



Board of Adjustment Staff Report

Meeting Date: July 24, 2020

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0027 (Ash Ranch)

BRIEF SUMMARY OF REQUEST: Special use permit for major grading, to establish a commercial stables operation and to vary the parking and landscaping standards.

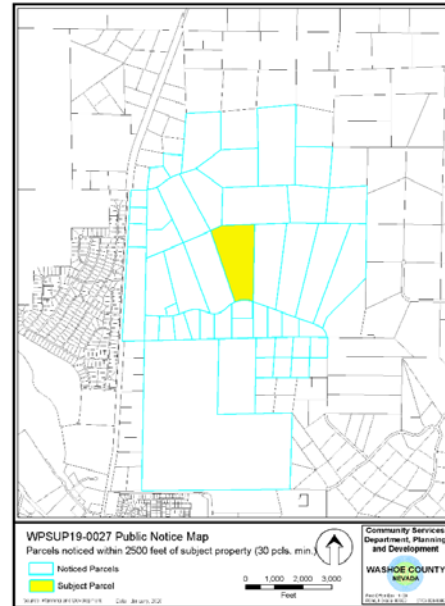
STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve:

1. A major grading permit for ±2.03 acres of grading for equestrian trails;
2. The establishment of a commercial stables use type with an average of three outdoor recreation events per month; and
3. A request to vary parking, landscaping, and grading standards.

Applicant/ Property Owner: William and Onagh Ash
 Location: 430 Alamosa Dr, 89441
 APN: 076-290-10
 Parcel Size: 67.748 acres
 Master Plan: Rural
 Regulatory Zone: General Rural (GR)
 Area Plan: Spanish Springs
 Citizen Advisory Board: Spanish Springs CAB
 Development Code: Authorized in Article 438 and 302
 Commission District: 4 – Commissioner Hartung



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 the attached conditions Special Use Permit Case Number WSUP19-0027 for William and Onagh Ash for the following requests: 1) a major grading permit; 2) establishment of a Commercial Stables use type; and 3) request to vary standards as recommended in the conditions of approval in Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30

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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:

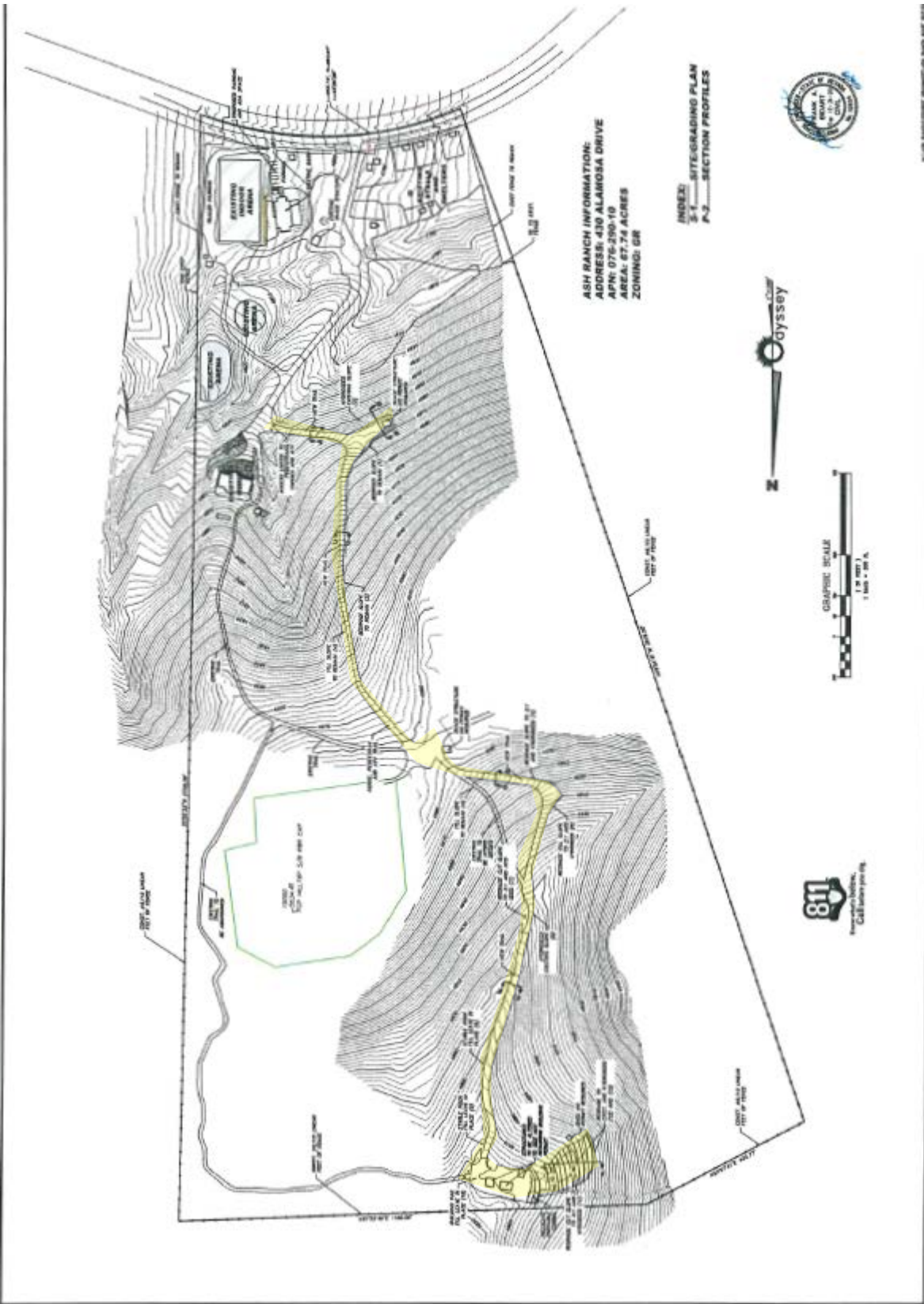
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP19-0027 are attached to this staff report and will be included with the action order, if approved.

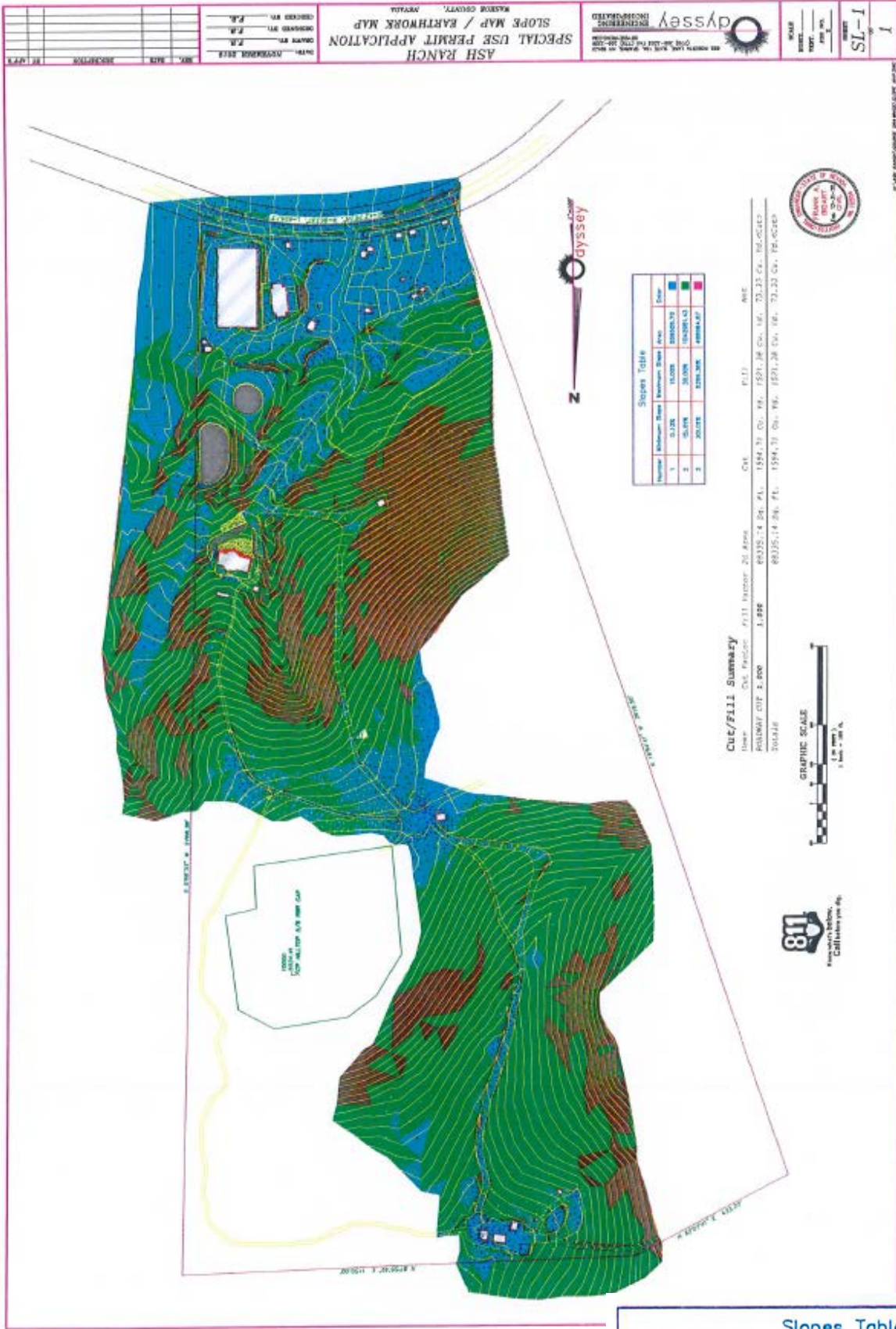
The applicant is proposing to legalize existing grading on the subject property through a major grading permit. Therefore, the applicant is seeking approval of a major grading SUP from the Board of Adjustment.

The subject property is designated as General Rural (GR). The applicant is also proposing establishing a commercial stable use type with an average of three training events per month which is classified as a commercial stable use type which is permitted in GR zone with a special use permit per WCC 110.302.05.03. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary standards of the development code per WCC 110.810.20(e). The applicant is seeking to vary the landscaping parking, and grading standards in this application. The Board of Adjustment will also be ruling on these requests.



Site Plan



Slope Map

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.13%	15.00%	559509.70	Blue
2	15.01%	30.00%	1042951.43	Green
3	30.01%	5299.36%	498964.87	Pink

Project Evaluation

The applicant proposes major grading to bring illegal grading into compliance with Washoe County Code (WCC) and establishing a Commercial Stable use type. The subject parcel has a General Rural (GR) regulatory zone. Both major grading and the establishment of a Commercial Stables use type requires a Special Use Permit in a GR regulatory zone. The subject parcel is surrounded by GR regulatory zones. Established single family residences are on the parcels to the northwest, east, and south. The parcels to the west and north are currently vacant.

Currently, the applicant has a code enforcement violation for grading and unpermitted structures over 200 sf. The unpermitted structures are not included in the SUP. The applicant shall work with Building Staff on rectifying, removing, or reducing the unpermitted structure outside of this Special Use Permit. The subject property has two types of grading. The first, an unpermitted off-road trail has been in existence for at least five years. Staff considers this trail to be an existing condition pre-dating the ownership of the parcel and therefore not subject to enforcement action. The second instance of illegal grading involves approximately 2.3 acres of grading across slopes that are in excess of 30% with an estimated 1521.38 cy of fill and 1594.71 cy of cut. These activities exceed the threshold for a major grading permit per Washoe County Code 110.438.35(b). This application is to bring the unpermitted grading into compliance with Washoe County Code through revegetation, recontouring and regrading, and trail stabilization.

The applicant is also requesting to establish a 10-horse commercial stable. All the associated structures for this use type will be on the southern end of the parcel. The applicant estimates that two (2) employees will be working on site. The applicant has received permit A19-2508456 from Washoe County Animal Services for stabling up to 10 horses. The applicant anticipates three monthly events on the property for guided tours for up to 20 children. These events will not be commercial horse events or large-scale activities. Staff has provided operating conditions in Exhibit A limiting the number of events to four events per month for up to 25 people.

Washoe County Code

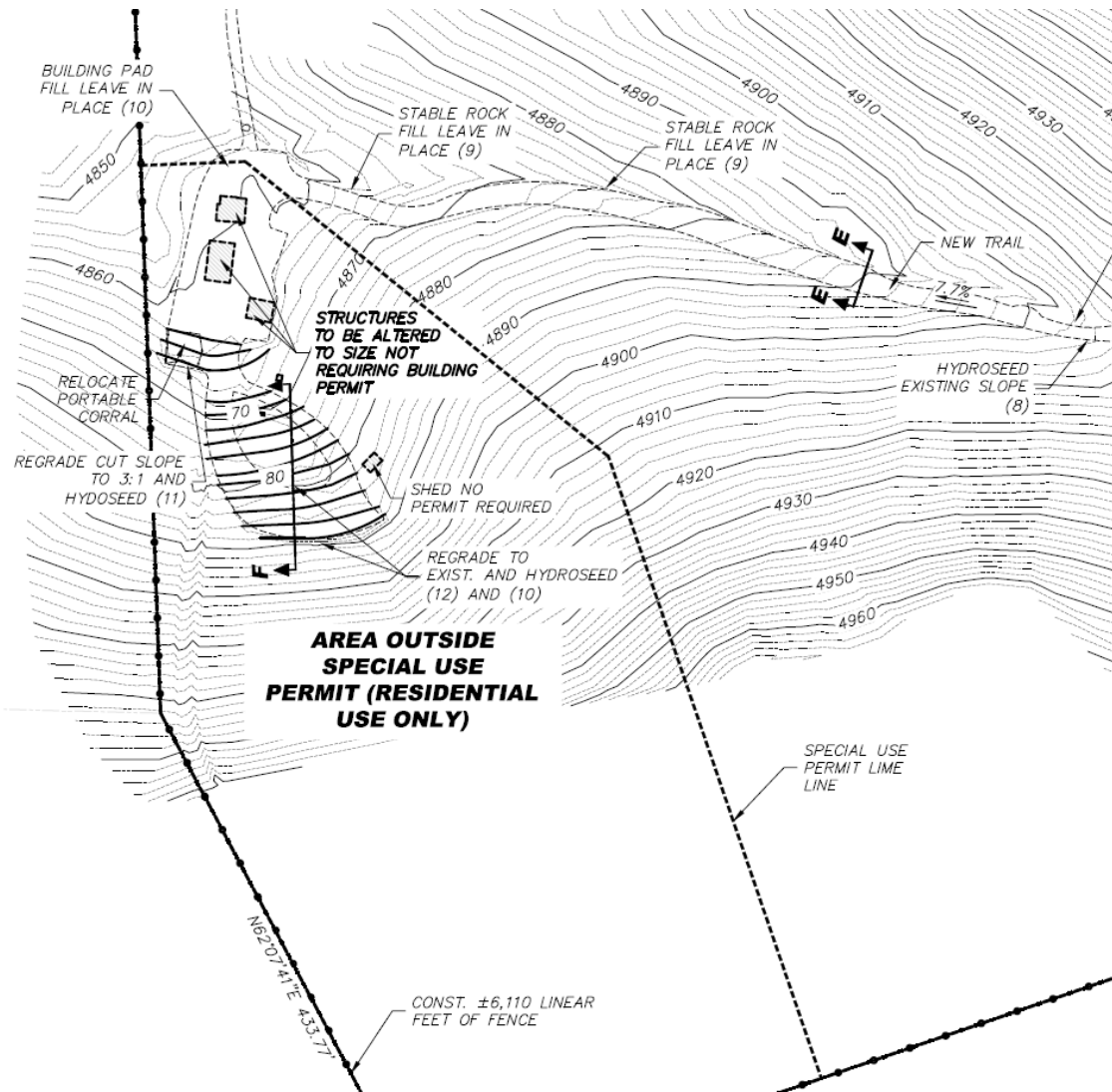
Article 216 – Spanish Springs Modifiers

Staff Comment: The Spanish Springs Area Plan requires that residential and commercial development provide proof of sufficient water rights. The application was routed to the Washoe County Water Resource Coordinator, who reviewed the application and provided conditions. These conditions can be found in exhibit G.

Article 302/304 – Allowed Uses and Use Classification

Staff Comment: The applicant is proposing to board up to 10 horses and provide three monthly guided tours for up to 20 children. Staff believes that this constitutes a Commercial Stables use type. Staff believes that the guided tours are an ancillary use to the commercial stables and fits clearly under the category of riding instruction. Commercial stables use types require approval of a SUP per Washoe County Code (WCC) table 110.302.05.3.

The application is also proposing to designate areas of the parcel for commercial uses and residential uses. This does not include the main residence of the applicant. Staff has provided operational conditions in Exhibit A prohibiting the commercial use of accessory structures outside of the drawn boundary, as seen below.



Article 306 – Accessory Uses and Structures

Staff Comment: The parcel has a regulatory zone of GR. GR parcels are exempt from lot coverage restrictions. The application was forwarded to both Washoe County Building and Truckee Meadows Fire Protection District who provided comments (Exhibits E & I respectively) and conditions regarding these structures in Exhibit A. Staff has also provided conditions prohibiting the commercial use of residential structures in the residential use only boundary in Exhibit A.

Article 330 – Domestic Pets and Livestock

Staff Comment: Washoe County Code 110.330.25 allows for an unlimited number of livestock on parcels exceeding 35,000sf. The applicant’s parcel is 67.7 acres (2,949,012sf). The applicant is able to house 10 horses on the property. The applicant has also received permit No A19-250846 from the Washoe County Regional Animal Services to stable up to 10 horses.

Article 406 – Building Placement Standards

Staff Comment: The parcel has a regulatory zone of General Rural. General Rural has setbacks of 30ft from the front and rear, and 50ft from the side property lines. All of the structures on the parcel conform to the required setbacks.

Article 410 – Parking and Loading

Staff Comment: The applicant is requesting to vary the paved parking requirement per WCC 110.410.35. The applicant plans to reduce the paved parking area to cover the single handicapped

parking space required in order to minimize the dangers of horses slipping on paved surfaces. This request does not apply to the required number of spaces, only the requirement for paved parking. Staff agrees that varying this standard is reasonable in this circumstance due to the equestrian nature of the use type and minimal parking spaces.

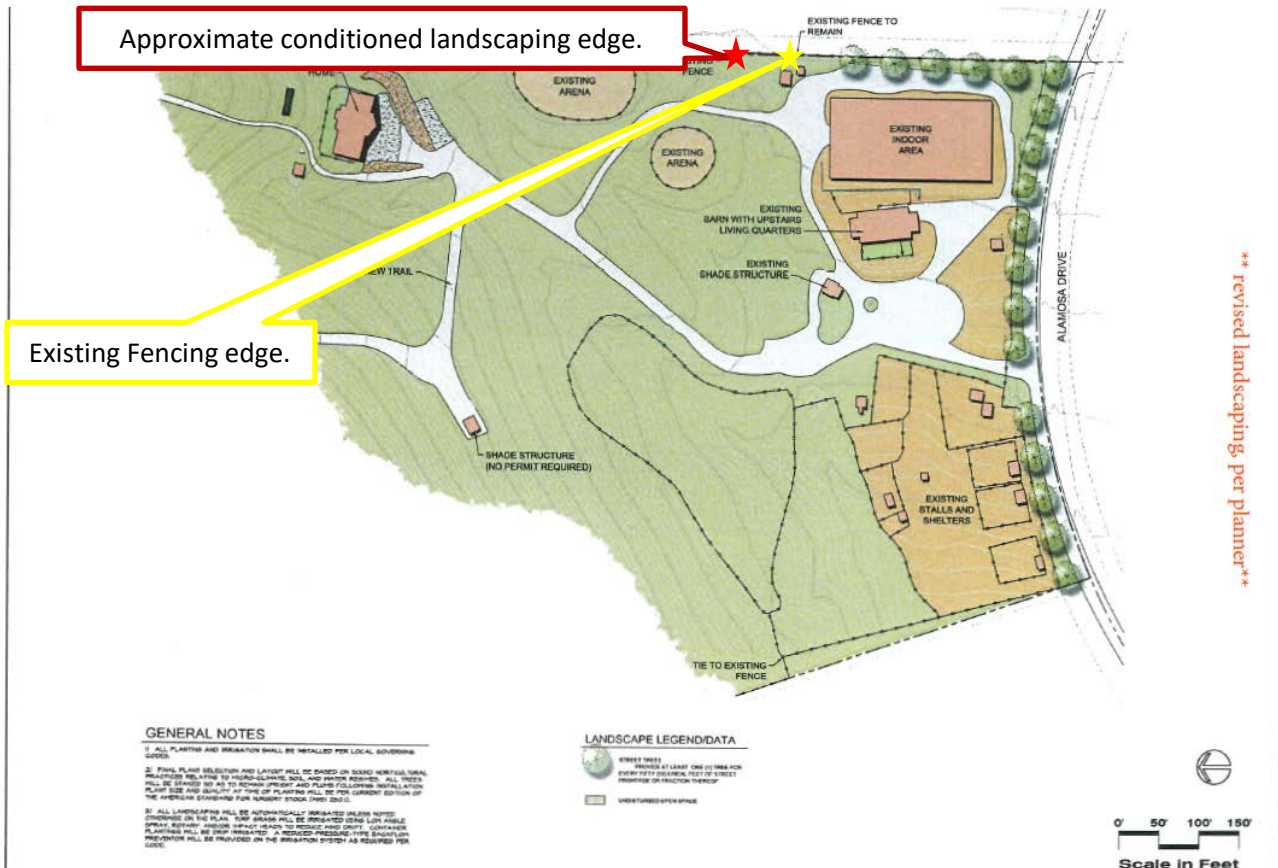
Staff calculates, based on WCC table 110.410.10.3, that a 10-horse commercial stable is required to have three spaces (10x.25=2.5 rounded up to 3). The application states that there will be two employees. This will require that there are at least five spaces for the facility. The applicant is proposing seven parking spaces, which is adequate for the use type. This use will also require one ADA compliant or handicapped parking space and one 15x25ft parking and loading space per WCC 110.410.30. There is ample space in the parking area for the required parking and loading space.

