Community Services Department Planning and Building SPECIAL USE PERMIT



Community Services Department Planning and Building 1001 E. Ninth St., Bldg. A Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

| Project Information | S | staff Assigned Case No.: | | | |
|------------------------------------|---|---|-----------------|--|--|
| Project Name: Village (| Green Con | nmerce Center | | | |
| I I IACCTINTION. | | ivities to implement the FEI on (CLOMR) for the subjec | | | |
| Project Address:365 Calle De l | La Plata & 0 Dykes (| Ct, Sparks, NV 89441 | | | |
| Project Area (acres or square fee | et):20.7 acres | | | | |
| Project Location (with point of re | ference to major cross | streets AND area locator): | | | |
| South side of Calle de la Plata, e | South side of Calle de la Plata, east of Pyramid Hwy in the Spanish Springs area of Sparks, NV. | | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: | | |
| 534-561-08 | 10.188 | | | | |
| 534-561-09 | 10.488 | | | | |
| Indicate any previous Washo | e County approval | s associated with this applicat | tion: | | |
| Case No.(s). | | | | | |
| Applicant Info | ormation (attach | additional sheets if necess | sary) | | |
| Property Owner: | | Professional Consultant: | | | |
| Name:BI CDLP, LLC | | Name:Tectonics Design Group |) | | |
| Address: c/o Avenue 55, LLC, 601 U | nion Street, Suite 2930 | Address:730 Sandhill Road, Suite 250 | | | |
| Seattle, WA | Zip: 98101 | Reno, NV | Zip: 89521 | | |
| Phone: 206-707-9696 | Fax: NA | Phone: 775-824-9988 | Fax: | | |
| Email:NYawman@Avenue55.r | net | Email:Veronica@TDG-inc.com | 1 | | |
| Cell: NA | Other: NA | Cell: 775-234-5142 | Other: NA | | |
| Contact Person:Nick Yawman | | Contact Person:Veronica Bardhan | | | |
| Applicant/Developer: | | Other Persons to be Contacted: | | | |
| Name:Avenue 55, LLC | | Name:Jon Browning | | | |
| Address:601 Union Street, Suit | te 2930 | Address:730 Sandhill Road, S | uite 250 | | |
| Seattle, WA | Zip: 98101 | Reno, NV | Zip: 89521 | | |
| Phone: 206-707-9696 | Fax: NA | Phone: 775-824-9988 | Fax: | | |
| Email:NYawman@Avenue55.r | net | Email:Jon@TDG-inc.com | | | |
| Cell: NA | Other: NA | Cell: 775-624-7134 | Other: NA | | |
| Contact Person:Nick Yawman | | Contact Person:Same as above | | | |
| | For Office | Use Only | | | |
| Date Received: | Initial: | Planning Area: | | | |
| County Commission District: | | Master Plan Designation(s): | | | |
| CAB(s): | | Regulatory Zoning(s): | | | |

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

The purpose of the proposed grading is necessary to comply with the approved Conditional Letter of Map Revision (CLOMR) from FEMA. The site is currently located within a designated flood zone, and the grading work is required to modify elevations to mitigate flood risks, improve drainage patterns, and ensure compliance with FEMA regulations. The project will involve raising portions of the site to reduce floodplain encroachment while maintaining proper stormwater management and minimizing off-site impacts.

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

The proposed grading will involve the excavation and movement of approximately 36,000 cubic yards (CY) of material.

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

The proposed grading activities will disturb approximately 801,900 square feet (18.4 acres) of the site.

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 grading work will require the importation of approximately 60,000 cubic yards (CY) of material.

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

According to Washoe County Code Section 110.438.28, the proposed grading triggers the thresholds for a Special Use Permit (SUP) based on both area (110.438.28(a)(1)(ii)) and volume (110.438.28(a)(1)(iii)). Specifically:

- The grading area exceeds one acre on parcels less than six acres.

- The volume of material to be graded (36,000 cubic yards) exceeds the 15,000 cubic yard threshold.

While Section 110.438.28(b)(1) indicates that a Special Use Permit is not required for projects that submit full design plans and address grading during the building permit phase, we have opted to pursue the SUP to facilitate the grading necessary for the FEMA-approved Conditional Letter of Map Revision (CLOMR). This approach ensures all regulatory requirements are met and allows grading to proceed in alignment with FEMA's CLOMR requirements.

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 portion of the grading shown on the plan has been completed previously.

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 to be disturbed by grading have been shown on the submitted site plan.

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

Yes, the disturbed area will be visible from all directions. The adjacent properties that may have visibility of the grading activities include 534-561-10, 534-561-06, 534-561-07, 534-250-03, 534-272-05, 534-571-08, 534-562-12, 534-776-11.

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, the proposed grading will not provide access to neighboring properties due to the topographical changes required to implement the FEMA-approved Conditional Letter of Map Revision (CLOMR). The grading modifications are specific to this site's flood mitigation needs and do not facilitate shared access.

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?

The proposed grading will have a maximum slope of 3:1, with the predominant site grade ranging between 0.5% and 5%. Erosion control measures will be implemented in accordance with best management practices (BMPs) to minimize sediment runoff and maintain site stability. Please refer to the attached BMP plan for detailed methods used to control erosion during construction.

11. Are you planning any berms?

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

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

No retaining walls are required as part of the proposed grading.

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

Visual mitigation will be addressed as part of the building permit plans. Landscape buffers and all required mitigations will be provided in accordance with the Village Green Handbook and Washoe County Code requirements to ensure aesthetic compatibility with the surrounding area.

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

he proposed grading will require the removal of ornamental landscape trees located around the existing residential structure on APN 534-561-09, which is planned for demolition. Tree removal will be conducted in compliance with Washoe County regulations and any applicable mitigation requirements.

