



# Board of Adjustment Staff Report

Meeting Date: February 4, 2016

Subject: Special Use Permit Case Number SB15-011  
Applicant: Fahnestock Properties, LLC  
**Agenda Item Number: 8F**  
Project Summary: Grading of an area 2.75 acres in size, including the excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system  
**Recommendation: Approval with Conditions**  
Prepared by: Kelly Mullin, Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3608  
E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

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## Description

**Special Use Permit Case No. SB15-011 (Western Turf)** – Hearing, discussion, and possible action to allow the grading of an area approximately 2.75 acres in size and excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system.

- Applicant/Property Owner: Fahnestock Properties, LLC
- Location: 0 Youngs Road, approximately ½ mile north of its intersection with Sage Flat Road; and 1.4 miles east of Pyramid Highway
- Assessor's Parcel No: 077-200-04
- Parcel Size: ±62.13 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 8, T22N, R21E, MDM, Washoe County, NV

**Staff Report Contents**

Project Description..... 1

Special Use Permit Definition..... 3

Vicinity Map ..... 4

Site Plan ..... 5

Project Evaluation..... 7

Warm Springs Citizen Advisory Board (WS CAB) ..... 8

Reviewing Agencies..... 8

Staff Comment on Required Findings .....10

Recommendation.....10

Motion.....10

Appeal Process.....10

**Exhibit Contents**

Conditions of Approval.....Exhibit A

Washoe County Engineering and Capital Projects Letter, Dated 1/7/16.....Exhibit B

Washoe County Health District Letter, Dated 1/11/16 ..... Exhibit C

State of Nevada Division of Water Resources Letter, Dated 1/12/16..... Exhibit D

Washoe-Storey Conservation District Letter, Dated 1/7/16 .....Exhibit E

Public Comment Letter (1) .....Exhibit F

Public Notice Map..... Exhibit G

Warm Springs Citizen Advisory Board Minutes for 1/20/16 Meeting..... Exhibit H

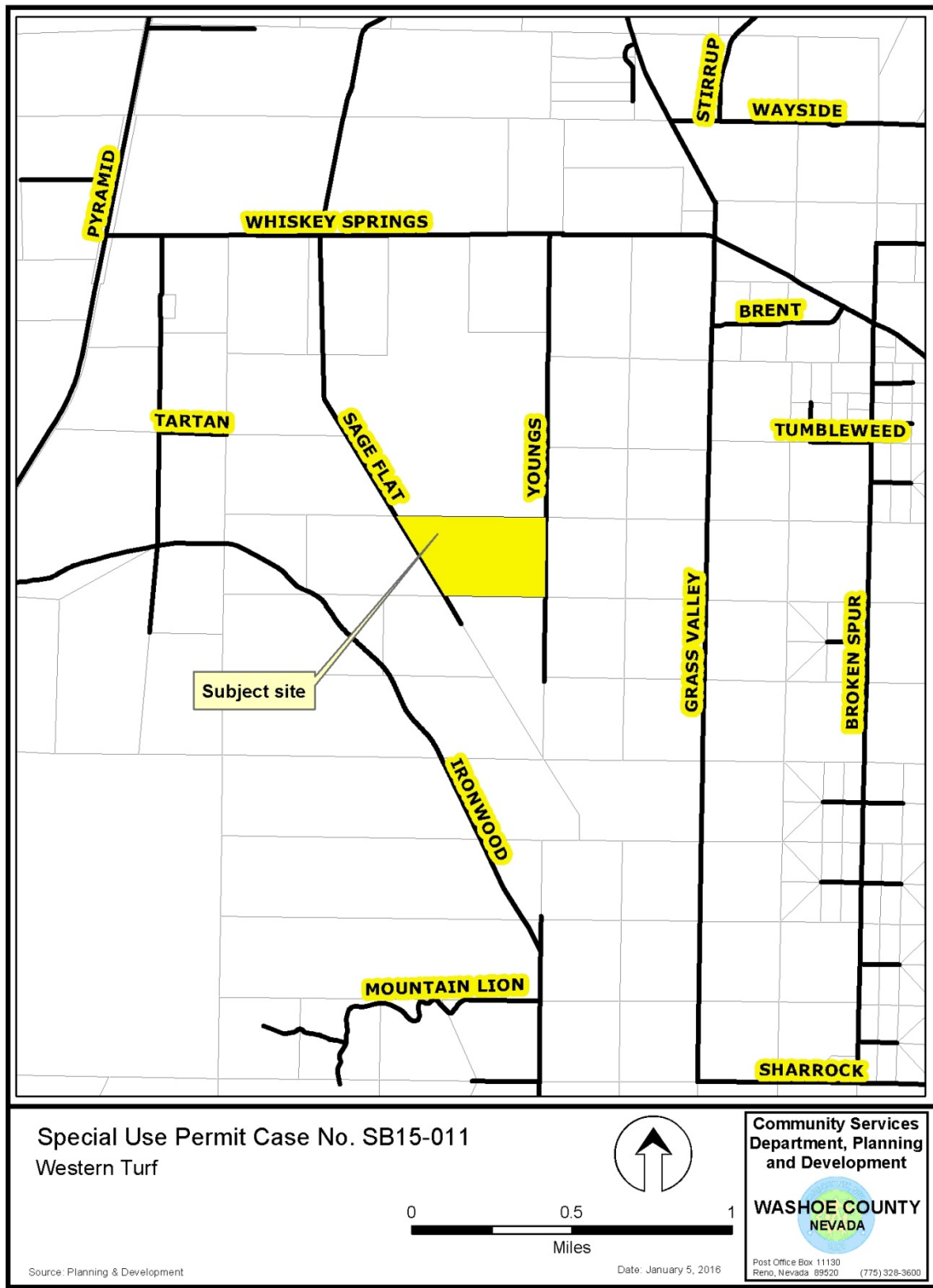
Project Application.....Exhibit I

**Special Use Permit Definition**

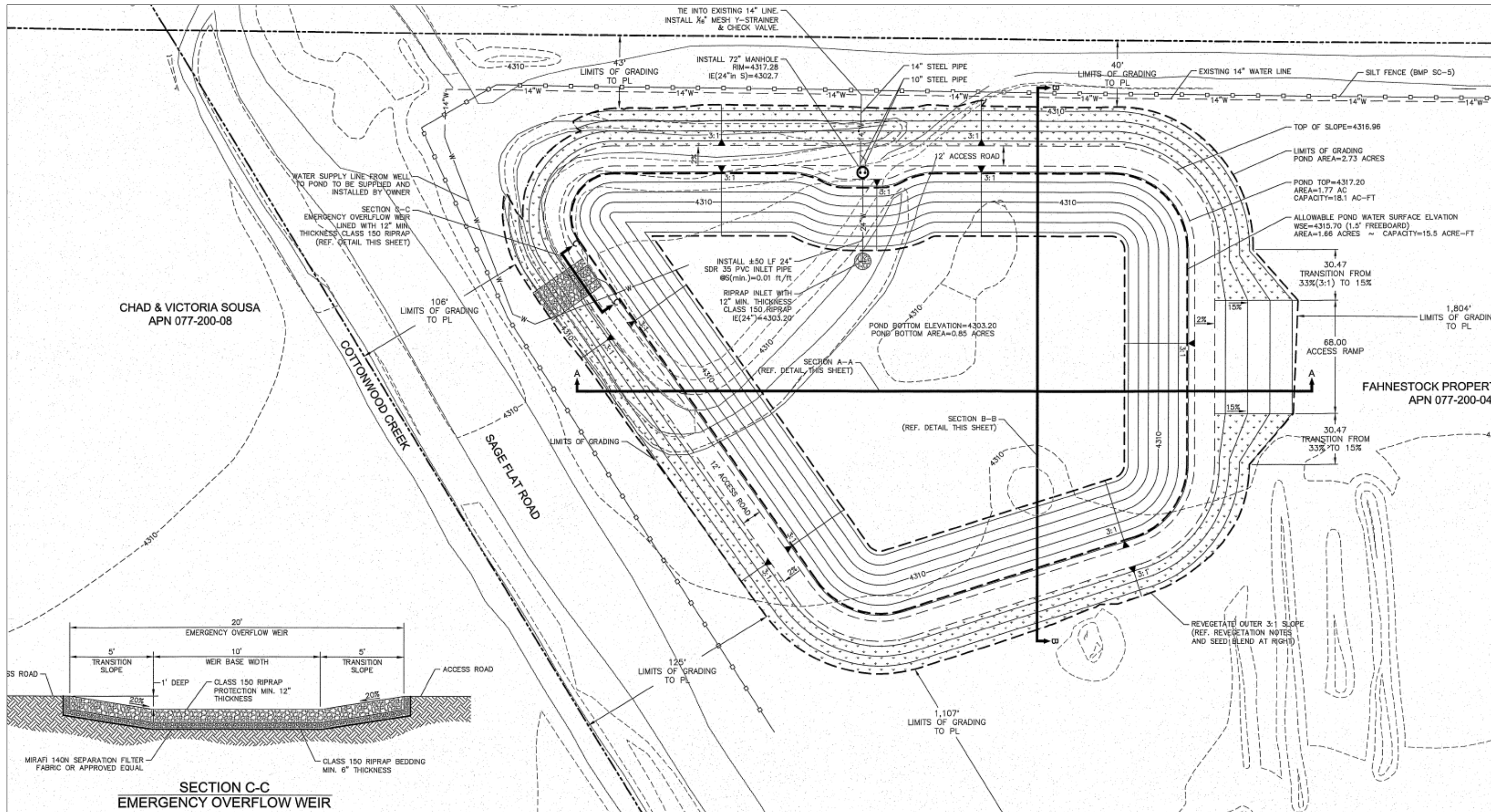
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting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

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

The Conditions of Approval for Special Use Permit Case Number SB15-011 are attached to this staff report and will be included with the Action Order if the Board of Adjustment approves the project.



