal description included in Exhibit A and not the APNs associated with any particular parcel;

F. A duly noticed public hearing was held on the date that the amendment was approved and the adoption of this ordinance in accordance with WCC 110.814.25 and 110.814.30;

G. Following the public hearing, based on the staff reports and information brought forward at the public hearings this Board adopted the findings contained in the staff report recommending approval of the amendment as required by WCC 110.814.30(d); and

H. This ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 2. Approval of Amended and Restated Development Agreement

The amendments described in and attached hereto as Attachment A are hereby APPROVED by this ordinance. The Chairman is authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 3. General Terms.

1. This Ordinance and the Amended and Restated Development Agreement shall be recorded in the Official Records of Washoe County.
2. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
3. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance and the attached agreement.
4. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
5. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date (Reno Technology Park; Sparks Energy Park)

Proposed on November (month) 28 (day), 2017 (year).

Proposed by Commissioner Hartung.

Passed December (month) 19 (day), 2017  
(year).

Vote:

Ayes: Commissioners

Bob Lucey, Marsha Beckbigler, Vaughn Hartung, and Jeanne Herman

Nays: Commissioners

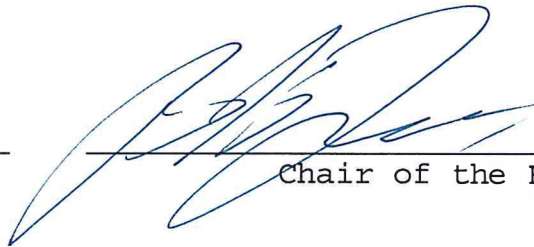
none.

Absent: Commissioners

Kitty Sung

Attest:

  
County Clerk

  
Chair of the Board

This ordinance shall be in force and effect from and after the 29<sup>th</sup> day of the month of December of the year 2017.

**Amended and Restated Development Agreement**  
(Reno Technology Park; Sparks Energy Park)  
(NRS 278.0201; WCC 100.814)

**Article I. PARTIES; DEFINITIONS; RECITALS**

**Section 1.01 Parties**

- (a) County Washoe County, a political subdivision of the State of Nevada  
1001 East Ninth Street  
Reno, Nevada 89512  
Attn: Community Services Department
- (b) Developer Apple Inc.  
1 Infinite Loop, MS 119RE  
Cupertino, CA 95014  
Attn: Real Estate Department

With a copy to:

Apple Inc.  
1 Infinite Loop, MS 4-DLAW  
Cupertino, CA 95014  
Attn: Real Estate Counsel

**Section 1.02 Definitions**

**Agreement** means this Amended and Restated Development Agreement between the County and Developer.

**Applicable Law** is defined in Section 2.01

**Data Center** is defined in Section 110.304.25(m) of the Washoe County Development Code.

**Director** means the Director of the Washoe County Community Services Department (“CSD”) or his designee.

**Effective Date** is defined in Section 3.01.

**Existing Apple Development Area** means a 345.23 acre portion of the Property that Developer previously acquired which is legally described as Parcel 1C of Record of Survey in connection

with a Boundary Line Adjustment Document No. 4121670, recorded on June 13, 2012 as Map No. 5434 in the Official Records of Washoe County (the "Official Records").

**Existing Development Agreement** means that certain Development Agreement between Unique Infrastructure Group, LLC ("UIG") and the County which was approved by Ordinance No. 1476 and was recorded in the Official Records as Document No. 4072595 on January 4, 2012, as amended by the First Amendment to Existing Development Agreement.

**Existing Technology Park** means a technology campus developed by Developer in the Existing Apple Development Area that that includes, among other things, three (3) operational data center buildings, one (1) data center building under construction and a variety of supporting infrastructure.

**First Amendment to Existing Development Agreement** means that certain First Amendment to Development Agreement between UIG and the County which was approved by Ordinance No. 1495 and was recorded in the Official Records as Document No. 4137316 on July 31, 2012.

**Master Plan** means the Washoe County Master Plan in effect at the time of the making of this Agreement and which is a series of documents, charts, drawings, diagrams, schedules and reports for the physical development of Washoe County which is prepared and adopted pursuant to NRS 278.150 et. seq.

**Orange Book** means the Standard Specifications for Public Works Construction Sponsored and Distributed by the Regional Transportation Commission of Washoe County, Cason City, Churchill County, City of Reno, City of Sparks, City of Yerington, and Washoe County as revised and amended from time to time.

**Project** means any development undertaken by Developer at the Property more particularly described in Exhibit A. Certain component parts of the Project are allowed by right under Applicable Law; at its sole discretion, Developer may also complete elements of the Project authorized by special use permits SW11-001 SW11-002, and SW11-003.

**Property** means approximately 1,671 acres of land more particularly described in Exhibit A hereto and includes Existing Apple Development Area. The Property excludes the Turquoise Solar Project, and the Parties agree that no public roads or other prescriptive access rights exist over or against the Property. The Property may be expanded or contracted from time to time as required by the needs of Developer. Any such adjustment may be incorporated into this Agreement as a minor modification that may be approved by the Director.

**Reno Technology Park** means a secured technology campus that includes multiple buildings, private roads and other infrastructure, energy substations and renewable energy generation facilities.

**Sparks Energy Park** means three (3) 120 megawatt combined cycle natural gas power plants that Developer may elect to construct (utilizing natural gas turbine generators operating in a combined cycle mode where exhaust heat is recovered, converted into steam and used to generate additional electricity) each including two (2) gas turbines, two (2) heat recovery



systems, three additional cooling towers, and one (1) steam turbine together with deaerators, boiler feed pumps, aqueous ammonia storage tanks and associated concrete containment berms, monitoring equipment, an evaporation pond, a maintenance building, two (2) story electrical switchgear building, and substations, transmission line and associated grading to support the construction and operation of the technology park. The Sparks Energy Park is authorized for development by special use permit SW11-001.

**Special Use Permit(s)** means special use permits SW11-001, SW11-002, and SW11-003. Other than locating Project elements on the Property, which shall be at the sole discretion of Developer, the scope of SW11-001 or SW11-002 may not be expanded in favor of Developer outside of Washoe County's ordinary planning and public hearing processes included in the Washoe County Development Code. Subsequent to the approval of SW11-003, Washoe County adopted amendments to its Master Plan and Development Code specifically allowing Data Center uses to be established as a matter of right on any parcel bearing an Industrial zoning designation. On that basis, any restriction in size, density, number, or location of structures or associated facilities attendant to any Data Center use, whether actual or implied by SW11-003, shall not be applicable to the Project.

**SW11-001** means a special use permit for the Sparks Energy Park, granted by the Washoe County Planning Commission on July 5, 2011.

**SW11-002** means a special use permit for Water Storage Tanks for the Project, granted by the Washoe County Planning Commission on July 5, 2011. As of the Effective Date (as defined below), two (2) of the Water Storage Tanks have been constructed and two (2) remain authorized in future development phases, subject to the needs of Developer.

**SW11-003** means a special use permit authorizing establishment of a Data Center use on the Property granted by the Washoe County Planning Commission on July 5, 2011.

**Turquoise Solar Project** means that certain solar generating power plant to be developed by Turquoise Solar LLC or an affiliated company adjacent to the Property. The Turquoise Solar Project exists independently of the Project and is not subject to this Agreement.

**Water Storage Tanks and Water Distribution System** means two (2) one-million gallon water tanks to be served by potable water production wells, water pump stations, the construction of approximately 14,000 linear feet water distribution system which were previously installed by UIG, and two (2) one-million gallon water tanks to serve the Project.

### ***Section 1.03 Recitals***

A. Developer purchased the Property (other than the Existing Apple Development Area) from UIG. UIG assigned Special Use Permits SW11-001, SW11-002 and SW11-003 to Apple.

B. The Parties desire to amend and restate the Existing Development Agreement. Upon approval and recordation of this Amended and Restated Development Agreement by the County, the Existing Development Agreement shall be deemed to be completely amended, restated and superseded by this Agreement.

C. The Parties desire to enter into this Agreement in order to assure that the Project, as constructed, is consistent with the regulatory zone designations (General Commercial, Industrial and General Rural) and the goals and policies of the Truckee Canyon Area Plan of the Washoe County Master Plan, any relevant findings and conditions of the Washoe County Planning Commission in approving the Special Use Permits, and that adequate infrastructure is built as the Project is built. In the Table of Uses for Commercial Use Types in Section 110.302.05 of the Washoe County Development Code, Data Center (as defined in Section 110.304.25(m)) is an allowed use by right in Industrial Regulatory Zone and by special use permit in General Commercial, Neighborhood Commercial, Tourist Commercial, Public/Semi-Public, and the General Rural Regulatory Zones. The Parties further desire to memorialize the ability of Developer to establish a data center in any size, height and configuration at any location on the Property according to the needs and priorities of Developer.

D. Condition 3(f) of the Special Use Permit SW11-002 requires Developer to offer to dedicate the Water Storage Tanks and Water Distribution System to the County. The County no longer desires dedication because: (i) the County cannot provide water service there because the Project is outside the Truckee Meadows Service Area designated in the Regional Master Plan; (ii) the purpose and use of the system is outside the scope of water distribution projects that the County undertakes because the vast majority of the proposed use of water is for non-potable commercial uses; and (iii) the County cannot undertake the risk of liability if the system fails to deliver sufficient cooling water for the Sparks Energy Park or the Reno Technology Park. The Parties acknowledge that the County cannot and will not accept dedication of and cannot and will not provide any assistance to, or to provide financial assistance to Developer, or operate the Water Storage Tanks and Distribution System should the Developer propose to abandon it or suggest or advocate for alternative uses that are not compatible with the Truckee Meadows Regional Plan.

E. Assessor's Parcel Numbers ("APNs") are created by the Washoe County Assessor for the purposes of property tax assessment and billing. APNs are sometimes changed for the convenience of the administration of property tax assessment when parcel lines are reconfigured or ownership of diverse parcels is consolidated. For the purposes of administering this Agreement, the Property shall be officially defined by the legal description included in Exhibit A and not the APNs associated with any particular parcel.

NOW THEREFORE in exchange for the mutual covenants and conditions stated herein, which the Parties acknowledge are adequate consideration, the Parties agree as follows.

## **Article II. DEVELOPMENT STANDARDS; DEVELOPER OBLIGATIONS**

### ***Section 2.01 Applicable Law***

- (a) The following laws and other codes, permits, conditions and provisions (“Applicable Law”) shall apply to and Developer agrees to build the Project in accordance with:
- i. This Agreement;
  - ii. As provided in NRS 278.0201 (5) and WCC 110.814.05, all ordinances, resolutions or regulations applicable to the Property that govern the permitted uses of the land, density and standards for design, improvements and construction as they exist on the date of this Agreement provided that all such uses, densities and standards are consistent with the Master Plan, any applicable area plan, and any applicable specific plan. As provided in NRS 278.0201 (6), the County may adopt new ordinances, resolutions or regulations applicable to the Property which do not conflict with those ordinances, resolutions and regulations in effect at the time this Agreement is made; any subsequent action by Washoe County must not prevent the development of the Project as set forth in this Agreement. As provided in NRS 278.0201 (7), if extensions of deadlines in this Agreement are granted, laws applicable at the time of the extension may apply to the Project; and
  - iii. To the extent permitted by NRS 278.0201(5) and Section 2.01(a)(iii) above, all other ordinances, statutes, regulations adopted by Washoe County, State of Nevada, and the United States of America as amended from time to time and as they apply at the time of enforcement to construction or operation of the Project. Without limiting the generality of the foregoing, the County may apply current codes relating to building and safety such as building codes, fire codes, plumbing codes, mechanical codes, electrical codes, housing codes, sign codes, energy conservation standards for new building construction, existing building codes, Engineering Design Standards, codes for the abatement of nuisances, and similar codes as they exist at the time of construction.

### ***Section 2.02 Construction Schedule***

Developer expects to continue developing the Project in phases and anticipates nearing completion within approximately fifteen (15) years of the Effective Date. Notwithstanding the forgoing, there is no requirement that Developer initiate or complete development of any phase or portion of the Project within any period of time or in any particular order. It is the intention of this provision that Developer be able to develop in accordance with Developer’s own schedule.

### ***Section 2.03 General Development Standards***

- (a) Uses, Density and Buildings. Applicable Law (to the extent not in conflict with this Agreement) shall govern the permitted uses of the Property, the density and intensity of its use, the maximum height and size of proposed buildings and provisions for the dedication of any portion of the land for public use, as required by NRS 278.0201 (1).
- (b) Applicable Law. The Project shall be built in accordance with Applicable Law as modified, clarified, or explained in this Agreement. Where Applicable Law conflicts with this Agreement, the terms and conditions of this Agreement shall control.
- (c) Orange Book Standards. Roadways and facilities to be offered for dedication to the County shall be constructed in accordance with County specifications, including the specifications in the Orange Book.
- (d) Security. The County will allow fencing up to ten (10) feet in height surrounding the technology and energy park developments. Security is extremely important and access into the Property shall be safely controlled. The fencing may consist of, but not limited to, iron and barbed wire, chain link, and wrought iron. The use of solid block or concrete will be limited to posts, pillars and similar uses and not be used for panel or wall sections.
- (e) Lighting. Developer shall minimize the number of street lights, building lighting and lighting surrounding the Project to the extent practical and in accordance with the Site Design Standards of the Washoe County Development Code.
- (f) Landscaping. Any landscaping requirements included in the Washoe County Code or the conditions of approval attached to the Special Use Permits shall not apply to the Project.
- (g) Noise Standards. All noise generated by the Project must meet the standards of Article 414 of the Washoe County Development Code as those standards exist on the Effective Date.
- (h) TMSA. The County will not unilaterally expand the Truckee Meadows Service Area (the "TMSA") to include the Property. The County is limited in its ability to expand the TMSA and extending the TMSA to cover the Property would be at the expense of other projects involving health and public safety and is inconsistent with County priorities, policies and goals regarding application of limited resources. Should Developer desire that the Property be included in the TMSA, it may petition the Washoe County Commission for such inclusion.

***Section 2.04 Project Review***

- (a) Developer shall submit any necessary site plan or building plan to the Washoe County CSD for review and approval, which shall not be unreasonably withheld, delayed or conditioned provided such plans and specifications are complete and generally consistent with this Agreement and Applicable Law. The County shall have forty-five (45) days to review and approve such plans or specifications. Should the County fail to review such plans or specifications within the period provided for by this subsection, the plans or specifications shall be deemed approved as submitted. Any proposed plan and/or building

with plumbing will require a plan approval and verification from the State of Nevada, Division of Environmental Protection (NDEP) for the commercial on-site sewage disposal system. Approved plans must be submitted for compliance and verification to the Washoe County Health District for compliance with Applicable Laws.

- (b) The Parties agree that certain conditions of approval associated with the Special Use Permits are no longer appropriate, whether because of changes in Applicable Law or due to consolidation of Project ownership. Those conditions which reference conformance to prior plans, timing of construction, or otherwise require the Project to develop specifically as contemplated by the Special Use Permits are of no force or effect and are hereby declared null and void. Those conditions which have been superseded by this Agreement or any of its prior iterations are of no force or effect and are hereby declared null and void. Conditions related to financial assurances for, or dedication of, the Water Storage Tanks and Water Distribution System are of no force or effect and are hereby declared null and void.
- (c) In no case shall the conditions of approval associated with the Special Use Permits be construed as applying to those portions of the Project that are developed as a matter of right.

***Section 2.05 Water***

- (a) Developer shall comply with Applicable Laws related to: (i) all the water rights and water resources acquired or otherwise available to the Developer, (ii) current commitments against said water rights and water resources, and (iii) future anticipated projects and their estimated water demands.
- (b) With each building permit for each facility, the duty of water rights to be committed to the Project for use by that facility will be determined by a professional engineer licensed in the State of Nevada who is experienced in estimating water demands and water rights needed to serve such a facility. Duty calculations are subject to the approval of the Washoe County CSD and Washoe County Health District, which approval shall not be unreasonably withheld, delayed or conditioned.
- (c) All water rights associated with the Project shall have appropriate Points of Diversion, Place and Manner of Use. All water rights must have all necessary approvals from the State Engineer.

***Section 2.06 Construction/Dedication of Fire Station***

- (a) General. Subject to Section 2.06(d), below, Developer shall build and dedicate to the County, or its designee, a fire station as contemplated in Sections 2.06(a)-(c).
- (b) Specifications and Location. The fire station shall be built on two (2) acres of land located on the Property at a location west of the Patrick Interchange, with convenient access to US Interstate 80, as determined by mutual agreement between Developer and the County. The fire station shall include the following general configuration: (i) single-story, (ii) brick-façade, (iii) standing seam metal roof, (iv) warm shell condition, (v) two

(2) drive through bays, and (vi) designed and built to accommodate a four (4) person fire crew. The final design of the fire station shall be determined by mutual agreement of the Parties, but in no event shall Developer be required to furnish or otherwise equip the fire station in any manner. Developer agrees to deliver the fire station in habitable condition, including but not limited to, operational electrical, plumbing, and HVAC systems, and finished interior walls and floors. Developer shall dedicate or otherwise convey the fire station to the County or the Truckee Meadows Fire Protection District, at the sole election of the County, within six (6) months after the issuance of a certificate of occupancy. Developer shall also offer to the County or the Truckee Meadows Fire Protection District, any access or use easements reasonably required for the operation of the fire station.

- (c) Timing. Conceptual planning of the fire station shall commence within one (1) year of the Effective Date. Construction shall begin within three (3) years of the Effective Date. Completion shall occur not more than five (5) years from the Effective Date with a certificate of occupancy furnished to the County or its designee. Developer shall prepare and present plans and specifications for the fire station for approval to the County or its designee prior to commencing construction. Unresolved disagreements between Developer and the Director may be appealed to the Board of County Commissioners.
- (d) Nonappropriation. In the event that funds sufficient to staff and equip the fire station (i) are not appropriated by the Truckee Meadows Fire Protection District Board of Fire Commissioners prior to the commencement of construction as required in Section 2.06(c), or are (ii) otherwise not legally available for such purpose, then an event of nonappropriation shall be deemed to have occurred. If an event of nonappropriation shall occur, Developer shall not be obligated to comply with the requirements of Section 2.06(c) and the obligation to construct a fire station shall be held in abeyance until such time as the requisite appropriation is made by the Board of Fire Commissioners. Should this Agreement expire prior to any such appropriation being made, Developer's obligations set forth herein regarding the fire station shall also be deemed expired and of no force or effect.

### ***Section 2.07 Construction and Operation of Technology Park***

Pursuant to the First Amendment to the Existing Development Agreement, the Board of County Commissioners modified certain Special Use Permit conditions prohibiting structures to be constructed in Tourist Commercial and Open Space zoning districts to allow the Existing Technology Park to be built in the Existing Apple Development Area. The Parties agree that under the definition of Data Center, the construction and operation of the Reno Technology Park is permitted in all portions of the Property (including that portion of the Property previously located within the Tourist Commercial regulatory zone). The Parties further agree that construction and operation of Data Center uses on the Property is allowed by right in Industrial Regulatory Zones, and on that basis, is not restricted to any designs, descriptions, proposals, or other plans associated with special use permit SW11-003, which now serves only to authorize Data Center uses in all other Regulatory Zones existing on the Property.

## Article III. GENERAL TERMS AND CONDITIONS

### *Section 3.01 Duration of Agreement; Extensions; Effect of Expiration*

- (a) Term of Agreement. This Agreement commences when it has been approved, executed by all the Parties and recorded in the Official Records (the “Effective Date”). Unless sooner terminated under NRS 278.0205, it expires on the first (1<sup>st</sup>) business day following the fifteenth (15<sup>th</sup>) anniversary (5,475 days) of the Effective Date.
- (b) Reports by Developer. Upon request by the County, Developer shall prepare a report and provide information regarding Developer’s compliance with this Agreement and the Special Use Permits, and shall agree to appear before the Board of County Commissioners for a review of the agreement as required by NRS 278.0205 (1).
- (c) Review by Department; Report to Board. As required, the Director shall file reports with the Board of County Commissioners and the Board may cancel or amend this Agreement under NRS 278.0205.
- (d) Minor Modifications. The Director of the Washoe County CSD is authorized to negotiate and implement minor modifications to this Agreement in order to accommodate the construction and operation of the Reno Technology Park.

### *Section 3.02 Default and Remedies*

- (a) Default. An event of default occurs under this Agreement in any of the following events: (i) any representation of a material fact expressed herein or to the County was materially untrue at the time it was made; (ii) any (“material”) warranty made herein is breached at the time made or, if a continuing warranty is breached as a result of a subsequent event or occurrence; (iii) a Party breaches any (“material”) covenant or fails to perform any material provision of this Agreement; (iv) any event expressly described as a (“material”) breach or default hereunder occurs; or (v) Developer liquidates all of Developer’s assets and Developer ceases to do business except in connection with the assignment by Developer pursuant to Section 3.04.
- (b) Notice and Right to Cure Default. Upon an event of default, the non-defaulting Party shall give notice and an opportunity to cure the default within sixty (60) days of the delivery of the notice, provided that if the default cannot reasonably be cured within sixty (60) days, then the default shall be deemed cured if the defaulting Party commences and diligently pursues and completes action that remedies the default.

The County, upon providing Developer any notice of an event of default under this Agreement, shall at the same time provide a copy of such written notice each lender which is a beneficiary pursuant to a deed of trust which encumbers all of the Property or any portion thereof. From and after such notice has been given, such lender(s) shall have the same period of time as Developer to cure, after the receipt of notice from the County any event of default or acts or omissions which are the subject matter of a notice of an event of default to causing the same to be remedied, plus in each instance, an additional

period reasonably necessary to either (i) diligently remedy the event of default or acts or omissions which are the subject matter of such notice, or (ii) such time as is reasonable to foreclose upon the deed of trust encumbering the Property and obtain title to the Property and cure the event of default. The County shall accept performance by such lender as if the same had been performed by Developer.

- (c) Remedies by County. In the event of default by Developer, the County may (i) subject to the notification requirements under NRS 278.0205 and in Section 3.02(b) above, cancel or seek to amend this Agreement, or (ii) file an action to seek injunctive relief. Any remedies of the County shall not impact or affect vested rights of Developer in the Property to proceed with the development.
- (d) Remedies by Developer. In the event of default by the County, Developer may appeal any actions by the Director to the Board of County Commissioners or file an action to seek damages or injunctive relief.
- (e) Litigation. Litigation to enforce this Agreement shall be brought in the District Court for the State of Nevada, County of Washoe, or the United States District Court for the District of Nevada.
- (f) Attorney's Fees and Costs. In any litigation or proceedings to enforce this agreement, the prevailing Party may be awarded reasonable attorney's fees and costs as determined just by the court.
- (g) Remedies Cumulative; Waivers. All remedies provided herein are cumulative with each other and with any other remedy afforded under Nevada law, and the election of one remedy does not preclude the election or pursuit of any other remedy.

### ***Section 3.03 Effect of Expiration or Cancellation of Agreement***

If this Agreement expires or is cancelled, Applicable Law will continue to govern any facilities or buildings for which a building permit has been issued, and Applicable Law becomes the current statutes, ordinances, resolutions and regulations of Washoe County, the State of Nevada, and the United States of America. Construction warranties survive the cancellation of this Agreement.

### ***Section 3.04 Assignment; Binding Effect***

- (a) Assignment. Subject to the provisions relating to lenders in Section 3.04(b), Developer may assign all or any portion of its rights and delegate any obligations under this Agreement to third parties who acquire fee title to any portion of the Property, provided, however, that (i) the County consents to the assignment/delegation, which consent shall not be unreasonably withheld, (ii) a written agreement is entered into between the County and the assignee which is approved by ordinance and recorded, and (iii) partial assignments and delegations shall be related only to the portion of the Property acquired.



- (b) Developer's Right to Encumber its Interest. Notwithstanding any other provision contained in this Agreement, for the purpose of financing construction, or reconstruction, operation, and maintenance or refinancing of any such financing, Developer shall have the right to encumber or assign its interest in this Agreement, by deed of trust, financing statement, or collateral assignment to any institutional lender, publicly-traded company, or other entity with the financial; capability to assume Developer's obligations under this Agreement. If such encumbrance by lender is a deed of trust, foreclosure by a lender may occur by the exercise of a power of sale in accordance with the provisions of NRS Chapter 107 and conveyance to lenders as a result of a foreclosure sale is permitted without consent of the County, including lender's right to operate the Property or delegate or assign its interest to third parties, provided, however that such lender or its assigns take subject to Applicable Law. Upon execution of a deed of trust, financing statement or collateral assignment, notice of such encumbrance or assignment shall be delivered to the County together with written notice of the name and mailing address of the lender, which shall be deemed such Party's address pursuant to this Agreement.
- (c) Binding on Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators and permitted successors and assigns of the Parties hereto.
- (d) No Agency or Partnership. The Project is a private development and the County has no interest in any improvements until the County accepts dedication of such improvements in accordance with Nevada law. The County and Developer hereby renounce the existence of any form of agency relationship, joint venture, partnership or other co-relationship and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between the County and Developer.
- (e) No Third-Party Beneficiaries Intended. Unless otherwise specifically identified in this Agreement, there are no third-party beneficiaries intended by this agreement and no third parties have any standing to enforce any of the provisions of this Agreement.

***Section 3.05 Further Assurances***

Each Party agrees to honor any reasonable requests by the other Party to complete, execute and deliver any document necessary to accomplish the purposes hereof. The approval of this Agreement at a public meeting is not a breach of any provision of a non-disclosure agreement.

***Section 3.06 Severability; Changes in Law***

- (a) Time of the Essence. Time is of the essence in the performance of this Agreement.
- (b) Governing Law. The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement.
- (c) Severability. Each term and provision of this Agreement shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Agreement or the application thereof is held to be invalid or unenforceable by a court of competent jurisdiction, it shall be deemed to be modified to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be severed from this Agreement, but in either event the remainder of this Agreement, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.
- (d) Changes in Law. Unless this Agreement is amended, terminated or canceled pursuant to the provisions herein, or by applicable law or regulation, this Agreement shall be enforceable notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance, building regulation or development moratorium, or similar County action, adopted by the County which changes, alters or amends the rules, regulations and policies applicable to the development of the Project at the time of approval of this Agreement, as provided by Nevada law.

### ***Section 3.07 Amendments and Modifications***

This Agreement may be amended, extended, or otherwise modified from time to time, in whole or in part, by mutual written consent of the Parties or their successors in interest, in accordance with this agreement and NRS 278.0205. Only those parties who will be materially affected by the amendment (i.e. owners of the properties that will be affected by the amendment) need be parties to the amendment.

### ***Section 3.08 Authority to Implement***

Unless otherwise expressly provided in this Agreement or Applicable Law, the Director of the Washoe County CSD has the authority to conduct all reviews, make all approvals, and take all actions on behalf of the County. All decisions and actions of the Director may be appealed to the Board of County Commissioners by notifying the County Clerk within sixty (60) days of the action or decision and asking to be put on the agenda for a future meeting.

### ***Section 3.09 Entire Agreement; Severability; Recording***

This Agreement (including recitals) integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. When executed, this Agreement, together with its approving ordinance, shall be recorded in the

Official Records. Upon the Effective Date, the Existing Development Agreement will be deemed to be completely amended, restated and superseded by this Agreement.

**[Remainder of Page Intentionally Blank. Signatures on Following Pages.]**

DEVELOPER

Apple Inc., a California corporation

By [Signature]  
Name Kristina Raspe  
Its Vice President - WWRE #1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Clara }

On March 13, 2018 before me, Sue Bowerman, Notary Public, personally appeared Kristina Raspe, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

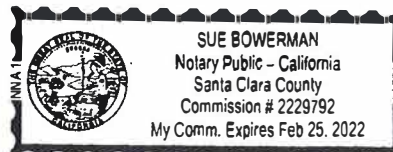
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

[Signature]

Notary Public Seal



COUNTY

Washoe County, a political subdivision of the State of Nevada

By [Signature]  
Bob Lucey, Chair  
Board of County Commissioners

Date 12-19-17

Attest

By [Signature]  
Nancy L. Parent  
County Clerk

Date 12-19-17

STATE OF NEVADA         )  
  )  
COUNTY OF WASHOE     )

Acknowledgment in Representative Capacity  
NRS 240.1665

This instrument was acknowledged before me on December 19, 2017  
By BOB LUCEY as Chair of the Board of County Commissioners of Washoe County, a political  
subdivision of the State of Nevada.



[Signature]  
Nancy L. Parent  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**EXHIBIT "A"**  
**Legal Description**

**PARCEL 1:**

**BEING** Parcel D of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4546881 and shown on Map No. 5693, File No. 4546882, both recorded on December 31, 2015 in the official records of Washoe County, Nevada.

Containing 294.35 acres feet of land, more or less.

Basis of Bearings:

Identical to that of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4546881 and shown on Map No. 5693, File No. 4546882, both recorded on December 31, 2015 in the official records of Washoe County, Nevada.

**PARCEL 1A:**

An Easement for Access as set forth in a Document entitled United States Department of the Interior Bureau of Land Management, Exclusive Road Easement, together with the terms and conditions set forth therein, recorded June 4, 1991, in Book 3270, Page 69, as Document No. 1484367, Official Records of Washoe County, Nevada.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

**PARCEL 1B:**

An Easement for access, ingress, egress and Public Utility Purposes, as set forth in an Easement Agreement and Deed, dated July 11, 2003, by and between the Rockland Group, LLC, a Nevada Limited Liability Company, as Grantee, recorded July 15, 2003, as Document No. 2887441, Official Records of Washoe County, Nevada.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

**PARCEL 1C:**

A 60-foot wide private Access Easement, as created by Map of Division into Large Parcels for STONEFIELD, INC., according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on March 27, 2012, as Document No. 4097007, Official Records.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

**PARCEL 1D:**

A Non-Exclusive Easement for the purpose of construction an access road sufficient to serve the needs of the property described in Parcel 1 above, together with the terms and conditions set

forth therein, as set forth in an Easement Agreement and Deed, recorded July 15, 2003, as Document No. 2887441, Official Records.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

APN: 084-110-34

**PARCEL 2:**

**BEING** Parcel C of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4546881 and shown on Map No. 5693, File No. 4546882, both recorded on December 31, 2015 in the official records of Washoe County, Nevada.

Containing 115.20 acres feet of land, more or less.

Basis of Bearings:

Identical to that of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4546881 and shown on Map No. 5693, File No. 4546882, both recorded on December 31, 2015 in the official records of Washoe County, Nevada.

**PARCEL 2A:**

A Non-Exclusive Easement for the purpose of construction an access road sufficient to serve the needs of the property described in Parcel 2 above, together with the terms and conditions set forth therein, as set forth in an Easement Agreement and Deed, recorded July 15, 2003, as Document No. 2887441, Official Records.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

APN: 084-110-33

**PARCEL 3:**

**BEING** Parcel 1-D of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.

Containing 470.11 acres feet of land, more or less.

Basis of Bearings:

Identical to that of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.



**PARCEL 3A:**

A 40-foot wide, re-locatable, non-exclusive private access easement, as set forth in a Boundary Line Adjustment Quitclaim Deed & Grant of easement Recorded February 10, 2012, as Document No. 4083644, Official Records, Washoe County, Nevada.

Description provided by others, Surveyor of record takes no responsibility for the correctness.

APN: 084-110-30

**PARCEL 4:**

**BEING** the East One-Half (E 1/2) of the Southeast One-Quarter (SE 1/4) and the East One-Half (E 1/2) of the Southeast One-Quarter (SE 1/4) of Section Thirty (Sec. 30), Township Twenty North (T.20N.), Range Twenty-Two East (R.22E.), Mount Diablo Meridian (MDM), Washoe County, State of Nevada.

E 1/2 of the SE 1/4 and the E 1/2 of the SE 1/4 of Sec. 30, T.20N., R.22E., MDM.

APN: 084-110-20

**PARCEL 5:**

**BEING** Parcel A of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

Containing 43,560 square feet of land, more or less.

Basis of Bearings:

Identical to that of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

**PARCEL 5A:**

**BEING** a Fifty-foot (50') wide non-exclusive access easement and right-of-way for a roadway to provide ingress to and egress from the above-mentioned Parcel, over the fifty-foot (50') strip of real property as shown on Parcel Map for FORREST J. HESS, JR., Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada, of which the center line is described as follows:

**BEGINNING** at the Southeast Corner (SE Cor) of Parcel A, coincident with the Southwest Corner (SW Cor) of Parcel B of said Parcel Map No. 129, of which the Northeast Corner of Section 31 (NW Cor Sec. 31), Township Twenty North (T.20N.), Range Twenty-Two East (R.22E.), Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, bears North 35°15'06" East, 1,810.28 feet;

**THENCE** South 30°56'16" East, 498.71 feet;

**THENCE** South 59°03'44" West, 3,264.32 feet;

**THENCE** North 84°04'05" West, 290.00 feet;

**THENCE** South 59°03'44" West, 443.75 feet;

**THENCE** South 30°56'16" East, 63.99 feet to the northerly right-of-way of Interstate 80 and the **POINT OF TERMINUS.**

The side lines of said 50' wide easement is to begin at the southerly line of said Parcel A and Parcel B and end at said northerly right-of-way.

Basis of Bearings:

Identical to that of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

APN: 084-191-05

**PARCEL 6:**

**BEING** Parcel B of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

Containing 43,560 square feet of land, more or less.

Basis of Bearings:

Identical to that of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

**PARCEL 6A:**

**BEING** a Fifty-foot (50') wide non-exclusive access easement and right-of-way for a roadway to provide ingress to and egress from the above-mentioned Parcel, over the fifty-foot (50') strip of real property as shown on Parcel Map for FORREST J. HESS, JR., Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada, of which the center line is described as follows:

**BEGINNING** at the Southeast Corner (SE Cor) of Parcel A, coincident with the Southwest Corner (SW Cor) of Parcel B of said Parcel Map No. 129, of which the Northeast Corner of Section 31 (NW Cor Sec. 31), Township Twenty North (T.20N.), Range Twenty-Two East (R.22E.), Mount Diablo Meridian (MDM), County of Washoe, State of Nevada, bears North 35°15'06" East, 1,810.28 feet;

**THENCE** South 30°56'16" East, 498.71 feet;

**THENCE** South 59°03'44" West, 3,264.32 feet;

**THENCE** North 84°04'05" West, 290.00 feet;

**THENCE** South 59°03'44" West, 443.75 feet;

**THENCE** South 30°56'16" East, 63.99 feet to the northerly right-of-way of Interstate 80 and the **POINT OF TERMINUS.**

The side lines of said 50' wide easement is to begin at the southerly line of said Parcel A and Parcel B and end at said northerly right-of-way.

Basis of Bearings: Identical to that of Parcel Map for FORREST J. HESS, JR., as shown on Parcel Map No. 129 recorded on January 28, 1975 in the official records of Washoe County, Nevada.

APN: 084-191-06

**PARCEL 7**

**BEING** Parcel 1-B of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.

Containing 147.28 acres of land, more or less.