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?

BMPs will be maintained until final construction is complete. If construction is not completed and BMPs are no longer maintained, the following seed mix will be used for revegetation: Agrocyron sibricum (Wheat Grass Siberian Vavilo) - 10 lbs/acre
Ininopyrum intermedium (Wheat Grass Intermediate Rp 1-0 lbs/acre
Lolium perenne multiform (Rye Grass Annual Gulf): 8 lbs/acre
Achilea miletion (Yarow White) 0.5 lbs/acre
Linium perenne (Pias Blue) 0.75 lbs/acre
Linium perenne (Pias Blue) 0.75 lbs/acre
Initian Completed in a lbs/acre, ensuring soil stabilization and compliance with revegetation requirements.

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

During construction, water trucks will be on-site to provide temporary irrigation and control dust. In the event of a construction pause, the site will be stabilized using soil stabilizers to prevent erosion and maintain site stability in compliance with Washoe County regulations.

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

No, the revegetation plan has not been reviewed with the Washoe Storey Conservation District. The project plan is to fully develop the site and incorporate ornamental landscaping as part of the final design, in accordance with Washoe County requirements.

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. |
|-----|------|-------------------------------|
|-----|------|-------------------------------|

PS.1

LECTONICS

APN 534-561-08 & APN 534-561-09 MASS GRADING PLANS CALLE DE LA PLATA WASHOE COUNTY, NEVADA

1. BUILDING AND HARDSCAPE ARE SHOWN FOR REFERENCE ONLY, GRADING ONLY PER THIS PERMIT.

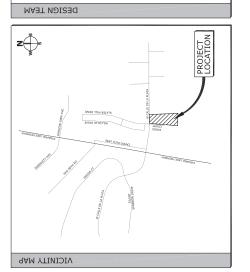
AN ENCROACHMENT/EXCAUNTON AND/OR REVOCABLE OCCUPANCY PERMIT IS RECUMED FOR TO BUILDING PERMIT ISSUANCE FOR ANY MIPROVEMENT IN THE COUNTY RIGHT OF HAX.

PROJECT INFO

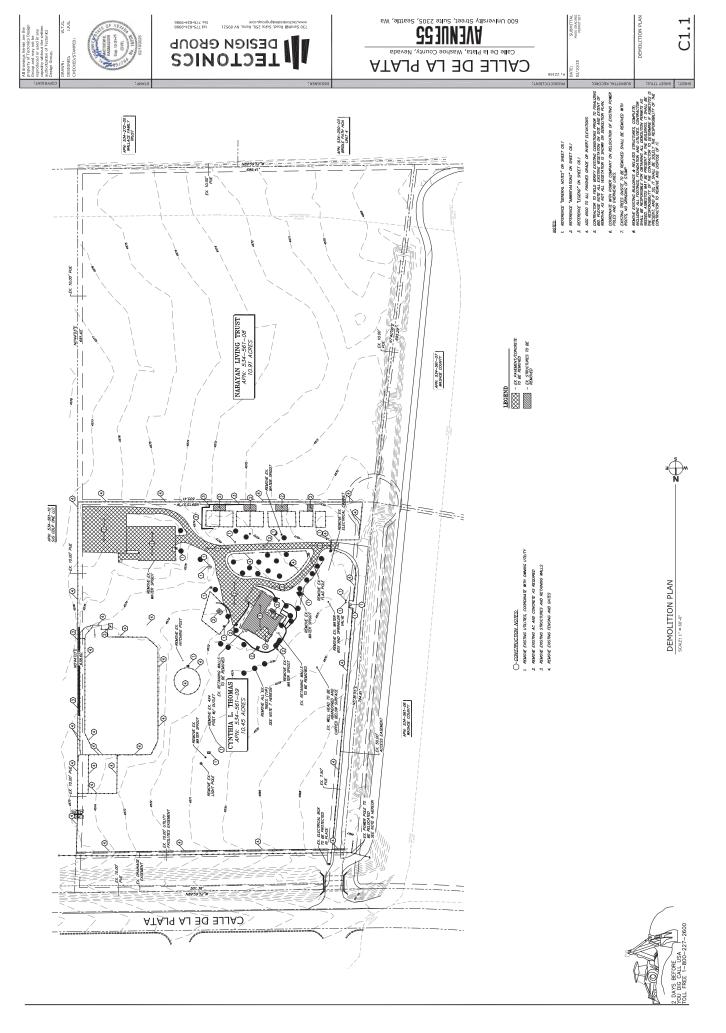
CINIF DRAWING INDEX

OTT 300 CV TOTAL 3600 CV AREA DISTUBBER: 184 AC NEE, THUSS, AME ESTAMFRO, DAMATRES ONLY, CONTRACTOR OF RESPONSEMENT OF THE PLANS. ESTIMATED EARTHWORK QUANTITIES (TO SUB-GRADE):

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BI CDLP LLC
MANAGED BY AVENUE 55
APN: 534-561-08
10.91 ACRES

CDLP F.F.=0.40% SLOPE 319,200 S.F.

SEE SHEET C3.3

BI CDLP LLC
MANAGED BY AVENUE 55
APN: 534-561-09
10.45 ACRES

CALLE DE LA PLATA

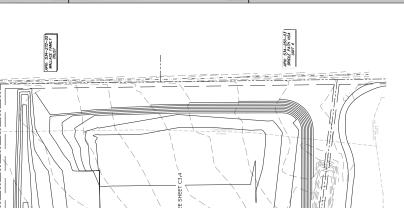
APN: 534-561-10 S.S. COLP ONE LLC

CALLE DE LA PLATA

APN: 534-561-07 MASHOE COUNTY

APIC 534-561-06 MASHOE COUNTY





- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A GUALIFIED EROSION CONTROL MISSECTIOR. CONTRACTOR TO PROVIDE THE EROSION CONTROL INSPECTIORS MANÉ AND GUALIFICATIONS TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
 - 2. MISTALL SEDMENT FENCE AND PERMETER EROSION CONTROL MEASURES PRIOR TO BEGIN CONSTRUCTION.
 - 3. LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION.

