



Board of Adjustment Staff Report

Meeting Date: December 5, 2019

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0021 (Mt. Rose Water Tank)

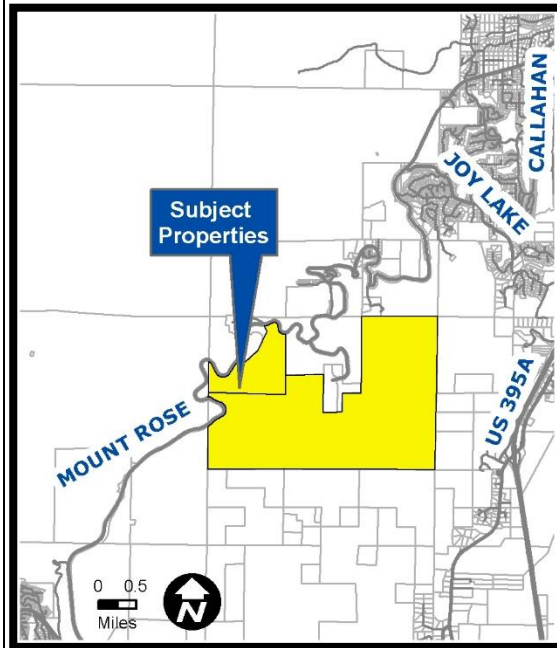
BRIEF SUMMARY OF REQUEST: Construction of a 5-million-gallon water tank at Mt. Rose Ski Resort

STAFF PLANNER: Planners' Names: Sophia Kirschenman; Chris Bronczyk
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CASE DESCRIPTION

For possible action, hearing, and discussion to modify grading and setback standards, vary grading and landscaping standards, and approve major grading to facilitate the construction of a 5-million-gallon water tank for snowmaking purposes at the Mt. Rose Ski Resort. The proposal includes the excavation of ±5,720 cubic yards of earthen material and the disturbance of ±0.9 acres. The subject site is located on privately-owned land and lands owned by the United States Forest Service.

Applicant: Mt. Rose Development Company
Property Owners: Mt. Rose Development Company and US Forest Service
Location: Main access to the site is ±11.4 miles from the intersection of Mt. Rose Hwy and Thomas Creek Rd.
APNs and Parcel Sizes: 048-112-12: ±340.9 acres; 048-120-22: ±2551.6 acres
Master Plan: Rural (R); Open Space (OS)
Regulatory Zone: Parks and Recreation (PR); Open Space (OS)
Area Plan: Forest
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 810, *Special Use Permits* and Article 438, *Grading Standards*
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0021 for the Mt. Rose Development Company, to include varying WCC Section 110.412.40(a), *Coverage, Civic and Commercial Use Types, Landscaping* and WCC Section 110.438.45(c), *Grading of Slopes, Grading Standards*, and the modifications to WCC Section 110.438.45(a), *Grading of Slopes, Grading Standards*, and WCC Table 110.406.05.1, *Standards*, having made all five findings in accordance with Washoe County Code Section 110.810.30, and the two findings in accordance with the Forest Area Plan:

(Motion with Findings on Pages 22/23)

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Special Use Permit

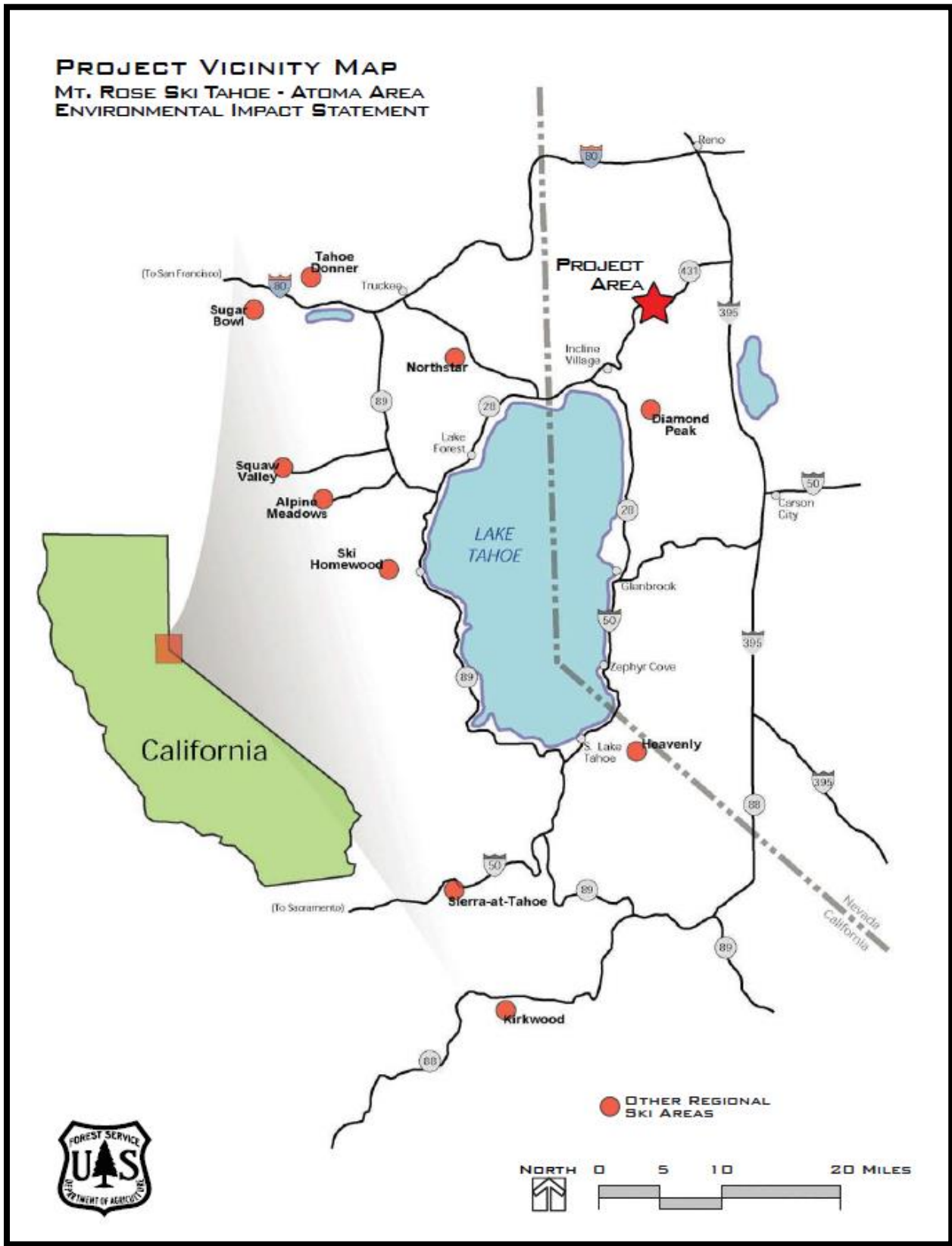
The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting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

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

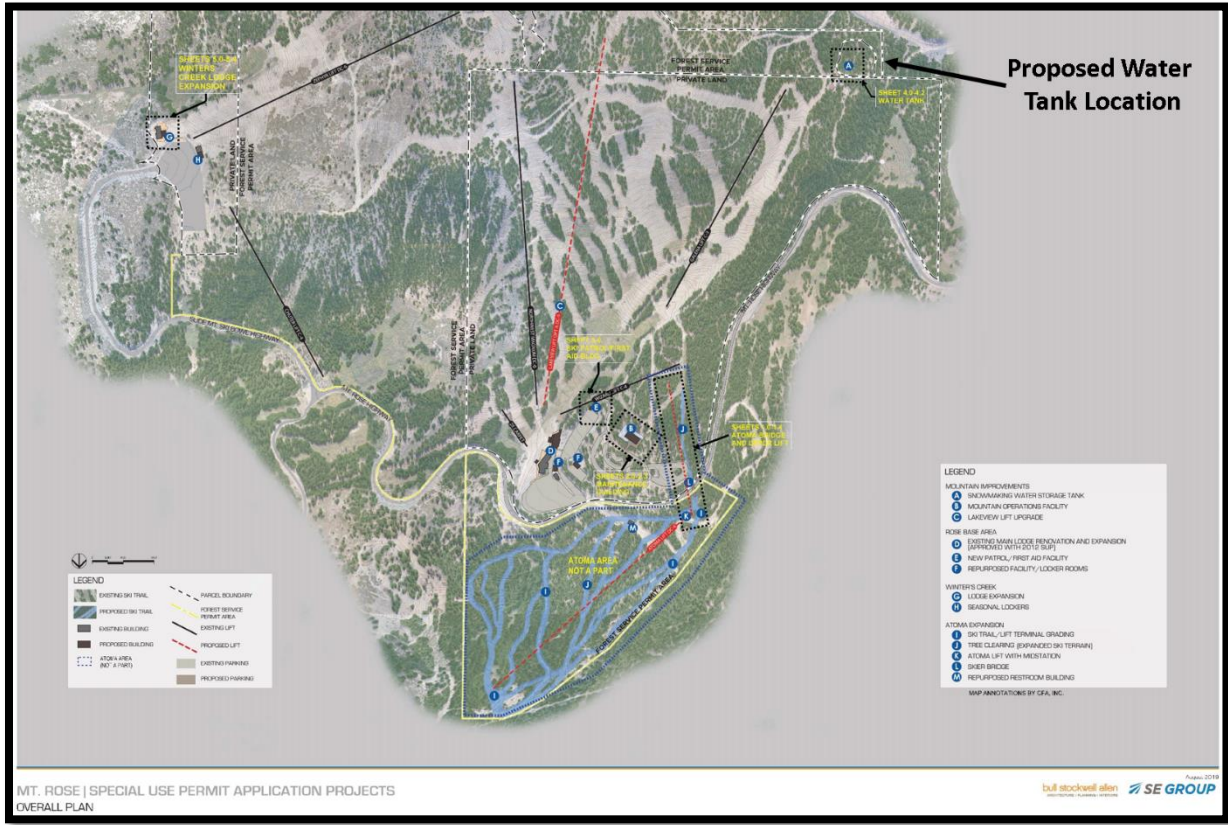
The conditions of approval for Special Use Permit Case Number WSUP19-0021 are attached to this staff report and will be included with the action order, if approved.

The subject properties are designated as Open Space (OS) and Parks and Recreation (PR). The proposed use of a 5-million-gallon water tank, which is classified as a civic use type, is permitted in both the OS and PR regulatory zones with a special use permit, per Washoe County Code (WCC) Table 110.302.05.2. Additionally, this project triggers the major grading thresholds as established in WCC Sections 110.438.35(a)(1)(ii)(1), 110.438.35(a)(2)(ii)(A), and 110.438.35(a)(4). Major grading also requires special use permit (SUP) approval. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

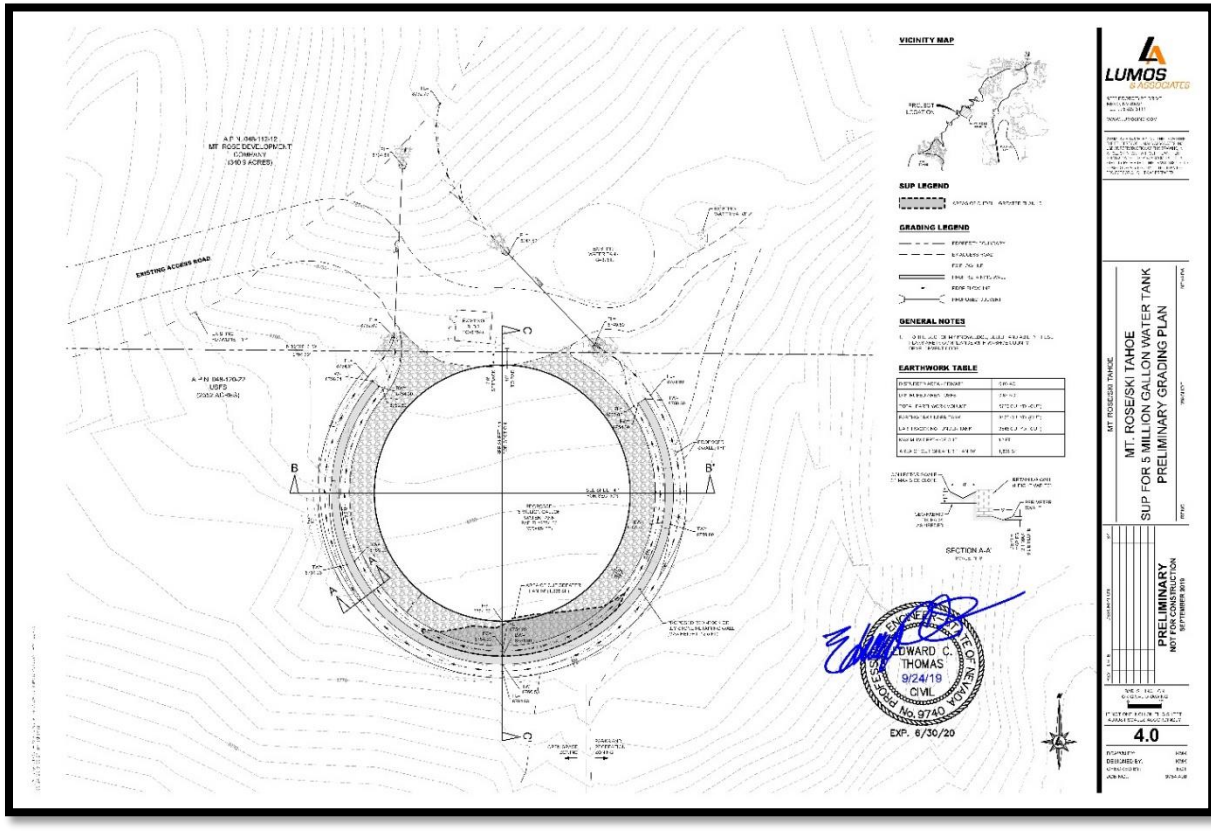
Further, the special use permit ordinance allows the Board of Adjustment to vary standards of the Development Code in conjunction with the special use permit approval process per WCC 110.810.20(e). The applicant is seeking to vary landscaping, grading, and setback requirements.



Vicinity Map



Overall Site Plan



Water Tank Site Plan

Project Evaluation

Mt. Rose Ski Tahoe is a destination resort ski area located in the southwest corner of Washoe County, approximately 25 miles south of Reno and 32 miles north of Carson City. It is located within the Mt. Rose Resort Services Area (MRRSA) identified in the Forest Area Plan, and is situated adjacent to the Mt. Rose Scenic Corridor. The resort area consists of a mixture of private land and National Forest System (NFS) land managed by the United States Forest Service (Forest Service).

This application is a request for a special use permit to construct a 5-million-gallon water tank adjacent to an existing 500,000-gallon water tank on the subject site. This proposal impacts two parcels that are part of the resort area, one of which is owned by the Mt. Rose Development Company (APN 048-112-12) and the other by the U.S. Forest Service (APN 048-120-22). Construction of the water tank is part of a larger proposal to expand the resort area, including renovating existing infrastructure, repurposing several buildings, constructing new maintenance structures, and eventually expanding the resort area to the northern side of Mt. Rose Highway, via a proposed skier bridge. Those elements are being reviewed outside of this special use permit process. Due to the short construction seasons at this elevation and coordination with other project elements, the applicant is requesting an eight-year approval timeframe for this permit, to expire in 2027.

The water tank is proposed to be located on the southwest corner of the ski area, near the *Around the World* trail and the top terminal of the *Galena* chairlift. The tank site is bound by Mt. Rose Highway to the south and west, and by the ski area to the north and east. The existing 500,000-gallon water tank and a maintenance building are located directly north of the proposed tank site. This location was chosen primarily due to its relatively flat topography and close proximity to the ski resort's road network, snowmaking pump station, and existing underground waterlines. If approved, the tank would be accessed via an existing access road to the northeast of the tank.

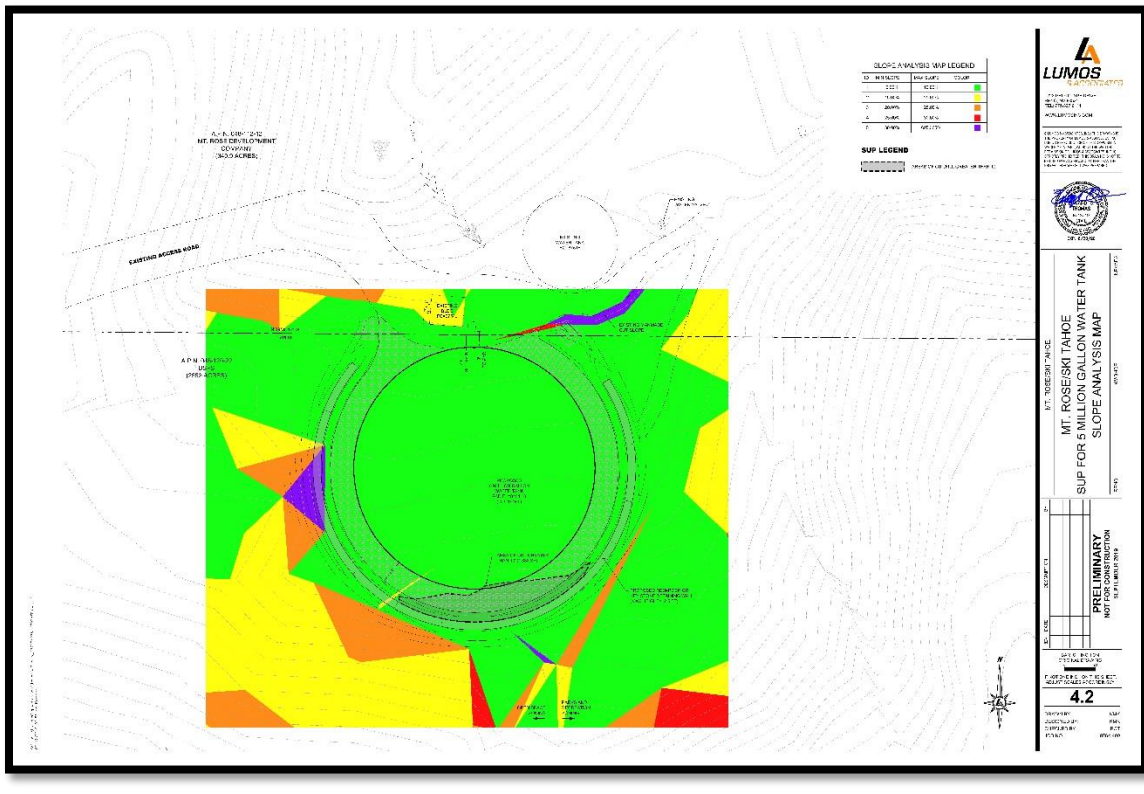


Photo looking north at the proposed tank site as well as the existing 500,000-gallon water tank and maintenance building



Photo looking southwest at the existing access road and 500,000-gallon water tank

The proposed welded steel tank would be 40 ft. tall and 154 ft. in diameter, with a total building footprint of $\pm 18,627$ square feet or ± 0.43 acres. The disturbed area on the Forest Service property would be ± 0.87 acres and the disturbed area on the privately owned parcel would be ± 0.03 acres, for a total of ± 0.9 acres of disturbance. Construction of the tank would require excavation of $\pm 5,720$ cubic yards of earthen material, $\pm 3,175$ of which would occur under the proposed tank location, and $\pm 2,545$ outside of the tank building footprint. Most of the site has slopes around 5%, but there are some small portions of the site that have slopes in excess of 30%. Other project elements include the installation of new piping underground to connect the new tank to the existing waterline and snowmaking infrastructure; construction of a 15-ft.-wide road around the perimeter of the tank for maintenance purposes; and construction of a keystone or redi-rock retaining wall with a maximum height of 12.5 ft. beyond the road, with collector swales on either side of the retaining wall. The depth of the swales varies with a maximum side slope of 2:1.



Slope analysis (areas shown in purple exceed 30% slopes)

Background

In 2012, Washoe County issued the Mt. Rose Development Company a special use permit (Exhibit F) for a number of improvements, including replacement of a ski lift, relocation of a maintenance building, and construction of a new mountain restaurant, access road and two snowmaking ponds. Upon further consideration by the Forest Service, it was determined that constructing the water tank in lieu of the ponds would be a more suitable design solution to reduce potential resource and public safety concerns. The proposed tank would also result in less ground disturbance (± 0.9 acres compared to the ± 3.5 acres required for the snowmaking ponds).