Basis of Bearings: Identical to that of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.

APN: 084-191-07

**PARCEL 8**

**BEING** Parcel 1-A of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.

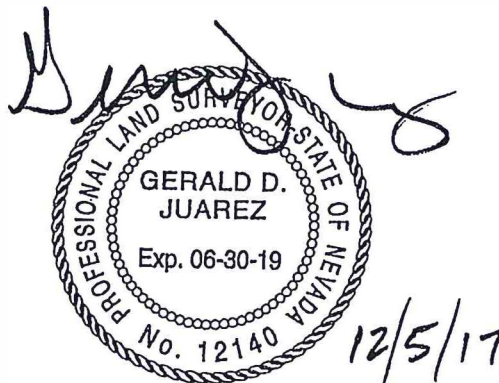
Containing 180.92 acres of land, more or less.

Basis of Bearings: Identical to that of Record of Survey, Boundary Line Adjustment for STONEFIELD INC., as described in Quit-Claim Deed Document No. 4121669 and shown on Map No. 5434, File No. 4121670, both recorded on June 13, 2012 in the official records of Washoe County, Nevada.

APN: 084-191-08

Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of

 **Manhard**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 746-3500

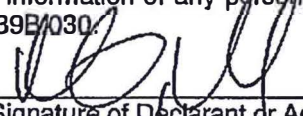


Assessor's Parcel No.: 084-110-29

RECORDING REQUESTED BY, MAIL  
TAX STATEMENT TO, AND WHEN  
RECORDED MAIL TO:

Apple Inc.  
Attn: Dan Whisenhunt  
Sr. Director, Real Estate & Development  
1 Infinite Loop, MS: 47-2REF  
Cupertino, CA 95014

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

  
\_\_\_\_\_  
Signature of Declarant or Agent

### GRANT, BARGAIN AND SALE DEED

For value received, **UNIQUE INFRASTRUCTURE GROUP, LLC**, a Nevada limited liability company, hereinafter referred to as "Grantor," hereby grants, bargains and sells to **APPLE INC.**, a California corporation, hereinafter referred to as "Grantee," all of Grantor's right, title, and interest in the real property located in the County of Washoe State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Property").

THE REAL PROPERTY is conveyed subject to the following liens and encumbrances:

1. The lien or liens for non-delinquent general and special state, county, and municipal taxes and assessments for the fiscal year July 1, 2012, through June 30, 2013, including the lien of non-delinquent supplemental property taxes;

2. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Ordinance & Development Agreement - Reno Tech Park," approving a Development Agreement for Case No. DA11-001 for Reno Technology Park and Sparks Energy Park, Special Use Permit Case Numbers SW11-001, SW11-002 and SW11-003, recorded January 4, 2012, as Document No. 4072595, of Official Records, Washoe County, Nevada, as amended by the First Amendment to Development Agreement recorded July 31, 2012, as Document No. 4137317, Official Records, Washoe County, Nevada;

3. The Declaration of Covenants, Conditions and Restrictions of Reno Technology Park recorded this same date with the Office of the County Recorder of Washoe County, Nevada; and

4. Reservations, easements, and rights-of-way of record described and set forth as items 5 through 22 on Schedule B of the Proforma Policy of Title Insurance issued by First Centennial Title Company of Nevada, as Policy No. PROFORMA-12, under Order No. 00191801, and the effect, if any, of construction activities on the Real Property being performed pursuant to construction contracts to which Grantee is a party, including subcontracts thereunder, and any liens which may arise therefrom.

THE REAL PROPERTY IS CONVEYED together with all improvements located on the Real Property, the rents, issues and profits thereof, the tenements, hereditaments, and appurtenances of the Real Property, excepting and reserving all water rights as may appurtenant to the Real Property, the right to water service for the subject Real Property being transferred and conveyed to Grantee by separate Assignment of this same date.

THE REAL PROPERTY IS ALSO CONVEYED TOGETHER WITH one membership interest in the Reno Technology Park Water Company, a Nevada non-profit corporation, one membership interest in the Reno Technology Park Owners Association, a Nevada non-profit corporation, and the rights, benefits, and obligations incident thereto, including, without limitation, the non-exclusive right to the use of the Common Areas as more particularly provided in the Declaration of Covenants, Conditions and Restrictions of Reno Technology Park referenced above.

Dated this 17<sup>th</sup> day of October, 2012.

GRANTOR:

**UNIQUE INFRASTRUCTURE GROUP, LLC**  
a Nevada limited liability company

By: 

Name: Nicholas J. Pavich

Title: Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on 10-17, 2012, by Nicholas J. Pavich, as a Manager of Unique Infrastructure Group, LLC, a Nevada limited liability company.

*Lorraine Leach*  
\_\_\_\_\_  
Notary Public



COPY

**EXHIBIT A**

**LEGAL DESCRIPTION**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

All that certain parcel of land situate within portions of Section Twenty-One (21), Section Twenty-Eight (28), Section Twenty-Nine (29) and Section Thirty-Two (32), Township Twenty (20) North, Range Twenty-Two (22) East, Mount Diablo Meridian (MDM), Washoe County, State of Nevada, being more particularly described as follows:

BEGINNING at the Section Corner common to Sections 29, 30, 31 & 32 (Sec Cor) of said Township 20 North, Range 22 East, M.D.M., marked by a brass cap stamped "PLS 2522" also being the Southwest Corner (SW Cor) of Parcel 1 as shown on Record of Survey in support of a Boundary Line Adjustment Map No. 5384, File No. 4083645 and described in Deed, Document No. 4083644 recorded February 10, 2012, Official Records of Washoe County, Nevada;

THENCE, departing said Sec Cor and SW Cor and along the west line of said Section 29 coincident with the west line of said Parcel 1, North 03°59'37" East 1608.87 feet;

THENCE, departing said west lines and along the following twelve (12) courses;

North 65°35'50" East, 6481.12 feet;  
South 27°14'23" East, 1391.32 feet;  
South 57°54'00" West, 3043.18 feet to the beginning of a tangent curve to the left;  
294.81 feet along the arc of a 530.00 foot radius curve through a central angle of 31°52'12" to the beginning of a reverse curve;  
262.18 feet along the arc of a 470.00 foot radius curve to the right through a central angle of 31°57'41";  
South 57°59'29" West, 1243.35 feet to the beginning of a tangent curve to the left;  
544.37 feet along the arc of a 330.00 foot radius curve through a central angle of 94°30'54" to the beginning of a reverse curve;  
510.90 feet along the arc of a 270.00 foot radius curve to the right through a central angle of 108°24'57" to the beginning of a compound curve;

1605

174.35 feet along the arc of a 2813.00 foot radius curve to the right through a central angle of 03°33'04";  
South 75°26'36" West, 606.38 feet to the beginning of a tangent curve to the left;  
1751.48 feet along the arc of a 7187.00 foot radius curve through a central angle of 13°57'47";  
North 02°00'31" West, 1376.48 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM, a parcel of land 100 feet by 100 feet square conveyed to Bell Telephone Company of Nevada, by Deed recorded in Book 146, Page 113, File No. 101202, Official Records of Washoe County, Nevada.

Said Parcel is also referenced as Parcel 1-C of the 2<sup>nd</sup> Record of Survey in support of a Boundary Line Adjustment for STONEFIELD, INC., recorded June 13, 2012, as Document No. 4121670, Official Records.

PARCEL 2:

A non-exclusive easement and right-of-way for a roadway, as set forth in a Deed of Right-of-Way recorded January 20, 1998, in Book 5104, Page 914, as Document No. 2171674, Official Records, Washoe County, Nevada.

PARCEL 3:

A Re-locatable Private Access Easement for roadway, access, ingress and egress, and incidental purposes, as set forth in a Boundary Line Adjustment Quitclaim Deed & Grant of Easement, recorded February 10, 2012, as Document No. 4083644, Official Records, Washoe County, Nevada.



RENO NEWSPAPERS INC  
Publishers of  
Reno Gazette-Journal  
955 Kuenzli St - P.O. Box 22,000 - Reno, NV 89520 - 775.788.6200  
Legal Advertising Office 775.788.6394

WASHOE CO  
1001 E 9TH ST  
RENO, NV 89512  
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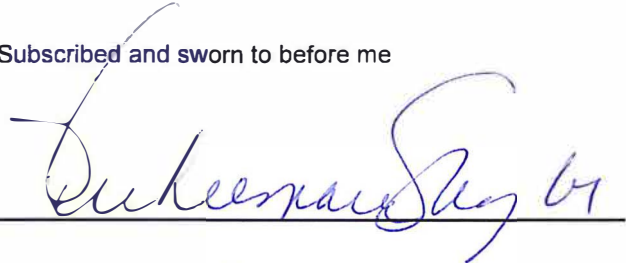

Customer Acct# REN-349008  
PO# Bill 1791  
Ad# 0002616816  
Legal Ad Cost: \$435.00

STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the date: 12/22/2017 - 12/29/2017, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: \_\_\_\_\_



**NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE  
NO. 1605 BILL NO. 1791 NOTICE IS HEREBY GIVEN  
that typewritten copies of the above-numbered and  
entitled ordinance a**

Publish Dates:  
12/22/17, 12/29/17

**NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE NO. 1605  
BILL NO. 1791**

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on November 28, 2017 by Commissioner Hartung and was passed and adopted without amendment at a regular meeting held on December 19, 2017 by the following vote of the Board of County Commissioners:

AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT WITH APPLE, INC. (RENO TECHNOLOGY PARK; SPARKS ENERGY PARK) ORIGINALLY APPROVED IN JANUARY 2012 WITH UNIQUE INFRASTRUCTURE GROUP (UGI) (DEVELOPMENT AGREEMENT CASE NUMBER DA11-001, ORDINANCE NUMBER 1476), AND FIRST AMENDED IN JULY 2012 WITH UGI (FIRST AMENDMENT TO DEVELOPMENT AGREEMENT, ORDINANCE NUMBER 1495), WHICH AMENDMENT PERMITS THE CONSTRUCTION AND OPERATION OF A CERTAIN TECHNOLOGY PARK; AND OTHER MATTERS PROPERLY RELATED THERETO. (BILL NO. 1791)

Those Voting Aye: Bob Lucey, Marsha Berkgigler, Vaughn Hartung and Jeanne Herman.

Those Absent: Kitty Jung

This Ordinance shall be in full force and effect from and after December 29, 2017.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only.

DATED: December 20, 2017.

Nancy Parent, Washoe County Clerk and  
Clerk of the Board of County Commissioners

No 2616816

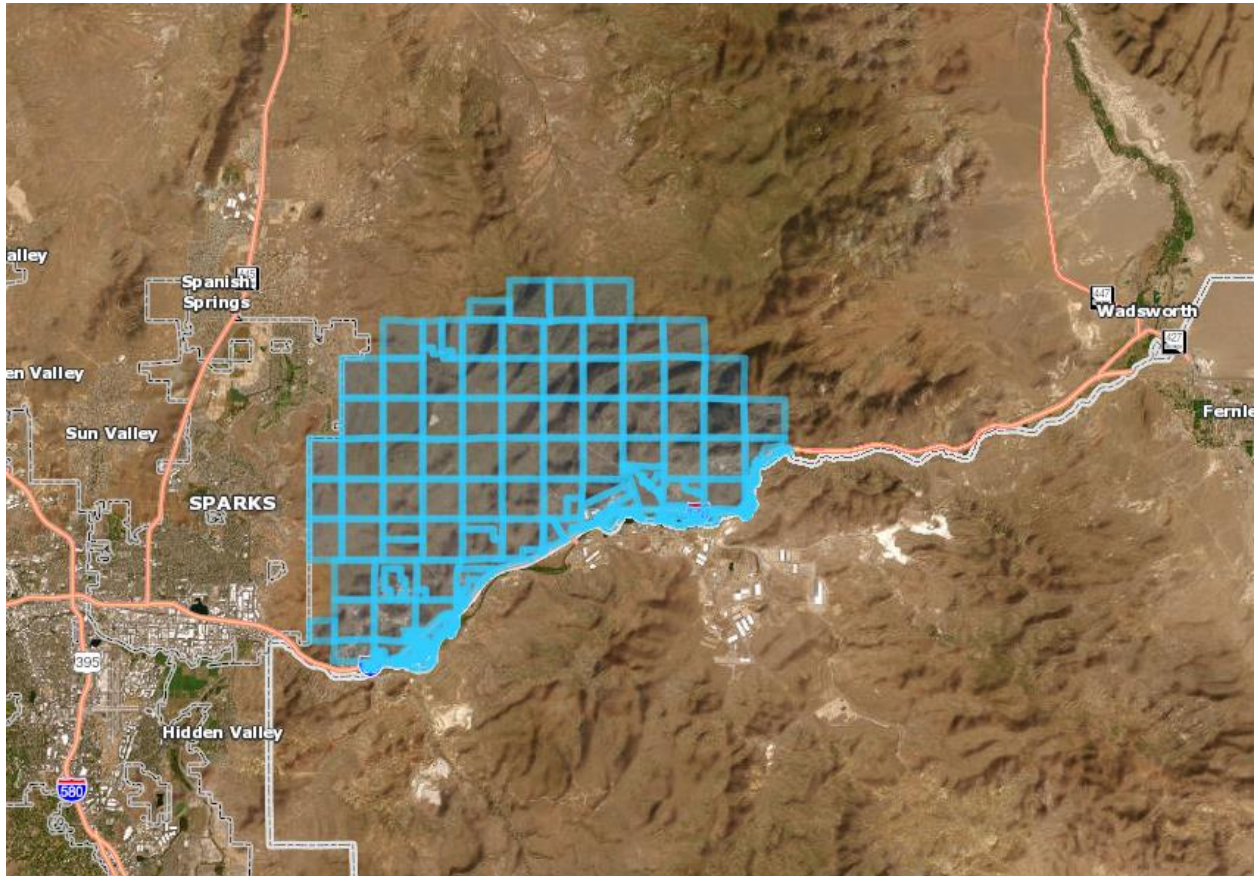
Dec. 22 & 29, 2017



**WSUP23-0031  
EXHIBIT D**

**Public Notice**

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 27,000-foot radius of the subject property. A total of 148 parcels, and a total of 46 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

# Special Use Permit Application Reno Technology Park Fire Station

Submitted to Washoe County

September 8, 2023

ORIGINAL

Prepared for

Truckee Meadows Fire District

3663 Barron Way

Reno, NV 89511

Prepared by



**WSUP23-0031  
EXHIBIT F**

**WOOD RODGERS**

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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- ❖ Neighborhood Meeting Summary
- ❖ Special Use Permit Application

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- ❖ Preliminary Traffic Impact Analysis
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### Map Pocket

## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Reno Technology Park TMFPD Fire Station</b>			
Project Description: Request for a Special Use Permit to allow a safety service use (ie - Fire Station) to be developed in the GC zoning District.			
Project Address: 0 Interstate 80 East, Washoe County, NV			
Project Area (acres or square feet): ~3.24 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project site fronts Reno Technology Parkway approximately 1 mile from the Exit 28 off ramp.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-191-09	180.92		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Apple Inc.		Name: Wood Rodgers, Inc	
Address: 1 Infinite Loop MS 47-3REF		Address: 1361 Corporate Blvd	
Cupertino, CA	Zip: 95014	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email: l_york@apple.com		Email: shuggins@woodrogers.com	
Cell: 775-360-0006	Other:	Cell: 775-250-8213	Other:
Contact Person: Lindsey York		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Truckee Meadows Fire Protection District		Name:	
Address: 3663 Barron Way		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-328-6123	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Chief Moore		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Project Name:** Reno Technology Park Fire Station  
**Meeting Location:** held virtually via Zoom  
**Meeting Date:** August 7, 2023

**Neighborhood Meeting  
SUMMARY**

**Virtual Meeting Option Provided:**  YES  NO

**Hosted By (Name):** Stacie Huggins **(Company):** Wood Rodgers, Inc  
**Contact (Email):** shuggins@woodrogers.com **(Phone):** 775-823-5258

.....

**Public Concerns:**

1. None at the time of meeting
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. None at this time
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

The Project Team joined the meeting at 5:30 to provide a presentation. As of 6:15 no attendees  
had joined the meeting so the Project Team ended the on-line meeting.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

1. What is the project being requested?

This is a request for a special use permit to allow development of a safety service facility (ie - fire station) in the GC zoning district.

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

The subject site is currently undeveloped. As depicted on the attached site plan, the proposed project includes a new fire station with apparatus bay, crew quarters, and administration offices. As designed the project meets all requirements noted in WC Code.

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

Construction is anticipated to begin in Spring 2025 and be substantially completed by November 2025.

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

The subject site is located adjacent to Interstate 80 approximately 1 mile from Exit 28 on/off ramp, and approximately 8 miles from the Greg Street/Interstate 80 intersection. TMFD selected this site to due to its central location and ability to respond to calls in East Truckee Canyon. Physically, the site is relatively flat consisting primarily of native vegetation. In addition, the site has access to Interstate 80 and is not adjacent to any residential.

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

This new station will benefit the greater East Truckee Canyon area, including Lockwood, by being centrally located in the Canyon where they can better respond to the volume and type of calls typically needed. This area is currently being served by Station 37 located in Hidden Valley.

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

Given the location of the proposed project, we do not anticipate any negative impacts on adjacent properties. It is worth noting that the Reno Technology Park Development Agreement has always contemplated a fire station as part of the Technology Park.

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

Refer to Special Use Permit plans included with this application.

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

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

9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	Waste Managment
f. Cable Television Service	Spectrum
g. Water Service	Well

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

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

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

--

10. Community Services (provided and nearest facility):

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



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

1. What is the purpose of the grading?

Grading is necessary to support development of the Fire Station.

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

Approximately 2,000 cubic yards of material will be excavated and used for fill. A majority of that material will be generated from the drainage channels around the project site.

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

Approximately 145,000 SF of surface will be disturbed, however, most areas will consist of buildings or pavement when the project is complete.

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

The project requires import of approximately 9000 cubic yards of material. The majority of the fill (approximately 8,500 cy) will be placed under the building and/or paving areas.

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

Although grading is necessary, the project does not meet the threshold for a grading special use permit since areas disturbed requiring import materials will either consist of building or pavement on natural slopes less than 30%. Approximately 8,500 cy of fill materials needed for the project will be placed under the buildings and/or paved areas. The remaining 500 cy of fill will be used for the channel areas around the perimeter of the project.

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 grading has occurred on the project site as of the date of the SUP submittal.

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

Yes, all areas proposed for grading are identified on the site plan.

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

The project site will be visible from Interstate 80.

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, all grading and access for the project are limited to the site.

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?

Slopes on the site range from 0% to 5%, with a 3:1 max slope on the daylight areas along the perimeter of the developed area. Standard BMPs will be utilized to prevent erosion until landscaping is established.

11. Are you planning any berms?

Yes	NoX	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)?

The project does NOT require retaining walls.

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

Landscaping will be utilized for visual mitigation of the project/grading.

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

There are no existing trees on, or in the vicinity, of the project site.

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?

Where revegetation is necessary, it will be treated with a native revegetation seed mix.

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

No temporary irrigation is planned. All landscaping will be irrigated with a permanent drip system.

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

No.

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

Yes	No X	If yes, please attach a copy.
-----	------	-------------------------------

### **Executive Summary**

Applicant: Truckee Meadows Fire Protection District  
APN: 084-191-09  
Request: A request to allow a Safety Service use in the General Commercial (GC) zoning district per Table 110.302.52 of the Washoe County Development Code.  
Location: The project site is located adjacent to Reno Technology Parkway, approximately 1 mile from the Interstate 80, Exit 28 off-ramp in East Truckee Canyon, Washoe County.

### **Project Request**

This application package contains the required Washoe County application and supporting information for the following request:

- A Special Use Permit (SUP) to allow a new safety service use (i.e. – Fire Station) to be constructed on a parcel zoned General Commercial (GC) located in the East Truckee Canyon.

### **Background**

In January 2012, the Washoe County Board of County Commissioners (BCC) approved a Development Agreement (DA11-001; ordinance #1476) with Unique Infrastructure Group (UGI) related to development of a technology park located near Patrick in the East Truckee Canyon Corridor. In November 2017, the BCC adopted ordinance #1605 amending and restating the Development Agreement (DA) with Apple, Inc (*refer to Section 4 for a copy of adopted Amended and Restated Development Agreement*).

Section 2.06 of the Amended and Restated DA specifically discusses development of a future fire station within the Technology Park boundary. This section of the DA includes general site location, configuration, and style criteria for the future fire station. This Special Use Permit for a safety service use (i.e. - fire station) is designed in accordance with the requirements of the Amended and Restated DA.

It is worth noting that Truckee Meadows Fire Protection District (TMFPD) currently provides fire protection in the East Truckee Canyon area with a volunteer fire station located in Wadsworth. When necessary, units from the Hidden Valley station are available to respond to calls in the I-80 East corridor. In addition, assistance agreements exist with Lyon County, Storey County, and the Pyramid Lake Reservation. The proposed site allows TMFPD to better respond to volume and type of calls typically needed in eastern Washoe County, and specifically in the East Truckee Canyon/I-80 corridor.

### **Project Description**

The new fire station is planned on approximately 3.2 acres near the southern edge of the Reno Technology Park in a location that provides convenient access to US Interstate 80. The site is currently zoned General Commercial with a land use designation of Commercial. As noted in the Washoe County Development Code, safety service uses are permitted with approval of a Special Use Permit in the GC zoning district.

It should be noted that upon approval of the SUP, the Applicant plans to submit a Parcel Map to establish a new parcel that coincides with the site plan included with this SUP. For the purpose of this SUP narrative, the “Project Site” is assumed to be 3.24 acres, which is adequate to accommodate the fire station and all accessory needs.

The proposed building has been designed as a site-adaptable facility. The site adaptation concept will facilitate facility standardization in future stations throughout Washoe County. This standardization will provide similar building organization, building systems, and finishes across future projects throughout the Fire Protection District.

In terms of the building area, the new fire station has been designed with full vehicle circulation around the building with parking areas strategically located around the project perimeter. Specifically, the building includes an apparatus bay on the north side of the building that will house three large fire fighting vehicles with direct access to Interstate 80 via Reno Technology Parkway. The remaining portion of the building will include living quarters for a 6 man fire crew. In addition to the fire station building, the project includes ancillary buildings that will be used primarily for storage of fire equipment.

### **Building Architecture and Floor Plan**

The new Apple Fire Station is a modern public safety resource for the Interstate 80 corridor in eastern Washoe County area. The station is a single-story building that has apparatus bays, residential & living spaces for fire department crews, and support rooms.

The 13,600 SF building is constructed of materials that will provide a durable structure and minimize future maintenance. The exterior materials are a simple palette of concrete masonry units (CMU) and metal panels. The CMU walls will be integral color with complementary color accents, representing colors of vegetation and landforms in the immediate area. The CMU walls are anticipated to be a combination of textured face types. The upper portions of the exterior walls will be clad with metal panels. The metal panels will be factory-finished with colors to complement the CMU. The exterior walls will have a parapet building form. The parapet wall system reduces building volume and helps manage impacts of water runoff caused by a sloped roof. This leads to a more energy efficient station with flexibility to grow economically if needed.

The building floor plan provides various functional components of the station. Public access, administration, apparatus room, living/fitness, operational support, and residential zones are clearly defined in the plan.

Visitors will enter the building through a dedicated public entrance. This entrance is adjacent to public parking. The public entrance has access to a lobby and restroom.

The apparatus room accommodates 6 response vehicles in 3 bays. The high-bay room has large overhead doors for vehicle ingress and egress. Future design will also investigate the possibility of four-fold bay doors to improve opening speed and durability. The overhead doors will be glazed for daylighting and to maximize sightlines. The room will have trench drains, vehicle exhaust systems and overhead utilities.

The living area is at the core of the building. Kitchen, Dayroom, and Fitness areas allow for meal preparation, relaxation, and physical training in spaces that support camaraderie. The Kitchen is used by the crews for food storage and meal preparation. An adjacent dining area is open to the kitchen space. The crew Dayroom is open to the kitchen. The Dayroom allows for relaxation and can double as a meeting space. The Fitness Room supports physical training with a combination of fitness machines and free weights.

Support shops are adjacent to the apparatus room and provide direct access from the shops to the apparatus room. Shops include turnout gear storage, hazardous materials decontamination, tool room, and equipment storage. The turnout storage room has wire lockers to store firefighting clothing and gear for all shift personnel. The redzone vestibule is used for proper processing of clothing and equipment after possible exposure to contaminants. The materials are kept isolated from the rest of the building and are either sanitized on site or

cleaned at the main headquarters. Laundry facilities are in the support area to minimize sound disturbances of laundry functions while crew members may be sleeping.

The station has six bedrooms for the on-duty crew, along with a Captain's bedroom. The bedrooms are separated from the rest of the station to provide a quiet environment. The residential section includes restrooms and showers. One restroom/shower that will be fully accessible. Each bedroom has a window for daylighting and views.

### **Traffic, Site Circulation and Parking**

Headway Transportation prepared a Trip Generation Estimate for the proposed project. According to the memo, the proposed project is anticipated to generate 70 average daily trips (ADT), with 7 AM peak and 7 PM peak trips, which is well below Washoe County's requirement of 80 peak hour trips for a formal Traffic Study.

In terms of on-site circulation, the site has been designed with ingress/egress via a driveway connecting to Reno Technology Parkway, where it ultimately connects to Interstate 80 at Exit 28. Once on site, the project includes a drive aisle that accommodates two way access for vehicles. Guests visiting the station will utilize one of the two parking areas provided while emergency vehicles will continue to the apparatus bay where they will enter the bay from the west and be parked facing east toward Interstate 80.

The project includes a total of 27 parking stalls, including three van accessible ADA stalls. Specifically, twelve parking stalls are provided on the east side of the building for guests with an additional fifteen parking stalls for employees on the south and west sides of the building. Two of the ADA spaces have been located in the visitor parking area along the front of the building and are both van accessible with access to an ADA route to/from the main building. A third van accessible ADA space is provided in the employee parking lot on the south side of the building and will also have access to an ADA route to/from the main building.

### **Landscaping**

The Applicant is requesting to waive the requirement for 20% landscaping as required by Washoe County Code. Providing formal landscaping at this site, including trees and shrubs in accordance with Article 412, would be out of place and take away from the character of the area since the native vegetation does not include plant types typically found in more formal landscaping.

In lieu of providing formal landscaping, the Applicant is proposing to provide landscaping and hardscape treatments that complement the area. As shown on the Preliminary Landscaping Plan, the project includes 10,980 sqft (16.2%) of landscape treatments including strategically planted trees complemented by drought tolerant plantings and a mix of inorganic groundcover and/or bark mulch for ground cover. All landscaping will be maintained by fire personnel on-duty (*refer to Landscaping Plan in Section 3 and Map pocket*).

It is worth noting that under Section 2.03(f) of the adopted Development Agreement, "*any landscaping requirements included in the Washoe County Code...shall not apply to the Project*". Per the DA, "Project" is further defined as, "*Project means any development undertaken by Developer at the Property more particularly defined in Exhibit A*". Given that the proposed fire station is part of the Development Agreement and within the Technology Park boundary, we believe the fire station should not be required to provide landscaping in accordance with WC Development Code, Article 412.

**Lighting**

The project is anticipated to include minimal lighting primarily focused on building and parking lot lighting. Where pole lighting is provided in the parking areas, they will be limited to 12-foot tall and shielded to direct the light down to the ground, conforming with “dark sky lighting” standards.

**Signage**

Signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style and character of the building and will be oriented toward Interstate 80.

**Utilities**

Utilities that will serve the project site are summarized as follows:

- Water – The proposed project will utilize a well system. The well, pump station, and fire water tank have been preliminarily designed by Shaw Engineering.
- Sewer – The project will utilize a septic system. The septic tank and disposal trench components of the septic system have been preliminarily designed for the project. A preliminary sewer report is provided in Section 4 of this application.
- Electricity – Electric will be provided by NV Energy.
- Gas – A propane tank will be utilized to serve the project.
- Telephone, Cable, and Fiber Optic – Telephone, cable, and fiber optic services will be provided by AT&T and Spectrum.

**Grading and Drainage**

In order to support development of the fire station, approximately 145,000 square feet will be disturbed. As designed, approximately 2,000 cubic yards will be excavated and used as fill on-site. The majority of this material will be generated from the drainage channels around the perimeter of the project site. The project requires approximately 9,000 cubic yards of fill material. Although grading is necessary, the project does not meet the threshold for a special use permit since areas requiring import material will either consist of building or pavement on natural slopes less than 30%. Approximately 8,500 cubic yards of fill material needed for the project will be placed under the buildings and paved areas. Only about 500 cubic yards of fill will be needed for the channel areas around the perimeter of the project.

In terms of drainage, the project site currently slopes from northwest to southeast. Stormwater falling upstream of the project site sheet flows for a short time and then concentrates into existing natural drainage swales. As stormwater run-on reports to the project site, it will be diverted in drainage channels around the east and west sides of the proposed developed area. Stormwater will then discharge south of the project site and cross Reno Technology Parkway through the existing box culvert in the same manner as the existing condition. All flow from the area will eventually report to the Truckee River.

**Soils**

The project consists of a fire station building with apparatus bays, metal storage building, septic system, water system, and perimeter drainage channel, with associated parking and drive areas. The structures are anticipated be one story in height, metal-framed, with conventional spread foundations with slab on grade flooring. Grading plans and structural information were not available at the writing of this summary.

Per Google Earth imagery, a portion of the site was cleared prior to July 2010. The site is bordered by an access road and drainage feature to the southeast, and undeveloped land elsewhere. Overall, the site is relatively flat, gently sloping towards the southeast drainage feature. The hill slope to the northwest presents slopes 17 to 50-percent. Vegetation is light to moderate and typically consists of grasses, weeds, and brush across the site. Wood Rodgers conducted field exploration and found the soils typically consisted of a 1-foot-thick medium to high plasticity lean clay cap over silt, sandy silt, and silty sand. Groundwater was not encountered in any of our explorations and well logs indicate it at least 45-feet below the existing ground surface depending on surface elevation. A copy of the *Preliminary Geotechnical Due Diligence Letter* is included in **Section 4** of this application packet for reference.

**Development Statistics Summary**

Total Site Area:	180.92± acres
Project Site:	3.24± acres
Developed Area:	
Building Area:	20,460± sqft.
Parking/Paved Area:	47,290± sqft.
Undeveloped/pervious Area:	62,400± sqft.
Landscape Area:	10,980± sqft. (16.2%)
Trees Required:	3 trees
Trees Provided:	8 trees
Parking Required:	12 stalls
Parking Provided:	27 stalls
Accessible Parking Required:	2 stalls
Accessible Parking Provided:	3 stalls



### Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

**Response:** The proposed use is consistent with the Master Plan, which identifies the project site as Commercial (C). The conforming General Commercial (GC) zoning as defined within the Washoe County Master Plan and Development Code allows Safety Services with approval of this Special Use Permit.

The proposed new fire station allows TMFPD to construct a new fire station that can better respond to volume and type of calls typically needed in eastern Washoe County, and specifically in the East Truckee Canyon/I-80 corridor.

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

**Response:** All necessary facilities (water/septic/etc.) are either available nearby or can be provided to serve the project. All improvements will be designed in accordance with applicable codes and regulations.

Specifically, the proposed project will be served by a new water tank constructed on-site.

In terms of sewer, the project is designed to utilize a septic system. The septic tank and leach field components of the septic system have been preliminarily designed for the project. A preliminary sewer report is provided in Section 4 of this application.

In addition to utilities, the project includes a new driveway that connects to Interstate 80 via Reno Technology Parkway. Given the type of project proposed, no additional roadways or improvements are required to serve the project.

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

**Response:** Physically, the site is relatively flat with a gentle slope towards the southeast where it naturally drains into an existing engineered box culvert. The undeveloped site consists primarily of native vegetation with low-lying grasses, weeds, and brush across the site.

The new fire station has been located on the project site to better respond to the volume and type of calls that are typical in this area of eastern Washoe County. As noted previously, the site has direct access to Interstate 80 via Reno Technology Parkway which will enable fire or emergency response throughout the area within approved response times as outlined in the Regional Fire Services Standards of Cover.

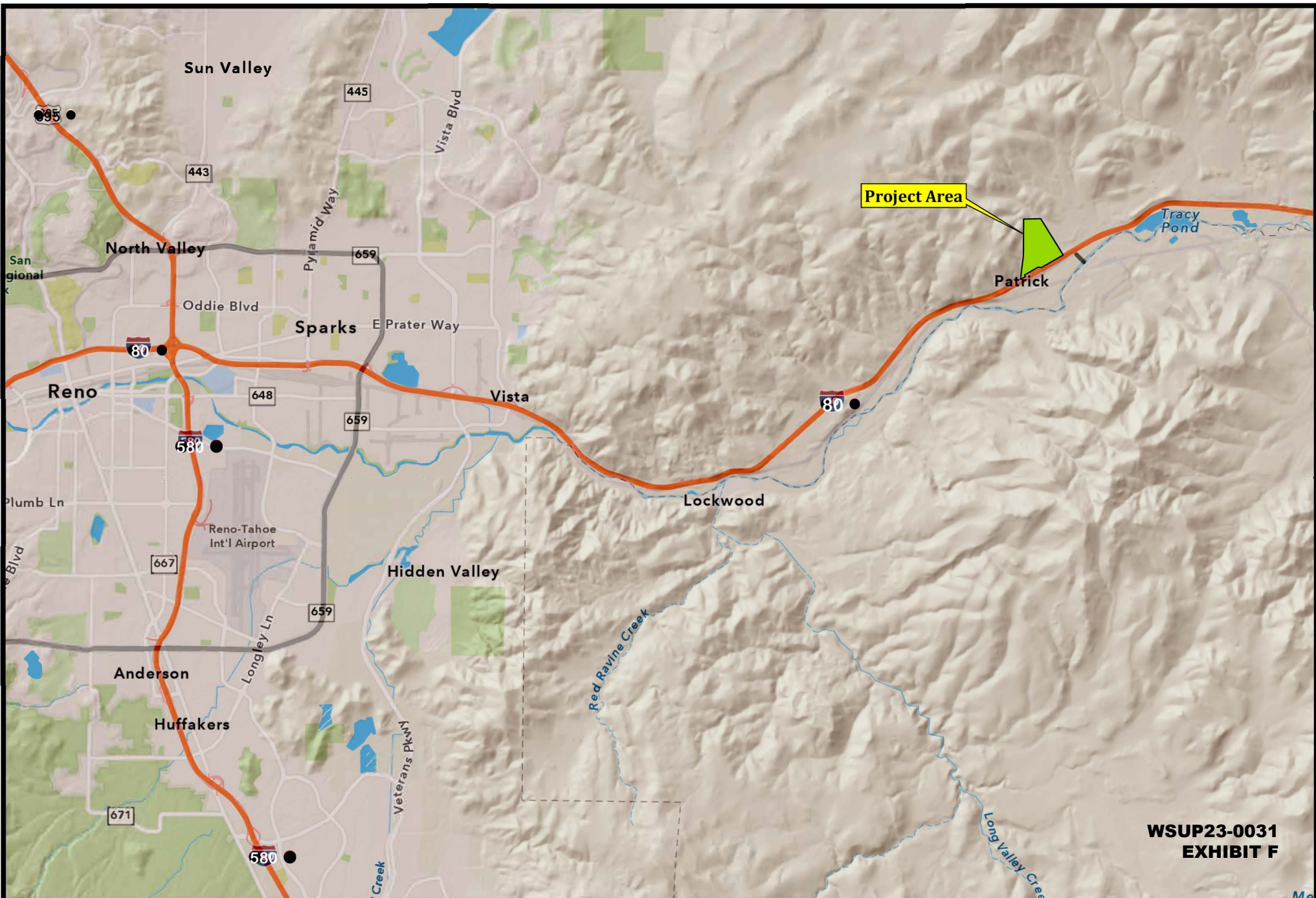
**(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and**

**Response:** The proposed use as a fire station will not be significantly detrimental to the public health, safety or welfare. The proposed project is provided as outlined in the adopted Development Agreement and will serve as an asset for the overall area providing fire protection and emergency response to the East Truckee Canyon/I-80 corridor.