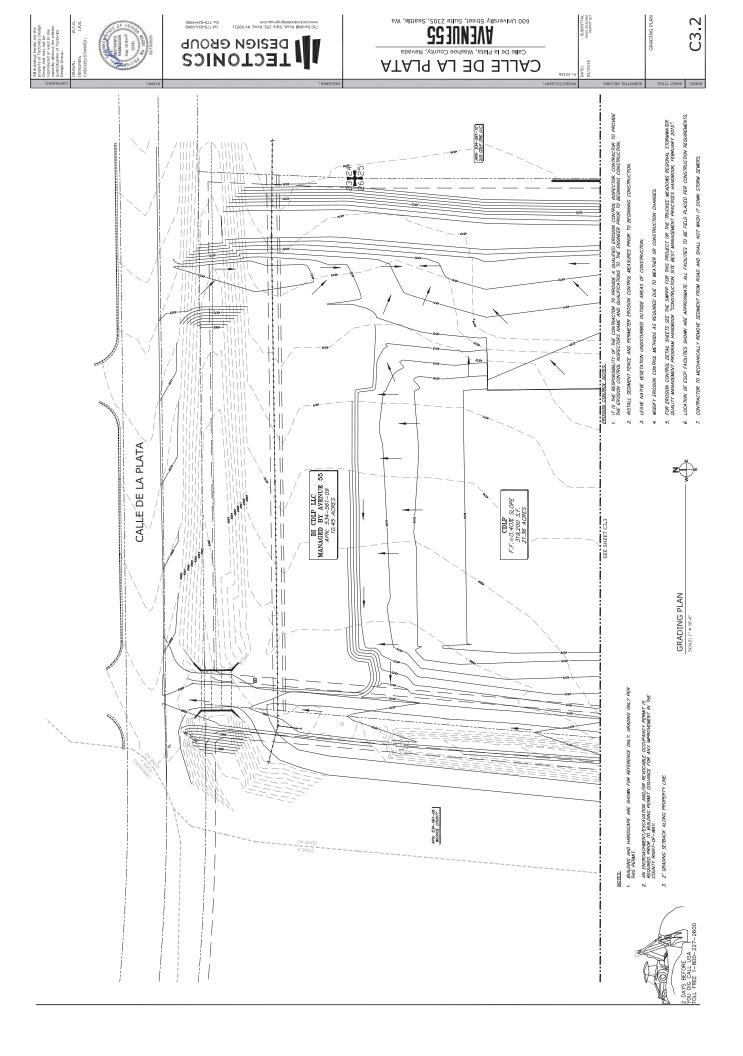
AN ENCROACHMENT/EXCAVATION AND/OR REVICABLE OCCUPANCY PERMIT IS RECURED PROPR TO BUILDING PERMIT ISSUANCE FOR ANY IMPROVEMENT IN THE COUNTY RIGHT-OF-MAX.

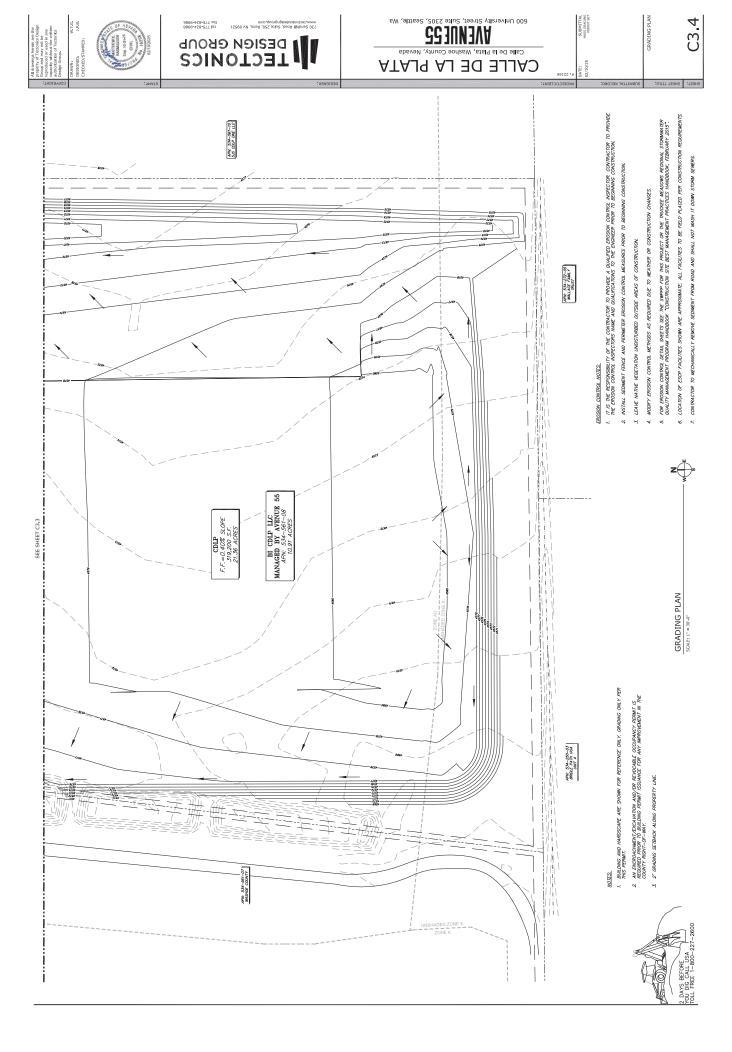
4. MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO MEATHER OR CONSTRUCTION CHANGES.