**Vicinity Map**



Site Plan





**Aerial photo of property (outlined in blue)**



**Looking southeast from northwest corner of property. View of existing pond and berm.**

## **Project Evaluation**

The 62-acre subject parcel is zoned Low Density Suburban (LDS) and is located approximately 1½ miles east of Pyramid Highway and 1 mile south of Whiskey Springs Road in the Warm Springs planning area. It is also located within the Warm Springs Specific Plan area.

The applicant is Fahnstock Properties, LLC, who operates the 400-acre Western Turf and Hardscapes farm in Warm Springs. This proposal seeks to create an irrigation storage pond to support the agricultural needs of the farm and provide for a more efficient watering system. The application indicates that “water from an on-site well will be pumped into and out of the storage pond and used to supply the on-site irrigation system.” Western Turf Farm Production Manager, Jim Roper, has indicated that pumping water from the storage pond (as opposed to directly from the well), will put less stress on the system and make it more efficient.

Approximately 120,000 square-feet (±2.75-acres) will be disturbed to grade the pond. 10,600 cubic yards of earth will be excavated from the pond area and balanced on site by using that material as fill to construct the above-grade berms and pond banks. To reduce infiltration, the pond will be lined with bentonite clay or a similar impervious material.

As visible in the site plan on page 5 of this staff report, a smaller pond currently exists in the northwest corner of the area proposed to be graded. It will be replaced with the larger pond that is the subject of this application.

The proposed berm is approximately 7.2-feet above existing grade, and approximately 14-feet above the bottom of the pond. Cut and fill areas will not exceed 3:1 slopes. Slopes on the outside of the berms will be stabilized through revegetation. The Washoe County Health District has also included a condition of approval requiring that the interior perimeter of the pond be lined with 4-6” rock near the water line to help reduce insect development. A 12-foot-wide access road will be constructed at the top of the berm surrounding the pond. The pond is designed to hold approximately 15.5 acre-feet of water, although if it were filled to maximum capacity, it could hold up to 18.1 acre-feet.

Minimal visual impacts are anticipated due to the large size of the properties in the vicinity of the proposed project. The limits of proposed grading are over 100-feet from the western property line and 40-feet from the northern property line.

## **Development Suitability**

The subject parcel is relatively flat; however, the Warm Springs Area Plan’s Development Suitability Map identifies the property as being located within a 1% FEMA flood hazard area. Washoe County Engineering has included a condition of approval that project construction shall comply with the requirements of Washoe County Development Code Article 416, *Flood Hazards*.

## **Water Use**

The State of Nevada’s Division of Water Resources did not place any conditions on the project. That office provided the following comments:

“There are multiple active water rights appurtenant to the described lands in this proposed project. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer’s Office. Impoundment of water is subject to NRS 535 and NAC 535 rules and regulations including NRS 535.010(2)(b) which states that

notice must be sought and approval of the State Engineer must be given if the impoundment is or will be 20 feet or more in height, measured from the downstream toe to the crest of the dam, or is less than 20 feet in height and will impound more than 20 acre-feet of water.”

This special use permit request is solely for the grading of the pond area, which is intended to be an intermediary step between the well and irrigation of the turf farm. Its purpose is to improve the efficiency of the irrigation system. As stated above, existing water rights are in place to serve the property.

### **Warm Springs Citizen Advisory Board (WS CAB)**

The proposed project was presented by the applicant and applicant’s representative at the regularly scheduled Citizen Advisory Board (CAB) meeting January 20, 2016. Members of the audience asked clarifying questions, and several voiced support of the project. The CAB voted unanimously to recommend approval of the project. Minutes from the meeting are attached as Exhibit H.

A member of the public also provided written comments, which are attached as Exhibit F.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development
  - Engineering and Capital Projects
- Washoe County Health District
  - Air Quality Management
  - Environmental Health Services
  - Vector-Borne Diseases
- Palomino Valley General Improvement District
- State of Nevada Division of Water Resources
- Truckee Meadows Water Authority
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- Regional Transportation Commission

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

- Washoe County Planning and Development provided standard conditions related to substantial conformance, revegetation of disturbed areas and deadlines for project completion.  
**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**
- Washoe County Engineering and Capital Projects provided technical conditions regarding grading submittal requirements.



**Contact: Leo Vesely, 775.328.2313, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**

- Washoe County Health District provided conditions related to pond development and vector control measures.

**Contact: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) or  
Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- State of Nevada Division of Water provided general comments about water rights and state regulations governing the impoundment of water.

**Contact: Steve Shell, 775.684.2836, [sshell@water.nv.gov](mailto:sshell@water.nv.gov)**

- Washoe-Storey Conservation District provided comments on evapotranspiration loss, vector treatment, and seed mix used for revegetation efforts.

**Contact: Kevin Roukey, 775.232.1571, [kevinjr\\_51@att.net](mailto:kevinjr_51@att.net)**

- The Palomino Valley General Improvement District (PVGID) and Regional Transportation Commission indicated they reviewed the proposal and had no recommended conditions for the project.

### **Staff Comment on Required Findings**

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

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

*Staff Comment: Staff reviewed the Warm Springs Area Plan and Warm Springs Specific Plan and did not identify any aspects of the project that would be inconsistent with those plans.*

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

*Staff Comment: The proposed project was provided to all relevant reviewing agencies. Conditions of approval in support of the project were received and are attached to this report.*

3. Site Suitability. That the site is physically suitable for the proposed irrigation storage pond, and for the intensity of such a development.

*Staff Comment: The proposed storage pond will replace and expand an existing pond area on the property. The proposal will improve the efficiency of the existing irrigation system that serves the Western Turf and Hardscapes farm.*

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

*Staff Comment: The proposed project is anticipated to have minimal impact to the surrounding area, and conditions of approval have been included to mitigate any negative potential impacts. All slopes will be 3:1 or flatter, and the external*

*slopes will be revegetated for stabilization and to minimize visual impact. The cut and fill will balance on-site, and construction of the project must be completed in accordance with the requirements of the Washoe County Development Code, including Article 416, Flood Hazards.*

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

Staff Comment: *There is no military installation within 3000 feet of the subject property; therefore, this finding is not applicable and not included with the motion below.*

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB15-011 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 Special Use Permit Case Number SB15-011 for Western Turf with the conditions included as Exhibit A, having made all four findings in accordance with Washoe County Code Section 110.810.30.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the proposed irrigation storage pond, 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.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of 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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Applicant/Owner: Fahnestock Properties, LLC  
Attn: Jason Perry  
P.O. Box 20065  
Reno, NV 89515

Representative: Summit Engineering Corp.  
Attn: Colin Hayes  
5405 Mae Anne Ave.  
Reno, NV 89523



# Conditions of Approval

Special Use Permit Case Number SB15-011

The project approved under Special Use Permit Case Number SB15-011 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 4, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Development**

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

**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete plans and obtain grading permits within two years from the date of approval of this special use permit. The applicant shall complete construction within the time specified by the grading permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including grading 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. The applicant and any successors shall direct any potential purchaser of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- f. Prior to any ground disturbing activity, the applicant shall coordinate with the Washoe-Storey Conservation District to review and approve the type of seed mix, the method of broadcasting the seed, timing for planting and any temporary irrigation that may be required for all revegetation activities. The applicant shall provide a letter from the Washoe-Storey Conservation District to the Planning and Development Division with details of what was approved.
- g. The applicant shall provide financial assurances to the Planning and Development Division equal to one hundred and twenty percent (120%) of the cost of revegetation and irrigation of all disturbed areas from the top of the slope to the limits of grading. The cost shall be calculated by a certified landscape contractor. The financial assurances are to be held with automatic renewal for not less than three years and are intended to ensure the continued survival of plants beyond that time period for mitigation of visual scarring and for erosion control. If the applicant chooses to provide a bond as financial assurance, it must be issued from an acceptable company rated A- or better. The



applicant must also execute a Hold Harmless Agreement with right of entry. This condition must be completed to the satisfaction of the Planning and Development Division prior to issuance of a grading permit.

- h. All landscaping and revegetation 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 Planning and Development Division, prior to final inspection. The plan shall be wet-stamped.
- i. Prior to the issuance of any permits by the Washoe County Building and Safety, the applicant shall provide the Planning and Development Division with a copy of an approved dust control permit issued by the Washoe County Health District's Air Quality Management Division.