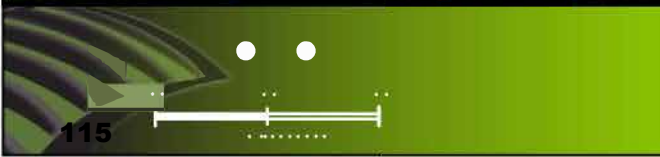
In terms of impacts to the surrounding area, the new building has been cited on the southern portion of the site separated from any existing development within the Technology Park. The project has been designed so that fire trucks enter and exit the apparatus bay directly from Reno Technology Park, which provides direct access to Interstate 80 via the Patrick on/off ramp. No additional improvements to the on/off ramp or Interstate 80 are needed to accommodate the project.

**(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.**

**Response:** N/A.



**WSUP23-0031  
EXHIBIT F**



**Vicinity Map**  
**TMFPD - Apple Fire Station**  
**July 2023**

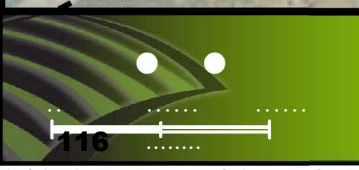


**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Reno, NV 89502  
Tel: 775.823.4068 Fax: 775.823.4066



**Legend**

- Project Area
- Washoe County Boundary



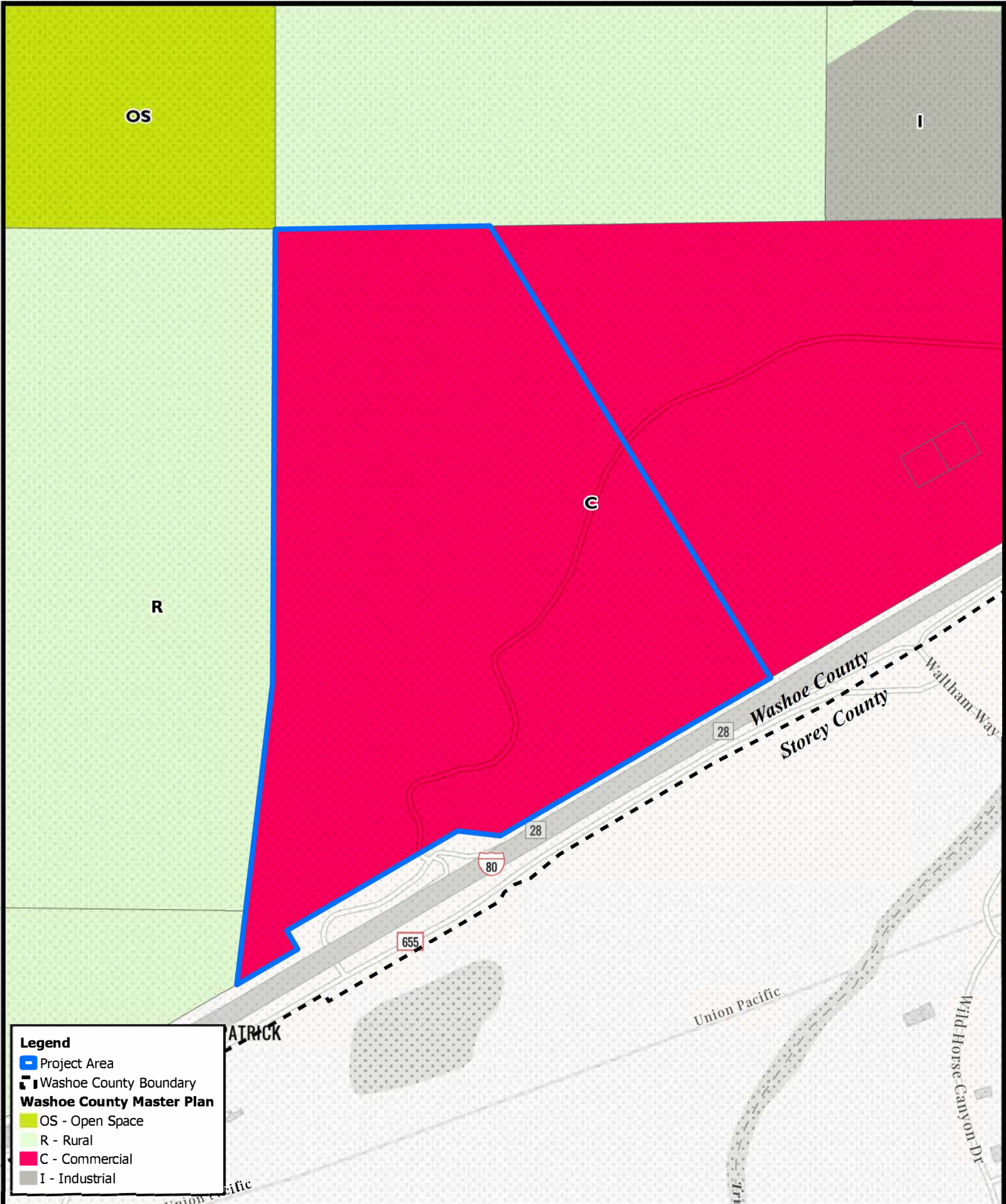
**Aerial Map**  
**TMFPD - Apple Fire Station**  
 July 2023

Union Pacific Railroad

Truckee River

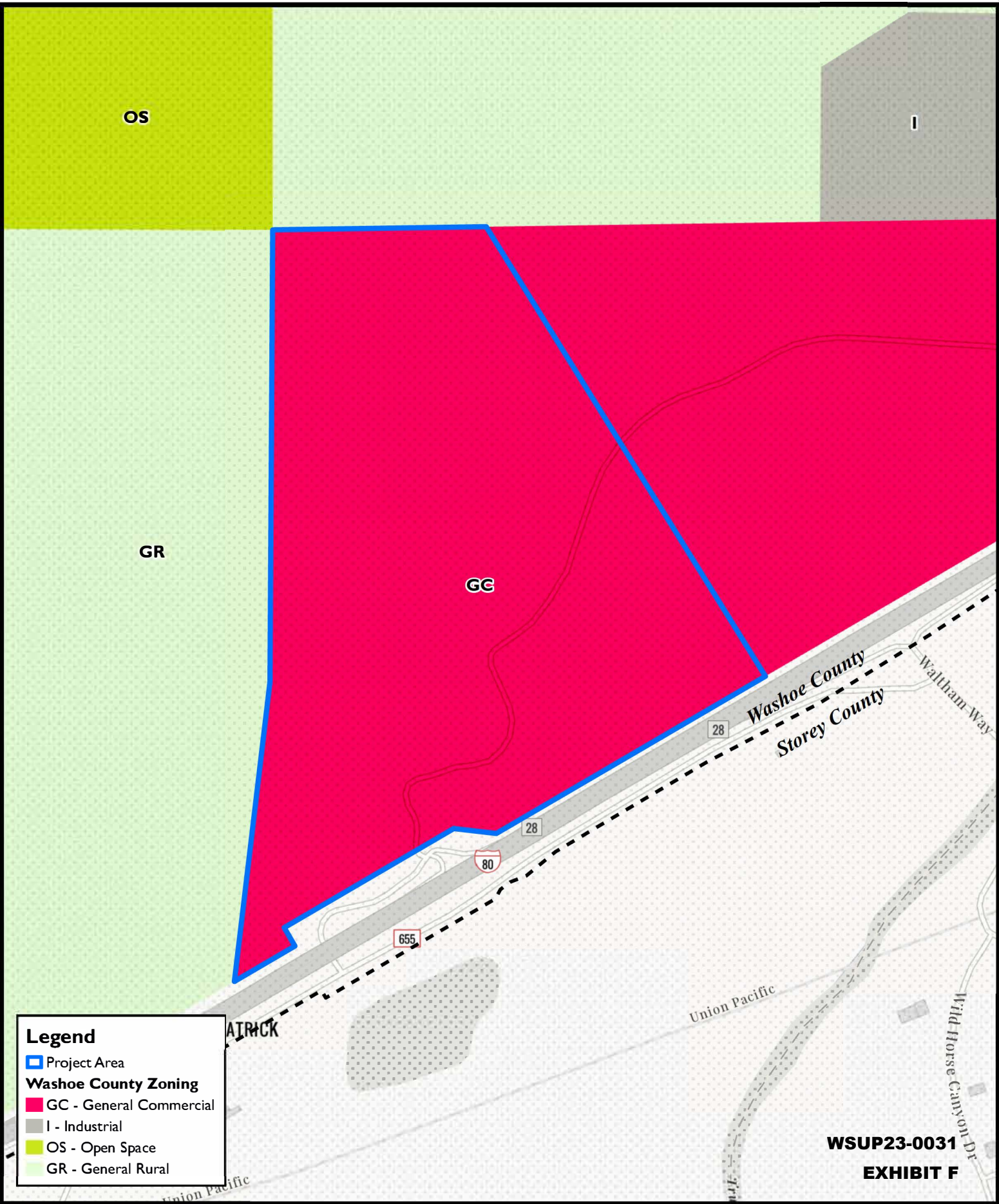
Washoe County  
 Storey County

WUP23-0031  
**EXHIBIT F**



**Master Plan**  
**TMFPD - Apple Fire Station**  
 July 2023

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 Tel: 775.813.4068 Fax: 775.813.4066



**Legend**

- Project Area
- Washoe County Zoning**
- GC - General Commercial
- I - Industrial
- OS - Open Space
- GR - General Rural

**WSUP23-0031**  
**EXHIBIT F**

# APPLE FIRE STATION SPECIAL USE PERMIT TITLE SHEET

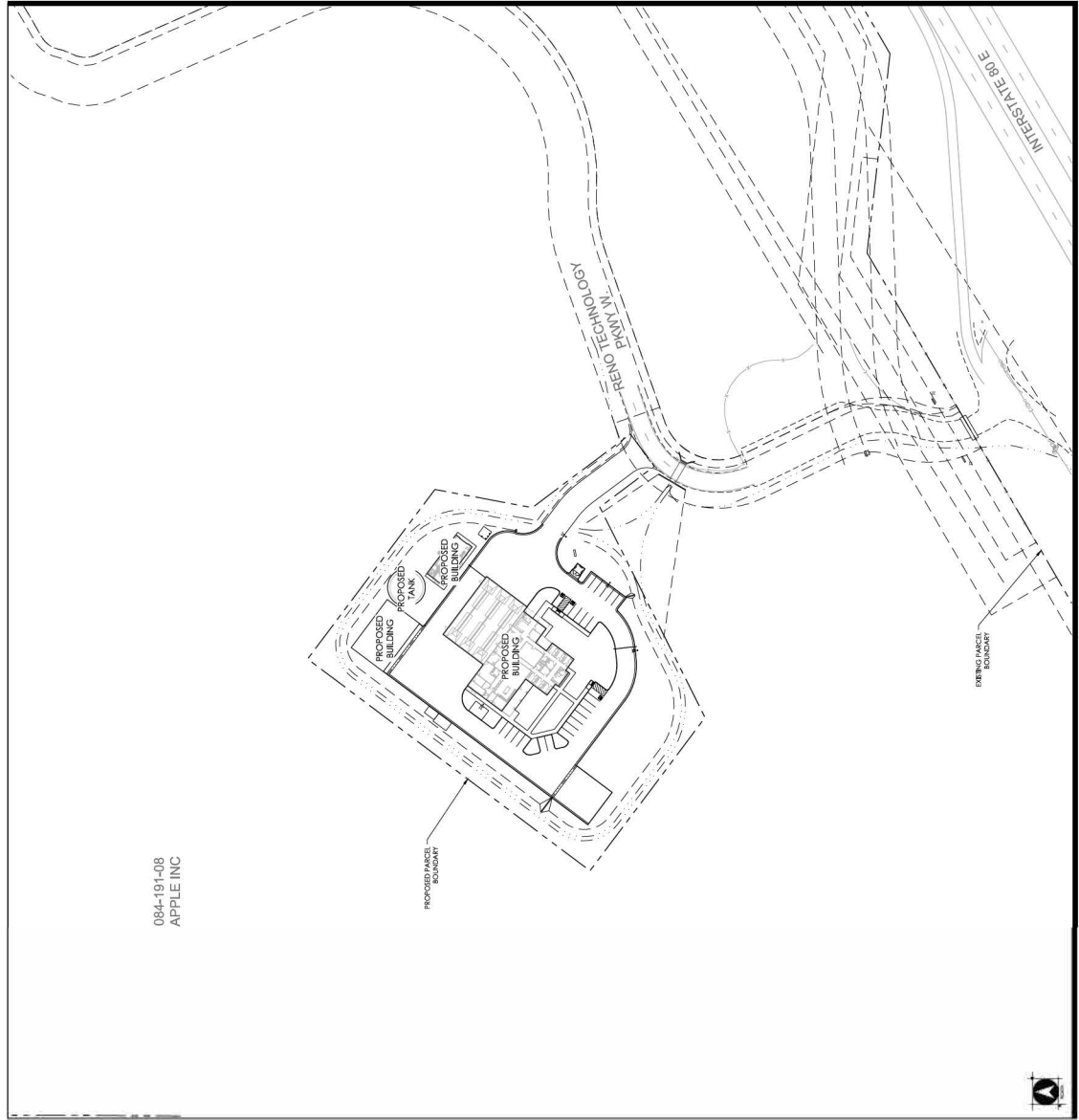
**OWNER/DEVELOPER:**  
TRUCKEE MEADOWS  
FIRE PROTECTION DISTRICT  
3663 BARRON WAY  
RENO, NV 89511

**BASIS OF BEARINGS**

BEARINGS FOR THIS PROJECT WERE OBTAINED FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE ACCURACY OF THE BEARINGS IS BASED ON THE OBSERVATIONS AND CORRECTIONS TRANSMITTED BY THE NETWORK GPS STATION. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

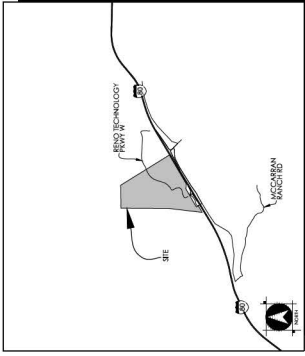
**BASIS OF ELEVATION**

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). AS A RESULT OF THE 2011 REVISIONS TO THE NAD 83 DATUM, THE DATUM HAS BEEN ADJUSTED TO BE CONSISTENT WITH THE 1988 DATUM. THE DATUM IS BASED ON THE MEAN SEA LEVEL (MSL) AT THE NORTH POLE. THE DATUM IS BASED ON THE MEAN SEA LEVEL (MSL) AT THE NORTH POLE. THE DATUM IS BASED ON THE MEAN SEA LEVEL (MSL) AT THE NORTH POLE.



084-191-08  
APPLE INC

SITE PLAN  
NOTESHEET



**VICINITY MAP**  
NOT TO SCALE

**SITE INFORMATION:**  
EXISTING ASSESSOR PARCEL NUMBER:  
084-191-08

**SITE INFORMATION:**  
EXISTING PARCEL AREA: 180,224 AC  
PROPOSED PARCEL AREA: 180,224 AC  
UNDEVELOPED AREA: 62,400 SF  
DEVELOPED AREA: 117,824 SF  
TOTAL BUILDING STRUCTURES AREA: 20,460 SF  
LANDSCAPE AREA: 10,380 SF

**PARKING STATISTICS:**  
TOTAL PARKING PROVIDED: 27 STALLS  
TOTAL ACCESSIBLE PARKING PROVIDED: 3 STALLS

**ENGINEER'S STATEMENT:**

I, BRAD WILBRIGHT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WAS COMPLETED ON THE 08th DAY OF SEPTEMBER, 2023.

BRAD WILBRIGHT, E 2222

**SHEET INDEX**

SHEET NO.	DWG ID	DRAWING DESCRIPTION
1	11	REVISIONS
2	12	GENERAL NOTES
3	13	OVERALL PARCEL SITE PLAN
4	14	PROPOSED PARCEL SITE PLAN
5	15	PROPOSED PARCEL LAYOUT PLAN
6	16	PROPOSED PARCEL LAYOUT PLAN
7	17	PROPOSED PARCEL LAYOUT PLAN
8	18	PROPOSED PARCEL LAYOUT PLAN

APPLE FIRE STATION  
TITLE SHEET



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1801 Canyon Boulevard Reno, NV 89505  
Tel: 775.825.4000 Fax: 775.825.4008

JOB NO. 8754.006 SEPTEMBER, 2023  
SHEET T-1 OF 8

# APPLE FIRE STATION SPECIAL USE PERMIT EXISTING CONDITIONS

084-110-20  
APPLE INC  
(NOT A PART)

084-110-21  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-020-14  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-020-19  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-191-07  
APPLE INC  
(NOT A PART)

084-191-08  
APPLE INC

084-710-02  
DEBORD FAMILY TRUST  
(NOT A PART)



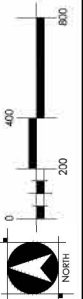
**LEGEND:**  
EXISTING EBM (AS SHOWN) TO BE  
REMOVED AND REPLACED

APPLE FIRE STATION  
EXISTING CONDITIONS



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1881 Country Boulevard  
Rochester, NY 14625  
Tel: 773.823.4000  
Fax: 773.823.4008

JOB NO. 8754.006 SEPTEMBER, 2023  
SHEET DM-1 OF 8





# APPLE FIRE STATION SPECIAL USE PERMIT OVERALL PARCEL SITE PLAN

084-020-14  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-110-21  
UNITED STATES OF  
AMERICA  
(NOT A PART)

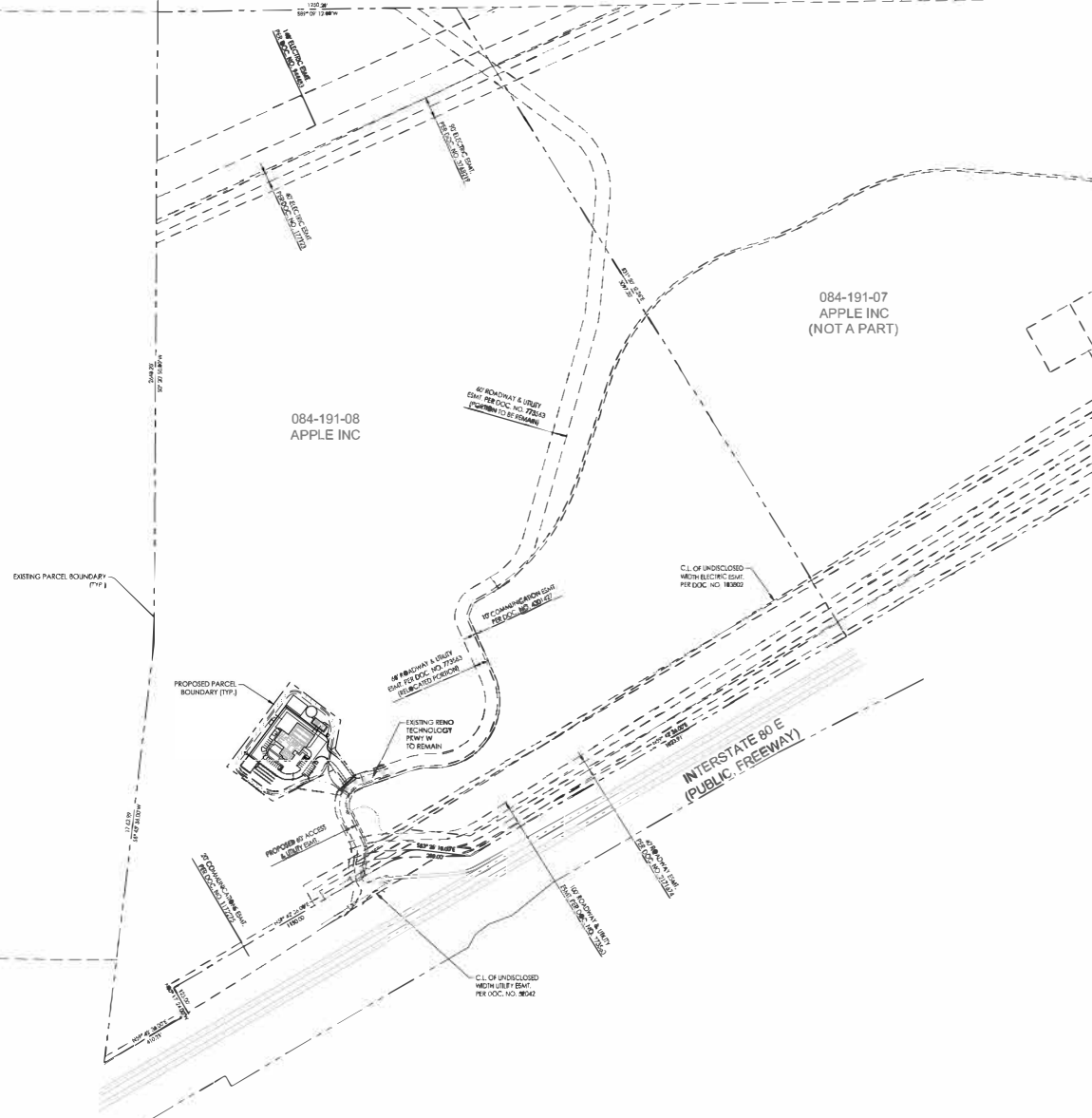
084-110-20  
APPLE INC  
(NOT A PART)

084-020-19  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-191-08  
APPLE INC

084-191-07  
APPLE INC  
(NOT A PART)

084-710-02  
DEBORD FAMILY TRUST  
(NOT A PART)



APPLE FIRE STATION  
OVERALL PARCEL SITE PLAN

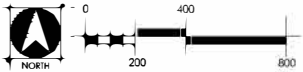


**WOOD ROGERS**  
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1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

**WSUP23-0031  
EXHIBIT F**

JOB NO. 8754.006 SEPTEMBER, 2023

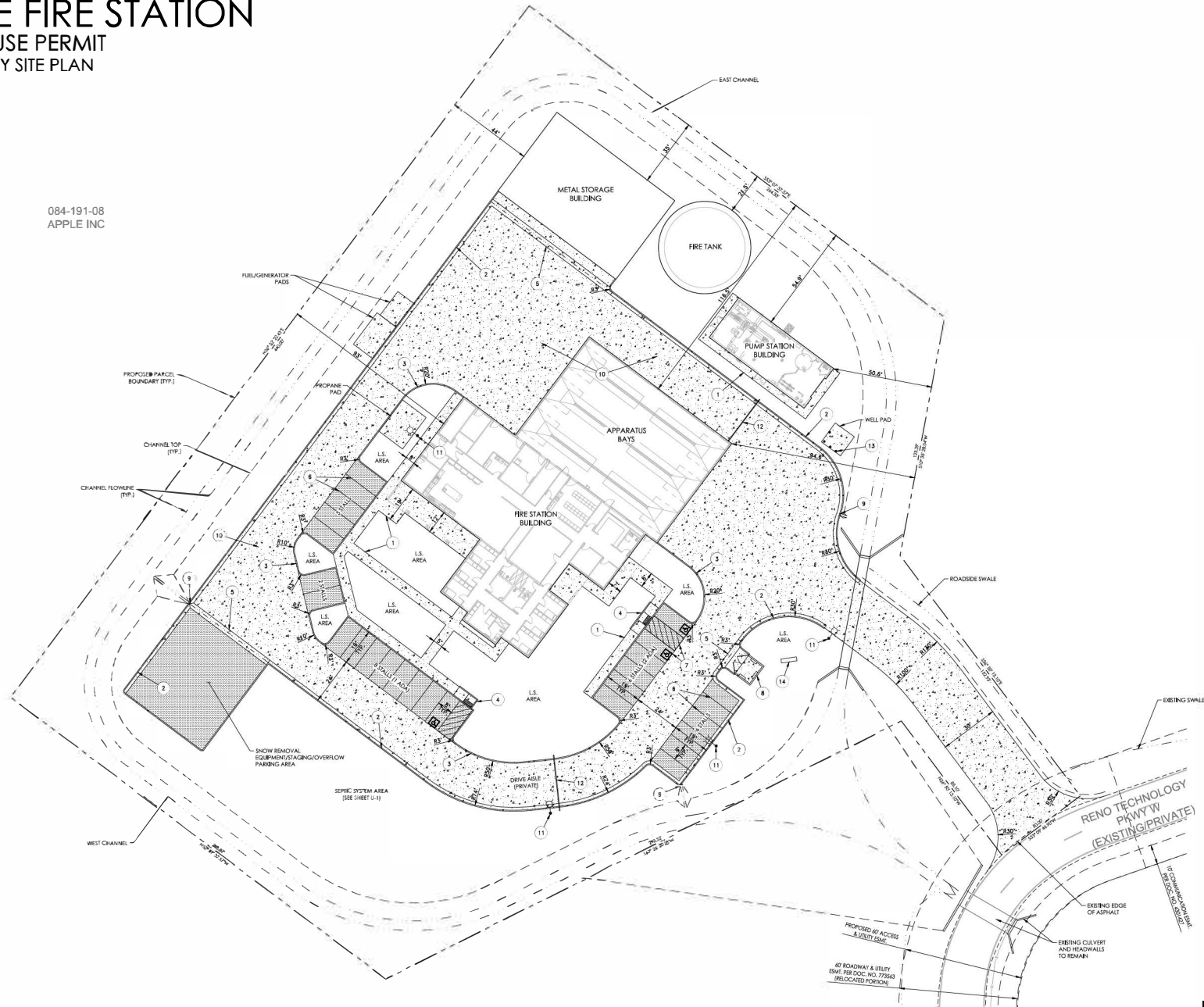
SHEET S-1 OF 8



# APPLE FIRE STATION

## SPECIAL USE PERMIT PRELIMINARY SITE PLAN

084-191-08  
APPLE INC

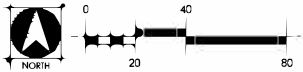


### LEGEND:



### SITE KEY NOTES:

- 1 PROPOSED SERVICE LANEWAY (PPP)
- 2 PROPOSED CURB AND GUTTER (PPP)
- 3 PROPOSED FOOT CURB (PPP)
- 4 PROPOSED FLOOR HIGH WALK (PPP)
- 5 PROPOSED FCC VALET OUTLET (PPP)
- 6 PROPOSED PAVEMENT MARKINGS (PPP)
- 7 PROPOSED ACCESSIBLE MARKINGS (PPP)
- 8 TRASH ENCLOSURE
- 9 CURB OPENING
- 10 PROPOSED ADA SIGNAGE
- 11 BELL SIGN
- 12 AUTOMATIC SPRINKLER CABINETS
- 13 SIGNAGE (PPP)
- 14 NON-SLIP SIGN



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APPLE FIRE STATION  
PRELIMINARY SITE PLAN



**WOOD RODGERS**  
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1301 Corporate Boulevard Tel 775.823.4000  
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**WSUP23-0031**  
**EXHIBIT F**

JOB NO. 8754.006 SEPTEMBER, 2023  
SHEET S-2 OF 8

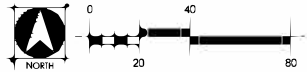
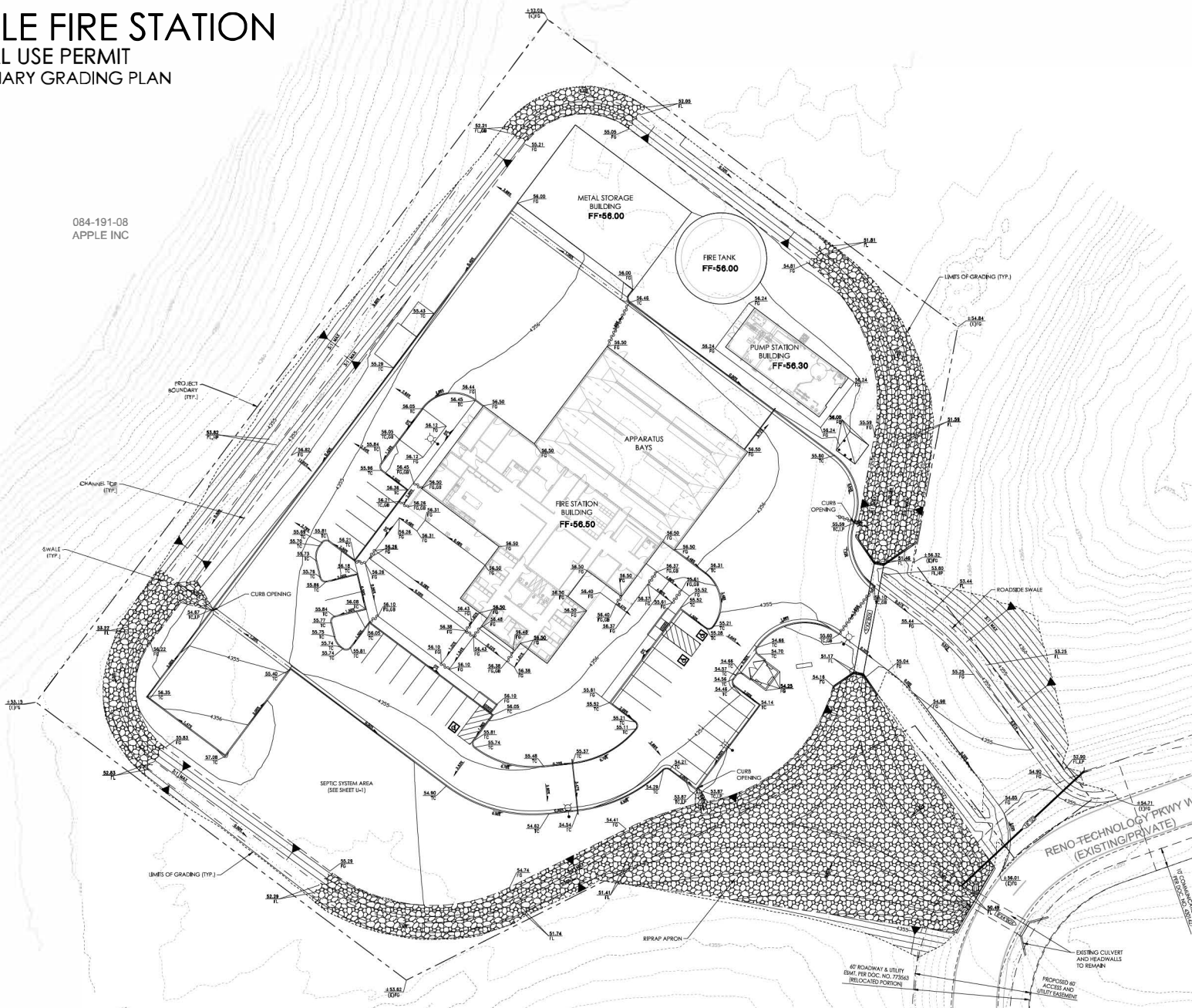
# APPLE FIRE STATION

## SPECIAL USE PERMIT

### PRELIMINARY GRADING PLAN

084-191-08  
APPLE INC

LEGEND:  
PROPOSED RRAP



123

APPLE FIRE STATION  
PRELIMINARY GRADING PLAN



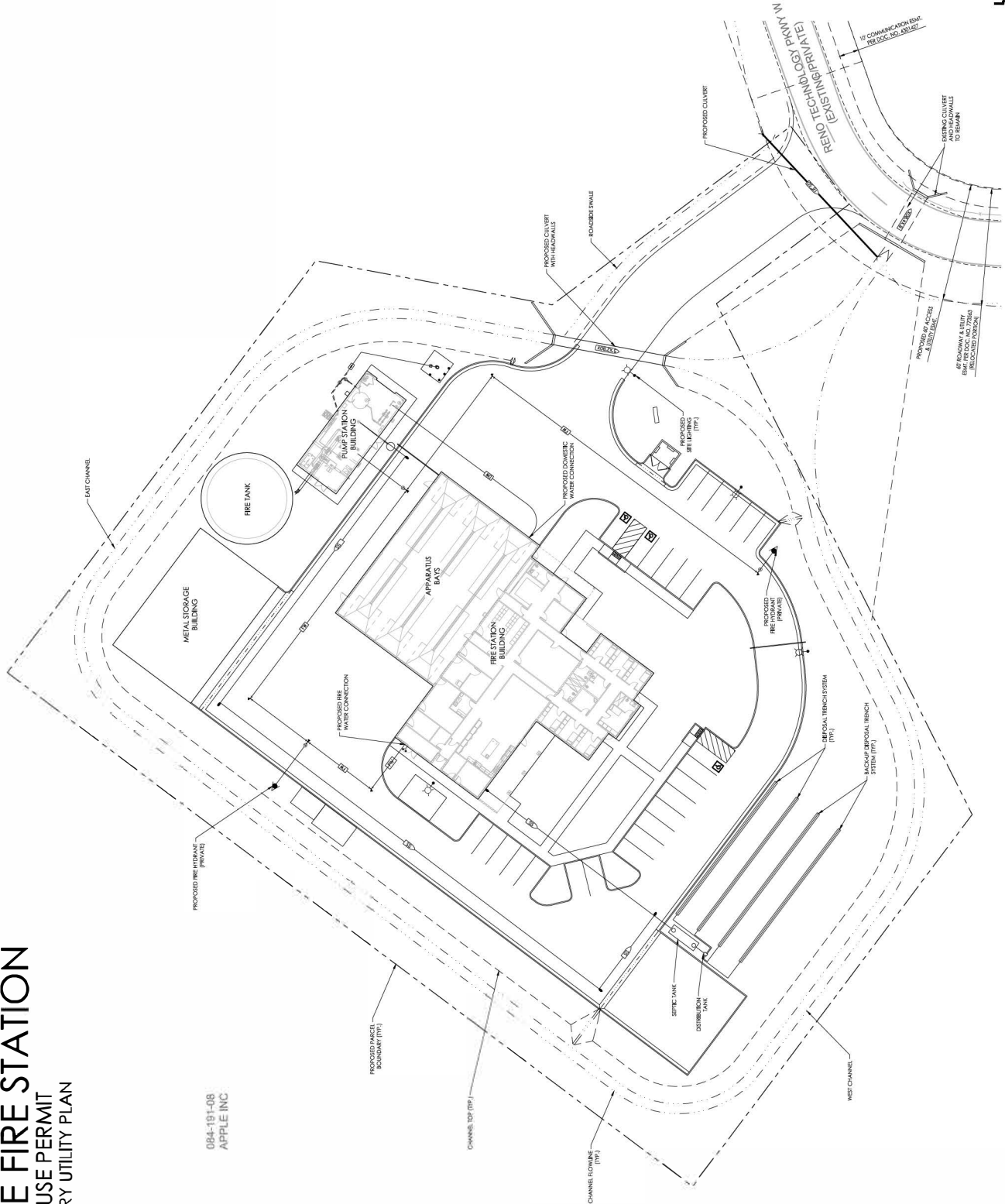
**WOOD RODGERS**  
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1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

**WSUP23-0031**  
**EXHIBIT F**

JOB NO. 8754.006 SEPTEMBER, 2023  
SHEET G-1 OF 8

# APPLE FIRE STATION SPECIAL USE PERMIT PRELIMINARY UTILITY PLAN

084-191-08  
APPLE INC.