Article 412 – Landscaping

Staff Comment: The applicant is requesting to reduce the landscaping standards required in Article 412. The applicant is proposing to install ±275 linear ft of landscaping along the eastern property line from the access easement (Alamosa Drive) to the edge of the riding arena instead of the approximately 2600ft required by code for the entire eastern property boundary. The proposed landscaping does not include and screening fencing or similar screening material. The applicant will conform to the landscaping standards in Article 412 and is not requesting to vary landscaping standards along the southern property line. The applicant believes that the landscaping standards do not fit the high desert character of the area.

Per WCC 110.412.40, landscaped buffers and screening are required when commercial uses adjoin residences uses. There are established single family residences are on the parcels to the northwest, east, and south.

The neighbors to the northwest adjoin the residential area and therefore do not require screening. Moreover, the neighboring northern parcels are fully screened from the proposed commercial use by the natural ridgeline on the parcel.

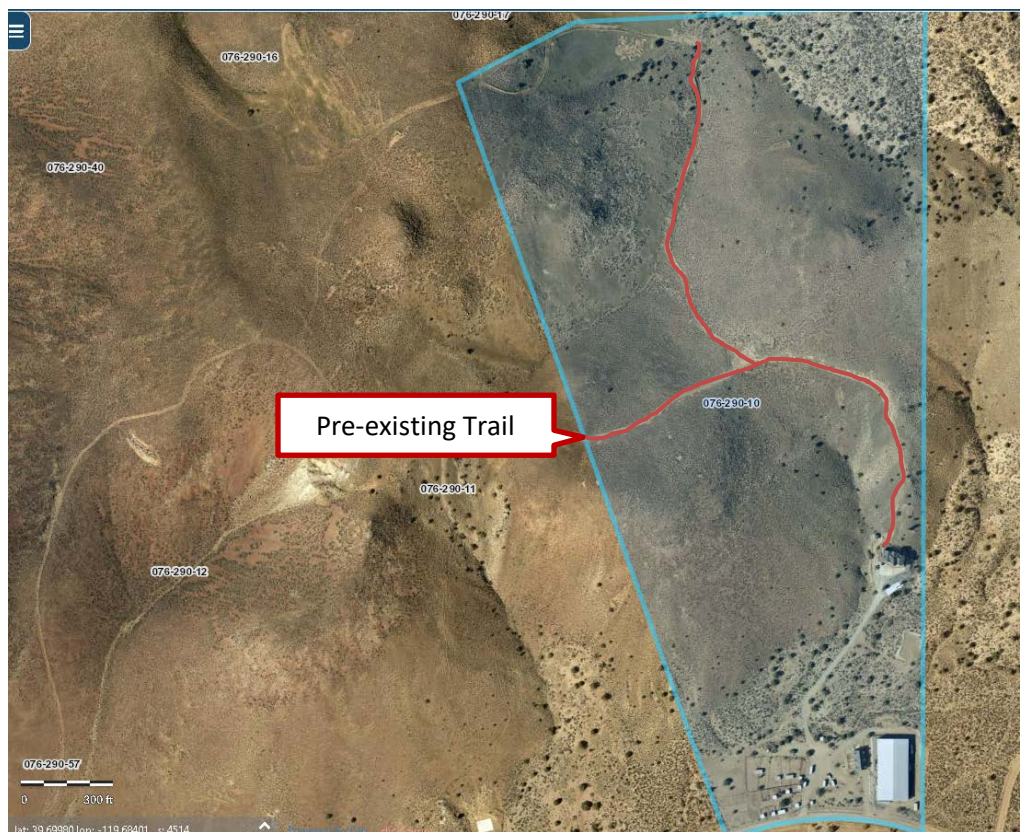


Staff agrees that the required landscaping standards do not fit the overall character of the surrounding area and should be substantially reduced from 2,600 sq. ft. However, staff believes that full landscaping standards described in WCC 110.412.40 and 110.406.50, specifically screening fencing and trees, should apply to the proposed landscaping area. These standards should also be extended further north from the proposed 275ft to 400ft from the access easement, as denoted by the red star above, as the neighboring residence is northeast of the riding arena, not due east. Staff has recommended conditions modifying the requested modified standards from the access easement as a condition of approval in Exhibit A. All other landscaping standards apply.

Article 436 – Street Design Standards

Staff Comment: The applicant is proposing to legalize, approximately 2200 linear feet of unpermitted graded trail. The applicant is proposing that the trail not exceed 12ft in width. The applicant is **not proposing to establish a street or driveway**. Staff considers the pre 2015 trail to be pre-existing and therefore not part of this Special Use Permit application. The proposed trail ranges from 7.7% slope up to 18.4% slope.

2015 Orthophotography



The proposed trail does not conform to the design requirements of a road (10% grade) or a driveway (14%) outlined in WCC 110.436.30. Approximately 800 linear feet of the trail is over 14% slope. This necessitates limiting the use of the trail to horses and pedestrians.

Staff has provided operational conditions in Exhibit A limiting trail width based on slope referencing Washoe County Green Book regulations. Staff has also provided operational conditions restricting vehicular access through the use of boulders/fire gates, or any other structure acceptable to the Director of the Planning and Building Division.

Article 438 – Grading Standards

Staff Comment: The applicant is requesting a major grading permit to legalize ±2.03 acres of prior grading for equestrian trails. The applicant is requesting that the proposed equestrian trail be exempted from revegetation requirements. The applicant is also proposing to revegetate the post-2015 motorized trail on the northeastern quarter of the property and a portion of the pre 2015 trail between slope 7 and the junction of the two trails, as outlined in green below.

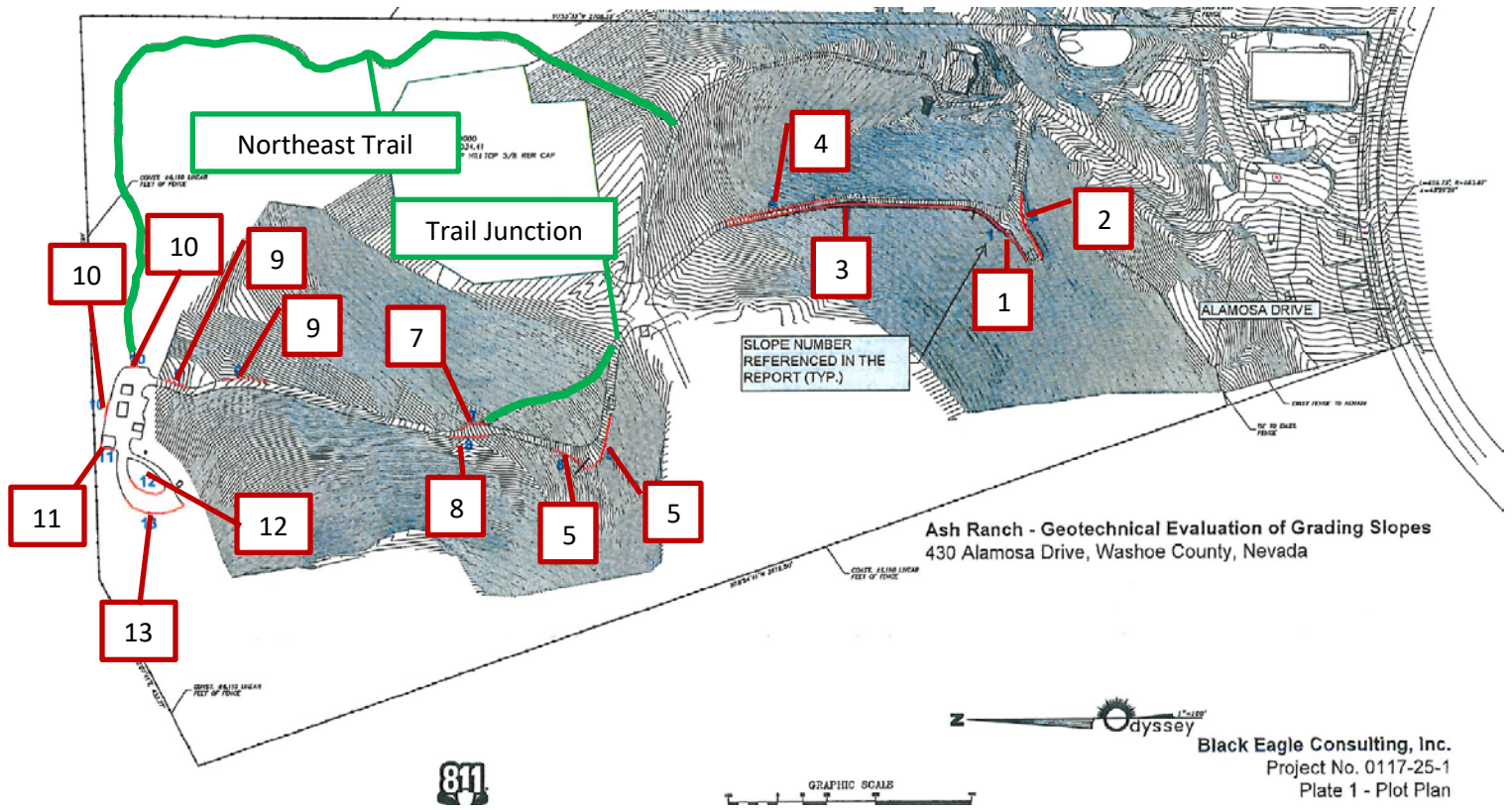


TABLE 1 – SLOPE ASSESSMENT SUMMARY ¹							
Slope No.	Slope Location	Type (Cut or Fill)	Approximate Height (feet)	Material Type (USCS Classification or Bedrock)	Approximate Slope Ratio	Global Stability Concerns	Erosion Characteristics/Potential
1	South Shade Structure	Cut	5.5 – 8.0	Bedrock, SC cover	0.9 – 1.1H:1V	No	None observed
2	South Shade Structure	Fill	~7.0	SCG	1.75 – 2.2H:1V	No	Minor to moderate runnels
3	South Traverse	Cut	2.0 – 4.0	Bedrock, SC cover	Up to 0.6H:1V	No	Minor slough in soil cover
4	South Traverse	Fill	Up to 3.0	GP-GC	1H:1V	No	Very rocky, none observed
5	North Descent	Cut	Up to 4.0	Bedrock, 1.5 foot SC cover	1.3 – 1.5H:1V	No	Minor slough in soil cover
6	North Descent	Fill	Up to 3.5	SCG	Up to 2.2H:1V	No	Moderate potential exists
7	Ravine Crossing	Cut	Up to 2.5	SCG	2.5H:1V	No	Minor potential exists
8	Ravine Crossing	Fill	Up to 2.0	SCG	2.5H:1V	No	Low potential
9	Northern Approach	Fill	Up to 2.5	SCG	1.5H:1V	No	Very rocky, none observed
10	Pad Grading	Fill	Up to 4.0	SCG	2 – 3H:1V	No	Low potential
11	North Corral	Cut	Up to 5.0	SCG	1H:1V	No	Minor potential exists
12	Combination	Fill on Cut	Up to 6.0	SCG	2.3H:1V	No	Fill has potential, Native low potential
13	North Cut	Cut	Up to 6.0	SCG	0.7:1	Yes	Potential exists

¹ SC – Clayey Sand; SCG – Clayey Sand with Gravel; GP-GC – Poorly Graded Gravel with Sand and Clay.

Staff considers Slope 1, which is shown on the map above and in the photo below, to be a natural retaining wall where it is cut into stable bedrock. The proposed heights of 5-8ft are within the 10ft requirement for a retaining wall. However, all areas not cut into bedrock are required to be revegetated. Staff also believes that the color of the rock matches the natural geology enough to not require rock stain per WCC 1 10.438.50(c). This is evident in the site photo and application image below:

Slope 1



Staff believes that Slope 2, which is shown on the map above and the photo below, as drawn does not conform to the grading standards outlined in WCC 110.438.45. This slope shall be brought to 3:1 slopes and visually integrated into the natural contours.

Slope 2



All slopes less than 30 inches in height are exempt from the 3:1 slope requirement per WCC 110.438.45(a)2. This exempts slopes 7, 8, and 9 and parts of slopes 3, 4, 5, 6, and 10 from the 3:1 slope requirement. However, these slopes are all required to be revegetated per WCC 110.438.70.

All other slopes must comply with Washoe County Code 110.438.45, which are summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	4ft	4ft	4ft	10ft
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

Staff has addressed the extent of revegetation of the proposed trail in the analysis of the Article 436 and has provided conditions outlining trail width and clearance requirements in Exhibit A. All remaining slopes, areas proposed to be revegetated, and trails created after 2015 are required to be revegetated in accordance with WCC 110.438.70. The application was routed to the Engineering Division (memo Exhibit D), Parks and Open Space Program (memo Exhibit H), and the Truckee Meadows Fire Protection District (memo Exhibit I) and their respective conditions are in Exhibit A.

Spanish Springs Area Plan Policies

SS 4.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

Staff Comment: The proposed grading will conform to all Washoe County grading standards.

SS 4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished, and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment: Proposed grading will bring unstable slopes back to 3:1 slopes and establish an undulating naturalistic appearance in areas that that greater than 3:1 slopes.

SS 6.1 Prior to development in the Rural Character Management Area, with the exception of single-family homes and uses accessory to single family homes, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation should be conducted.

Staff Comment: The application was routed to Nevada Department of Environmental Protection and Nevada Division of Forestry – Endangered Species within the Nevada Department of Conservation and Natural Resources. These agencies provided no comment on the proposed use type or grading.

SS 7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

Staff Comment: The application was routed to the Washoe County Parks and Open Space staff, who reviewed the application and provided revegetation conditions as outlined in Exhibit H.

SS 8.2 Development in the Spanish Springs area will comply with all state and federal standards regarding Air Quality

Staff Comment: The application was routed to the Washoe County District Health's Air Quality Division, who received the application and provided no comments.

SS 9.1 Development proposals within the Spanish Springs 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.
- c. Minimize erosion potential.

Staff Comment: The applicant provided a geotechnical study outlining which cut slopes were stable and unstable. All currently unstable slopes will be brought back to 3:1 slope and revegetated to comply with Washoe County Code 110.438.

Water Rights and Planning Policies

SS 12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses.

- a. Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.
 - i. For residential developments, the quantity of imported water or decreed surface water shall be equal to 50 percent of the groundwater demand.

ii. For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.

iii. The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.

SS 12.2 To the extent that reuse water is available to meet a new proposed non-potable water demand that is consistent with the use of reclaimed water, potable water shall not be supplied to meet the demand.

SS 12.4 Except for reliable water supply resources as described in Policy SS.12.1, the Washoe County Board of County Commissioners will not approve residential or commercial development if the demands upon the proposed permanent source of water supply exceed the average annual replenishment from natural sources and artificial recharge authorized by the State Engineer under a recharge/recovery permit.

SS 15.3 Whenever feasible, the use of treated effluent for irrigation purposes will be required.

Staff Comment: The application was routed to the Washoe County Water Resource Coordinator, who reviewed the application and provided conditions. These conditions can be found in Exhibit G.

Land Use and Transportation Element Polices

LUT 19.1 Certain development practices provide broad benefits to the local community and to the public at large. In order to realize these benefits, residential units in addition to the base density may be earned by committing to one or more of the following development practices:

c. Low impact grading: Utilization of grading techniques that minimize the amount of cut and fill, use alternatives to large block retaining walls, and generally result in an appearance that mimics the natural slope.

Staff Comment: Proposed re-grading of slops will help bring the slope back to the natural slope in areas off of the desired trail route.

Spanish Springs Citizen Advisory Board (SSCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 10, 2020. The attached CAB minutes or a memorandum from the CAB reflect discussion on the following items:

- Wildfire spread and fire access
- Continued use of trails
- Availability of bathrooms
- Number and type of events
- Lighting
- Liability for potential damages

Reviewing Agencies

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

- State of Nevada
 - Department of Environmental Protection
 - NDF – Endangered Species
 - Nevada Department of Wildlife

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Animal Services
- Washoe County Health District
 - Air Quality
 - Environmental Health Services Division
 - Emergency Medical Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Seven out of the fifteen 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, if approved.

- Washoe County Planning and Building Division addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Dan Cahalane, Planner, dcahalane@washoecounty.us, 775-328-3628; Dan Holly, Plans Examiner Supervisor, dholly@washoecounty.us
- Washoe County Engineering addressed grading, erosion control, and regional road impact fees.
Contact: Leo Vesely, PE, lvesely@washoecounty.us, 775-328-2041
- Washoe County Health District addressed commercial septic, septic requirements, residential septic conditions, and waste management
Contact: James English, EHS Supervisor, jenglish@washoecounty.us
- Washoe County Water Resources addressed water rights issues.
Contact: Vahid Behmaram, Water Management Planner Coordinator, vbehmaram@washoecounty.us
- Washoe County Parks addressed revegetation of abandoned trails.
Contact: Sophia Kirschenman, Parks Planner, skirschenman@washoecounty.us
- Truckee Meadows Fire Protection District addressed fire access, fire water supply, and wildland urban interface issues
Contact: Don Coon, 775-326-6077, dcoon@tmfpd.us
- Washoe Storey Conservation District addressed hydroseeding recommendations.
Contact: Jim Shaffer, 775-857-8500 ext. 131

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 Spanish Springs Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and Spanish Springs Area Plan. Commercial stables are permissible with an approved Special Use Permit.

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: There will be adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities installed per the recommended conditions outlined Exhibit A, Exhibit F, and Exhibit G prior to the establishment of a commercial stable including the installation of a commercial septic tank.

3. **Site Suitability.** That the site is physically suitable for a commercial stable use type and for the intensity of such a development.

Staff Comment: The site is physically suitable for a commercial stable use type. WCC 110.330.20(b) there is no restriction on the number of livestock kept on parcel greater than 35,000sf. The subject parcel is 67.7 acres. This area is sufficient for the proposed 10 horses to be kept at the stables. All areas unsuitable for this use type have been excluded from the application. The proposed conditions of approval prohibit commercial use in these areas.

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: Issuance of a Special Use 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 as conditioned in Exhibit A. The recommended conditions of approval will screen the commercial use effectively from the neighboring residential properties to the south and east while maintain the High Desert character of the rest of the property. The proposed revegetation and grading plan will stabilize the trail and prevent excessive erosion. The proposed trails will be blocked off from vehicle access by barriers in order to limit dust emissions and expansion of grading activities.

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

Staff Comment: There are not military installations nearby the subject parcel. Therefore, there are no detrimental effects on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP19-0027 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 the attached conditions Special Use Permit Case Number WSUP19-0027 for William and Onagh Ash for the following requests: 1) a major grading permit; 2) establishment of a Commercial Stables use type; and 3) request to vary standards as recommended in the conditions of approval in Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

Appeal Process

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

Applicant/Owner: William and Onagh Ash
430 Alamosa Dr.
Sparks, NV 89441

Representatives: Rubicon Design Group
1610 Montclair Avenue, Suite B
Reno, NV 89509



Conditions of Approval

Special Use Permit Case Number WSUP19-0027

The project approved under Special Use Permit Case Number WSUP19-0027 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 24, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

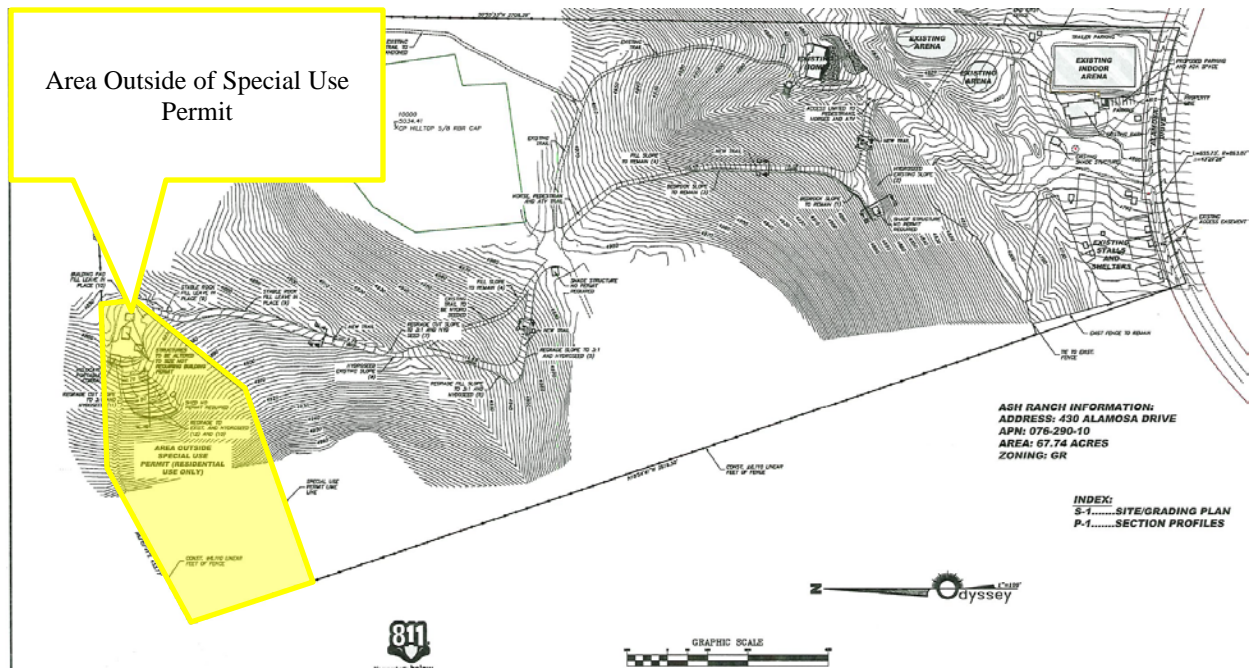
Contact Name – Dan Cahalane, Planner, dcahalane@washoecounty.us, 775-328-3628

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall 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 construction plans, with all information necessary for comprehensive review by Washoe County, and initial grading permit(s) shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the grading permit(s). Compliance with this condition shall be determined by the Planning and Building Division.
- d. 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.