### **Washoe County Engineering and Capital Projects**

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

**Contact: Leo Vesely, 775.328.2313, [ivesely@washoecounty.us](mailto:ivesely@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. All construction and fill in these areas shall be in conformance with the Washoe County Code Article 416.

**Washoe County Health District**

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

**Contact: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) or  
Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. The proposed pond and future development must meet the requirements and regulations of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation at the time of project, permit or plan review.
- b. All necessary and required permits must be obtained and approved prior to any work taking place for the proposed project.
- c. Ponds and other man-made water impoundments shall be designed with graded bottoms and 3:1 slopes so that all water can be removed by gravity or pumping for maintenance purposes. The Vector-Borne Diseases Program will also require the perimeter of the pond lined with 4"-6" rock, one foot above and below the high water mark of the pond, to prevent vegetation growth along the edge of the pond which will mitigate insect development (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.035).
- d. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

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

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### INTEROFFICE MEMORANDUM

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DATE: January 7, 2016  
TO: Kelly Mullin, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **SB15-011**  
**APN 077-200-04**  
**WESTERN TURF IRRIGATION POND**

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

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the WC Stormwater Inspection Fee prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. The FEMA 100-year floodplain shall appear on the site plan to the satisfaction of the County Engineer. All construction and fill in these areas shall be in conformance with the Washoe County Code Article 416.

LRV/lrv

**SB15-011**  
**EXHIBIT B**

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

January 11, 2016

Kelly Mullin, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Western Turf; APN: 077-200-04  
Special Use Permit; SB15-0111

Dear Ms. Mullin:

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

1. The proposed pond and future development must meet the requirements and regulations of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation at the time of project, permit or plan review.
2. All necessary and required permits must be obtained and approved prior to any work taking place for the proposed project.
3. Ponds and other man-made water impoundments shall be designed with graded bottoms and 3:1 slopes so that all water can be removed by gravity or pumping for maintenance purposes. The Vector-Borne Diseases Program will also require the perimeter of the pond lined with 4"-6" rock, one foot above and below the high water mark of the pond, to prevent vegetation growth along the edge of the pond which will mitigate insect development (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.035).
4. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

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

Sincerely,

James English  
Environmental Health Specialists Supervisor  
Environmental Health Services

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

JE/JS:/je

cc: File - Washoe County Health District

ec: Fahnestock Properties, LLC; Jason@westernturf.com

## ENVIRONMENTAL HEALTH SERVICES

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

775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)

Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer





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

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

January 12, 2015

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

**RE:** Comments on Washoe County Review of Western Turf

**To:** Kelly Mullin, Planner  
Washoe County Community Services Department  
1001 East Ninth Street, Building A  
Reno, NV 89512

**County:** Washoe County – Pyramid Way and Whiskey Springs Road

**Location:** A portion of Section 8, Township 22 North, Range 21, East, MDB&M.

**Plat:** Approximately 62.13 acres and being Washoe County Assessor's Parcel Number 077-200-04.

**Water Service  
Commitment**

**Allocation:** No water is committed at this time.

**Owner-  
Developer:** Jason Perry  
Fahnestock Properties, LLC  
P. O. Box 20065  
Reno, NV 89515

**Water  
Supply:**

The property lies within the Palmino Valley General Improvement District and is also the place of use of Permit 62890, held in the name of Fahnestock Enterprises, Inc., among others, for irrigation purposes.

**General:** There are multiple active water rights appurtenant to the described lands in this proposed project. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.



Subdivision Review No. NUMBER

DATE

Page 2 of 2

Impoundment of water is subject to NRS 535 and NAC 535 rules and regulations including NRS 535.010(2)(b) which states that notice must be sought and approval of the State Engineer must be given if the impoundment is or will be 20 feet or more in height, measured from the downstream toe to the crest of the dam, or is less than 20 feet in height and will impound more than 20 acre-feet of water.

**Action:** No action is recommended at this time.

Best regards,

Steve Shell  
Water Resource Specialist II



**Washoe-Storey  
Conservation  
District**

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

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

**Board of Supervisors:**

**Bret Tyler  
Chairman**

**James Shaffer  
Secretary  
County Appointee**

**Kevin Roukey  
Director**

**Tory Friedmen  
Supervisor**

**Spencer Scott  
Supervisor**

**John Muntin  
Supervisor**

**OPEN  
City Appointee**

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

**January 7, 2016**

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

Roger, et al,

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

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

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

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

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

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

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

2. Supplemental Information item 7 – The applicant refers to the attached grading plan. The drawings provided do provide adequate information in regards to clearing

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

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

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

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

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

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

1. Supplemental Information item 10 - The applicant indicates revegetation will consist of trees (evergreen and deciduous) and shrubs and revegetation proposed in accordance with the landscaping requirements based upon developed site area. We request the County require the applicant to coordinate with the Washoe-Storey Conservation District and NRCS to review and approve the proposed landscaping and seed mix to ensure that native species are utilized.
2. Engineering Plans Set – Grading Plan – Neither the application nor the grading plan contain any information regarding planning, installation and maintenance of Best Management Practices. We request require the applicant to provide this information for review and comments. This is a critical element due to the fact that the site is adjacent to s critical stream environment zone.
3. General Comments:
  - a. Diversion Structures – The applicant has not provided enough detailed information on the design, location and construction of the two diversion structures. WE request

that the County require the applicant to provide this information prior to approval of the action.

- b. Corps of Engineers Approval – The applicant states that the two diversion structures will require approval from the Corps of Engineers. We request that the County require the applicant to provide the applications to the Corps of Engineers for the Washoe-Storey Conservation District to review and comment on.
- c. Cumulative Impacts – We are concerned that the increased diversion of upstream flows will have on the wetland mitigation sites that have been established for previous impacts to wetlands. Whites Creek and Thomas Creek are major contributors to the sustainability of these wetlands. Has the County addressed or required the applicant to assess what the downstream impacts will be to the mitigated wetlands sites in the South Truckee Meadows and Double Diamond area?

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email [kevinjr\\_51@att.net](mailto:kevinjr_51@att.net).

Sincerely,

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

**From:** [Tavener, Andrea](#)  
**To:** [Mullin, Kelly](#)  
**Subject:** Warm Springs CAB  
**Date:** Thursday, December 31, 2015 2:45:45 PM

---

Dear Kelly:

Please see the email comments submitted in regards to the development application for Warm Springs area.

***The only comment that I would have is that the pond should be pumped dry and left dry when not in use. additionally I would wonder if the applicant has a vector control plan for mosquitoes when the pond is not in use? are there any safety issues regarding attractive nuisances surrounding this pond and if so what are the proposed mitigating actions? a similar pond has successfully been in use by Bob Marshall on winnemucca ranch rd for years, comm dev should look at that example. hugh ezzell***

*Andrea Tavener*

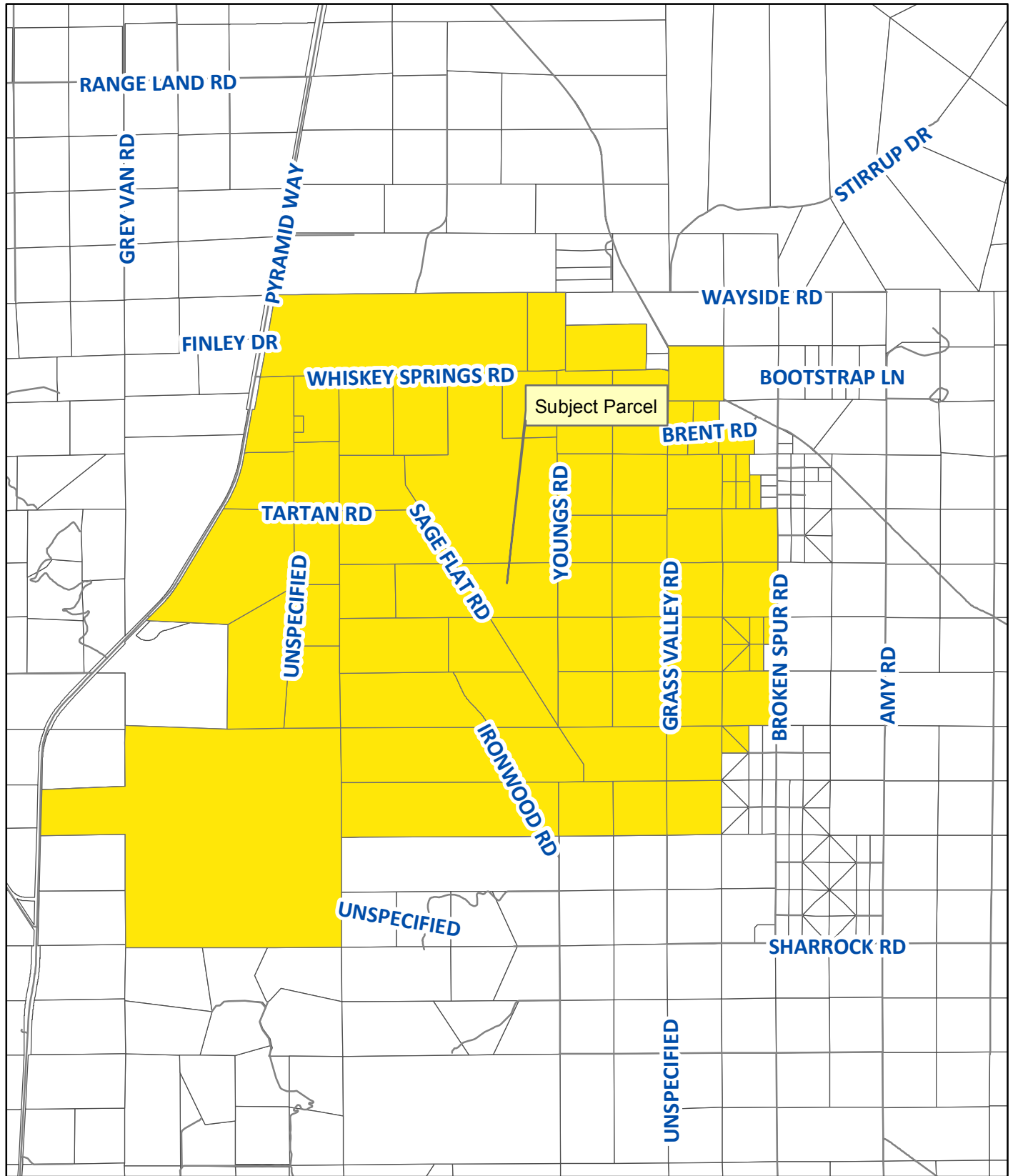
Andrea Tavener  
Community Outreach Coordinator | Washoe County Manager's Office-Constituent Services  
[atavener@washoecounty.us](mailto:atavener@washoecounty.us) | (775) 328-2720 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | [www.washoecounty.us](http://www.washoecounty.us)