- 6. LOCATION OF ESSP FACURES SHOWN ARE APPROXIMATE. ALL FACURES TO BE FIELD PLACED PER CONSTRUCTION REQUIREMENTS.
- CONTRACTOR TO MECHANICALLY REMOVE SEDIMENT FROM ROAD AND SHALL NOT WASH IT DOWN STORM SEWERS.



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CDLP F.F.=0.40% SLOPE 319.200 S.F.

APIC 534-561-10 SJS COLP ONE LLC

APN: 534-272-05 WALLACE FAME Y TRUST

APN: 534-250-03 BRIDLE PATH HOA UNIT 4

AVENUE 55 600 University Street, Sulte 2305, Seattle, Wa

LEGEND

вмР

APN: 534-561-06 WASHOE COUNTY

MSTALL SEDMENT FENCE AND PERIMETER EROSION CONTROL MEASURES PRIOR TO BECANNING CONSTRUCTION. 3. LEAVE NATIVE VEGETATION UNDISTURBED OUTSIDE AREAS OF CONSTRUCTION

MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.

7. CONTRACTOR TO MECHANICALLY REMOVE SEDIMENT FROM ROAD AND SHALL NOT WASH IT DOWN STORM SEWERS. LICATION OF ESSO FACULIES SHOWN ARE APPROXIMATE. ALL FACILITES TO BE FIELD PLACED PER CONSTRUCTION RECOMBLIBENTS.

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BMP PLAN

CALLE DE LA PLATA

CONDITIONAL LETTER OF MAP REVISION (CLOMR) APPLICATION

Flooding Sources: Spanish Springs Wash

Community #: 320019 (Washoe County)

Effective FIRM: 32031C2865G, Revised March 16, 2009

Date: December 14, 2022



Prepared For:

AVENUE 55

Avenue 55 601 Union Street, Suite 2930 Seattle, WA 98101 (206) 707-9696 **Prepared By:**



House Moran Consulting, Inc. 5470 Kietzke Lane, Suite 300 Reno, NV 89511 (775) 293-4000



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Appendix A Exhibits

- 1. Existing Conditions HEC-RAS Results
- 2. Proposed Conditions HEC-RAS Results
- 3. Annotated FIRM
- 4. Topographic Work Map

Appendix B FEMA MT-2 Forms



Calle De La Plata – CLOMR for Spanish Springs Wash Washoe County, NV December 14, 2022

Appendix C Proposed Grading Plan

Appendix D Endangered Species Act (ESA) Documentation

Appendix E Property Owner Notification Letters
Appendix F Existing Conditions Model Report
Appendix G Proposed Conditions Model Report

Appendix I Input Hydrograph

Digital Data

Attachment 1 HEC-RAS Models Attachment 2 Supporting GIS Data



1 INTRODUCTION

This Conditional Letter of Map Revision (CLOMR) request was prepared on behalf of Avenue 55 for an industrial development in Washoe County, Nevada as shown in *Figure 1-1* below. The project is located on the South side of Calle De La Plata Road.



Figure 1-1: Vicinity Map

The proposed 365 Calle De La Plata Development is located within a Special Flood Hazard Area (SFHA) Zone A and AO flood zones, as shown on the effective FEMA Flood Insurance Rate Map (FIRM) panel 32031C2865G dated March 16, 2009. The flooding source is Spanish Springs Wash with the upstream watershed being Griffith Canyon. *Figure 1-2* shows the Effective Flood Insurance Rate Map (FIRM) with the site property boundary overlay.





Figure 1-2: Effective FIRM with 365 Calle De La Plata Development Boundary Overlay

This CLOMR proposes revisions to the floodplain mapping of Spanish Springs Wash in the Washoe county from 320 feet upstream of El Caballo Trial to downstream of the North Spanish Spring Detention Facility (NSSDF) sediment basin. The CLOMR application presented in this report describes the establishment of hydraulic analyses completed to revise the effective SFHA of Spanish Springs Wash in the Washoe County. A discussion of the methods used is provided below.

1.1 Model Selection

The U.S. Army Corps of Engineers' Hydrologic Engineering Center River Analysis System (HEC-RAS) v6.3.1 was used for this study. House Moran requested any pre-project hydrologic or hydraulic studies to use as a baseline from the Federal Emergency Management Agency (FEMA).



1.2 Horizontal Datum

The horizontal datum used in this CLOMR application is NAD 1983 State Plane Nevada West FIPS 2703 (US Feet).

1.3 Vertical Datum

The vertical datum used in this CLOMR application is North American Vertical Datum of 1988 (NAVD 88) to match the effective Flood Insurance Study and FIRM vertical datum.

1.4 Pre-Project Site Topography

Pre-project on-site conditions topography are based on field surveys provided by Tectonics Design Group. Tectonics Design Group provided CAD drawings that included an existing surface. Surrounding area's DEMs were acquired through the USGS website. The received DEMs horizontal coordinate systems were converted to NAD 1983 State Plane Nevada West FIPS 2703 (US Feet). Additionally, the published DEM elevation value units are in meters; therefore, the elevation values were converted from meters to feet using a conversion factor of 3.28083 ft/m.

1.5 As-Built Site Topography

As-built grading was provided by the site Civil Engineer Tectonics Design Group and reflect asbuilt finished grades for the development. As-built grading CAD drawings that were provided included an as-built grading surface.