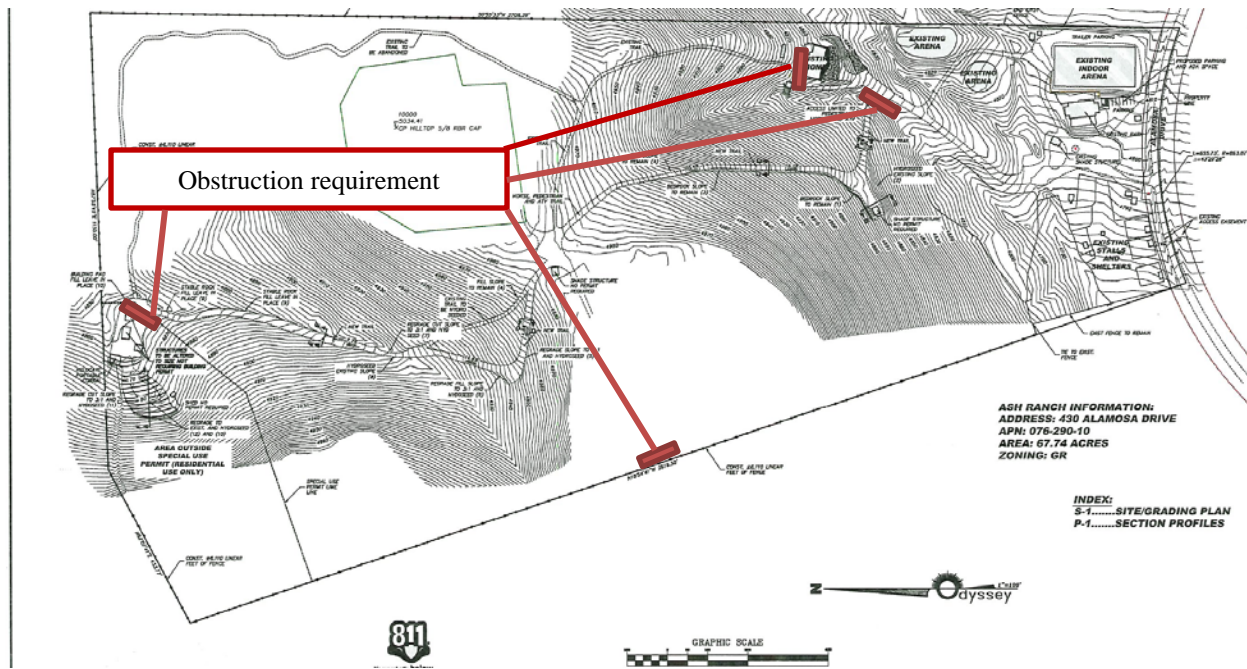
- e. The following **Operational Conditions** shall be required for the life of the project.
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
 - ii. Commercial Stables training events shall comply with the following conditions
 - a. No more than 4 single day events per month
 - b. Events shall not exceed 25 participants
 - c. Events shall be held between 7:00 a.m. and 6:00 p.m.
 - d. Non commercial stables training events are prohibited
 - iii. Commercial stable activities, including the use of detached accessory structures, are prohibited outside of the drawn boundaries of the special use permit as outlined below:



- iv. Any structure proposed to be used or occupied by the public will be required to be fully accessible.
- v. Parking standards shall be varied to allow required non-handicapped spaces to be unpaved.
- vi. Landscaping and screening consistent with Article 412 are required to be applied to the following areas, all other areas are exempted from required screening and buffering standards in WCC 110.412.40(c) and 110.412.40(d):
 - a. Frontage along Alamosa Dr.
 - b. 400ft along the eastern property line from the public access easement for Alamosa Dr. north.
- vii. Trails shall comply with the following standards in order to prevent road construction, stabilize non vegetated slopes and limit future grading activities:
 - a. Trail shall not be paved with AC or more than 3 inches of aggregate base.
 - b. Trail shall conform with the table below, which references Washoe County Green Book trail standards:

Trail Type	Slope	Trail Surface	Trail Width	Lateral Clearance (from edge)	Max Cleared Width
Rural/Recreational	5-8%	Granular Stone	6 ft -12 ft	3 ft	21 ft
Wildland Trail	8%+	Cleared Native Material	3 ft	2 ft	7 ft

- viii. Trail access shall be limited through the use of bollards, fire gates, boulders or any other structure or object acceptable to the Director of Planning and Building. Spacing between access obstructions shall not exceed 4.5 ft. Access obstructions are required in the areas mapped below:



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 Name – Leo Vesely, PE, ivesely@washoecounty.us, 775-328-2041

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The 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.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. 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.
- e. Cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438.
- f. All slopes proposed to be steeper than 3:1 shall be mechanically stabilized to control erosion using an engineered solution (geo-fabric, shotcrete etc.).
- g. All slopes shall be revegetated or mechanically stabilized. Seed mix shall be designed by a licensed landscape architect and mechanical stabilization shall be designed by a licensed civil or geotechnical engineer.
- h. Regional Road Impact Fees (RRIF) will apply with the establishment of the commercial horse stable.

Washoe County Health District

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

Contact Name – James English, EHS Supervisor, jenglish@washoecounty.us

- a. WCHD disagrees with the applicant’s special use findings outlined in #2 on page 17 of the application packet. The proposed project will need a fully designed and approved commercial septic system for the barn by the Nevada Division of Environmental Protection. The WCHD will also require demonstration of water rights and approval by the State Engineer’s office for the use of water for a commercial business.
- b. Applicant must field locate the two septic systems on the property. The system served by the residence potentially is covered by concrete, which is a violation of WCHD regulations. The system serving the proposed commercial use does not look to match our records and looks to be currently driven over. Location of both systems is necessary for the approval of any additional site work on the property. All site improvement plans must be reviewed and approved by the WCHD prior to any permit issuance.
- c. Applicant must provide the WCHD with number of employees and individuals using he facility as the commercial use must be evaluated as a potential permitted water system as applicable in Nevada Administrative Code Chapter 445A.
- d. Applicant must provide a written plan for management and disposal of animal manure generated on the property, this plan must be approved by the WCHD prior any issuance of a special use permit.

Washoe County Water Resource Planning

4. The following conditions are requirements of the Water Resource Planner, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, Water Management Planner Coordinator, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the projected ground water demand for the commercial activates to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination process.
- b. Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada Division of Water Resources.
- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the Spanish Springs Area Plan.

Washoe County Parks and Open Space

5. The following conditions are requirements of the Parks and Open Space Program, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, Parks Planner, skirschenman@washoecounty.us

- a. The application materials identify an existing trail to be abandoned. That trail, along with any undeveloped, disturbed areas (to include steep slopes along the trail and areas where the trail is required to be narrowed) shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe Storey Conservation District and/or the Washoe

County Regional Parks and Open Space Program, as consistent with Washoe County Master Plan Conservation Element Policy C.5.3.

- b. Revegetation efforts shall result in at least 30% coverage with shrub species present one (1) year after hydroseeding/planting and at least 50% coverage with a quarter of the revegetated area populated by shrubs after three (3) years. If these criteria are not met, additional plantings and/or hydroseeding applications shall be required.

Truckee Meadows Fire Protection District

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

Contact Name – Don Coon, 775-326-6077, dcoon@tmfspd.us

- a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the 2018 IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of 2018 IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of
- c. The first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- d. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- e. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- f. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- g. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- h. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- i. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- j. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).

- m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
- n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet approved aerial fire apparatus access roads shall be provided. (IFC D105.1)
- p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. (IFC D105.3)
- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. (IFC D105.4)
- s. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- t. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- u. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- v. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- w. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- x. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- y. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- z. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)

- aa. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- bb. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.
- cc. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- dd. The IWUI Fire Hazard designation for your project is available 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.

*** End of Conditions ***



Spanish Springs Citizen Advisory Board

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 Spanish Springs Citizen Advisory Board held June 10, 2020 6:00 p.m. via ZOOM teleconference..

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Ken Theiss, Donald Christensen, Sam Metz, Matt Lee, Bruce Parks (alternate for Stan Smith)

MEMBERS ABSENT: Sean Gephardt

STAFF PRESENT: Alice McQuone and Dan Cahalane

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

There were no requests for public comment, Ken Theiss closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JUNE 10, 2020:

Matt Lee moved to approve the agenda for the meeting of **JUNE 10, 2020**. Bruce Parks seconded the motion to approve the agenda of **JUNE 10, 2020**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 6, 2020. Bruce Parks moved to approve the minutes of **MAY 6, 2020**. Sam Metz seconded the motion to approve the minutes of **MAY 6, 2020**. Motion passed unanimously.

6. Special Use Permit Case Number WSUP19-0027 (Ash Ranch) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for ±2.03 acres of grading for equestrian trails and the establishment of a Commercial Stables use type with an average of three outdoor recreation events per month in a General Rural (GR) regulatory zone. (for Possible Action)

- **Applicant\Property Owner:** William and Onagh Ash
- **Location:** 430 Alamosa Drive, Sparks, NV 89441
- **Assessor's Parcel Number:** 076-290-10
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on July 2, 2020

Derek Wilson, landowner representative, provided a presentation. Derek Wilson stated that the purpose of the SUP is to establish a commercial stable for a maximum of 10 horses and to bring the site grading into conformance. The site will be limited to 10 primarily retired horses. Children groups will visit for trail rides and horse care. There is a barn, paddock, fencing and parking already in place. There is a desire for the landowner to also provide emergency shelter to animals (i.e., during a wildfire).

The commercial stable occupies only a portion of the site. The northern area is excluded from commercial activity. Several years ago, the previous property owner graded a driveway. The current property owners, not realizing the driveway was not permitted, expanded and improved some of the grading. The owner is seeking to rectify this by grading through the SUP process and by downgrading

the driveway to a trail (preventing vehicle access), remediating some of the grading and limiting the trail width to 12' width. Any areas that are subject to erosion will be stabilized.

Derek Wilson continued that the site is suitable for this use because the property is large, and traffic and noise generated will be very low. No new buildings will be needed. Many of the properties in the area have similar trails and the SUP would limit the size of the stable and the number of people.

Derek Wilson stated that the owner has informed neighbors of the project and obtained letters of support.

Ken Theiss called for public comment:

Mike Cesario expressed his concern about the use and said that he had not been contacted by the owner. He owns property directly north of Ash Ranch. The owners of Ash Ranch graded and destroyed large areas of natural land, put in roads and a number of outbuildings all without permits. The property owners have shown that they will do what they want to do regardless of the rules. Their past and present actions show a disregard of the impact that their actions have caused on their neighbors. There is an increased fire risk due to their actions. The county should review the extensive, destructive and grading and have them bring the outbuildings into conformance.

Bruce Tomb expressed his concerns about the illegal grading and building and the fire danger posed by the project.

Brian Goates owns property that is .5 mile north east of the northern edge of the Ash Ranch's north east corner. He is not opposed to boarding stables but is downwind from this project, they did not get the proper permits for grading and building. His biggest concern is the threat of wildfire. The winds and fire department response time and access to the property is a concern.

Greg Landrus said that he lives north of Ash Ranch and has some serious concerns. In their application, they claim that there is an old jeep trail on the property. This is a misstatement. There are no Jeep trails on the property. The prior owners created illegal trails and the new owners illegally expanded them and this was verified by the Google Earth historical search. Ash Ranch said that they are involved with the Boys and Girls Club, but they have no knowledge of Ash Ranch. Another major concern is the fire danger. They propose placing boulders at the southern end of the trail to prevent vehicle access. If there is a fire over the hill from the stable area, this would prevent fire brush trucks from accessing the area. In addition to any conditions of the SUP, there should be financial penalties imposed if they operate outside of the SUP.

Derek Wilson clarified that the Boys and Girls Club is just an example of the type of organization that Ash Ranch would be working with and not one that they are working with now.

Brian Goates asked how the policing of the property is going to go, who is going monitor or report on it or is it going to be incumbent on those living in the area. Derek Wilson answered that it would be incumbent on the County's enforcement system but the burden would be on the property owner to have a compliant operation and their SUP could be revoked if they were out of compliance. Washoe County Planner Cahalane answered that enforcement is operated under a complaint basis. The SUP will be conditioned so the compliance must be ongoing in order for them to receive their annual business license. Any complaints would initiate the process of revoking the SUP and it would also hold up the business license every year.

Brian Goates stated that the hope is that there will not be any wildfires but he is extremely concerned about a commercial operation and there is negligence on the part of the owner or guests that it poses a problem especially to Mike Cesario whose property is right next door. There has to be some accountability.

Mike Cesario asked who spoke for the owner and Derek Wilson answered that he was the consultant on the project.

Ken Theiss closed public comment and opened it up to board comments.

Sam Metz asked what events and people were already planned to happen right away. Derek Wilson answered the horse boarding and that's the only event that they would be marketing immediately. The kid events will be arranged but nothing is in place yet. It will be moderately sized groups. Sam asked Dan Cahalane if any group came in would that require an additional permit to have those events. Dan Cahalane answered that under code as long as they were stable-related they would be allowed under a stable use type. Anything other than that would require a separate use permit. Sam Metz further asked if there were any bonds required. Dan Cahalane answered that other than a bond for grading, they are not required any other bonds.

Matt Lee stated that there are other buildings on the property that were not permitted and asked if this application is to get them permitted too. Dan Cahalane said that this are not part of the SUP but has been negotiated between fire and building to resolve the outstanding code violations. Derek Wilson said he addressed it in the applications as to be transparent. Matt Lee further asked if the SUP is not approved at the next hearing what would that look like, what would happen. Dan Cahalane answered that there would have to a barrier at all access to the trails, the trails that were graded would have to be revegetated, the slopes would have to brought back and the number of events, people and hours of operation would be limited. The site owner would have to remedy the violations. Matt asked if the limit on the number of people and events is part of the SUP. Dan Cahalane answered that those are conditions. They are allowed a maximum of 4 events per month and 25 people per event.

Ken Theiss asked if there will be restrooms. Derek Wilson answered that there will be a handicap restroom in the barn. Ken Theiss then asked being that the north end of the property will be closed to non-commercial riding, where do they plan on letting people ride and is there any fencing or gating along Almarosa. Derek Wilson answered that the property is well fenced and additional screening will occur on the east side. Frank Bidart from Odyssey Engineering, answered that they have been talking with fire. Dan Cahalane illustrated the trail area on the map. Ken Theiss asked about hours of operation and lighting. Dan Cahalane said that the hours would be conditioned in the staff report and lighting will have to comply with lighting code.

MOTION: Don Christensen moved to recommend approval of Special Use Permit Case Number WSUP19-0027 (Ash Ranch). Matt Lee, Bruce Parks, Sam Metz approved. Ken Theiss opposed. Motion carried 4 to 1.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was not present.

8. *CHAIRMAN/BOARD MEMBER ITEMS- None.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Holly Cortez commented that some of the neighbors that voiced concern should get to know their neighbor and if you work together as a community to prevent wildfires. Mike Cesario commented that he's owned property since 1999 and has lived on the land for 10 years and resents people coming in from the outside and wreaking havoc, destroying the hillside and putting roads where they want. He said that all the buildings should be taken down and built to code and repair the damage to the property. Ken Thiess closed the public comment period.

ADJOURNMENT – Meeting adjourned at 7:15 p.m.

Number of CAB members present: 5

Number of Representatives present: 2

Number of Public Present: 6

Presence of Elected Officials:0

Number of staff present: 2

Cahalane, Daniel

From: Mike Cesario <mikecesario7@gmail.com>
Sent: Sunday, June 07, 2020 4:06 PM
To: Cahalane, Daniel
Cc: Brian Goates
Subject: Case # WSUP19-0027, Ash Ranch

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

Good afternoon Dan:

As the owner of the property directly north of the Ash Ranch I am extremely concerned about the impact of the Ash Ranch proposal currently under review by Washoe County.

I bought the 230+ acre property to the north of (now Ash Ranch) in 2002 and it was not legally accessible until we subdivided it into 5 lots in 2005 and put in Wootton Downs Drive off of Sky Canyon Drive. I still own 3 of the 5 subdivided lots (2, 40-acre parcels and 1 70-acre parcel), to be found on Land map 216.

In 2019, **without requesting permits**, the owners of Ash Ranch brought in machinery, graded and destroyed large areas of natural land, put in roads and built a number of outbuildings. In addition, on social media in particular, they promoted their intention to run a commercial horse stables operation, conduct riding events and offered Ash Ranch as a venue for weddings and other type of celebrations. The county put their business plans on hold when they became aware of the Ash Ranch permit-less transgressions.

Ash Ranch evidently still want to run a commercial stabling and events business while they also promote the creation of some kind of Zen like retreat. Most recently they have expanded their roadway network where previously only natural washes, rough game and horse riding trails existed. Contrary to what the Ash Ranch proposal says, I can assure you there were no jeep or vehicle trails out there on their property or mine for that matter to the immediate north..

They have now fenced in their property with cheap wire fencing topped with barbed wire. The fencing isn't well made and the barb wire is going to be dangerous to horses, riders and the significant amounts of wild game in the area. In addition their fence work did damage to my land and debris was left by their construction crews.

I think these people have already proven that they will do what they want to do regardless of the rules, unless someone stops them. I think someone from the county should review the extensive, destructive and unnecessary grading and havoc they have created and also make their outbuildings conform to county standards or tear them down and start the process over. Their past and present activities indicate a large amount of disregard for the impact of their actions on their neighbors, the increased **fire risk** and continued destruction and disruption of the life and serene ambiance we treasure in our neighborhood

I would appreciate having a voice in Washoe County's current and future reviews of the Ash Ranch proposal and trust that you will contact me via phone (408-220-3167) or email (mikecesario7@gmail.com) so that I may attend and participate in any county hearings on the Ash Ranch proposal, Case # WSUP19-0027.

Thank you,

Mike Cesario

408-220-3167

mikecesario7@gmail.com

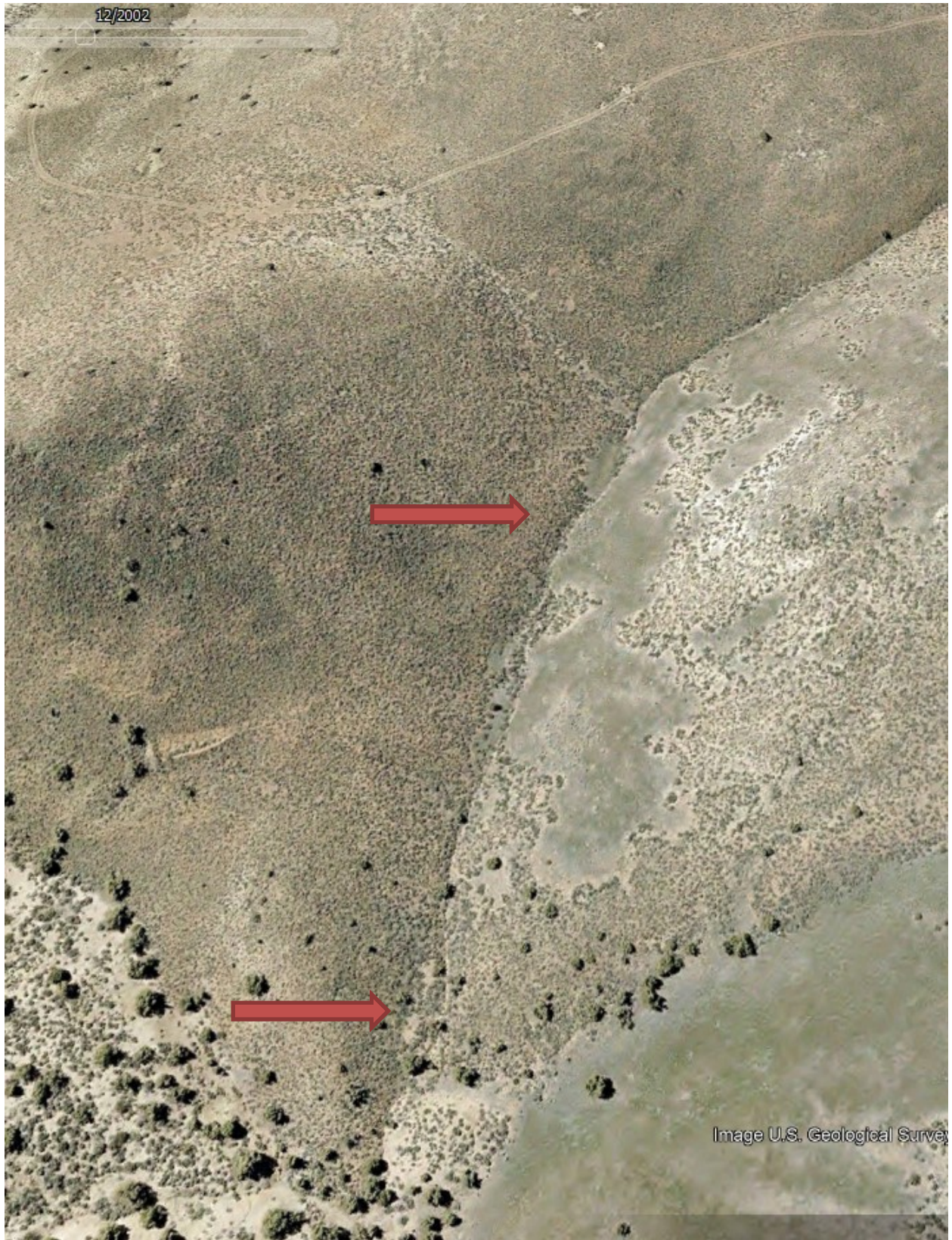
Below are six Google Earth Pro (GE) dated extractions.