Environmental Impact Statement

Mt. Rose Ski Tahoe operates in accordance with the terms and conditions of a special use permit (SUP), which is administered by the Forest Service and covers 544 acres. The applicant’s current request to the Forest Service is to increase the SUP boundary by 112 acres to 656 acres in total and to construct a number of improvements, including the proposed water tank.

Since this proposal impacts federal lands, a formal environmental impact statement (EIS) was required, pursuant to the National Environmental Policy Act. An EIS is required to assess the environmental impacts associated with a proposed project, to consider viable alternatives, and to determine whether the impacts associated with a proposed action can be mitigated to an acceptable level. The final environmental impact statement (FEIS) was submitted to Washoe County as part of the application materials for this SUP. This review process was undertaken by the USDA Forest Service, with the Nevada Department of Transportation (NDOT) functioning as a cooperating agency, as part of the larger proposal impacts Mt. Rose Highway. The FEIS also clearly states that federal approval of the proposed project elements does not negate the need to secure local permits. Thus, the applicant is requesting approval of this SUP by the Board of Adjustment.

In February of 2019, the FEIS (Exhibit D) and draft record of decision (ROD) were completed. The

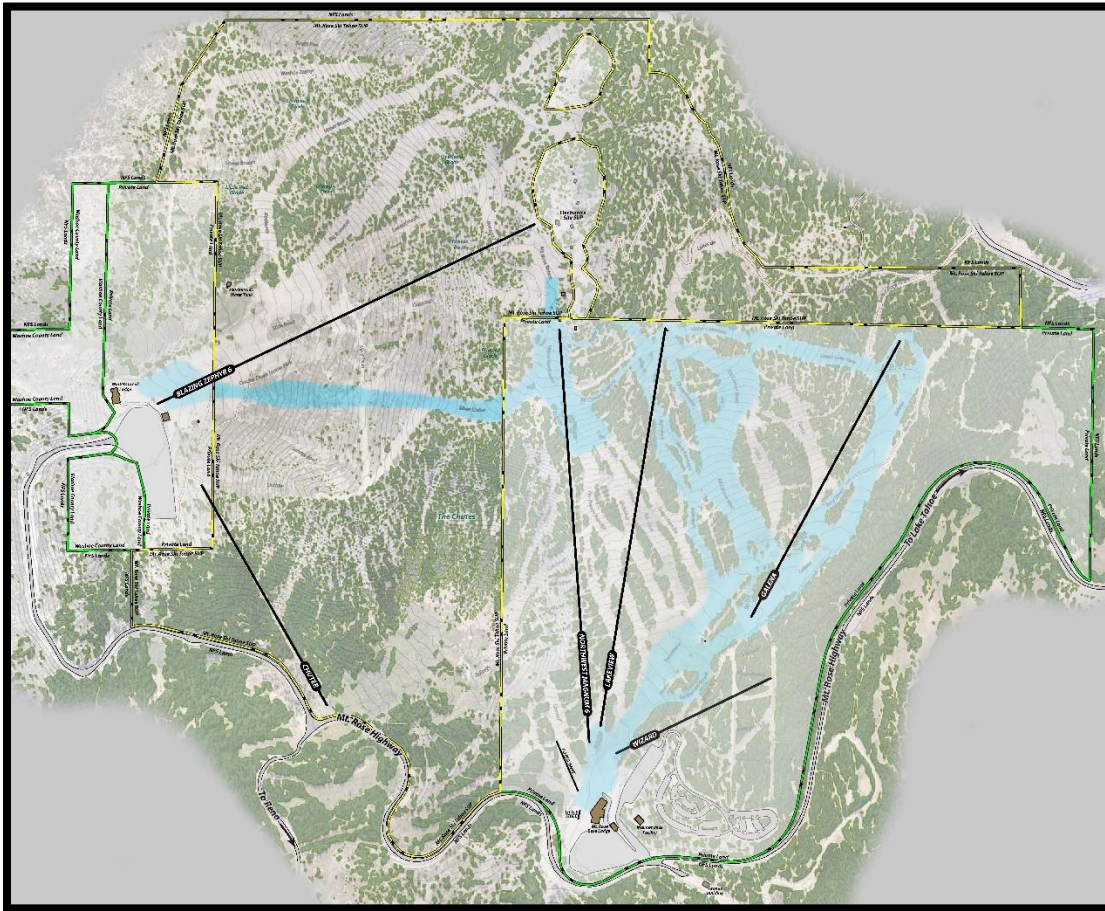
draft ROD identifies Alternative #3, which includes the proposed water tank, as the preferred alternative. Additionally, on November 5, 2019, the Forest Service released the final ROD (Exhibit E) regarding the construction of the water tank. The final ROD states that the Forest Service authorizes construction of the water tank and is supportive of the proposed ±12.5-ft. retaining wall around the water tank in order to minimize ground disturbance on Forest Service property.

The final ROD and Appendix A of the FEIS identify a number of management requirements. Management requirements are similar to conditions of approval (i.e., action items to mitigate identified impacts). Per condition of approval 1.e, the applicant is required to comply with all of the Forest Service's management requirements related to construction of the water tank.

Purpose and Need

The applicant states that the current lack of snowmaking water storage limits the ski area's ability to produce snow during optimal snowmaking conditions and temperatures. This constraint affects the ski area's ability to provide consistent snow coverage during periods of low snow, affecting the quality and reliability of the recreational experience for visitors. As part of the federal environmental review process, the Mt. Rose Development Company prepared an assessment of snowmaking infrastructure and capacities that identified inefficiencies in the ski area's snowmaking system. Their current snowmaking infrastructure has a "throughput capacity" (i.e., the total volume of water that can be handled by the system at any one time) of approximately 1,800 gallons per minute (gpm). The resort's snowmaking infrastructure, supplied by the existing 500,000-gallon water tank, only produces water at a rate of 550 gpm. According to an email received by the applicant (Exhibit H), during peak snowmaking conditions, which typically occur when there's a cold front that lasts for several days, the tank depletes rapidly (in less than 24 hours) and does not replenish fast enough to meet demands. The 5-million-gallon water tank would allow for snow production for approximately 5 days before depleting the system, giving the managers of Mt. Rose Ski Tahoe the opportunity to take advantage of favorable conditions. Additionally, the FEIS states that the construction of the new water tank would allow the ski area to adapt and become more resilient to the impacts of climate change, including warmer, drier conditions. The FEIS also states that snowmaking capacity is no longer an amenity in the ski industry but a necessity to provide resilience in the face of future variability in precipitation and rising temperatures.

Mt. Rose Ski Tahoe currently has approval to make snow on a several ski trails and ski areas. Their current overall proposal also includes a request to extend snowmaking services to ±20 acres of new terrain. Construction of the 5-million-gallon water tank would serve two purposes. First, it would enable Mt. Rose Ski Tahoe to provide snowmaking coverage on existing terrain to meet current needs during the early season and periods of low snow. Second, if the overall proposal is approved by the Forest Service and local agencies, it would provide snowmaking coverage on the ±20 acres of new terrain.



Existing snowmaking areas shown in light blue

Water Rights

According to the FEIS, over the last six years Mt. Rose Ski Tahoe has used an average of 55 acre feet of water annually for snowmaking. This amount fluctuates based on the amount of natural snow received during each year. However, Mt. Rose Ski Tahoe has ± 386 acre feet of water rights per year and even during minimal snow years their water usage is well below the annual limit.

Landscaping

Per WCC Section 110.412.40(a), development classified under the civic use type, such as a water tank, requires a minimum of 20% of the total developed land area to be landscaped. While the applicant did not request to vary this standard, staff have concluded that ornamental landscaping at this site would be inappropriate and are recommending approval of the modification of this landscaping standard. The proposed tank would be primarily located on a $\pm 2,551$ -acre parcel owned by the Forest Service and would be surrounded by densely forested area. According to the FEIS, the proposed water tank does include the removal of ± 120 trees, approximately 33% of which are whitebark pine, a candidate species for listing under the Endangered Species Act. However, the FEIS states that $\pm 90\%$ of the whitebark pine trees in this area are infected with blister rust or have been previously attacked by mountain pine beetles. Therefore, continued mortality of these trees is likely and preservation of these trees is not a priority for species conservation. Additionally, all disturbed areas outside of the tank footprint are required to be revegetated utilizing a native, dryland seed mixture, pursuant to condition of approval 1.f and the FEIS.

Visual Impacts

As previously stated, the proposed 5-million-gallon water tank would be 40 ft. tall and 154 ft. in diameter. While this would be the largest water tank in Washoe County, it would be set back ±700 ft. from Mt. Rose Highway and would be well-screened by existing vegetation. Additionally, as part of the federal environmental review process, the Forest Service prepared several site simulations (see below) to better understand the visual impacts associated with the proposed tank. Due to the topography and forest cover, it is difficult to identify the water tank in these simulations. However, because the highway is at a higher elevation than the tank, drivers travelling northbound (downhill) on Mt. Rose Hwy may be able to see the tank in the foreground. Overall, given the abundance of existing vegetation and distance from the roadway, construction of the proposed water tank is not expected to significantly degrade the aesthetic qualities of the Mt. Rose Scenic Corridor.

As mentioned above, the proposed project must comply with all of the Forest Service’s management requirements, including requirement VI 2 and VI 3, which state that structures, including the water tank, must meet solar reflectivity and color standards. Per these conditions, the tank must be treated or painted a non-reflective, muted color that blends well with the forest background. While the tank would be well-screened and painted to blend with the landscape, it would likely be visible to skiers unloading the *Galena* chairlift or descending the *Around the World* trail. These impacts are expected to be minor in nature. It is also important to note that no lighting is proposed as part of this project, thus maintaining the “dark sky” standards identified in the Forest Area Plan.

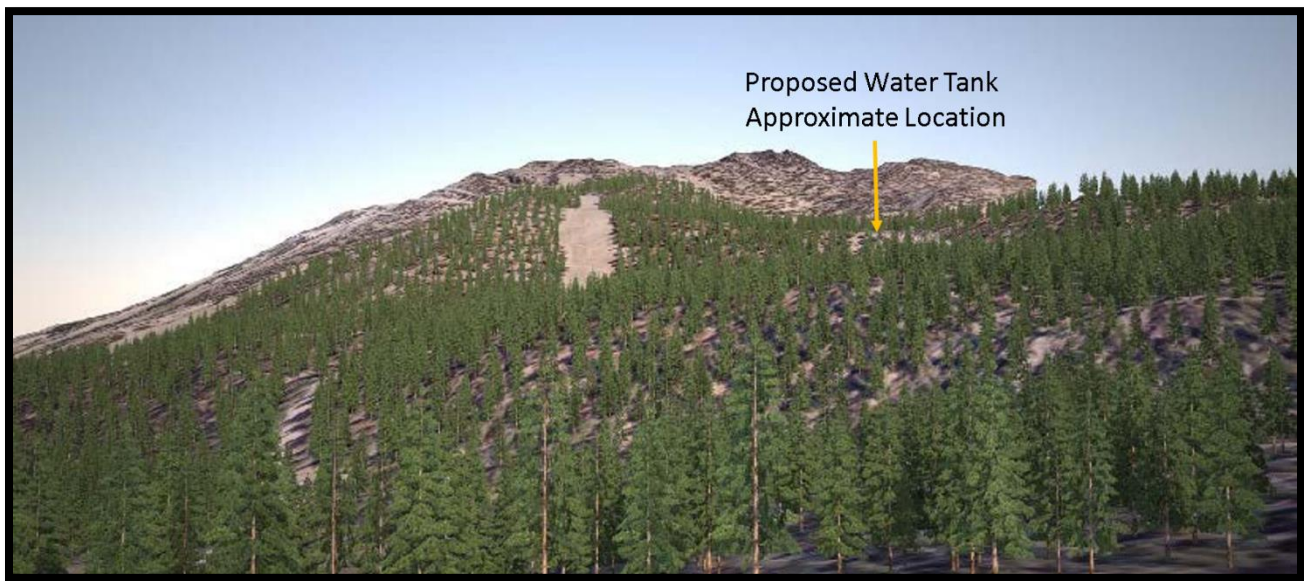


Photo Simulation 1: Looking east from Mt. Rose Hwy toward Mt. Rose Ski Tahoe

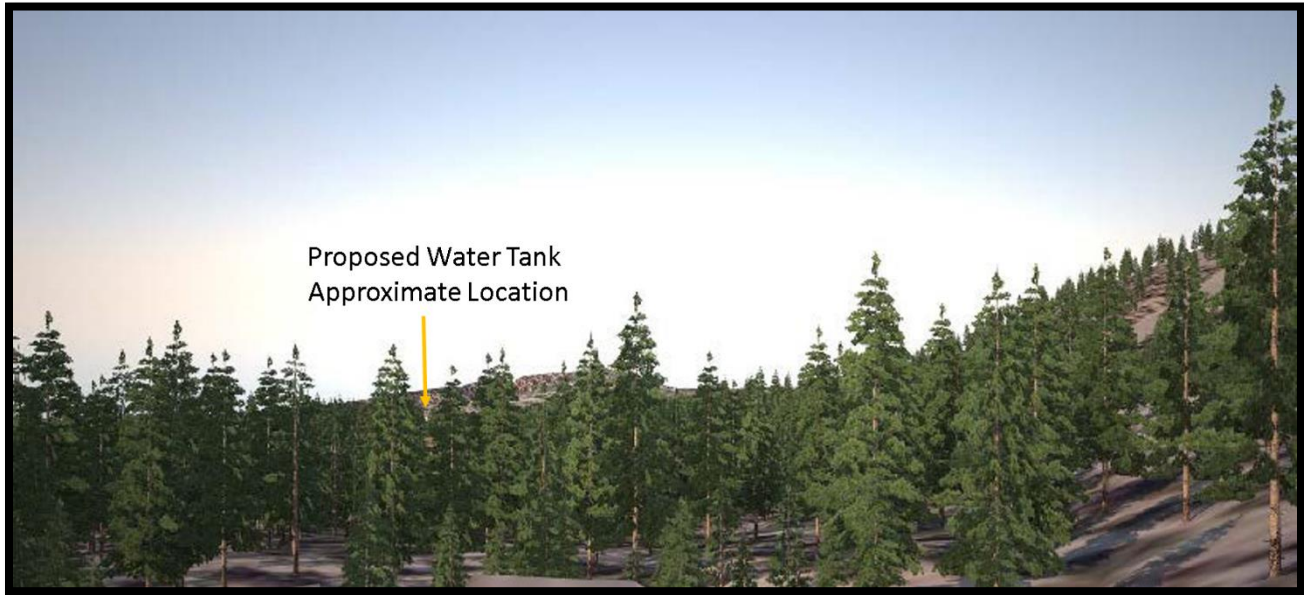
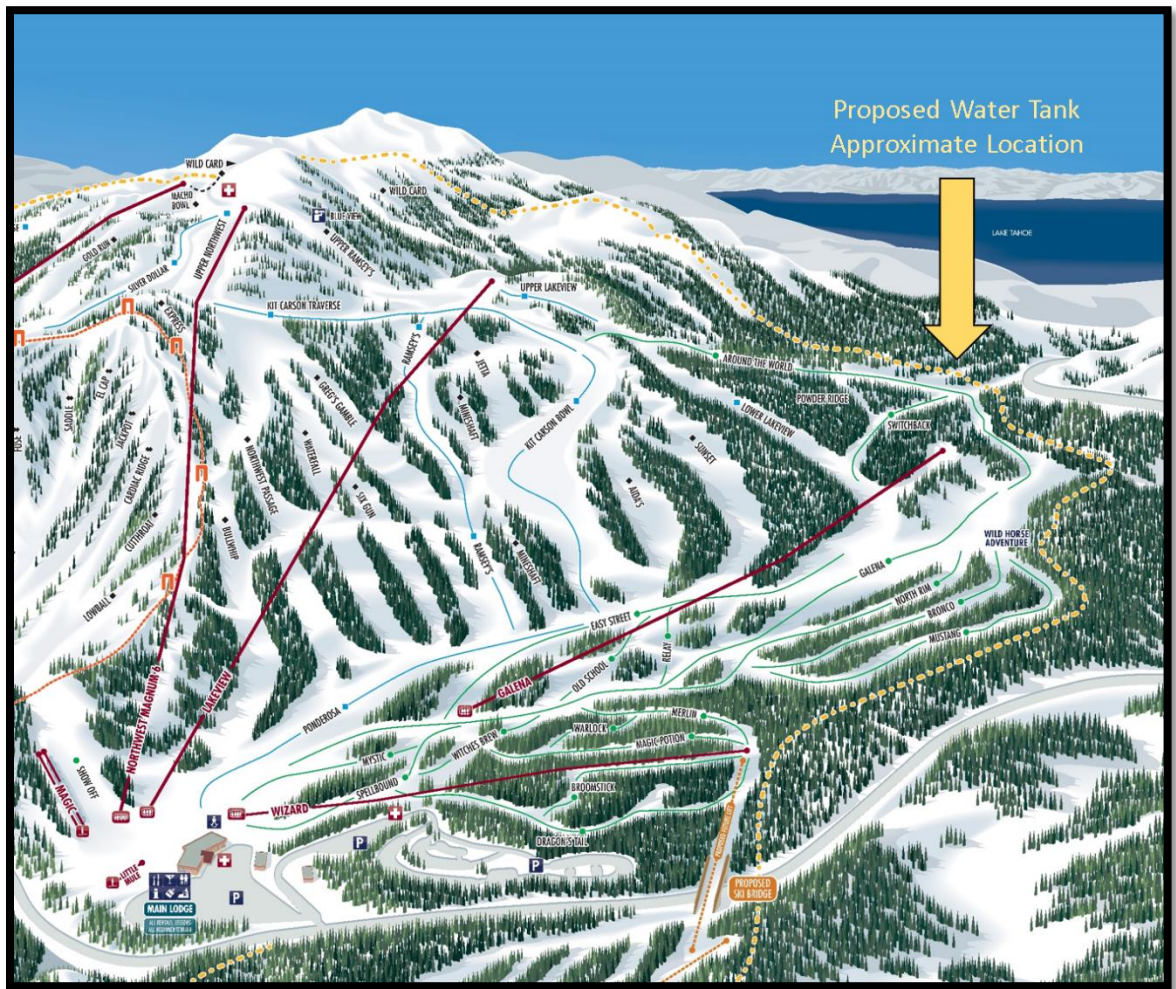


Photo Simulation 2: Looking north from Mt. Rose Hwy toward Mt. Rose Ski Tahoe



Location of the proposed water tank in relation to existing ski trails and chairlifts

Grading and Drainage

The proposed project would include several drainage improvements, including the construction of drainage swales on either side of the retaining wall and the installation of culverts to connect the new water tank to the existing waterline and snowmaking system. Collector swales, located on the outside of the retaining wall, would route uphill runoff into the east or west swale and would direct flows to the existing swale in the north. On the inside of the retaining wall, a minor swale would be constructed to route flows from the water tank roof and access road to the existing swale in the north. A conceptual drainage report supporting the proposed 5-million-gallon water tank was submitted as part of the application materials. According to the report, the proposed swales will effectively remove pollutants to meet local requirements.

As noted above, the proposed water tank would result in the excavation of $\pm 5,720$ cubic yards of earthen material, $\pm 3,175$ of which would occur under the proposed tank location and $\pm 2,545$ outside of the tank building footprint. Per an email received by the applicant (Exhibit I), the excavated materials will be used on site to repair scattered areas around the ski resort for erosion control and past spring runoff damage. Any leftover materials will be stockpiled for future use. Permits allowing for the use of the excavated material as fill will be required, as necessary, per condition of approval 1.i. The application materials included a geotechnical summary prepared by Black Eagle Consulting, Inc. The summary states that the site will likely exhibit a moderate potential for dust generation during dry months, but is geotechnically suitable for the proposed projects. The applicant will be required to use a dust palliative on any disturbed areas left undeveloped for more than 30 days and will be required to revegetate areas left undeveloped for more than 45 days, pursuant to condition of approval 2.j. The applicant will also be required to pull air quality permits, as necessary, pursuant to condition of approval 1.j. Additionally, a site specific geotechnical investigation must be completed prior to issuance of building permits and final site plans must incorporate any recommendations identified in the report, pursuant to condition of approval 1.h.