2 HYDROLOGIC ANALYSIS

House Moran received the peak flows for the 1% annual chance storm event from a new study completed by Atkins for FEMA Region IX. The peak flow for the 1% annual chance storm event is 2,643.9 cfs. House Moran is using Atkins' study hydrology at their and the County's request. A copy of the hydrograph table and chart received from Atkins is included in Appendix I. The Atkins study is being processed as part of a larger Physical Map Revision (PMR) of several watersheds in Washoe County and the City of Reno.



4 HYDRAULIC ANALYSIS

The hydraulic analysis was completed using the USACE HEC-RAS v6.3.1.

4.1 Existing Conditions (EC) Model

A CLOMR (Case # 21-09-0007R) was recently approved for 375 Calle De La Plata, which is the property directly upstream (to the East). The approved CLOMR used 1D HEC-RAS with a simplified 2D model that estimates the flow distribution across the diversion channel.

In order to more accurately estimate the flow distribution across the shallow floodplain, a new Existing Conditions Model was developed for this project. The Existing Conditions Model was created using 2D HEC-RAS. The 2D analysis extends upstream to a point where the flow is contained within a defined channel. The following features were used to create the 2D HEC-RAS for the Existing Conditions Model:

- Created a detailed surface terrain for existing conditions was developed using the 2017 USGS LiDAR and field survey of the 365 Calle de la Plata property;;
- Created a land use layer for existing and proposed conditions to define Manning's *n* values;
- Created a computational mesh with a nominal 10' x 10' grid;
- Created breaklines to define ridgelines and valleys that further refine the computational mesh; and
- Created boundary conditions, including:
 - o Inflow upstream inflow hydrograph;
 - o Boundary South normal depth boundary for flow that flows to the south;
 - Boundary_North normal depth boundary for flow that overtops Calle de la Plata;
 - Boundary_West normal depth boundary for flow that exits the model; and downstream of the North Spanish Springs Detention Facility Sedimentation Basin.

HEC-RAS Project Files associated with the Existing Conditions Analysis are summarized in *Table 3-1*.

Existing Conditions model results are included in *Appendix F*.



| Table 4-1: Existing | Conditions Plan | Identification | Summary Table |
|---------------------|-----------------|----------------|---------------|
| | | | |

| Plan Name | Plan Short Name | Run | Geometry | Unsteady Flow |
|--|-----------------------|-------------|--|--|
| Plan 4- Existing (2D) (365CDLP_CLOMR.p04) | Existing (2D) | Natural Run | Existing Conditions (2D) (365CDLP_CLOMR.g04) | Existing (2D) PMR Flow (365CDLP_CLOMR.u04) |

Table 3-2 summarizes the results of the Existing Conditions Model at six key locations. Locations A through F are shown on the Existing HEC-RAS 2D Model Results and Proposed HEC-RAS 2D Model Results exhibits (See Appendix A).

Table 4-2: Existing Conditions Results Summary Table

| Location | Depth | Velocity | WSE |
|----------|-------|----------|---------|
| A | 3.15 | 7.9 | 4555.08 |
| В | 7.89 | 1.32 | 4561.23 |
| С | 7.88 | 6.48 | 4568.16 |
| D | 5.2 | 13.75 | 4570.86 |
| E | 0.07 | 0.51 | 4576.73 |
| F | 0.16 | 0.71 | 4575.76 |

4.2 Proposed Conditions (PC) Model

The Proposed Conditions Model utilizes the Existing Conditions Model with modifications made to station-elevation and manning's *n* values to reflect proposed grading, maintenance of the channel, and proposed grading within the Calle De La Plata development. The following list details changes made to create the Proposed Conditions model:

- Created a proposed conditions terrain by adding the proposed grading plan from Tectonics Design Group;
- Revised breaklines;
- Added the proposed west entrance road/culvert; and
- Revised the land cover layer to define Manning's *n* values at proposed development to reflect the proposed Calle De La Plata development.

HEC-RAS Project Files associated with the Proposed Conditions Analysis are summarized in *Table 3-3*.

Table 4-3: Proposed Conditions Plan Identification Summary Table

| Plan Name | Plan Short Name | Run | Geometry | Unsteady Flow |
|--|-----------------------|----------------|--|--|
| Plan 1- Proposed (2D (365CDLP_CLOMR.p01) | Proposed (2D) | Natural Run | Proposed Conditions (2D) (365CDLP_CLOMR.g01) | Existing (2D) PMR Flow (365CDLP_CLOMR.u04) |



The Proposed Conditions Model results show that the channels have at least 1 foot of freeboard, the roadway is not overtopping, and there are no excessive velocities. The results show that the proposed site grading, channel maintenance, and culvert do not impact base flood elevations and do not cause a rise in the water surface elevations. Additionally, base flood elevations tie-in to effective published elevations within 0.5 ft at both upstream and downstream. *Table 3-4* summarizes the results of the model run and comparisons.

Depth Velocity (ft/s) WSE (ft) Location Exist Difference Exist Difference Exist Prop Prop Prop Difference 3.15 0.07 -3.087.9 7.71 -0.194555.08 4555.03 -0.05Α В 7.89 7.86 -0.031.32 1.32 0.00 4561.23 4561.21 -0.02C 7.88 8.65 0.77 6.48 5.8 -0.684568.16 4568.93 0.77 D 5.2 5.62 0.42 13.75 10.91 -2.844570.86 4571.28 0.42 E 0.07 2.79 2.72 0.51 0.99 0.48 4576.73 4571.33 -5.40 F 0.16 1.32 1.16 0.71 0.55 -0.164575.76 4572.74 -3.02

Table 4-4: Comparison Summary Table

Proposed Conditions Model report is included in *Appendix G*.