***"Note: Be advised that communications, including emails, sent out to one or more of the members of a public body, including a CAB, are informational only and are not to be discussed by any member of the public body with any other member of the public body except during a duly agendized public meeting. This includes discussion of any kind, such as by email, telephone, fax, or in person. Nor are they to be responded to or forwarded by any member of the public body to any other member of the public body. Failure to abide by these restrictions could result in a violation of the open meeting law's rules concerning deliberation, action, and discussion amongst members of a public body. Penalties for violation of the open meeting law can include criminal prosecution. If you have any questions concerning your ability to discuss any information you receive regarding matters within the jurisdiction of the public body of which you are a member, it is always best to seek the advice of legal counsel first."***



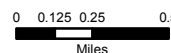
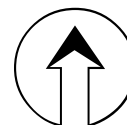


Public Notice Map

Special Use Permit Case No. SB15-011  
(Western Turf)

75 parcels selected at 5000' distance from subject site  
(43 property owners)

Source: Planning and Development Division



Date: December 18, 2015

Community Services  
Department



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

**SB15-011**  
**EXHIBIT G**



# South Truckee Meadows/Washoe Valley Citizen Advisory Board

## MEMORANDUM

To: Kelly Mullin, Staff Representative  
From: Misty Moga, Administrative Recorder  
Re: **Special Use Permit Case Number SB15-011**  
Date: January 22, 2016

The following is a portion of the draft minutes of the Warm/Springs Rural Valley Citizen Advisory Board held on January 20, 2016.

**8. DEVELOPMENT PROJECTS** - The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

A. Special Use Permit Case Number SB15-011 (Western Turf) - Request for community feedback, discussion, and possible action on a Special Use Permit request to allow the grading of an area approximately 2.75 acres in size and excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system. (This item is for possible action by the CAB.) Applicant/Property Owner: Fahnestock Properties, LLC; Attn: Jason Perry Location: 0 Youngs Road, approximately ½ mile north of its intersection with Sage Flat Road; and 1.4 miles east of Pyramid Highway. Staff: Kelly Mullin, Planner Washoe County Community Services Department Planning and Development Division. Phone: 775-328-3608 E-mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us) Reviewing Body: This case is tentatively scheduled to be heard by the Board of Adjustment on February 4, 2016.

Colin Hayes, summit engineering and Billy Anderson Proposed irrigation gave a review of the project:

- Pond amount of dirt moved during grading triggered the permit
- He showed a diagram of the pond
- The proposed pond is in the northwest corner of the property.
- 2.7 acres. 15.5 acre feet capacity. 7 feet tall bank.
- If you were looking down 14 if you were at the top of the pond.
- The pond banks are 3 to 1 slope.
- There is vehicular access for maintenance.
- The graded banks will be re-vegetated with native mix.
- He showed the cross section of the pond with the pond elevation and banks. The shading indicate the cuts and fills Storm water collection primary purpose will allow them to save a lot for electric and pumping costs for their agricultural use.
- Cost savings with the pond to rest the pumps. Daniel said this can save some water. Saving water resources. Substantial investments.  
He said they are seeking support

Comments:

- Katherine S said we like the sod farm. She said she fully supports the project.
- Chuck Lieman said sage flat road. He asked about other roads in comparison to the pond. Colin showed it on the map.
- Daniel Phillips asked if it will be the only pond. Jason Perry said the pond is too small and we need a permit. He said there is another pond that they used. He said they will burn a lot less electricity. He said western turf is concerned about the power grid and electricity. Daniel asked about another pond. Jason said this should be enough. He said the water will go on grass, squash, etc.
- Sharon Gustavson asked about the cost. \$.5 million dollar.

- Hugh asked about sealing the pond. Colin said yes. Hugh said he would like fish in there. Jason said no plans for fish. No vegetation for aquatic life. No mosquitoes.
- Daniel Phillips asked how it will be lined. Colin said it hasn't been designed but it will be comprised of clay, mix or HTP liner.
- Commissioner Herman said this will go to the Board of Adjustments. Colin said yes.

MOTION: Greg Gilbert motioned to approve the permit. James Bradbery seconded. Motion passed unanimously.

cc: Tom Prentice, Chair  
J. Herman, Commissioner  
Al Rogers, Constituent Services  
Andrea Tavener, Constituent Services

**WESTERN TURF IRRIGATION POND  
SPECIAL USE PERMIT APPLICATION  
FOR GRADING**

Prepared for  
Fahnestock Properties, LLC  
P.O. Box 20065  
Reno, NV 89515



**SUMMIT ENGINEERING CORPORATION**

**5405 Mae Anne  
Reno, Nevada 89523  
(775) 747-8550  
(775) 747-8559**

Job # 30012

December 15, 2015



**Contents**

Washoe County Development Application..... 1  
Owner Affidavit..... 2  
Vicinity Map (8.5x11)..... 3  
Proof of Property Tax Payment (Washoe Co. Treasury Website Record)..... 4  
Special Use Permit Application For Grading Supplemental Information..... 5-9  
Site Plan (8.5"x11") ..... 10  
Reduced Plan Set (11"x17") ..... 11  
Title Report ..... 12-35

**List of Figures (in Map Pocket at Back)**

Title Sheet (Full Size 24"x36")..... 1 of 2  
Preliminary Site/Grading Plan (Full Size 24"x36") ..... 2 of 2

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Western Turf Irrigation Pond			
Project Description: Western Turf proposes to excavate and construct a pond for irrigation water storage to support their agricultural needs.			
Project Address: 0 Youngs Road			
Project Area (acres or square feet): 2.73 acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located approximately 1.3 miles east of Pyramid Highway, in Palomino Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
077-200-04	62.13		
Section(s)/Township/Range:			
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: Fahnestock Properties, LLC		Name: Summit Engineering Corp.	
Address: PO Box 20065		Address: 5405 Mae Anne Avenue	
Reno, NV	Zip: 89515		Zip: 89523
Phone: 775-356-8873	Fax: 775-355-5588	Phone: 775-747-8550	Fax: 775-747-8559
Email: jason@westernturf.com		Email: chayes@summitnv.com	
Cell: 775-742-5649	Other:	Cell:	Other:
Contact Person: Jason Perry, V.P.		Contact Person: Colin Hayes	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Fahnestock Properties, LLC		Name:	
Address: PO Box 20065		Address:	
Reno, NV	Zip: 89515		Zip:
Phone: 775-356-8873	Fax: 775-355-5588	Phone:	Fax:
Email: jason@westernturf.com		Email:	
Cell: 775-742-5649	Other:	Cell:	Other:
Contact Person: Jason Perry, V.P.		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):	



Property Owner Affidavit

Applicant Name: Fahnestock Properties Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Mary Gordon Fahnestock  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 077-200-04

Printed Name Mary G. Fahnestock

Signed Mary G. Fahnestock

Address P.O. Box 20065  
Reno NV 89515

Subscribed and sworn to before me this  
12<sup>th</sup> day of December, 2015  
Laurie K. Gehlert

(Notary Stamp)

