APNs 538-020-01 & 538-010-12
±188 Acres
Boneyard Phase 1:
- WSUP19-0016 Approved October 3, 2019
- ±188 Ac Project Area
- 500,000 CY of fill material
- Boneyard Flat is currently identified as a flood pool area by Washoe County
Proposed Boneyard Ph 2:

- Same Project Area as Phase 1 (±188 Ac)
- Additional 1 million CY of fill material (1.5 million CY total Ph1 & Ph2)
- North Spanish Springs **100-year Flood Elevation lowered 1-foot for every 600,000 CY excavated**
Board of Adjustment Phase 2 SUP Denial April 16, 2020:

- Finding #3 – Site Suitability
- Finding #4 – Issuance Not Detrimental

✓ Washoe County Staff Recommended Approval
✓ Washoe County Director of Engineering, Dwayne Smith, Addressed BOA Questions and supported the Applicant’s request
✓ Additional Soil Sampling Completed, NO detrimental impact to groundwater

Appeal of BOA Denial
Finding #3 – Site Suitability:

- Phase 1 grading approved October 3, 2019 – Grading is underway
- Phase 2 grading within the same Project Location, simply excavating deeper
- Same conditions of approval as Phase 1

- Truck Traffic Concerns:
  - Temporary truck traffic will not impact the surrounding area any more than what is already approved for the adjacent Industrial Park
  - Additional grading will only result in ±10 more trucks per hour
  - Temporary truck traffic is a typical activity associated with new development in the area
Finding #3 – Site Suitability was Addressed:

- **Flood Concerns:**
  - Per Washoe County Staff: Naturally low area where water collects – Approved Flood Pool Area
  - Opportunity to create additional flood storage in a closed basin at no cost to Tax Payers (Reduction of approx. 1.7-feet for Spanish Springs)
  - Help prevent what occurred in North Valleys at Swan Lake

- **Ground Water Concerns:**
  - 8 original test pits in the Project Area – Clay down to 11+ feet
  - Per Dwayne Smith’s BOA Presentation: Ground water table is below excavation limits
  - Ground water verified at 40+ feet by TMWA
  - Excavation only down to 10 feet
  - 3 additional test pits dug to depth of 20’ with 11 soil samples tested for Nitrate

Appeal of BOA Denial
Ground water testing results:

- Overall, the Nitrate levels are below the threshold set by EPA
- One sample in TP2 at a depth of 5’ measured above the EPA threshold; that material will be removed with the proposed excavation
- Clays were found all the way to 20’ in all test pits – 10’ below the proposed excavation area
  - Clay liner of 10’+ will continue to protect the ground water
Finding #4 – Issuance Not Detrimental was Addressed:

- Same reasons as identified in #3 Site Suitability
  - Haul Trucks using already approved Industrial roadways
  - Same Project Area as Approved Phase 1
  - Naturally low area ideal for additional Flood Storage Capacity
  - Will help prevent future flooding in a closed basin at no cost to Tax Payers
  - Groundwater testing completed – No impacts with proposed excavation