5 FLOODPLAIN MAPPING

Using HEC-RAS modeling results, the floodplain mapping was developed using the maximum depth for 1% annual chance GIS for Existing and Proposed Conditions. Engineering judgment is also required to ensure the final floodplains produced from the terrain processing reflect reasonable progressions of water surface elevations and realistic flood zone inundation areas and boundary conditions. The Proposed Conditions floodplain is proposed to remove the current Zone AO floodplain off the site by routing the water through proposed culverts and channels within the area of revision for this CLOMR.

Included with the digital data are electronic GIS shapefiles of the existing and proposed floodplain mapping. Annotated FIRM panel and a set of Topographic Work Maps are included in *Appendix A*.

6 ENDANGERED SPECIES ACT

An Endangered Species Act (ESA) investigation was performed by EM Strategies dated January 15, 2020 and was completed and submitted to the County and FEMA for the Conditional CLOMR for the 375 Calle Project in Washoe County, Nevada. No habitat or potential effects were identified for the federally listed candidate, threatened, or endangered species in Wayne County. Based on this analysis, the study project will not constitute a "Take" of any endangered or threatened species. This documentation can be found in *Appendix D*.



7 SEDIMENT TRANSPORT

The project described in this CLOMR application does not adjust the stream channel or banks of Spanish Springs Wash or install/modify any structures that would impact sediment transport; therefore, no sediment transport analysis was deemed necessary for this CLOMR application.

8 COMMUNITY NOTIFICATIONS

Table 7-1 includes all impacted community property owners for public notification. An example notification letter can be seen in *Appendix E*. The letters will be sent by the community or by House Moran once the FEMA reviewer approves.

Table 7-1: Property Owner List for Notifications

| Property ID | Owner Name | Mailing Address | City | State | Zip |
|-------------|---------------------------------------|-------------------------------|--------|-------|-------|
| 534-250-03 | BRIDLE PATH HOMES 4 | 255 W PECKHAM LN STE 2 | RENO | NV | 89509 |
| 534-272-04 | TESKE LIVING TRUST | 40 MOONBEAM CT | SPARKS | NV | 89441 |
| 534-272-05 | WALLACE FAMILY TRUST | 45 MOONBEAM CT | SPARKS | NV | 89441 |
| 534-561-06 | WASHOE COUNTY | 1001 E 9TH ST | RENO | NV | 89512 |
| 534-561-07 | WASHOE COUNTY | 1001 E 9TH ST | RENO | NV | 89512 |
| 534-561-10 | SJS CDLP ONE LLC | 5470 KIETZKE LN # 300 PMB 189 | RENO | NV | 89511 |
| 534-561-11 | DANIEL J & JOYCE L ENGLER | 395 CALLE LIMPIO CT | SPARKS | NV | 89441 |
| 534-561-12 | MARLENE W MCVAY | 397 CALLE LIMPIO CT | SPARKS | NV | 89441 |
| 534-561-13 | LAPLANTE FAMILY TRUST | 36722 PAULINE AVE | MADERA | CA | 93636 |
| 534-561-14 | SANDRA N CROSSLEY | 401 CALLE DE LA PLATA | SPARKS | NV | 89441 |
| 534-581-01 | LUCY METKOVICH | 3275 SLEEPY HOLLOW DR | RENO | NV | 89502 |
| 534-581-02 | LUCY METKOVICH | 3275 SLEEPY HOLLOW DR | RENO | NV | 89502 |
| 534-581-03 | JOHN F & MARIKAY PRECIADO | 411 METKOVICH CIR | SPARKS | NV | 89441 |
| 534-581-04 | ANGELA M & JOHN HELMING | 415 METKOVICH CIR | SPARKS | NV | 89441 |
| 534-581-05 | LYNNELLE & CHRISTOPHER R JR CARTER | 255 DE WICK CT | SPARKS | NV | 89441 |
| 534-581-06 | MEG MILLER TRUST | 435 DE WICK CT | SPARKS | NV | 89441 |



| Property | | | | | |
|------------|---|-----------------|--------|-------|-------|
| ID | Owner Name | Mailing Address | City | State | Zip |
| 534-581-07 | MEG MILLER TRUST | 435 DE WICK CT | SPARKS | NV | 89441 |
| 534-581-08 | JEFFREY & ELIZABETH CUNNINGHAM et al | 250 DE WICK CT | SPARKS | NV | 89441 |
| 534-581-09 | JOSE & SILVIA VELAZQUEZ | 2645 FIRENZE DR | SPARKS | NV | 89434 |

9 CONCLUSION

The source of the effective FEMA flood zone is shallow flooding from Spanish Springs Wash. A flood control channel has been constructed along Calle de la Plata, at the north end of the project. A diversion channel is proposed along the eastern property line to divert the shallow flow to the existing flood control channel.

An Existing and Proposed Conditions hydraulic models were developed for Spanish Springs Wash in the Washoe County, NV using HEC-RAS v6.1.3. The hydraulic models utilized 2D unsteady flow from 320 feet upstream of El Caballo Trial to downstream of the North Spanish Spring Detention Facility (NSSDF) sediment basin. This analysis utilizes high resolution USGS LiDAR collected in 2017 to establish existing conditions terrain and refined with field surveyed topo of the subject property. The 365 Calle De La Plata development's proposed grading is modeled in the 2D HEC-RAS model reflect the changes to the special flood hazard areas of Spanish Springs Wash. This analysis demonstrates the project has a minimal impact to water surface elevations on Spanish Springs Wash upstream or downstream.