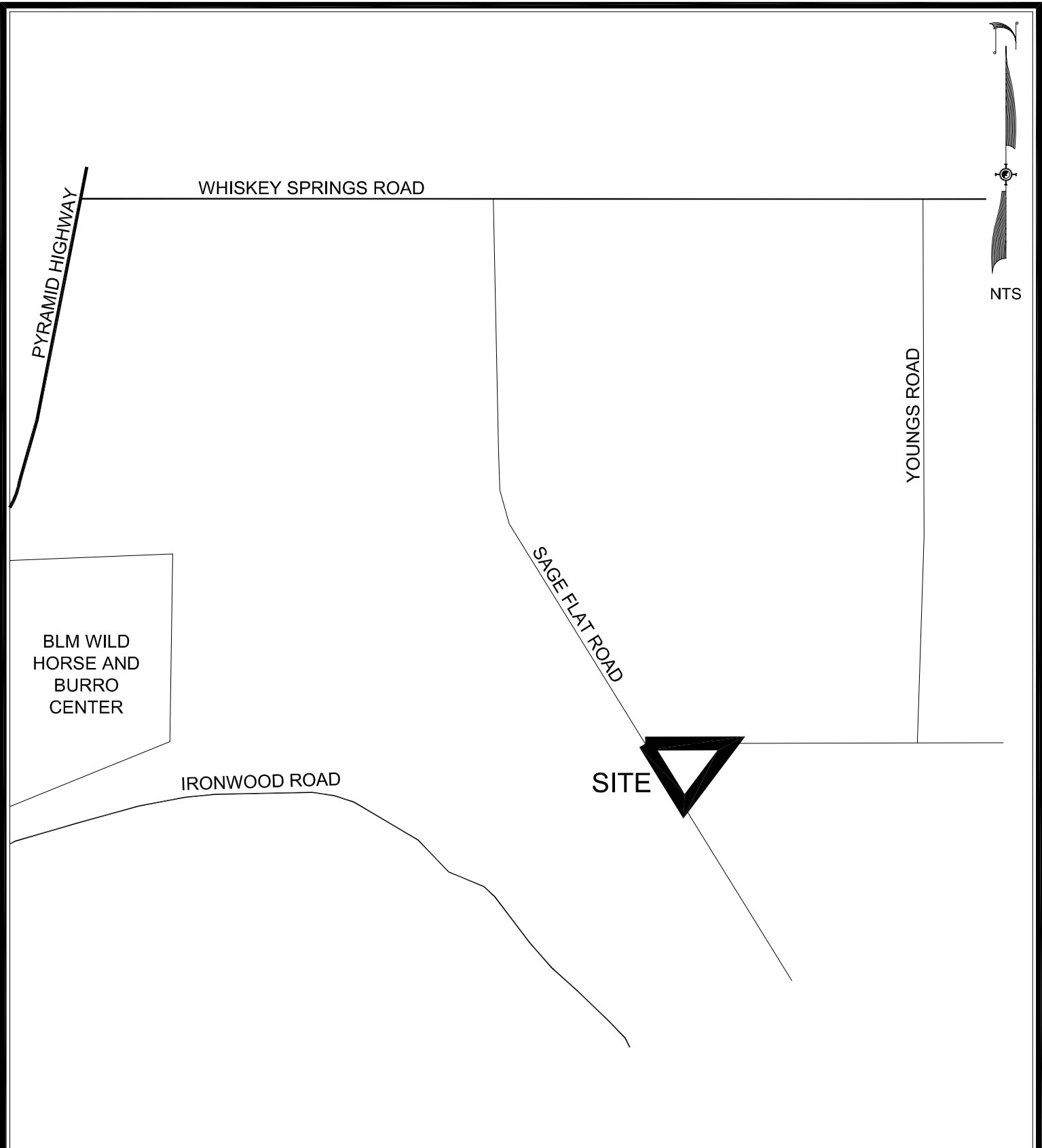
Notary Public in and for said county and state

My commission expires: 8-25-18



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



WESTERN TURF  
IRRIGATION POND  
VICINITY MAP

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SHEET  
OF

# Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The area to be graded will be used as a water storage pond for an agricultural irrigation system. Water from an on-site well will be pumped into and out of the storage pond, and used to supply the on-site irrigation system.

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

Approximately 10,600 CY will be excavated

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

Approximately 120,000 square feet of property will be disturbed to grade the pond.

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

Material generated from the excavation of the pond will be used as fill to construct the berms and banks of the pond that extend above grade. The proposed grading work will balance on-site.

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

The property is already being used for agriculture. The proposed pond will be an improvement to the current irrigation system on the property. The size and depth of the proposed pond meets the operational needs of the irrigation system.

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

The proposed pond grading has not been done previously, but is located at a location that already has an existing pond.

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

All areas that are proposed to be disturbed by grading are shown on the plan.

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

The surrounding area around the proposed pond is located in Palomino Valley, a rural area, primarily used for agriculture. There are very few residences in the vicinity of the proposed pond. The pond may be visible from Ironwood Road, which is approximately 1,600 feet from the proposed pond. Most of the pond will be located below ground and should be minimally visible from adjacent properties.

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)?

The proposed pond is for the sole use by the applicant, and not intended to serve any properties not owned by the applicant.

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 cut and fill areas are to be constructed at a 3:1 slope. Any erosion within the interior of the pond will be contained within the pond. The proposed outer slope around the exterior of the pond will be temporarily stabilized with fiber rolls or straw wattles (or similar erosion control products) and permanently stabilized with revegetation .

11. Are you planning any berms?

Yes     No    If yes, how tall is the berm at its highest? Approximately 7.2 feet

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)?

Leveling of a building pad and retaining walls are not required, and are not part of this application.

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

Most of the pond will reside below existing ground, with a relatively small revegetated berm around the outside of the pond. There is no visual mitigation proposed with this application.

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

The proposed grading will not require the removal of any trees.

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?

A revegetation seed mix consisting of native grasses and shrubs will be used to stabilize the outside face of the berm to resist erosion. The proposed application rate is 31.5 lbs per acre. Existing topsoil and vegetation within the limits of grading will be stripped and stockpiled, and applied to the finish graded slopes prior to the application of the seed mix. The final seed mix shall be approved by the owner.

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

Temporary irrigation of the disturbed area will be provided from the existing irrigation system on-site.

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

We have not reviewed the proposed pond grading plan with Washoe Storey Conservation District.

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

Yes     No    If yes, please attach a copy.





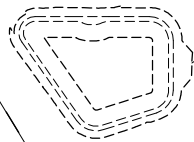
1"=500'

SAGE FLAT ROAD

LOST Z RANCH LLC  
APN 077-200-01

TEHAMA HOLDINGS INC  
APN 077-090-13

FAHNESTOCK  
FAMILY TRUST  
APN 077-100-33



IRRIGATION POND EXTENTS

CHAD & VICTORIA SOUSA  
APN 077-200-08

FAHNESTOCK  
PROPERTIES LLC  
APN 077-200-04

YOUNGS ROAD

FAHNESTOCK  
PROPERTIES  
LLC  
APN 077-100-03

STEVEN W &  
MARIE E  
GARRETT  
APN 077-200-10

KURT STREETER  
APN 077-200-07

LW LAND  
COMPANY LLC  
APN 077-200-05

LW LAND  
COMPANY LLC  
APN  
077-100-02

# WESTERN TURF IRRIGATION POND SITE PLAN

SCALE: 1"=500'