It is also important to note that the proposed water tank project reviewed in the FEIS is inconsistent with the plans received by Washoe County. The project in the FEIS does not include a retaining wall, but rather a 3:1 slope, with a 10-foot-wide service road around the tank and a total ground disturbance of ± 1.2 acres. However, the Forest Service's final Record of Decision (Exhibit E) states that further engineering has determined that the construction of the retaining wall would be more efficient and would reduce overall ground disturbance. It also states that the change is well within the scope of analysis and that they approve of the modification.

Modification and Variance of Grading Standards

As part of the proposal, the applicant is requesting to modify one grading standard and vary another grading standard. First, they are requesting 2:1 cut slopes behind the proposed tank instead of the 3:1 slopes required per WCC Section 110.438.45(a). However, per WCC Section 110.438.45(a)(3), cut slopes proposed to be located behind civic buildings, such as this water tank, when the cut slope is shorter than and substantially screened by the proposed building are permissible subject to the approval of a modification of standard.

Staff Comment: The proposed water tank would be significantly taller, 40 ft. compared to a maximum of 12.5 ft., than the cut slope and would substantially screen the slope. Due to the surrounding topography and forest coverings, the site would not be easily visible from passersby. Additionally, the proposed cut slopes were reviewed by the Engineering Division and no comments were received in opposition to the proposal.

Second, the applicant is requesting to vary WCC Section 110.438.45(c), which states that finish grading shall not vary from the natural slope by more than ten feet in elevation unless approved by a director's modification of standards, upon recommendation by the County Engineer for cuts into stable rock, as supported by a geotechnical report. However, in order to approve a modification of this standard, the applicant must construct terraces and retaining walls that are a maximum of ten feet in height. The maximum cut slope and retaining wall height proposed for the water tank is

12.5 ft., which exceeds the standard by 2.5 feet. Approximately 1,838 square feet, located in the back or south side of the proposed tank, would exceed the 10 ft. maximum. Thus, the applicant is requesting to vary this standard.

Staff Comment: While the proposed finished grading would vary from the natural slope by a maximum of 12.5 feet, rather than the required 10 feet, the cut slope would be contained by a retaining wall that would be substantially screened by the water tank. The retaining wall height does exceed the maximum height permissible with a director's modification of standard. However, this retaining wall would be located on Forest Service property and they are supportive of the proposal as construction of a 3:1 slope or two retaining walls with a terrace between would result in more overall ground disturbance. Their charge is to select the least environmentally damaging alternative that meets the identified need and they have decided that the proposed retaining wall meets this criterion. Additionally, the proposal is supported by the geotechnical summary included in the application materials as well as by Washoe County's Engineering Division. If approved, a full geotechnical investigation will be required prior to the issuance of building permits and the final plans must comply with the recommendations in the investigation, per condition of approval 1.h. Therefore, staff recommends approval of the proposed modification.

Modification of Setback Standards

As part of the proposal, the applicant is requesting to vary the required setback standards. Per WCC Table 110.406.05.1, *Standards*, in the Parks and Recreation (PR) regulatory zone, a 15-ft. side yard setback is required. The applicant is requesting a 7.8-ft. setback to minimize overall ground disturbance on NFS land, as stipulated by the FEIS.

Staff Comment: Although the two properties that would be impacted by the proposed water tank are owned by separate entities, they are managed jointly as part of Mt. Rose Ski Tahoe. Additionally, the proposed water tank would result in the least amount of ground disturbance and would comply with the terms of the FEIS. Therefore, staff recommends approval of the modification of setback standards.

Washoe County Master Plan

This proposal was evaluated for consistency with the Washoe County Master Plan, the Forest Area Plan, the Development Code, and with the findings required for the approval of a special use permit.

The applicable Master Plan policies include the following from the Conservation Element, Open Space and Natural Resource Management (OSNRM) Element, and Land Use and Transportation Element:

C.5.3 During development review, the Washoe County Department of Community Development (now the Community Services Department) will ensure maximum retention of trees and other vegetation which stabilize steep hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty, and, where necessary, require additional landscaping and/or revegetation.

Staff Comment: As previously mentioned, the construction of the proposed water tank would result in the removal of ± 120 trees, approximately 33% of which are whitebark pine trees, a candidate species under the Endangered Species Act. However, the Forest Service has determined that the health of the vast majority of these species has been compromised. Subsequently, the removal of these trees will not likely result in a trend toward federal listing nor a loss of viability for the species. Additionally, the construction of two snowmaking ponds, which was approved by the Washoe County Board of Adjustment in 2012, would have resulted in the disturbance of ± 3.5 acres. This proposal significantly reduces the impacts on whitebark pine species as well as other trees within the project boundaries. Revegetation will also be required, pursuant to conditions of approval 1.e, 1.f, and 1.g.

C.10.2 Prior to the approval of a development proposal, the Washoe County Department of Community Development (now the Community Services Department) will require geologic reports

that identify potential hazards. In areas where geologic hazards are identified, extensive soil, hydrology, and engineering studies must clearly demonstrate that the proposed development will not result in avoidable public costs and will not pose significant risk of earthquake, landslide, erosion, sedimentation and drainage problems.

Staff Comment: As part of the application materials the applicant submitted a geotechnical summary, prepared by Black Eagle Consulting, Inc., which identifies potential hazards. If approved, a full geotechnical investigation will be required prior to this issuance of building permits, pursuant to condition of approval 1.h.

Open Space and Natural Resource Management (OSNRM) Cultural Resource Policy 1.3
Protect cultural resources through the development review process.

Staff Comment: The federal environmental review process requires consultation with the Nevada State Historic Preservation Office (SHPO) to determine whether the project will adversely impact cultural resources. SHPO consultation is ongoing and implementation of this project will not occur until all management requirements have been met, including a determination that National Historic Preservation Act Section 106 obligations have been completed, pursuant to condition of approval 1.e.

LUT.10.4 Ensure compatibility between surrounding land uses and public lands. Ensure proper coordination among public agencies and adjacent private landowners in the management and planning of public lands.

Staff Comment: This proposal was submitted after thorough review and coordination between the applicant and the Forest Service. The Forest Service is fully supportive of the proposal and finds that it will enhance the recreational experience for users of the Mt. Rose Ski Tahoe resort, including those portions of the resort which have been built on public lands.

LUT.23.4 Where appropriate, ensure that public lands are retained for beneficial uses such as groundwater recharge, conservation of habitats, open space, recreation and other community uses.

Staff Comment: The proposed special use permit allows for further recreation and community uses on public lands managed by the Forest Service. The proposal also minimizes ground disturbance, thereby retaining more public lands area for groundwater recharge, conservation of habitats, and open space.

Forest Area Plan

The applicable Forest Area Plan policies are:

F.2.2 Site development plans in the Forest planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Staff Comment: The applicant did not provide a plan for the control of noxious weeds; however, a noxious weed management plan, developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the Washoe-Storey Conservation, and/or the Forest Service, must be completed and submitted to the Washoe County Planning Division prior to the issuance of building or grading permits, per condition of 1.d.

F.2.3 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: The applicant presented this item to the Southwest Truckee Meadows/Washoe Valley CAB on October 3, 2019. The applicant has provided a memo to staff (Exhibit J) to satisfy this requirement.

F.2.8 All landscape designs will emphasize the use of native and low water requirement vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: All disturbed, undeveloped portions of the subject site shall be revegetated using a native, dryland seed mix as reviewed and approved by the Forest Service, pursuant to condition of approval 1.f.

F.2.11 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

Staff Comment: The proposed water tank location was chosen due to the proximity to the ski resort's road network, snowmaking pump station, and existing underground waterlines, thus supporting the efficient use of infrastructure. Additionally, the proposed design was selected to minimize overall ground disturbance, thereby supporting the conservation of recharge areas, habitat, and open vistas.

F.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The Character Statement describes the Forest planning area as suburban with a rural complexion and vast quantities of undeveloped open space. The overall vision for this planning area is to preserve, protect, and enhance the area for those who recreate and visit. It also states that the Mt. Rose Ski Resort is an important feature of the planning area, providing winter sports activities and recreation opportunities. Construction of the water tank is being undertaken to improve the quality of the recreational experience at Mt. Rose Ski Tahoe, and it is being sited and designed so as to take advantage of existing infrastructure. Since the project will further enhance the recreational experience without diminishing the quality of the public lands which surround it, staff believes that this finding can be made.

F.2.14 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

Staff Comment: Forest Service management requirement G 7 states that a fire precaution plan will be required prior to beginning relevant projects. As previously noted, the applicant must comply with all management requirements identified in the FEIS, per condition of approval 1.e.

F.4.2.g. Infrastructure. The MRRSA is currently served by a private water system, public sewerage (Washoe County) and electricity (NV Energy). This existing infrastructure, particularly the sewer and water improvements, is sized to meet only the level of development contemplated in the MRRSA. Therefore, it cannot promote the expansion of surrounding development outside the MRRSA.

Staff Comment: The proposed water tank would provide snowmaking coverage on existing terrain as well as ± 20 acres of new terrain proposed on the north side of Mt. Rose Hwy. Impacts associated with the expansion of the ski area were identified during the federal environmental review process. Local permits will be required, but are outside the scope of this special use permitting process.

F.4.2.I. Accessory Uses. Accessory uses must not meet or exceed the scale of the primary ski resort use within the MRRSA. They will be designed to meet the needs of the anticipated

customer base of the resort and not be of a size or scale such that they would promote the development of properties surrounding the resort.

Staff Comment: The proposed water tank is an accessory use sized to meet current snowmaking needs in order to facilitate an enhanced recreational experience and customer satisfaction.

F.4.2.m. Mt. Rose Scenic Corridor. A 100-foot open space setback along the Mt. Rose Highway frontage will be provided to implement the objectives of the Mt. Rose Scenic Corridor established in the Forest Area Plan. With the exception of the two access driveways on Mt. Rose Highway and the existing Mt. Rose Lodge parking lot, this 100-foot setback will be retained as undisturbed open space.

Staff Comment: The proposed water tank is ±700 feet from the Mt. Rose Highway and will not impede upon the required undisturbed open space area.

F.4.2.n. Sustainability. All new construction shall use construction best practices to implement “green” development standards that are appropriate for the location of the resort.

Staff Comment: Water usage for snowmaking predominately goes back into the ground through snowmelt and collection of runoff and percolation back into the ground for recharge of the aquifer.

F.7.2 The Washoe County Departments of Community Development (now the Community Services Department) and Public Works (now the Engineering Division) will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways. See Policy 2.1 regarding grading under Goal Two.

Staff Comment: The design for the proposed water tank minimizes overall ground disturbance, thereby reducing visual impacts. Additionally, it will be painted to blend with the surrounding environment, again minimizing visual impacts, per condition of approval 1.e.

F.12.2 Development in the Forest planning area will comply with all local, state and federal standards regarding air quality.

Staff Comment: The applicant will be required to secure air quality permits, as necessary, per condition of approval 1.j.

F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The applicant will be required to secure air quality permits, as necessary, per condition of approval 1.j. The applicant will also be required to treat any disturbed areas left undeveloped for more than 30 days with a dust palliative and to revegetate any disturbed areas left undeveloped for more than 45 days, per condition of approval 2.j. Additionally, this application was sent to the Washoe County Air Quality Division and no comments were received. No degradation of air quality is anticipated.

F.13.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Forest planning area will include detailed soils and geo-technical studies sufficient to: a. Ensure structural integrity of roads and buildings. b. Provide adequate setbacks from potentially active faults or other hazards. c. Minimize erosion potential. d. Tentative subdivision maps must identify the locations of all active faults.

Staff Comment: The application materials included a conceptual drainage report and a geotechnical summary, prepared by Black Eagle Consulting, Inc. This consulting firm has previously completed geotechnical investigations throughout the Mt. Rose Ski Tahoe premises and these studies informed the summary presented in the application. Since the proposal for the water tank was submitted as part of a larger proposal, including a wide variety of improvements and components to be completed in phases, staff have concluded that it is reasonable for the full

geotechnical investigations to be conducted in phases, for each project element. Thus, a full geotechnical investigation for the water tank must be completed prior to issuance of building or grading permits and the final plans must incorporate all recommendations included in the investigation, per condition of approval 1.h.

F.13.2 Development proposals in areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy F.13.1

Staff Comment: A full geotechnical investigation will be required prior to issuance of building permits and final plans must incorporate all recommendations provided in the investigation, per condition of approval 1.h. Additionally, the geotechnical summary stated that the site will likely exhibit a moderate potential for dust generation during dry months, when construction would be occurring. Thus, disturbed areas that are left undeveloped for more than 30 days or more shall be stabilized using a dust control palliative and disturbed areas left undeveloped for more than 45 days shall be revegetated, per condition of approval 2.j. The applicant shall also be required to secure any air quality permits, as necessary, per condition of 1.j.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board (CAB) meeting on October 3, 2019. The attached draft CAB minutes (Exhibit B) reflect discussion about Forest Service approval and future expansions. No comments in opposition to the proposal were received.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - District Attorney, Civil Division
 - Engineering and Capital Projects Division
 - Traffic
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Emergency Medical Services
 - Air Quality
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- US Fish and Wildlife
- US Forest Service
 - Carson Ranger District
 - State Office
 - Lake Tahoe Basin Management Unit
- State of Nevada
 - Division of Environmental Protection
 - Division of Forestry - Endangered Species

- Division of Parks
- Division of State Lands
- Division of Water Resources
- Department of Transportation
- Department of Wildlife
- Historic Preservation Office (SHPO)
- Truckee Meadows Fire Protection District
- South Truckee Meadows/Washoe Valley Citizen Advisory Board
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Washoe County Sheriff

Four out of the twenty-seven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Two additional agencies provided responses but did not provide any conditions of approval. 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, if approved.

- Washoe County Planning and Building Division addressed conformity with the FEIS, operational conditions, and grading, drainage, cultural resources, and revegetation requirements.
Contact: Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.us
- Washoe County Engineering Division addressed drainage, stormwater, grading bonds, dust control, and hydrology report requirements.
Contact: Leo Vesely, P.E., 775.328.2041, Lvesely@washoecounty.us
- Washoe-Storey Conservation District addressed riprap and monitoring of revegetation efforts.
Contact: Jim Shaffer, shafferjam51@gmail.com
- Truckee Meadows Fire Protection District addressed fire hydrant requirements, as reviewed and approved by the Forest Service (Exhibit M).
Contact: Don Coon, 775.326.6077, dcoon@tmfcpd.us

Staff Comment on Required Findings

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

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

Staff Comment: As described in detail above, the proposed water tank is consistent with the action programs, policies, standards, and maps of the Master Plan and the Forest 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.

Staff Comment: The proposed 5-million-gallon water tank will be accessed via existing access roads and will connect to existing snowmaking infrastructure through a proposed waterline. The Mt. Rose Development Company has ample water rights to support this use.

3. Site Suitability. That the site is physically suitable for a 5-million-gallon water tank, and for the intensity of such a development.

Staff Comment: The subject site is physically suitable for the proposed water tank due to its relatively flat topography and close proximity to the ski resort's road network, snowmaking pump station, and existing underground waterlines.

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 will enhance the character of the surrounding area by improving recreational opportunities within the Mt. Rose ski resort. The properties closest to the subject site are also owned by the Mt. Rose Development Co. and the Forest Service. They have been through a thorough review process to approve the tank. Additionally, with the included conditions of approval to mitigate identified impacts, the issuance of the permit will not be detrimental to public health, safety, or welfare.

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

Staff Comment: No military installations are located within the required noticing distance; therefore, this finding does not apply to this project.

Staff Comment on Required Forest Area Plan Findings

F.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The Character Statement describes the Forest planning area as suburban with a rural complexion and vast quantities of open space. The overall vision for this planning area is to preserve, protect, and enhance the area for those who recreate and visit. It also states that the Mt. Rose Ski Tahoe resort is an important feature of the planning area, providing winter sports activities and recreation opportunities. Construction of the water tank is being undertaken to improve the quality of the recreational experience at Mt. Rose Ski Tahoe, and it is being sited and designed so as to take advantage of existing infrastructure. Since the project will further enhance the recreational experience without diminishing the quality of the public lands which surround it, staff believes that this finding can be made.

F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development (now the Community Services Department) will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Staff Comment: The applicant will be required to secure air quality permits, as necessary, per condition of approval 1.j. The applicant will also be required to treat any disturbed areas left undeveloped for more than 30 days with a dust palliative and to revegetate any disturbed areas left undeveloped for more than 45 days, per condition of approval 2.j. Additionally, this application was sent to the Washoe County Air Quality Division and no comments were received. No degradation of air quality is anticipated.

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 WSUP19-0021 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0021 for the Mt. Rose Development Company, to include varying WCC Section 110.412.40(a), *Coverage, Civic and Commercial Use Types, Landscaping* and WCC Section 110.438.45(c), *Grading of Slopes, Grading Standards*, and the modifications to WCC Section 110.438.45(a), *Grading of Slopes, Grading Standards*, and WCC Table 110.406.05.1, *Standards*, having made all five findings in accordance with Washoe County Code Section 110.810.30, and the two findings in accordance with the Forest Area Plan:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest 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 a 5-million-gallon water tank, 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;
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.

Required Findings for special use permits within the Forest planning area:

F.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

F.12.3 The granting of special use permits in the Forest planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development (now the Community Services Department) will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

Appeal Process

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

Owner/Applicant: Mt. Rose Development Company
22222 Mt. Rose Highway
Reno, NV 89511

Owner: US Forest Service
Attn: William Dunkelberker and Marnie Bonesteel
1200 Franklin Way
Sparks, NV 89431

Consultants CFA, Inc.
Attn: R. David Snelgrove
1150 Corporate Blvd.
Reno, NV 89502

AND

Lumos & Associates
Attn: Ed Thomas
9222 Prototype Drive
Reno, NV 89521



Conditions of Approval

Special Use Permit Case Number WSUP19-0021

The project approved under Special Use Permit Case Number WSUP19-0021 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 5, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact: Sophia Kirschenman, 775.328.3623, Skirschenman@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit complete construction plans and building permits shall be issued within eight years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. Prior to the issuance of building or grading permits, the applicant shall submit a noxious weed management plan, developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the Washoe-Storey Conservation District, and/or the US Forest Service. The plan will be implemented on a voluntary compliance basis.
- e. The final environmental impact statement (FEIS) for the Mt. Rose Ski Tahoe Atoma Area Expansion and the final record of decision (ROD) for the water tank include a number of management requirements to mitigate identified environmental impacts. The applicant shall comply with all finalized management requirements related to construction of the water tank, including, but not limited to: compliance with National Historic Preservation Act Section 106 obligations; completion of a fire precaution plan; utilization of a muted color that blends with the forest environment on the water tank; and compliance with revegetation requirements.
- f. All undeveloped disturbed areas shall be revegetated utilizing a native, dryland seed mix as reviewed and approved by the Forest Service. Revegetation shall occur as soon as practicable after construction.
- g. A revegetation plan shall be prepared to address soils and plants to restore project-related ground disturbance. The revegetation plan shall be developed in coordination with the Forest Service and will include, at a minimum, appropriate revegetation options, seed mixes and goals for establishing success of revegetation for desirable species, as consistent with management requirement BO 1 in the FEIS and final ROD.
- h. Prior to issuance of building or grading permits, a full geotechnical investigation must be prepared for the water tank site and final plans must incorporate all recommendations identified in the investigation.
- i. Permits allowing for use of the earthen materials excavated at the water tank elsewhere on the subject site will be required, as necessary, per WCC Article 438, *Grading Standards*.
- j. The applicant shall secure any required air quality permits prior to construction.
- k. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- I. The following **Operational Conditions** shall be required for the life of the development:
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.