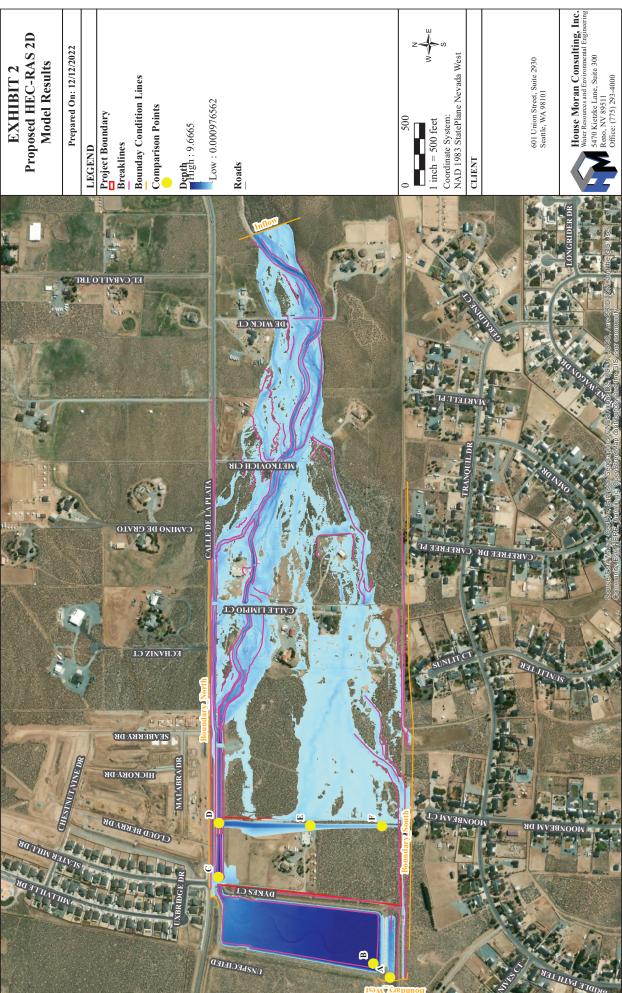
APPENDIX A – EXHIBITS

Exhibit 1 – Existing Conditions HEC-RAS Results

Exhibit 2 – Proposed Conditions HEC-RAS Results

Exhibit 3 – Annotated FIRM

Exhibit 4 – Topographic Work Map



Proposed HEC-RAS 2D

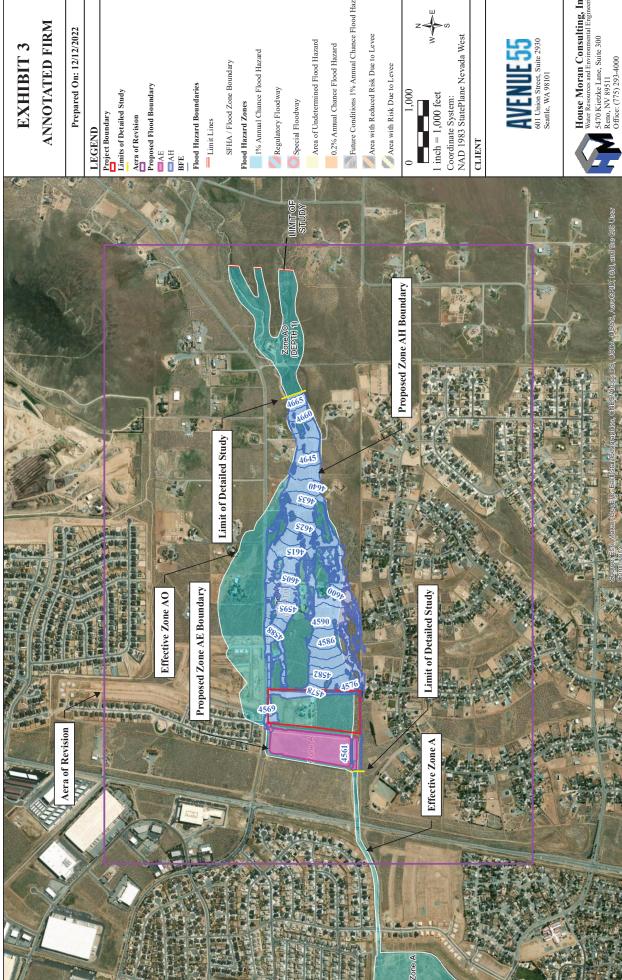
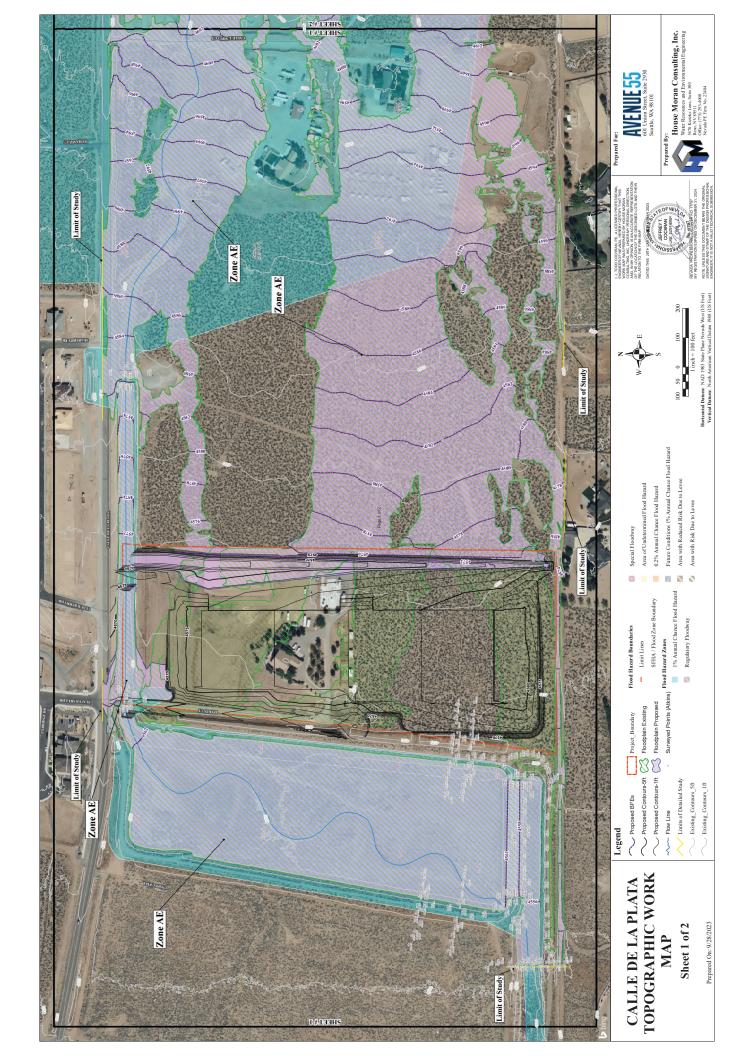