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SHEET

OF

# SPECIAL USE PERMIT FOR GRADING

# WESTERN TURF IRRIGATION POND

## WASHOE COUNTY

## NEVADA

### OWNER/DEVELOPER

FAHNESTOCK PROPERTIES LLC  
ATTN: HARRY FAHNESTOCK  
PO BOX 20065  
RENO, NV 89515  
(775) 356-8873

### BASIS OF BEARINGS

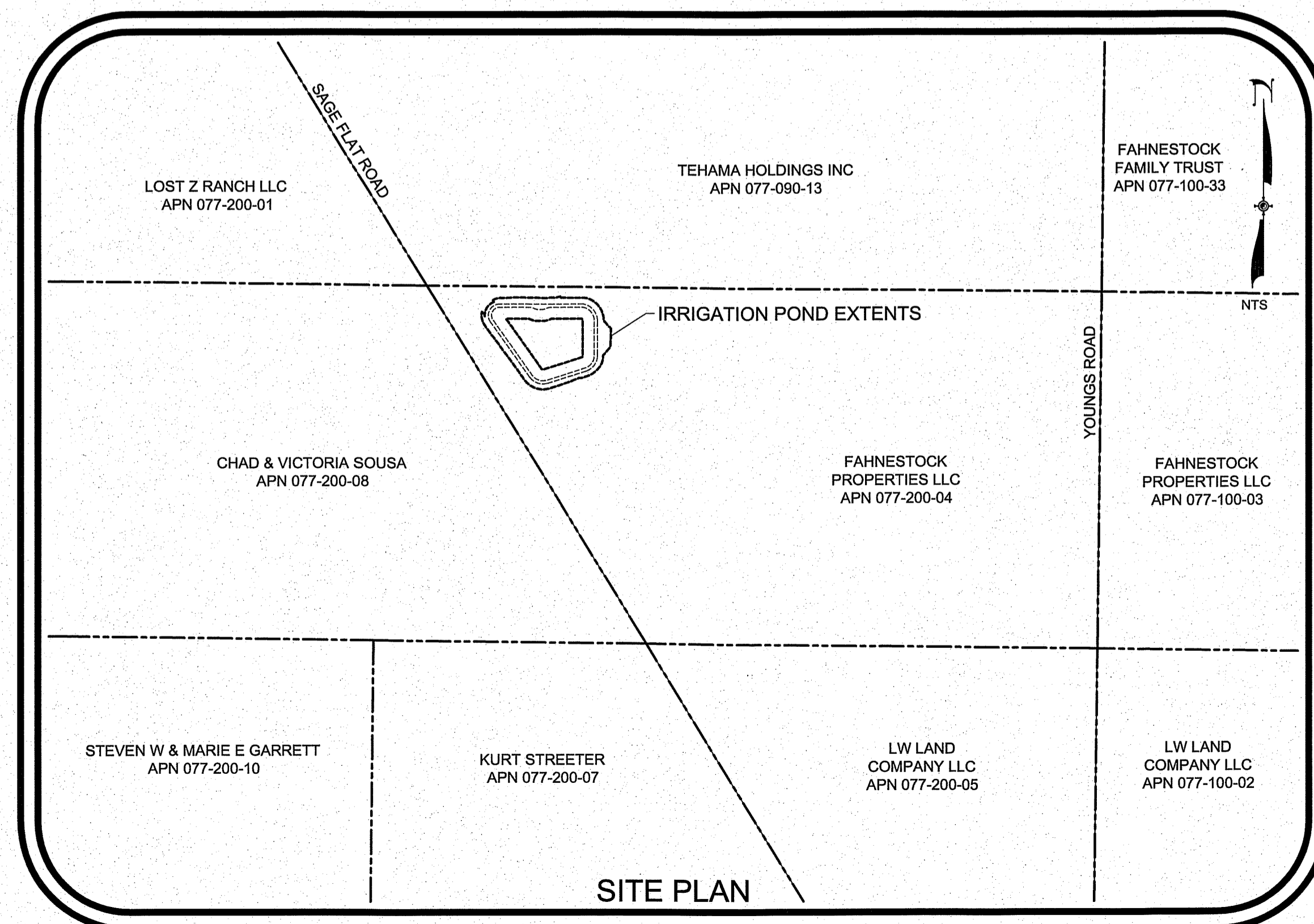
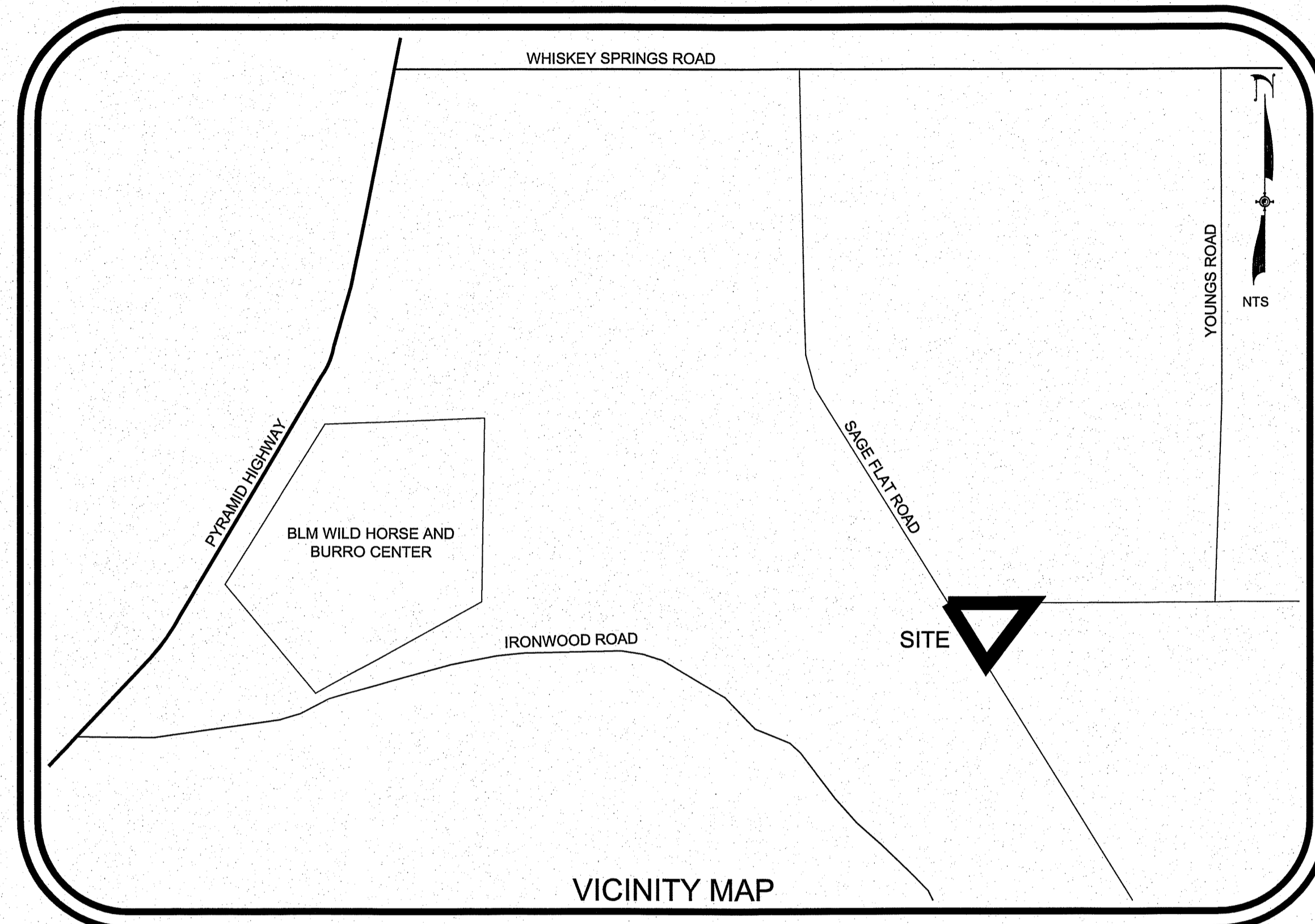
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE FOR SPANISH SPRINGS CORS (SSB2) OF 39°37'14.50679" NORTH AND 119° 43' 21.26411" WEST. A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) TO GROUND.

### BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HOLDING THE WASHOE COUNTY PUBLISHED NAD83/94 ELLIPSOID HEIGHT FOR CORS SPANISH SPRINGS (SSB2) OF 1357.915 METERS (4455.09 FEET) WITH ORTHOMETRIC ELEVATIONS DERIVED USING GEOID 99.

### ABBREVIATIONS

A.C.	ASPHALT CONCRETE	MIN	MINIMUM
AP	ANGLE POINT	N	NORTH
BC	BEGIN CURVE (HORIZONTAL)	NTS	NOT TO SCALE
BW	BACK OF WALK	PCC	PORTLAND CEMENT CONCRETE
cfs	CUBIC FEET PER SECOND	PAD	PAD GRADE
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT	PL	PROPERTY LINE
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
E	EAST	R	RADIUS
EC	END CURVE (HORIZONTAL)	(R)	RADIAL
ELEV	ELEVATION	REF	REFERENCE
EP	EDGE OF PAVEMENT	RET	CURB RETURN
(e)	EXISTING	RP	RADIUS POINT
FES	FLARED END SECTION	RT	RIGHT
fps	FEET PER SECOND	R/W	RIGHT-OF-WAY
FFC	FRONT FACE OF CURB	s	SLOPE
FG	FINISH GRADE	S	SOUTH
FL	FLOW LINE	SD	STORM DRAIN
G	GAS	S.F.	SQUARE FEET
GB	GRADE BREAK	SS	SANITARY SEWER
HORIZ	HORIZONTAL	SSCO	SANITARY SEWER CLEAN OUT
HP	HIGH POINT	SSMH	SANITARY SEWER MANHOLE
IE	INVERT ELEVATION	SW	SIDEWALK
INT	INTERSECTION	TC	TOP OF CURB
L	LENGTH	TYP	TYPICAL
LT	LEFT	W	WATER
MAX	MAXIMUM	Δ	DELTA



### ENGINEER



### SHEET INDEX

C-1 ..... TITLE SHEET  
C-2 ..... PRELIMINARY SITE/GRADING PLAN

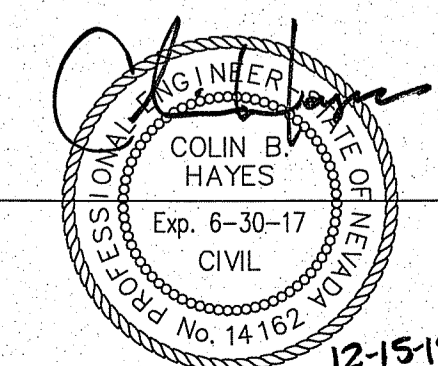
### SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY.