Red arrows show what used to be a wash which is now a road from the applicants property prior to development that runs north to the structures in the canyon. Blue arrows show jeep trail.

Year 2002. North to south view before applicants property was built.



GE 2002 north to south close up before applicant property was built



GE 2019 north to South close Up



GE 10/2004 north to south view Descanso. Red arrows shows wash on applicant's property.



GE 10/2016 north to south View from Descanso with non-permitted excavation.



GE 10/2019 north to south View Descanso



Cahalane, Daniel

From: Washoe311
Sent: Wednesday, June 10, 2020 4:14 PM
To: Brian Goates; Ken Theiss
Cc: Cahalane, Daniel
Subject: RE: WSUP19-0027 (Ash Ranch)

Good afternoon,

Thank you for contacting Washoe311. Upon receipt of this request, we had forwarded your remarks to Ms. McQuone, within Community Services Department – Planning for review and assistance.

Sincerely,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Brian Goates <blgoates@gmail.com>
Sent: Wednesday, June 10, 2020 9:45 AM
To: Ken Theiss <ktfords1951@gmail.com>
Cc: Cahalane, Daniel <DCahalane@washoecounty.us>; Washoe311 <Washoe311@washoecounty.us>
Subject: WSUP19-0027 (Ash Ranch)

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

Hi Ken, I would appreciate you reading this document and displaying the PDF and photo descriptions at tonight’s CAB meeting or coordinate this with someone to do so.

I reached out to the Washoe 311 email address and have not heard back.

Dan, documenting this for the record.

Thanks all.

Brian

=====
=====

I am the resident at 35 Sky Canyon Court. I also own 50 Wootton Downs Drive which is west of our residence. Our property is about ½ mile north east of the applicants north east corner. We are in direct line of their northern canyon property border and common prevailing winds.

For the record, I do not consider it to be my business to tell people how to use their land, the county has established those laws. However when there is an encroachment that I perceive as a threat, I am voicing those concerns and expect the county to enforce the laws as written.

I am not opposed to boarding stables whatsoever. Dream Valley Stables is about a mile east of me. I did not contest the application and we have no problem with their boarders using our trails for riding, however, Dream Valley Stables are not down wind of us. They did not build outlying structures. They went by the book in seeking permits. More importantly their scope of operation fit into our rural community.

Our biggest concern living up here for the last 19 years has been the threat of wildfire. When the winds are heavy they almost always blow from the west. We have always been concerned that somebody on Pyramid highway would be careless with a cigarette or other and with heavy winds and volatile fire conditions, it could be minutes before fire would reach our property.

We are upslope about 350 foot in elevation from the applicants NE corner. Some of my neighbors in the threat track are as much as 800 feet in elevation gain about 1.5 miles from the applicants property. I have confirmed with the fire department that being upslope with the usual prevailing winds from the west, that we are all at severe risk in the event of fire.

Google map driving time from 50 Wootton Downs to the Truckee Meadow Fire Station is 20 minutes. For fire equipment and response time, the fire department at best is 30 minutes away. Access and limitations should be inspected by Truckee Meadows Fire from the end of Wootton Downs Drive, which will be the furthest intersect western point in the event of fire.

The applicant states that there is going to be limited use, restrictions and so forth, however the County has admitted they are unable to monitor and enforce actual use. It would not be far-fetched for borders to overnight horse camp in the structures and use the adjacent round pen. What usually goes with camping is cooking/fire.

Around 2005 the resident at 395 Descanso Lane, without permit, used a large Dozer and cut over a mile worth of roads. This was done in coordination with the applicants property. The cut on the applicants property was made in what was a natural wash. Seeding and rehab of this non permit supported excavation was levied, but never carried out. The permit violation should have gone against 430 Alamosa Drive. Did the county assess this permit violation against the applicant's property? If not records should be amended to reflect this violation.

More concerning and undermining to the genuineness of the applicants intent is the distortion of the facts about jeep trails that existed that were "improved" by the applicant. I draw your attention to the

attached Google earth photographs using the date feature. There was one narrow trail at the top of the ridge running east to west.

PLEASE DISPLAY PDF NOW AND READ DATES AND COMMENTS.

If the County intends to approve this SUP, the applicant should be required to carry substantial liability insurance. This coverage should extend to cover negligence of their guests and boarders. The SUP should be conditional with certain specific limits regarding the use of the outbuildings and events with consequences.

Should this SUP go forward I would like to know prior what the county intends to stipulate in regards to liability insurance/bonds and the specific limits and actions in the SUP for violations so that I can review with counsel and neighbors.

Brian

Cahalane, Daniel

From: Brian Goates <blgoates@gmail.com>
Sent: Monday, June 08, 2020 10:54 AM
To: Cahalane, Daniel
Cc: 'MikeCesario'
Subject: RE: Case # WSUP19-0027, Ash Ranch
Attachments: ASH.pdf

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

Hi Dan, there is some grading violation history on the applicants property and neighboring property that you should be aware of if you are not already. Google earth has it all logged.

I will be submitting this attachment along with my comments to be read at the CAB meeting.

One grading violation left unchecked by the county opened this canyon up. This grading pushed into the Ash ranch property so I would assume that violation was recorded against their property. This scarring of the land to the extent it is now should have never happened.

I believe the non-permitted grading was around 2005 and done by the (then) resident at 395 Descanso Lane. Were you aware of this?

Tks, Brian

From: MikeCesario [mailto:mikecesario7@gmail.com]
Sent: Monday, June 08, 2020 9:45 AM
To: Cahalane, Daniel
Cc: Brian Goates
Subject: Re: Case # WSUP19-0027, Ash Ranch

Thank you Dan

Mike Cesario
408-220-3167

🇺🇸👍

On Jun 8, 2020, at 8:25 AM, Cahalane, Daniel <DCahalane@washoecounty.us> wrote:

Hi Mike,

The Spanish Springs CAB will be meeting digitally this Wednesday. I have attached the link to the agenda and the zoom meeting below. You will receive a public notice letter for the BOA date, which should be July 2.

https://www.washoecounty.us/csd/all_boards_committees/cabs/SS_CAB/2020/files/061020SSag1.pdf

Zoom webinar link: <https://us02web.zoom.us/j/83938077098>

I will add your comments to my staff report, which is still in process.

Regards,

<image001.png>

Dan Cahalane

Planner | Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512

<image002.png>

<image003.png>

<image004.png>

<image005.png>

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From: Mike Cesario <mikecesario7@gmail.com>

Sent: Sunday, June 07, 2020 4:06 PM

To: Cahalane, Daniel <DCahalane@washoecounty.us>

Cc: Brian Goates <blgoates@gmail.com>

Subject: Case # WSUP19-0027, Ash Ranch

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

Good afternoon Dan:

As the owner of the property directly north of the Ash Ranch I am extremely concerned about the impact of the Ash Ranch proposal currently under review by Washoe County.

I bought the 230+ acre property to the north of (now Ash Ranch) in 2002 and it was not legally accessible until we subdivided it into 5 lots in 2005 and put in Wootton Downs Drive off of Sky Canyon Drive.

I still own 3 of the 5 subdivided lots (2, 40-acre parcels and 1 70-acre parcel), to be found on Land map 216.

In 2019, **without requesting permits**, the owners of Ash Ranch brought in machinery, graded and destroyed large areas of natural land, put in roads and built a number of outbuildings.

In addition, on social media in particular, they promoted their intention to run a commercial horse stables operation, conduct riding events and offered Ash Ranch as a venue for weddings and other type of celebrations. The county put their business plans on hold when they became aware of the Ash Ranch permit-less transgressions.

Ash Ranch evidently still want to run a commercial stabling and events business while they also promote the creation of some kind of Zen like retreat.

Most recently they have expanded their roadway network where previously only natural washes, rough game and horse riding trails existed. Contrary to what the Ash Ranch proposal says, I can assure you there were no jeep or vehicle trails out there on their property or mine for that matter to the immediate north..

They have now fenced in their property with cheap wire fencing topped with barbed wire. The fencing isn't well made and the barb wire is going to be dangerous to horses, riders and the significant amounts of wild game in the area.

In addition their fence work did damage to my land and debris was left by their construction crews.

I think these people have already proven that they will do what they want to do regardless of the rules, unless someone stops them. I think someone from the county should review the extensive, destructive and unnecessary grading and havoc they have created and also make their outbuildings conform to county standards or tear them down and start the process over. Their past and present activities indicate a large amount of disregard for the impact of their actions on their neighbors, the increased **fire risk** and continued destruction and disruption of the life and serene ambiance we treasure in our neighborhood

I would appreciate having a voice in Washoe County's current and future reviews of the Ash Ranch proposal and trust that you will contact me via phone (408-220-3167) or email

(mikecesario7@gmail.com)

so that I may attend and participate in any county hearings on the Ash Ranch proposal, Case # WSUP19-0027.

Thank you,

Mike Cesario

408-220-3167

mikecesario7@gmail.com

Cahalane, Daniel

From: Greg Landrus <gnlandrus@yahoo.com>
Sent: Wednesday, June 10, 2020 11:07 AM
To: Ken Theiss; Cahalane, Daniel
Subject: Ash Ranch SUP

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

Ken Theiss, Chair, Spanish Springs CAB
Dan Cahalane Washoe, Washoe County Planning

My name is Greg Landrus. I have lived at [7045 Sage Canyon Rd](#), about 1.5 miles North of the Ash Ranch, for over 20 years.

I have received information about a special use permit that Ash Ranch has applied for, and I have some serious concerns.

There is a mis statement in the application, claiming the existence of old jeep trails on the property. I have ridden this area, with my horse, for over 15 years and can state, absolutely, there were no jeep trails on the property, except for a minor trail, that went to an abandoned vertical mine shaft= to the north of the applicants property, prior to the non permitted trails that were created by the previous owners, of the Ash Ranch property, and the adjoining property to the N.W. These trails were illegal, non permitted trails, and were ordered, by Washoe County, to be remediated, by the previous owners. This was never done and Washoe County failed to follow through and totally dropped the ball on this.

The new owners, Ash Ranch, used these illegal trails, and once again, illegally expanded them tremendously! This is all verified by a simple Google Earth historical search.

Ash Ranch claims that they are involved with the Boys and Girls club for therapeutic activities for disadvantaged children, yet when I called the Boys and Girls club, no one had any knowledge of them !

Ash Ranch says they will have trail rides with up to 20 children, up to 3 times per month.

Where will these horses come from ? The applicant says they will only have 10 horses boarded at the facility, plus the 3 that they own. They won't have them boarded on the property, by their own admission, and as a horse owner, for over 30 years, I can tell you, its very difficult to find a horse that is safe for a child to ride !!

A MAJOR concern is fire danger. The applicant proposes placing boulders at the southern end of the trail to prevent vehicle access. This , in my opinion, is a HUGE mistake ! If a fire occurs over the hill from the stable area, a fire fighting Brush truck MUST have access to that area. A much better solution would be a gate placed at the southern part of the trail.

It is my impression that this applicant has demonstrated, by their prior actions, that they are a firm believer in the practice, "***it's better to beg forgiveness, rather than ask permission*** !" They had no hesitation in charging ahead with all of this illegal grading, and building construction, and only stopped, when forced to by code enforcement. Therefore, it is reasonable to believe they will again push the envelope, until they are forced to follow the law !

I hope the CAB and the code enforcement team will recognize this, and include conditions that will impose financial penalties, for operating outside the specifics of any approved SUP.

I would like this read into the record.

Thank you,
Greg Landrus

Sent from my iPad

Cahalane, Daniel

From: Brian Goates <blgoates@gmail.com>
Sent: Monday, June 15, 2020 8:58 AM
To: Cahalane, Daniel
Subject: RE: Case # WSUP19-0027, Ash Ranch

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

Hello Dan, regarding the CAB meeting last week, the owners representative was open to providing a gate on the north or east end and brush truck access to the canyon. Perhaps the new road they are proposing and riding trail can incorporate this. This would cut the Fire Department response time by over half.

I am still opposed to this SUP but if it is approved this would be a sensible condition. I believe you are aware that the owners representatives put quite a few "spins" on facts in their application which were revealed in the meeting. I believe their support from the Fire Department is one of them that has yet to be addressed.

For the purpose of minimizing future liability I want to be confident the Fire Department has in fact signed off on this and they have gone down into the north side of the property to view the conditions/access first hand.

This is my formal request and notification to see that proper actions will take place. The real problem with this SUP is what the application says they will and will not do when it comes to the separation of commercial vs. personal activity. There are too many work around's as an example having weddings. People merely become friends and the activity takes place in an area that never should have had access to it in the first place.

Time will tell but based on the history so far has been mostly lip service and the county is going to have their stamp on this should it be approved.

Tks, Brian

From: Cahalane, Daniel [mailto:DCahalane@washoecounty.us]
Sent: Tuesday, June 09, 2020 8:09 AM
To: Brian Goates
Subject: RE: Case # WSUP19-0027, Ash Ranch

Hi Brian,

I will add this to the public correspondence part of my staff report. You will need to call into the Spanish Springs CAB tomorrow to read your comments. You can find the information here:

https://www.washoecounty.us/csd/all_boards_committees/cabs/SS_CAB/2020/files/061020SSag1.pdf

Zoom webinar link: <https://us02web.zoom.us/j/83938077098>

Regards,



Dan Cahalane
Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133
Visit us first online: www.washoecounty.us/csd
For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Brian Goates <blgoates@gmail.com>
Sent: Monday, June 08, 2020 10:54 AM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Cc: 'MikeCesario' <mikecesario7@gmail.com>
Subject: RE: Case # WSUP19-0027, Ash Ranch

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Sent: Monday, June 08, 2020 9:45 AM
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Cc: Brian Goates
Subject: Re: Case # WSUP19-0027, Ash Ranch

Thank you Dan

Mike Cesario
408-220-3167



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<image001.png>

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Planner | Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

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From: Mike Cesario <mikecesario7@gmail.com>

Sent: Sunday, June 07, 2020 4:06 PM

To: Cahalane, Daniel <DCahalane@washoecounty.us>

Cc: Brian Goates <blgoates@gmail.com>

Subject: Case # WSUP19-0027, Ash Ranch

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Thank you,

Mike Cesario
408-220-3167
mikecesario7@gmail.com

From: [Simon Gonzalez Restrepo](#)
To: [Cahalane, Daniel](#)
Subject: WSUP19-0027 Ash Ranch
Date: Tuesday, February 04, 2020 2:54:05 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.]

Mr. Cahalane,

With regards to case number WSUP19-0027, Ash Ranch special use permit.

As a homeowner on Alamosa Dr. I am concerned with the increase in traffic the Ash Ranch operations will bring and the effect this traffic will have on the road conditions. Being a private drive, maintenance of the road surface is done by collaboration among the neighbors using small tractors.

Currently there are around 20 (Approx) homes on Alamosa Dr. Ash ranch proposes to board 10 horses and host group trail rides up to 20 people. That means the traffic on Alamosa Dr. will likely double. The road surface is already quite deteriorated, and it is difficult to keep up with the upkeep as we stand.

I would like for Ash ranch to propose and adhere to a plan to help with the increased wear and tear the private drive is experiencing due to their operations.

Respectfully,

Simon Gonzalez
Homeowner
445 Alamosa Dr.
Sparks NV, 89441
775 513 73 87

Dear Washoe County,

As a neighbor of 430 Alamosa Drive, I would like to state that I have no objection to the Special Use Permit request for a commercial stable for up to 10 horses and for grading associated with a trail. I have met with the property owner, Onagh Ash, and have discussed the project. Given the large size of the property and the modest size of the project, I believe impacts to the area will be minimal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Samuel Madhup".

419 ALAMOSA
LOT 076-290-33
SAM & LENA

Dear Washoe County,

As a neighbor of 430 Alamosa Drive, I would like to state that I have no objection to the Special Use Permit request for a commercial stable for up to 10 horses and for grading associated with a trail. I have met with the property owner, Onagh Ash, and have discussed the project. Given the large size of the property and the modest size of the project, I believe impacts to the area will be minimal.

Sincerely,

*Carl L. Whisman -
Barbara M. Whisman*

*435 Alamosa
Tel # 076-290-34*

Dear Washoe County,

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Sincerely,



LOT # 076 290 09

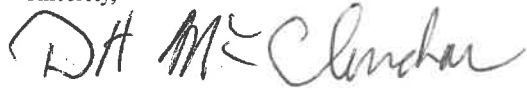
NAME ON DEED KARL CALOWELL FAMILY TRUST

ADDRESS 440 ALAMOSA DRIVE

Dear Washoe County,

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Sincerely,



LOT # 471 076-290-06
ADDRESS 470 ALAMOSA 07
NAME OF TITLE 05
KALB TRUST

Dear Washoe County,

As a neighbor of 430 Alamosa Drive, I would like to state that I have no objection to the Special Use Permit request for a commercial stable for up to 10 horses and for grading associated with a trail. I have met with the property owner, Onagh Ash, and have discussed the project. Given the large size of the property and the modest size of the project, I believe impacts to the area will be minimal.

Sincerely,

LOT. 076 290 28
ADDRESS 483 ALAMOSA

Trudy Lawrence
ALONE 5/9/2020

Lee M. Lawrence II

A large, stylized handwritten signature in black ink, appearing to be 'Lee M. Lawrence II'.



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: June 02, 2020

To: Dan Cahalane, Planner

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

Re: Special Use Permit Case *WSUP19-0027 – Ash Ranch*
APN 076-290-10

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the grading of equestrian trails and the establishment of a Commercial Stables use type with an average of three outdoor recreation events per month in a General Rural (GR) regulatory zone. 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 Odyssey Engineering and Rubicon Design Group. 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/slope stabilization 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 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.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. 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.
5. Cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438.
6. All slopes proposed to be steeper than 3:1 shall be mechanically stabilized to control erosion using an engineered solution (geo-fabric, shotcrete etc.).



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP19-0027 – Ash Ranch**

Date: June 03, 2020

Page: 2

7. All slopes shall be revegetated or mechanically stabilized. Seed mix shall be designed by a licensed landscape architect and mechanical stabilization shall be designed by a licensed civil or geotechnical engineer.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. No comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. Regional Road Impact Fees (RRIF) will apply with the establishment of the commercial horse stable.

From: [Holly, Dan](#)
To: [Cahalane, Daniel](#)
Subject: Special Use Permit Case Number WSUP19-0027 (Ash Ranch)
Date: Wednesday, January 29, 2020 1:24:45 PM

Hello Daniel: I have reviewed the above referenced application on behalf of Building, and have the following comments: 1, All existing buildings built without permits will require a permit and inspections. 2. Any structure proposed to be used or occupied by the public will be required to be fully accessible. Thank You,

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

November 21, 2019

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

RE: Ash Ranch; 079-290-10
Special Use Permit; WSUP19-0027

Dear Washoe County Staff:

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

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD disagrees with the applicant's special use findings outlined in #2 on page 17 of the application packet. The proposed project will need a fully designed and approved commercial septic system for the barn by the Nevada Division of Environmental Protection. The WCHD will also require demonstration of water rights and approval by the State Engineer's office for the use of water for a commercial business.
- b) Condition #2: Applicant must field locate the two septic systems on the property. The system served by the residence potentially is covered by concrete, which is a violation of WCHD regulations. The system serving the proposed commercial use does not look to match our records and looks to be currently driven over. Location of both systems is necessary for the approval of any additional grading on the property. All grading plans must be reviewed and approved by the WCHD prior to any permit issuance.
- c) Condition #3: Applicant must provide the WCHD with number of employees and individuals using the facility as the commercial use must be evaluated as a potential permitted water system as applicable in Nevada Administrative Code Chapter 445A.
- d) Condition #4: Applicant must provide a written plan for management and disposal of animal manure generated on the property, this plan must be approved by the WCHD prior any issuance of a special use permit.

If you have any questions or would like clarification regarding the foregoing, please contact Jim English at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Land Development Program
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 28, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP19-0027 (Ash Ranch)

Project description:

The applicant is proposing a special use permit to approve ± 2.03 acres of grading for equestrian trails and the establishment of a Commercial Stables use type with an average of three outdoor recreation events per month in a General Rural (GR) regulatory zone.

The project is located at 430 Alamosa Drive, Sparks, NV 89441, Assessor's Parcel Number: 076-290-10

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

Comments: This project will require ground water rights in support of the commercial activities proposed. The use of any water from a domestic well for commercial activities is prohibited by Nevada Revised Statutes (NRS).