## APPLE FIRE STATION PRELIMINARY UTILITY PLAN

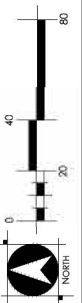


**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1801 Gateway Boulevard  
Rochester, NY 14609  
Tel: 778.825.4000  
Fax: 778.825.4008

JOB NO. 8754.006      SEPTEMBER, 2023

SHEET U-1 OF 8

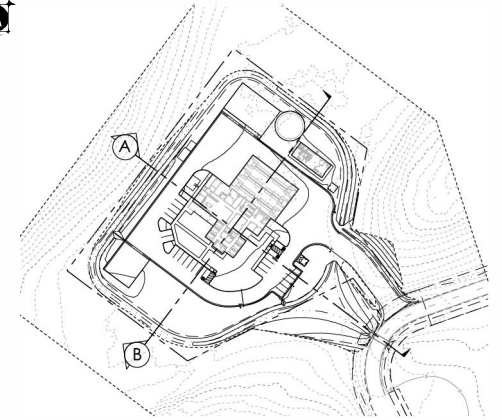
**WSUP23-0031  
EXHIBIT F**



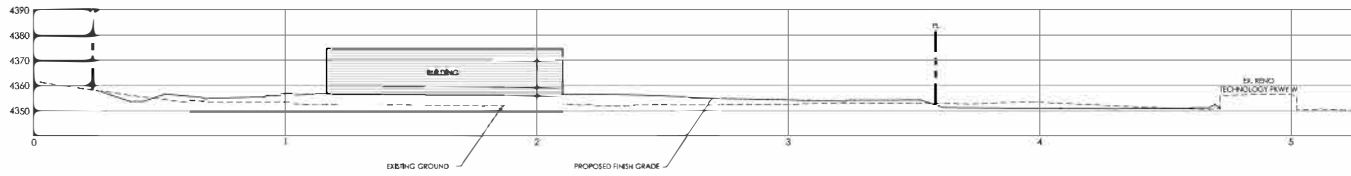
# APPLE FIRE STATION

## SPECIAL USE PERMIT

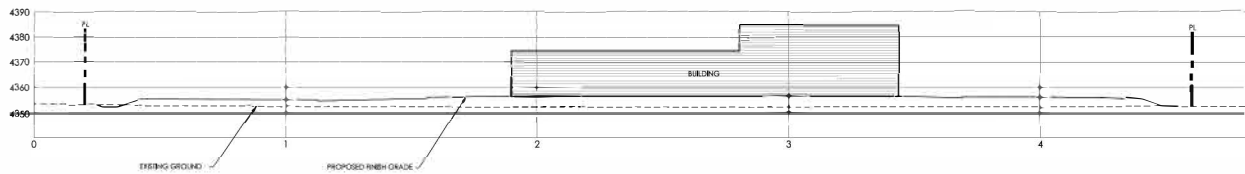
### PRELIMINARY CROSS SECTIONS



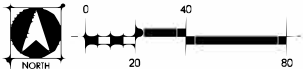
KEY MAP  
NOT TO SCALE



**CROSS SECTION A**  
SCALE:  
HORIZ=1"=20'  
VERT=1"=2'



**CROSS SECTION B**  
SCALE:  
HORIZ=1"=20'  
VERT=1"=2'



APPLE FIRE STATION  
PRELIMINARY CROSS SECTIONS

**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.006 SEPTEMBER, 2023

SHEET CS-1 OF 8  
**WSUP23-0031**  
**EXHIBIT F**



**PLANT LEGEND**

-  DECIDUOUS SHADE TREE
-  ORNAMENTAL TREE
-  SHRUBS
-  1 GAL PERENNIALS
-  TURF
-  INORGANIC GROUNDCOVER

**LANDSCAPE REQUIREMENTS**

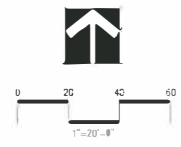
REQUIRED: 1 TREE / 10 PARKING SPACES  
 27 SPACES = 3 TREES  
 PROPOSED: 8 TREES, 49 SHRUBS

**SITE INFORMATION**

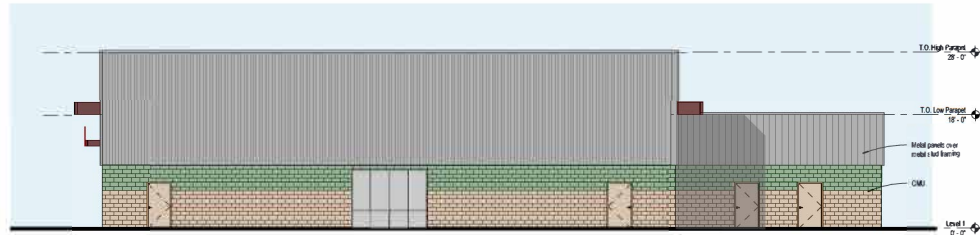
EXISTING PARCEL AREA	=	180.92 +/- AC
PROPOSED PARCEL AREA	=	3.24 +/- AC
UNDEVELOPED AREA	=	62,400 SF
DEVELOPED AREA	=	
BUILDINGS/STRUCTURES AREA	=	20,460 SF
PARKING / PAVED AREA	=	42,209 SF
TOTAL:	=	67,669 SF
LANDSCAPE AREA (16% OF DEVELOPED AREA)	=	10,980 SF

**NOTES**

1. LANDSCAPE TO COMPLY W/ WILDLAND FIRE SAFETY REQUIREMENTS AND ALL LOCAL GOVERNMENT REQUIREMENTS
2. PROPOSED LANDSCAPE EMPHASIZES NATIVE PLANT MATERIAL (WC-SV 2.11)
3. ALL NEW PLANT MATERIAL TO BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.



 LANDSCAPE ARCHITECTS 1000 S. 10th Street, Suite 100 Las Vegas, NV 89102 Phone: 702.735.1111 Fax: 702.735.1112	APPLI FIRE STATION WASHOE COUNTY, NEVADA APN: 084-191-08
SPECIAL USE PERMIT PRELIMINARY LANDSCAPE PLAN	
	
DATE: 05/23/23 SCALE: AS SHOWN DRAWN BY: R-BSLJM JOB #: 23-0031 SHEET NAME: SHEET NUMBER: <div style="text-align: right; font-size: 24pt; font-weight: bold;">L1</div>	



6 North Elevation

18" x 12"



5 West Elevation

18" x 12"



3 South Elevation

18" x 12"



1 East Elevation

18" x 12"

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 08/24/2023 10:23:23 AM

**PRELIMINARY**  
Not For Construction

Professional Seal    Date    Revision

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Consultant:

**H+K ARCHITECTS**  
 5185 Reno Corporate Drive, Suite 100  
 Reno, Nevada 89511-2262  
 P 775-332-6640  
 F 775-332-6612  
 hkarchitects.com

**Truckee Meadows Fire and Rescue  
 Apple Fire Station**

Exterior Elevations

August 24, 2023  
 H+K Project No: 2309





1 Floor Plan  
1/8" = 1'-0"



AUGUST 21, 2023 10:45:13 AM

**PRELIMINARY**  
Not For Construction

Professional Seal	Date	Revision

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Consultant:

**H+K ARCHITECTS**  
5185 Reno Corporate Drive, Suite 100  
Reno, Nevada 89511-2262  
P 775-332-6640  
F 775-332-6612  
hkarchitects.com

**Truckee Meadows Fire and Rescue  
Apple Fire Station**

Floor Plan, Finish  
Schedule and Occupant  
Calculations  
August 21, 2023  
H+K Project No: 2309





**PRELIMINARY SEWER REPORT**

**FOR**

**APPLE FIRE STATION  
WASHOE COUNTY, NEVADA**

*Prepared for:*

**Truckee Meadows Fire Protection District  
3663 Barron Way  
Reno, NV 89511**

September, 2023

*Prepared by:*

**Wood Rodgers Inc.  
1361 Corporate Boulevard  
Reno, Nevada 89502  
(775) 823-4068**



Jillian Wilbrecht, PE



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

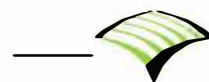
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### APPENDIX

Vicinity Map

Septic System Site Layout



## INTRODUCTION

This study represents the Preliminary Sewer Report for development of the proposed Apple Fire Station project. The purpose of this study is to address the on-site septic design for the project. The proposed septic system, as described below, is consistent with the *Washoe County District Board of Health - Sewage Wastewater, and Sanitation Regulations*. This report includes the overall design standards used to preliminarily size the septic tank and disposal trench to support the proposed project.

## PROJECT LOCATION/DESCRIPTION

The proposed project site (a portion of APN: 084-191-08) is approximately 3.24± acres in size and is located within Sections 31 in T20N, R22E, MDM, Washoe County, Nevada. The proposed project will create a new parcel within the larger parcel. The mapping action will occur after the special use permitting process is complete.

The project site is located on a large parcel of undeveloped land. The project will be accessed from Interstate 80 (located to the south) and Reno Technology Parkway. A Vicinity Map is included in the Appendix of this report for reference.

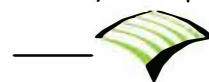
## EXISTING CONDITION

The project site is currently undeveloped. There is no available sanitary sewer infrastructure to connect into within the project area.

A preliminary geotechnical due diligence study was completed by Wood Rodgers in August 2023. The study completed percolation tests in two test pits which resulted in percolation rates of 7.48 and 10.63 minutes per inch. Based on the percolation test results, either location can be utilized for the septic disposal field. In addition, Wood Rodgers also reported finding no groundwater during their exploration.

## PROPOSED CONDITION

Development of the Apple Fire Station project will include a 13,900± square foot fire station with apparatus bays, a 3,750± square foot metal storage building, a 1,500± square foot water pump station building, and a fire water storage tank. The fire station will support a crew of seven and include seven crew quarters (similar to a seven-bedroom residential home). The project will



utilize a septic system for sewerage from the site which was sized based on residential design considerations since it more similar to a residential situation than a commercial property. In general, a sewer lateral will extend from the fire station building to a septic system located southwest of the developed area. A sewer lateral will also extend from the water pump station to the septic system. The sewer system will include a septic tank, a distribution tank, septic disposal trenches, and backup septic disposal trenches. See the Septic System Site Layout in the Appendix for reference.

## **CONTRIBUTIONS/DESIGN COMPONENTS**

The septic system that will support the proposed project was based on the design requirements for a seven-bedroom residential house. A disposal trench system will be utilized for the project. The site was preliminarily designed with a 2,000-gallon septic tank, a distribution tank, and a disposal plus reserve trench system.

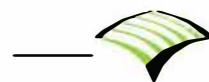
## **CONCLUSIONS**

The proposed septic sewer system discussed in this report will be designed to sufficiently serve the proposed Apple Fire Station project. All on-site facilities shall be privately owned and maintained.

## **REFERENCES**

*Wood Rodgers, Geotechnical Due Diligence Letter Report, Truckee Meadows Fire Protection District (TMFPD), August 25, 2023.*

*Washoe County District Board of Health – Sewage, Wastewater, and Sanitation Regulations, May 23, 2013.*



## Appendix



Fig. 1  
Vicinity Map

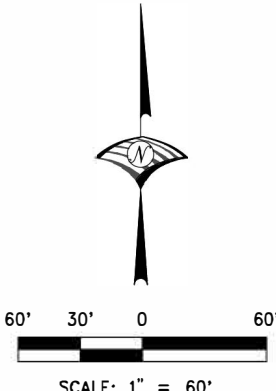
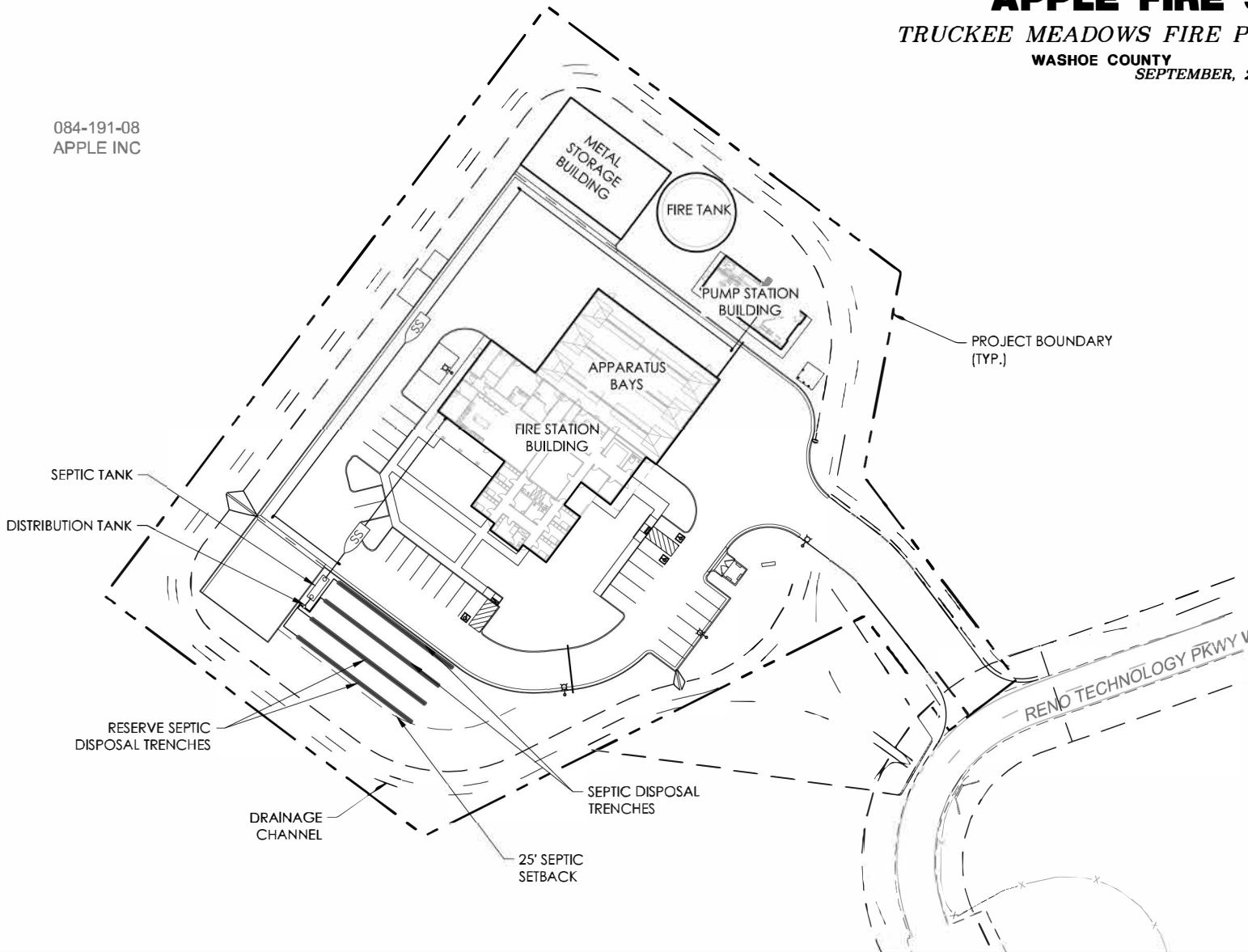
# Apple Fire Station

**Reno, Nevada**  
September 2023



**SEPTIC SYSTEM SITE LAYOUT**  
**APPLE FIRE STATION**  
*TRUCKEE MEADOWS FIRE PROTECTION DISTRICT*  
 WASHOE COUNTY SEPTEMBER, 2023 NEVADA

084-191-08  
 APPLE INC



**WOOD ROGERS**  
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 1981 Corporate Boulevard Tel 775.823.4068  
 Reno, NV 89502 Fax 775.823.4068

J:\Jobs\8754\_TMFPD\_Station\_Reloc\_006\_Apple\_Site\Planning\Studies\Sewer\EXH\_Sepic Layout.dwg 8/25/2023 8:34 AM Austin Lowe

**PRELIMINARY DRAINAGE REPORT**

**FOR**

**APPLE FIRE STATION  
WASHOE COUNTY, NEVADA**

*Prepared for:*

**Truckee Meadows Fire Protection District  
3663 Barron Way  
Reno, NV 89511**

September, 2023

*Prepared by:*

**Wood Rodgers Inc.  
1361 Corporate Boulevard  
Reno, Nevada 89502  
(775) 823-4068**



Jillian Wilbrecht, P.E.



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME



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HYDRAULICS / PROPOSED DRAINAGE FACILITIES.....	5
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#### A. General figures

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FEMA FIRMette  
TMRDM Runoff Curve Numbers  
TMRDM LAG Equation Roughness Factors  
Rainfall Depth Data  
Drainage Site Plan

#### B. Existing Conditions

Existing Hydrology  
Existing Soils Information  
Curve Number Calculations  
Time of Concentration Table  
5-Year Existing HEC-HMS Evaluation  
100-Year Existing HEC-HMS Evaluation

#### C. Proposed Conditions

Proposed Hydrology  
Curve Number Calculations  
Time of Concentration Table  
5-Year Proposed HEC-HMS  
100-Year Proposed HEC-HMS  
P-01 Channel Flowmaster Report  
P-02 Channel Flowmaster Report  
Proposed 5'x2' Box Culvert Flowmaster Report



## INTRODUCTION

This study represents the Preliminary Drainage Report for development of the proposed Apple Fire Station project. The purpose of this study is to address the drainage issues that result from development of the existing property in accordance with Washoe County development standards, the *Truckee Meadows Regional Design Manual* (TMRDM), and sound design and engineering practices. This report includes the overall hydrologic analysis for existing and proposed conditions and the design parameters for on-site stormwater management facilities.

## PROJECT LOCATION/DESCRIPTION

The proposed project site (a portion of APN: 084-191-08) is approximately 3.24± acres in size and is located within Section 31 in T20N, R22E, MDM, Washoe County, Nevada. The proposed project will create a new parcel within the larger parcel. The mapping action will occur after the special use permitting process is complete.

The project site is located on a large parcel of undeveloped land. The project will be accessed from Interstate 80 (located to the south) and Reno Technology Parkway. A Vicinity Map is included in Appendix A of this report for reference.

Development of the site will include a 13,900± square foot fire station with apparatus bays, a 3,750± square foot metal storage building, a 1,500± square foot water pump station building, and a fire water storage tank. Sitework includes drive aisles, paved parking, walkways, and landscaping to support the project.

## HYDROLOGIC ANALYSIS

As the area being analyzed is larger than 100 acres, the TMRDM requires the Natural Resources Conservation Service (SCS) unit hydrograph method be used to attain peak flows for the drainage basins. The SCS method requires a curve number (CN), accumulated rainfall depth, and lag time for each basin. The 5-year and 100-year storm events were modeled using the U.S. Army Corp of Engineering HEC-HMS software.

Hydraulic analysis was performed utilizing different methods depending on the complexity and type of the conveyance. Open channel conveyances with consistent cross-sections were analyzed



with the Manning's Equation and the computer program Flowmaster. The effects of hydrograph routing were modeled using the computer program HEC-HMS.

The Runoff Curve Numbers (CN) for each basin is determined by overlaying land use information about the basin with soil data available for the basin. Soil types are rated from A to D with correspondingly higher curve number values. The overall CN for a basin is a weighted average for each area based on the land uses and soil curve numbers. Tables of Runoff Curve Numbers for Commercial Areas (proposed) and Runoff Curve Numbers for Rangelands (existing) are found in the TMRDM, Table 702, and are included in Appendix A for reference. Tables summarizing the weighted average CN for each basin for the existing and proposed site conditions are included in Appendices B and C of this report, respectively.

The time of concentration is defined as the time required for water to flow from the hydraulically most distant part of the drainage area to the point of consideration. Usually, the point of consideration is the discharge point of the basin or sub-basin. Lag time is the time interval between the center of mass of the rainfall and the peak runoff rate and is a function of time of concentration. Lag times are used as inputs into HEC-HMS to find storm runoff. The lag times were computed per the TMRDM and calculations can be found for the existing and proposed conditions in Appendices B and C, respectively. Both existing and proposed conditions consist of basins with slopes larger than 10% and lag times were computed accordingly.

Rainfall depths were required to complete the preliminary hydrologic analysis for the site. Precipitation depth estimates were taken from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14, Volume 1, Version 5 which provides rainfall information for a given longitude and latitude. It was determined that the site latitude and longitude are 39.5562° and -119.5665°, respectively. Rainfall storm data for the 5-year and 100-year storm was recorded into HEC-HMS and is included in Appendix A of this report.

## EXISTING CONDITIONS

In its existing condition, the site consists of one 144-acre drainage basin, E-01. Stormwater falling on the basin generally flows from northwest to southeast. Stormwater sheet flows for a short time and then concentrates into existing natural drainage swales. Stormwater then converges southeast to a single collection point, an existing 8-foot wide by 4-foot tall box culvert under Reno Technology Parkway, and flows offsite. Stormwater continues south where it reports to the Truckee River. The existing land use is mostly range, poor with a soil group D and a small section



of soil group A near the southeast portion of the property. The existing basin area, flowpath, land use, and soil group information can be found in Appendix B.

A 5-year and 100-year, 24-hr storm analysis of Basin E-01 was completed using HEC-HMS and the analysis results are shown in Appendix B. Table 1 summarizes the results of the analysis for the existing condition.

<b>Storm Event</b>	<b>E-01</b>
<b>5-yr, 24-hr</b>	<b>48.5 CFS</b>
<b>100-yr, 24-hour</b>	<b>167.1 CFS</b>

## **FEMA FLOOD HAZARD INFORMATION**

The project site is located on FEMA Flood Insurance Rate Map (FIRM) number 32031C3087G. Per the map, the entire site is located within FEMA Flood Zone 'X', which is defined as areas outside the 0.2% (500-year) annual chance floodplain. As the site is Zone 'X', there are no base flood elevations for the site. The FEMA FIRMette is provided in Appendix A.

## **PROPOSED CONDITION**

Proposed development of the site will create two hydrologic basins, P-01 and P-02. Both basins will discharge to the same existing box culvert as the existing condition but are first divided and diverted around the project site. Both Basins P-01 and P-02 consist mostly of the existing condition, with only about two percent of the overall basin's area located within the developed area. As such, most of the offsite stormwater flows from Basins P-01 and P-02 to the north and northwest area of the proposed project site and will be collected in drainage channels and diverted around the proposed project.

Stormwater that falls onsite for both Basins P-01 and P-02 will generally sheet flow from the center to the edges of the site and be transported via a system of curb and gutter and valley gutters. The flow is then routed to curb openings that will release to the proposed drainage channels surrounding the project site which discharge into the existing box culvert. From the existing box culvert, the flow will report to the Truckee River in the same manner as the existing condition. The proposed land use for the developed site is commercial and business, soil group A, while the undeveloped land use will remain the same as existing. The proposed hydrologic basins, flowpaths, proposed land use, and soil groups can be found in Appendix C.



The proposed basins were analyzed using HEC-HMS software and the results can be found in Appendix C. Table 2 displays the runoff flow results of both Basins P-01 and P-02 separately and the flow at the existing box culvert where flows converge.

<b>Storm Event</b>	<b>P-01</b>	<b>P-02</b>	<b>Existing Box Culvert</b>
<b>5-yr, 24-hr</b>	<b>30.7 CFS</b>	<b>23.2 CFS</b>	<b>52.5 CFS</b>
<b>100-yr, 24-hour</b>	<b>102.9 CFS</b>	<b>79.7CFS</b>	<b>178.2 CFS</b>

## **HYDRAULICS / PROPOSED DRAINAGE FACILITIES**

The proposed storm drainage system generally consists of sheet flow from the building roofs, site hardscape, and landscape areas into on-site gutters. Stormwater flows from gutters to one of three curb openings located on the south, east, and west portions of the site. Flows from the curb openings discharge into the drainage channels surrounding the proposed project site. The channels discharge into an area south of the project site where it crosses Reno Technology Parkway in the existing box culvert.

All offsite stormwater flows that cross the site in the existing condition will be collected in drainage channels that wrap around the proposed project site. Stormwater will be collected from offsite areas and flow west or east around the site and converge south of the project site before discharging in the existing box culvert. The west and east channel size is based on the proposed basin flows, P-01 and P-02 respectively. Both channels have at least one foot of freeboard in the proposed 100-year storm event. In addition, stormwater flowing in the drainage channel on the east side of the project site (P-2) will enter a new 5-foot wide by 2-foot tall box culvert that will be utilized to cross the proposed driveway that connects the project site to Reno Technology Parkway. Calculations for the channels and culvert sizing using Flowmaster can be found in Appendix C. Additionally, a proposed Drainage Site Plan exhibit can be found in Appendix A.

HEC-HMS was used to analyze pre and post-development flows with the existing box culvert as the analysis point. Table 3 summarizes the existing and proposed peak flow rates.



<b>Storm Event</b>	<b>Existing Peak Flow</b>	<b>Proposed Peak Flow</b>	<b>Difference in Peak Flows</b>
<b>5-yr, 24-hr</b>	<b>48.5 CFS</b>	<b>52.5 CFS</b>	<b>4 CFS</b>
<b>100-yr, 24-hour</b>	<b>167.1 CFS</b>	<b>178.2 CFS</b>	<b>11.1 CFS</b>

The proposed project’s increase in runoff due to development is minimal relative to the overall flow reporting to the discharge point. There is an estimated 8% increase in the 5-year storm event and an estimated 7% increase in the 100-year storm event. Due to the project’s location close to the ultimate discharge point of the Truckee River and the minimal increase related to the overall drainage basin, detention is not proposed.

## **CONCLUSIONS**

The drainage facilities proposed with the Apple Fire Station project site have been preliminarily designed to capture and perpetuate the design storm event flows with the use of channels, gutters, and curb openings to the existing drainage pathways. The conveyance of flows is in conformance with State of Nevada drainage statutes, the *Truckee Meadows Regional Drainage Manual*, and Washoe County Development code. There will not be negative impacts to the adjacent or downstream properties as a result of development due to the implementation of the proposed stormwater management system.

## **REFERENCES**

*Washoe County Development Code, July 3, 2015.*

Federal Emergency Management Agency, Flood Insurance Rate Map for Washoe County, Nevada, Exported February 3, 2023.

*Truckee Meadows Regional Drainage Manual, April 30, 2009.*





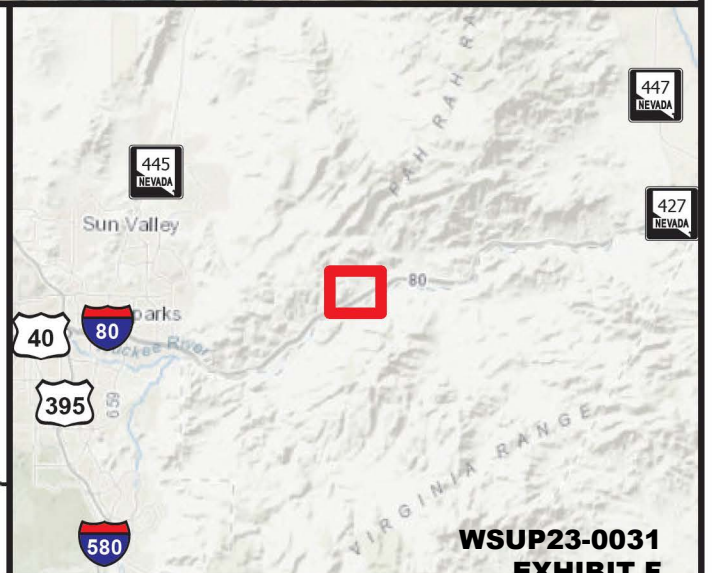
**Appendix A - General Figures**



Fig. 1  
Vicinity Map

# Apple Fire Station

**Reno, Nevada**  
September 2023





# National Flood Hazard Layer FIRMette



119°34'17"W 39°33'37"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

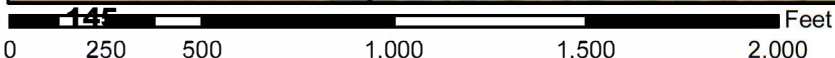
MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/8/2023 at 12:55 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas are not intended for regulatory purposes.



1:6,000

119°33'40"W 39°33'10"N

Basemap Imagery Source: USGS National Map 2023

**WSUP23-0031**  
**EXHIBIT F**

**RUNOFF CURVE NUMBERS FOR URBAN AREAS<sup>1</sup>**

**Runoff Curve Numbers**

Cover Type and Hydrologic Condition	Aver. % Impervious Area <sup>2</sup>	Soil Comp A	Soil Comp B	Soil Comp C	Soil Comp D
<i>Fully developed urban area (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) <sup>3</sup>					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50 to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) <sup>4</sup>		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious only, no vegetation) <sup>5</sup>		77	86	91	94
Idle lands (CNs are determined using cover types similar to those Table 702 - 3 of 4)					

<sup>1</sup>Average runoff condition, and  $I_a = 0.2S$

<sup>2</sup>The average percent impervious area shown was used to develop the composite CNs. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CNs for other combinations of conditions may be computed using figure 2-3 or 2-4 in TR-55 (SCS, 1986).

<sup>3</sup>CNs shown are equivalent to those of pasture. Composite CNs may be computed for other combinations of open space cover type.

<sup>4</sup>Composite CNs for natural desert landscaping should be computed using figure 2-3 or 2-4 in TR-55 (SCS, 1986) based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CNs are assumed equivalent to desert shrub in poor hydrologic condition.

<sup>5</sup>Composite CNs to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 in TR-55 (SCS, 1986) based on the degree of development (impervious area percentage) and the CNs for the newly graded pervious areas.

VERSION: April 30, 2009	REFERENCE:	TABLE
	210-VI-TR-55, Second Edition, June 1986	702
WRC ENGINEERING, INC.		1 of 4

**RUNOFF CURVE NUMBERS FOR CULTIVATED AGRICULTURAL LANDS<sup>1</sup>**

**Runoff Curve Numbers**

Cover type	Treatment <sup>2</sup>	Hydrologic condition <sup>3</sup>	Soil Comp A	Soil Comp B	Soil Comp C	Soil Comp D
Fallow	Bare soil Crop residue cover (CR)	-	77	86	91	94
		Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
C&T + CR	Poor	65	73	79	81	
	Good	61	70	77	80	
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
C&T + CR	Poor	60	71	78	81	
	Good	58	69	77	80	
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$

<sup>2</sup> *Crop residue cover* applies only if residue is on at least 5% of the surface throughout the year.

<sup>3</sup> Hydrologic condition is based on combination of factors that affect infiltration and runoff, including: (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes in rotations, (d) percent of residue cover on the land surface (good  $\geq 20\%$ ), and (e) degree of surface roughness.

*Poor:* Factors impair infiltration and tend to increase runoff.

*Good:* Factors encourage average and better than average infiltration and tend to decrease runoff.

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**RUNOFF CURVE NUMBERS FOR OTHER AGRICULTURAL LANDS<sup>1</sup>**

**Runoff Curve Numbers**

Cover Type	Hydrologic Condition	Soil Comp A	Soil Comp B	Soil Comp C	Soil Comp D
Pasture, grassland, or range – continuous forage for grazing <sup>2</sup>	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow – continuous grass, protected from grazing and generally mowed for hay	-	30	58	71	78
Brush – brush-weed-grass mixture with brush the major element <sup>3</sup>	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 <sup>4</sup>	48	65	73
Woods – grass combination (orchard or tree farm) <sup>5</sup>	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods <sup>6</sup>	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 <sup>4</sup>	55	70	77
Farmsteads – buildings, lanes, driveways, and surrounding lots	-	59	74	82	86

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$

<sup>2</sup> *Poor*: < 50% ground cover or heavily grazed with no mulch  
*Fair*: 50 to 75% ground cover and not heavily grazed  
*Good*: > 75% ground cover and lightly or only occasionally grazed

<sup>3</sup> *Poor*: < 50% ground cover  
*Fair*: 50 to 75% ground cover  
*Good*: >75% ground cover

<sup>4</sup> Actual curve number is less than 30; use CN = 30 for runoff computations.

<sup>5</sup> CNs shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CNs for woods and pasture.

<sup>6</sup> *Poor*: Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.  
*Fair*: Woods are grazed but not burned, and some forest litter covers the soil.  
*Good*: Woods are protected from grazing, and litter and brush adequately cover the soil.

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WRC ENGINEERING, INC.

REFERENCE:

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TABLE

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3 of 4

**RUNOFF CURVE NUMBERS FOR ARID AND SEMIARID RANGELANDS<sup>1</sup>**  
**Runoff Curve Numbers**

Cover Description	Hydrologic Condition <sup>2</sup>	Soil Comp A <sup>3</sup>	Soil Comp B	Soil Comp C	Soil Comp D
Herbaceous – mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen – mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper – pinyon, juniper, or both; grass understory	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub – major plants include saltbrush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

<sup>1</sup> Average runoff condition, and  $I_a = 0.2S$ . For range in humid regions, use Table 702 - 3 of 4.

<sup>2</sup> *Poor*: < 30% ground cover (litter, grass, and brush overstory)

*Fair*: 30 to 70% ground cover

*Good*: > 70% ground cover

<sup>3</sup> Curve numbers for group A have been developed only for desert shrub.

VERSION: April 30, 2009  
 WRC ENGINEERING, INC.