Washoe County Engineering and Capital Projects

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

Contact: Leo Vesely, P.E., 775.328.2041, Lvesely@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 (BMPs) 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 applicant shall provide permanent easements or right-of-entry documentation for construction and maintenance of facilities that fall on the U.S. Forest Service owned parcel. A copy of the document(s) shall be submitted to the Engineering Division prior to issuance of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan.
- d. Appropriate drainage facilities for tank overflow and drainage shall be extended to a natural or improved drainage system.
- e. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- f. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- g. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to approval of the grading or building permit.
- h. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438, unless otherwise specified/modified by the Washoe County Planning Division.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geo-fabric, etc.) may be acceptable.
- j. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated or mechanically stabilized. Methods and seed mix must be designed by a licensed landscape architect and approved by the County Engineer.
- k. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval prior to the approval of a grading or building permit. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm

drain pipe and ditch sizing and rip-rap sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- I. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.

Washoe-Storey Conservation District

3. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact: Jim Shaffer, shaferjam51@gmail.com

- a. A revegetation monitoring plan shall be in place for at least three years to ensure that revegetation success criteria (as determined by the U.S. Forest Service) are met. Photos shall be sent to the Washoe County Planning Division and to the Washoe-Storey Conservation District one year and three years after hydroseeding applications to demonstrate compliance with revegetation goals.

Truckee Meadows Fire Protection District

4. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (IFC) 2012 and International Wildland Urban Interface Code (IWUIC) 2012 Ed., with amendments and the requirements of the NFPA standard(s).
- b. A draft fire hydrant and fire apparatus access road shall be provided to within 150 ft. of the proposed water tank or the existing water tank. The road shall have adequate turnaround at the tank and shall be a minimum of 26 ft. wide at the hydrant location, pursuant to IFC Chapter 5 and IFC Appendices B, C, and D.

*** End of Conditions ***



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held October 3, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Tom Burkhart at 6:00 p.m.

Member: Marge Frandsen, Shaun O’Harra, Kimberly Rossiter, Tom Burkhart, David Snelgrove (rescued himself as he was the representative for the application). A quorum was determined.

Absent: Wesley Mewes (excused), Patricia Phillips (excused)

2. *PLEDGE OF ALLEGIANCE - the Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF October 3, 2019 (for Possible Action) - Kimberly Rossiter moved to approve the agenda for **October 3, 2019**. Shawn O’Harra seconded the motion to approve the agenda. The motion passed unanimously.

4. APPROVAL OF MEETING MINUTES FOR THE SPECIAL MEETING OF SEPTEMBER 12, 2019 (for Possible Action) - Shawn O’Harra moved to approve the meeting minutes for September 12, 2019. Kimberly Rossiter seconded the motion to approve meeting minutes. Marge Frandsen abstained. The motion passed.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the expansion of Mt. Rose Ski Resort into the Atoma Wilderness area north of the Ski Resort across the Mt. Rose Highway, as well as other improvements to the resort area. In order to expand the resort area the applicant is requesting to vary several grading standards. Project elements include replacing and expanding a maintenance building; upgrading and replacing the Lakeview chairlift; removing the existing Atoma building and constructing the new Atoma ski lift and facilities; clearing vegetation for new ski runs; building a first aid and ski patrol station; expanding the existing Winters Creek Lodge; repurposing several existing buildings; and constructing a ±30 ft. wide skier bridge over Mt. Rose Highway with a minimum vehicle clearance of 16.5 ft. to connect the existing ski resort to the new Atoma ski terrain. The proposal includes the excavation of ±13,000 cubic yards of earthen material, importation of ±47,000 cubic yards of fill material, and disturbance of a ±40-acre area. The total amount of cut, fill and disturbed area includes impacts associated with the construction of a 5 million gallon snowmaking water tank, which is being considered under a separate special use permit application, WSUP19-0021. The subject site is located on privately-owned lands and lands owned by the United States Forest Service (USFS). The USFS has recently completed an environmental impact statement (EIS) for the proposed expansion. (for Possible Action)

- Applicant\Property Owner: Mt. Rose Development Company and US Forest Service
- Location: Main Access site is +/-11.4 miles from Mt. Rose Hwy and Thomas Creek Rd.

- Assessor's Parcel Number: 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-050-11; 048-111-11; 048-120-22
- Staff: Sophia Kirschenman, Planner, 775-328-3623; skirschenman@washoecounty.us and Chris Bronczyk, Planner, 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on November 7, 2019

And

Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to modify and vary grading and setback standards and approve major grading to facilitate the construction of a 5 million gallon water tank for snowmaking purposes at the Mt. Rose Ski Resort. The proposal includes the excavation of 5,720 cubic yards of earthen material and the disturbance of 3.2 acres. The subject site is located on privately-owned land and lands owned by the United States Forest Service.

- Assessor's Parcel Number: 048-112-12; 048-120-22
- Staff: Sophia Kirschenman, Planner, 775-328-3623; skirschenman@washoecounty.us and Chris Bronczyk, Planner, 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on November 7, 2019

Dave Snelgrove, Applicant Representative with CFA, provided a Powerpoint slideshow:

- He provided some history of the mountain
- He provided an overview of the ski run map with proposed additions
- This is part of the Washoe County Forest Area Plan
- He showed existing and expanded ski area boundary map with a combination of private and public land. 120 acres on US Forest service land will be expanded into the resort.
- Special Use Permit for lodge expansion, water tank, maintenance building, Lakeview chairlift replacement, grading, trail and site preparation, first aid facility, repurposing of existing buildings for employee and passholder locker space.
- In the ATOMA Area – new chairlift
- Skier bridge
- Grading for terrain transition to skier bridge crossing Mt. Rose
- Snowmaking coverage on trails with and to ATOMA area
- Remove existing ATOMA building and restore parking lot to natural contours
- ATOMA restroom facility
- Two SUP Cases WSUP19-0020 and WSUP19-0021
- He reviewed the project overview
- He showed the Winters Creek Lodge Expansion
- Water tank is its own Special Use Permit included in one application. Proposed 5Million Gallon water tank for improved snow making capability.
- He reviewed the ATOMA Area Expansion – needed transition terrain to allow for advanced beginners to prepare for true intermediate runs; wind protected zone; natural snow collection area; gladed open zones mixed with narrow trails.
- He reviewed the Skier access trail & Skier Bridge and showed a simulation.
- He reviewed a Maintenance building
- He spoke about phasing.
- He said the SUP will be good until 2027.

Kimberly Rossiter asked about restroom facilities. The Resort Representative explained the location. She asked about where the kids will be in the lodge. The marketing representative said the expansion allows for more room for the Far West kids and patrons during bad weather.

Shaun O’Harra asked if they plan to expand more after this. The Resort Representative said no, it’s restricted because of the US Forest Service wilderness. He said we are maxed out with terrain and parking, and cannot expand outside the ATOMA area. He said they cannot grow much bigger than what we have. No plans for mid or mountain lodges at this time.

Tom Burkhart asked about US Forest Service approval. Dave Snelgrove said we are in the process with them currently. The Resort Representative said they are waiting on the State Preservation Office to submit their final comments. He said they are waiting on that last piece.

MOTION: Shaun O’Harra moved to recommend to forward Board and citizen comments to Washoe County Staff regarding Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion) and Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) and recommend approval. Kimberly Rossiter seconded the motion. The motion carried unanimously.

6. *BOARD MEMBER ITEMS –

Shaun O’Harra asked if someone could come out to talk about a stop light at Montreux and Bordeaux. Chris Bronczyk advised him that NDOT recently conducted a study and the numbers were below the threshold to install a traffic signal. He said another study could happen again 2-5 years.

7. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – None

ADJOURNMENT– the meeting adjourned 6:39p.m.

Cab members present: 5
Staff present: 2
Public members present: 4
Elected officials present: 0



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: November 07, 2019

To: Chris Bronczyk, Planner
Sophia Kirschenman, Park Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0021 – Mt. Rose Water Tank**
APNs 048-112-12 & 048-120-22

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a second water tank at the site for snow making purposes. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by CFA Incorporated and Lumos & Associates. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

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 applicant shall provide permanent easements or right-of-entry documentation for construction and maintenance of facilities that fall the U.S. Forestry owned parcel. A copy of the document(s) shall be submitted to the Engineering Division prior to issuance of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan.
4. Appropriate drainage facilities for tank overflow and drainage shall be extended to a natural or improved drainage system.
5. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
6. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
7. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP19-0021 – Mt. Rose Water Tank**
Date: November 07, 2019
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8. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
9. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geo-fabric, etc.) may be acceptable.
10. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated or mechanically stabilized. Methods and seed mix must be designed by a licensed landscape architect and approved by the County Engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval prior to the approval of a grading or building permit. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing and rip-rap sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5 and 100-year storm flows shall be detained on site.
3. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No comments



File Code: 1950

Date: November 5, 2019

Dear Interested Party,

You are receiving this letter because you have expressed interest in the following project or in past Federal actions pertaining to public lands managed by the Humboldt-Toiyabe National Forest (HTNF), Carson Ranger District, USDA Forest Service (Forest Service).

The HTNF, Carson Ranger District has prepared a Record of Decision (ROD) for the water tank portion of the Mt. Rose Ski Tahoe Atoma Area Expansion project, as evaluated within the Final Environmental Impact Statement (FEIS). Presently, the HTNF is finalizing additional analysis components of the broader proposed action. However, there are no remaining analysis requirements for the water tank portion of the project. Given the long lead-time and need for tank fabrication, I am providing this initial ROD authorizing this single tank project so that Mt. Rose Ski Tahoe may be in a position to implement this project during the 2020 construction season. Implementation of the tank project will not occur until National Historic Preservation Act Section 106 is completed.

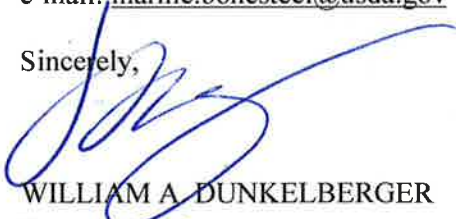
The potential effects of all other elements of the Mt. Rose Ski Tahoe Atoma Area Expansion projects (the permit boundary expansion; chairlifts; new ski trails; water pipeline to provide new snowmaking coverage; a skier bridge; removal of the Atoma building; a Forest Plan Amendment; and a new restroom) on the Mt. Rose Ski Tahoe architectural elements have not been finally evaluated. Cultural resource evaluations, and project effects determination for the Mt. Rose Ski Tahoe – Atoma Area Environmental Impact Statement Heritage Resource Inventory and Evaluation Reports is ongoing. A subsequent ROD will be issued separately documenting my decision regarding the remaining projects analyzed within the FEIS once consultation with the NV SHPO is complete.

The ski area is located on the HTNF in Washoe County, Nevada and operates in accordance with the terms and conditions of a special use permit (SUP), which is administered by the Carson Ranger District. Additional information is available online at <http://www.fs.usda.gov/project/?project=41487>.

The *draft* ROD was subject to two different objection review processes: one for the Forest Plan amendment (36 CFR Part 219 [2012 Planning Rule]) and the other for the project activities (36 CFR Part 218). No objections were received regarding the construction and operation of the water tank and associated infrastructure, and, therefore, the decision to approve this project stands and can be implemented.

For additional information, please contact Marnie Bonesteel, Team Leader, at (775) 352-1240 or e-mail: marnie.bonesteel@usda.gov

Sincerely,



WILLIAM A. DUNKELBERGER
Forest Supervisor





Mt. Rose Ski Tahoe Atoma Area Expansion

Record of Decision: Water Tank

HUMBOLDT-TOIYABE NATIONAL FOREST

Washoe County, Nevada

United States
Department of
Agriculture

Forest
Service

Intermountain
Region

November 2019



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Introduction

This *final* Record of Decision (ROD) documents my decision to provide an interim approval for a single element of Alternative 3—the snowmaking water storage tank (water tank), as identified and analyzed in the *Mt. Rose Ski Tahoe Atoma Area Expansion Final Environmental Impact Statement* (FEIS). My decision is based on and supported by the FEIS and the project record. A subsequent ROD will be issued separately documenting my decision regarding the remaining projects analyzed within the FEIS.

Background

Mt. Rose Ski Tahoe is located on private and National Forest System (NFS) land on Slide Mountain in the Carson Range of the Sierra Nevada Mountains, approximately 25 miles southeast of Reno, Nevada. The NFS land within Mt. Rose Ski Tahoe's special use permit (SUP) boundary is administered by the Carson Ranger District of the Humboldt-Toiyabe National Forest (HTNF).

Mt. Rose Ski Tahoe operates under a SUP administered by the HTNF authorizing the use of NFS land. The permit totals 544 acres. The terms of the permit require the preparation of a Master Development Plan (MDP), which identifies goals and opportunities for future management of the ski area on NFS land. Mt. Rose Ski Tahoe prepared a MDP in 2003, and to date, many of the projects have been implemented. In 2010 an addendum to the 2003 MDP was prepared and accepted by the HTNF. The 2010 MDP Addendum identified the expansion of the permit boundary to include the Atoma Area and associated ski area infrastructure in that area as well as expansion of the snowmaking water storage system. United States Department of Agriculture (USDA) Forest Service (Forest Service) acceptance of the 2010 MDP Addendum does not constitute approval for individual projects. Implementation of individual projects identified in the 2010 MDP Addendum is contingent upon subsequent site-specific analysis and approval, in accordance with the National Environmental Policy Act (NEPA) process.

This ROD documents my decision to approve the installation of a water tank approximately 155 feet in diameter and 40 feet in height with a capacity of between 13 and 15 acre feet (approximately 5 million gallons), including associated infrastructure to connect the tank to the existing snowmaking system as detailed in the 2010 MDP Addendum (refer to Figure ROD-1).

The Decision and Rationale for the Decision

Presently, the Humboldt-Toiyabe National Forest (HTNF) is finalizing additional analysis components of the broader proposed action (as documented within the FEIS). However, there are no remaining analysis requirements for the water tank project. Given the long lead-time and need for tank fabrication, I am providing this ROD authorizing this single project so that Mt. Rose Ski Tahoe may be in a position to implement this project during the 2020 construction season. In reaching this decision, I have considered the project purpose and need, issues, alternatives, and extensive analyses presented in the FEIS, as well as the public and agency comments submitted. This decision only applies to the water tank project on the HTNF. This decision includes adherence to the terms and conditions of the SUP held by Mt. Rose Ski Tahoe and implementation of relevant management requirements, as identified in Appendix A of the FEIS and in Table ROD-1 (*Management Requirements*) of this ROD.

Additional authorizations or permits may be required where agencies have jurisdiction or approval authority over this project component.

The Selected Action

My decision approves the installation of a water tank approximately 155 feet in diameter and 40 feet in height with a capacity of between 13 and 15 acre feet (approximately 5 million gallons), including associated infrastructure to connect the tank to the existing snowmaking system. Although a 3:1 cut and fill slope surrounding the tank was initially analyzed in the FEIS, further engineering has determined inclusion of a retaining wall would be more efficient for construction and operation of the snowmaking water tank and would reduce the overall ground disturbance area. Because the retaining wall would be located adjacent to the tank and within the project disturbance area, this change is well within the scope of effects analyzed, and I am approving this modification at this time.

Decision Rationale

Following review of public and agency comments on the DEIS, I have decided to approve the proposed water tank as analyzed. Approval of this water tank will support snowmaking capabilities at Mt. Rose Ski Tahoe allowing improved efficiency and efficacy of snowmaking, resulting in improved snow coverage and guest experiences.

My conclusion is based on a review of the FEIS and Project Record, which documents a thorough analysis and use of best available science and information. I have considered the issues raised by the public during the environmental review and several of those issues are addressed in the following discussion.

Consistency with the Project Purpose and Need and the Forest Plan

The Purpose and Need are addressed in Section 1.5 (*Purpose and Need*) of the FEIS. The purpose of the approved project is to improve the quality of the ski area's recreation offerings on NFS land and to enhance the recreation experience for skiers by providing a consistent quality snow surface throughout the season.

As a resort that primarily attracts day skiers, particularly during the weekend and holiday periods, snowmaking has become critical for Mt. Rose Ski Tahoe. The planned water tank would allow Mt. Rose Ski Tahoe to meet the needs of visitors during the early season and during periods of limited snow by maximizing the amount of snow produced during optimal snowmaking conditions and temperatures.

This decision requires implementation of relevant management requirements to avoid, minimize, or mitigate impacts on resources during construction (refer to Table ROD-1).

Environmental and Social Impacts

The selected alternative coupled with required management requirements and mitigations reduced environmental impacts compared to the initial proposal considered in scoping and the Proposed Action included in the DEIS.

The following discussions provide additional detail on my considerations.

Water Tank

Development of additional snowmaking water storage in the form of a 5 million-gallon tank will enable Mt. Rose Ski Tahoe to provide snowmaking coverage on existing terrain. This enhanced snowmaking capability will benefit skiers of all ability levels by improving the overall quality of terrain, particularly in the early season and during periods of low natural snowfall. The water tank, in approximately the same location as the originally proposed impoundment (pond), was determined to be a more suitable design solution to reduce potential public safety concerns of dam failure and downstream flooding. In addition, the water tank has a smaller disturbance footprint of approximately 1.2 acres versus approximately 3.5 acres required for the previously-proposed water impoundment (pond); thus, also reducing the impacts to whitebark pine.

Cultural Resources

The potential effects of the broader ski area expansion (the remaining projects within the FEIS) on archaeological resources within the project's area of potential effect (APE) are described in Section 3.6 (*Cultural Resources*) of the FEIS (see Section 3.6.2). The potential effects of ski area development within the Atoma Area on the Mt. Rose Ski Tahoe architectural elements have not been finally evaluated. The Forest is presently in consultation with the Nevada State Historic Preservation Office (NV SHPO); final determinations and concurrence have not been completed. If the project is determined to cause adverse effects to cultural resources, the Forest will, in consultation with NV SHPO, work with the project proponent to minimize the determination to no adverse effect and/or the development of a treatment plan. Cultural resource evaluations and project effects determination for the Mt. Rose Ski Tahoe – Atoma Area Environmental Impact Statement Heritage Resource Inventory and Evaluation Reports are ongoing.

Implementation of projects included in this ROD will not occur until National Historic Preservation Act Section 106 obligations have been completed.

Botany and Overstory Vegetation

Of the twenty threatened, endangered, and sensitive plant species identified in Section 3.7 (*Botany and Overstory Vegetation*) as occurring or having potential to occur in the Analysis Area, seven species were found to have habitat present: Galena Creek rockcress, Washoe tall rockcress, upswept moonwort, dainty moonwort, slender moonwort, Shevock's bristle-moss, and whitebark pine. Of these seven species, botanical surveys found only whitebark pine to have occupied habitat in the Analysis Area. A determination of ***will impact individuals, but is not likely to result in a trend toward federal listing or loss of viability for the species*** was made for whitebark pine. The project will have ***no effect*** on the remaining thirteen species.

Forest Health

Implementation of the selected alternative will result in conversion of approximately 1.2 acres of healthy, diseased, and dead forested areas through the clearing of the area for the water tank. Both healthy and infested whitebark pine trees would be removed for this project; however, approximately 90 percent of the whitebark trees removed for this project are infected with blister rust or have been previously attacked by pine beetles. Healthy and infested whitebark would remain within the Analysis Area. Although stand mortality from infestation in California is relatively low; some studies show the whitebark pine population near Mt. Rose Ski Tahoe may be

in decline.¹ It is unclear how the removal of healthy trees may hinder or enhance stands exhibiting low blister rust incidence. However, removing approximately forty whitebark pine trees, 90 percent of which are infested, will not have an adverse effect on the whitebark pine population in the Carson Range. Management requirements and mitigation further reduce impacts to whitebark pine (see Management Requirements *BO 1-10*).

Wildlife

As discussed in the EIS, review of the water tank Analysis Area showed no federally listed species' habitat is present in the Analysis Area; therefore, there will be *no effect* to federally listed wildlife species.

Five Region 4 sensitive species have potential to be impacted by the project. Implementation of the water tank *may impact* individuals but is not likely to result in a trend toward listing or loss of viability for the Northern goshawk and California spotted owl. In addition, the selected alternative *will impact* individuals but is not likely to result in a trend toward federal listing or loss of viability for the white-headed woodpecker. I have considered these impacts to wildlife and they can be minimized by implementation of the management requirements and mitigation measures in Table ROD-1 (see Management Requirements *WL 1-10*).