Conditions:

- 1) The applicant and County personnel shall estimate the projected ground water demand for the commercial activities to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination process.
- 2) Adequate ground water rights per the estimate in item # 1 shall be transferred to an appropriate ground water well on the parcel associated with this application. Transfer of these water rights requires filing of applications with the Nevada Division of Water Resources.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the Spanish Springs Area Plan.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: June 2, 2020

SUBJECT: Special Use Permit Case Number WSUP19-0027 (Ash Ranch)



The Washoe County Regional Parks and Open Space Program (Parks Program) has reviewed and prepared the following comments related to WSUP19-0027:

This special use permit application seeks to bring existing grading for equestrian, hiking and all-terrain vehicle (ATV) trails into conformance with applicable Washoe County codes and to allow for the establishment of a Commercial Stables use type in the General Rural regulatory zone. The Washoe County Parks Program offers the following conditions of approval:

1. The application materials identify an existing trail to be abandoned. That trail, along with any undeveloped, disturbed areas (to include steep slopes along the trail and areas where the trail is required to be narrowed) shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe Storey Conservation District and/or the Washoe County Regional Parks and Open Space Program, as consistent with Washoe County Master Plan Conservation Element Policy C.5.3.
2. Revegetation efforts shall result in at least 30% coverage with shrub species present one (1) year after hydroseeding/planting and at least 50% coverage with a quarter of the revegetated area populated by shrubs after three (3) years. If these criteria are not met, additional plantings and/or hydroseeding applications shall be required.
3. Photo point monitoring shall be used to demonstrate revegetation progress. Monitoring reports shall be submitted to Washoe County Parks one (1) and three (3) years after revegetation measures are implemented to demonstrate success.



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Daniel Cahalane, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3628

June 1, 2020

Re: WSUP19-0027 (Ash Ranch) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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 (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

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

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available 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.





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

January 28, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP19- 0027 Ash Ranch

Dear Dan,

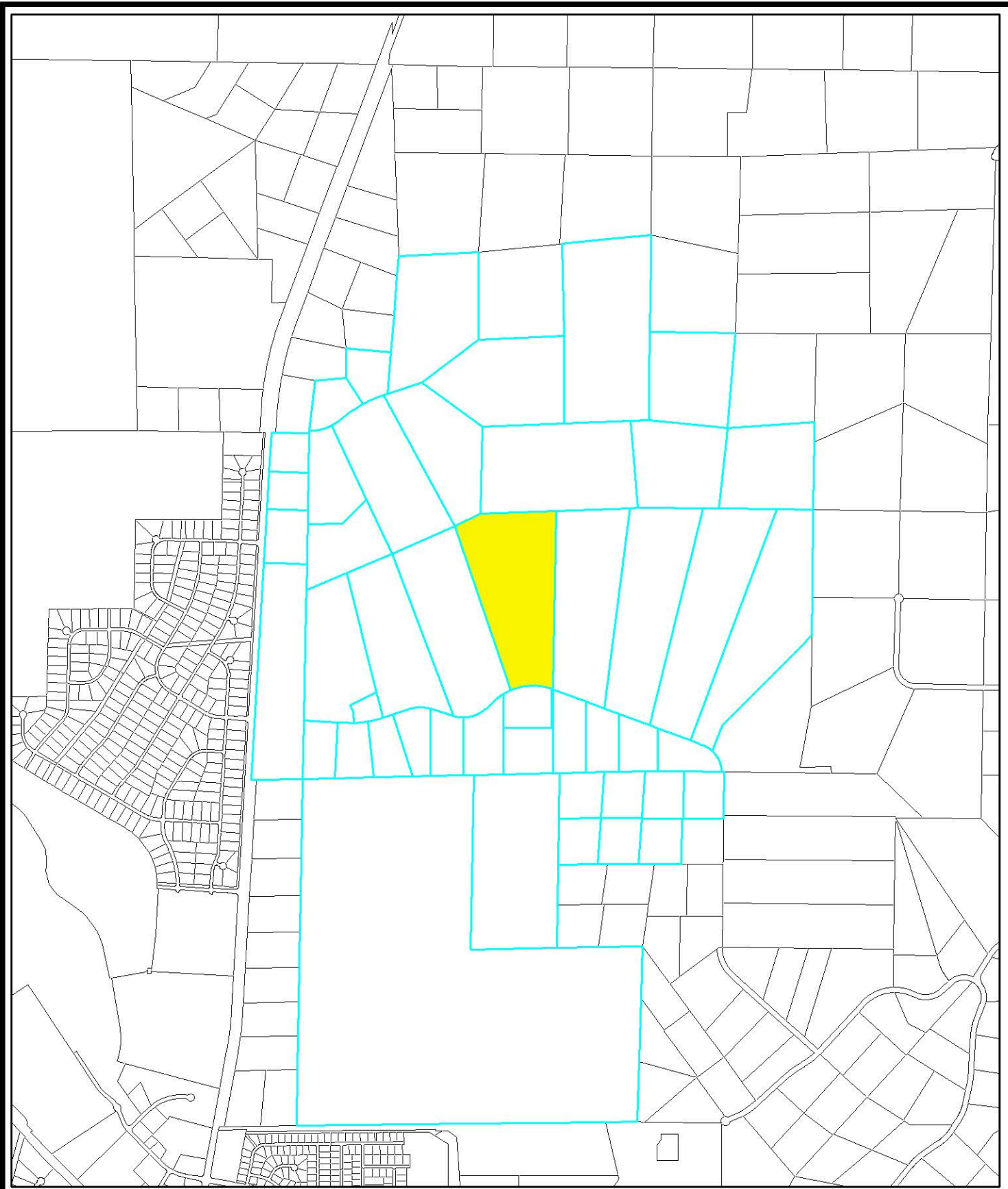
In reviewing the special use permit for Ash Ranch, the Conservation District has the following comments.

In hydro seeding of the existing slope(s) we request a contingency water plan and erosion control structures along with a monitoring program with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.

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

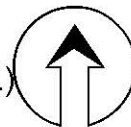
Sincerely,



Tyler-Shaffer

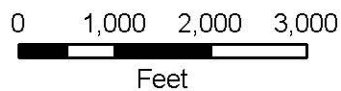


WPSUP19-0027 Public Notice Map

Parcels noticed within 2500 feet of subject property (30 pcls. min.)



-  Noticed Parcels
-  Subject Parcel



Community Services
Department, Planning
and Development



Source: Planning and Development Date: January, 2020

Post Office Box 89920 Reno, Nevada 89509 (775) 333-3000

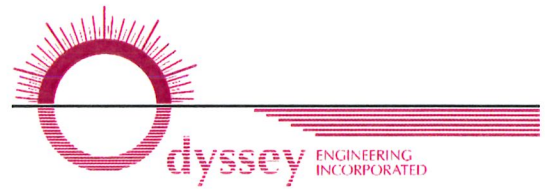
WPSUP19-0027

EXHIBIT K

ASH RANCH SPECIAL USE PERMIT



Prepared by:



January 15, 2020

ASH RANCH

SPECIAL USE PERMIT

Prepared for:

William and Onagh Ash

430 Alamosa Drive

Sparks, NV 89441

Prepared by:

Rubicon Design Group, LLC

1610 Montclair Avenue, Suite B

Reno, Nevada 89509

(775) 425-4800

January 15, 2020

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Appendix

Washoe County Development Application
SUP Application, Grading
SUP Application, Commercial Stable
Owner Affidavit
Legal Description
Proof of Property Tax Payment
Geotechnical Report
8.5x11 Site/Grading Plan
8.5x11 Slope/Earthwork Map
24x36 Site/Grading Plan
24x36 Slope/Earthwork Map

Ash Ranch – Special Use Permit

Introduction

This application includes the following requests:

- A **Special Use Permit** to allow for: grading of a trail; and the establishment of a commercial horse stable in the General Rural zone.
-

Project Location

The project site (APN # 076-290-10) consist of 67.75 acres located at 430 Alamosa Drive within the Spanish Springs Area Plan. Specifically, the subject parcel is located on the north side of Alamosa Drive, 0.7 miles east of Pyramid Way. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

Ash Ranch – Special Use Permit

Existing Conditions

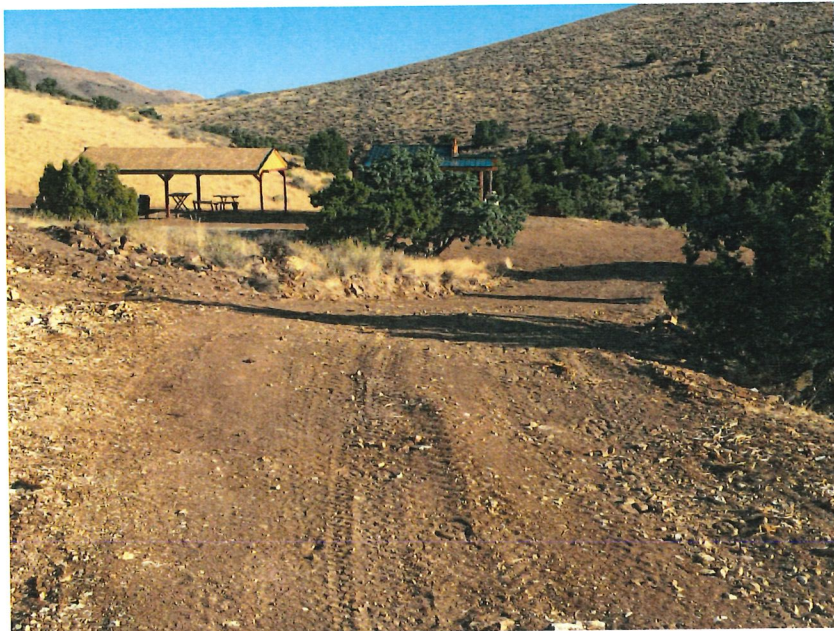
The subject property is zoned General Rural (GR) and is part of the Spanish Springs Valley Ranches Unit 1 subdivision. The project site contains a single family residence, barn, covered riding ring and numerous horse paddock buildings and utility sheds. A complete description of on-site development is provided below. Trails and informal roads have been established on the property under previous owners and under the current owner. Figure 2 shows the existing onsite conditions.



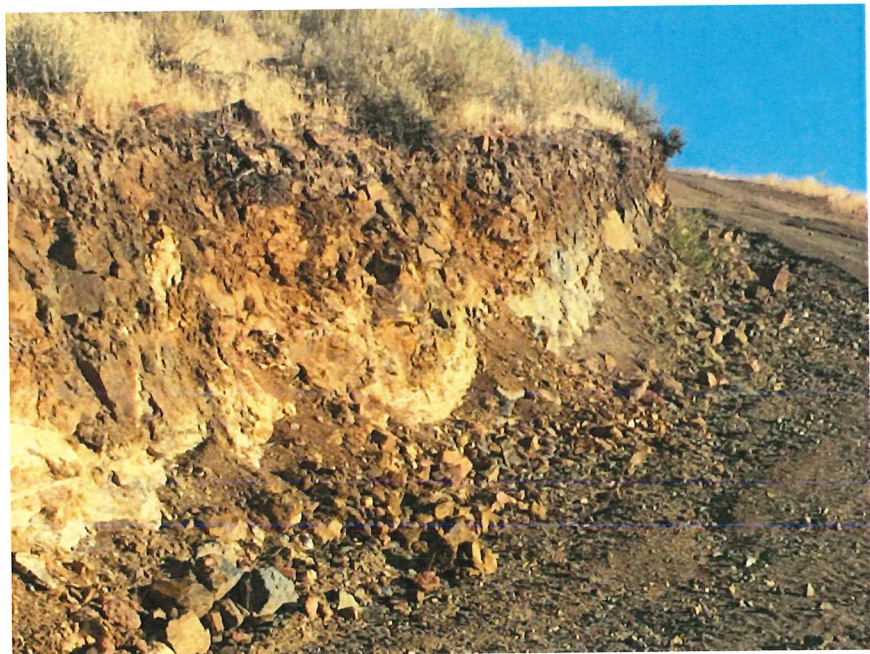
View of portion of new trail, looking northwest from residence

Figure 2 – Existing Conditions

Ash Ranch – Special Use Permit



Northern area of new trail. Picnic area in background.



Close-up of cut slope on new trail

Figure 2 (continued) – Existing Conditions

Ash Ranch – Special Use Permit



Looking south from new trail toward Alamosa Drive.



Horse paddock area.

Figure 2 (continued) – Existing Conditions

Ash Ranch - Special Use Permit

Project Request

The owner purchased the property approximately 2 years ago. At that time, all of the major buildings (residence, barn, covered riding ring) were in place as were numerous ancillary buildings such as sheds. Extensive horse paddock and fenced riding areas were also in place. According to Assessor records, the structures were built in 2005. Additionally, there were informal roads (jeep trails) across the property. The current owner decided to improve driving access to the northern portions of the property by upgrading and rerouting one of the trails. The images below show the layout of the property roughly at the time of purchase by the current owners and at the present time.

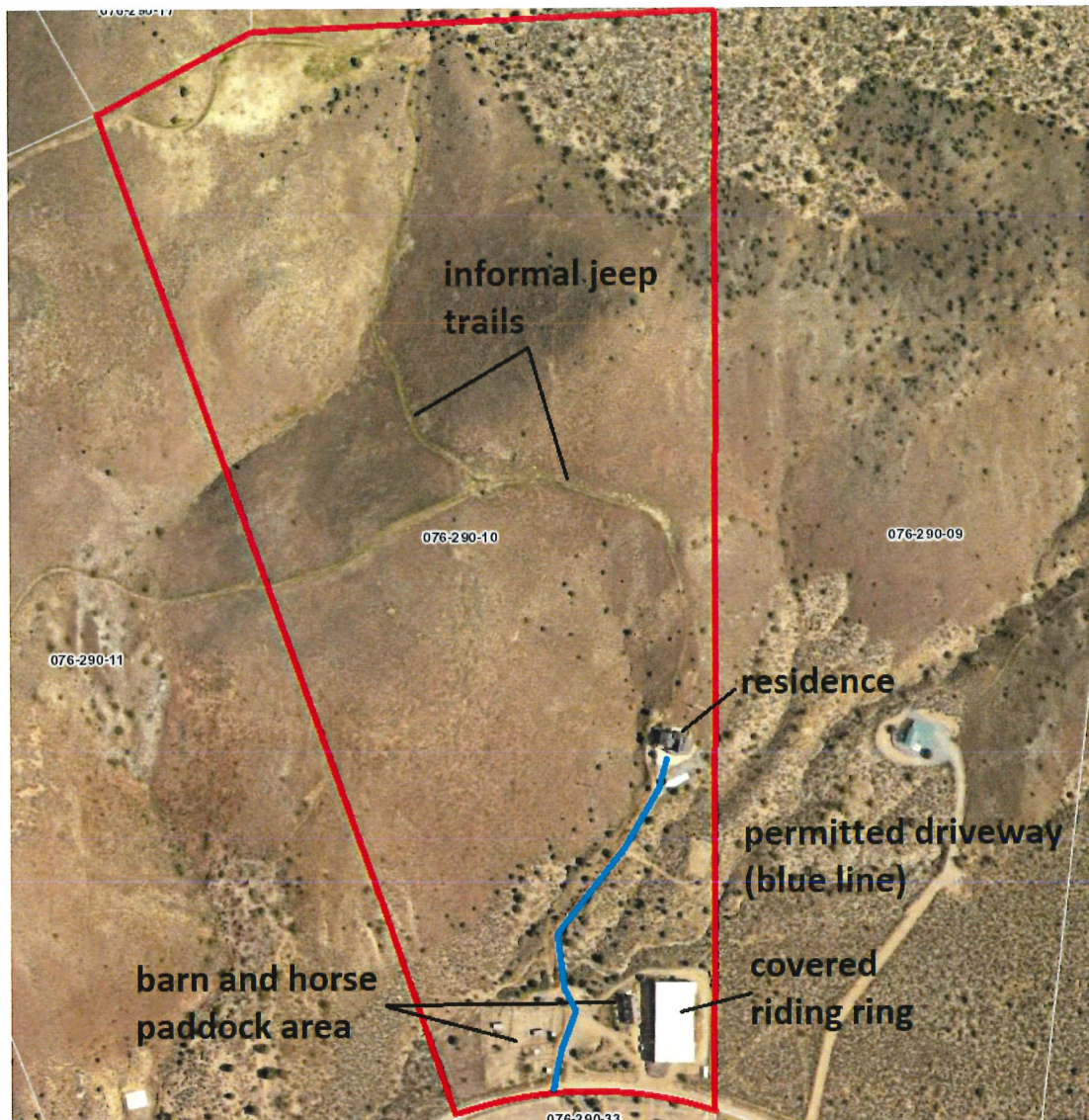


Figure 3 – Site Layout Prior to Current Grading

Ash Ranch - Special Use Permit

As seen in Figure 3, the property was largely developed prior to the recent grading by the current owners. Jeep trails were present on the property, leading from the area of the residence all the way to, and beyond, the northern property line.

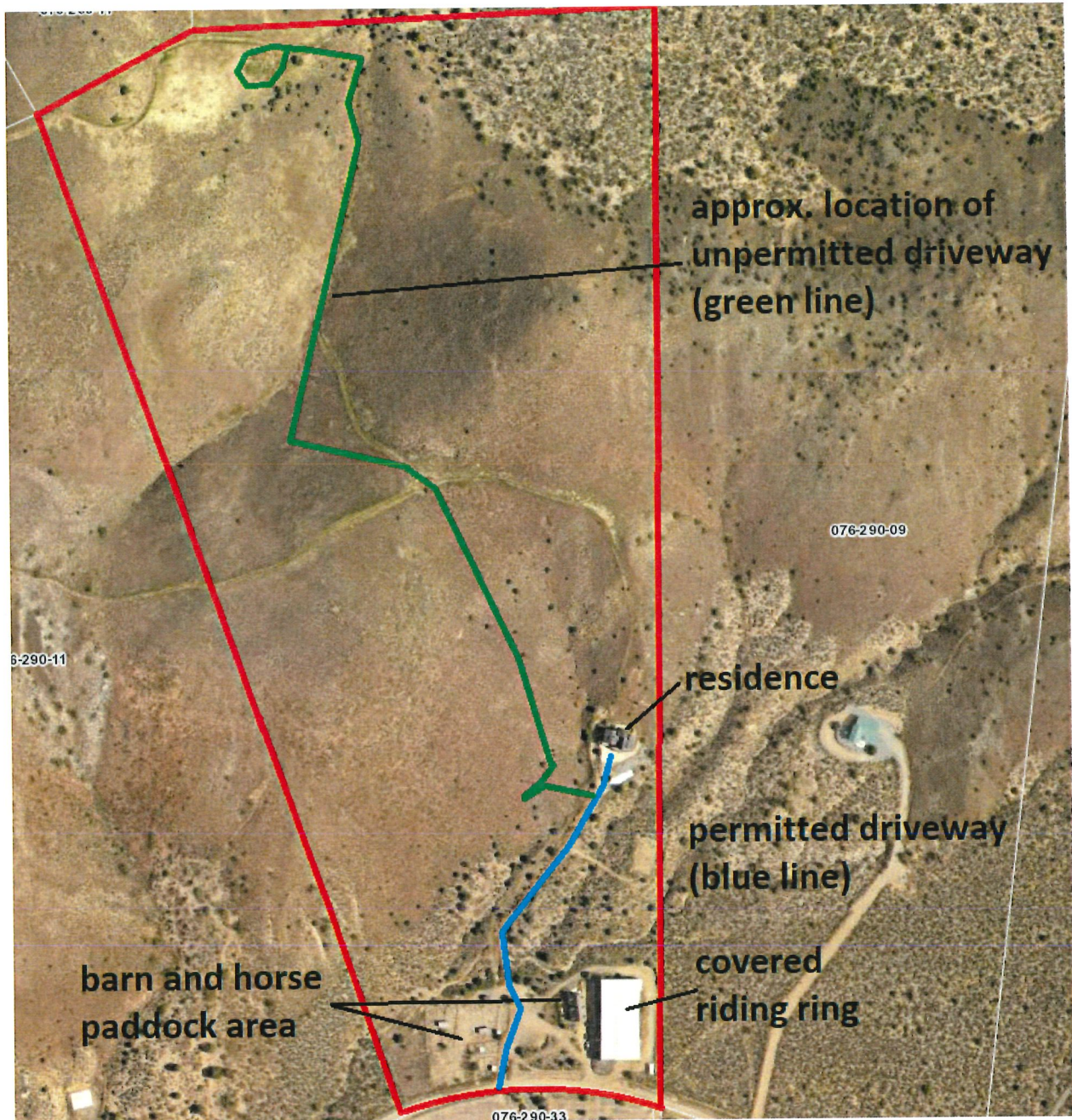


Figure 4 – Site Layout with Current Grading

Ash Ranch – Special Use Permit

The owners, not aware that this jeep trail was not an approved element of the property, sought to improve it and realign it to better conform to the topography. The result is the site layout shown in Figure 4.

The owners subsequently became aware of the need to secure an SUP for this grading and filed this application. At the same time, the owners now wish to secure an approval for the boarding of horses at the site. Under the Washoe County Code, this use is listed as 'Commercial Stable' and requires the approval of an SUP. This proposed use is also included in this SUP application and is fully explained in a later section.

Grading Special Use Permit

The grading performed to improve/realign the trail to the north end of the property requires the approval of a Special Use Permit, under Washoe County regulations. Specifically, per section 110.438.35 of the Washoe County Development Code, an SUP is triggered based on the overall amount of disturbance and that grading is located on steeper slopes.

The Development Code contains the following conditions that require an SUP:

- 110.438.35 (2)(i)(C) – Grading of more than two acres on slopes in excess of 15%.
- 110.438.35 (3) – Any trail or road that traverses any slope of thirty percent or greater.

In order to reach the northern end of the property, it is necessary to traverse slopes that are greater than 30%. Included with this SUP application are comprehensive grading plans that detail how this has been achieved. Further, these plans identify areas of the existing trail that will be brought into conformance with Washoe County engineering requirements and grading standards.

Based on discussion with County staff, this trail will be limited to a maximum of 12' in width. This width will allow for two horses to safely travel side-by-side. If any areas currently exceed this width, the trail will be narrowed and revegetated at these points. The owner will also place boulders at the southern end of the trail to prevent car/truck access.