REFERENCE:  
 210-VI-TR-55, Second Edition, June 1986

TABLE  
 702  
 4 of 4

## LAG EQUATION ROUGHNESS FACTORS

LAND USE	RANGE OF AVERAGE IMPERVIOUS AREA	$K_n$
Developed Areas		
Commercial/Industrial/Office/Business	70-85	.05
High and Medium Density Residential	30-65	.05
Low Density Residential	20-25	.07
Rural Residential	10-15	.08
Irrigated Grass (Golf Course/Parks/Cemeteries)	0-5	.10
Undeveloped Areas		
Rock Outcroppings	-	.04
Irrigated Agriculture	-	.10
Rangelands:		
Herbaceous (grasses)	-	.08
Mixed grass and shrub	-	.09
Heavy shrub/brush	-	.10
Forest (Evergreen)	-	.15

VERSION: October 1, 2008

REFERENCE:

U.S. Department of Interior, 1989  
(with modifications)TABLE  
703

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**NOAA Atlas 14, Volume 1, Version 5**  
**Location name: Sparks, Nevada, USA\***  
**Latitude: 39.5562°, Longitude: -119.5665°**  
**Elevation: 4352 ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Tryppaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

**PF tabular**

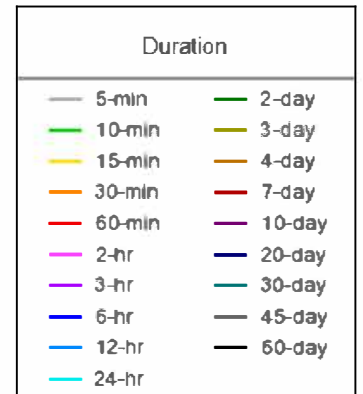
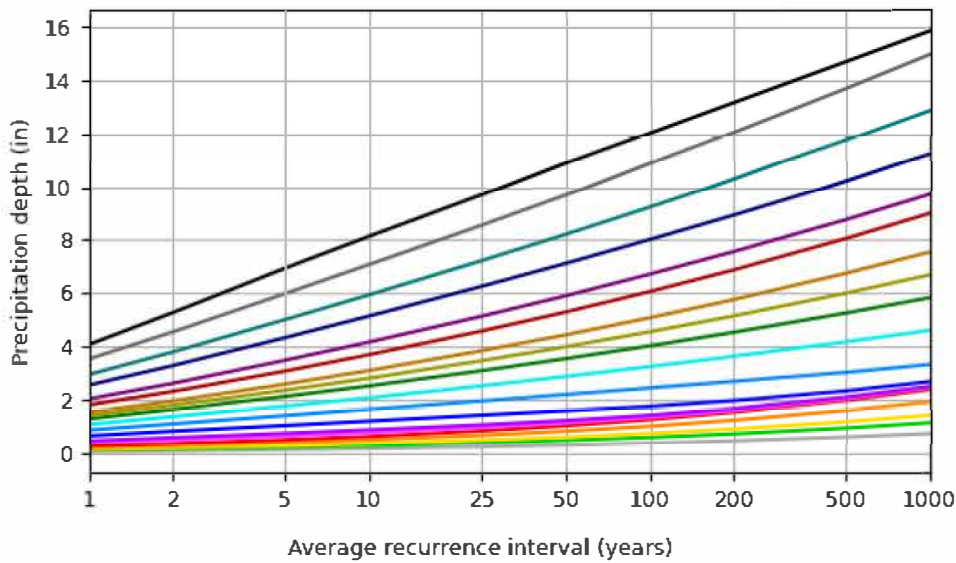
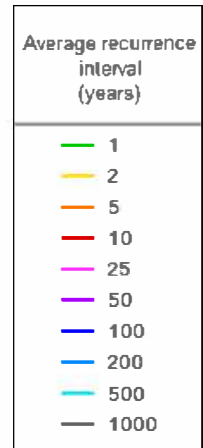
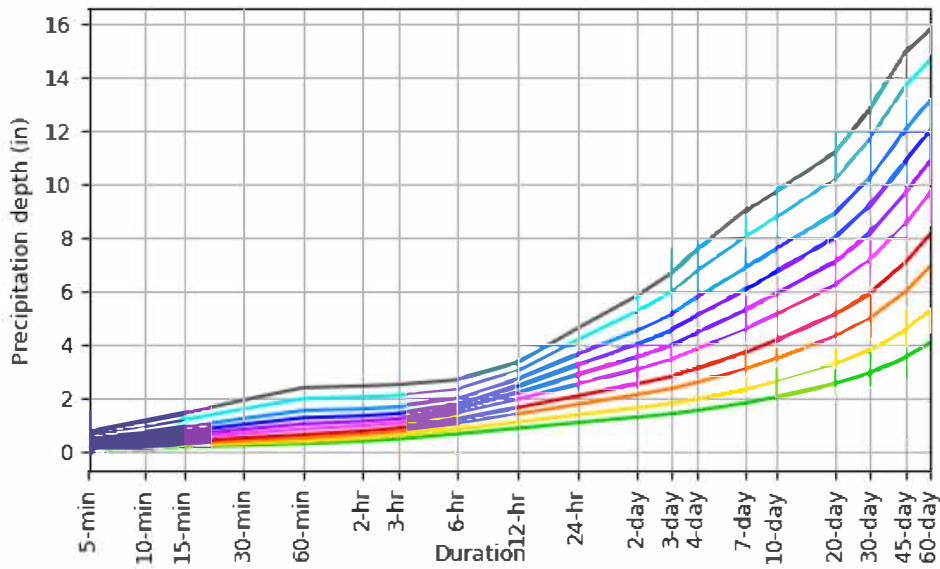
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>0.100</b> (0.084-0.117)	<b>0.125</b> (0.105-0.148)	<b>0.168</b> (0.141-0.200)	<b>0.208</b> (0.174-0.248)	<b>0.275</b> (0.223-0.330)	<b>0.335</b> (0.264-0.408)	<b>0.407</b> (0.312-0.502)	<b>0.494</b> (0.364-0.622)	<b>0.636</b> (0.442-0.827)	<b>0.766</b> (0.507-1.02)
<b>10-min</b>	<b>0.153</b> (0.128-0.178)	<b>0.190</b> (0.160-0.225)	<b>0.256</b> (0.214-0.304)	<b>0.317</b> (0.265-0.378)	<b>0.418</b> (0.339-0.503)	<b>0.510</b> (0.403-0.621)	<b>0.620</b> (0.475-0.764)	<b>0.752</b> (0.555-0.947)	<b>0.967</b> (0.672-1.26)	<b>1.16</b> (0.772-1.55)
<b>15-min</b>	<b>0.189</b> (0.159-0.221)	<b>0.236</b> (0.198-0.279)	<b>0.317</b> (0.266-0.377)	<b>0.393</b> (0.328-0.468)	<b>0.517</b> (0.421-0.623)	<b>0.632</b> (0.499-0.770)	<b>0.768</b> (0.588-0.947)	<b>0.933</b> (0.688-1.17)	<b>1.20</b> (0.833-1.56)	<b>1.44</b> (0.957-1.92)
<b>30-min</b>	<b>0.254</b> (0.213-0.298)	<b>0.318</b> (0.267-0.375)	<b>0.427</b> (0.358-0.507)	<b>0.529</b> (0.441-0.631)	<b>0.697</b> (0.566-0.839)	<b>0.851</b> (0.672-1.04)	<b>1.03</b> (0.792-1.28)	<b>1.26</b> (0.926-1.58)	<b>1.62</b> (1.12-2.10)	<b>1.95</b> (1.29-2.58)
<b>60-min</b>	<b>0.315</b> (0.264-0.369)	<b>0.393</b> (0.330-0.465)	<b>0.529</b> (0.443-0.628)	<b>0.654</b> (0.546-0.780)	<b>0.863</b> (0.701-1.04)	<b>1.05</b> (0.832-1.28)	<b>1.28</b> (0.981-1.58)	<b>1.55</b> (1.15-1.96)	<b>2.00</b> (1.39-2.60)	<b>2.41</b> (1.60-3.20)
<b>2-hr</b>	<b>0.409</b> (0.356-0.481)	<b>0.511</b> (0.446-0.600)	<b>0.660</b> (0.568-0.776)	<b>0.787</b> (0.670-0.926)	<b>0.982</b> (0.814-1.16)	<b>1.15</b> (0.935-1.38)	<b>1.36</b> (1.07-1.65)	<b>1.61</b> (1.23-1.98)	<b>2.06</b> (1.51-2.61)	<b>2.47</b> (1.75-3.21)
<b>3-hr</b>	<b>0.488</b> (0.428-0.564)	<b>0.611</b> (0.540-0.709)	<b>0.770</b> (0.673-0.891)	<b>0.899</b> (0.778-1.04)	<b>1.08</b> (0.923-1.26)	<b>1.24</b> (1.04-1.46)	<b>1.44</b> (1.18-1.72)	<b>1.69</b> (1.36-2.04)	<b>2.12</b> (1.66-2.62)	<b>2.52</b> (1.92-3.24)
<b>6-hr</b>	<b>0.678</b> (0.597-0.775)	<b>0.849</b> (0.748-0.976)	<b>1.06</b> (0.928-1.22)	<b>1.22</b> (1.06-1.41)	<b>1.44</b> (1.24-1.66)	<b>1.60</b> (1.36-1.87)	<b>1.77</b> (1.48-2.08)	<b>1.99</b> (1.63-2.37)	<b>2.35</b> (1.89-2.85)	<b>2.70</b> (2.13-3.32)
<b>12-hr</b>	<b>0.890</b> (0.785-1.01)	<b>1.12</b> (0.989-1.28)	<b>1.42</b> (1.25-1.62)	<b>1.66</b> (1.45-1.89)	<b>1.97</b> (1.70-2.27)	<b>2.22</b> (1.89-2.57)	<b>2.46</b> (2.07-2.89)	<b>2.71</b> (2.24-3.22)	<b>3.05</b> (2.45-3.68)	<b>3.35</b> (2.63-4.11)
<b>24-hr</b>	<b>1.10</b> (0.987-1.24)	<b>1.39</b> (1.25-1.56)	<b>1.78</b> (1.59-2.00)	<b>2.10</b> (1.87-2.36)	<b>2.54</b> (2.25-2.85)	<b>2.90</b> (2.54-3.26)	<b>3.27</b> (2.84-3.70)	<b>3.65</b> (3.14-4.16)	<b>4.19</b> (3.54-4.81)	<b>4.62</b> (3.85-5.35)
<b>2-day</b>	<b>1.31</b> (1.16-1.48)	<b>1.65</b> (1.47-1.87)	<b>2.15</b> (1.90-2.43)	<b>2.54</b> (2.24-2.88)	<b>3.11</b> (2.71-3.53)	<b>3.56</b> (3.08-4.06)	<b>4.04</b> (3.46-4.63)	<b>4.55</b> (3.85-5.25)	<b>5.27</b> (4.37-6.15)	<b>5.85</b> (4.76-6.90)
<b>3-day</b>	<b>1.43</b> (1.27-1.62)	<b>1.82</b> (1.62-2.06)	<b>2.38</b> (2.10-2.70)	<b>2.83</b> (2.49-3.21)	<b>3.48</b> (3.04-3.95)	<b>4.00</b> (3.46-4.56)	<b>4.57</b> (3.91-5.23)	<b>5.16</b> (4.36-5.95)	<b>6.01</b> (4.98-7.00)	<b>6.70</b> (5.46-7.89)
<b>4-day</b>	<b>1.55</b> (1.38-1.76)	<b>1.98</b> (1.76-2.25)	<b>2.61</b> (2.31-2.96)	<b>3.12</b> (2.75-3.54)	<b>3.85</b> (3.37-4.38)	<b>4.45</b> (3.85-5.07)	<b>5.09</b> (4.36-5.82)	<b>5.78</b> (4.88-6.64)	<b>6.76</b> (5.59-7.85)	<b>7.56</b> (6.15-8.87)
<b>7-day</b>	<b>1.83</b> (1.61-2.10)	<b>2.34</b> (2.06-2.68)	<b>3.10</b> (2.71-3.55)	<b>3.71</b> (3.24-4.25)	<b>4.59</b> (3.97-5.27)	<b>5.30</b> (4.55-6.10)	<b>6.07</b> (5.16-7.02)	<b>6.89</b> (5.79-8.00)	<b>8.06</b> (6.64-9.46)	<b>9.01</b> (7.32-10.7)
<b>10-day</b>	<b>2.06</b> (1.80-2.36)	<b>2.64</b> (2.32-3.02)	<b>3.50</b> (3.07-4.01)	<b>4.18</b> (3.65-4.80)	<b>5.14</b> (4.45-5.91)	<b>5.91</b> (5.07-6.79)	<b>6.72</b> (5.72-7.76)	<b>7.57</b> (6.37-8.79)	<b>8.77</b> (7.25-10.3)	<b>9.73</b> (7.93-11.5)
<b>20-day</b>	<b>2.57</b> (2.27-2.94)	<b>3.30</b> (2.91-3.78)	<b>4.35</b> (3.82-4.96)	<b>5.16</b> (4.51-5.89)	<b>6.26</b> (5.44-7.16)	<b>7.12</b> (6.15-8.17)	<b>8.02</b> (6.86-9.24)	<b>8.94</b> (7.58-10.4)	<b>10.2</b> (8.52-11.9)	<b>11.2</b> (9.24-13.2)
<b>30-day</b>	<b>2.97</b> (2.61-3.40)	<b>3.82</b> (3.36-4.37)	<b>5.02</b> (4.40-5.76)	<b>5.95</b> (5.20-6.82)	<b>7.22</b> (6.26-8.28)	<b>8.21</b> (7.08-9.44)	<b>9.24</b> (7.90-10.7)	<b>10.3</b> (8.73-12.0)	<b>11.7</b> (9.81-13.7)	<b>12.9</b> (10.6-15.2)
<b>45-day</b>	<b>3.55</b> (3.13-4.03)	<b>4.57</b> (4.02-5.17)	<b>6.00</b> (5.26-6.79)	<b>7.09</b> (6.19-8.03)	<b>8.55</b> (7.43-9.72)	<b>9.69</b> (8.37-11.0)	<b>10.9</b> (9.30-12.4)	<b>12.0</b> (10.2-13.8)	<b>13.7</b> (11.5-15.8)	<b>15.0</b> (12.4-17.4)
<b>60-day</b>	<b>4.09</b> (3.58-4.64)	<b>5.29</b> (4.64-6.00)	<b>6.95</b> (6.07-7.87)	<b>8.15</b> (7.10-9.23)	<b>9.70</b> (8.41-11.0)	<b>10.9</b> (9.37-12.4)	<b>12.0</b> (10.3-13.7)	<b>13.2</b> (11.2-15.1)	<b>14.7</b> (12.4-16.9)	<b>15.8</b> (13.2-18.4)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).  
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.  
 Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**

PDS-based depth-duration-frequency (DDF) curves  
 Latitude: 39.5562°, Longitude: -119.5665°

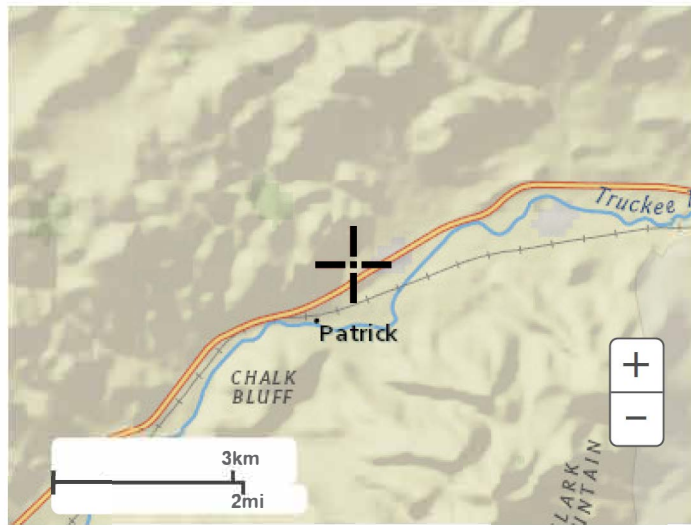


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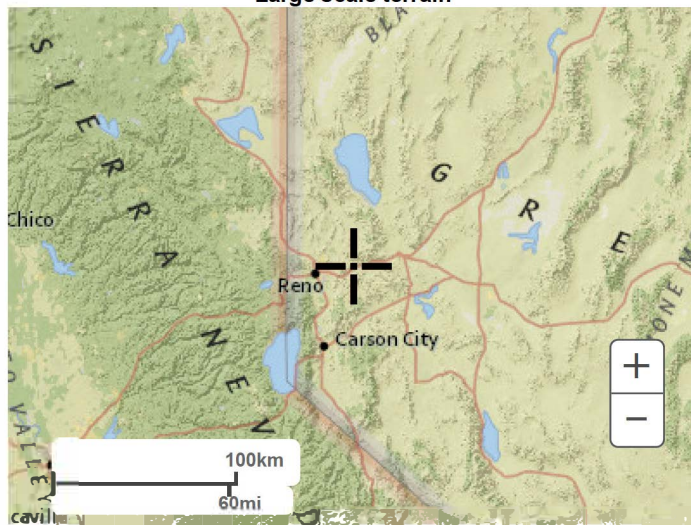
**Maps & aerials**

Small scale terrain

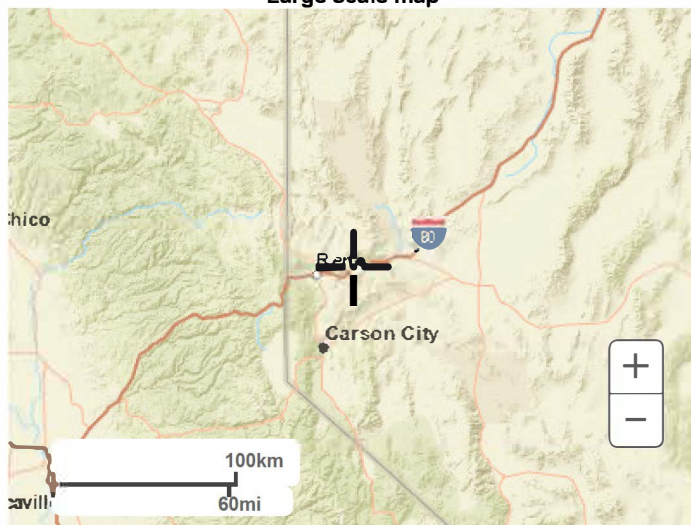




Large scale terrain



Large scale map



Large scale aerial



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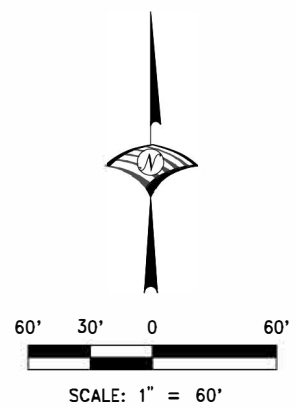
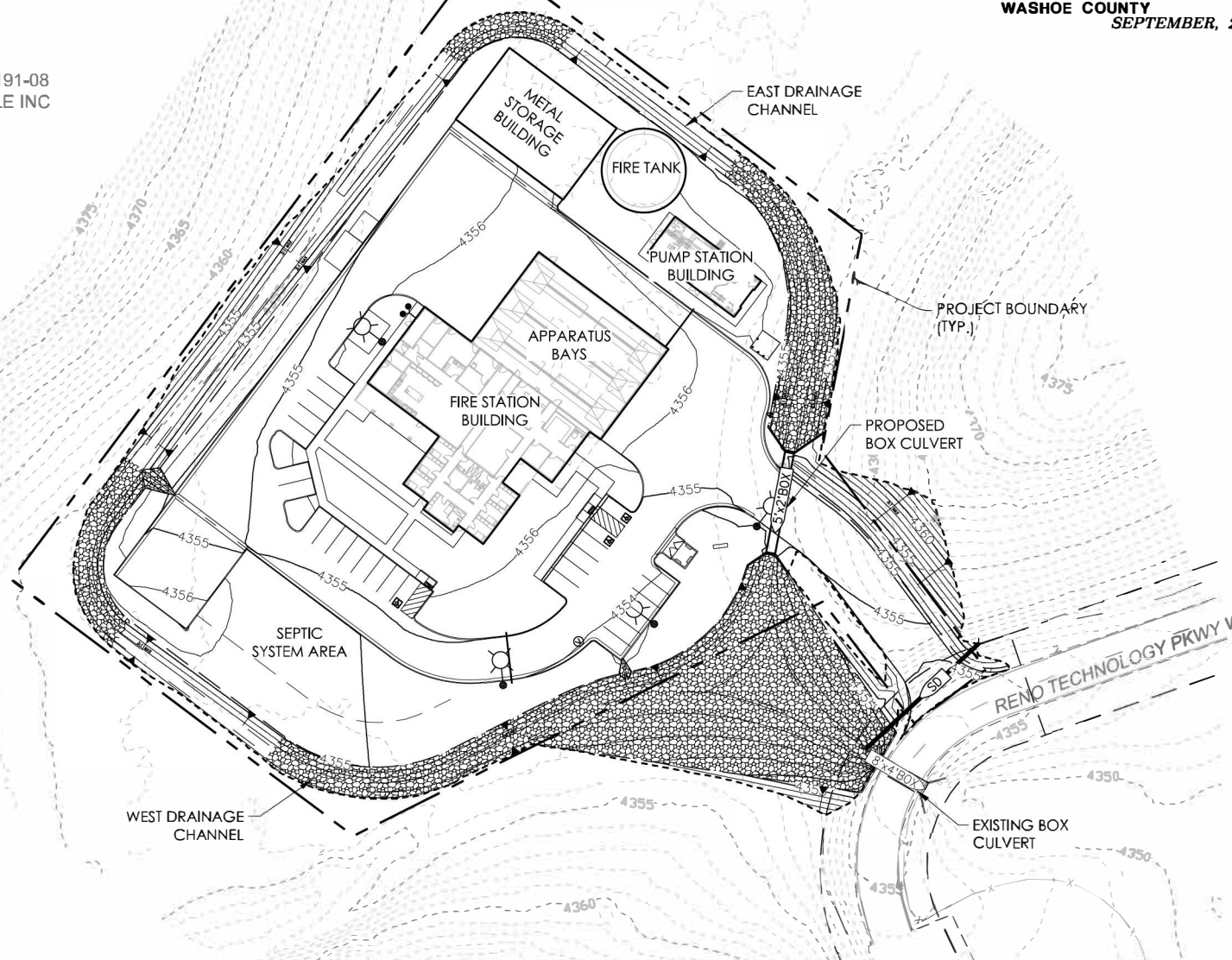
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[National Oceanic and Atmospheric Administration](#)  
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1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

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**DRAINAGE SITE PLAN**  
**APPLE FIRE STATION**  
*TRUCKEE MEADOWS FIRE PROTECTION DISTRICT*  
 WASHOE COUNTY SEPTEMBER, 2023 NEVADA

084-191-08  
 APPLE INC



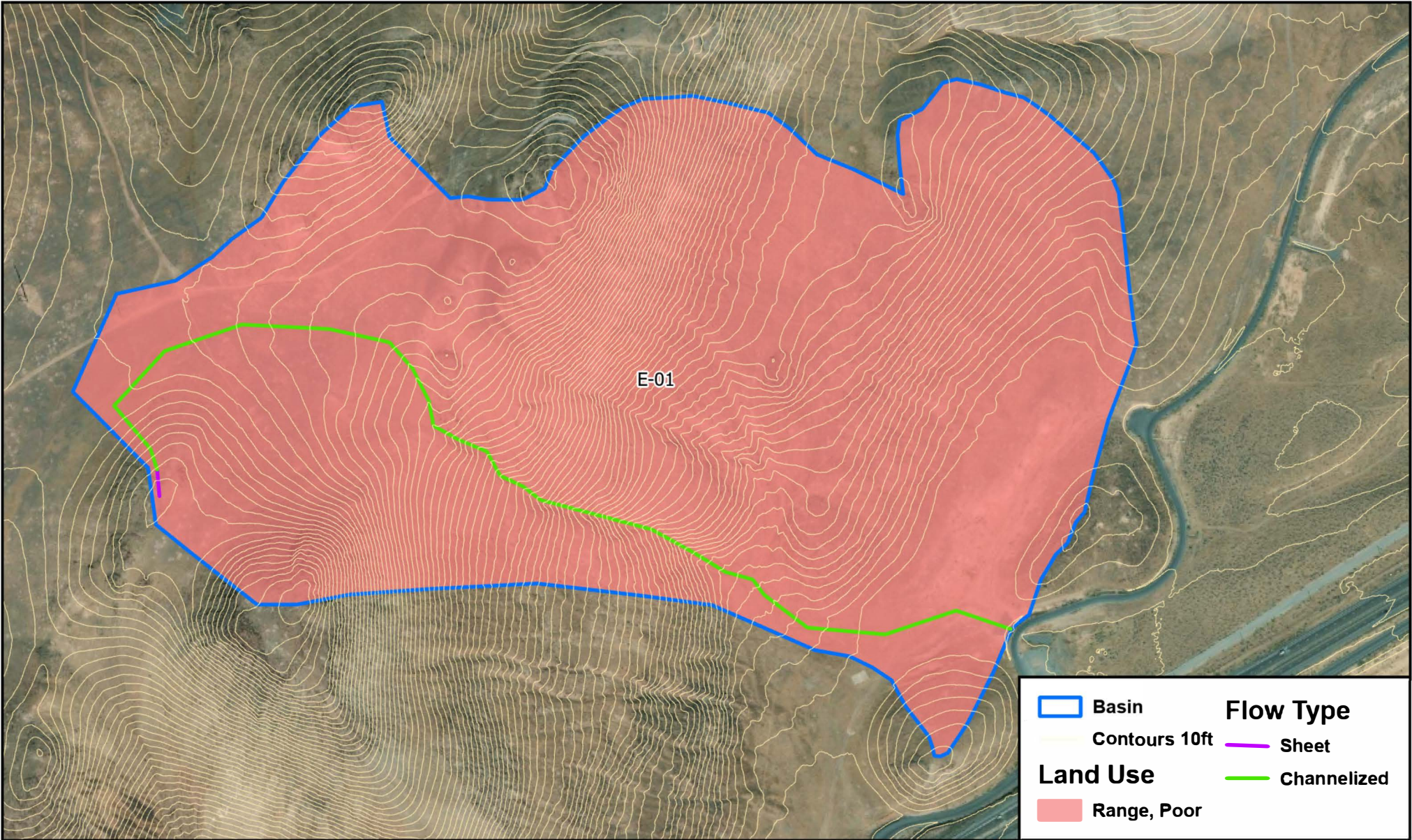
**LEGEND:**

PROPOSED RIPRAP

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1381 Corporate Boulevard Tel 775.823.4068  
 Reno, NV 89502 Fax 775.823.4068

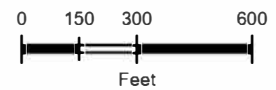
J:\Jobs\8754\_TMFPD\_Station\_Reloc\_006\_Apple\_Site\Planning\_Studies\Drainage\EXH\_Drainage\_Layout.dwg 8/24/2023 4:02 PM Jillian Wilbrecht

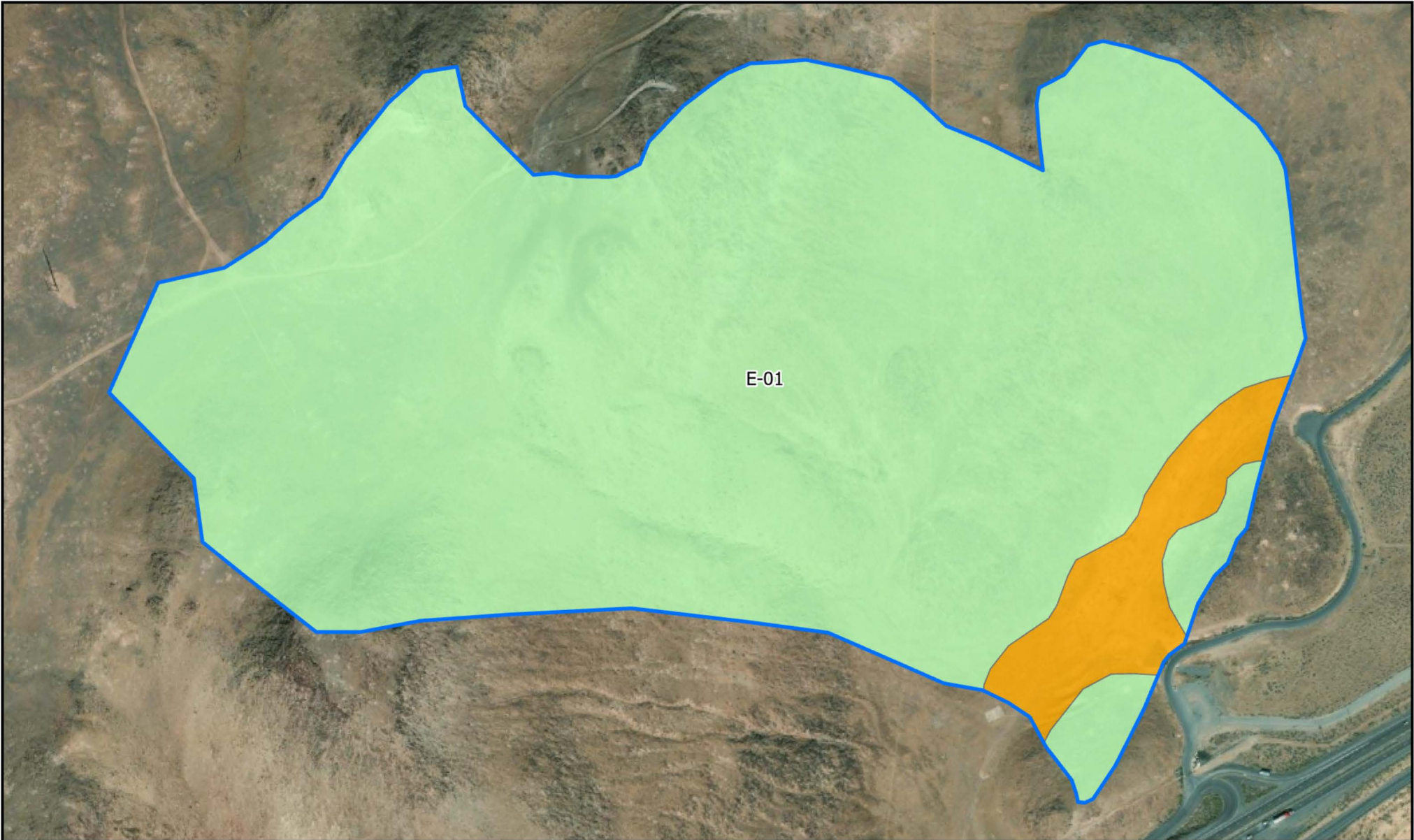
## **Appendix B – Existing Conditions**



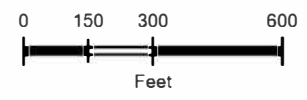
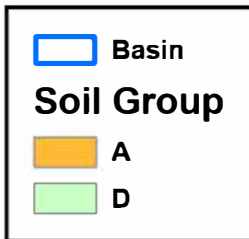
**EXISTING HYDROLOGY**

APPLE FIRE STATION  
 WASHOE COUNTY, NV  
 AUGUST 2023





**SOILS**  
 TMFPD STATION RELOCATION  
 WASHOE COUNTY  
 AUGUST 2023



Curve Number Calculations  
Existing Onsite Basins

Watershed	Total Area (ac)	Range - Poor Condition				CN (combined)
		Hydro Soil Group A CN	Hydro Soil Group A Area (ac)	Hydro Soil Group D CN	Hydro Soil Group D Area (ac)	
E-01	144.01	68	8	89	136.01	87.8

Time of Concentration

**Project: Apple Fire Station**

**Project Location: Reno, NV**



Time of Concentration Table

Drainage Basin	Drainage Area (AC)	CN/c	Initial Flow Time, T <sub>i</sub>				Travel Time, T <sub>t</sub>											Total (T <sub>i</sub> +T <sub>t</sub> )	Urbanized Basins Check	Final				
			Overland Flow				Gutter Flow				Channelized Flow				Piped Flow					T <sub>c</sub> (min)	T <sub>c</sub> * (min)	T <sub>c</sub> (min)	TLAG	
			L <sub>i</sub> (ft)	S (ft/ft)	R	T <sub>i</sub> (min)	L <sub>s</sub> (ft)	S (ft/ft)	V (ft/s)	T <sub>t1</sub> (min)	L <sub>t</sub> (ft)	S (ft/ft)	V (ft/s)	T <sub>t2</sub> (min)	L <sub>t</sub> (ft)	n	Pipe Ø							S (ft/ft)
E-01	144.00	87.8	100	0.105	0.77	2.7	0	0.000	0.0	0.0	2904	0.190	7.0	6.9	0	0.000	0	0.000	0.0	0.0	10.0	26.7	10.0	6.0
Basins Over 1 mi <sup>2</sup> OR average slope > 10% analyzed using TLAG = 22.1*Kn(L*Lc/S^0.5)^0.33																								
	Drainage Area (AC)	CN	Kn	L	Lc	S (ft/mi)	TLAG (hours)	TLAG (min)																
E-01	144.00	87.8	0.09	0.81	0.40	850.0	0.45	27.03																

EX

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PROP

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\*The CN/R should be either the SCS method Curve Number or the 5-Year Rational Coefficient



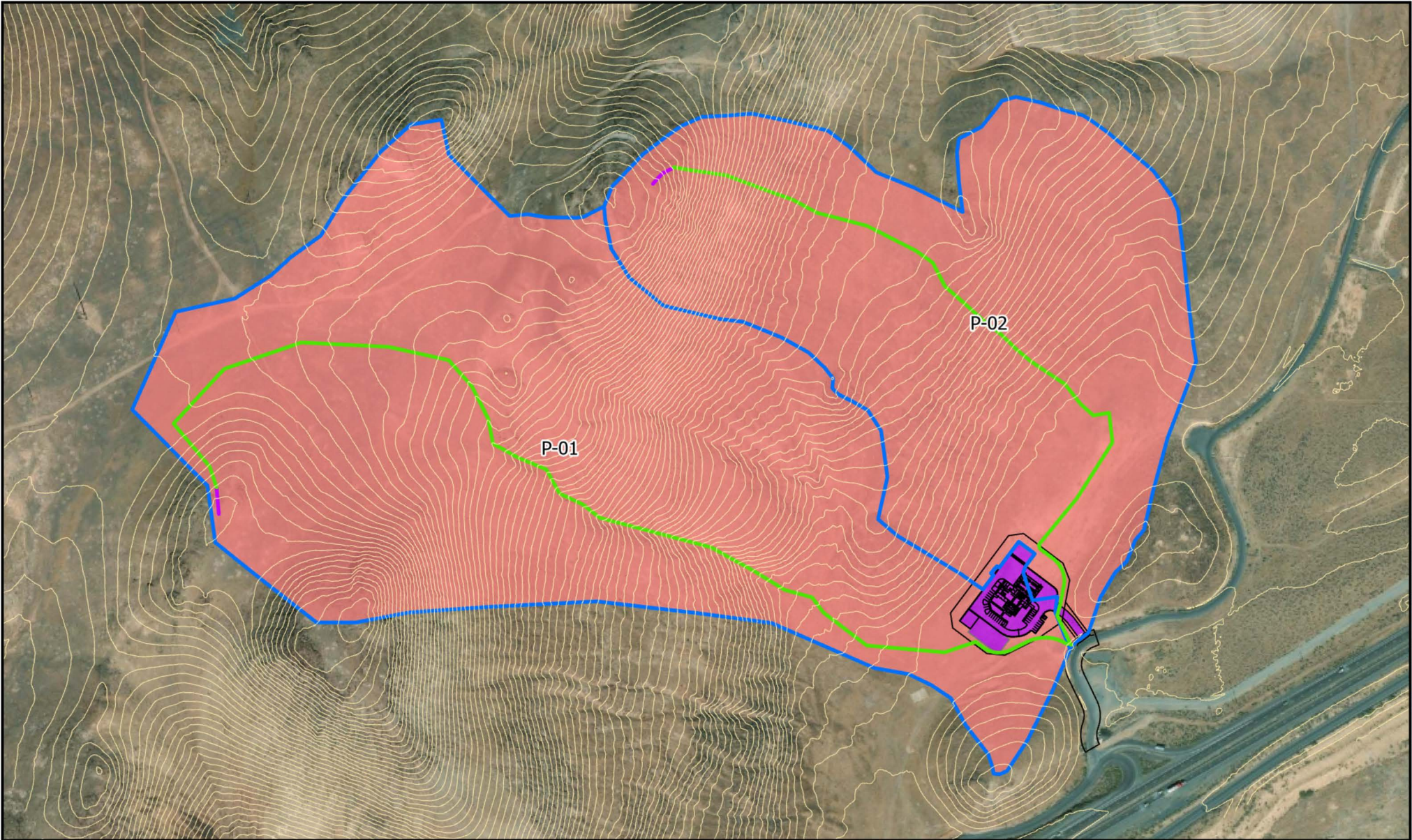
Project: Apple Fire Station      Simulation Run: Existing 5-year  
 Start of Run: 03Aug2023, 1:00      Basin Model: Existing  
 End of Run: 04Aug2023, 00:00      Meteorologic Model: 5 Year  
 Compute Time: 18Aug2023, 08:25:58      Control Specifications: 24-Hour

