



# Board of Adjustment Staff Report

Meeting Date: May 7, 2020

Agenda Item: 7B

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0004 (Smith Residence Grading)

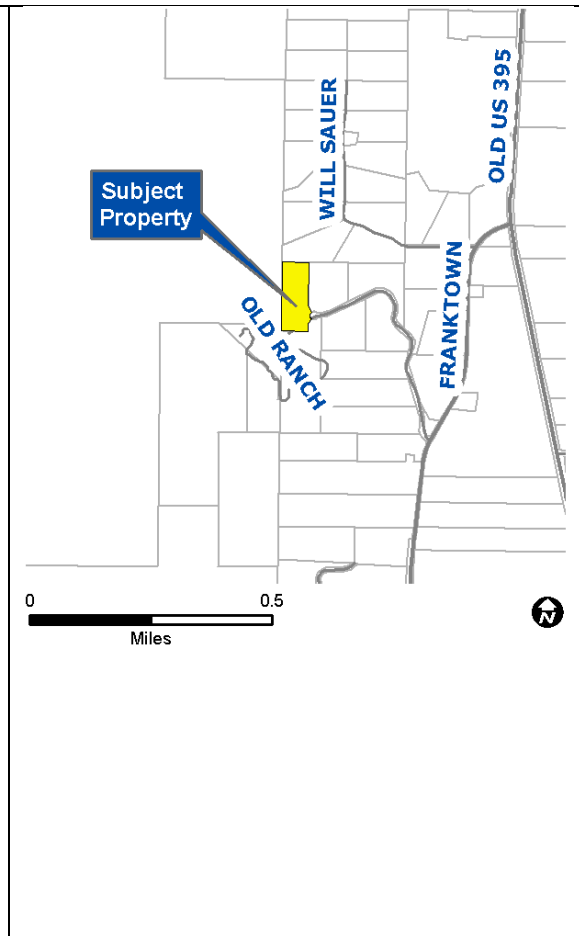
**BRIEF SUMMARY OF REQUEST:** Request to approve a major grading permit for 2,940 cubic yards of cut and 1,790 cubic yards of fill across 33,200 square feet of area on slopes exceeding 15% resulting in the construction of a permanent earthen structure over 4½ feet in height within the front yard setback and over 6 feet in height outside of the front yard setback.

**STAFF PLANNER:** Planner's Name: Dan Cahalane  
Phone Number: 775.328.3628  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a major grading permit for 2,940 cubic yards of cut and 1,790 cubic yards of fill across 33,200 square feet of area on slopes exceeding 15% resulting in the construction of a permanent earthen structure over 4½ feet in height within the front yard setback and over 6 feet in height outside of the front yard setback.

Applicant/ Property Owner:	David Smith
Location:	The western terminus of Old Ranch Road, approximately 2600ft from the intersection of Old Ranch Rd and Franktown Road
APN:	055-092-09
Parcel Size:	5.118 acres
Master Plan:	Rural Residential
Regulatory Zone:	Medium Density Rural
Area Plan:	South Valleys
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 438, 810
Commission District:	2 – Commissioner Lucey



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0004 for David Smith, having made all five findings in accordance with Washoe County Code Section 110.810.30:

*Motion with findings on page 11*

**Staff Report Contents**

Special Use Permit.....3

Grading Plan..... 5

Grading Profiles..... 6

Slope Map ..... 7

Project Evaluation .....7

South Truckee Meadows/ Washoe Valley Citizen Advisory Board (STMWVCAB) .....9

Reviewing Agencies .....9

Recommendation .....11

Motion .....11

Appeal Process .....11

.....