Watershed, Wetlands and Soils

Watershed

Project analysis was completed for the proposed water tank site and surrounding areas. As there are no live or active waterways within the APE, implementation of the planned water tank would not negatively effect watershed resources.

Wetlands

In accordance with Executive Order 11990, the action alternatives were designed to avoid impacts to wetlands. Streams and wetlands within the project area were delineated and the projects included in the action alternatives will not result in any impacts to streams or wetlands.²

Soils

Approximately 1.3 acres will be graded on NFS land to install the snowmaking water tank. Grading results in vegetation removal and soil compaction, thereby reducing infiltration and increasing erosion. Because soils at Mt. Rose Ski Tahoe have been shown to be difficult to stabilize and maintain productivity after disturbance, the erosion potential in disturbed areas are anticipated to increase immediately following disturbance and decrease as restoration activities (e.g., machine tilling, erosion control matting, mulch, and revegetation) stabilize soils and vegetation.

Grading required for the snowmaking water tank would result in a permanent loss of approximately 0.5 acre of soils resources.

¹ Maloney, P.E., D.R. Vogler, C.E. Jensen, and A.D. Mix. 2012. Ecology of whitebark pine populations in relation to white pine blister rust infection in subalpine forests of the Lake Tahoe Basin, USA: Implications for restoration. *Forest Ecology and Management* 280. 166-175.

² 42 Federal Register 26961. 1977. Executive Order 11990, *Protection of Wetlands*.

As listed in Table ROD-1, implementation of Management Requirements WA 5, 11, 12, and 13 would minimize impacts to soils where tree removal and grading occur to ensure soil organic matter and productivity are maintained.

Noise

Residents are expected to experience an increase in noise from additional snowmaking due to implementation of the new snowmaking water tank. Noise from snowmaking will be expected to contribute to an increase in ambient noise particularly mid-October through December (refer to Table 27 in Section 3.11.2 of the FEIS). Current operations and maintenance of the existing Mt. Rose Ski Tahoe and Sky Tavern ski area as well as Mt. Rose Highway would continue to occur proximate to the homes providing ambient noise in the affected area.

Climate Change

A carbon dioxide equivalent (CO₂e) emissions screening model was used to estimate the amount of possible annual emissions from the action alternatives.³ The model analyzes annual CO₂e emissions from new facilities, energy use for snowmaking, energy use for lifts, passenger vehicles related to increased visitation, the loss of carbon sequestration resulting from tree removal in the forest, and mountain operations such as grooming and snowmobile use. Short-term (non-annual) CO₂e emissions resulting from project construction were also analyzed (see Section 3.1.2.2 of the FEIS).

There will be a limited amount of greenhouse gas (GHG) emissions associated with additional vehicular trip generation, project construction, and snowmaking, however, the project is not anticipated to effect climate change. Due to the resort being located at a higher elevation than most resorts in the area (the project area extends from 7,970 feet to 8,435 feet) and with increased capacity for snowmaking included in the project, the selected alternative is not anticipated to be affected by climate change.

Conclusion

My decision is a culmination of a detailed planning, analysis, and public engagement process; many factors have been evaluated over the past six years through the MDP and the EIS processes. I am thankful for the partnership the HTNF maintains with Mt. Rose Ski Tahoe. This decision meets the Purpose and Need while minimizing resource impacts.

Management Requirements

The following management requirements are incorporated into this decision. Management requirements are composed of mitigation measures, Project Design Criteria, and Best Management Practices, as well as Forest Plan standards and guidelines. Some of these management requirements are common and have been found to be beneficial at similar projects on NFS land by ski area managers, while others were specifically identified by resource specialists for the FEIS. All of the included management requirements have been determined to be effective in terms of avoiding, minimizing and/or mitigating impacts on a resource-by-resource basis through formal and informal monitoring by resource specialists within the Forest

³ The model draws upon established information, tools and methodologies from the Environmental Protection Agency and other sources to assess the potential impact of proposed actions. A full description of the model methodologies and assumptions is contained in the Project Record.

Service Interdisciplinary Team (ID Team). The resource analyses included in Chapter 3 of the FEIS incorporate these management requirements.

Table ROD-1. Management Requirements
GENERAL (G)
G 1: Sensitive resources (such as wetlands or cultural sites) will be identified and avoided during construction.
G 2: All personnel will be educated about protection of resources, prior to construction.
G 3: Store fuel, oil and other hazardous materials in structures placed on impermeable surfaces with impermeable berms designed to fully contain the hazardous material plus accumulated precipitation for a period at least equal to that required to mitigate a spill.
G 4: During construction, contractors are required to provide a wildlife proof container on site for all edible and food related trash in order to minimize wildlife conflicts with wildlife. No food products or food containers can be thrown in the larger roll-off type dumpsters.
G 5: Construction will take advantage of previous disturbance whenever possible.
G 6: A local building permit will be acquired prior to beginning relevant projects.
G 7: A fire precaution plan will be required prior to beginning relevant projects.
AIR QUALITY (AQ)
AQ 1: Site improvements will be installed promptly in order to reduce dust emissions. The area disturbed by clearing, earth moving, or excavation activities will be kept to a minimum at all times, allowing improvements to be implemented in sections.
AQ 2: All areas subject to ground disturbance will be watered as needed to control dust.
AQ 3: A dust abatement plan will be prepared to reduce fugitive dust emissions.
AQ 4: In order to avoid health and safety issues during construction, excavation and grading activities will be suspended when instantaneous gusts of wind in excess of 50 miles per hour are reported, and visible dust persists.
VISUAL RESOURCES (VI)
VI 1: Adhere to Washoe County Scenic Byway Guidelines when constructing approved trails and infrastructure.
VI 2: Facilities or structures including the water tank will meet Forest Service solar reflectivity standards. This includes any reflective surfaces (metal, glass, plastics, or other materials with smooth surfaces), that do not blend with the natural environment. Surfaces shall be covered, painted, stained, chemically treated, etched, sandblasted, corrugated, or otherwise treated. The specific requirements for reflectivity are as follows: Facilities and structures with exteriors consisting of galvanized metal or other reflective surfaces will be treated or painted dark non-reflective colors that blend with the forest background to meet an average neutral value of 4.5 or less as measured on the Munsell neutral scale. All facilities or structures will be subject to approval by a Forest Service Landscape Architect prior to installation or construction.
VI 3: Facilities or structures including the water tank will meet color guidelines. Bright colors are inappropriate for the forest setting. The colors should be muted, subdued colors that blend well with the natural color scheme. FSH No. 617, "National Forest Landscape Management for Ski Areas, Volume 2, Chapter 7," provides recommended colors for ski areas. Final designs will be reviewed and approved by a Forest Service landscape architect.
CULTURAL RESOURCES (CU)
CU 1: If previously unidentified cultural resources are found, work will be halted immediately within a minimum of 300 feet from the discovery and Forest Service archaeologists will be notified to determine protective measures. Site-specific surveys have been conducted. If undocumented historic and/or prehistoric properties are located during ground disturbing activities or planning activities associated with approved construction activities, they will be treated as specified in 36 CFR § 800.11 concerning Properties Discovered During Implementation of an Undertaking.

Table ROD-1. Management Requirements
BOTANY (BO)
BO 1: A revegetation plan will be prepared to address soils, plants, to restore project-related ground disturbance. The revegetation plan will be developed in coordination with the HTNF, and will include, at a minimum, appropriate revegetation options, seed mixes, and goals for establishing success of revegetation or desirable species.
BO 2: Revegetation activities such as seeding, mulching, wood chips, organic matter, will be completed immediately upon the completion of construction to minimize impacts to soils and water resources.
BO 4: Based on potential habitat present within the project area, an additional plant survey for Galena Creek rockcress (<i>Boechnera rigidissima</i> var. <i>demota</i>) and/or Washoe tall rockcress (<i>Boechnera rectissima</i> var. <i>simulans</i>) shall be performed prior to commencement of construction of the water tank. If either species is detected, individual plants will be flagged and where possible excluded from project activities. For a large group of plants, the perimeter of the population will be determined and flagged to exclude project activities. For both individual and groups of plants, a 50-foot buffer will be applied to maintain rare plant habitat by excluding project activities. The buffer width will be adjusted to fit the configuration of rare plant habitat with respect to topography and the vegetation present at the specific site, as determined by the district botanist.
BO 7: Plant whitebark pine seedlings to restore and/or regenerate whitebark pine (with locally adapted seed from rust resistant collection areas) where they have been reduced by direct removal, natural and anthropogenic agents, as identified by the Forest Service. Trees infected by pine beetle (or other notable infection) shall be identified concurrently with marking of the trees slated for removal associated with the ski trails and lift line in coordination with the Regional Entomologists. The infected trees shall be removed at the same time as the removal of the trees for the project. Mt. Rose Ski Tahoe will be responsible for this mitigation.
BO 8: Vehicle Wash Station – ground disturbing vehicles and equipment shall be washed prior to entering the project area to remove any invasive species that may be attached to the vehicle or equipment.
BO 9: Any new infestations of noxious weeds that are discovered during implementation will be documented and reported to the Forest Service. Post construction treatment and surveys and shall be required to ensure eradication measures are effective.
BO 10: In order to preserve the genetic diversity of the whitebark pine and western white pine in the area, "plus trees" will be left in place where possible (generally between trails) during construction in the Atoma Area. Five needle pines in the area (whitebark pine and western white pine) will be retained wherever possible.
NOXIOUS WEEDS (NW)
NW 1: The project area will be surveyed and treated annually post-implementation to initiate early and rapid response to any new noxious or invasive weed infestations that occur following project activities.
NW 2: Before entering the project area, all equipment will be cleaned with a high-pressure power washer of all mud, dirt, and plant parts. Following cleaning, equipment will be inspected for plant parts (e.g., leaves, stems, seeds). Equipment will be cleaned and inspected again prior to re-entry if it leaves the project site. Equipment will be inspected and cleaned again before moving from an area within the project area with known noxious weed species (currently cheatgrass). Inspections will be completed and documented by qualified personnel.
NW 3: All gravel and/or fill material will be certified as weed-free.
NW 4: All seed mixes will be certified as weed-free.
NW 6: When invasive plants are grubbed or manually removed, methods that prevent seed spread or re-sprouting will be used. If flowers or seeds are present, the weed will be pulled carefully to prevent seeds from falling and will be placed in an appropriate container for disposal. If flowers and seed heads are not present or are removed and disposed of as described above, the invasive plant may be pulled and placed on the ground to dry out.
WILDLIFE AND SENSITIVE SPECIES (WL)
WL 3: No trees greater than 24 inches dbh will be removed outside of the water tank area.

Table ROD-1. Management Requirements
WATER RESOURCES, WETLANDS, AND SOIL (WA)
WA 3: Existing roads will be used for construction and routine maintenance of the project components.
WA 5: Rehabilitation of disturbed areas will include installation of appropriate drainage features (such as machine tilling, erosion control matting, mulch, and revegetation) as well as rebuilding top soils with the addition of stockpiled soil organic matter and/or specific soil amendments that create a stable, plant supporting, erosion resistant soil matrix. To maintain long-term soil stability and productivity, native vegetation will be reestablished on graded trails. Seed mixes will be approved by a Forest Service botanist. Monitoring revegetation will occur for at least five years.
WA 11: Rehabilitate soils through de-compaction, application of mulch to the top 12 inches of soil and the soil surface and re-spreading of top soils where available.
WA 12: Rehabilitate disturbed areas after tree removal and snowmaking line installation is complete through decompaction, application of mulch to the top 12 inches of soil and the soil surface and re-spreading of top soils where available.
WA 13: Develop an erosion and sediment control plan. Transport of sediment from disturbed areas shall be minimized by straw bales or wattles, avoiding construction altogether during undesirable runoff periods, or other appropriate drainage management measure. Include stockpile, fuel, and staging areas used during construction.
WA 14: Prior to any construction, wetlands will be flagged to ensure impacts are avoided. No snowmaking water lines will be installed within wetlands.
WA 16: No grading will occur directly adjacent to stream channels under the approved project.
WA 18: Limit surface disturbance to the extent practicable while still achieving project objectives. Limit the amount of exposed soil at any one time to the minimum necessary to complete construction practices.
WA 19: Limit operation of equipment when ground conditions could result in excessive rutting or runoff of sediments direction into waterbodies.
WA 20: Avoid or manage steep sloped areas to minimize instability problems and reduce erosion and sedimentation.
WA 21: Maintain the natural drainage pattern of an area wherever practicable.
WA 22: Routinely inspect construction sites to verify that erosion and stormwater controls are implemented and functioning as designed and are appropriately maintained.

Public Involvement

Public involvement conducted in conjunction with this process is detailed in Section 1.9 (*Public Involvement*) of the FEIS. Discussions with multiple stakeholder groups representing recreation organizations, local government, and the Nevada Department of Transportation began in 2013, including an oversnow tour of the project area on January 30, 2013. The project was listed on the Humboldt-Toiyabe Schedule of Proposed Actions (SOPA) website <http://www.fs.usda.gov/project/?project=41487> on April 1, 2013. A scoping notice dated May 28, 2013 was mailed to 45 community residents, interested individuals, public agencies, and other organizations requesting comments on the proposal. A news release was sent to local media outlets on May 31, 2013 announcing the project and a Notice of Intent to Prepare an Environmental Impact Statement (NOI) was published in the *Federal Register* on June 3, 2013. Two public scoping meetings were held, the first on June 18, 2013 at Winters Creek Lodge where seventeen individuals attended and the second on June 19, 2013 at the Forest Supervisors office with six individuals in attendance. During the scoping period, the HTNF received ten comment letters. In accordance with 40 CFR § 1501.7(a)(2) significant issues analyzed in the FEIS were initially determined from public comments and by the Forest Service Interdisciplinary Team. Substantive scoping comments can suggest the inclusion of other alternatives for the agency to consider, identify issues that may direct the forthcoming analysis or identify concerns that should

be tracked throughout the analysis. A total of forty-two substantive comments were obtained from ten public comment submittals. Some comment submittals included numerous substantive comments, while others had none. These comments were discussed by the HTNF during Interdisciplinary Team (ID Team) meetings. The ID Team identified the following issues for analysis in the FEIS: recreation; inventoried roadless areas (IRAs); public health and safety; visual quality; cultural; botany and overstory vegetation; forest health; wildlife; and watershed and soils.

As outlined in 40 CFR § 1501.7(a)(3), issues that are not carried forward in this environmental review (e.g., traffic, climate change, and environmental justice) are presented with a brief explanation of why these issues will not have a significant effect on the human environment in Section 3.1.2 of the FEIS. A summary of the identified resource issues is provided in Section 1.10 (*Issues*) of the FEIS.

The DEIS was prepared and over 80 community residents, interested individuals, public agencies, and other organizations were notified of the request for comments in a letter dated January 8, 2018. A Notice of Availability for the DEIS 90-day comment period was published in the *Federal Register* on January 19, 2018 and a legal notice was published in the Reno Gazette Journal on the same day. The DEIS was made available on the project website at <http://www.fs.usda.gov/project/?project=41487>. Hardcopies were available at South Valleys Library, 15650 Wedge Parkway, Reno, NV 89511 and Incline Village Library 845 Alder Avenue, Incline Village, NV 89451. A news release was sent to news outlets on January 19, 2018. Ninety-two comment letters were received on the DEIS. A total of 31 substantive comments were identified from the letters ranging from questions about developing a ski area in an Inventoried Roadless Area to clarification of impacts to human and biological resources and requests for collaboration with the administrators of the Pine Ridge water system and project design criteria from Nevada Department of Transportation. Resource comments included hydrology, noise, health & safety, environmental justice, recreation and traffic. A response to comments is included in the FEIS as Appendix D.

Over 175 community residents, interested individuals, public agencies and other organizations were notified of the availability of the FEIS in a letter dated February 8, 2019. A legal notice was published in the Reno Gazette Journal on February 13, 2019 initiating the 45-day objection period that ran until March 30, 2019. Three letters were received which ranged from general support for the project to concerns about potential wetlands and water impacts from Atoma development on the Pine Ridge Water Company, maintenance of the operational boundary near Old Mt. Rose Highway and Sky Tavern Road, noise impacts to local residents from operations in the Atoma Area, questions regarding the sediment and erosion control plan, and concerns about increased highway traffic. None of these concerns specifically mentioned construction of the water tank; however, comments regarding impacts of noise from increased snowmaking and the sediment and erosion plan were related to the water tank project and were, therefore, considered in my decision.

Tribal Coordination

In accordance with the American Indian Religious Freedom Act of 1978 and Executive Order 13007, *Indian Sacred Sites* consultation and coordination at the earliest stage of project planning was initiated. A memo including a project description and location map was sent to the Washoe Tribe of Nevada and California (Washoe Tribe), Tribal Historic Preservation Officer (THPO) on July 20, 2011. A response was received on August 22, 2011 stating that the Tribe had no specific information regarding the area, but they wanted to be informed as project plans proceeded. The

Forest Service conducted additional consultation with the Reno-Sparks Indian Colony (RSIC), and Washoe Tribe in November 2012. A scoping notice was sent to RSIC and the Washoe Tribe on May 28, 2013. The project proposal was presented to the RSIC on June 11, 2015. A copy of the cultural resource inventory report was provided to RSIC on November 10, 2015. The Forest Service met with RSIC on October 18, 2017 and January 8, 2018 where the project was discussed and no issues were raised. The Reno-Sparks Indian Colony, Washoe Tribe of Nevada and California and the Pyramid Lake Paiute Tribe were sent the DEIS on January 9, 2018.

United States Fish and Wildlife Service Consultation

In accordance with a memorandum of understanding between the United States Fish and Wildlife Service (USFWS) and the HTNF requiring consultation for candidate species, informal consultation was conducted with the USFWS regarding whitebark pine. In response to this consultation, the Forest Service received a Technical Assistance letter from the USFWS that included conservation recommendations that correspond with design features incorporated in the Proposed Action.⁴

Consideration of Other Alternatives

NEPA requires that a range of reasonable alternatives to the Proposed Action be developed and analyzed. By definition, alternatives must meet the Purpose and Need while responding to issues identified during scoping.⁵ Therefore, in response to internal and external scoping, the Forest Service ID Team considered issues that generated alternatives to the Proposed Action. Both Council on Environmental Quality Regulations and Forest Service Handbook direction emphasize that alternatives must meet the “reasonableness” criteria in order to warrant detailed analysis.

I am confident that the ID Team considered a reasonable range of alternatives early in the NEPA process, and that the three alternatives, including the required No Action Alternative, analyzed in the FEIS are adequate for the scope and scale of this project. Consideration of the full range of alternatives considered, including those dismissed, with rationale, is included in the FEIS.

Alternative 1 – No Action

As required by NEPA, a No Action Alternative was included in this analysis for review alongside the action alternatives.⁶ The No Action Alternative represents a continuation of existing management practices without changes, additions, or upgrades to existing conditions. The No Action Alternative is depicted in Figure 1 of the FEIS.

The No Action Alternative provides a baseline for comparing the impacts of the action alternatives. No new facilities or recreational activities are included.

⁴ USFWS. 2015. Information for Planning and Conservation. <https://ecos.fws.gov/ipac/>. Accessed on December 20, 2015

⁵ USDA Forest Service. 2012. Forest Service Handbook 1909.15: National Environmental Policy Act Handbook, Chapter 10, Section 12.33 and 14.

⁶ 40 CFR § 1502.14(d). 1978. Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act, as amended July 1, 1986.

Design Components Considered but Eliminated from Detailed Analysis

As identified in Mt. Rose Ski Tahoe's 2010 MDP Addendum, the original proposal included a snowmaking water impoundment near the upper terminal of the Galena Chairlift within Mt. Rose Ski Tahoe's existing SUP area. The site has relatively flat topography and is near the ski area's existing road network, snowmaking control building, and existing buried water lines. A water impoundment was proposed with a storage capacity of between 13 and 15 acre feet of water (approximately 5 million gallons), with a surface area of approximately 1.6 acres and a total disturbance area of roughly 3.5 acres. Preliminary calculations indicated that approximately 50,000 cubic yards of material would have needed to be excavated for construction of the pond impoundment.