Hydrologic Element	Drainage Area (MI <sup>2</sup> )	Peak Discharge (CFS)	Time of Peak	Volume (IN)
E-01	0.225	48.5	03Aug2023, 13:30	0.75

Project: Apple Fire Station      Simulation Run: Existing 100-year  
 Start of Run: 03Aug2023, 1:00      Basin Model: Existing  
 End of Run: 04Aug2023, 00:00      Meteorologic Model: 100 Year  
 Compute Time: 18Aug2023, 08:25:42      Control Specifications: 24-Hour

Hydrologic Element	Drainage Area (MI <sup>2</sup> )	Peak Discharge (CFS)	Time of Peak	Volume (IN)
E-01	0.225	167.1	03Aug2023, 13:30	1.96

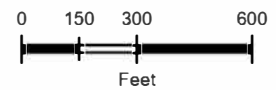
## **Appendix C – Proposed Conditions**



**PROPOSED HYDROLOGY**

APPLE FIRE STATION  
 WASHOE COUNTY, NV  
 AUGUST 2023

Basin	Channelized
Contours 10ft	<b>Land Use</b>
<b>Flow Type</b>	Range, Poor
Sheet	Commercial and business



Curve Number Calculations  
Proposed Onsite Basins

Watershed	Total Area (ac)	Range - Poor Condition				Commercial and Business		CN (combined)
		Hydro Soil Group A CN	Hydro Soil Group A Area (ac)	Hydro Soil Group D CN	Hydro Soil Group D Area (ac)	Hydro Soil Group A CN	Hydro Soil Group A Area (ac)	
P-01	86.79	68	2.29	89	82.91	89	1.59	88.4
P-02	57.22	68	3.82	89	53.1	89	0.3	87.6

Time of Concentration  
Proposed Onsite Basins

**Project: Apple Fire Station**

**Project Location: Reno, NV**

**Time of Concentration Table**



Drainage Basin	Drainage Area (AC)	CN/c	Initial Flow Time, T <sub>i</sub>				Travel Time, T <sub>t</sub>														Total (T <sub>i</sub> +T <sub>t</sub> )	Urbanized Basins Check	Final			
			Overland Flow				Gutter Flow				Channelized Flow				Piped Flow								T <sub>c</sub> (min)	T <sub>c</sub> *(min)	T <sub>c</sub> (min)	TLAG
			L <sub>i</sub> (ft)	S (ft/ft)	R	T <sub>i</sub> (min)	L <sub>s</sub> (ft)	S (ft/ft)	V(ft/s)	T <sub>t1</sub> (min)	L <sub>t</sub> (ft)	S (ft/ft)	V (ft/s)	T <sub>t2</sub> (min)	L <sub>t</sub> (ft)	n	Pipe ø	S (ft/ft)	V (ft/s)	T <sub>t3</sub> (min)						
P-1	85.81	88.5	100	0.105	0.78	2.7	0	0.000	0.0	0.0	2904	0.190	7.0	6.9	0	0.000	0	0.000	0.0	0.0	10.0	26.7	10.0	6.0		
P-2	58.19	87.7	100	0.380	0.77	1.8	0	0.000	0.0	0.0	475	0.006	1.2	6.3	0	0.000	0	0.000	0.0	0.0	10.0	13.2	10.0	6.0		
Basins Over 1 mi2 OR average slope > 10% analyzed using TLAG = 22.1*Kn(L*Lc/S^0.5)^0.33																										
	Drainage Area (AC)	CN	Kn**	L	Lc	S (ft/mi)	TLAG (hours)	TLAG (min)																		
P-1	85.81	88.5	0.09	0.81	0.40	850.0	0.45	26.73																		
P-2	58.19	87.7	0.09	0.57	0.28	1047.0	0.34	20.45																		

Project: Apple Fire Station      Simulation Run: Proposed 5-year  
 Start of Run: 03Aug2023, 1:00      Basin Model: Proposed  
 End of Run: 04Aug2023, 00:00      Meteorologic Model: 5 Year  
 Compute Time: 18Aug2023, 08:26:29      Control Specifications: 24-Hour

Hydrologic Element	Drainage Area (MI <sup>2</sup> )	Peak Discharge (CFS)	Time of Peak	Volume (IN)
P-01	0.134	30.7	03Aug2023, 13:30	0.79
P-02	0.091	23.2	03Aug2023, 13:25	0.76
South Existing Culvert	0.225	52.5	03Aug2023, 13:25	0.78

Project: Apple Fire Station      Simulation Run: Proposed 100-year  
 Start of Run: 03Aug2023, 1:00      Basin Model: Proposed  
 End of Run: 04Aug2023, 00:00      Meteorologic Model: 100 Year  
 Compute Time: 18Aug2023, 08:26:14      Control Specifications: 24-Hour

Hydrologic Element	Drainage Area (MI <sup>2</sup> )	Peak Discharge (CFS)	Time of Peak	Volume (IN)
P-01	0.134	102.9	03Aug2023, 13:30	2.02
P-02	0.091	79.7	03Aug2023, 13:25	1.97
South Existing Culvert	0.225	178.2	03Aug2023, 13:25	2



## West Channel (P-01 Flow)

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.025
Channel Slope	0.500 %
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V
Bottom Width	5.00 ft
Discharge	103.30 cfs
Results	
Normal Depth	23.6 in
Flow Area	21.4 ft <sup>2</sup>
Wetted Perimeter	17.4 ft
Hydraulic Radius	14.7 in
Top Width	16.79 ft
Critical Depth	20.4 in
Critical Slope	0.917 %
Velocity	4.82 ft/s
Velocity Head	0.36 ft
Specific Energy	2.33 ft
Froude Number	0.753
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	23.6 in
Critical Depth	20.4 in
Channel Slope	0.500 %
Critical Slope	0.917 %

## East Channel (P-02 Flow)

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.050
Channel Slope	0.200 %
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V
Bottom Width	5.00 ft
Discharge	80.00 cfs
Results	
Normal Depth	35.8 in
Flow Area	41.6 ft <sup>2</sup>
Wetted Perimeter	23.9 ft
Hydraulic Radius	20.9 in
Top Width	22.89 ft
Critical Depth	17.8 in
Critical Slope	3.801 %
Velocity	1.92 ft/s
Velocity Head	0.06 ft
Specific Energy	3.04 ft
Froude Number	0.252
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	35.8 in
Critical Depth	17.8 in
Channel Slope	0.200 %
Critical Slope	3.801 %

## Proposed 5'x2' Box Culvert

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.013
Channel Slope	0.500 %
Bottom Width	5.00 ft
Discharge	79.70 cfs
Results	
Normal Depth	22.6 in
Flow Area	9.4 ft <sup>2</sup>
Wetted Perimeter	8.8 ft
Hydraulic Radius	12.9 in
Top Width	5.00 ft
Critical Depth	23.9 in
Critical Slope	0.428 %
Velocity	8.47 ft/s
Velocity Head	1.12 ft
Specific Energy	3.00 ft
Froude Number	1.089
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	22.6 in
Critical Depth	23.9 in
Channel Slope	0.500 %
Critical Slope	0.428 %



August 2, 2023

Stacie Huggins  
Senior Planner  
Wood Rodgers, Inc.  
1361 Corporate Boulevard  
Reno, NV 89502

### Trip Generation Letter – TMFPD Apple Fire Station

Dear Ms. Huggins,

This letter provides trip generation estimates for a proposed approximately 13,900 square foot safety service facility and fire station on parcel APN 084-191-08 in Washoe County, Nevada. The site is located north of the I-80 / Waltham Way interchange. The project location is shown in **Exhibit 1** and a preliminary site plan is provided in **Attachment A**.



**Exhibit 1. Project Location**

---

Headway Transportation, LLC  
5482 Longley Lane, Suite B, Reno, Nevada 89511  
775.322.4300  
www.HeadwayTransportation.com

**Trip Generation**

Trip generation estimates were calculated based on standard trip rates presented in the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*. **Table 1** shows the Daily, AM peak hour, and PM peak hour trip generation estimates for the proposed project.

**Table 1: Trip Generation Estimates**

Land Use (ITE Code)	Size (Sq. ft.)	Trips				
		Daily <sup>2</sup>	AM In/Out <sup>3</sup>	Total AM <sup>3</sup>	PM In/Out <sup>1</sup>	Total PM <sup>1</sup>
Fire and Rescue Station (575)	13,900	70	5 / 2	7	2 / 5	7

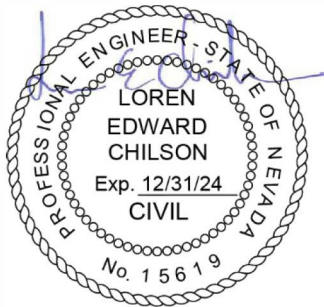
Notes: 1. PM trips were calculated based on the following rate per 1,000 Sq. ft: 0.48 (29% in / 71% out);  
 2. Daily trip rates are not provided and were calculated by estimating the PM peak hour trips as 10% of the daily trips.  
 3. AM peak hour rates are not provided and were estimated utilizing the PM peak hour trip rates assuming a reverse directional distribution.

Source: Headway Transportation, 2023

The proposed safety service facility and fire station project is anticipated to generate approximately 70 Daily, 7 AM peak hour, and 7 PM peak hour trips. The trip generation for this project is well below Washoe County’s requirement of 80 peak hour trips for a formal Traffic Study. Therefore, no further traffic analysis is recommended as the low trip generation is not anticipated to create any significant impacts.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,  
 Headway Transportation, LLC



Loren E. Chilson, PE  
 Principal

Attachments: Attachment A – Preliminary Site Plan



PRELIMINARY SITE LAYOUT

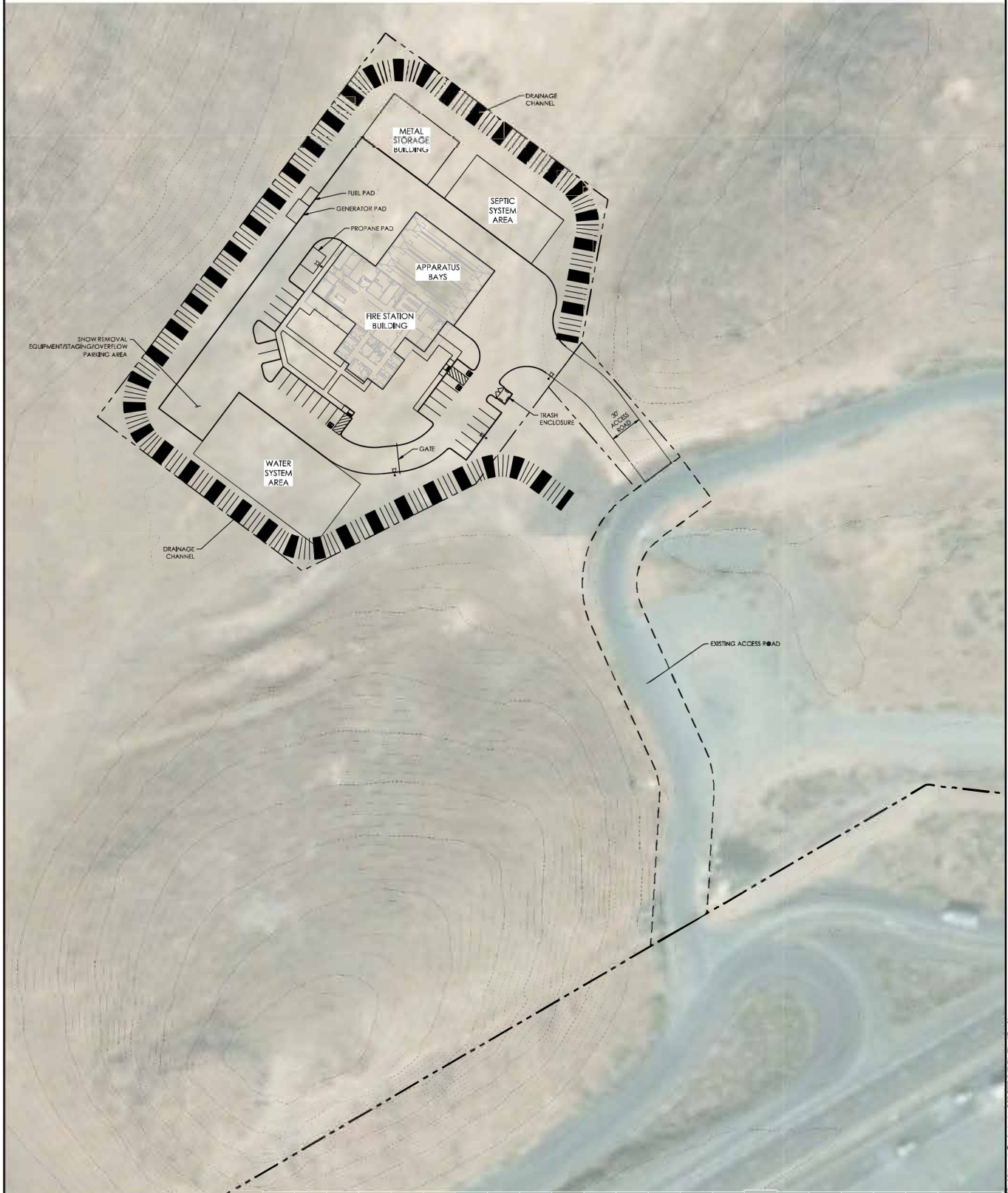
# APPLE FIRE STATION

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

WASHOE COUNTY

NEVADA

JULY, 2023



SNOW REMOVAL  
EQUIPMENT STAGING/OVERFLOW  
PARKING AREA

DRAINAGE  
CHANNEL

METAL  
STORAGE  
BUILDING

FUEL PAD

GENERATOR PAD

PROPANE PAD

APPARATUS  
BAYS

FIRE STATION  
BUILDING

SEPTIC  
SYSTEM  
AREA

WATER  
SYSTEM  
AREA

DRAINAGE  
CHANNEL

TRASH  
ENCLOSURE

20'  
ACCESS  
ROAD

GATE

EXISTING ACCESS ROAD



174

SCALE: 1" = 40'

I:\Projects\2023\WS0235031\Apple Fire Station.dwg 7/17/2023 3:45 PM Alan Whelan



August 23, 2023  
Project No. 8754006

Charles Moore  
Fire Chief  
**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**  
3663 Barron Way  
Reno, NV 89511

Re: Geotechnical Due Diligence Letter Report  
TMFPD Apple Fire Station  
Portion of APN 084-191-08  
Washoe County, Nevada

Ref: International Building Code 2018, *International Code Council*. (2018 IBC)  
  
Minimum Design Loads for Buildings and Other Structures, ASCE Standard 7-16, *American Society of Civil Engineers*. (ASCE 7-16)

Dear Charles:

Wood Rodgers is pleased to present our geotechnical due diligence letter report for the referenced property located in Washoe County, Nevada. The purpose of our due diligence review is to provide a summary of geotechnical considerations that could potentially influence the development of the property. This summary has been based on review of readily available published documents (as referenced), our knowledge of the area, and the results of our limited field exploration. A design level geotechnical report will be required as the project moves forward.

#### **PROJECT DESCRIPTION**

The project consists of constructing a fire station building with apparatus bays, metal storage building, septic system, water system, and perimeter drainage channel, with associated parking and drive areas. The structures are anticipated be one to two stories in height, metal-framed, with conventional spread foundations with slab on grade flooring. Foundation loads are anticipated to be light to moderate. Underground utilities will be provided by a variety of public and private services.

Grading plans and structural information were not available at the writing of this letter.

#### **SITE DESCRIPTION**

The project site, located in Washoe County, Nevada, encompasses an area of approximately 3.5 acres and has a central latitude and longitude of 39.5565°N and -119.5663°E, respectively. A Vicinity Map is provided on Figure 1 in Appendix A. Per Google Earth imagery, a portion of the site was cleared prior to

July 2010. The site is bordered by an access road and drainage feature to the southeast, and undeveloped land elsewhere.

Overall, the site is relatively flat, gently sloping towards the southeast drainage feature. The hill slope to the northwest presents slopes 17 to 50-percent. Vegetation is light to moderate and typically consists of grasses, weeds, and brush across the site.

### **EXPLORATION**

The project was explored in July 2022 by excavating a series of five test pits using a Komatsu PC228 excavator and performing a geophysical shear wave velocity survey utilizing the Refraction Micro-tremor (ReMi) method. Approximate locations of the test pits and ReMi geophysical lines are shown on Figure 2 – Improvement Map and Approximate Exploration Locations, in Appendix A.

Percolation testing was performed in the proposed septic and water system areas, yielding rates of 11 and 9 minutes per inch, respectively. Maximum depth of test pit advance extended to 13-feet below the existing ground surface. Bulk samples for index testing were collected from representative depths within the soil/bedrock horizons.

Wood Rodgers' personnel examined and classified soils/bedrock in the field in general accordance with ASTM D2488 (Description and Identification of Soils). During exploration, representative bulk samples were placed in sealed plastic bags and subsequently returned to our Reno, Nevada laboratory for testing. Additional soil classifications, as well as verification of the field classifications, were performed in accordance with ASTM D2487 (Unified Soil Classification System [USCS]) upon completion of laboratory testing as described below in the Laboratory Testing section. Logs of the test pits are presented on B-1a through B-1e in Appendix B. A USCS explanatory chart of soil unit symbols and related descriptions has been included in Appendix B as B-2 - Unified Soil Classification and Key to Soil Descriptions.

Shear wave velocity measurements have been relied upon for the development of geotechnical design characterization of soil stiffness. This information also aids in the determination of an appropriate Site Class (ASCE 7, 2016). The shear wave velocity profile is presented in Appendix B as B-3.

### **LABORATORY TESTING**

Soil testing performed in the Wood Rodgers' laboratory was conducted in general accordance with the standards and methods described in Volume 4.08 (Soil and Rock; Dimension Stone; Geosynthetics) of the ASTM Standards. Samples of significant soil types were tested to determine in-situ moisture content (ASTM D2216), grain size distribution (ASTM D6913), and plasticity index (ASTM D4318). Results of the testing is presented in Appendix C on C-1a through C-1b. Table 1 also presents a summary of the test data.



Table 1 - Summary of Test Data

Test Hole	Depth (Ft.)	Moisture (%)	%Gravel (+ #4)*	% Sand (#4-#200)	%Fines (-#200)	Liquid Limit	Plastic Index	USCS
ASTM Standard		D2216	D6913			D4318		D2487
TP-2	1.5-4	12.7	0.0	59.0	41.0	-	-	SM
TP-3	1.5-3.5	8.1	0.0	21.3	78.7	36	NP	ML
TP-4	1-3.5	8.9	0.0	6.2	93.8	38	3	ML

\* Since ASTM D2487 is limited by a maximum particle size of 3", the gradation test data presented is based on a maximum particle size of 3".

**GEOLOGIC AND GENERAL SOIL AND GROUNDWATER INFORMATION**

Based on the geologic map of the Reno 1 degree by 2 degrees quadrangle, Nevada and California, the site is mapped mostly in an area of quaternary alluvial deposits (Qa). Typically, alluvial fan deposits are granular and fine-grained soils.

The soils encountered in our explorations typically consisted of a 1-foot-thick medium to high plasticity lean clay cap over silt, sandy silt, and silty sand. Total test pit depth reached 13 feet using a Komatsu PC 228 Excavator. The native soil units encountered in our explorations were generally consistent with the units indicated on the geologic map.

Groundwater was not encountered in any of our explorations. Nevada Division of Water Resources (DWR) well logs indicate the static water level in wells proximate to the development area at least 45-feet below the existing ground surface depending on surface elevation.

**PRELIMINARY SEISMIC HAZARDS**

In 1998, the Nevada Earthquake Safety Council formulated guidelines for evaluating potential surface rupture due to faulting. The intent of the guidelines is to provide *a standardized minimum level of investigation for fault rupture in Nevada*; these guidelines have been adopted with the 2018 Northern Nevada Amendments of the IBC. Specifically, the guidelines state that investigation of sites for potential surface rupture or hazards shall be included in all geotechnical investigations; and further, if any Quaternary age surface rupture is mapped or otherwise interpreted to be present on the site, the feature is to be investigated further.

In addition to establishing the minimum level of investigation for fault rupture, the guidelines also offer recommendations for dealing with or mitigating identified hazards:

- Holocene active faults (evidence of movement within the past 10,000 years) shall be set-back a minimum distance of 50-feet for occupied structures.
- Late Quaternary (evidence of movement within the past 130,000 years) faults shall not be spanned by any critical facilities (hospitals, schools, fire stations, etc.); the facility under investigation does not meet the requisite requirements to be considered critical.

These guidelines allow for set-back distances to be adjusted by the competent professional. No additional constraints with regard to fault-structure location are presented.

#### *Surface Rupture*

The USGS Quaternary Faults Map was accessed to review the proximity of any active faults as previously characterized. No faults have been mapped crossing, intersecting, or trending toward the property. Any other mapped faults are sufficiently distant that offsets or additional analysis and exploration related for on-site rupture hazards is not likely to be recommended during the design level geotechnical study.

#### *Liquefaction*

A liquefaction screening was performed on the site by performing a geophysical survey and obtaining a shear wave velocity profile. The shear wave velocity profile and potential depth to ground water indicate that native soils/bedrock do not present a significant risk for liquefaction below the depths explored during our investigation. Therefore, the potential for liquefaction is considered low.

#### *Slope Instability*

The site is relatively level, however the slope to the northwest presents slopes ranging from 17 to 50-percent. The design level geotechnical report will provide recommendations for slope catchment areas due to related to erosion and/or rockfall potential.

### **PRELIMINARY SOIL PROFILE TYPE AMPLIFICATION FACTORS**

In accordance with ASCE 7-16 and the Northern Nevada Amendments of the 2018 IBC, Site Class C has been assigned to the project. The Risk Category IV design summary has been presented for the Structural Engineer's consideration. Seismic design values were established based on a representative latitude and longitude of 39.5565°N and -119.5663°E, respectively. The ASCE 7 Hazards report is presented in Appendix D.

### **PRELIMINARY SITE PREPARATION AND GRADING CONSIDERATIONS**

The following recommendations, although specific to the site, are relatively generic and intended to provide a general overview of site development while presenting a cursory discussion of noted site conditions.

- All vegetation and organic debris will need to be cleared and grubbed from structural areas and disposed offsite or placed in non-structural fill areas.

- Existing test pit backfill will need to be removed in its entirety and replaced with structural fill.
- Surface clay rich soils (i.e., presenting a plasticity index greater than 15 and more than 30-percent passing the #200-sieve) are not suitable for support where slab on grade flooring and standard spread foundations are implemented.
- Excavatability may be difficult in the planned access road area where the hill slope and or excavations for utilities may present near surface bedrock conditions.
- The fine-grained soils encountered within the project limits may tend to pump and or destabilize when moisture content exceeds optimum. Care should be taken during grading to assure irrigation water, precipitation, or construction activities do not lead to an increase in or ponding of water on exposed grade.
- All subgrade soils shall be scarified for a minimum depth of 12-inches, moisture conditioned to within 3-percent of optimum and compacted to not less than 90-percent of the soil's maximum dry density (ASTM D1557) prior to placing fill or constructing improvements.
- Public improvements shall be consistent with the requirements of the Standard Specifications for Public Works Construction and the requirements of the private utilities.

#### **FOUNDATION ALTERNATIVES**

- Standard spread foundations with conventional concrete slab-on-grade flooring will perform sufficiently on native site soils.

#### **CONCRETE CONSIDERATIONS**

- The native soils are mapped as having low corrosion potential for concrete and moderate corrosion potential for steel. Sulfate testing should be performed on site soils prior to construction.
- Unless sulfate test results indicate a soil profile presenting severe to very severe sulfate levels, Type II cement, a maximum water : binder ratio of 0.50, and a minimum 28-day compressive strength of 4,000 psi should be observed.

#### **STRUCTURAL PAVEMENT CONSIDERATIONS**

- Washoe County minimum asphalt sections for truck zones (4-inches plantmix bituminous pavement capping 8-inches of Type 2, Class B aggregate base for private streets) will be adequate where granular soil is encountered or where structural fill is incorporated beneath the base course section.

**TRUCKEE MEADOWS FIRE PROTECTION DISTRICT**

Project No. 8754006

August 23, 2023

Page 6 of 6

- Required concrete pavement sections for fire-truck access zones will likely be on the order of 10-inches of Portland cement concrete pavement capping 8-inches of Aggregate Base. Reinforcement will be at the discretion of the structural engineer.

**SUMMARY**

We appreciate the opportunity to provide this due diligence geotechnical investigation. Please note that this document has been prepared based on published data, the described limited field exploration, and limited laboratory testing. Varying conditions, and conditions not yet identified, may come to light or may be encountered during development of a design-level geotechnical report. Please contact our office if you have any related questions.

Sincerely,

**WOOD RODGERS, INCORPORATED**

Seth W. Barton, PE  
Engineer  
RE No. 029668  
Expires 12/31/24



  
Michelle J. Smith, PE  
Principal Engineer

Attachments:

Appendix A – Figures

Figure 1: Vicinity Map

Figure 2: Improvement Map and Approximate Exploration Locations

Figure 3: Site Plan and Approximate Exploration Locations

Appendix B – Field Exploration

B-1a thru B-1e: Logs of Explorations

B-2: Unified Soil Classification and Key to Soil Descriptions

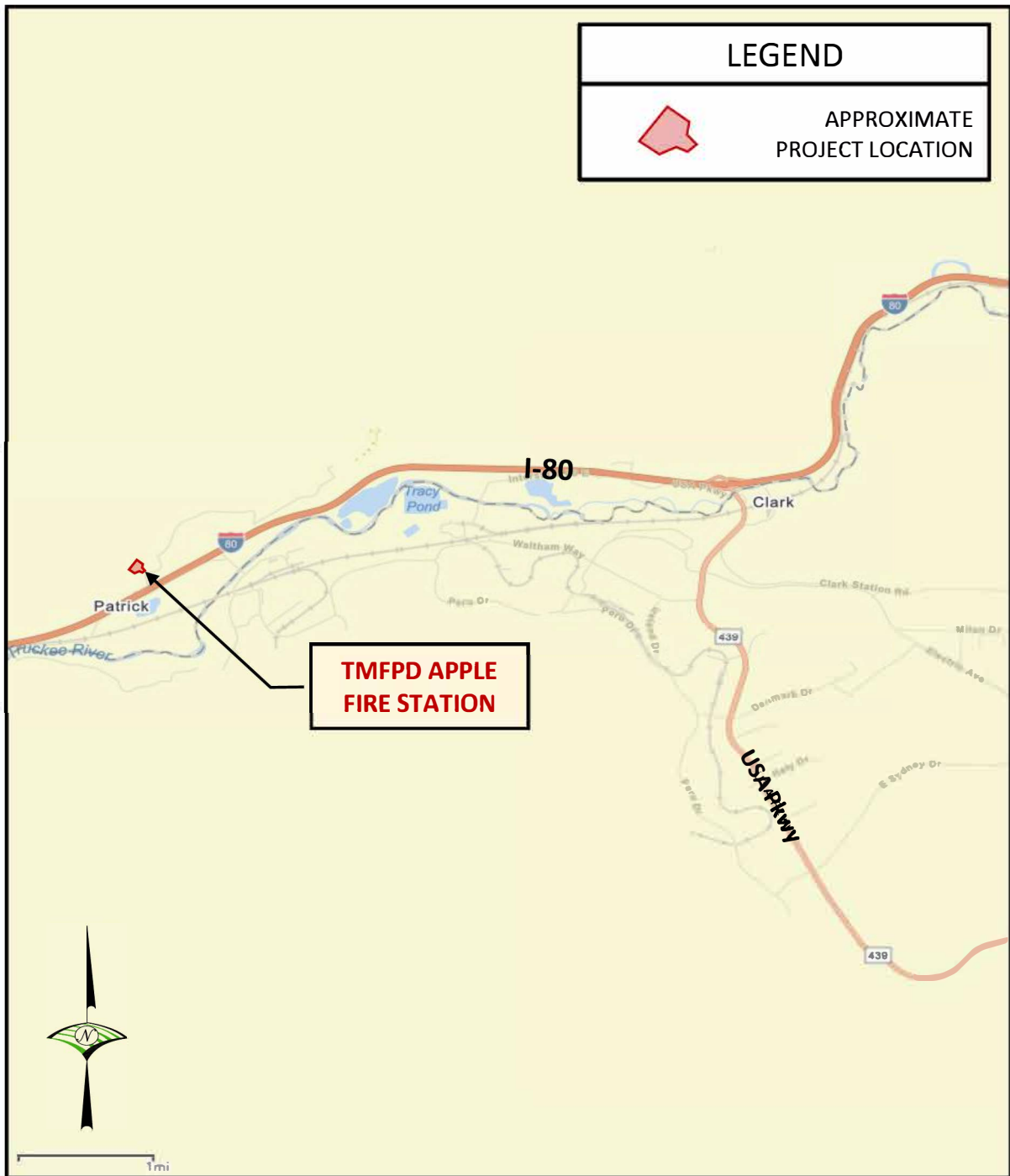
B-3: S-Wave ReMi Results

Appendix C – Laboratory Testing Results

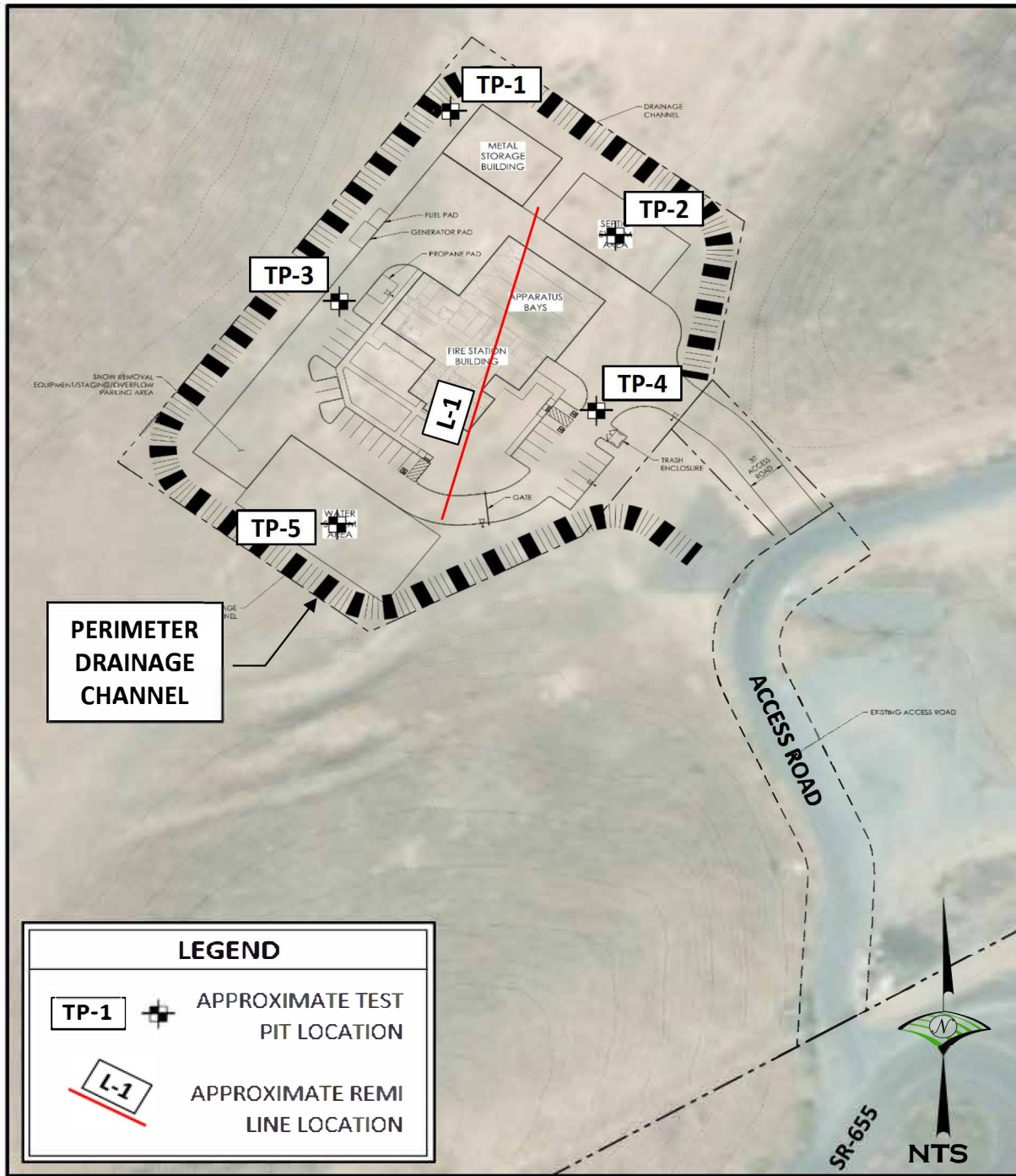
Appendix D – ASCE 7 Hazards Report



APPENDIX A  
FIGURES



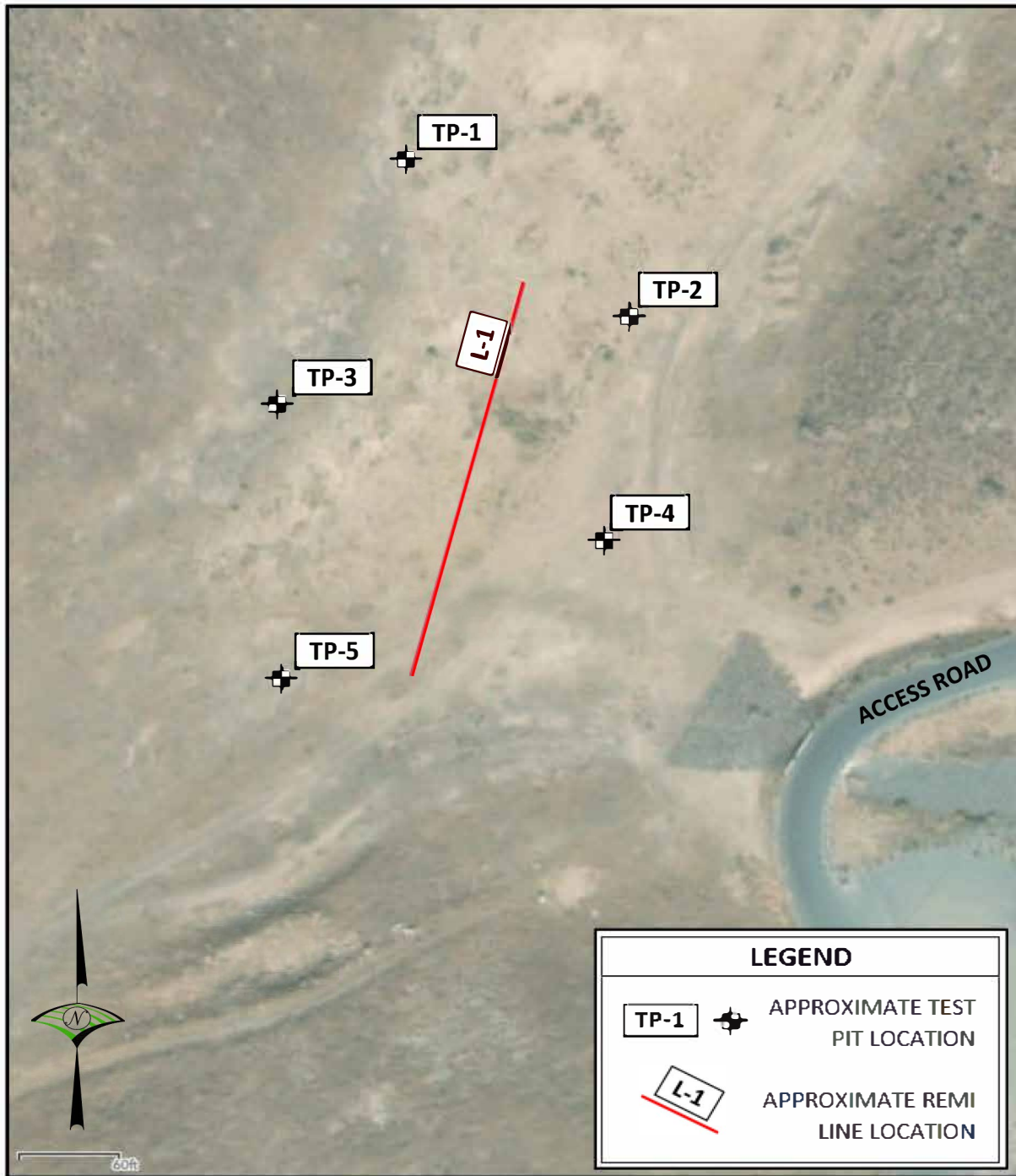
TMFPD APPLE FIRE STATION PROJECT NO. 8754006	VICINITY MAP	FIGURE 1
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TMFPD APPLE FIRE STATION  
PROJECT NO. 8754006