### ENGINEER'S STATEMENT

THESE PLANS (SHEET C-1 OF 2 THROUGH C-2 OF 2) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

COLIN B. HAYES

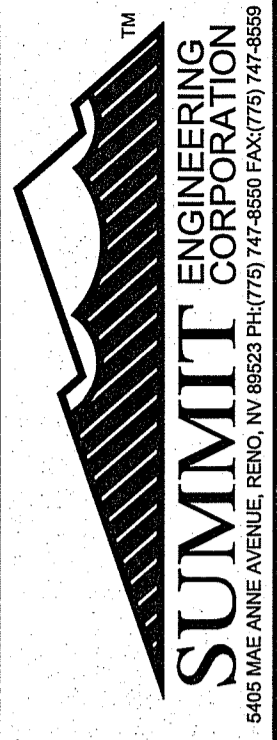


P.E. #14162

DESIGNED BY:	WRA	DRAWN BY:	wanderson	CHECKED BY:	CBH	Copyright	SUMMIT ENG 2015
SPECIAL USE PERMIT FOR GRADING WESTERN TURF IRRIGATION POND TITLE SHEET							
							NEVADA
							WASHOE COUNTY
SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D	JOB NO. 30012
C-1							12-15-15
OF							2
							N:\DWG\130012_WesternTurfGrading_SUPP\WIT_SUPP\SSB2.DWG - 9:26 AM * 15-DEC-2015



POND CUT/FILL SUMMARY	
DISTURBED AREA	CUT TO FILL
2.76 ACRES	10,600 CUBIC YARDS



DESIGNED BY: WRA  
 DRAWN BY: wanderson  
 CHECKED BY: CBH  
 Copyright SUMMIT ENG 2015

SPECIAL USE PERMIT FOR GRADING  
 WESTERN TURF IRRIGATION POND  
 PRELIMINARY SITE/GRADING PLAN  
 NEVADA  
 WASHOE COUNTY

REV.	DATE	DESCRIPTION	BY	APPD

FEMA NOTE:  
 THE ENTIRE PROJECT AREA IS LOCATED WITHIN A "ZONE A" FLOOD DESIGNATION ACCORDING TO FIRM MAP #32031C2875G. MAP EFFECTIVE DATE IS MARCH 16, 2009. "ZONE A" AREAS ARE DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BUT HAVE NO BASE FLOOD ELEVATIONS DETERMINED.

**LEGEND**

- - - 4900 - - - EXISTING CONTOUR LINE
- - - 4900 - - - PROPOSED CONTOUR LINE
- ▲ CUT OR FILL SLOPE
- SILT FENCE (BMP SC-5)
- ▨ ROCK RIPRAP AREA
- ▨ REVEGETATION AREA
- - - 8"W - - - WATER LINE W/SIZE INDICATED (DASHED IF EXISTING)
- - - - - PROPERTY LINE

**REVEGETATION NOTES**

- WITHIN AREAS TO BE DISTURBED BY GRADING ACTIVITIES, EXISTING VEGETATION AND TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR RE-USE. CRUSH EXISTING SHRUB VEGETATION AND INCLUDE ALL PLANTS IN HARVESTING PROCEDURE. DO NOT DISCARD EXISTING SHRUBS, AND INTEGRATE INTO STRIPPINGS AND TOPSOIL.
- STOCKPILE APPROXIMATELY 8" TO 12" OF TOPSOIL FROM ALL DISTURBED AREAS. REMOVE ROCKS 4" AND LARGER FROM STOCKPILED SOIL. MATERIAL STOCKPILES SHALL COMPLY WITH REQUIREMENTS OF THE SWPPP AND THE DUST CONTROL PERMIT.
- FOLLOWING COMPLETION OF THE ROUGH GRADING ACTIVITIES, RE-APPLY A MINIMUM OF 4" OF STOCKPILED TOPSOIL TO REVEGETATION AREAS.
- SCARIFY PLACED TOPSOIL TO CREATE FRABLE SURFACE CONDITIONS SUITABLE FOR APPLICATION OF REVEGETATION SEED BLEND.
- APPLY REVEGETATION SEED BLEND WITH BROADCAST SPREADER OR SIMILAR METHOD. RAKE OR BLEND INTO SURFACE OF NATIVE TOPSOIL.
- SEED BLEND SHOULD BE APPLIED IN LATE WINTER OR EARLY SPRING TO IMPROVE PROBABILITY OF NATURAL PRECIPITATION. NATURAL PRECIPITATION MAY NEED TO BE SUPPLEMENTED WITH TEMPORARY IRRIGATION UNTIL GERMINATION OF SEED. TEMPORARY IRRIGATION IS RECOMMENDED FOR AT LEAST TWO GROWING SEASONS TO ENSURE THE SUCCESS OF THE SEEDING.