**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Washoe County Engineering Memo ..... Exhibit B

United States Army Corps of Engineering Memo ..... Exhibit C

Washoe County Parks Memo ..... Exhibit D

Washoe County Health District Memo ..... Exhibit E

Washoe County Building Memo..... Exhibit F

Washoe Storey Conservation District ..... Exhibit G

Public Notice..... Exhibit H

Project Application.....Exhibit I

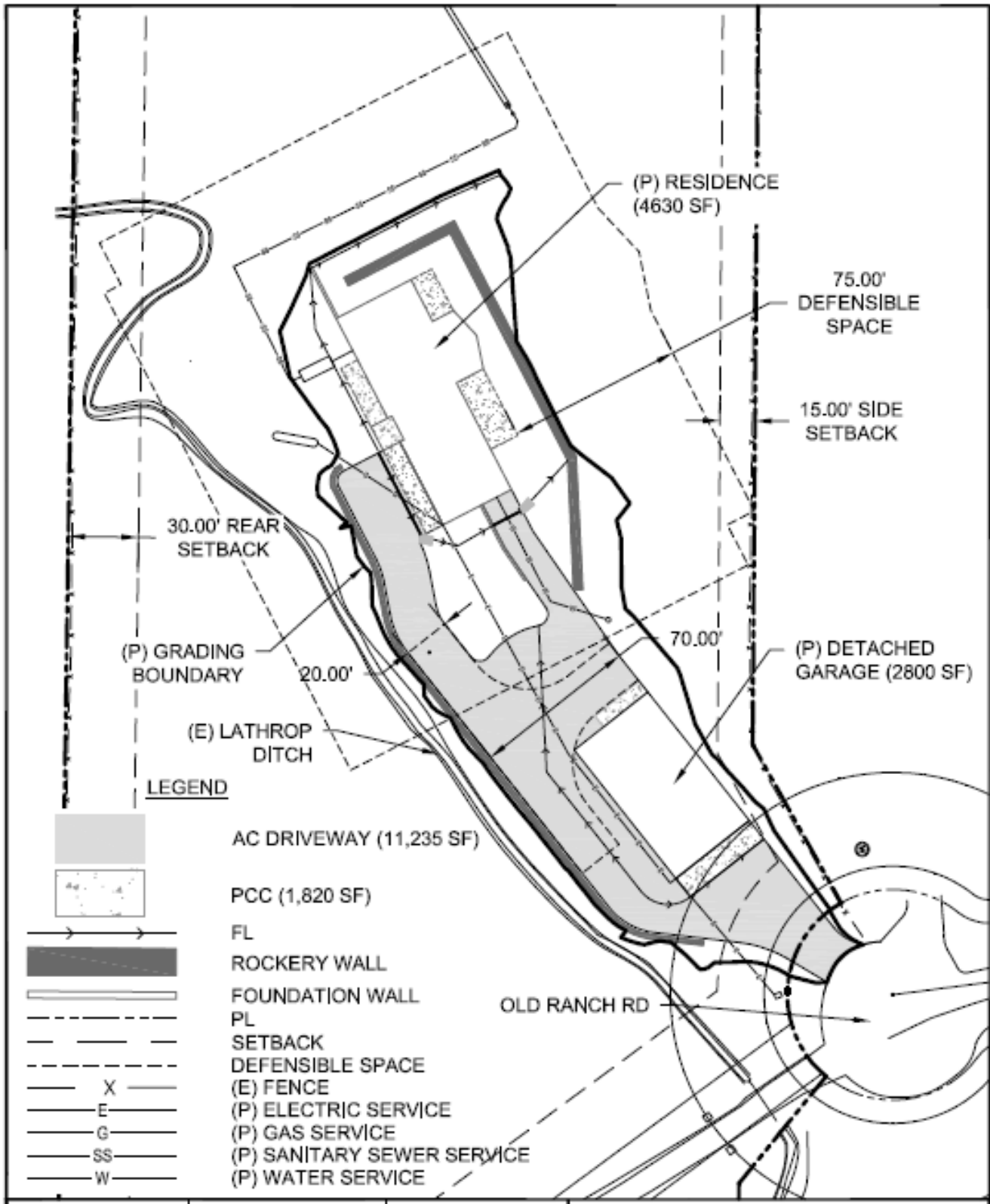
### **Special Use Permit**

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:

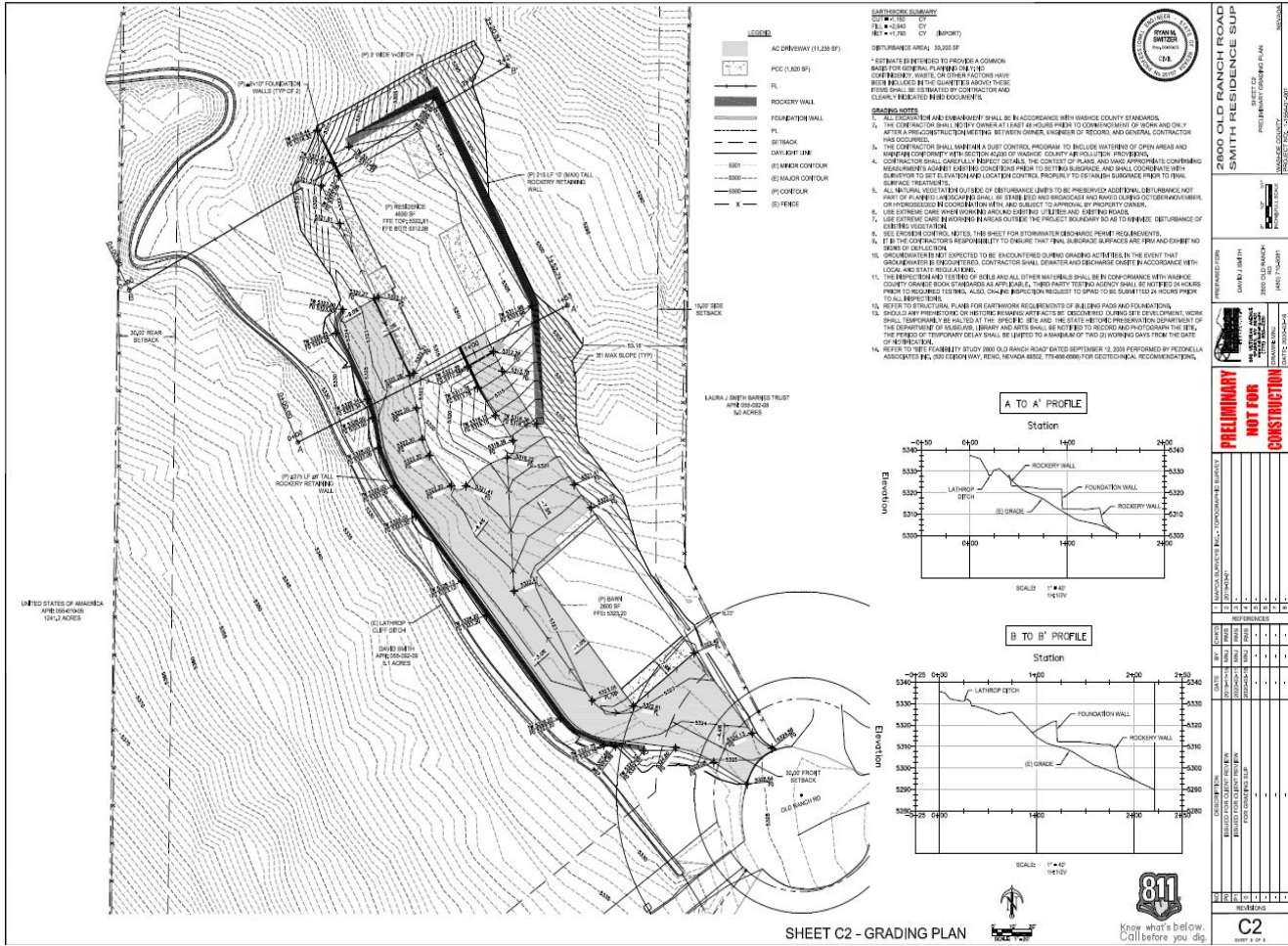
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP20-0004 are attached to this staff report in Exhibit A and will be included with the action order, if approved.