IMPROVEMENT MAP AND APPROXIMATE  
EXPLORATION LOCATIONS

FIGURE 2



TMFPD APPLE FIRE STATION PROJECT NO. 8754006	SITE MAP AND APPROXIMATE EXPLORATION LOCATIONS	FIGURE 3
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APPENDIX B  
FIELD EXPLORATION



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

# TEST PIT NUMBER TP-1

**CLIENT** Truckee Meadows Fire Protection District **PROJECT NAME** TMFPD Apple Fire Station  
**PROJECT NUMBER** 8754006 **PROJECT LOCATION** Washoe County, Nevada  
**DATE STARTED** 7/25/23 **COMPLETED** 7/25/23 **GROUND ELEVATION** 4352 ft **TEST PIT SIZE** 30 inches  
**EXCAVATION CONTRACTOR** Joy Engineering **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Komatsu PC 228 Excavator **AT TIME OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**LOGGED BY** Seth Barton **CHECKED BY** Mickey Smith **AT END OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**NOTES:** Elev: USGS 1 meter NV Reno Carson Urban Lidar 2017 B17 **AFTER EXCAVATION** --- NO FREE WATER ENCOUNTERED

GEOTECH BH COLUMNS PLATE - GINT STD US LAB.GDT - 8/23/23 08:01 - \\WOODRODGERS.LOC\PRODUCTION\DATA\JOBS-RENO\JOBS\8754 TMFPD STATION RELOC.006 APPLE SITE\GEOTECH\GINT\APPLE FIRE STATION.GPJ

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	R-VALUE	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY, (CL) medium stiff, dry, light brown, medium to high plasticity										
2.5		SILTY SAND, (SM) medium dense, dry, medium brown, nonplastic										
5.0		SILT, (ML) very stiff, dry, light tan, orange mottling, low plasticity	GB 1A									
7.5		SILTY SAND WITH GRAVEL AND COBBLES, (SM) very dense, dry, light brown, nonplastic  ~10% - 15% oversize 6" - 12" diameter Visually estimated from stockpile	GB 1B									
10.0												

Bottom of Test Pit at 12.0 Feet.

Location: 39.55670, -119.56644



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

# TEST PIT NUMBER TP-2

GEOTECH BH COLUMNS PLATE - GINT STD US LAB.GDT - 8/23/23 08:01 - \\WOODRODGERS.LOC\PRODUCTION\DATA\JOBS-RENO\JOBS\8754 - TMFPD - STATION RELOC\006 - APPLE - SITE\GEOTECH\GEO\04 GINT\APPLE FIRE STATION.GPJ

**CLIENT** Truckee Meadows Fire Protection District      **PROJECT NAME** TMFPD Apple Fire Station  
**PROJECT NUMBER** 8754006      **PROJECT LOCATION** Washoe County, Nevada  
**DATE STARTED** 7/25/23      **COMPLETED** 7/25/23      **GROUND ELEVATION** 4352 ft      **TEST PIT SIZE** 30 inches  
**EXCAVATION CONTRACTOR** Joy Engineering      **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Komatsu PC 228 Excavator      **AT TIME OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**LOGGED BY** Seth Barton      **CHECKED BY** Mickey Smith      **AT END OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**NOTES:** Elev: USGS 1 meter NV Reno Carson Urban Lidar 2017 B17      **AFTER EXCAVATION** --- NO FREE WATER ENCOUNTERED

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	R-VALUE	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		LEAN CLAY, (CL) medium stiff, dry, light brown, medium to high plasticity	GB 2A									
5		SILTY SAND, (SM) medium dense, slightly moist, medium brown, nonplastic	GB 2B					12.7				41.0
10		SANDY SILT, (ML) very stiff, dry, light tan, low plasticity	GB 2C									

Bottom of Test Pit at 13.0 Feet.

### Soil Percolation Recorded Measurements

- Depth to test : 5' Bench at: 4'
  - Time of 1st saturation to 12" : 9:00 AM Date : 7/25/2023  
 If 12" of water drains from hole in 10 mins or less, refill to 12".
  - Time of 2nd saturation : 9:10 AM
  - If 2nd filling drains in less than 10 mins, begin 1 hour test with 10 mins or less reading intervals.
  - If either filling exceeds 10 mins to drain from hole, begin a 4-hr pre-soak.
- Return between 16 - 24 hrs to start test.

Date of percolation test : 7/25/2023

Hole # : TP-2 Diameter : 7" Depth : 12" Soil Type : ML

Reading	Time		Water Level		Elapsed Time min	Water Fall (in)
	Start	Finish	Start	Finish		
1	11:41 AM	12:11 PM	6	10	30	4
2	12:11 PM	12:31 PM	6	9 12/16	20	3 12/16
3	12:34 PM	12:54 PM	6	8 12/16	20	2 12/16
4	12:54 PM	1:14 AM	6	8 12/16	20	2 12/16
5	1:14 AM	1:34 AM	6	8 13/16	20	2 13/16
6						
7						

Stabilized Rate : 7 Min/inch

Tested by: S. Barton

Gravel Corrected Rate: 11 Min/inch

Checked by: M. Smith

Location: 39.55672, -119.56597



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

# TEST PIT NUMBER TP-3

GEOTECH BH COLUMNS PLATE - GINT STD US LAB.GDT - 8/23/23 08:01 - I:\WOODRODGERS.LOC\PRODUCTION\DATA\JOBS-RENO\JOBS\8754 - TMFPD - STATION RELOC.006 - APPLE - SITE\GEOTECH\GINT\APPLE FIRE STATION.GPJ

**CLIENT** Truckee Meadows Fire Protection District      **PROJECT NAME** TMFPD Apple Fire Station  
**PROJECT NUMBER** 8754006      **PROJECT LOCATION** Washoe County, Nevada  
**DATE STARTED** 7/25/23      **COMPLETED** 7/25/23      **GROUND ELEVATION** 4353 ft      **TEST PIT SIZE** 30 inches  
**EXCAVATION CONTRACTOR** Joy Engineering      **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Komatsu PC 228 Excavator      **AT TIME OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**LOGGED BY** Seth Barton      **CHECKED BY** Mickey Smith      **AT END OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**NOTES:** Elev: USGS 1 meter NV Reno Carson Urban Lidar 2017 B17      **AFTER EXCAVATION** --- NO FREE WATER ENCOUNTERED

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	R-VALUE	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY, (CL) medium stiff, dry, light brown, medium to high plasticity	GB 3A									
2.5		SILT WITH SAND, (ML) very stiff, dry, light tan, orange mottling, low plasticity	GB 3B					8.1	36	36	NP	78.7
7.5		SILTY SAND WITH GRAVEL AND COBBLES, (SM) very dense, dry, light brown, nonplastic	GB 3C									
10.0		~10% - 15% oversize 6" - 14" diameter Visually estimated from stockpile										

Bottom of Test Pit at 13.0 Feet.

Location: 39.55656, -119.56671



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

# TEST PIT NUMBER TP-4

GEOTECH BH COLUMNS PLATE - GINT STD US LAB.GDT - 8/23/23 08:01 - \\WOODRODGERS.LOC\PRODUCTION\DATA\JOBS-RENO\JOBS\8754\_TMFPPD\_STATION\_RELOC\006\_APPLE\_SITE\GEOTECH\GINT\APPLE\_FIRE\_STATION.GPJ

**CLIENT** Truckee Meadows Fire Protection District      **PROJECT NAME** TMFPD Apple Fire Station  
**PROJECT NUMBER** 8754006      **PROJECT LOCATION** Washoe County, Nevada  
**DATE STARTED** 7/25/23      **COMPLETED** 7/25/23      **GROUND ELEVATION** 4352 ft      **TEST PIT SIZE** 30 inches  
**EXCAVATION CONTRACTOR** Joy Engineering      **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Komatsu PC 228 Excavator      **AT TIME OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**LOGGED BY** Seth Barton      **CHECKED BY** Mickey Smith      **AT END OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**NOTES:** Elev: USGS 1 meter NV Reno Carson Urban Lidar 2017 B17      **AFTER EXCAVATION** --- NO FREE WATER ENCOUNTERED

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	R-VALUE	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0.0		LEAN CLAY, (CL) medium stiff, dry, light brown, medium to high plasticity	GB 4A									
2.5		SILT, (ML) very stiff, dry, light tan, orange mottling, low plasticity	GB 4B					8.9	38	35	3	93.8
5.0		SILTY SAND WITH GRAVEL, (SM) very dense, dry, medium brown, nonplastic	GB 4C									
7.5		SILTY SAND WITH GRAVEL AND COBBLES, (SM) very dense, dry, light brown, nonplastic										
10.0		~5% - 10% oversize 6" - 10" diameter Visually estimated from stockpile										

Bottom of Test Pit at 12.0 Feet.

Location: 39.55632, -119.56602



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

# TEST PIT NUMBER TP-5

GEOTECH BH COLUMNS PLATE - GINT STD US LAB.GDT - 8/23/23 08:01 - \\WOODRODGERS.LOC\PRODUCTION\DATA\JOBS-RENO\JOBS\8754 - TMFPD STATION RELOC\006 APPLE - SITE\GEOTECH\GINT\APPLE FIRE STATION.GPJ

**CLIENT** Truckee Meadows Fire Protection District      **PROJECT NAME** TMFPD Apple Fire Station  
**PROJECT NUMBER** 8754006      **PROJECT LOCATION** Washoe County, Nevada  
**DATE STARTED** 7/25/23      **COMPLETED** 7/25/23      **GROUND ELEVATION** 4353 ft      **TEST PIT SIZE** 30 inches  
**EXCAVATION CONTRACTOR** Joy Engineering      **GROUND WATER LEVELS:**  
**EXCAVATION METHOD** Komatsu PC 228 Excavator      **AT TIME OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**LOGGED BY** Seth Barton      **CHECKED BY** Mickey Smith      **AT END OF EXCAVATION** --- NO FREE WATER ENCOUNTERED  
**NOTES:** Elev: USGS 1 meter NV Reno Carson Urban Lidar 2017 B17      **AFTER EXCAVATION** --- NO FREE WATER ENCOUNTERED

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	R-VALUE	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		LEAN CLAY, (CL) medium stiff, dry, light brown, medium to high plasticity										
		SILTY SAND, (SM) medium dense, dry, medium brown, nonplastic										
5		SILT, (ML) very stiff, dry, light tan, orange mottling, low plasticity										
10		SILTY SAND, (SM) very dense, dry, light brown, nonplastic										

Bottom of Test Pit at 13.0 Feet.

### Soil Percolation Recorded Measurements

- Depth to test : 5' Bench at: 4'
- Time of 1st saturation to 12" 9:45 AM Date : 7/25/2023  
 If 12" of water drains from hole in 10 mins or less, refill to 12".
- Time of 2nd saturation : 9:55 AM
- If 2nd filling drains in less than 10 mins, begin 1 hour test with 10 mins or less reading intervals.
- If either filling exceeds 10 mins to drain from hole, begin a 4-hr pre-soak.  
 Return between 16 - 24 hrs to start test.

Date of percolation test : 7/25/2023

Hole # : TP-5 Diameter : 8" Depth : 12" Soil Type : ML

Reading	Time		Water Level		Elapsed Time min	Water Fall (in)
	Start	Finish	Start	Finish		
1	11:34 AM	12:04 PM	6	12	30	6
2	12:04 PM	12:24 PM	6	10 12/16	20	4 12/16
3	12:27 PM	12:47 PM	6	10 2/16	20	4 2/16
4	12:48 PM	1:08 PM	6	10 1/16	20	4 1/16
5	1:08 PM	1:28 PM	6	10	20	4
6						
7						

Stabilized Rate : 5 Min/inch

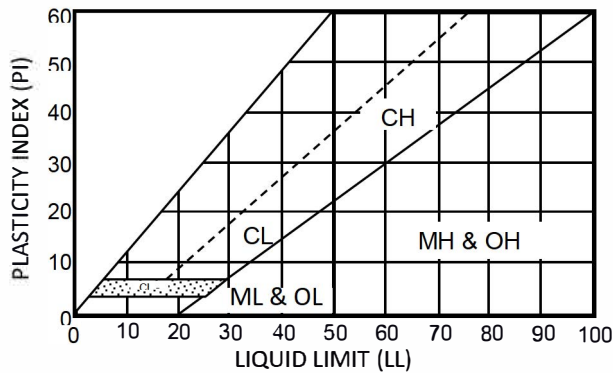
Tested by: S. Barton

Gravel Corrected Rate: 9 Min/inch

Checked by: M. Smith

Location: 39.55607, -119.56670

MAJOR DIVISION			TYPICAL NAMES			
COARSE-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVEL MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES		GW	WELL GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES	
		GRAVELS WITH OVER 12% FINES		GP	POORLY GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES	
		SAND MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES		SW	WELL GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
			SANDS WITH OVER 12% FINES		SP	POORLY GRADED SAND WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
	FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT 50% OR LESS		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTS WITH SANDS AND GRAVELS	
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY CLAYS WITH SANDS AND GRAVELS, LEAN CLAYS	
				OL	ORGANIC SILTS OR CLAYS OF LOW PLASTICITY	
		SILT AND CLAY LIQUID LIMIT GREATER THAN 50%		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOLID, ELASTIC SILTS	
CH				INORGANIC CLAYS OR HIGH PLASTICITY, FAT CLAYS		
OH				ORGANIC SILTS OR CLAYS MEDIUM TO HIGH PLASTICITY		
HIGHLY ORGANIC SOILS				PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	



CONSISTENCY		RELATIVE DENSITY	
SILTS & CLAYS	SPT BLOW* COUNTS (N)	SANDS & GRAVELS	SPT BLOW* COUNTS (N)
VERY SOFT	0 - 2	VERY LOOSE	0 - 4
SOFT	3 - 4	LOOSE	5 - 10
MEDIUM STIFF	5 - 8	MD DENSE	11 - 30
STIFF	9 - 15	DENSE	31 - 50
VERY STIFF	16 - 30	VERY DENSE	50 +
HARD	30 +		

\* The Standard Penetration Resistance (N) in blows per foot is obtained by the ASTM D1586 procedure using 2" O.D., 1 3/8" I.D. samplers.

PLASTICITY DESCRIPTIONS			
DESCRIPTION	RANGE	DESCRIPTION	RANGE
NONPLASTIC	<5	MEDIUM	10-20
LOW	< 10	MEDIUM-HIGH	15 - 25
LOW-MEDIUM	5 - 15	HIGH	>25

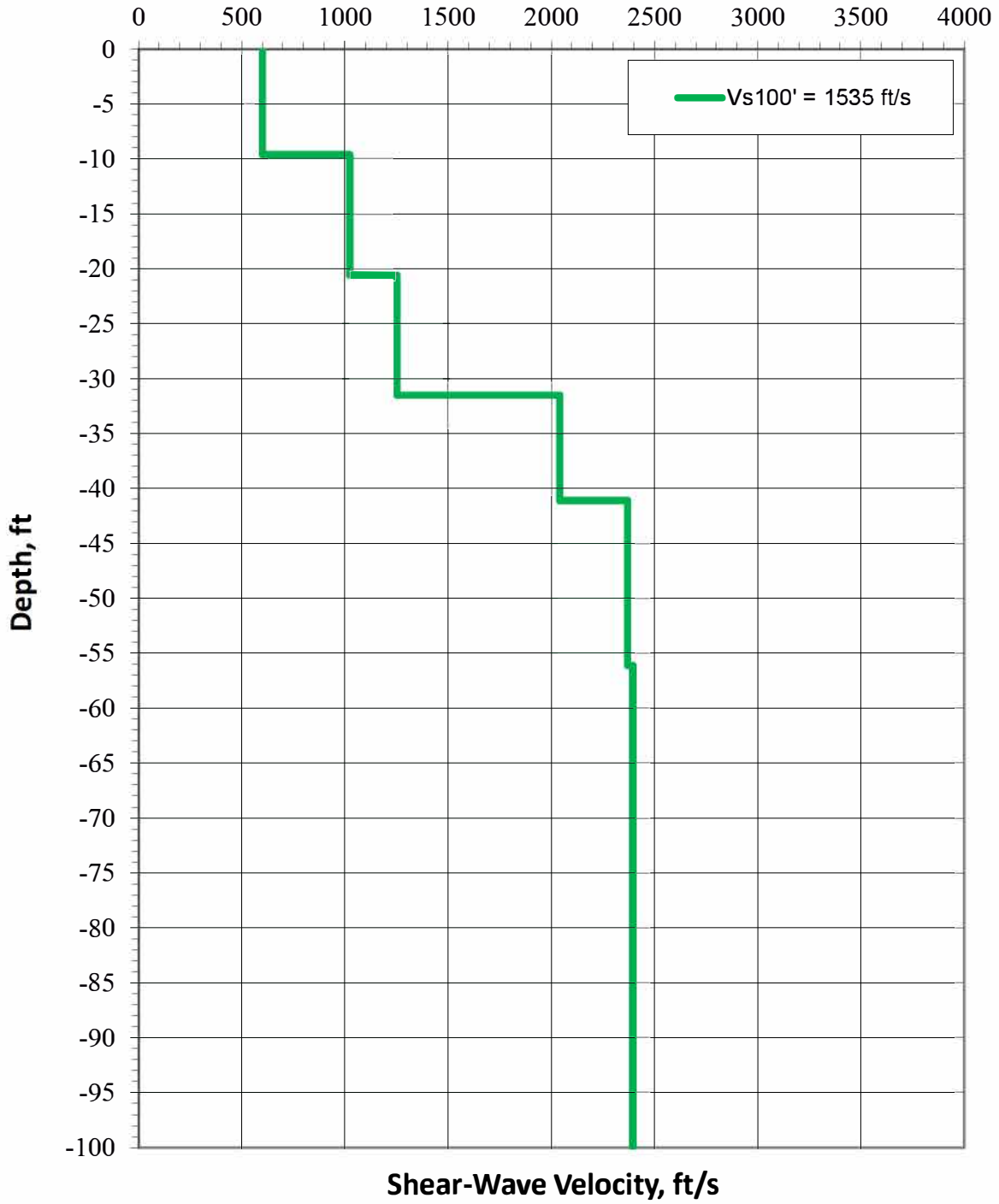
DESCRIPTION OF ESTIMATED PERCENTAGES OF GRAVEL, SAND, AND FINES	
TRACE	Particles are present but est. < 5%
FEW	5% - 10%
LITTLE	15% - 20%
SOME	30% - 45%
MOSTLY	50% - 100%

DEFINITIONS OF SOIL FRACTIONS	
SOIL COMPONENT	PARTICLE SIZE RANGE
BOULDERS	> 12 INCHES
COBBLES	3 to 12 Inches
GRAVEL	3 IN. TO NO. 4 SIEVE
COARSE GRAVEL	3 IN. TO 3/4 IN.
FINE GRAVEL	3/4 IN. TO NO. 4 SIEVE
SAND	NO. 4 TO NO. 200
COARSE SAND	NO. 4 TO NO. 10
MEDIUM SAND	NO. 10 TO NO. 40
FINE SAND	NO. 40 TO NO. 200
FINES (SILT OR CLAY)	MINUS NO. 200 SIEVE

NOTE: Percentages are presented within soil description for soil horizon with laboratory tested soil samples.

TMFPD APPLE FIRE STATION PROJECT NO. 8754006	UNIFIED SOIL CLASSIFICATION AND KEY TO SOIL DESCRIPTIONS	B-2
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### TMFPD Apple Fire Station, L1, 286': Vs Model



TMFPD APPLE FIRE STATION PROJECT NO. 8754006	S-WAVE ReMi RESULTS	B-3
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APPENDIX C  
LABORATORY TESTING RESULTS



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

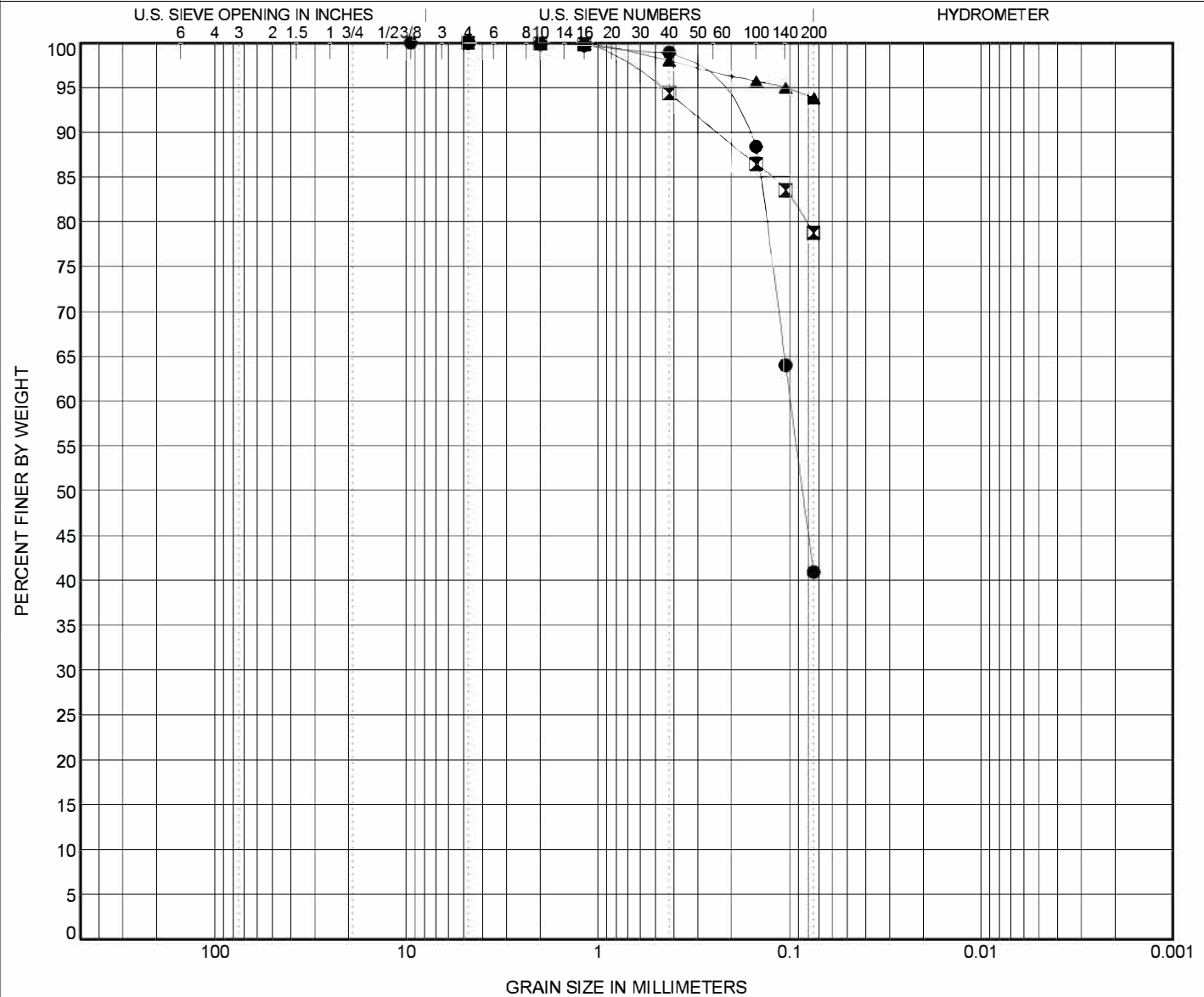
# GRAIN SIZE DISTRIBUTION

CLIENT Truckee Meadows Fire Protection District

PROJECT NAME TMFPD Apple Fire Station

PROJECT NUMBER 8754006

PROJECT LOCATION Washoe County, Nevada



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
● TP-2	1.5	<b>SILTY SAND (SM)</b>					
⊠ TP-3	1.5	<b>SILT with SAND (ML)</b>	36	36	NP		
▲ TP-4	1.0	<b>SILT (ML)</b>	38	35	3		

TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● TP-2	1.5	9.5	0.099			0.0	59.0		41.0
⊠ TP-3	1.5	4.75				0.0	21.3		78.7
▲ TP-4	1.0	2				0.0	6.2		93.8



Wood Rodgers Inc.  
 1361 Corporate Blvd  
 Reno NV 89521  
 Telephone: 775-823-4068  
 Fax: 775-823-4066

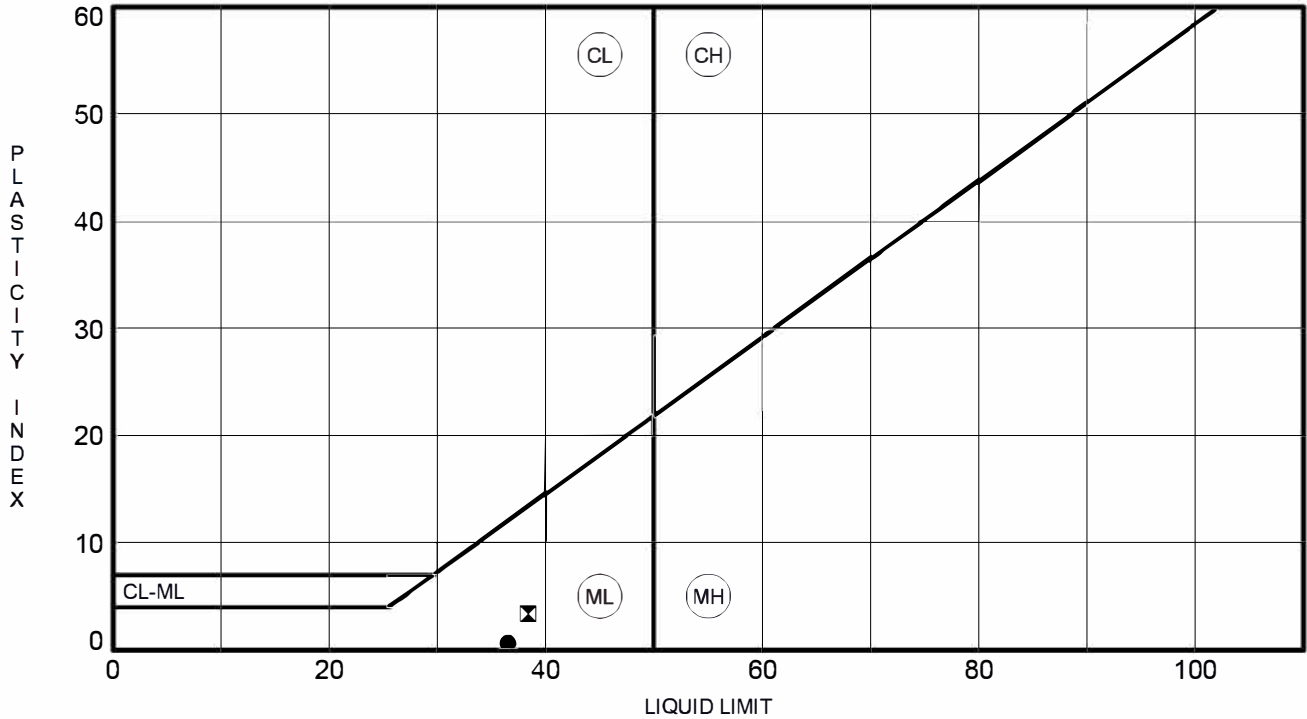
# ATTERBERG LIMITS' RESULTS

CLIENT Truckee Meadows Fire Protection District

PROJECT NAME TMFPD Apple Fire Station

PROJECT NUMBER 8754006

PROJECT LOCATION Washoe County, Nevada



TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
● TP-3	1.5	36	36	NP	78.7	SILT with SAND(ML)
▣ TP-4	1.0	38	35	3	93.8	SILT(ML)



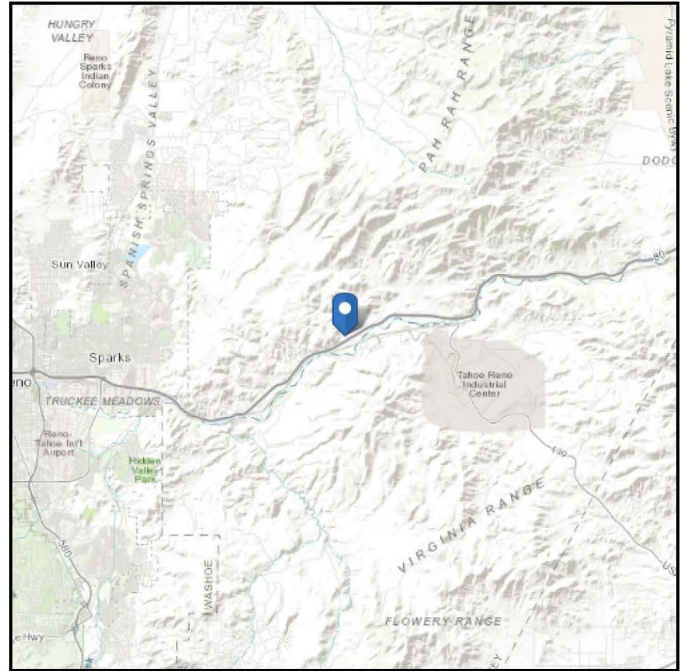
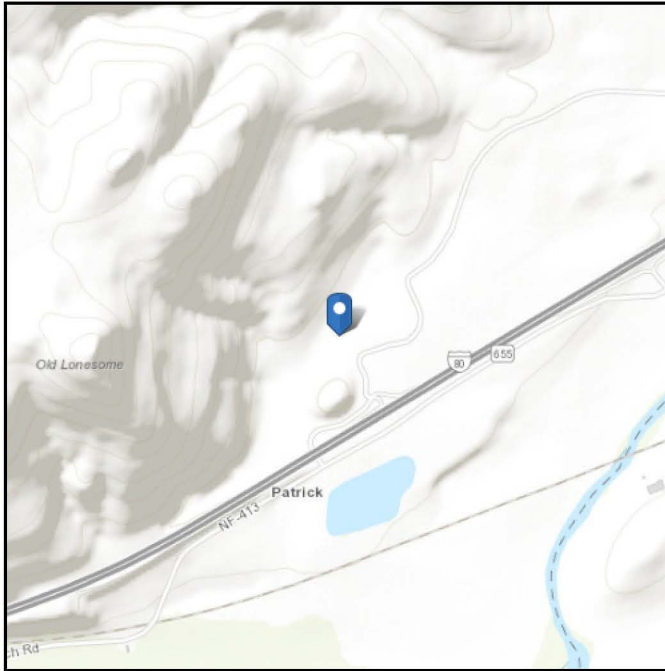
APPENDIX D  
ASCE 7 HAZARDS REPORT

# ASCE 7 Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-16  
**Risk Category:** IV  
**Soil Class:** C - Very Dense  
Soil and Soft Rock