As shown in Figure 4, the trail to the northern portion of the property uses the existing jeep trail where possible. However, since this trail was not formally designed it did not necessarily follow an alignment that made the most sense from an engineering or Code compliance standpoint. Therefore, where necessary, the new trail alignment departs from the old jeep trail in some areas in order to better follow the land contours.

As part of this SUP, the graded sections of trail will be brought to County engineering standard in terms of slopes and treatment of cut/fill areas. Cut and fill slopes are designed to blend disturbed areas with the natural topography. The proposed grading improvements are shown on the plans included with this application.

Ash Ranch - Special Use Permit

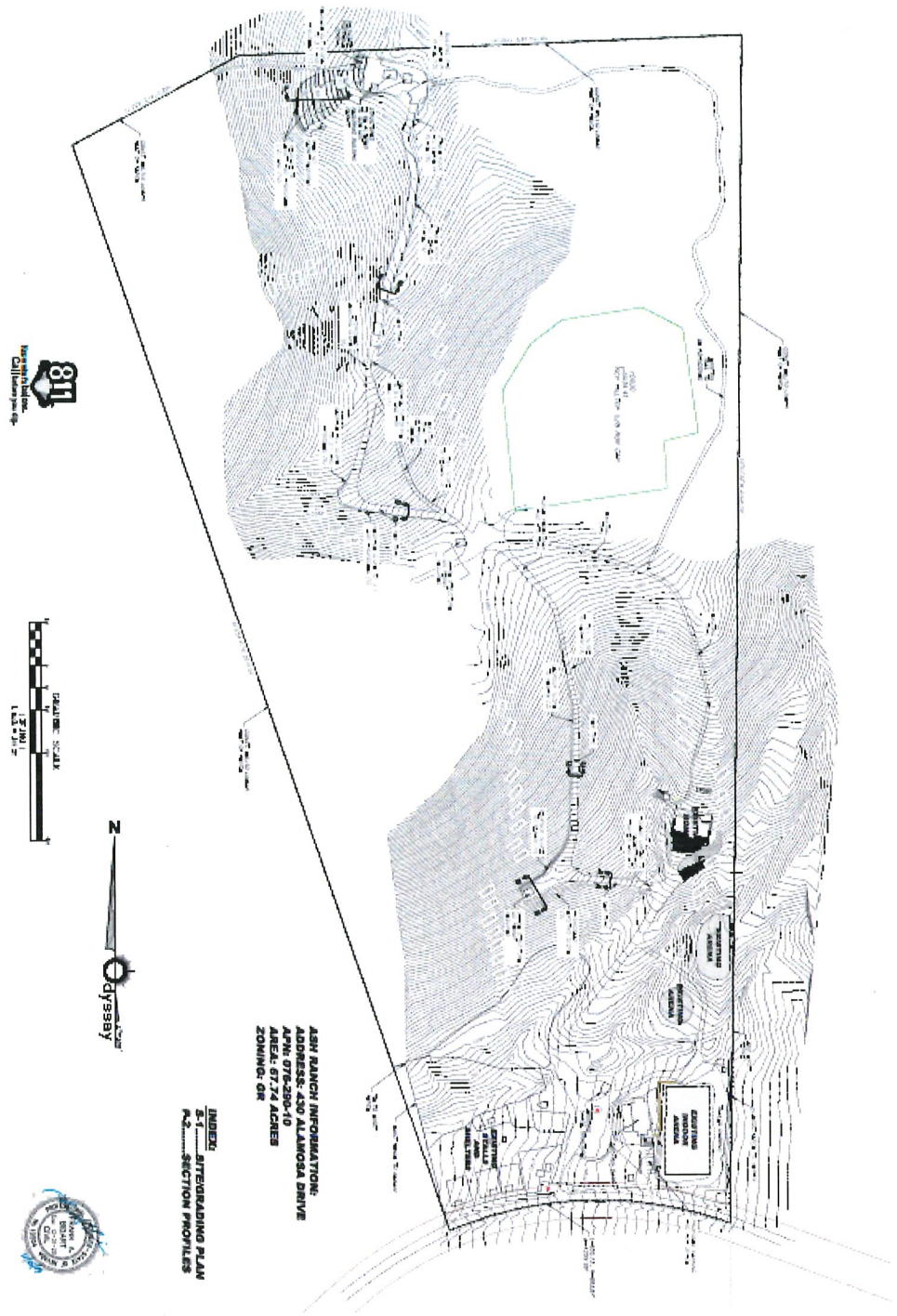


Figure 5 – Site Plan

Ash Ranch - Special Use Permit

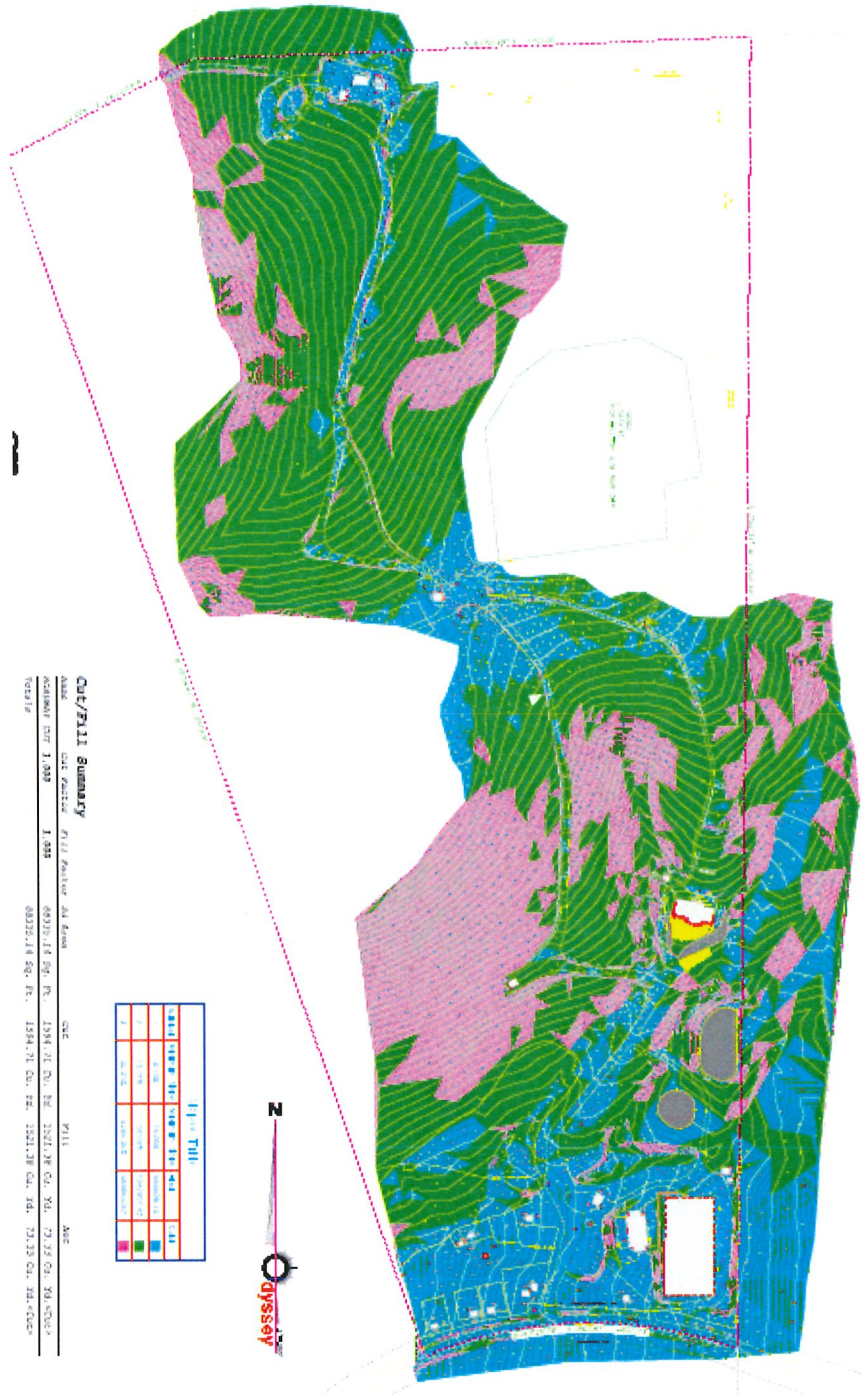


Figure 6 – Cut and Fill Plan

Ash Ranch – Special Use Permit

In areas where cut and fill slopes are created, revegetation will occur to ensure that a natural appearance is maintained. Note that the property is well screened from most of the surrounding area by natural topography changes. From the far northern end of the property, it is not possible to see another existing residence. Much of the trail is therefore not visible to any other residence.

Disturbed slopes associated with this project will be revegetated in compliance with County Code. All revegetation will be in accordance with Best Management Practices established by Washoe County and will include native plant species such as sagebrush, bitter brush, rabbit brush, etc.

The grading proposed with this SUP is not inconsistent with other properties in the surrounding area. The site is located in an area of custom homes on large lots, many of which include informal trails and long graded driveways. With the implementation of revegetation and Washoe County grading standards, no negative impacts are anticipated to result from this request.

The following table provides an overall summary of the grading proposed at the Ash Ranch property:

Fill Quantity	1521.38 cubic yards
Cut Quantity	1594.71 cubic yards
Excess	73.33 cubic yards
Total Disturbed Area	88,335 sq. ft. (2.03 acres)

Slope Stabilization

Included in this application is a geotechnical report from Black Eagle Consulting. This report analyzes the existing cut slopes on the site and provides a plan for stabilizing these slopes as needed. The property owner is committed to providing the called-for remediation, as outlined in this report.

Commercial Stable Special Use Permit

The owners of the property want to establish a commercial stable use on the property which requires the approval of an SUP. The property was purchased by these owners with horse facilities in place, including a covered riding ring, barn, and horse paddock area with small stall buildings. The site is therefore suitable for horse stabling and the owners wish to formalize this use through the SUP process.

The site has been reviewed for stabling horses by Washoe County Regional Animal Services and has been granted a permit for the stabling of up to 10 horses (permit No. A19-250846).

As can be seen on the site plan, the property contains 10 small horse stall buildings, arranged in a paddock area to the west of the barn/riding ring. These stalls are proposed for use as the commercial stable.

Ash Ranch - Special Use Permit

In general, the property is well managed with high quality construction and layout. Fencing is both secure and attractive and the site is orderly. Washoe County Regional Animal Services did not note any deficiencies with the site. Given the generous property size, there is ample room for horse recreation, pasturing, etc.

A commercial stable with 10 horses will not impose impacts on the area. The site can easily handle the modest traffic generated by this use. There is space on site to allow for proper maneuvering and parking of horse trailers. Given the 10-horse limit, the project is far below the threshold for requiring a traffic impact report. The ITE Trip Generation Manual does not include 'commercial stable' in its study database. However, the threshold for a traffic study is 80-peak hour trips which a project of this size can not possibly generate.

No new building construction or grading is associated with this commercial stable request. The required buildings and horse paddock are fully in place. Landscaping around the horse paddock and large buildings is also in place and was installed at the time of construction in 2005. No changes to the layout are proposed.

Operations for the stables are contained within the existing barn building. This building contains the necessary office space for the operation, as well as storage space for feed, tack and supplies. As noted, this building was in place when the current owners purchased the property and will not be changed with this application. Bathrooms for stable patrons are also available in the barn building. A maximum of two employees will be on site for stable operations.

No additional signage or lighting is proposed with this project. Ash Ranch is already constructed, by a previous owner, to accommodate this proposed use and no enhancements are proposed. Lighting on site is consistent with standard residential lighting and will remain so with this project.

Parking and Parking Modification Request

The entrance to the Ranch includes a generous maneuvering and parking area. Parking for stable customers is available near the barn and will be marked with an appropriate sign. Per the Washoe County Code, 3 parking spaces are required for a commercial stable with 10 horses (.25 space per horse). An additional four spaces are required for the children's group activities, for a total of 7 spaces. One of these spaces is a handicapped space.

All vehicle movements can occur on the property with no need to maneuver in the Alamosa Drive right of way. Parking spaces are marked on the included site plan exhibit.

Under Washoe County Code Section 110.410.35, this project is requesting a modification to the requirement for paved parking. Specifically, the project requests that the six regular parking spaces remain unpaved. The handicapped space is to be paved. The paved handicapped parking space is adjacent to the barn. This will have a hard walkway surface that connects to the barn/bathroom. This is proposed to be the only paved parking space on the property.

The reason for this request is to minimize paved areas as this can present a danger to horses. Horses are prone to slipping on hard surfaces and the owner wishes to minimize this hazard. It is not desirable or safe to have horses crossing paved areas. The owner therefore requests to limit paving by modifying the parking

Ash Ranch – Special Use Permit

design standard contained in section 110.410.25(e) that requires a paved surface.

Note that this request is not for a reduced parking count. The project will comply with the requirement for the number of spaces and for parking lot layout. The only modification is for the paved surface requirement.

Future Stable Activities

The proposed stable is **not** to include commercial horse events or other large-scale activities. However, the current owners are involved with providing therapeutic activities to disadvantaged children. They hope to use this site to provide these children with access to healthy outdoor activities such as riding and horse care. Therefore, included with this Special Use Permit for a Commercial Stable is the proposed activity of guided trail rides and horse care for groups of up to 20 children.

Group activities would occur by pre-arranged schedule with local children's groups (e.g. Boys and Girls Club) and conducted by trained staff at the ranch. There would be no informal access to the site by children or others. Specific activities will include: horse care, horse feeding, trail rides, and picnics. Hours of operation would be generally during the daytime/daylight hours with most activities occurring mid-day.

Similar to the basic stable operations, traffic generation from this use would be minimal as would impacts to neighboring property. The property is well separated from neighboring houses and it's likely these activities would proceed entirely unnoticed by local residents. Children participating in the program would be driven to the site by program staff on a pre-arranged schedule. There would be no unscheduled arrivals or activities at the site. Trip generation would therefore be in the single digits for each event.

Ash Ranch proposes to hold these events roughly 3 times per month, on average.

Note that outdoor recreation is an allowed use in the General Rural zone without SUP approval. The proposed riding activities generally conform to the definition of outdoor recreation and are therefore broadly compatible with the GR zone.

Stable Landscaping and Landscaping Modification

Washoe County Code requires landscaping between commercial and residential uses (WCC Section 110.412.40) and landscaping along the street frontage. The project site already includes some landscaping along the property frontage and this will be enhanced, as shown on the included landscaping plan. Code also requires complete landscaping along the eastern property edge. The eastern property edge for this site covers a straight line of roughly 2,600 feet. In the experience of the project team, a straight line of suburban type landscaping, for this length, does not achieve a natural or desirable look in the high desert. For this reason the applicant requests a modification to this standard. The applicant proposes to install landscaping along the southern 275 +/- feet of this property line. This distance covers the property line from Alamosa Drive to the northern edge of the riding paddock building.

This compromise is intended to address the Code requirement, provide screening from neighboring

Ash Ranch – Special Use Permit

property, and protect the natural appearance of the high desert. The attached landscape plan shows this proposed installation.

Spanish Springs Area Plan

This request was analyzed against the development standards contained in the Spanish Springs Area Plan. There are no provisions in the Area Plan that directly impact this application or the proposed Commercial Stable use.

One goal of this application is to bring the site into grading conformance. The Area Plan supports proper grading as a means of reducing visual impacts and preventing unregulated grading.

While the Area Plan does define allowed uses for some property in Spanish Springs, it does not address uses in the GR zone. Since this property is zoned GR, the allowed uses remain as contained in the general Washoe County Code. This project conforms to the GR zoning and standards.

Code Enforcement

There is an existing review of the property by County Code Enforcement. This review indicated two items that require remediation. The first is the grading, as detailed on the attached plans. The second is several buildings that require either building permits or to be reduced in size until they are below the size threshold for requiring a building permit (200 sq. ft.). The owner is opting to reduce the building sizes rather than obtain building permits. To obtain building permits, the structures would require a road suitable for emergency fire vehicles. Such a road would require additional grading and road length. The owner seeks to minimize additional grading and therefore does not wish to pursue building permits for these three structures.

Figure 7, on the following page, was obtained from the Washoe County Code Enforcement Department. As shown in the exhibit, “Building 1” requires no remediation and can remain in its current condition.

Building 2 is a small shed with a porch. The enclosed area of the building is below the permitting threshold. However, the porch area is enough to put the structure over the threshold. Therefore, the porch will be removed to make the building compliant.

Buildings 3 and 4 are open-sided structures intended to provide covered storage of equipment and to provide shade for people and horses. These structures were inadvertently built to a size that requires a building permit. The owner failed to understand that open-sided structures in fact require building permits. These structures will be reduced in size to place them below the permitting threshold.

These changes, and the approval of the grading SUP, will conclude Code Enforcement review of the property.

Ash Ranch - Special Use Permit



Figure 7 – Code Enforcement Diagram

Ash Ranch – Special Use Permit

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The proposed use and grading are permitted within the General Rural zone (with an SUP) and are consistent with the goals and policies of the Spanish Springs Area Plan. This SUP request provides for consistency with section 110.438.35 and application of Development Code standards further ensures consistency with all applicable policies and practices.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The property is well suited for the type of use proposed. The site is already constructed and includes the necessary infrastructure to provide the site with water and sanitation service, to the satisfaction of the Washoe County Engineering Department and District Health Department. No further development is required with this application. The proposed grading is consistent with Washoe County standards for slopes, drainage, etc. ensuring compliance with this finding.

The commercial stable use is limited in size and will generate very moderate traffic impacts. No additional road, trail, or building construction is required for the establishment of the Commercial Stable.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The site is large and easily accommodates the proposed use and the trail grading. These proposed uses are compatible with the area and with the site. The use and development of this property is consistent with other homes in the subdivision. All grading impacts will be mitigated through proper slope transitions, revegetation, and implementation of standards included within the Washoe County Development Code.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. All potential impacts will be properly mitigated and the development proposed is directly consistent with surrounding parcels and uses. It is also consistent with the types of uses and development intended for the General Rural zoning district.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Ash Ranch Special Use Permit			
Project Description: A Special Use Permit request for grading and for a commercial stable.			
Project Address: 430 Alamosa Drive			
Project Area (acres or square feet): 67.75 acres			
Project Location (with point of reference to major cross streets AND area locator): 430 Alamosa Dr, roughly .7 mile east of Pyramid Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-290-10	67.75		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: WILLIAM & ONAGH ASH		Name: Rubicon Design Group	
Address: 430 ALAMOSA DRIVE		Address: 1610 Montclair Avenue, Suite B	
SPARKS, NV	Zip: 89441	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-527-6710	Fax:
Email: onagh.ash@gmail.com		Email: dwilson@rubicondesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person: Onagh Ash		Contact Person: Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as above		Name: Odyssey Engineering	
Address:		Address: 895 Roberta Lane, Suite 104	
	Zip:	Sparks, Nevada	Zip: 89431
Phone:	Fax:	Phone: 775-359-3303	Fax:
Email:		Email: frank@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Frank Bidart	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A Special Use Permit for: grading associated with a trail; and to establish a Commercial Stable on the site. Please see the attached report for a complete project description.

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

The required site plan is attached, as are supporting documents on utilities and geotechnical data.

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

Buildings/infrastructure to support the stable are already in place. The proposed grading will be pursued as quickly as possible following this approval. Therefore, the project will be completed as a single phase.

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

The site is large and well separated from other houses. There is ample room on the site to accommodate the proposed commercial stable, as evidenced by the fact that the necessary buildings and horse paddock areas are already in place, constructed by the previous owner.

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

The primary beneficial affect of granting this SUP will be to allow grading sufficient to bring the existing trail up to current County Code. Given the size of the property, the commercial stable is likely to operate without any impacts to surrounding property.

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

The trail that triggered the need for this SUP is in place now. It is possible to see parts of this driveway from surrounding property, therefore there are visual impacts. However, these impacts are consistent with other property in the area and are not out of character with the area.

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

The attached site plan shows the required landscape and parking areas. No signs or lighting are proposed. The attached report fully outlines the project.

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

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

9. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	ATT&T
d. LPG or Natural Gas Service	NV ENergy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	well

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

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

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

The site has a domestic well permit.

10. Community Services (provided and nearest facility):

a. Fire Station	TMF Station 46
b. Health Care Facility	Renown Urgent Care, Saint Mary's Urgent Care
c. Elementary School	Taylor Elem.
d. Middle School	Shaw Middle
e. High School	Spanish Springs High
f. Parks	Gator Swamp Park
g. Library	Washoe County Library Spanish Springs Branch
h. Citifare Bus Stop	RTC Route 2, Pyramid Way

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

1. What is the purpose of the grading?

To bring an existing trail into conformance with grading standards.

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

The project includes 1594 cubic yards of cut material and 1521 cubic yards of fill.

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

2.03 acres = 88,335 square feet

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

Cut/fill quantities are close to balancing. The 73.33 cubic yards of excess will be disposed of per Washoe County requirements.

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

No. Trail grading has already occurred.

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

Yes. There is a graded trail in place now, as explained in the attached report. There was an informal jeep trail on the property that existed for many years. In the last year, the current owner decided to improve this trail. Subsequently, they discovered the need for an SUP for this work.

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

Yes. Please see attached plans.

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

Yes, the trail can be seen from several offsite locations however it is not possible to see the entire trail from any one location. Area topography works to minimize visual impacts. The southern portion of the trail can be seen from Alamosa Drive. The northern portion of the trail can be seen from property to the north of the site.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

It is possible to drive from the project site to neighboring properties using the trail. The new trail is a re-use of previous jeep trails that crossed the site and led to other properties. Given the lack of nearby development to the north, there is no immediate need to construct access to these properties.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

These steepest cut slopes are primarily rock and are not prone to erosion. These are addressed in the attached geotechnical report that provides a plan for stabilizing these slopes.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
-----	--	--

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

No building pads are included in this request. The property was developed by previous owner.