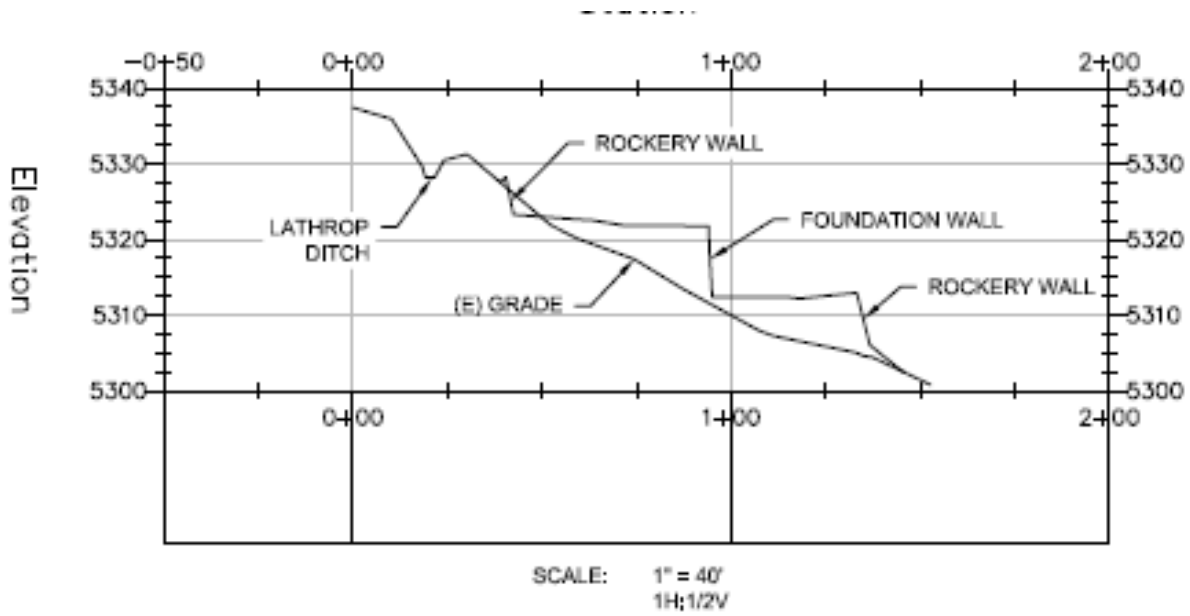
The subject property has a regulatory zone designation of Medium Density Rural (MDR). The applicant is requesting a major grading permit which is permitted in the MDR regulatory zone with a special use permit per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