**Latitude:** 39.5565  
**Longitude:** -119.5663  
**Elevation:** 4351.864851392217 ft  
(NAVD 88)

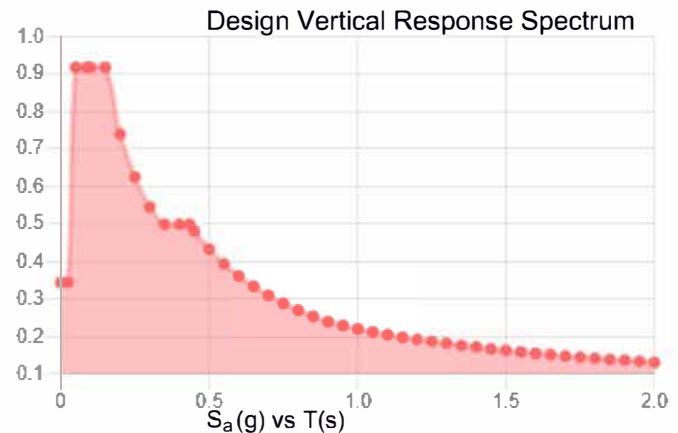
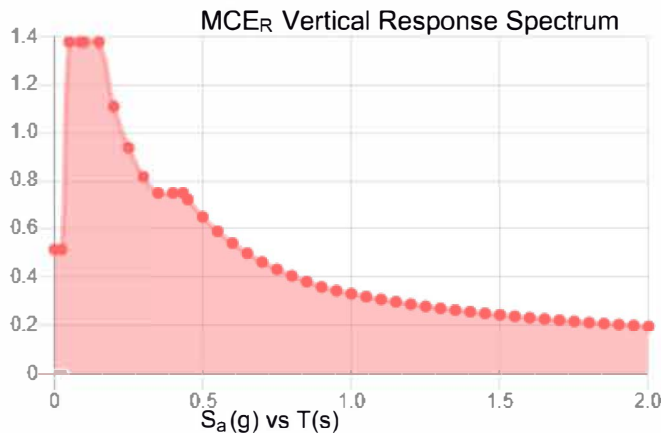
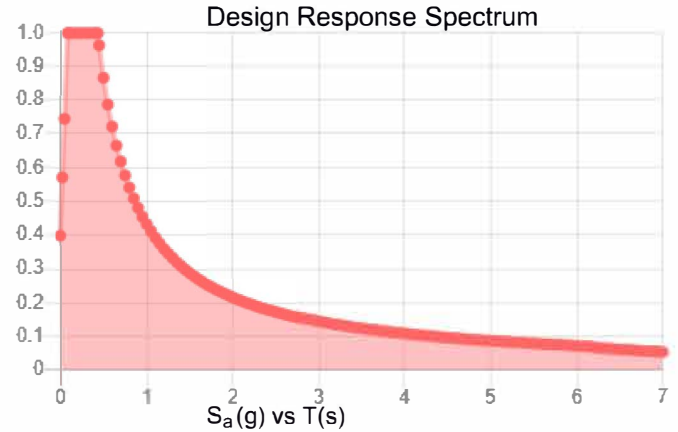
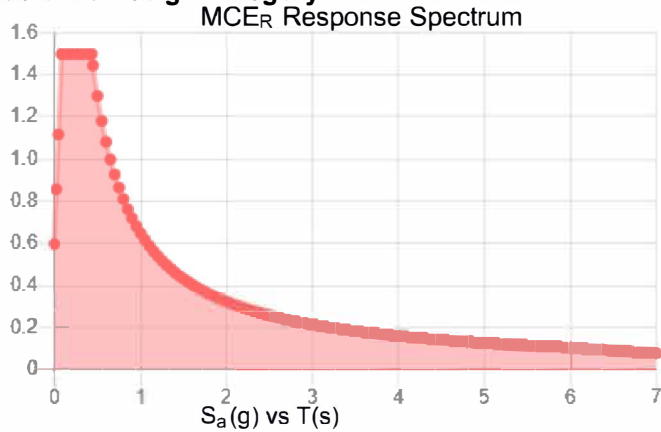


**Site Soil Class:**

**Results:**

$S_s$ :	1.247	$S_{D1}$ :	0.433
$S_1$ :	0.433	$T_L$ :	6
$F_a$ :	1.2	PGA :	0.5
$F_v$ :	1.5	PGA <sub>M</sub> :	0.6
$S_{MS}$ :	1.496	$F_{PGA}$ :	1.2
$S_{M1}$ :	0.649	$I_e$ :	1.5
$S_{DS}$ :	0.997	$C_v$ :	1.149

**Seismic Design Category: D**



**Data Accessed:** Fri Jul 28 2023

**Date Source:**

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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# APPLE FIRE STATION

## SPECIAL USE PERMIT

### TITLE SHEET

**OWNER/DEVELOPER:**  
TRUCKEE MEADOWS  
FIRE PROTECTION DISTRICT  
3663 BARRON WAY  
RENO, NV 89511

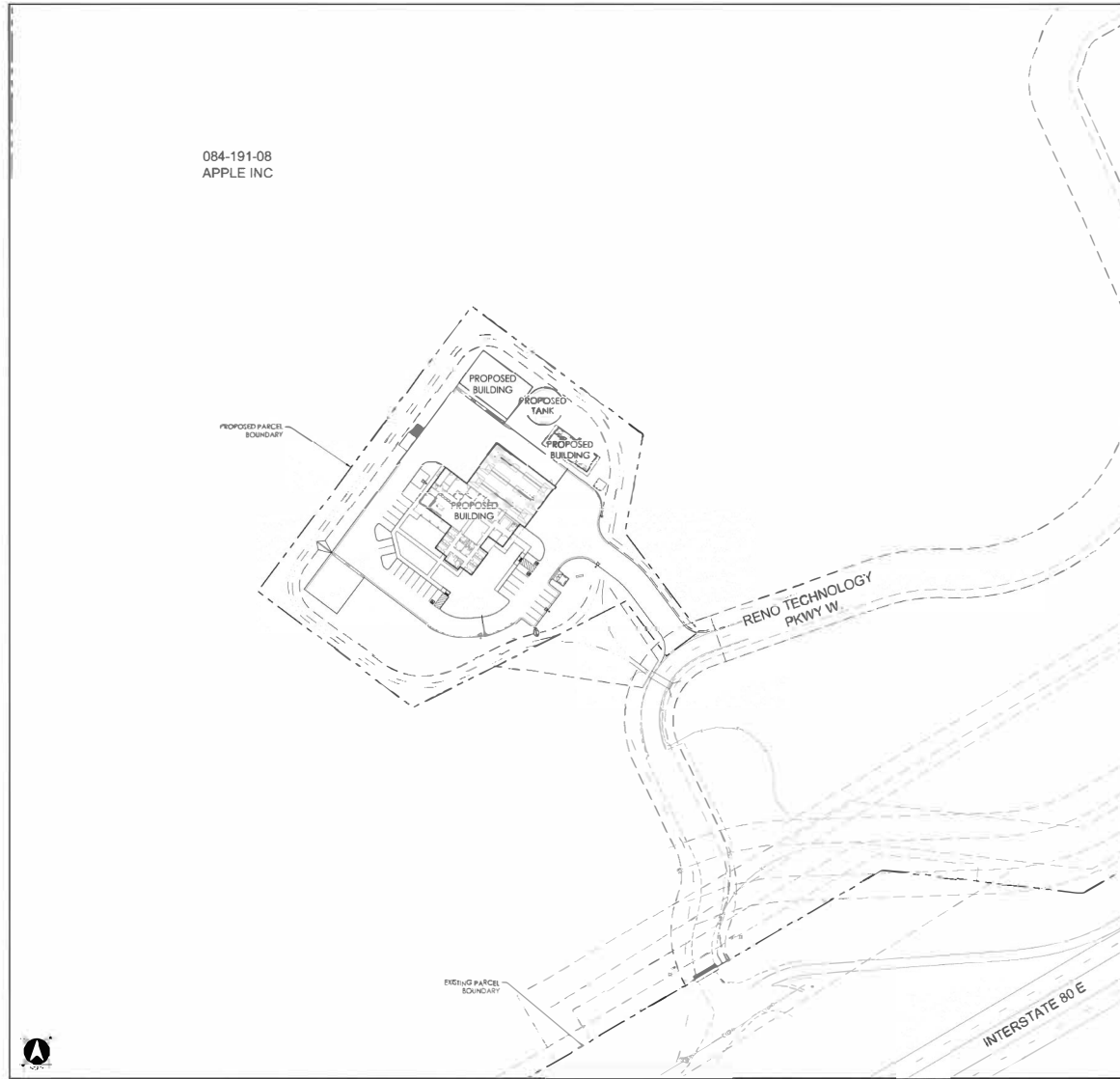
084-191-08  
APPLE INC

#### BASIS OF BEARINGS

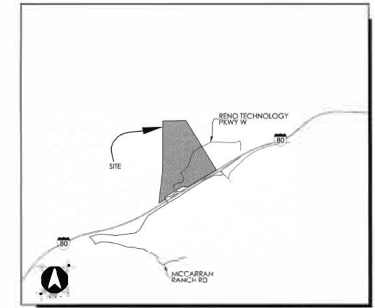
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH ACCURACY REFERENCE NETWORK (HARV), AS DETERMINED USING REAL TIME DYNAMIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NACH GPS). THE BEARINGS BETWEEN THE BEARINGS MONUMENT T-147 AND T-147-18 TAKEN AS NORTH 61° 04' 04" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. THE COMBINED ZERO-TOPOGRAPHY FACTOR IS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION LPS 15341-1002220001.

#### BASIS OF ELEVATION

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM LEGAL BENCHMARK E-147 WITH A PUBLISHED BEHAVIOR OF +0.021 FT. BENCHMARK E-147 IS DESCRIBED AS BEING A 3.5" UNCLAS. MASS (202.51" IN COME) STAMBED T-147-1958. THE MONUMENT IS LOCATED AT NEARPOST WAGON ST. THE MONUMENT IS 87' NORTH OF THE NORTH EDGE OF 20' OF 40' 80' AND ONE NORTH EDGE OF A WAGON ST. NORTH OF EIGHT-OF-WAY FENCE, A FOUND WITNESS T-1051 IS 5.5' WEST OF THE MONUMENT.



SITE PLAN  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

#### SITE INFORMATION:

EXISTING ASSESSOR PARCEL NUMBER:  
084-191-08

#### SITE INFORMATION:

EXISTING PARCEL AREA: 180,926 AC  
PROPOSED PARCEL AREA: 3,242 AC  
UNDVELOPED AREA: 43,400 SF  
DEVELOPED AREA:  
- BUILDING/STRUCTURE AREA: 20,460 SF  
- PARKING/PAVED AREA: 47,290 SF  
- LANDSCAPE AREA: 10,190 SF

#### PARKING STATISTICS:

TOTAL PARKING PROVIDED: 37 STALLS  
TOTAL ACCESSIBLE PARKING REQUIRED: 1 STALLS  
TOTAL ACCESSIBLE PARKING PROVIDED: 3 STALLS

#### ENGINEERS STATEMENT:

I, JIMAN G. WILBRECHT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 08th DAY OF SEPTEMBER, 2023.

BLANK WILBRECHT E: 82253



#### SHEET INDEX

SHEET NO.	DWG. ID.	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	DM-1	EXISTING CONDITIONS
3	S-1	OVERALL PARCEL SITE PLAN
4	S-2	PRELIMINARY SITE PLAN
5	G-1	PRELIMINARY GRADING PLAN
6	W-1	PRELIMINARY UTILITY PLAN
7	CS-1	PRELIMINARY CROSS SECTION
8	LS-1	PRELIMINARY LANDSCAPE PLAN

APPLE FIRE STATION  
TITLE SHEET



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4068

JOB NO. 8754.006 SEPTEMBER, 2023

SHEET 1 OF 8  
**WSUP23-0031**  
**EXHIBIT F**



# APPLE FIRE STATION SPECIAL USE PERMIT EXISTING CONDITIONS

201

084-110-20  
APPLE INC  
(NOT A PART)

084-110-21  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-020-14  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-020-19  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-191-07  
APPLE INC  
(NOT A PART)

084-191-08  
APPLE INC

084-710-02  
DEBORD FAMILY TRUST  
(NOT A PART)



LEGEND:  
EXISTING OR MAP INDICATED TO BE  
REMOVED AND REPLACED

APPLE FIRE STATION  
EXISTING CONDITIONS



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1861 County Road 200  
Rochester, NY 14625  
Tel: 774.204.6000  
Fax: 774.823.4000

JOB NO. 8754.006      SEPTEMBER, 2023

SHEET DM-1 OF 8



WSUP23-0031  
EXHIBIT F

# APPLE FIRE STATION SPECIAL USE PERMIT OVERALL PARCEL SITE PLAN

084-020-14  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-110-21  
UNITED STATES OF  
AMERICA  
(NOT A PART)

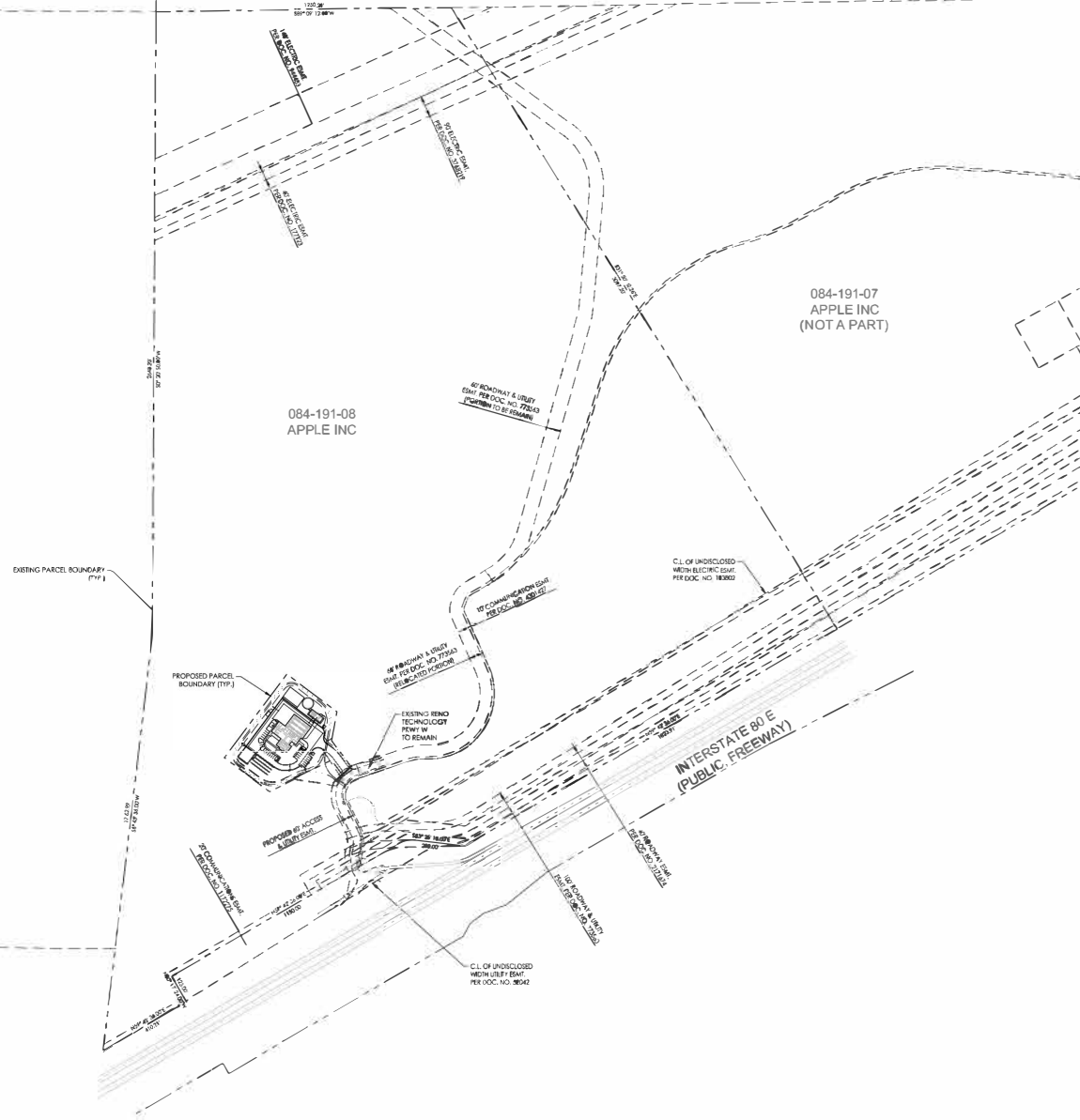
084-110-20  
APPLE INC  
(NOT A PART)

084-020-19  
UNITED STATES OF  
AMERICA  
(NOT A PART)

084-191-08  
APPLE INC

084-191-07  
APPLE INC  
(NOT A PART)

084-710-02  
DEBORD FAMILY TRUST  
(NOT A PART)

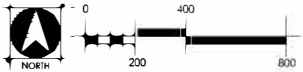


APPLE FIRE STATION  
OVERALL PARCEL SITE PLAN

**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1381 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4068

JOB NO. 8754.006 SEPTEMBER, 2023

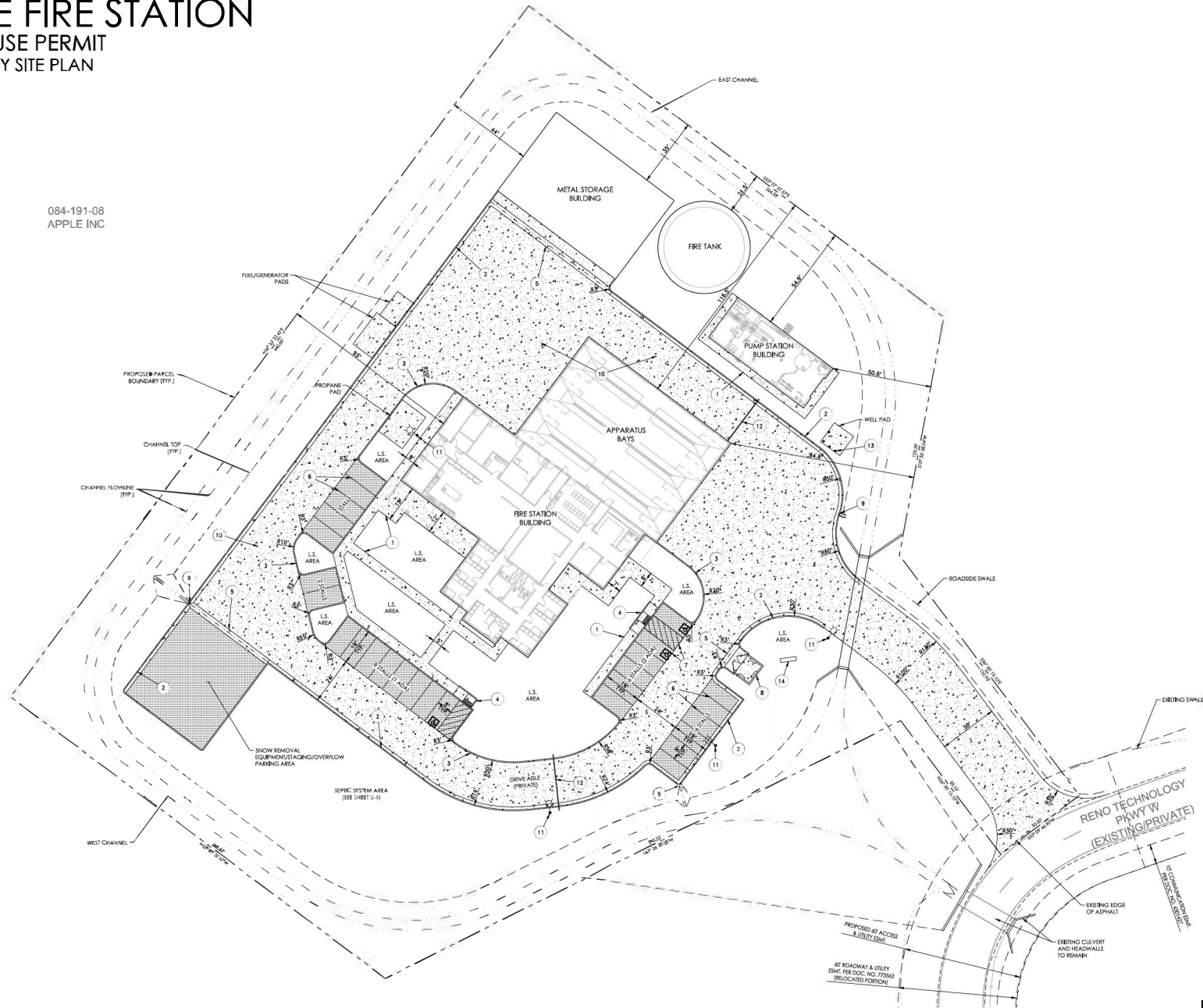
SHEET S-1 OF 8  
**WSUP23-0031**  
**EXHIBIT F**



# APPLE FIRE STATION

## SPECIAL USE PERMIT PRELIMINARY SITE PLAN

084-191-08  
APPLE INC

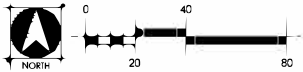


### LEGEND:



### SITE KEY NOTES:

- 1 PROPOSED SERVICE PLATFORM (PPP)
- 2 PROPOSED CURB AND GUTTER (PP)
- 3 PROPOSED FOOT CURB (PP)
- 4 PROPOSED FLOOR HIGH WALK (PP)
- 5 PROPOSED FCC VALET GUTTER (PP)
- 6 PROPOSED PAVEMENT MARKINGS (PP)
- 7 PROPOSED ACCESSIBLE MARKINGS (PP)
- 8 TRASH ENCLOSURE
- 9 CURB OPENING
- 10 PROPOSED ADA SIGNAGE
- 11 BELL SIGN
- 12 AUTOMATIC SPRINKLER CABINETS
- 13 SIGNAGE (PP)
- 14 NON-SLIP SIGN



203

APPLE FIRE STATION  
PRELIMINARY SITE PLAN

**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1301 Corporate Boulevard Tel 775.823.4000  
Reno, NV 89502 Fax 775.823.4000

JOB NO. 8754.006 SEPTEMBER, 2023

SHEET S-2 OF 8  
**WSUP23-0031**  
**EXHIBIT F**

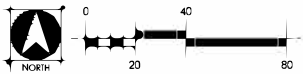
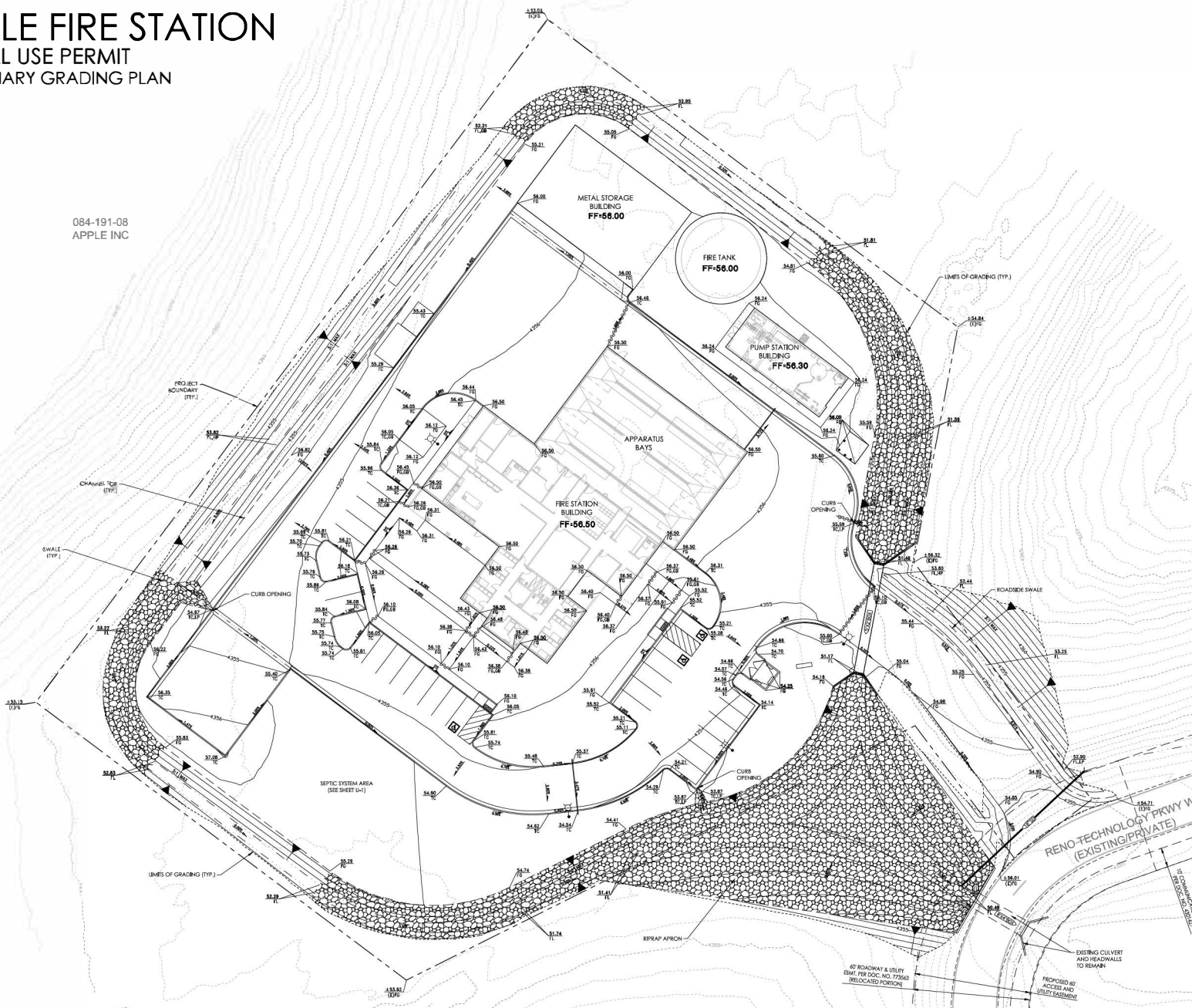
# APPLE FIRE STATION

## SPECIAL USE PERMIT

### PRELIMINARY GRADING PLAN

084-191-08  
APPLE INC

LEGEND:  
PROPOSED RRAP



204

APPLE FIRE STATION  
PRELIMINARY GRADING PLAN



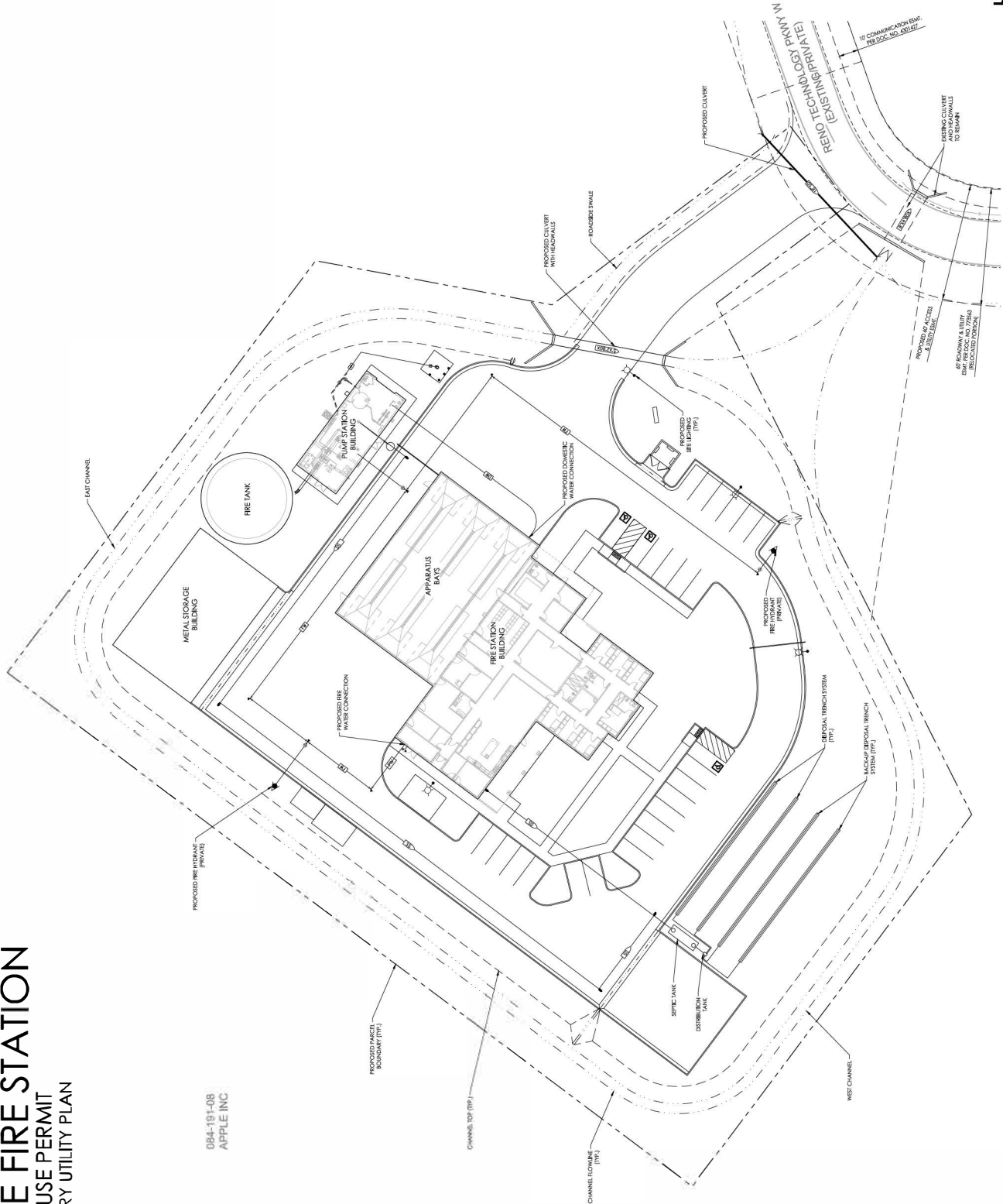
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.006 SEPTEMBER, 2023

SHEET G-1 OF 8  
**WSUP23-0031**  
**EXHIBIT F**

# APPLE FIRE STATION SPECIAL USE PERMIT PRELIMINARY UTILITY PLAN

084-191-08  
APPLE INC.



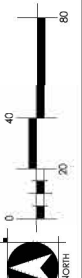
APPLE FIRE STATION  
PRELIMINARY UTILITY PLAN



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1801 Gateway Boulevard  
Rochester, NY 14609  
Tel: 778.825.4000  
Fax: 778.825.4008

JOB NO. 8754.006 SEPTEMBER, 2023

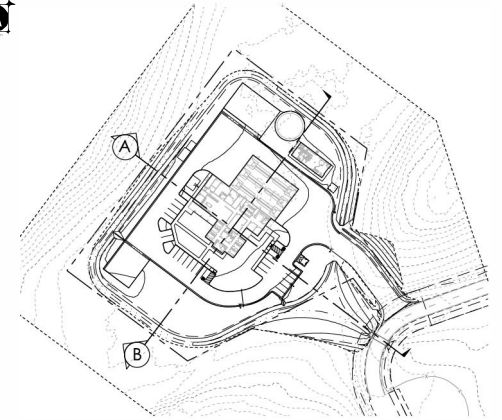
SHEET U-1 OF 8



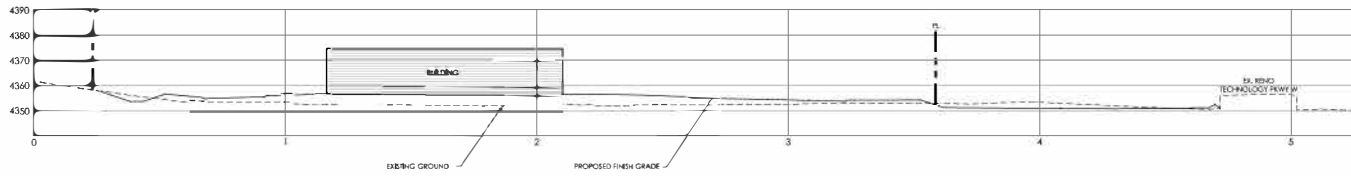
# APPLE FIRE STATION

## SPECIAL USE PERMIT

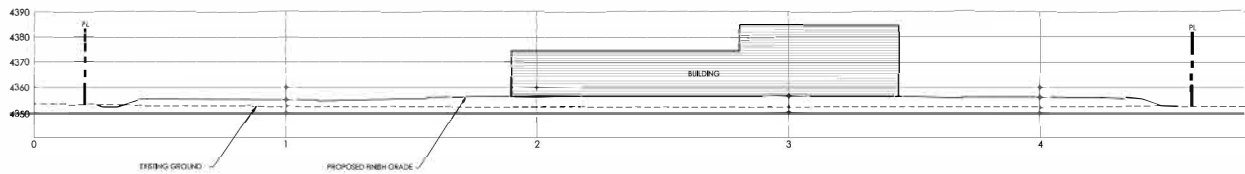
### PRELIMINARY CROSS SECTIONS



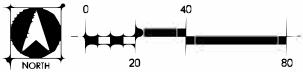
KEY MAP  
NOT TO SCALE



**CROSS SECTION A**  
SCALE:  
HORIZ=1"=20'  
VERT=1"=2'



**CROSS SECTION B**  
SCALE:  
HORIZ=1"=20'  
VERT=1"=2'



APPLE FIRE STATION  
PRELIMINARY CROSS SECTIONS

**WOOD ROGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel 775.823.4068  
Reno, NV 89502 Fax 775.823.4069

JOB NO. 8754.006 SEPTEMBER, 2023

SHEET CS-1 OF 8  
**WSUP23-0031**  
**EXHIBIT F**



**PLANT LEGEND**

-  DECIDUOUS SHADE TREE
-  ORNAMENTAL TREE
-  SHRUBS
-  1 GAL PERENNIALS
-  TURF
-  INORGANIC GROUNDCOVER

**LANDSCAPE REQUIREMENTS**

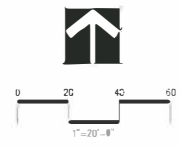
REQUIRED: 1 TREE / 10 PARKING SPACES  
 27 SPACES = 3 TREES  
 PROPOSED: 8 TREES, 49 SHRUBS

**SITE INFORMATION**

EXISTING PARCEL AREA	=	180.92 +/- AC
PROPOSED PARCEL AREA	=	3.24 +/- AC
UNDEVELOPED AREA	=	62,400 SF
DEVELOPED AREA	=	
BUILDINGS/STRUCTURES AREA	=	20,460 SF
PARKING / PAVED AREA	=	47,209 SF
TOTAL:	=	67,669 SF
LANDSCAPE AREA (16% OF DEVELOPED AREA)	=	10,980 SF

**NOTES**

1. LANDSCAPE TO COMPLY W/ WILDLAND FIRE SAFETY REQUIREMENTS AND ALL LOCAL GOVERNMENT REQUIREMENTS
2. PROPOSED LANDSCAPE EMPHASIZES NATIVE PLANT MATERIAL (WC-SV 2.11)
3. ALL NEW PLANT MATERIAL TO BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.



 L J M LANDSCAPE ARCHITECTS	<b>APPLE FIRE STATION</b> <b>WASHOE COUNTY, NEVADA</b> <b>APN: 084-191-08</b>
<b>SPECIAL USE PERMIT</b> <b>PRELIMINARY LANDSCAPE PLAN</b>	
DATE: 05/04/23 SCALE: AS SHOWN DRAWN BY: R-S&LJM JOB #: _____ SHEET NAME: _____ SHEET NUMBER:	<b>L1</b>