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

Cut/fill areas are to be revegetated. Fill areas will be graded to have a natural appearance.

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

No tree removal is proposed. The site contains very few naturally occurring trees. Any recontouring of the site can occur without the removal of trees.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Revegetation will conform to county standards. Seeding will occur as soon as possible to benefit from the coming spring season.

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

Disturbed areas will be watered as needed however it is planned to have seeding in place for the coming spring, to allow for natural growth.

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

The project team is familiar with local revegetation standards and is proposing to seed the site during the coming winter so that natural growth occurs this spring.

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

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

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

The property owner has 3 horses for their personal use and 10 spaces for customer horses

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

The property owner has 3 horses for their personal use and 10 spaces for customer

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

The only additional use/activity will be trail rides and educational activities arranged by the owner for underprivileged children. As explained in the attached report, these activities are to be coordinated through local child welfare organizations such as Boys and Girls Club.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

The trail rides and educational activities identified above will be limited to a maximum of 20 children at one time.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

The commercial stable will make use of the existing barn, covered riding ring, and horse paddock area. Trail rides will also occur across the property.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

The barn will provide office space, restrooms, and feed storage. Including the stabling of owner's horses, the entire barn structure will be allocated to these uses.

7. Where are the living quarters for the operators of the stables and where will employees reside?

The operators of the stable live in the house on the property. Employees live off-site.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

The property has ample space for trailer turnaround. The included site plan shows the required 3 parking spaces. There is additional space for more parking, should it be needed.

9. What are the planned hours of operation?

Hours of operation will conform to County requirements. Proposed hours are 7am to

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

No new construction is required for the commercial stable. The site was constructed by the previous owners and is presently suitable for the proposed use. The owner has secured a commercial stable permit from the Washoe County Regional Animal Services Department, as detailed in the attached report.

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

No building construction is required. The grading work will be completed in a single phase.

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

The site is large and well separated from other houses. There is ample room on the site to accommodate the proposed commercial stable, as evidenced by the fact that the necessary buildings and horse paddock areas are already in place, constructed by the previous owner.

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

The stable will provide benefits to local kids in the form of healthy outdoor activity and learning.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The property is large and well separated from surrounding property. No impacts are expected.

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

The proposed project is very limited in size. No additional mitigation is required.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Most landscaping is already in place. As described in the report, additional landscaping is proposed for the southern portion of the east property frontage.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs or lighting are required.

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

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

19. Community Sewer

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

20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Property Owner Affidavit

Applicant Name: William & Onagh Ash 2004 Family Trust

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Onagh Ash (please print name)

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

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

Assessor Parcel Number(s): 076-290-10

Printed Name Onagh Ash

Signed *Onagh M. Ash*

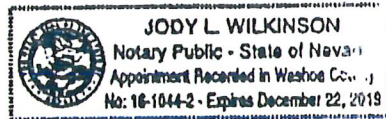
Address 430 Alamosa Drive
Sparks, NV 89441

Subscribed and sworn to before me this 31st day of October, 2019.

(Notary Stamp)

Jody L. Wilkinson
Notary Public in and for said county and state

My commission expires: 12/22/19



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

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

December 2018

**Legal Description
For
APN 076-290-10**

All that certain real property situate within a portion of Section Twelve (12), Township Twenty-One (21) North, Range Twenty (20) East, Mount Diablo Meridian, County of Washoe, State of Nevada, being more particularly described as follows:

Being Parcel 12-1-0-8 as shown on Division of Land Map of Spanish Springs Valley Ranches Unit 1, recorded June 21, 1977, as File Number 471405 of the Official Records of Washoe County, Nevada.



Prepared by
Odyssey Engineering, Inc.
Kelly R Combest, P.L.S.
Nevada Certificate No. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

CollectionCart			
Collection Cart	Items	Total	
	0	\$0.00	Checkout View

Pay Online
No payment due for this account.

Washoe County Parcel Information		
Parcel ID	Status	Last Update
07629010	Active	1/13/2020 2:08:57 AM
Current Owner: ASH 2004 FAMILY TRUST, WILLIAM & ONAGH 430 ALAMOSA DR SPARKS, NV 89441		SITUS: 430 ALAMOSA DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Block SubdivisionName SPANISH SPRINGS VLLY RANCHES 1 Lot Township 21 Section 12 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$6,801.96	\$6,801.96	\$0.00	\$0.00	\$0.00
2018	\$6,603.85	\$6,603.82	\$0.00	\$0.00	\$0.00
2017	\$6,411.66	\$6,475.79	\$0.00	\$0.00	\$0.00
2016	\$6,249.05	\$7,188.41	\$0.00	\$0.00	\$0.00
2015	\$6,258.43	\$6,326.21	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer





- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

-  [Payment Information](#)
-  [Special Assessment District](#)
-  [Installment Date Information](#)
-  [Assessment Information](#)

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Mr. Frank A. Bidart, P.E.
Odyssey Engineering Inc.
895 Roberta Lane, Suite 104
Sparks, NV 89431

Project Number : 0117-25-1
November 8, 2019

**RE: Geotechnical Evaluation of Grading Slopes
Ash Ranch – 430 Alamosa Drive
Washoe County, Nevada**

Dear Mr. Bidart:

Black Eagle Consulting, Inc. (BEC) is pleased to present the results of our geotechnical/geological evaluation of the existing cut and fill slopes within the above-referenced, approximately 68-acre residential parcel located at 430 Alamosa Drive (APN 076-290-10) off of Pyramid Highway in Washoe County, Nevada. The slopes are associated with a path/horse trail that leads from the residential/barn areas of the parcel north into the hills and outer structures in the northern portion of the parcel. Significant portions of the existing slopes are at steeper than the 3H:1V (horizontal to vertical) ratio recommended by Washoe County for grading. It is our understanding a special use permit application is scheduled to be submitted for the grading work and also to request variance on the slopes. As part of this, a geotechnical evaluation of the existing slopes considering their stability and long-term performance is necessary, and such evaluation will also need to recommend any required additional measures; this geotechnical evaluation report summarizes our findings and recommendations.

Project Description and Site Conditions

The project consists of a rectangular site of approximately 68 acres located in Washoe County, Nevada. The site is entirely contained in Section 12, Township 21 North, Range 20 East, Mount Diablo Meridian. The site is bordered to the north by undeveloped land, to the west and east by residential parcels with minimal development, and to the south by Alamosa Drive. The site is currently a single-family residence with several detached structures, including a barn.

The existing pathway subject to a variance application is a rough graded trail/pathway that extends north from the homesite in the southern portion of the parcel, traverses up to a ridgeline, and continues down to the north end of the property for a total distance of about 2,200 feet. The pathway required moderate grading (generally less than 2 feet of cut or fill), but 3 locations along the path required greater cuts and fills. These areas generally have cuts and fills of around 4 feet, with a maximum cut of 8 feet and up to 7 feet of fill.

The site contains several buildings within the southern portion and is in hilly terrain. The overall site topography rises up from Alamosa Drive to a ridgeline and back down at the rear (north end) of the parcel. The subject pathway traverses the hillside to the west and north from the home, crosses the ridgeline, and continues to the west and then north to the rear of the property. The existing hillsides have sparse vegetation and a generally rocky surface. At the back of the property are small stables and outbuildings. The pathway has been graded but remains unsurfaced.



Black Eagle Consulting, Inc.
Geotechnical & Construction Services

1345 Capital Boulevard, Suite A
Reno, Nevada 89502-7140

Tel: 775/359-6600 Fax: 775/359-7766
Email: mail@blackeagleconsulting.com

**WSUP19-0027
EXHIBIT L**

Slope Assessment

The existing graded cut and fill slopes were evaluated to determine their constituent materials, approximate height (cut or fill), slope ratio, and erosion characteristics. The results of the assessment are presented in Table 1 (Slope Assessment Summary) and are correlated to locations shown on Plate 1 (Plot Plan). The geotechnical/geological evaluations of the existing slopes were performed by a BEC geologist and also the undersigned BEC engineer. The soils exposed in the slopes in the field were classified in accordance with American Society for Testing and Materials D 2488, and the Unified Soils Classification System (USCS) soil types are presented in Table 1 where applicable.

TABLE 1 – SLOPE ASSESSMENT SUMMARY ¹							
Slope No.	Slope Location	Type (Cut or Fill)	Approximate Height (feet)	Material Type (USCS Classification or Bedrock) ¹	Approximate Slope Ratio	Global Stability Concerns	Erosion Characteristics/Potential
1	South Shade Structure	Cut	5.5 – 8.0	Bedrock, SC cover	0.9 – 1.1H:1V	No	None observed
2	South Shade Structure	Fill	~7.0	SCG	1.75 – 2.2H:1V	No	Minor to moderate runnels
3	South Traverse	Cut	2.0 – 4.0	Bedrock, SC cover	Up to 0.6H:1V	No	Minor slough in soil cover
4	South Traverse	Fill	Up to 3.0	GP-GC	1H:1V	No	Very rocky, none observed
5	North Descent	Cut	Up to 4.0	Bedrock, 1.5 foot SC cover	1.3 – 1.5H:1V	No	Minor slough in soil cover
6	North Descent	Fill	Up to 3.5	SCG	Up to 2.2H:1V	No	Moderate potential exists
7	Ravine Crossing	Cut	Up to 2.5	SCG	2.5H:1V	No	Minor potential exists
8	Ravine Crossing	Fill	Up to 2.0	SCG	2.5H:1V	No	Low potential
9	Northern Approach	Fill	Up to 2.5	SCG	1.5H:1V	No	Very rocky, none observed
10	Pad Grading	Fill	Up to 4.0	SCG	2 – 3H:1V	No	Low potential
11	North Corral	Cut	Up to 5.0	SCG	1H:1V	No	Minor potential exists
12	Combination	Fill on Cut	Up to 6.0	SCG	2.3H:1V	No	Fill has potential, Native low potential
13	North Cut	Cut	Up to 6.0	SCG	0.7:1	Yes	Potential exists

¹ SC – Clayey Sand; SCG – Clayey Sand with Gravel; GP-GC – Poorly Graded Gravel with Sand and Clay.



Discussion and Recommendations

A vast majority of the slopes associated with the existing pathway are globally stable and exhibit no or minimal erosional concerns for their adequate long-term performance. Photographs of selected prominent slopes are included in Appendix A (Photos of Prominent Slopes). In particular, based on our evaluation, the most prominent cut slopes on the pathway which exist within the southern limits of the pathway (Slope Nos. 1 and 3 identified in Table 1 and Plate 1), near the south shade structure, are stable and do not require any mitigation. However, there are segments of the slopes that can benefit from various levels of mitigation discussed below considering slope stability and long-term performance. These segments are discussed in the order of importance/need for mitigation. Refer to Plate 1 for approximate locations of these slope segments and Table 1 for associated concerns.

Slope Nos. 12 and 13 (North Cut and Cut/Fill Slopes)

Slope Nos. 12 and 13 within the northern limits of the pathway exhibit clayey sand with gravel soils. The cut slope on the uphill side (Slope No. 13) is too steep, could slough with seismic loading, and will undergo significant erosional issues. Because the pathway is significantly wide in this turnaround area, we recommend the materials from the pathway and the fill slope below (Slope No. 12) be removed to grade a buttress slope at a 3H:1V or flatter ratio. During the fill removal, Slope No. 12 should also be regraded to be at a 3H:1V ratio.

Slope No. 6 (North Decent of Pathway)

This fill slope can undergo long-term erosion. We recommend this slope be regraded to a 3H:1V ratio or flatter. The materials from the pathway could be scrapped and placed with adequate densification along the side of the slope.

Slope No. 2 (Fill Slope near South Shade Structure)

This is a prominent fill slope within the southern limit of the pathway near the south shade structure. The slope is estimated to be 7 feet in height. The slope face exhibits a significant amount of gravels and cobbles; however, surface runoff from the uphill side (graded pathway) has caused runnels on the slope face and eroded the surficial soils. As a minimum, it is recommended that the runnels be stabilized via placing 6-inch median size rocks. The slope should be monitored for vegetation growth (vegetation has already started to grow in isolated areas) and any future erosion issues. Additional measures to promote vegetation growth such as hydroseeding should also be considered for this slope for sufficient long-term performance.

Closing

This geotechnical evaluation report has been prepared in accordance with generally accepted geotechnical engineering practices to provide our opinions regarding the stability of the existing cut and fill slopes. The recommendations for any needed mitigation for sufficient long-term performance of the graded slopes are also included in this report. The opinions and recommendations are based on our field assessment discussed within



Mr. Frank A. Bidart, P.E.
Odyssey Engineering Inc.
November 8, 2019

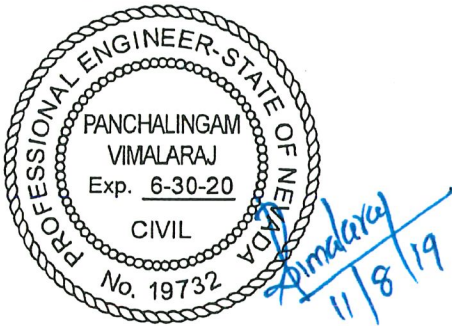
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this report. The geotechnical engineer makes no other warranties, either express or implied, as to the professional advice provided under the terms of this agreement and included in this report.

We appreciate having the opportunity to work with you on this project. If you have any questions regarding the content of the attached report, please do not hesitate to contact us.

Sincerely,

Black Eagle Consulting, Inc.



Vimal P. Vimalaraj, P.E.
Engineering Division Manager

PV:cjr

Enclosures: Plate 1 – Plot Plan
Appendix A – Photos of Prominent Slopes

References

American Society for Testing and Materials, 2018, *Soil and Rock (I and II)*, Volumes 4.08 and 4.09.

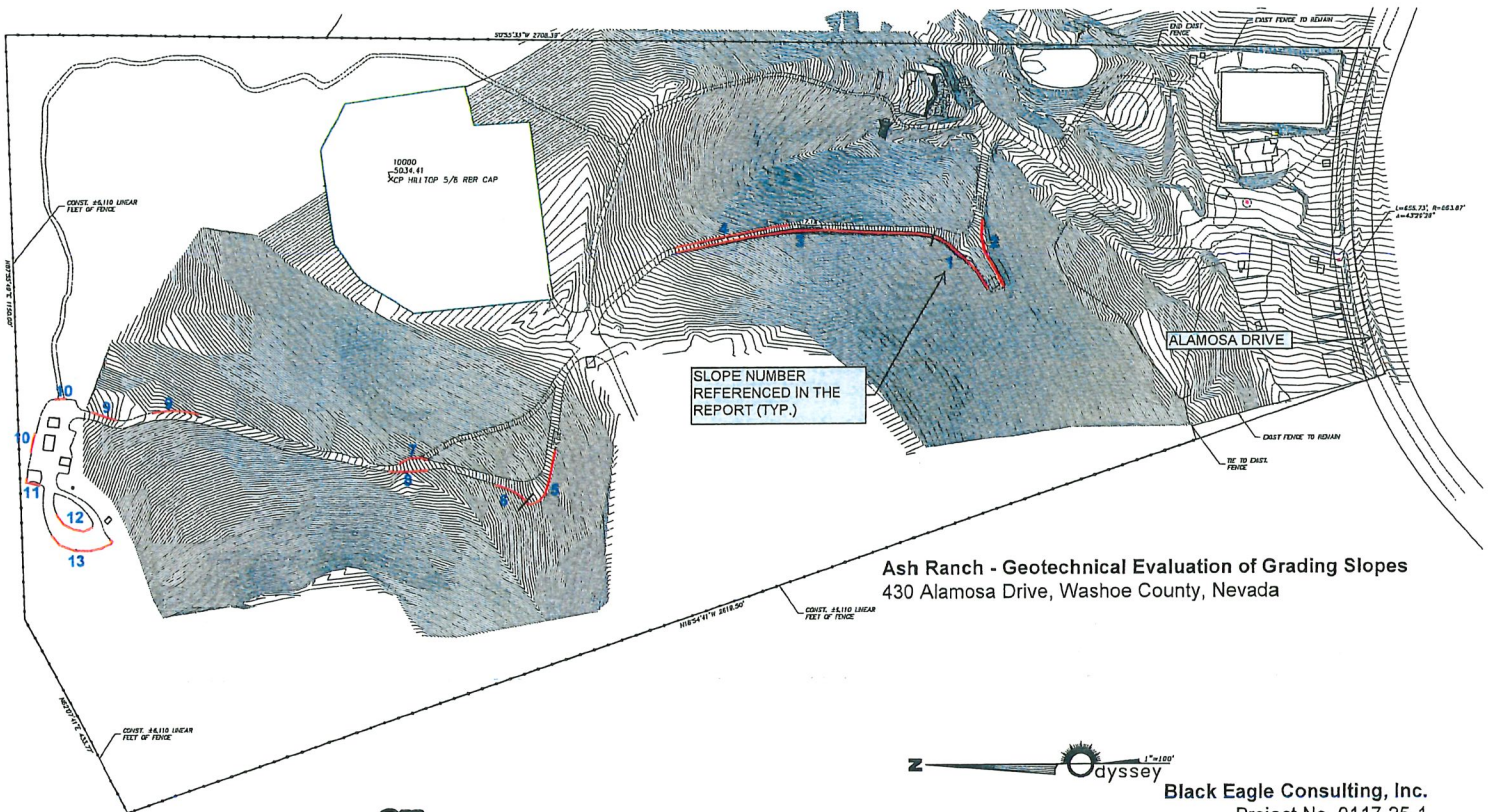


Black Eagle Consulting, Inc.
Geotechnical & Construction Services

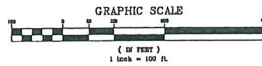
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Email: mail@blackeagleconsulting.com

WSUP19-0027
EXHIBIT L



Ash Ranch - Geotechnical Evaluation of Grading Slopes
 430 Alamosa Drive, Washoe County, Nevada



Black Eagle Consulting, Inc.
 Project No. 0117-25-1
 Plate 1 - Plot Plan



Black Eagle Consulting, Inc.
Ash Ranch – Geotechnical Evaluation of Grading Slopes
Project No. 0117-25-1

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GENERAL NOTES

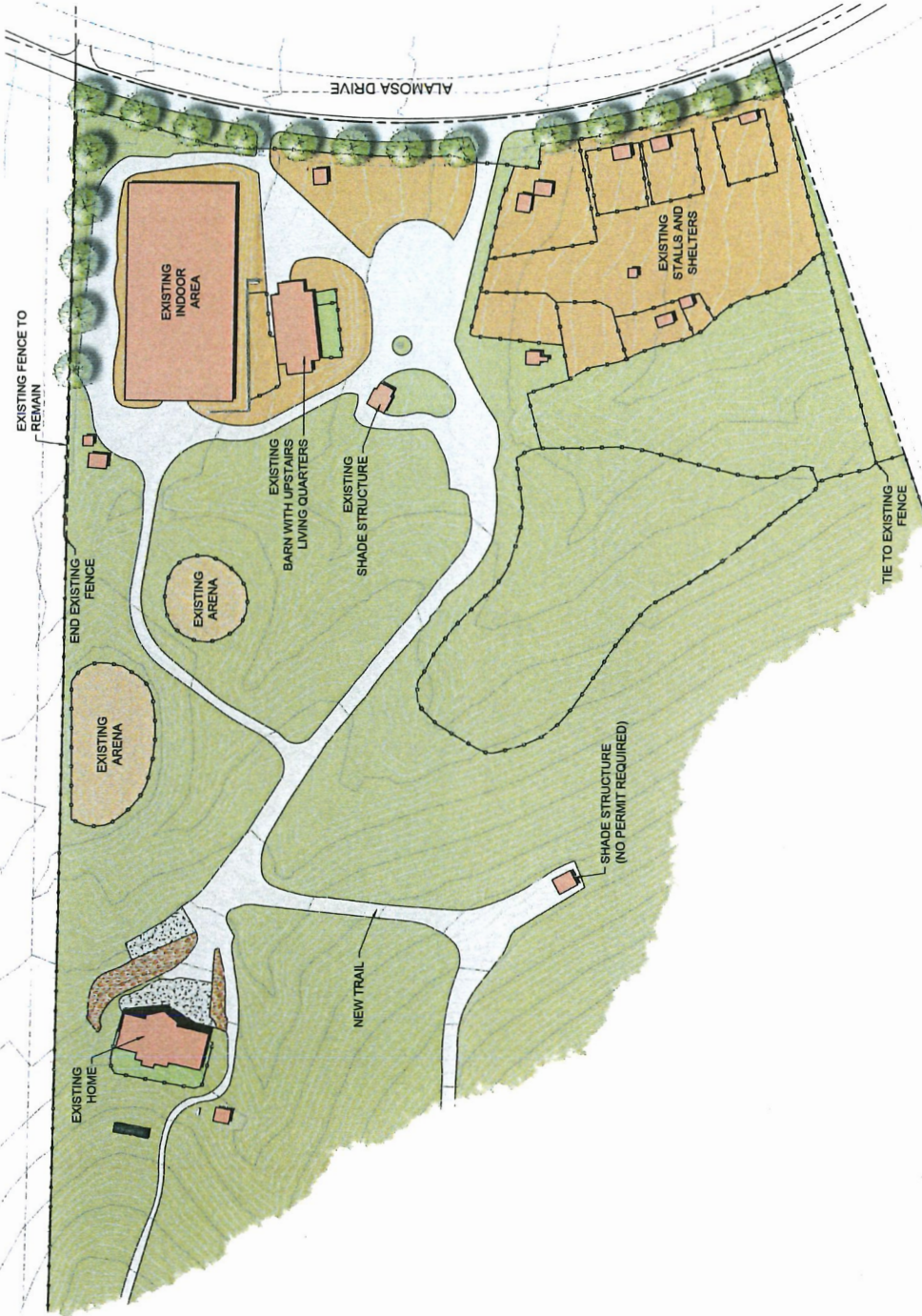
- 1) PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOILS, METEOROLOGICAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL AND WATER RESOURCES. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING: PLANT SIZE AND QUALITY TO REMAIN UPRIGHT AND FULLY FOLLOWING INSTALLATION PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TROPICAL GRASSES WILL BE IRRIGATED USING LOW ANGLE SPRINKLERS. PERENNIALS AND SHRUBS WILL BE IRRIGATED USING DROPPED PLANTINGS WILL BE GROUP IRRIGATED. A RECYCLED-PRESSURE-TYPE DRAINAGE SYSTEM WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