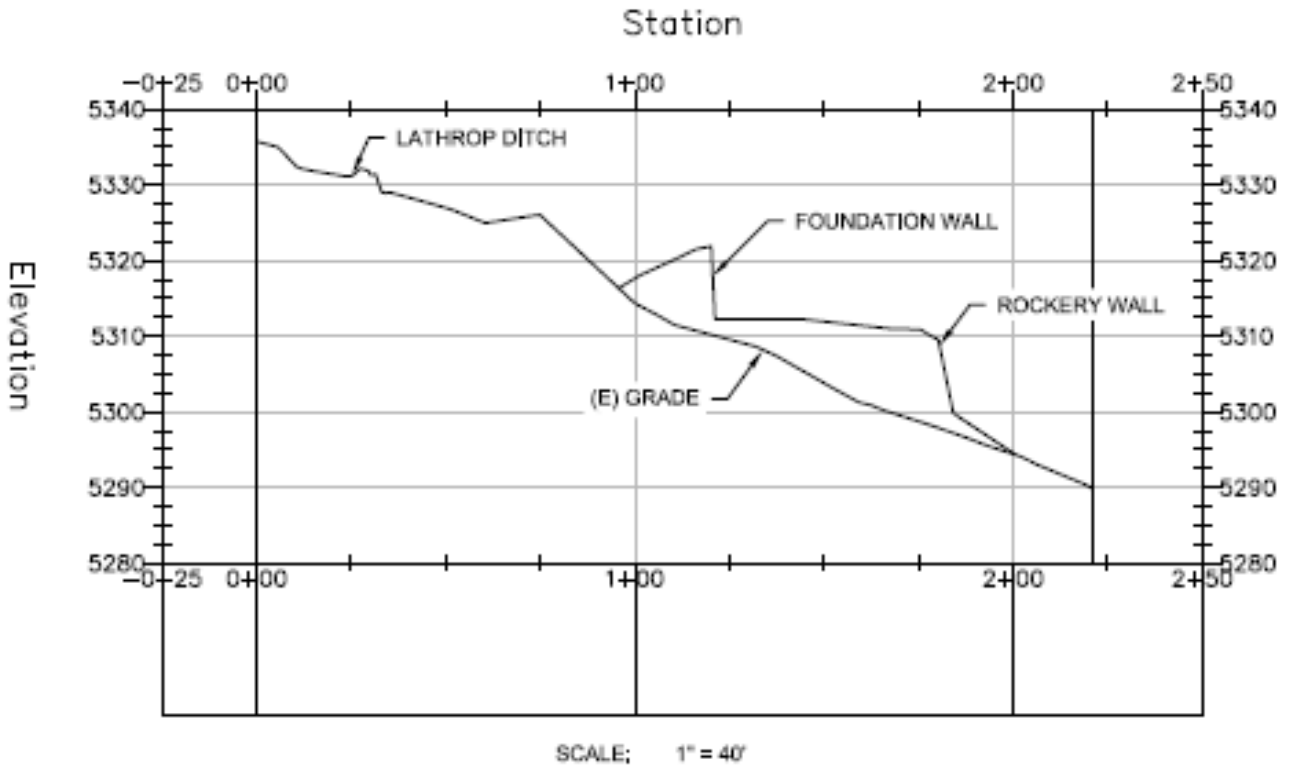
**Site Plan**



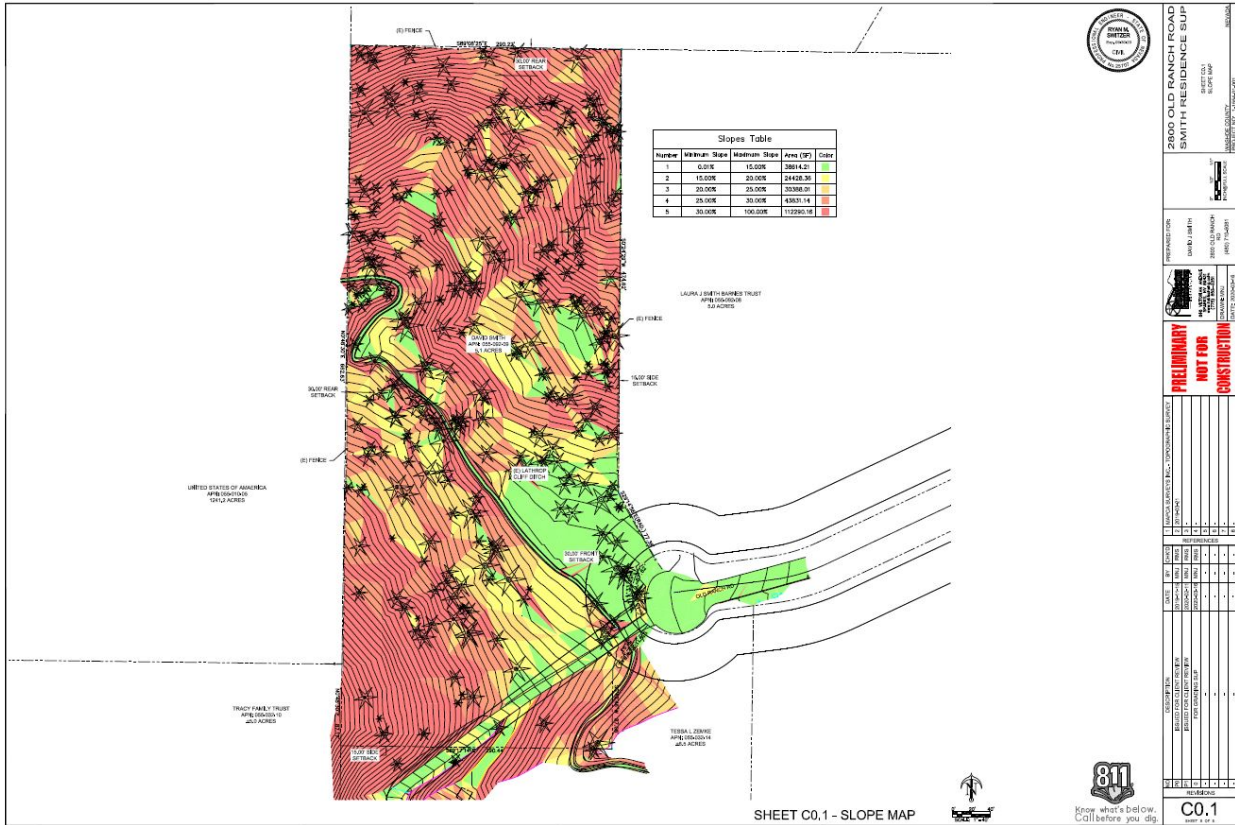
**Grading Plan**



**B TO B' PROFILE**



**Grading Profiles**



**Slope Map**

**Project Evaluation**

**Background**

The applicant is proposing major grading across 33,200 sf of the property with 2,940 cy of cut and 1,790 cy of import required on existing slopes greater than 15%. Most of the graded area will be covered by impervious surfaces such as the paved driveway or the footprint of the proposed residence; however, grading will result in fill material resulting in the creation of a permanent earthen structure greater than 4½ within the front yard setback and greater than 6 feet outside of the setback, which triggers the major grading permit requirements.