Upon further review and consideration throughout the planning process, it was determined that a water tank in approximately the same location as the proposed impoundment would be a more suitable design solution to reduce potential resource and public safety concerns and meet the ski area's long-term operational needs. The water tank has a smaller disturbance footprint of approximately 1.2 acres versus 3.5 acres required for the previously-proposed water impoundment.

Environmentally Preferable Alternative

As described in Section 2.7 (*Environmentally Preferred Alternative*) of the FEIS, the environmentally preferred alternative is the No Action Alternative because it would not result in disturbance to vegetation or soils and no trees or wildlife habitat would be removed. There would be no need for restoration efforts following grading activities and no risk to noxious weed establishment. There would be no increase in noise. I did not select this alternative because it would not meet the Purpose and Need of the project to improve the quality of the ski area's recreation offerings on NFS land and to enhance the recreation experience for skiers by providing consistent quality snow surface throughout the season.

Findings Required by Laws, Regulations and Agency Policy

This approval is consistent with the Forest Plan's long-term goals and objectives to increase the quality of developed and dispersed recreation opportunities in the Sierra's (Goals and Objectives IV-1).⁷ The project is located in Management Area 2 (Carson Front), which is to be managed to provide a diversity of recreational opportunities (IV-79) and where ski area expansion is subject to approved master plans (IV-83) (see Section 1.4 [*Land and Resource Management Plan Direction*] of the FEIS).

This project was designed in conformance with Forest Plan standards and guidelines and incorporates appropriate guidelines to protect the scenic quality of the Forest by achieving the visual quality objectives (IV-14), involving the public in the Forest's decision making process and

⁷ USDA Forest Service. 1986. Humboldt-Toiyabe National Forest Land and Resource Management Plan. Humboldt-Toiyabe National Forest, Sparks, NV.

coordinating with local and state government agencies (IV-31), avoiding construction in wetlands (IV-43), and protecting soils and water quality (IV-40).

In reviewing the FEIS, I have concluded that my decision is consistent with all relevant laws, regulations, and requirements. This includes, but is not limited to the following:

Table ROD-2. Statement of Conformance with Pertinent Law, Regulation, Policy or Executive Order	
LAW, REGULATION, POLICY, OR EXECUTIVE ORDER	STATEMENT OF CONFORMANCE
American Antiquities Act of 1906 (as amended)	Design features (Management Requirement CU 1) have been developed to prohibit the collection or disturbance of archeological sites encountered during construction. All prior cultural resource surveys and any potential future cultural resource surveys for the proposed project would be conducted by qualified archaeologists under a permit issued by the Forest Service.
American Indian Religious Freedom Act of 1978	Native American Tribes were consulted to determine the presence of American Indian religious sites. See tribal consultation summary (see Section 1.9 of the FEIS).
Archeological Resource Protection Act of 1979	Design features (Management Requirement CU 1) have been developed to prohibit the unauthorized collection or disturbance of previously unidentified archeological sites encountered during construction or maintenance of the project.
Bald and Golden Eagle Protection Act of 1940 (as amended)	The proposed project would not result in the "take" of bald eagles or golden eagles (see Section 3.9.3.2 of the FEIS). The project would be in conformance with the Bald and Golden Eagle Protection Act of 1940, as amended.
Clean Air Act of 1979 (as amended)	The proposed project would be compliant with the CAA of 1979, as amended, because emissions of criteria pollutants would be below the NAAQS (see Section 3.1.2.2 of the FEIS). Other air pollution problems addressed in the CAA, such as acid rain or depletion of the ozone layer are not relevant to the proposed project.
Clean Water Act of 1977 (as amended)	The discharge of pollutants from a point source would not occur under the proposed project. No impacts to waters of the United States would occur as a result of the proposed project (see Section 3.10.3 of the FEIS).
Endangered Species Act of 1973 (as amended)	The proposed project would not jeopardize the continued existence of any listed species or result in the destruction or adverse modification of designated critical habitat of such species. The proposed project would not result in the "take" of any listed species or species proposed for listing. See agency consultation summary (see Section 3.9.3.2 of the FEIS).
Executive Order 11988, <i>Floodplain Management</i>	The proposed project would not require occupancy within the 100-year floodplain. The proposed project would not modify the flood flow retention capability of the 100-year floodplain.
Executive Order 11990, <i>Protection of Wetlands</i>	Compliant with Executive Order 11990, design features (Management Requirements WA 9 and WA 10) have been developed to minimize potential for impacts to wetlands on NFS land.
Executive Order 12898, <i>Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations</i>	Compliant with Executive Order 12898, the Forest Service has completed an environmental justice analysis (see Section 3.1.2.3 of the FEIS).

Table ROD-2. Statement of Conformance with Pertinent Law, Regulation, Policy or Executive Order	
LAW, REGULATION, POLICY, OR EXECUTIVE ORDER	STATEMENT OF CONFORMANCE
Executive Order 13007, <i>Indian Sacred Sites</i>	Native American Tribes were consulted to determine the presence of American Indian sacred sites. See tribal consultation summary (see Section 4.2.2 of the FEIS).
Executive Order 13175, <i>Consultation and Coordination with Indian Tribal Governments</i>	Consultation with Native American Tribes was conducted in accordance with Executive Order 13175. See tribal consultation summary (see Section 1.9 of the FEIS).
Executive Order 13186, <i>Responsibilities of Federal Agencies To Protect Migratory Birds</i>	Pursuant to Executive Order 13186, the potential effects of the proposed project on migratory birds are evaluated in Section 3.9.3.2 of the FEIS. Design features (Management Requirements WL 4 and WL 8) have been developed to avoid impacting nesting migratory birds during construction.
Federal Land Policy Management Act of 1976	In accordance with the Federal Land Policy Management Act of 1976, the FEIS evaluates the proposed project in terms of its conformity with the 1986 Forest Plan and its potential effects on the various resources contributing to the multiple uses for which the Forest Service administered public land in the project area is managed.
Historic Sites Act of 1935	The potential effects of the proposed project on historic properties listed on the NRHP or eligible for such listing have been evaluated. A finding of "no historic properties affected" is recommended to the required consultation partners (see Section 3.6.3 of the FEIS). Consultation with SHPO is ongoing.
Memorandum of Understanding to Promote the Conservation of Migratory Birds	Pursuant to the Memorandum of Understanding to Promote the Conservation of Migratory Birds, the potential effects of the proposed project on migratory birds are evaluated in Section 3.9.3.2 of the FEIS. Design features (Management Requirements WL 4 and WL 8) have been developed to avoid impacting nesting migratory birds during construction.
Migratory Bird Treaty Act of 1918 (as amended)	Design features (Management Requirements WL 4, 5, 6, 7, 8 and 9) have been incorporated into the proposed project to require pre-construction surveys for flammulated owls and protect habitat during migratory bird nesting season. To compensate for the 12-acre loss of nesting and foraging habitat in the Atoma Area, 24 acres of potential habitat improvement areas will be identified for improvement projects as mitigation of this impact.
National Bald Eagle Management Guidelines (USFWS 2007)	The proposed project would not result in the "take" of bald eagles or golden eagles (see Section 3.9.3.2 of the FEIS). The project would be in conformance with the National Bald Eagle Management Guidelines.
National Forest Management Act of 1976	In accordance with the National Forest Management Act of 1976, this EIS evaluates the proposed project in terms of its conformity with the 1986 Forest Plan and its potential effects on the various resources contributing to the multiple uses for which the NFS land in the project area is managed. (see Section 3.6.3 of the FEIS)
National Historic Preservation Act of 1966 (as amended)	In accordance with Section 106 of the NHPA, the potential effects of the proposed project on historic properties listed on the NRHP or eligible for such listing were evaluated. A finding of "no historic properties affected" is recommended to the required consultation partners (see Section 3.6.3 of the FEIS). Consultation with SHPO is ongoing.
Native American Graves Protection and Repatriation Act of 1990	Design features (Management Requirement CU 1) require that if previously unidentified cultural resources are found, work will be halted immediately within a minimum of 300 feet from the discovery and Forest Service archaeologists will be notified to determine protective measures.

Pre-decisional Administrative Review Process (Objection Process)

The *draft* Record of Decision was subject to two different objection review processes: one for the Forest Plan amendment (36 CFR Part 219 [2012 Planning Rule]) and the other for the project activities (36 CFR Part 218). No objections were received regarding the construction and operation of the water tank and associated infrastructure; therefore, the decision to approve this project may now be implemented.

Implementation

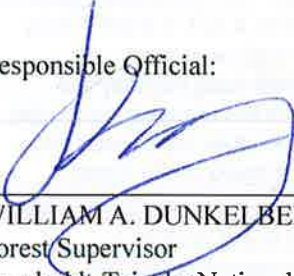
This decision may be implemented immediately upon signing of the ROD. Certain management requirements and applicable permits must also be fulfilled prior to implementation.

Contact Person

For additional information concerning this ROD, or the FEIS, contact:

Marnie Bonesteel, Team Leader
Humboldt-Toiyabe National Forest
1200 Franklin Way
Sparks, NV 89431
(775) 352-1240
marnie.bonesteel@usda.gov

Responsible Official:



WILLIAM A. DUNKELBERGER
Forest Supervisor
Humboldt-Toiyabe National Forest



Date



Board of Adjustment Staff Report

Meeting Date: February 2, 2012

Subject: Special Use Permit Case No: SB11-015
Applicant(s): Mt. Rose Ski Tahoe

Agenda Item No. 11a

Project Summary: To allow phased improvements/developments to the Mt. Rose Ski Tahoe ski resort.

Recommendation: Approval with Conditions

Prepared by: Trevor Lloyd - Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Project Description

To allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately ±30,000 square feet, the relocation of a ±5,000 square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new ±3,000 square foot mountain restaurant, the construction of a ±15,000 square foot seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15 year timeframe.

- Location: 22222 Mt. Rose Highway near the top of the Highway.
- Assessor's Parcel No's: 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-112-04; and 048-120-22
- Parcel Size: ±1,009 acres
- Regulatory Zone: Parks and Recreation; Tourist Commercial
- Area Plan: Forest
- Citizen Advisory Board: Galena/Steamboat CAB
- Development Code: Authorized in Article:302, Allowed Uses & Article:810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Sections 19, 20, 29 & 30 T17N R19E MDM Washoe County, NV

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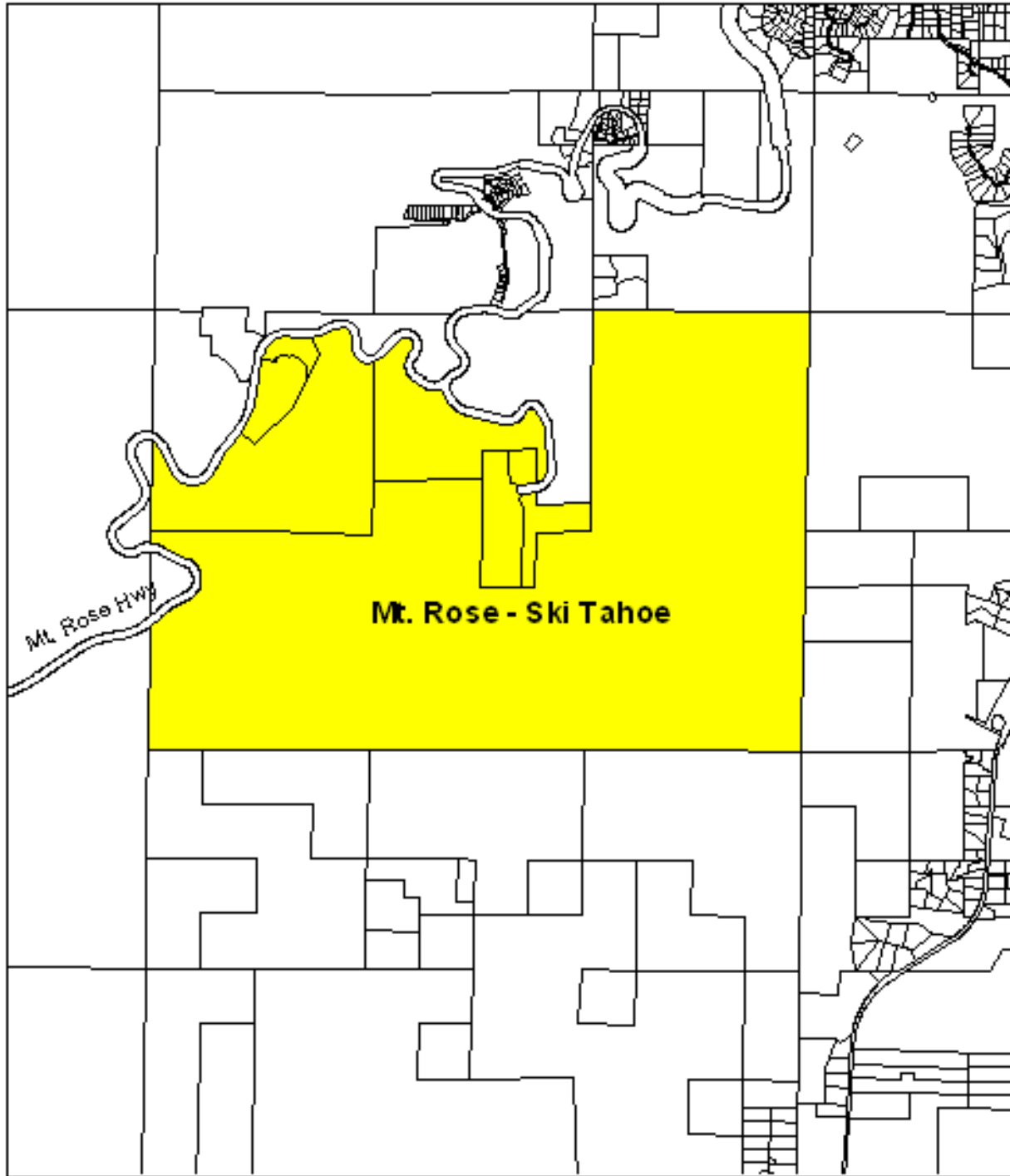
Sierra Fire Protection District Memo..... Exhibit H

Special Use Permit

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

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

The Conditions of Approval for Special Use Permit Case No.SB11-015 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Project Evaluation

Mt. Rose – Ski Tahoe is requesting several improvements for the Mt. Rose – Ski Tahoe ski resort. The improvements include the construction of two new snowmaking ponds, a new ski lift, a new surface lift, a replacement lift and a lift extension, a 3,000 square foot on mountain restaurant, a 45,000 square foot expansion of the Rose Lodge, a 15,000 square foot seasonal locker building, a 5,000 square foot maintenance building, ski trails and a relocated access road. The improvements will be completed over a 15 year time-frame, however, Washoe County will require a minimum of one improvement completed within every five year increment.

The proposed improvements are not anticipated to result in significantly increased traffic. As such, there are no additional parking spaces proposed. The applicant anticipates that the first improvement will be the construction of the snow making pond on the Mt. Rose side which is scheduled for construction within the next two years. Timing of the remaining improvements will be influenced in great part by climatic conditions such as the length of the season and snowfall amounts.

The requested improvements are not anticipated to have any negative impacts to the adjoining properties. These improvements will provide an enhanced experience for the customers of the existing Mt. Rose Ski Resort.

Snowmaking Ponds

The applicants are proposing to construct two snowmaking ponds to serve the resort. One pond will be located on the Slide side and the other will be located on the Mt. Rose side. The Slide side pond was approved with a previous special use permit. The proposed Rose side snowmaking pond will include a surface area of 3.5 acres and will have a storage capacity of 15.5 acres feet. The pond will be served by an on-site well.

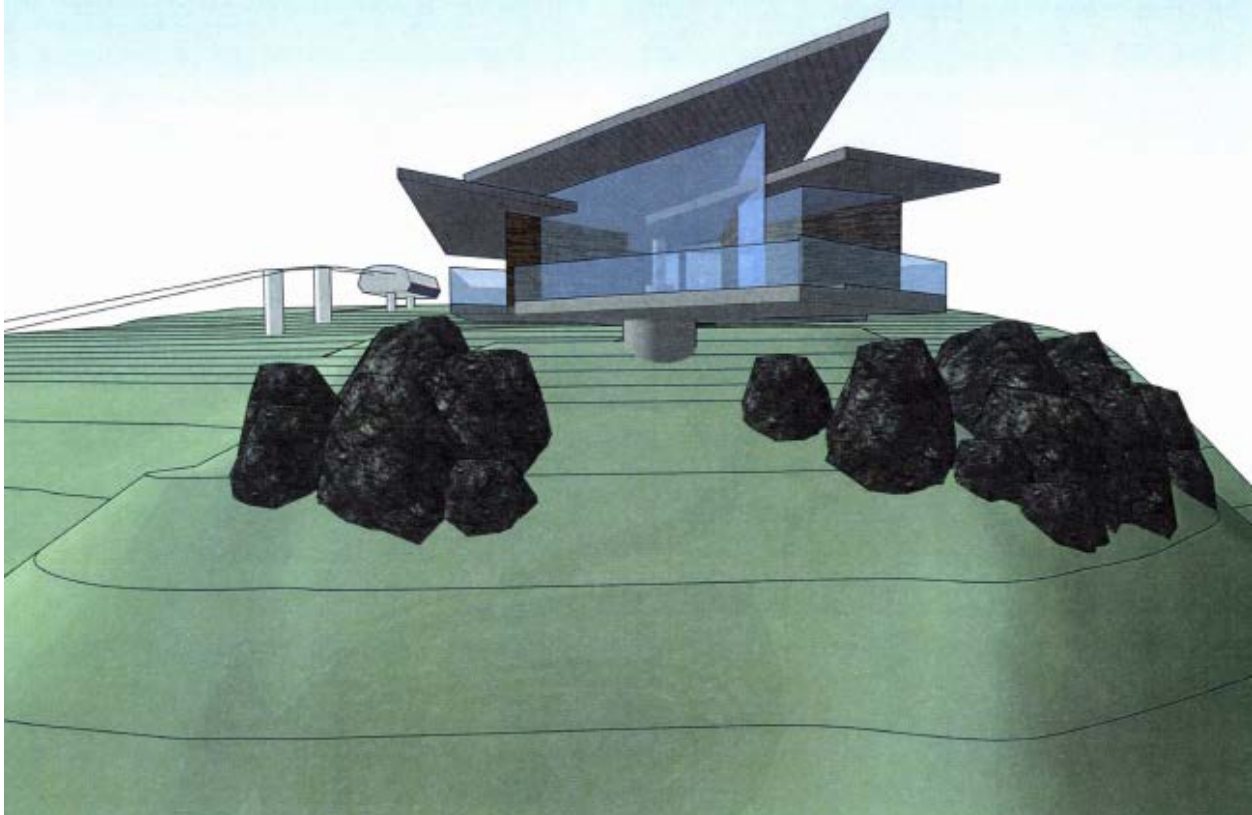
The embankment of the pond does not qualify as a jurisdictional dam in the state of Nevada. The embankment height is 17 feet with a maximum possible storage well under 20 acre feet of water. A jurisdictional dam requires a 20 foot embankment height and 20 acre foot of water storage. The pond drains eastward into Washoe Lake through Winters Creek. A geotechnical report was prepared for the pond site. The report provides detailed modeling of a potential breach to the pond. The following is a passage from the geotechnical report: *“In the event of a failure of the snowmaking pond dam, the resulting flood would flow out onto the Bonanza ski run, then into the Winters Creek channel near the bottom of the run and eastward down Winters Creek approximately 4.3 miles to the shoreline of Washoe Lake. Most of the flow path is steep and narrow. At a distance of about 3 miles the flood would break out onto the Winters Creek alluvial fan and the flow would spread out into a wide, shallow and potentially divergent flow. The proposed pond will contain a geosynthetic liner that is expected to limit the ultimate breach formation to an elevation approximately seven (7) feet above the pond floor. Also, flow depth in the narrow confined channels of the mountainous section of the modeled flow path, flow depth can be as great as 3.5 feet, although the typical depth range is one to two feet.”*

The pond will be served by an on-site well. To ensure the safety of human and animals, staff will require adequate signage and postings around the perimeter of each of the ponds. The Rose side pond will be located on US Forest Service property and will require approval by the Forest

Service prior to construction. The facility will be inspected on a frequent basis (approximately every year) by a qualified professional to ensure public safety.