LANDSCAPE LEGEND/DATA

-  STREET TREES
PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAL FEET OF STREET
PROVIDE DISTANCE THEREOF
-  UNDISTURBED OPEN SPACE



** revised landscaping, per planner**



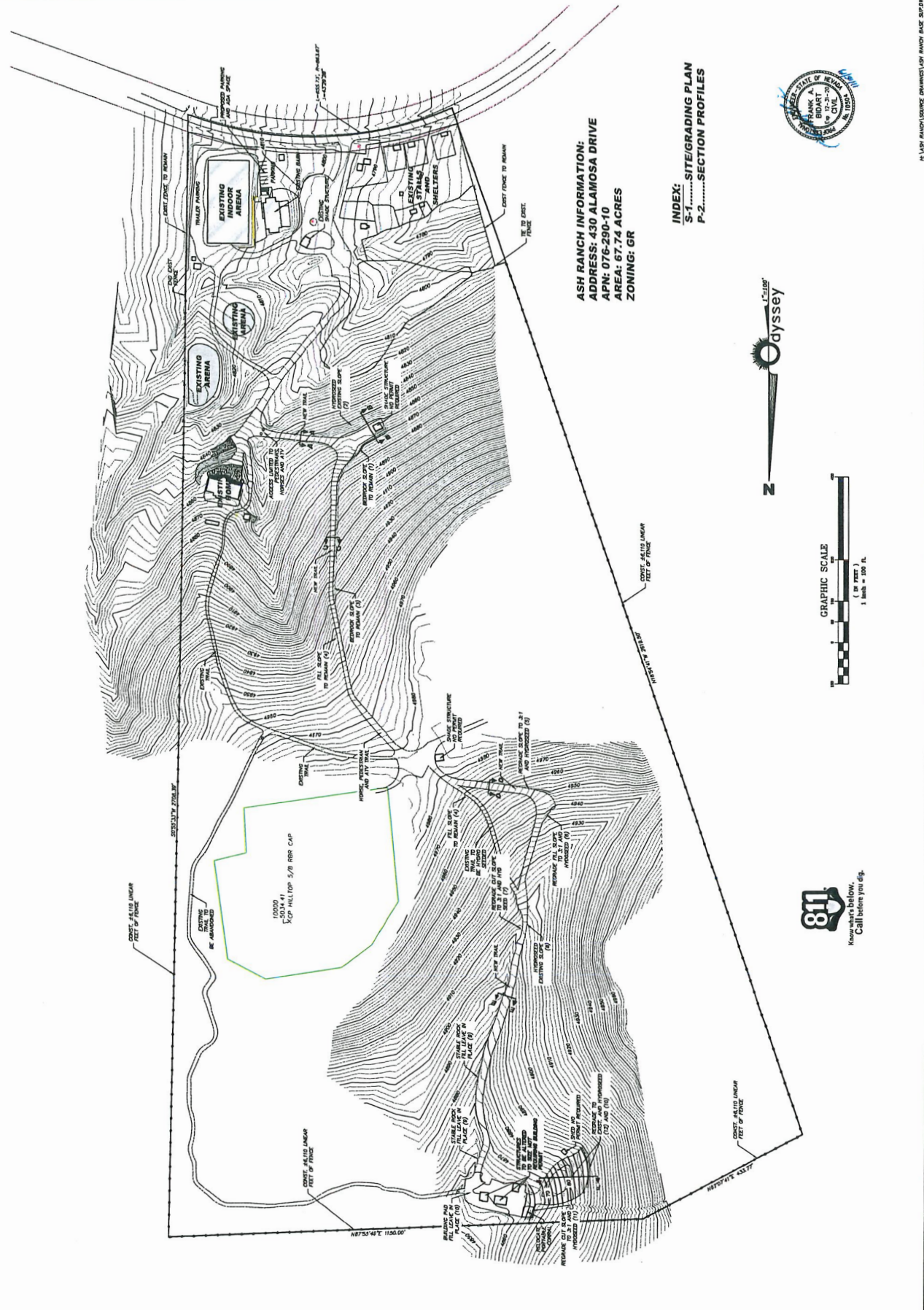
****revised site plan/parking, per planner****

DATE: NOVEMBER 2019		CHECKED BY: F.B.	DESIGNED BY: F.B.	DRAWN BY: F.B.
DESCRIPTION		BY APP'D		
SHEET		S-1		
OF		2		

**ASH RANCH
SPECIAL USE PERMIT APPLICATION
SITE/GRADING PLAN
WASHOE COUNTY, NEVADA**

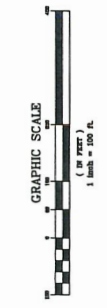
Odyssey ENGINEERING INCORPORATED
 835 ROBERTA LANE, SUITE 100, PARKER, NV 89151
 (702) 446-3000 FAX (702) 446-3001
 855-88-8888 WWW.ODYSSEYENGINEERING.COM

SCALE	FRANK A. BIDART
BOREZ	REGISTERED CIVIL ENGINEER
JOB NO.	19-0027



**ASH RANCH INFORMATION:
 ADDRESS: 430 ALAMOSA DRIVE
 APN: 076-290-10
 AREA: 67.74 ACRES
 ZONING: GR**

**INDEX:
 S-1.....SITE/GRADING PLAN
 P-2.....SECTION PROFILES**



19-0027 ASH RANCH (SOURCE COMMENTS) WY AND/OR BASE SIZES

ASH RANCH SPECIAL USE PERMIT APPLICATION SECTION PROFILES WASHOE COUNTY, NEVADA

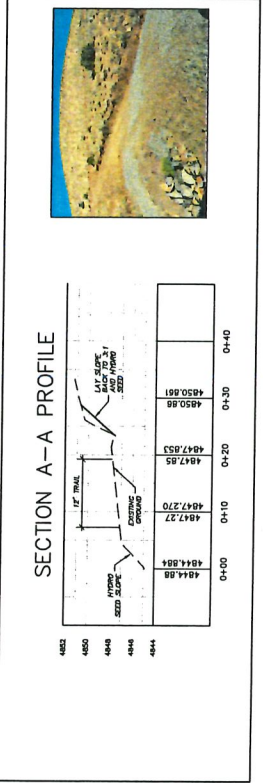
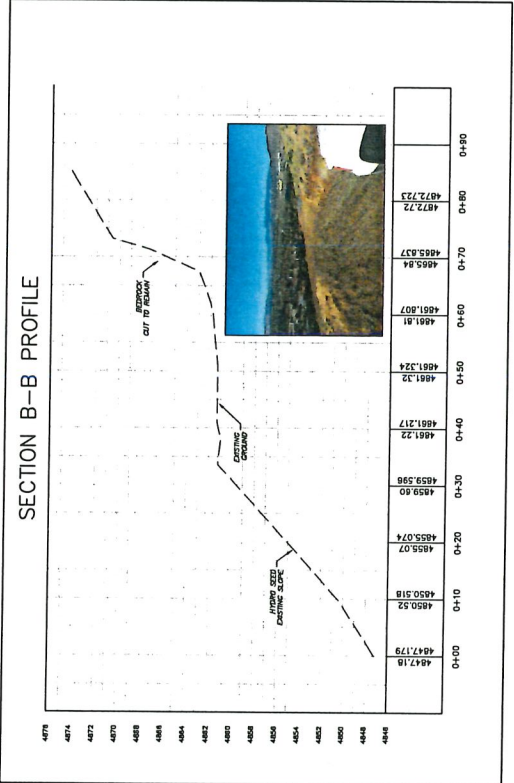
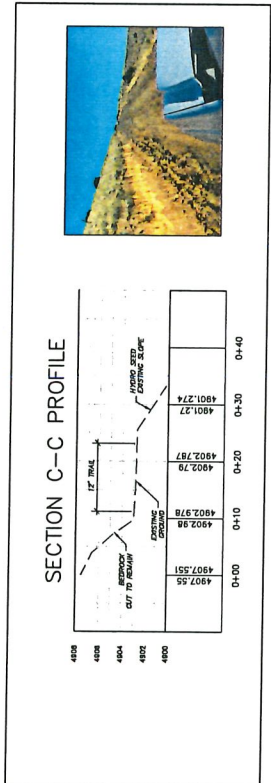
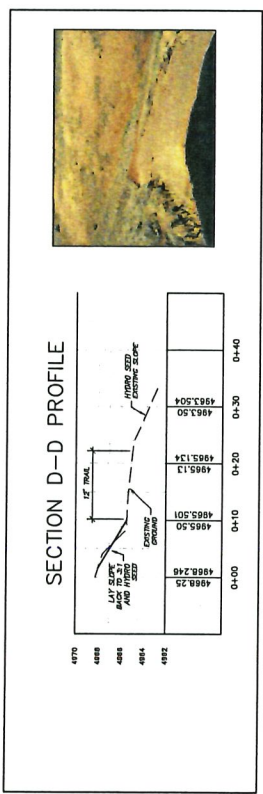
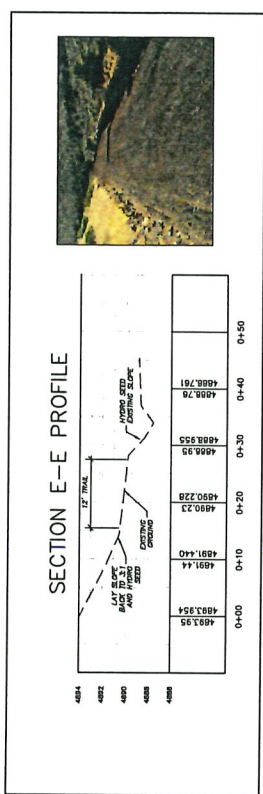
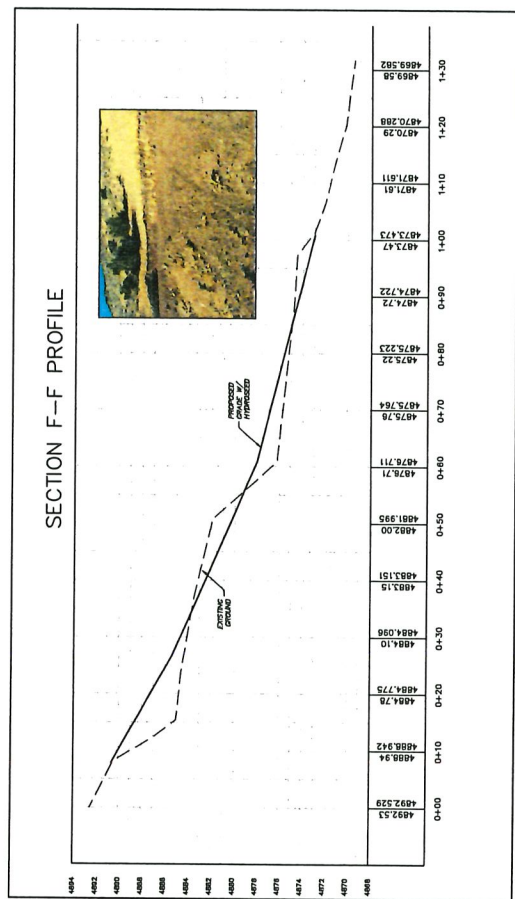
2
P-1
SUBJECT

NOV 2019
DATE

dysssey ENGINEERING INCORPORATED
885 ROBERTA LANE, SUITE 104, SPARKS, NV 89411
(775) 342-3303 FAX (775) 342-3349
CORP@DYSSSEY.COM

DATE: NOVEMBER 2019
DRAWN BY: P.B.
DESIGNED BY: P.B.
CHECKED BY: P.B.

REV.	DATE	DESCRIPTION	BY	APP'D



ASH RANCH SPECIAL USE PERMIT APPLICATION SECTION PROFILES WASHOE COUNTY, NEVADA



May 15, 2020

Dan Cahalane
Washoe County Planning Dept.
1001 E. 9th Street
Reno, Nevada 89512

Re: WSUP19-0027 Ash Ranch Special Use Permit

Dear Dan,

Based on our recent conference call, an updated site plan for the Ash Ranch site is attached. This update shows an area that is excluded from the commercial SUP. This area is to be used solely by the owner for normal residential uses. This exhibit was shown to the fire department and has received their approval (provided the structures are altered as indicated).

This amendment addresses the fire department concerns about commercial use in this area. Removing this area from commercial use eliminates any responsibility for the fire department to respond to commercial activity in this area. Commercial use will remain centered toward the front of the parcel, closer to Alamosa Drive.

Also included with this letter are cross-section exhibits showing the repair/regrading of cut slopes along the trail, and a copy of the letter previously sent to the fire department informing them of the proposed limit to the commercial area.

It's our understanding is that this reduction in the commercial area addresses the concerns of the fire department and we are now on track to proceed to a hearing. We also understand that changes are required to some of the existing buildings to conform with building permit regulations. We expect to see these required changes identified as part of your conditions of approval.

Please let me know if there are additional issues to address. I'm available to discuss as needed. Thank you for your help and attention.

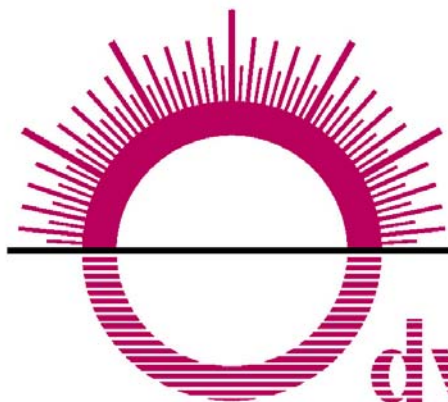
Sincerely,

A handwritten signature in blue ink that reads "Derek Wilson". The signature is written in a cursive style.

Derek Wilson

1985 Chimney Rock Trail • Reno, Nevada 89523
(775) 527-6710 • www.rubicondesigngroup.com

WSUP19-0027
EXHIBIT L



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING
INCORPORATED

February 25, 2020

via: Hand Deliver

Mr. Dale Way
Deputy Prevention Specialist II
Truckee Meadows Fire Protection District
1001 E. 9th Street, Bldg. D
Reno, NV 89512

Re: Ash Ranch Special Use Permit Application
Fire Concerns and Questions

Dear Dale:

Odyssey Engineering Incorporated is writing this letter to answer some questions concerning the special use permit application request for a commercial stable and grading. We understand that Truckee Meadows Fire has concerns with the application and we hope working with the owner these concerns can be addressed.

We have attached the preliminary site/grading plan and some cross sections that were part of the original permit and some additional pictures for a better understanding of what has occurred on the Ash Ranch Parcel.

The family has constructed some structures at the north end of the property and a trail back connecting these structures to the existing residence, arena and stable facilities at the southerly end of the property. The owner was unaware that a grading permit or building permit were necessary for the structures at that time. We believe they received some bad advice before we became involved.

We are aware that a structure requiring a building permit constructed on a property would require the fire access meet criteria set by TMFPD. Attached are two pictures of the structures in question. The owner has agreed that we will work with the building department to reduce the size of the structures such that it will be below the square footage requiring a building permit. Note the building is intended for just the owner's personal use and not part of the commercial stable. This building is intended for day use only and not for overnight stays it defiantly is not intended to be lived in.

We are asking for a special use permit for the grading of the trail for horseback use. Note the slopes of the trail are up to 18%. The owner has agreed to put down 6" of aggregate base as an all-weather surface on this roadway. We are limiting the use of this trail to ATV, horse and walking. With that, this 12' wide trail could be used by the fire department to the rear of the property for wild fires if TMFP choose to utilize it or other emergency service. We know this trail doesn't meet the typical 10% min. requirement, but we are hoping for some consideration as this trail could possibly benefit the fire department as access to that north area is severely limited from any direction.

We are available to come in and discuss this, or if you need any additional information please feel free to contact me directly at 775-236-0547. We also are offering to take TMFP on a site visit to better understand the situation at the property. We thank you for consideration of the matter.

Sincerely,
Odyssey Engineering Incorporated

Frank A. Bidart, P.E.
President

FAB/fab

Attach:

Building Pictures

SUP Site/Grading
SUP Cross Sections



Odyssey Engineering, Incorporated
895 Roberta Lane, Suite 104 - Sparks, Nevada 89431
Ph: (775) 359-3303 Fax: (775) 359-3329
www.odyssey-civil-engineering.com

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811
S-1
S-1
2

SCALE:
HORIZ. 1" = 100'
VERT. 1" = 10'

811
S-1
S-1
2

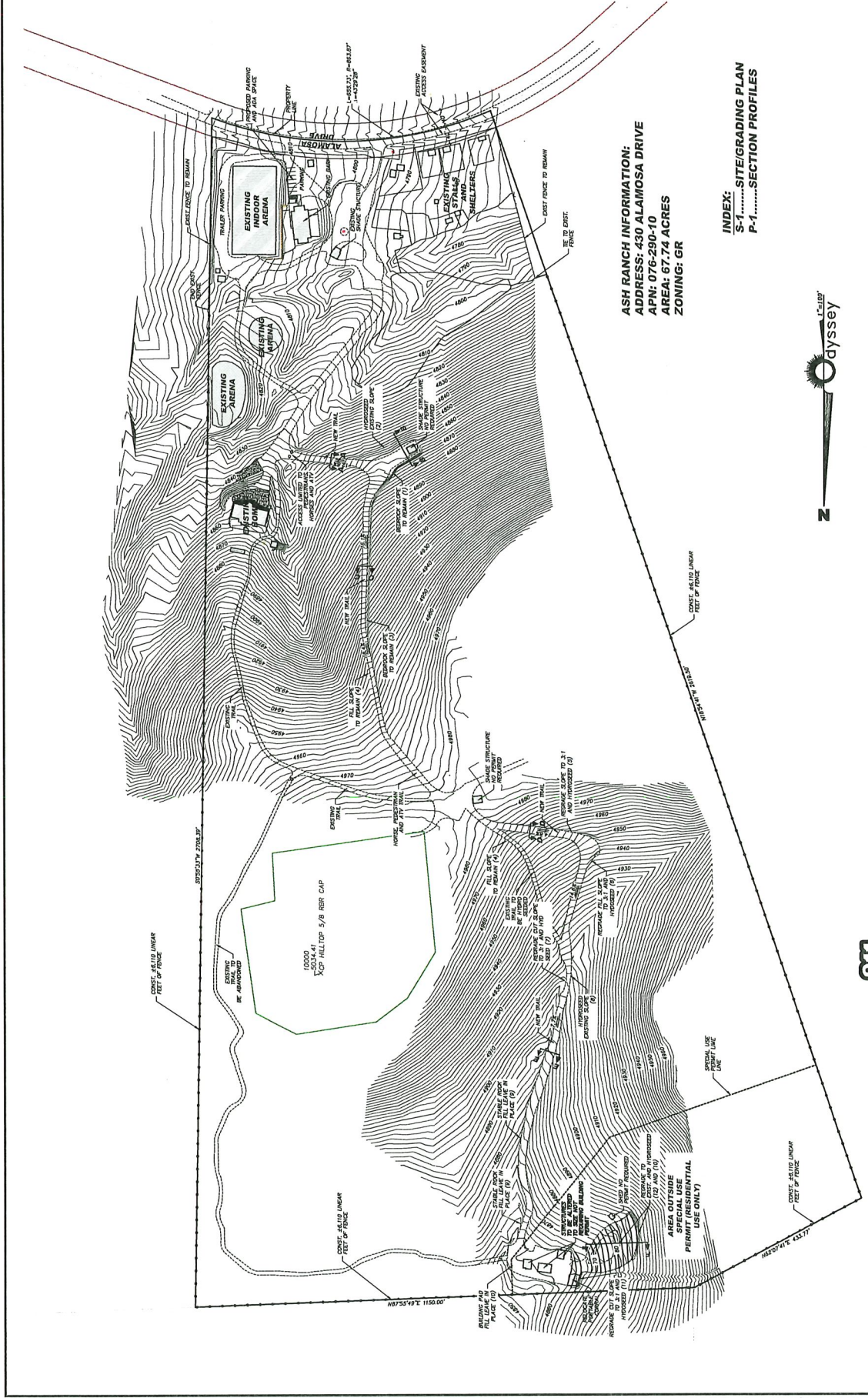
811
S-1
S-1
2

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S-1
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2

ASH RANCH
SPECIAL USE PERMIT APPLICATION
SITE/GRADING PLAN
WASHOE COUNTY, NEVADA

DATE: NOVEMBER 2019
DRAWN BY: F.H.
DESIGNED BY: F.H.
CHECKED BY: F.H.

REV	DATE	DESCRIPTION	BY	APP'D



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ASH RANCH (DOWNE) DRAWINGS (CSP) AND (S) DATE 2019/11/20

REV.	DATE	DESCRIPTION	BY	APP'D