**Article 438**

The standards required within Washoe County Code 110.438.45 is summarized in the table below:

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

<b>Intersection Angle</b>	45 degrees	45 degrees	45 degrees	45 degrees
<b>Transitions</b>	Contoured	Contoured	Contoured	Contoured

Staff Comment: The proposed grading includes slopes that are generally 3:1. There are some areas that are steeper, approximately 2.4:1 slopes, along the base of one of the retaining walls. All cut and fill slopes must meet the maximum 3:1 slopes in compliance with Washoe County Code. The proposed grading is less than 10ft from the natural grade within the setback envelope and less than 4ft in the front yard setback and therefore complies with Article 438. The applicant is proposing two retaining walls as part of this grading permit. These walls comply with the 10ft height restriction, 6ft terrace width, and 4ft bench width requirement. The proposed grading intersection angles are 45 degree or less and all grading transitions are contoured where practical. The bulk of the proposed grading will be under either asphalt or building pads and therefore be permanently stabilized. The revegetation plan was forwarded to the Washoe-Storey Conservation district, who provided comments and/or conditions in exhibit G.

**South Valleys Area Plan**

SV.2.2 Whenever possible, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

Staff Comment: The proposed grading plans comply with Article 438. This minimizes disruption to the natural topography, utilizes the natural contours and slopes, and preserves existing vegetation and ground coverage to minimize erosion.

SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Staff Comment: This application was forwarded to the Washoe-Storey Conservation district. They provided comments and conditions in exhibit G.

SV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: The CAB did not meet due to the shelter in place orders from the Governor. Staff sent out a CAB worksheet to the CAB members to provide comments. No comments were received from the CAB for the applicant to respond to.

SV.2.11 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Staff Comment: This application was forwarded to the Washoe-Storey Conservation district. They provided comments and conditions in Exhibit G.

SV.12.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance and enforcement of design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.



**Staff Comment:** The proposed grading plans comply with Article 438. This minimizes disruption to the natural topography, utilizes the natural contours and slopes, and preserves existing vegetation and ground coverage to minimize erosion.

SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, Hillside Development, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

**Staff Comment:** The proposed grading plans comply with Article 438. This minimizes disruption to the natural topography, utilizes the natural contours and slopes, and preserves existing vegetation and ground coverage to minimize erosion. Article 424 does not provide concrete standards that are enforceable by the county.

SV.18.3 The granting of special use permits in the South Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

**Staff Comment:** The application was forwarded to Washoe County Air Quality. They did not provide any comments.

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

The proposed project was sent to the CAB members for comment due to the “Stay at Home” directive from the Governor in response to COVID-19. Staff sent out a CAB worksheet to the CAB members to provide comments. The CAB did not provide any comments on the application.

### **Reviewing Agencies**

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

- US Forest Service – Carson Ranger District
- Nevada Department of Environmental Protection
- 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 Health District
  - Air Quality Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe Storey Conservation District
- Nevada Department of Historic Preservation

Six out of the thirteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each

agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division imposed operational conditions that will be in effect for the life of the project.  
**Contact: Dan Cahalane, 775.328.3628, [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)  
Dan Holly, [dholly@washoecounty.us](mailto:dholly@washoecounty.us)**
- United States Army Corp of Engineering provided comments on potential effects on water of the United States.  
**Contact: Jennifer Thomason, 775.328.5304, [Jennifer.c.thomason@usace.army.mil](mailto:Jennifer.c.thomason@usace.army.mil)**
- Washoe County Engineering addressed grading standards and conditions.  
**Contact: Leo Vesely, 775.328.2041, [Lvesely@washoecounty.us](mailto:Lvesely@washoecounty.us)**
- Washoe County Parks Department addressed weeds and fill conditions.  
**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Washoe Storey Conservation District addressed revegetation, fill requirements, and drainage.  
**Contact: Jim Shaffer, 775.857.8500 ext 131**
- Washoe County Health District addressed septic and health regulations.  
**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

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

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

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.  
*Staff Comment:* The proposed use, major grading, is consistent with the action programs, policies, standards, and maps of the Master Plan and South Valleys Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.  
*Staff Comment:* The site has adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities for a single-family detached dwelling.
3. Site Suitability. That the site is physically suitable for major grading, and for the intensity of such a development.  
*Staff Comment:* The site is physically suitable for major grading, and for the intensity of the major grading.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The issuance of this permit will not be significantly detrimental to the public health, safety or welfare, injurious to the property or improvement of the adjacent properties, or detrimental to the character of the surrounding area as this application complies with Article 438.

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: Issuance of this permit will not have a detrimental effect on the location, purpose, or mission of a military installation.

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0004 for David Smith, 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 the South Valleys 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 major grading, 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: David Smith  
2800 Old Ranch Rd  
Washoe Valley, NV 89704

Representatives: Robison Engineering Company  
846 Victorian Ave, Ste 20  
Sparks, NV 89431



# Conditions of Approval

Special Use Permit Case Number WSUP20-0004

The project approved under Special Use Permit Case Number WSUP20-0004 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 7, 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.**

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

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

**Washoe County 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](mailto: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 building permits 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 building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. Rockery walls will require a separate permit. The Planning and Building Division shall determine compliance with this condition.
- e. 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.

- f. 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.