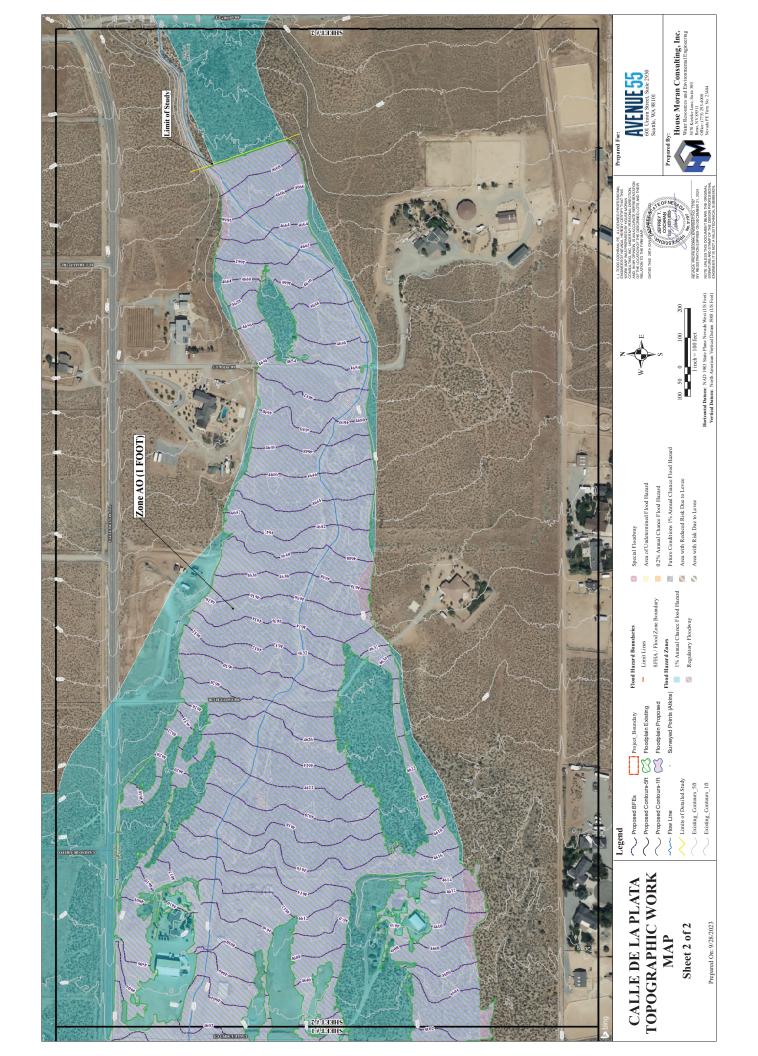
EXHIBIT 3

0.2% Annual Chance Flood Hazard



House Moran Consulting, Inc.
Water Resources and Environmental Engineering
5470 Kiezke Lane, Suite 300
Reno, NV 89511
Office: (775) 293-4000







February 6th, 2025

Washoe County Community Services Department 1001 East Ninth Street, Reno, Nevada 89512

RE: Grading Special Use Permit | NM Follow Up

Introduction

This memorandum summarizes the discussion with Bridle Path residents following the neighborhood advisory board meeting regarding the Grading at Village Green Commerce Center. The primary focus of these conversations was to address resident concerns about drainage impacts from the proposed grading improvements.

Resident Concerns

Bridle Path residents, specifically Judy and Kevin, expressed concerns regarding the potential impact of the project on the existing drainage channel along the northern property line of their residences. Their primary concerns included:

- The possibility of altered drainage patterns leading to increased runoff toward their properties.
- The stability and functionality of the existing drainage channel post-development.

Project Response & Follow-Up

Following the meeting, additional outreach was conducted to provide clarity on drainage impacts. A detailed overlay was shared with the residents, illustrating:

- The proposed grading plan.
- The drainage model results.
- An aerial view showing the existing ditch north of the residences.



This overlay was intended to visually demonstrate how the drainage system will function after the proposed improvements, ensuring that the project will not negatively impact the existing conditions. The residents were encouraged to review the information provided and reach out with any additional questions or concerns. This effort aligns with our commitment to transparency and proactive communication with the surrounding community.

Conclusion

We will continue engaging with the Bridle Path residents as needed to address any remaining concerns and ensure that the project meets both county requirements and community expectations. Please let us know if any further follow-up is required.

Sincerely,

Veronica Bardhan

Veronica Bardhan, Project Planner 775-234-5142