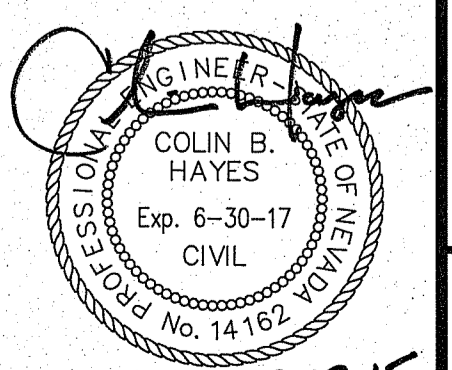
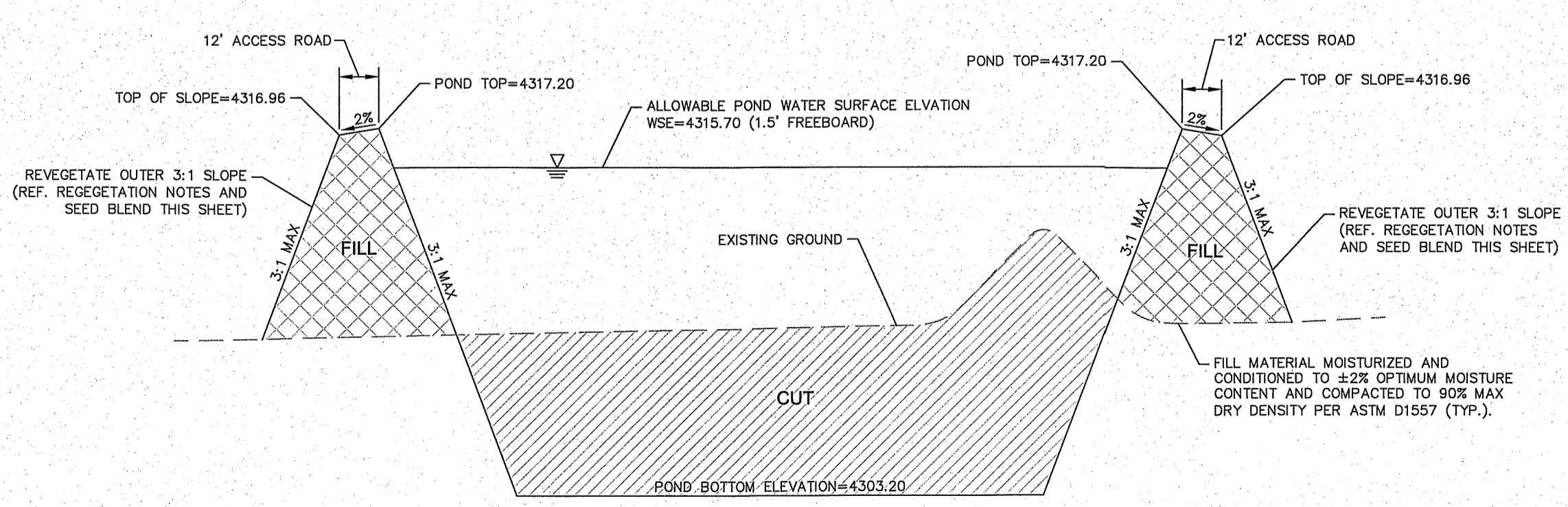
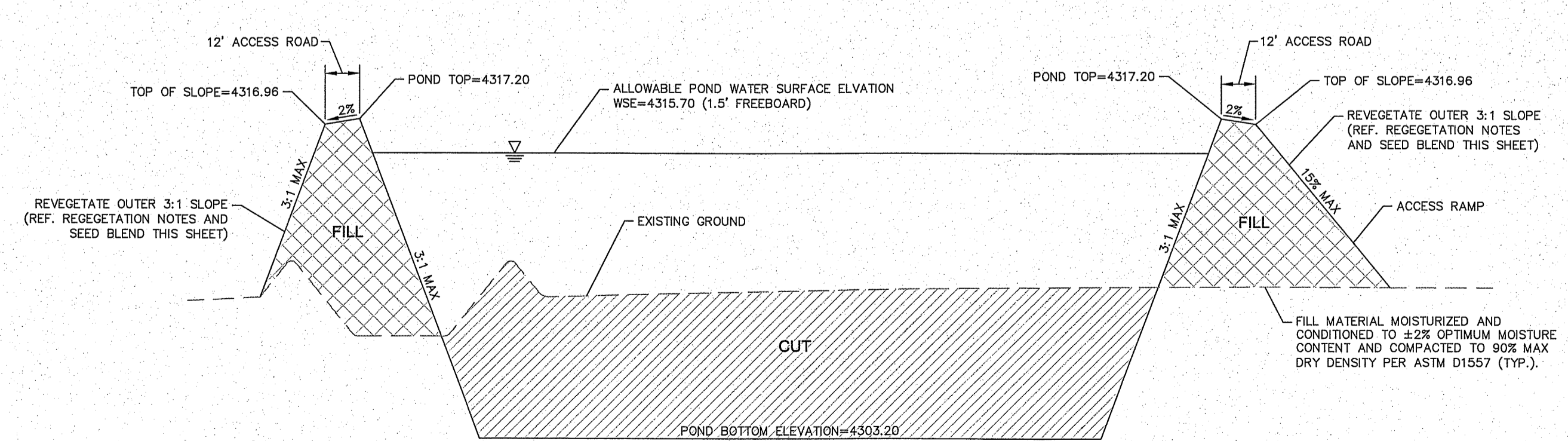
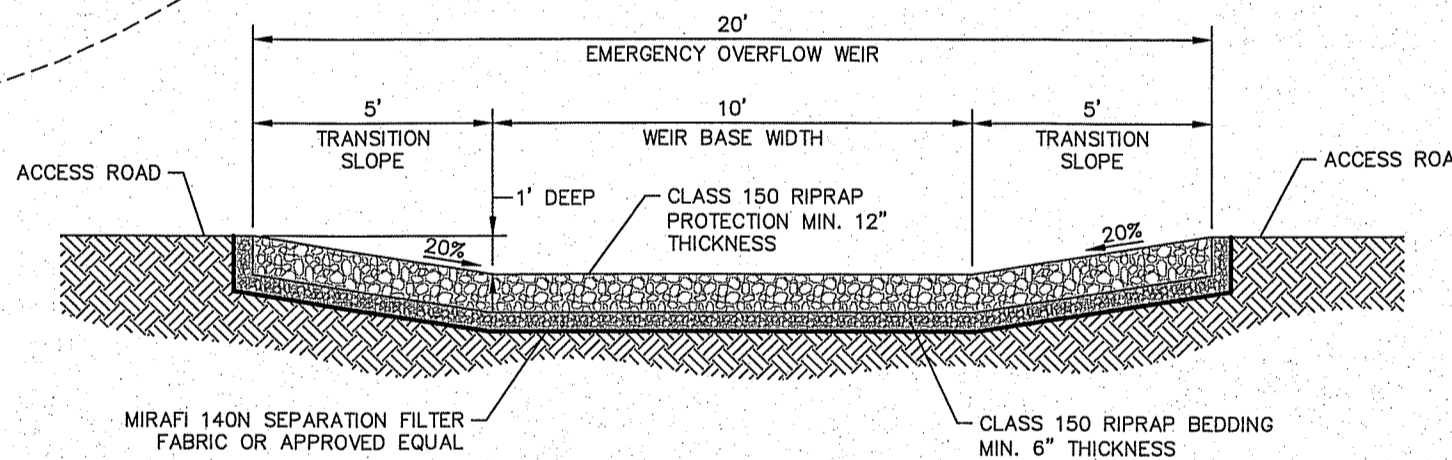
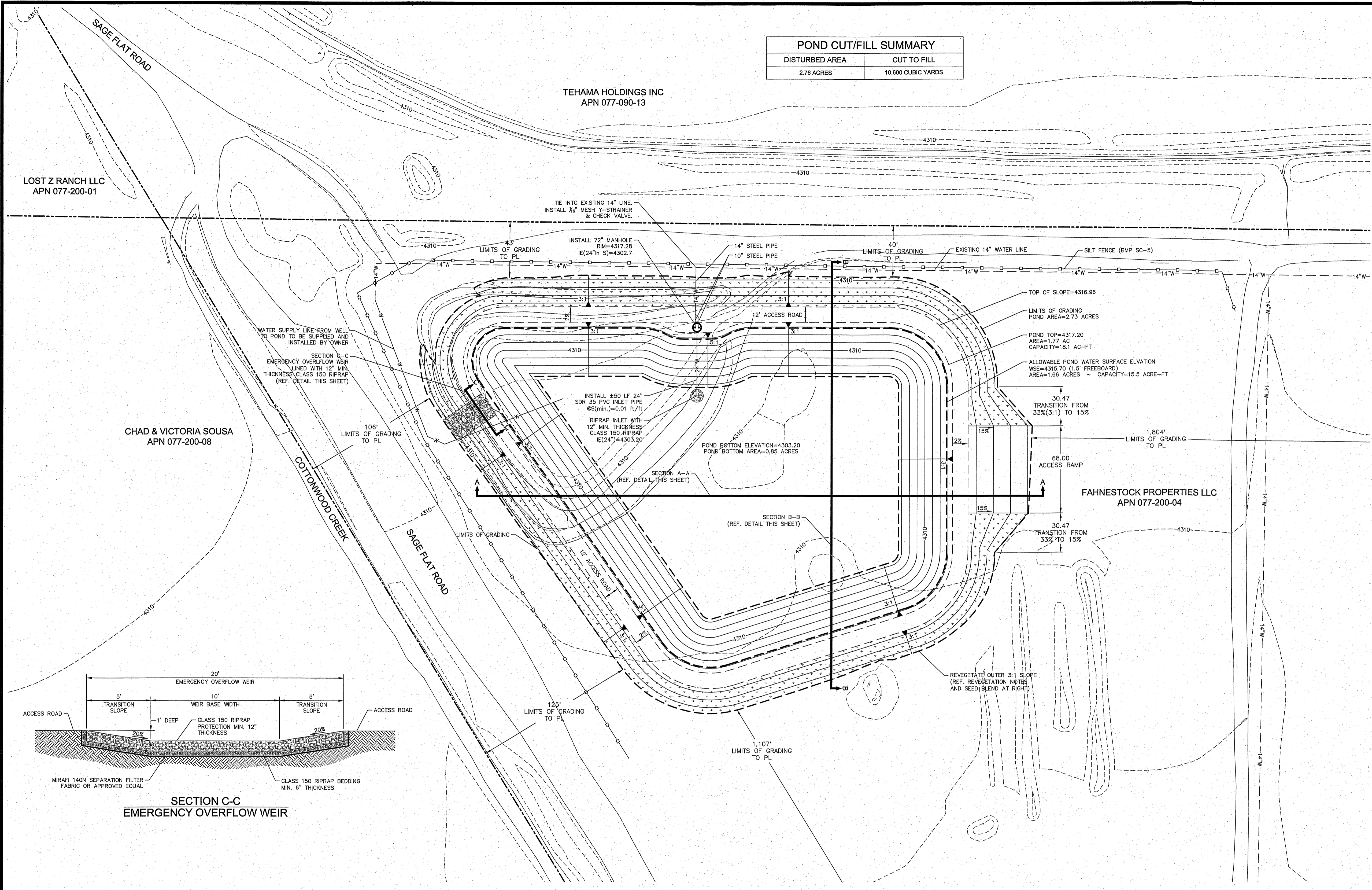
**REVEGETATION SEED BLEND**

THE FINAL SEED BLEND SHALL BE APPROVED BY THE OWNER PRIOR TO APPLICATION:

PLANT NAME/SPECIES	APPLICATION RATE (PLS/LBS PER ACRE)
COWAR SHEEP FESCUE ( <i>Festuca ovina</i> )	1.25
DURAR HARD FESCUE ( <i>Festuca angustifolia</i> var. <i>durioscula</i> )	1.25
SLENDER WHEATGRASS ( <i>Elymus trachycaulus</i> )	3.0
WHEATGRASS, CRESTED NORDAN ( <i>Agropyron cristatum</i> 'Nordan')	2.0
WHEATGRASS, STREAMBANK ( <i>Agropyron riparium</i> )	2.5
WHEATGRASS, BLUEBUNCH SECAR ( <i>Agropyron spicatum</i> )	1.0
SHERMAN BIG BLUEGRASS ( <i>Poa amplex</i> )	3.0
SQUIRRELTAIL ( <i>Elymus elymoides</i> )	2.0
WILDRIE, BASIN 'MAGNAR' ( <i>Elymus cinereus</i> 'Magnar')	2.0
SALTBUSH, FOURWING ( <i>Atriplex</i> sp.)	3.0
BITTERBUSH ( <i>Baccharis arborescens</i> )	1.0
RABBITBUSH ( <i>Chrysothamnus nauseosus</i> )	0.5
SAGEBRUSH ( <i>Artemisia tridentata</i> ssp. <i>Vaseyana</i> )	0.5
REGREEN ( <i>Triticum aestivum</i> x. <i>elytrigia elongata</i> )	3.5
YARROW ( <i>Achillea millefolium</i> )	0.3
BACHELOR BUTTON ( <i>Centaurea cyanoa</i> )	0.7
GLOBALMALLOW ( <i>Gnaphalium ambiguum</i> )	0.5
CALIFORNIA POPPY ( <i>Echscholtzia californica</i> )	0.5
INDIAN BLANKET FLOWER ( <i>Gallardia aristata</i> )	0.5
PENSTEMON, PLAMER ( <i>Pentstemon palmeri</i> )	1.5
BLUE FLAX ( <i>Linum perenne</i> )	1.0
PER ACRE	31.5 PLS LBS

**SWPPP NOTES:**

- STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN SYSTEM.
- STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNRESOLVED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE MOST CURRENT EDITION OF THE "TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK."
- STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.8.1.B.(2).
- STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORM WATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.8.1.g.
- STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AND PROPERLY DISPOSED OF AT REGULAR INTERVALS, WITHIN SEVEN DAYS AFTER A STORM WATER RUNOFF EVENT AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.



12-15-15