Proposed New Restaurant

A new 3,000 square foot restaurant is proposed to be located below the terminus of the Northwest magnum 6 Lift. The restaurant will operate only during ski resort operating hours and is intended to provide a unique dining experience for skiers.



On Mountain Restaurant

New and expanded Chair Lifts

The applicants are proposing several new/expanded chair lifts in order to promote enhanced skiing experience for the resort. The new lifts will include the Pondelena lift which is a replacement of the existing Ponderosa and Galena lifts. This lift will be approximately 5,000 feet in length and will generally follow the alignment of the two existing lifts. The new terrain park lift will be located on the Slide side and will provide skiers/snowboarders will direct access to the terrain park. This lift will be approximately 1,400 feet in length and will parallel the Blazing Zephyr 6 lift.

New Ski Trails and Surface Lift

New ski trails will be established south of the existing Mt. Rose side upper parking lot. The trails will be approximately 4,100 feet in length and vary from 30 to 60 feet in width. The total area of disturbance should not exceed approximately 5.6 acres and will only involve moderate grading and the removal of a limited number of trees. The new trails and surface lift will provide additional ski areas primarily for beginner and intermediate skiers.

New Access Road Alignment

The applicant is proposing a new access road to support the upper parking areas south of the main (base) parking lot. The new access road will accommodate the conversion of a portion of the existing parking access road to a new ski trail. The new road will be approximately 1,025 feet in length and approximately 30 feet in width. The applicant will obtain approval of an encroachment permit through the Nevada Department of Transportation (NDOT) prior to the construction of the road.

Design Review

The applicants shall submit their plans for review to the Design Review Committee for the expansion of the Rose Lodge, the new on-mountain restaurant and the seasonal lockers building prior to the issuance of a building permit for any of these structures. The DRC will review architectural design, building colors and general compatibility with the surrounding mountainous terrain.

Galena Steamboat Citizen Advisory Board (GSCAB)

The proposed project was presented by the applicant and the applicant's representative at the January 12, 2012 Galena Steamboat Citizen Advisory Board meeting. The CAB unanimously recommended approval of the project. The attached memorandum from the CAB reflects discussion on the following items:

- Concerns over Traffic impacts
- Ratio of parking spaces per area of ski runs
- Concerns over water usage
- Secondary access

West Washoe Valley Citizen Advisory Board (WWVCAB)

The proposed project was presented by the applicant and the applicant's representative at the January 9, 2012 West Washoe Valley Citizen Advisory Board meeting. The CAB unanimously recommended approval of the project. The attached memorandum from the CAB reflects discussion on the following items:

- Question asked about whether additional parking would be needed.
- Non-reflective roofing material recommended for the buildings.
- Question asked about using the ski lifts for summer activities.

Reviewing Agencies

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

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Sierra Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Nevada Department of Wildlife
- Nevada State Historic Preservation Office
- United States Army Corps of Engineers
- United States Forest Service

Six out of the twelve 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 Community Development addressed the time frame for completion, review by the design review committee, safety issues and operational conditions.
Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us
- Washoe County Public Works addressed the construction improvements, need for NDEP permitting, NDOT permitting, storm-water and hydrology and general grading standards.
Contact Leo Vesely, 775.328.8032, lvesely@washoecounty.us
- Washoe County Department of Water Resources addressed water rights and SAD fees, sanitary sewer requirements and utility and access easements.
Contact Alan Reich, 775.954.4600, areich@washoecounty.us
- Washoe County District Health Department addressed foodhandling, garbage facilities and dust control measures.
Contact Bryan Tyre, 775.328.2434, btyre@washoecounty.us

- Washoe County District Health Department – Vector Borne Diseases addressed vector issues relating to grading and pond construction.
Contact Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us

Sierra Fire Protection District addressed fire flow requirements, wildfire mitigation, fire hydrant and sprinkler requirements, transportation plan/methods for new on mountain restaurant, etc.
Contact Mark Regan, 775.849.1108

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 No. SB11-015 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 No. SB11-015 for Mt. Rose/Ski Tahoe, having made all five findings in accordance with Washoe County Development 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 Forest 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 type of development, 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;
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; and

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Owner/Applicant: Mt. Rose Development Company, Attn: Paul Senft, 22222 Mount Rose Hwy., Reno, NV 89511

Representatives: Lisa Foster

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB11-015

The project approved under Special Use Permit Case No: SB11-015 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 2, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the District Health Department must be appealed to the District Board of Health.

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

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

Washoe County Community Development

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

Contact Name – Trevor Lloyd, 775.328.3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit building plans and complete construction of all phases of this project within 15 years from the approval date by Washoe County. In order to demonstrate progress, the applicant shall complete at least one improvement within each five year increment.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said

plan shall address, but not be limited to: type and color of building materials, general architectural design, and signage and exterior lighting if applicable.

- f. The following **Operational Conditions** shall be required for the life of the project/business:
1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.
- g. The applicant shall provide signage/markers and rope or fencing around each of the snowmaking ponds at all times to provide warnings and keep people away from the ponds.

Washoe County Department of Public Works

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

Contact Name – Leo Vesely, 775.328.8032

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval 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), pollution control, slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent properties.
- b. For construction areas larger than 1 acre, the owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. For construction areas larger than 1 acre, the owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater

Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

- d. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
- e. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. The developer shall provide documentation of access to the site to the satisfaction of the County Engineer.
- h. Approved Encroachment Permits shall be obtained from the Nevada Department of Transportation (NDOT), for use of State right-of-way and a copy of said permit sent to the Engineering Division. The County Surveyor shall determine compliance with this condition.
- i. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Any increase in storm water runoff resulting from the site grading and based upon the 5 and 100-year storms shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
- k. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- l. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel sli, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall be responsible for determining compliance with this condition.
- m. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.

- n. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- o. Any existing easements or utilities that conflict with the project shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- p. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.

Washoe County Department of Water Resources (DWR)

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

Contact Name – Alan Reich, 775.954.4600

- a. The applicant shall dedicate necessary water rights for the requested uses prior to issuance of building permit(s). The dedication of water rights shall be in accordance with Article 422 and the Forest Area Plan. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR. The subject water rights will then be made available to the Applicant via a water sale agreement, which will then lease the water rights back to the Applicant for 99 years, at no cost to the Applicant.
- b. The applicant shall pay all applicable fees resulting from Special Assessment District 29 (SAD29).
- c. Improvement plans shall be reviewed and approved by DWR prior to the release of building permits. They shall be in compliance with Washoe County Design Standards or design standards acceptable to Washoe County, NAC445A, and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. Inspection of all sanitary sewer improvements shall be accomplished by DWR staff or the Engineer of Record.
- e. All fees shall be paid in accordance with Washoe County Ordinance prior to the release of building permits.
- f. All applicable sanitary sewer connection fees shall be paid prior to release of any building permits.
- g. A master sanitary sewer report for the entire proposed project shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first phase which addresses:
 - i. the estimated sewage flows generated by the project(s),
 - ii. projected sewage flows from potential or existing development within tributary areas,

- iii. the impact on capacity of existing infrastructure,
 - iv. slope of pipe, invert elevation and rim elevation for all manholes,
 - v. and proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- h. No building permits shall be released until an application for service is received and a sewer lateral permit is issued.
 - i. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
 - j. A 20-foot minimum sanitary sewer and access easement shall be granted to Washoe County over any public sanitary sewer facilities not located in a dedicated right of way.
 - k. A 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to public sanitary sewer manholes not within a paved street.

Washoe County District Health Department

- 4. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Bryan Tyre, 775.328.2434

- a. Construction plans and equipment specifications for any foodhandling facilities, detailing food storage and preparation areas, shall be submitted to the health District for review and approval prior to the issuance of a building permit. Foodhandling facilities shall comply with requirements stipulated in the Washoe County District Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.
- b. Garbage facilities, dumpsters, and compactors shall have raised washdown pads which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
- c. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

Washoe County District Health Department – Vector Borne Diseases

- 5. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any

conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.328.2434

- a. The proposed snow making ponds will require the standard detail of placing 6-8 inch rock on the side slopes of the ponds perimeter.
- b. Prior to approval of any grading permit and or building permit the above detail designs is required on the civil plans.

Sierra Fire Protection District

6. The following conditions are requirements of the Sierra Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Regan, 775.849.1108

- a. Have a Wildfire Hazard Mitigation Plan in place before construction begins.
- b. Meet fire flow requirements for the Rose Base Lodge expansion. 3,750gpm duration of 4 hours. New water tanks will meet NFPA 22 and new fire service mains will meet NFPA 24.
- c. Provide remote FDC to the Rose Base Lodge and mountain restaurant.
- d. Update the fire hydrants to a Storz steamer port in place of a 4.33 x 5" port.
- e. New buildings to be built to meet the 2006IFC and Washoe County Chapter 60. Fire sprinklers are required in Rose Base Lodge, mountain restaurant, seasonal locker room and the new maintenance building.
- f. Need to provide approved transportation up to the mountain restaurant. The fire equipment can't access the restaurant.
- g. Provide a supply of firefighting equipment on site of the mountain restaurant

*** End of Conditions ***

GALENA-STEAMBOAT CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Trevor Lloyd, Staff Representative
 FROM: Allayne Everett, Recording Secretary
 DATE: January 16, 2012
 SUBJECT: Special Use Permit SB11-015 Mount Rose Ski Tahoe

The following is a portion of the draft minutes of the Galena-Steamboat Citizen Advisory Board meeting held January 12, 2012.

Special Use Permit Case No SB11-015 - Mount Rose Ski Tahoe – Lisa Foster, representing Mt. Rose Ski Tahoe presented the request to allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. Ms. Foster stated that the improvements are all contained within the existing resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately ±30,000 square feet, the relocation of a ±5,000 square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new ±3,000 square foot on mountain restaurant, the construction of a ±15,000 seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15 year timeframe. The project is located at 22222 Mt. Rose Highway near the top of the Highway (APNs 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-112-04; and 048-120-22), totaling ±1,009 acres, is zoned Parks and Recreation (PR) and Tourist Commercial (TC), and is located in the Forest Area Plan. This request is authorized in Article 302, Allowed Uses and Article 810, Special Use Permits in the Washoe County Development Code, is in Commission District 2, within the boundaries of the Galena-Steamboat CAB and the West Washoe Valley CAB, and within Sections 19, 20, 29 & 30 T17N R19E, MDM, Washoe County, NV. Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620, tloyd@washoecounty.us. (This application is tentatively scheduled to be heard by the Washoe County Board of Adjustment on February 2, 2012.) Paul Senft, General Manager of Mount Rose Ski Tahoe was available to present information and address questions and concerns. Roger Pelham, Staff Representative was available to address code, process and policy questions. **MOTION:** Dennie Hartman moved to recommend approval of SB11-015 Mount Rose Ski Tahoe as presented. Ginger Pierce seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Ms. Foster stated that they would better manage the special use permit process.
- In response to questions raised, Ms. Foster stated that the traffic manager has stated that that the project has a negative impact the traffic.
- Bill Henderson, Sky Tavern stated that they have signed a lease to manage the Sky Tavern Ski Program and Sky Tavern would be working cooperatively together.
- Don Kitts asked of there is a ratio between number of parking spaces per square footage or capacity of the ski runs. Roger Pelham, Staff representative stated Clara Lawson, Traffic Engineer would review the proposed project and provide information pertaining to vehicle traffic impacts.
- In response to questions raised, Ms. Foster stated that Mt. Rose has the water available to make the snow and that they need the pond to store water that will be used for making snow. Paul Senft, General Manager stated that they need storage capacity available for snow making. Mr. Senft reviewed the proposed improvements.
- In response to questions raised, Mr. Senft stated that they are limited by the number of parking spaces as to the number of people on the site and they do not plan to increase the parking lot size.
- Nathan Robison stated that he teaches snow boarding and stated that Mt. Rose has marvelous learning to ski slopes.
- In response to questions raised, Mr. Senft stated that the roadway is within the existing site. The secondary entrance has been located on the Tahoe side.
- Ginger Pierce stated support for keeping the cafeteria open for summer visitors.
- Ron Penrose stated that he thinks this is a good project.
- There were no statements in opposition to the proposed project heard from the audience.

c: David Humke, Commissioner
Commissioner John Breternitz
Robert Parker, Chair.
Bob Webb, Planning Manager
Sarah Tone, County Liaison
Sara DeLozier, Program Assistant

WEST WASHOE VALLEY CITIZEN ADVISORY BOARD

- 8. A. Special Use Permit Case No SB11-015 - Mount Rose Ski Tahoe** – To allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately ±30,000 square feet, the relocation of a ±5,000 square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new ±3,000 square foot on mountain restaurant, the construction of a ±15,000 seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15 year timeframe. The project is located at 22222 Mt. Rose Highway near the top of the Highway (APNs 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-112-04; and 048-120-22), totaling ±1,009 acres, is zoned Parks and Recreation (PR) and Tourist Commercial (TC), and is located in the Forest Area Plan. This request is authorized in Article 302, Allowed Uses and Article 810, Special Use Permits in the Washoe County Development Code, is in Commission District 2, within the boundaries of the Galena-Steamboat CAB and the West Washoe Valley CAB, and within Sections 19, 20, 29 & 30 T17N R19E, MDM, Washoe County, NV. Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@washoecounty.us. (This application is tentatively scheduled to be heard by the Washoe County Board of Adjustment on February 2, 2012.)

Lisa Foster, Mount Rose Ski Tahoe, introduced herself and Paul Senft, Mount Rose Ski Tahoe General Manager. Ms. Foster provided a brief review of the project. Mr. Senft reviewed details of the improvements being requested in the special use permit. He stated they were running a parallel NEPA process to obtain permission to utilize a portion of the area, which should be initiated in January, 2012 by the Forest Service. There are four pieces to the proposal: 1) ski lifts, 2) buildings; 3) two ponds; and 4) a realignment of a road inside the ski area boundary. With presentation material, Mr. Senft reviewed the four items for the special use permit. The project will cost approximately \$23.5 million.

Concerns/Comments

- Board member Sheltra asked if the parking area would be expanded with the project. Mr. Senft replied no. The maximum capacity per day will be limited by the parking, which is 2,900 spaces maximum.
- Board member Countryman suggested non-reflected roofing materials be used for the buildings.
- Ginger Pierce asked why the ski lift was only used during the winter and not during the summer. Mr. Senft stated business during the summer has been attempted, but with no success.

After discussion, a motion was made, seconded, and carried unanimously for the WWVCAB to endorse and support the Mount Rose Ski Tahoe Project.



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

DAN ST. JOHN, P.E., Public Works Director

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

INTEROFFICE MEMORANDUM

DATE: January 12, 2012
 TO: Trevor Lloyd, Department of Community Development
 FROM: Leo R. Vesely, P.E., Engineering Division
 SUBJECT: **SB11-015**
APN 048-112-12
MOUNT ROSE SKI TAHOE

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 to the County Engineer for approval 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), pollution control, slope stabilization, and mosquito abatement. Placement or disposal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent properties.
2. For construction areas larger than 1 acre, the owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. For construction areas larger than 1 acre, the owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.
5. A grading bond of \$1,500/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading

permit. Estimated total volumes shall be indicated.

7. The developer shall provide documentation of access to the site to the satisfaction of the County Engineer.
8. Approved Encroachment Permits shall be obtained from the Nevada Department of Transportation (NDOT), for use of State right-of-way and a copy of said permit sent to the Engineering Division. The County Surveyor shall determine compliance with this condition.
9. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
10. Any increase in storm water runoff resulting from the site grading and based upon the 5 and 100-year storms shall be detained and/or mitigated on site to the satisfaction of the County Engineer.
11. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
12. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel silt, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall be responsible for determining compliance with this condition.
13. A note shall be placed on the improvement plans stating that at no time shall natural drainage be impeded.
14. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
15. Any existing easements or utilities that conflict with the project shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
16. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.

LRV/lrv



January 11, 2012

**Washoe County
Department of
Water Resources**

4930 Energy Way
Reno, NV 89502
Tel: 775-954-4600
Fax: 775-954-4610

TO: Trevor Lloyd, Senior Planner, Community Development

FROM: Alan Reich, P.E., Licensed Engineer

SUBJECT: SB11-015 (Mount Rose Ski Tahoe) APN: 048-112-12, 048-112-13, 048-112-14, 048-112-15, 048-112-04, and 048-120-22

The Department of Water Resources (DWR) has reviewed the subject application and has the following comments:

1. The Applicant is requesting a special use permit to allow the phased improvements to the Mt. Rose Ski Tahoe ski resort, including removal of two existing ski lifts, construction of a new ski lift, expansion of ski terrain with new lift, expansion of existing lodge, relocation of maintenance building, construction of two snowmaking ponds, construction of relocated access road off Mt. Rose Highway, construction of new on-mountain restaurant, construction of seasonal locker building, and construction of a new terrain park ski lift on the Slide side of the resort over a 15-year time frame located at 22222 Mt. Rose Highway near the top of the highway and within the Forest Area Plan.
2. Domestic water is provided by private domestic well and municipal sewer service is provided by Washoe County.

The Department of Water Resources (DWR) recommends approval provided the following conditions are met:

1. The applicant shall dedicate necessary water rights for the requested uses prior to issuance of building permit(s). The dedication of water rights shall be in accordance with Article 422 and the Forest Area Plan. Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the DWR. The subject water rights will then be made available to the Applicant via a water sale agreement, which will then lease the water rights back to the Applicant for 99 years, at no cost to the Applicant.
2. The applicant shall pay all applicable fees resulting from Special Assessment District 29 (SAD29).
3. Improvement plans shall be reviewed and approved by DWR prior to the release of building permits. They shall be in compliance with Washoe County Design Standards or design standards acceptable to Washoe County, NAC445A, and be designed by a Professional Engineer licensed to practice in the State of Nevada.
4. Inspection of all sanitary sewer improvements shall be accomplished by DWR staff or the Engineer of Record.
5. All fees shall be paid in accordance with Washoe County Ordinance prior to the release of building permits.

Department of



Water Resources

6. All applicable sanitary sewer connection fees shall be paid prior to release of any building permits.
7. A master sanitary sewer report for the entire proposed project shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first phase which addresses:
 - a. the estimated sewage flows generated by the project(s),
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. and proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
8. No building permits shall be released until an application for service is received and a sewer lateral permit is issued.
9. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
10. A 20-foot minimum sanitary sewer and access easement shall be granted to Washoe County over any public sanitary sewer facilities not located in a dedicated right of way.
11. A 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to public sanitary sewer manholes not within a paved street.

/ar



EXHIBIT F

Washoe County Health District



Public Health
Prevent. Promote. Protect.

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: December 29, 2011

TO: Trevor Lloyd, Senior Planner
Washoe County Community Development

FROM: Bryan Tyre, PE, Acting Senior Licensed Engineer
Washoe County Health District

SUBJECT: **Mount Rose Ski Tahoe**
SB11-015, Special Use Permit
E2011-040

RECEIVED
DEC 30 2011
WASHOE COUNTY
COMMUNITY DEVELOPMENT

Dear Mr. Lloyd:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following conditions:

1. Construction plans and equipment specifications for any foodhandling facilities, detailing food storage and preparation areas, shall be submitted to the Health District for review and approval prior to the issuance of a building permit. Foodhandling facilities shall comply with requirements stipulated in the Washoe County District Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.
2. Garbage facilities, dumpsters, and compactors shall have raised washdown pads which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
3. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,

A handwritten signature in green ink, appearing to read "B. Tyre".

Bryan W. Tyre, P.E.
Acting Senior Licensed Engineer
Environmental Health Services

BWT/dc

Cc: Paul Senft, Mt. Rose Development Co.
Bill Thomas, AICP, Conrey Consulting, LLC

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 328-2434 FAX (775) 328-6176

www.washoecounty.us/health
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WSUP19-0021
EXHIBIT F

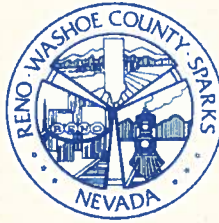


EXHIBIT G

DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

January 4, 2012

Washoe County
Community Development
C/O Trevor Lloyd
1001 E. Ninth Street
Reno, NV 89512

Dear Trevor,

After having reviewed the special use permit from Mount Rose Ski Tahoe (SB11-015) for phased improvements to the ski resort, please be advised of the following conditions.