**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, 775.328.2041, [Lvesely@washoecounty.us](mailto:Lvesely@washoecounty.us)**

- 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 (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
  - b) If the disturbed area exceeds 1 acre, then the following items are required:
    - a. 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.
    - b. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
    - c. 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.
  - c) All grading and cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438 Grading Standards.
  - d) All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department. The design of retaining wall nearest to the Lathrop Ditch shall address seepage from the ditch.
  - e) 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.
  - f) Regional Road Impact Fee (RRIF) for a single family dwelling will be collected with the building permit.
3. The following conditions are requirements of the US Army Corp of Engineering, which shall be responsible for determining compliance with these conditions.

**Contact Name – Jennifer Thomason, 775.328.5304, Jennifer.c.thomason@usace.army.mil**

- a. A Section 404 permit may be required if the project would result in the placement of fill material, even temporarily, in waters of the US that are regulated by the Corps of Engineers including streams and wetlands.
4. The following conditions are requirements of the Washoe County Planning Department, which shall be responsible for determining compliance with these conditions.
- Contact Name – Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.us**
- a. All earthen material imported as part of this project is required to be “certified weed free.”
  - b. In compliance with Washoe County Master Plan Conservation Element Policy C.5.3, any undeveloped disturbed areas of the subject site shall be revegetated utilizing a native seed mix as reviewed and approved by the University of Nevada Cooperative Extension, the Washoe Storey Conservation District, and/or Washoe County Regional Parks and Open Space.

- c. The site plans show a 75' defensible space buffer. In conformance with South Valleys Area Plan Policy SV19.3 and prior to issuance of building/grading permits, the applicant shall submit a defensible space maintenance plan that demonstrates how this area will be maintained and managed.

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

**Contact Name – Jim Shaffer, 775.857.8500 ext 131**

- a. To prevent the spread of noxious weeds concerning grading and exportation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

- b. The applicant shall provide a revegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

6. 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: Prior to approving any grading plan and permit issuance onsite sewage disposal system design must be completed and approved.

- b) Condition #2: Prior to approving any grading plan and permit issuance the placement of the well must be determined with an approved Well Permit from the WCHD.

- c) Condition#3: All permits for this property must be routed reviewed and approved by the WCHD.

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





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

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

Date: April 8, 2020

To: Dan Cahalane, Planner

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

Re: Special Use Permit Case *WSUP20-0004 – Smith Residence Grading*  
APN 055-092-09

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the grading of 2,940 cubic yards of cut and 1,790 cubic yards of fill across 33,200 square feet of area on slopes exceeding 15%. 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 David Smith, owner. 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 (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. If the disturbed area exceeds 1 acre, then the following items are required:
  - a. 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.
  - b. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
  - c. 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.
3. All grading and cut slopes and fill slopes shall be in accordance with Washoe County Code Article 438 Grading Standards.
4. All retaining walls shall be designed by a licensed engineer and shall be permitted through the Building Department. The design of retaining wall nearest to the Lathrop Ditch shall address seepage from the ditch.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **WSUP20-0004 – Smith Residence Grading**  
Date: March 25, 2020  
Page: 2

5. 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 Fee (RRIF) for a single family dwelling will be collected with the building permit.

## Cahalane, Daniel

---

**From:** Thomason, Jennifer C CIV USARMY CESPCK (USA) <Jennifer.C.Thomason@usace.army.mil>  
**Sent:** Tuesday, March 24, 2020 11:07 AM  
**To:** Cahalane, Daniel  
**Subject:** FW: March Agency Review Memo II (UNCLASSIFIED)  
**Attachments:** March Agency Review Memo II.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.]

CLASSIFICATION: UNCLASSIFIED

Hi Dan,

In reviewing per the request below, the only comment our office has on the WSUP20-0004 (Smith Residence Grading), is that a Section 404 permit may be required if the project would result in the placement of fill material, even temporarily, in waters of the US that are regulated by the Corps of Engineers including streams and wetlands. If there are any questions about our Regulatory Program please let me know, as I can be reached at any of the contact information listed below.

Thanks,

Jennifer C. Thomason  
Senior Project Manager  
US Army Corps of Engineers, Sacramento District  
Reno Regulatory Field Office  
300 Booth Street, Room 3050  
Reno, NV 89509-1361  
(775) 784-5304

Please note: The out of office notification for our email has been disabled. If I do not respond to your message in a few days, I may be out of the office and I will respond as soon as I am able.

Let us know how we're doing. Please complete the survey at:  
[http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey)

-----Original Message-----

From: Fagan, Donna [mailto:DFagan@washoecounty.us]  
Sent: Monday, March 23, 2020 2:05 PM  
To: Thomason, Jennifer C CIV USARMY CESPCK (USA) <Jennifer.C.Thomason@usace.army.mil>  
Subject: [Non-DoD Source] March Agency Review Memo II

Jennifer,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review item #3. Click on the highlighted item descriptions for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,

Donna

Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us <mailto:dfagan@washoecounty.us> | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521

CLASSIFICATION: UNCLASSIFIED



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

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

---

**TO:** Dan Cahalane, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** April 2, 2020

**SUBJECT:** Special Use Permit Case Number WSUP20-0004 (Smith Residence Grading)

---



I have reviewed WSUP20-0004 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading, including ±2,940 cubic yards of cut and ±1,790 cubic yards of fill, for the construction of a single-family residential dwelling and barn. The site is located south and east of Franktown Creek and west of Franktown Road in Washoe Valley. Steep slopes in excess of 15% characterize much of the subject site. There are no additional proposed trails or parks in the area. Due to the location of the site adjacent to public lands managed by the United States Forest Service, it is important to ensure that the proposed project incorporates necessary measures to minimize the spread of noxious weeds and maintain a defensible space buffer. To meet those goals, the Washoe County Parks Program offers the following conditions of approval:

1. All earthen material imported as part of this project is required to be “certified weed free.”
2. In compliance with Washoe County Master Plan Conservation Element Policy C.5.3, any undeveloped disturbed areas of the subject site shall be revegetated utilizing a native seed mix as reviewed and approved by the University of Nevada Cooperative Extension, the Washoe Storey Conservation District, and/or Washoe County Regional Parks and Open Space.
3. The site plans show a 75’ defensible space buffer. In conformance with South Valleys Area Plan Policy SV19.3 and prior to issuance of building/grading permits, the applicant shall submit a defensible space maintenance plan that demonstrates how this area will be maintained and managed.



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

Memo to: Dan Cahalane  
Subject: WRZA20-0004  
Date: March 27, 2020  
Page: 2

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

April 5, 2020

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

RE: Smith Residence Grading; 055-092-09  
Administrative Permit; WSUP20-0004

Dear Washoe County Staff:

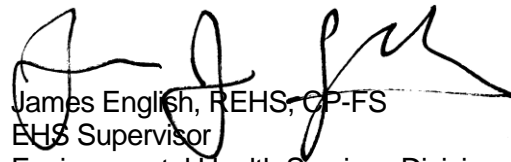
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: Prior to approving any grading plan and permit issuance onsite sewage disposal system design must be completed and approved.
- b) Condition #2: Prior to approving any grading plan and permit issuance the placement of the well must be determined with an approved Well Permit from the WCHD.
- c) Condition#3: All permits for this property must be routed reviewed and approved by the WCHD.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services Division  
Washoe County Health District

ec: Accela File

## **Cahalane, Daniel**

---

**From:** Holly, Dan  
**Sent:** Tuesday, March 24, 2020 10:45 AM  
**To:** Cahalane, Daniel  
**Subject:** Special Use Permit Case Number WSUP20-0004 (Smith Residence Grading)

Good Morning Daniel: I have reviewed the above referenced permit application and only have one comment. The rockery walls will require engineering as well as a separate permit. Thank You,





## 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

March 31, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0004 (Smith residence grading)

Dear Dan,

In reviewing the major grading permit for a single family residence, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and exportation of material, the applicant shall collaborate with the Conservation District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

The applicant shall provide a revegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

With the removal of 41 conifer trees, to mitigate this loss we will require planting 41 conifer trees with monitoring and updates provided to the Conservation District for a three year period.

If rip rap is utilized for slope stabilization and rockery walls are constructed fill the voids by using smaller rock in the voids of the rip rap and rockery wall to prevent the undermining by small animals.

The proposed ditches including the slotted channel drain shall have 4-6 inch rock in the flow line to minimize the sediment flow downstream.

In the geotechnical report seepage from the irrigation ditch with its proximity to the residence as a concern, we recommend constructing a V ditch adjacent to the irrigation ditch to intercept any seepage.

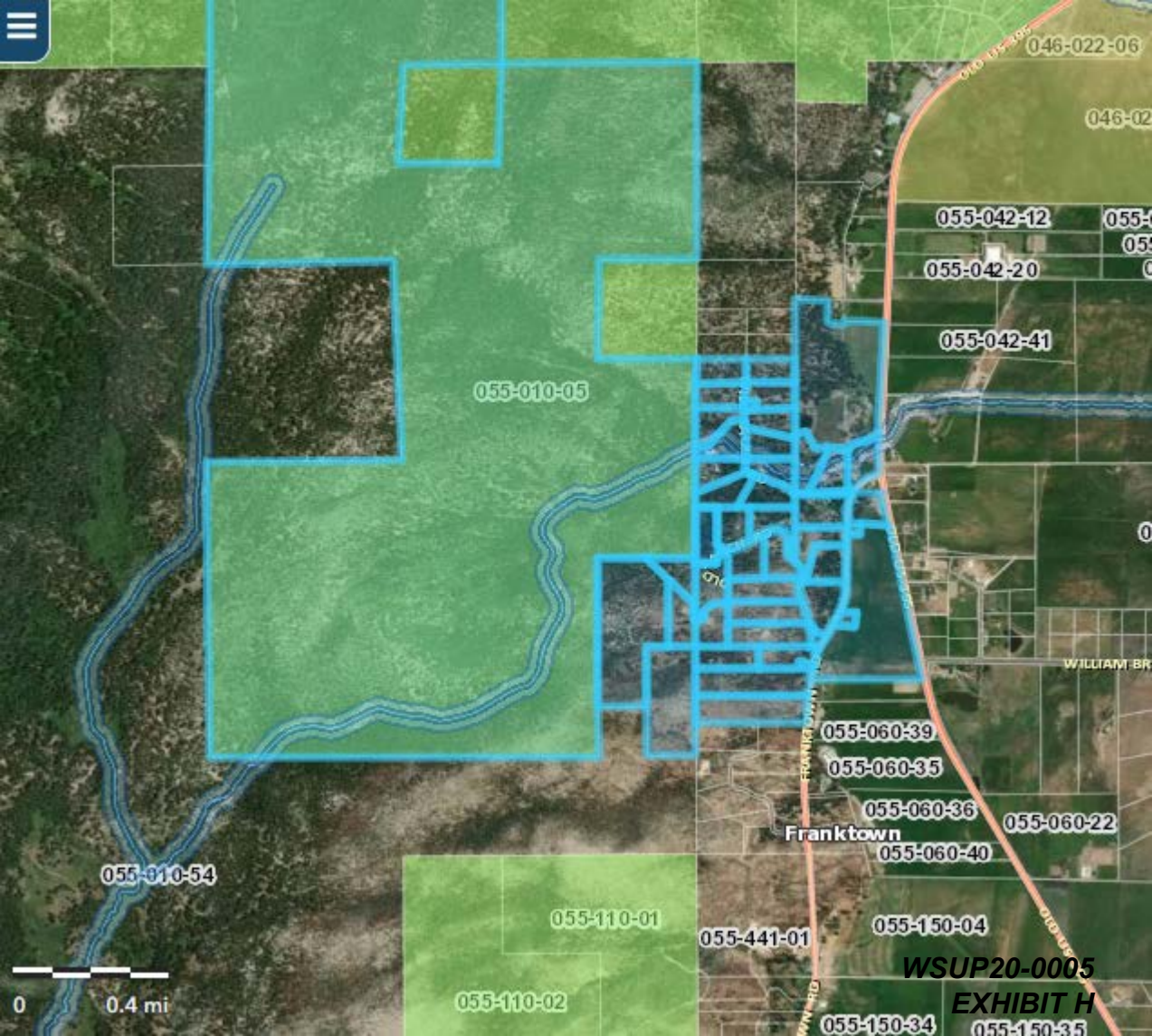
The District will require earth tone colors for the exterior of the home and barn.