1. The proposed snow making ponds will require the standard detail of placing 6-8 inch rock on the side slopes of the ponds perimeter.
2. Prior to approval of any grading permit and or building permit the above detail designs is required on the civil plans.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely,

J. L. Shaffer
Planner Vector-Borne Diseases
Environmental Health Division

3905 Old Hwy 395
Carson City, NV. 89704



Phone: (775) 849-1108
Fax: (775) 849-1636

Requirements from Sierra Fire Protection District on the Mt. Rose Master Plan. Special Use Permit No. SB11-015 :

1. Have a Wildfire Hazard Mitigation Plan in place before construction begins.
2. Meet fire flow requirements for the Rose Base Lodge expansion. 3,750gpm duration of 4 hours. New water tanks will meet NFPA 22 and new fire service mains will meet NFPA 24.
3. Provide remote FDC to the Rose Base Lodge and mountain restaurant.
4. Update the fire hydrants to a Storz steamer port in place of a 4.33 x 5" port.
5. New buildings to be built to meet the 2006IFC and Washoe County Chapter 60. Fire sprinklers are required in Rose Base Lodge, mountain restaurant, seasonal locker room and the new maintenance building.
6. Need to provide approved transportation up to the mountain restaurant. The fire equipment can't access the restaurant.
7. Provide a supply of firefighting equipment on site of the mountain restaurant.

Sierra Fire Protection District recommends the board approves the special use permit if the above is requirements are met.

Mark Regan
Prevention Captain
775-354-9529



LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

September 27, 2019

VIA E-mail: CBronczyk@washoecounty.us
SKirschenman@washoecounty.us

Chris Bronczyk & Sophia Kirschenman
Washoe County Community Services Dept.
1001 E. Ninth Street
Reno, Nevada 89512

**RE: LDC19-0020 & LDC19-0021 (MT ROSE EXPANSION & MT. ROSE WATER TANK)
RESPONSE TO INITIALLY ISSUED COMMENTS AND LANDSCAPE WAIVER REQUEST**

Dear Chris and Sophia:

Thank you very much for your time to discuss the Mt. Rose Facility Expansion and Upgrade project on Tuesday, September 24th and to take a lengthy, but very helpful, site visit on the afternoon of Wednesday, September 25th. I hope that both the in-office meeting and site visit helped you to gain a better picture of what is proposed as part of this project. This letter is provided to address the initially presented comments and questions that were at each of these meetings/site visits.

Questions about Water Tank

Why is the tank proposed to be 5M Gallons? - The short and non-technical answer is that the tank has been sized based on the number of snowmaking guns that are currently in use and that the number of additional guns anticipated as required to handle the terrain expansion as is proposed with this application. Mt. Rose/Ski Tahoe currently has a 0.5M. Gallon Water Tank near the proposed site for the new, larger tank. Mt. Rose/Ski Tahoe does everything possible when mother nature is not cooperating with moisture to secure a base surface to begin to operate lifts and runs to the benefit and pleasure of the area skiing population, season passholders and tourists who are looking for downhill skiing recreation on their vacation. The current 0.5M Tank provides a limited amount of water to run snowmaking equipment and when the tank is drawn down to a minimal level, it is necessary that the system work at a less than optimal level, limiting the amount of water/snow that can be made even during optimal periods. As the system currently operates, one a few runs can receive snowmaking at any one time given the capacity of the water supply. The 5M Water Tank has been proposed through calculations running water at an optimal or near optimal rate on most to all of the ski runs that would be targeted to receive snowmaking without running into capacity problems. Additional information and calculations used to size the water tank will be provided by Mt. Rose/Ski Tahoe staff, but this generally covers the rationale and need for the tank. Due to the changing climate, m warmer and warmer temperatures area typical. As such covering the primary ski runs to get the

mountain open for one of our biggest winter tourist draws is beneficial not only to Mt. Rose/Ski Tahoe, but to the Region.

How many gallons of water does a snowmaking gun use? During our tour it was identified that the snowmaking guns put out water at a rate of approximately 100 gallons per minute (on average) but can operate between 40+/- GPM during times when water resources are low in the tank and 175+/- GPM during optimal temperature times. Again, this information will be verified by Mt. Rose/Ski Tahoe staff with the calculation assumptions for sizing the proposed water tank.

Questions about the Skier Bridge

Bridge Height - The skier access bridge to the north site new ski terrain will be 30 feet wide and will need to have a minimum vehicular clearance of 16.5 feet per NDOT requirements. The clearance height can and may ultimately be higher than the minimum requirement, but that will be determined and approved through the NDOT Permit that will be required for construction of the skier bridge. Above the clearance height for vehicles, there will be the actual bridge structure, a wall and fencing to ensure safe passage of skiers over the bridge. An additional 12-15+ feet of height between the bridge structure, wall and safety fencing is likely above the vehicle clearance height.

Ski Lift Alignment with Bridge (Clarification) - The alignment of the ski lift will be directly over the skier bridge, which will provide multiple benefits. (1) easier access if the lifts needed to be evacuated and (2) should something drop from the lift (a glove, ski pole, now from the lift cable or from skis) it would fall onto the ski trail rather than onto the highway or a passing vehicle.

Access to Federal Lands (Summer and Winter) – it was noted during the tour that parking lot 7, which is closest to the skier bridge would be used for visitors who wish to access the open public lands on the north side of Mt. Rose Highway. This is a popular cross-country ski area in the winter and a mountain bike and hiking area in the summer. Such visitors to the National Forest can park in Lot 7 (a parking lot map is included in Tab E at the end of the application document) and access the National Forest Lands by crossing the skier bridge during all seasons. Once across the bridge, there will be a gate to the west that identifies that visitors are crossing into non-patrolled National Forest land. This access plan provides a safe access means for patrons of Mt. Rose/Ski Tahoe and for general visitors to the area to cross Mt. Rose Highway and to gain access to the National Forest land on the north side of the highway.

Lighting on or near the Bridge? – There are no lights proposed on the skier access trail heading to the skier bridge nor on the skier bridge. I spoke to the Civil Engineer on the project, Ed Thomas, PE of Lumos & Associates and the 30-foot width of the bridge did not appear to meet NDOT requirements for any lighting under the bridge structure. Mt Rose does not offer night skiing and lighting around the ski area is very limited and will continue to be so with the proposed expansion and upgrade.

Signs

Directional signage is proposed in each of the parking lots, well outside of the front yard setback areas of the Mt. Rose and Winters Creek Lodge areas. The sign proposed within the Mt. Rose parking lot is a replacement of the existing directional sign separating lot 1 from lot 2. The signage elevation provided in the application materials for this Mt. Rose directional sign does show an electronic menu display (EMD). This elevation will be revised to not include the EMD as we would like to have the proposed signage approved with this application review. It is fully understood that the height of either of the proposed signs would need to meet the requirement of code and if an EMD is desired at any point in the future on either the Mt. Rose or Winters Creek Lodge directional signage, approval through a separately submitted administrative permit would be required.

Question About Revegetation

Mt. Rose/Ski Tahoe staff is always working to ensure that appropriate ground cover is present and has taken hold on their ski runs and other areas of disturbance. As could be seen on the site tour, erosion swales are constructed on the steeper runs to help manage run-off and to minimize erosion. This is coupled with the ongoing non-snow month management of appropriate seed mixture(s) to take hold and keep the soil in place on the hill. A seed mixture is provided in the project narrative and as such this mixture is regularly applied and is monitored for appropriate growth and desired result to manage erosion.

Waiver for Landscape Requirement at 1st aid station

Based upon conversations on the site visit, it is understood that all aspects of this application area are considered to have appropriate landscaping remaining after construction due to the site location in the middle of a National Forest. The one exception to this was the addition of a permanent first aid building at the southwestern corner of parking lot 3.

Section 110.412.10 of the Landscaping Code allows for exemptions from landscape requirements for uses in Parks and Recreation use types, which includes the designation resort land use. The one caveat to this exemption relates to parking and loading areas and it should be noted that the proposed first aid station is on the edge of a parking and loading area and has National Forest vegetation on two sides of the building. The addition of a landscape planter or planter around the building would not provide any significant benefit as these are areas where either snow is stored during the ski season or that are necessary for open and available access for emergency services. As such, a waiver to any landscape requirements for the first aid building is requested.

Previously Provided Landscaping at Winters Creek Lodge

While on the site tour, it was recognized that there were ornamental shrubs on the north and south sides of the existing lodge. The proposed expansion to the Winters Creek Lodge will impact some of those

ornamental shrub plantings and it is proposed that a requirement be placed on this project that the number of shrubs that will be displaced with the expansion be replaced in other appropriate locations around the expanded lodge. It is currently unknown how many shrubs will be displaced. As such, it is requested that any condition or requirement speak only to a shrub for shrub replacement. It should be noted that there was not appearance that any trees were planted as part of the original construction of the Winters Creek Lodge, only shrubs.

As noted in this letter/response, there is additional information that will come directly from Mt. Rose/Ski Tahoe regarding the water tank sizing and the Mt. Rose parking area directional signage. Should you have any questions regarding this response letter or any portion of the application, please feel free to contact me at 775-856-7073.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. David Snelgrove', with a long horizontal line extending to the right.

R. David Snelgrove, AICP
Planning and Right-of-Way Manager

From: [David Snelgrove](#)
To: [Kirschenman, Sophia](#)
Cc: [Paul Senft](#)
Subject: Fwd: Mt Rose - tank sizing
Date: Tuesday, November 05, 2019 2:33:57 PM

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

Sophia:

Paul Senft, GM at Mt Rose Ski Tahoe provided this write up regarding the tank sizing. I believe that this will address the rationale and justification for size. I have note received a copy of the previous analysis that is referenced in the FEIS and it may or may not be readily available, but I am hopeful that this will provide information that you requested.

I will forward the R.O.D. from the USFS as soon as I receive it.

Thank you.

R. DAVID SNELGROVE, A.I.C.P., PLANNING AND RIGHT-OF-WAY MANAGER



CFA, INC.
ENGINEERS
LAND SURVEYORS
PLANNERS
[1150 CORPORATE BOULEVARD](#) ; [RENO, NEVADA 89502](#)
MAIN [775-856-1150](#) ; EXT 102 ; DIRECT [775-856-7073](#) ; [CFARENO.COM](#)

Begin forwarded message:

From: Paul Senft <ps@skirose.com>
Date: November 5, 2019 at 1:53:43 PM PST
To: David Snelgrove <dsnelgrove@cfareno.com>
Subject: Mt Rose - tank sizing

Dave – let me know if this will provide any help.

Water tank – sizing

The size of the tank was calculated based upon finding relatively flat terrain to locate a storage facility, we have limited flat terrain. Our first proposal was to construct a pond, often found and used at other ski operations throughout north America. We pursued a pond for several years but after review of the design

WSUP19-0021
EXHIBIT H

which required an earthen embankment the embankment was analyzed by a dam breach engineer and determined that it might possibly fail. A rather minuscule likely hood of failure but enough to cause the Forest Service to decline the proposal for a pond and direct us to a tank.

It takes 1 acre foot of water to cover 1 acre of ski terrain, this is an industry metric used for calculating water needs. 5 million gallons is the equivalent of 15 acre feet of water or 15 acres of ski terrain. Our goal is to have approximately 90 acres available for the late December holiday season the most important and critical season in the ski industry. With the current ½ million gallon storage capacity we can generally only make snow for <24 hours, even though the temperatures may be ideal. We have a total of over 1,000 acres of terrain and sized the tank to cover 10% of our available terrain under the worst of drought conditions. With 5 M gal we can make snow for closer to 5 days, or when a cold front approaches which generally lasts for several days.

The windows of opportunity to make snow are not quite what they may seem, they are limited. We had a study conducted by Johnson Controls, a snowmaking supplier to the ski industry, who analyzed the time periods (referred to as BINS, hours of snowmaking opportunity on average per month) in Oct, Nov and December for our exact location, data obtained from DRI. Those BINS are as follows:

Oct	44 hrs. out of possible 744 hrs. per month
Nov	199 hrs. out of possible 720 hrs.
Dec	245 hrs. out of possible 744 hrs.

(20 year data 1997-2017 where the wet bulb temperature is below 28 degrees F)

The point being made is that we can only make snow a fraction of the total hours available per month. When the time is ideal we need to have the water resource available.

For comparison purposes our competitors all have similar if not much larger water storage facilities, in some cases a combination of tanks and ponds.. Here is a list in millions of gallons:

Northstar	44
Alpine Meadows	8
Boreal	11
Sugar Bowl	43
Diamond Peak	5

Making snow is not exactly the same every season, natural snow accumulations certainly augment the need for manmade snow and consequently varies the amount of water needed considerably from one season to the next. However, our tank sizing is based upon minimal natural snow falling before late December, enabling us to guarantee an acceptable product for our local season pass holders and visiting friends and relatives.

Winters becoming shorter has well been documented by the UC Davis

Research Center located in Incline. The climate is getting warmer with fewer days early season with ideal snowmaking temperatures. Hence having the 5 Million gallon storage capacity is all about having ample water resource when the temperatures permit snowmaking activities. Currently we run out of water long before we lose the temperature to make snow.

Finally having the additional storage capacity will not increase the amount of water we use, it will simply allow us to be more efficient when conditions permit.

Paul Senft
GM – Mt Rose Ski Tahoe

From: [David Snelgrove](#)
To: [Kirschenman, Sophia](#)
Cc: [Paul Senft \(ps@skirose.com\)](mailto:ps@skirose.com); [Edward Thomas, P.E., LEED AP](#)
Subject: RE: Quick Mt. Rose Question
Date: Thursday, November 07, 2019 9:48:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Sophia:

I spoke to Ed Thomas, PE and he said that the plan has been to use the excavated materials for improvements associated with the ATOMA ski terrain and access (skier access trail, unload stations, etc.) However, with the ATOMA area being removed from the application, at this time, the earth will be used on the site to repair scattered areas around the ski hill for erosion control and past spring runoff damage and/or stockpiled for future use. Appropriate permits will be obtained and can be conditioned as such, if necessary.

Please feel free to contact me if you have any questions.

R. DAVID SNELGROVE, A.I.C.P.,
PLANNING AND RIGHT-OF-WAY MANAGER
CFA, INC.
MAIN 775-856-1150 | EXT 102 | DIRECT 775-856-7073 | CFARENO.COM

From: Kirschenman, Sophia <SKirschenman@washoecounty.us>
Sent: Thursday, November 7, 2019 8:38 AM
To: David Snelgrove <dsnelgrove@cfareno.com>
Subject: Quick Mt. Rose Question

Hi Dave,

Do you know if they are proposing to use the excavated material as fill elsewhere in the resort area or if they're planning to move the material to an off-site location?

Thank you,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512





**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

November 7, 2019

Chris Bronczyk & Sophia Kirschenman
Washoe County Community Services
1001 E. Ninth Street
Reno, Nevada 89512

RE: WSUP19-0020 & WSUP19-0021 – RESPONSE TO ADVISORY BOARD COMMENTS

Dear Chris and Sophia:

Per Policy F.2.3 of the Forest Area Plan, it is required that all applicants present their application requests to the appropriate Citizen Advisory Board (CAB) and must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

The application requests were presented to the STMWV CAB on October 3, 2019. The applications, although separated by Washoe County case numbers were presented under one presentation, noting that there is a separate SUP request for the proposed water tank from the remainder of the proposed improvements. Only one question was presented after the presentation. Both application requests were recommended unanimously for approval by the STMWV CAB.

The only question that was presented prior to the vote by the CAB was: Are there additional plans for expansion of Mt. Rose Ski Tahoe beyond what is requested?

Paul Senft, General Manager of Mt. Rose Ski Tahoe answered that there are currently not more plans for expansion.

Should you have any questions regarding this letter please feel free to contact me at 775-856-7073 (desk) or 775-737-8910 (cell).

Respectfully submitted,

R. David Snelgrove, AICP
Planning and Right-of-Way Manager

xc: Paul Senft, Mt. Rose Ski Tahoe, General Manager

**WSUP19-0021
EXHIBIT J**



Washoe-Storey Conservation District

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

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

October 9, 2019

Washoe County Community Services Department

C/O Chris Bronczyk, Planner & Sophia Kirschenman, Park Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP19-0021 Mt. Rose Water Tank

Dear Chris and Sophia,

In reviewing the special use permit for the Mt. Rose Water Tank, the Conservation District has the following comments.

Any revegetation of graded areas will occur to the acceptance of Washoe County, US. Forest Service and the Conservation District for hydro seeding late fall and early spring for natural moisture of seed. We recommend a monitoring plan in place for three years with photos send to both Washoe County and the Conservation District.

Swales proposed for the 5 million gallon water tank will utilize 6 inch rip rap rock in the flow line to remove pollutants as well as reduce down stream sediment flow. The Conservation District supports the rip rap in the flow line.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012> <https://codes.iccsafe.org/content/IFC2012>)
- b. The Fire Hazard designation for your project is “Extreme Fire Hazard” on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>) After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. Provide a site hydrant and Fire Apparatus Access Road to within 150’ the furthest exterior wall to the rear of the new structure. Road to be provided with and adequate turnaround at the tank and a minimum 26’ wide at the hydrant location. (*IFC Chapter #5 and Appendix B,C and D*)

From: [Bonesteel, Marnie M -FS](#)
To: [Coon, Don](#); [Kirschenman, Sophia](#)
Subject: RE: Forest Service Contact Info
Date: Monday, November 18, 2019 11:36:25 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[MtRoseSkiTahoe_AtomaArea_FINALROD_WaterTank.pdf](#)
[MtRoseSkiTahoe_FinalROD_WaterTank_Cover_Letter.pdf](#)

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Hi Don,

The Forest Service supports the request for a hydrant associated with the snowmaking water tank. Thanks for making the request as part of the county permit process.

FYI- Attached is the signed decision for the water tank.

Thank you, Marnie



Marnie Bonesteel
Lands Special Uses Administrator
Forest Service
Humboldt-Toiyabe National Forest

p: 775-352-1240
marnie.bonesteel@usda.gov

1200 Franklin Way
Sparks, NV 89431

www.fs.fed.us



Caring for the land and serving people

From: Coon, Don [mailto:DCoon@tmfpd.us]
Sent: Monday, November 18, 2019 10:10 AM
To: Kirschenman, Sophia <SKirschenman@washoecounty.us>; Bonesteel, Marnie M -FS <marnie.bonesteel@usda.gov>
Cc: Coon, Don <DCoon@tmfpd.us>
Subject: RE: Forest Service Contact Info

Sophia,

I spoke with Marnie this morning and we both agree that a fire hydrant should be included with the water tanks proposed for the Mt Rose site. Typically we have been requiring a hydrant at the tank

sites for all domestic water supplies. (TMWA) The hydrant should be installed near the tank access road in a cleared area with adequate room to turn a type 3 brush truck around. (70') Being able to use this water in a firefighting operation would be a great thing. We would not require it, but would advise the placement of an additional, second connection point further down the hill near a paved road. This would be a big help for the overall area as well. The better we are prepared for a fire event the sooner we can stop their advance. People go to the mountains for the natural beauty of the forest and we all want to preserve as much as possible. Please let me know the permit number and I will add comments to the file.

Thanks.

Don Coon, MCP
Fire Prevention Specialist II
Truckee Meadows Fire Protection District
1001 E. 9th St. Bldg. D
Reno, NV. 89512
775-326-6077 off.
775-360-8397 cell
dcoon@tmfpd.us



From: Kirschenman, Sophia
Sent: Thursday, November 14, 2019 8:36 AM
To: Coon, Don
Subject: Forest Service Contact Info

Hi Don,

Thanks again for your response regarding the special use permit for the Mt. Rose water tank. Marnie Bonesteel, Lands Special Uses Administrator for the Forest Service, has been the main point of contact regarding the environmental review process for the Mt. Rose expansion. She's probably not the person you're looking for, but she should be able to point you in the right direction. Her contact info is: 775-352-1240; marnie.bonesteel@usda.gov.

I hope this is helpful. Let me know if you get any clarification about fire jurisdiction in this area.

All the best,

| [Sophia Kirschenman](#)

WSUP19-0021
EXHIBIT M



Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



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