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

Sincerely,

Tyler-Shaffer

**WSUP20-0005  
EXHIBITG**



046-022-06

046-02

055-042-12

055-

055-

055-042-20

055-042-41

055-010-05

0

WILLIAM BR

055-060-39

055-060-35

055-060-36

055-060-22

Franktown

055-060-40

055-010-54

055-110-01

055-441-01

055-150-04

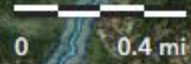
055-110-02

055-150-34

055-150-35

**WSUP20-0005**

**EXHIBIT H**



## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Smith Residence</b>			
Project Description: Development of single family home and secondary detached garage.			
Project Address: 2800 Old Ranch Rd			
Project Area (acres or square feet): 5.118 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Part of Franktown Hills Subdivision 2 at end of public portion of Old Ranch Rd off Franktown Rd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-092-09	5.118		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: David Smith		Name: Robison Engineering Company, Inc.	
Address: 2800 Old Ranch Rd		Address: 846 Victorian Ave, Ste. 20	
Washoe Valley, NV	Zip: 89704	Sparks, NV	Zip: 89431
Phone: (480) 710-5081	Fax:	Phone: (775) 852-2251	Fax:
Email: djsmith@brycon.com		Email: civil@robisoneng.com	
Cell:	Other:	Cell:	Other:
Contact Person: David Smith		Contact Person: Ryan Switzer	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: David Smith		Name:	
Address: 2800 Old Ranch Rd		Address:	
Washoe Valley, NV	Zip: 89704		Zip:
Phone: (480) 710-5081	Fax:	Phone:	Fax:
Email: djsmith@brycon.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: David Smith		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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

1. What is the purpose of the grading?

The proposed grading will serve to aid development of a single family home, detached garage, and driveway.

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

**2,940 CY of excavation is proposed.**

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

33,200 SF of surface disturbance is proposed.

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

1790 CY of import is proposed.

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

It is not possible to develop the property without surpassing the grading thresholds. The natural slope exceeds 15% on a majority of the 5.118-acre property. The area threshold of 0.5 acres cannot be met because of the need for a fire department turnaround. If the house was moved closer to the street and a fire turnaround was not needed, there would be limited space to build a home and driveway due to the constraints imposed by the Lathrop Ditch, the 15' side yard setback and the easements associated with Old Ranch Rd. The volume threshold cannot be met due to the close proximity of bedrock to the surface, requiring fill in excess of 1000 CY. Also for this reason, a permanent earthen structure greater than 6 feet tall is required.

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

No grading has been performed.

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

Yes, all proposed grading is shown.

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

While a significant amount of tree cover exists and will remain, the disturbed area will be visible from Old Ranch Rd and APN: 055-092-08.

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)?

Neighboring properties cannot be served by the proposed access/grading.

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

The maximum slope of the cut and fill areas proposed is 3:1. Rip rap will be installed at slotted channel drain outlets. Logs from tree removal will be placed parallel to contours and perpendicular to flow in the "V" ditch to act as check dams.

11. Are you planning any berms?

Yes	NoX	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)?

2 rockery retaining walls (6' and 10' tall) and 2 concrete foundation walls (9'-10" tall)

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

Rockery retaining walls, stamped/textured concrete walls, rock mulch/riprap, and revegetation are proposed for visual mitigation.

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

41 conifer trees of various sizes (young to mature) will be removed.

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?

Dry land grass mix at 20 lb/acre sourced from Comstock Seed. On-site forest duff from clearing and grubbing will be used as mulch.

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

Temporary irrigation will be provided via water trucks.

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

No revegetation plan has been reviewed.

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

Yes	No <sup>x</sup>	If yes, please attach a copy.
-----	-----------------	-------------------------------

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 05509209  
 AIN:

<b>Balance Good Through:</b>	<b>03/09/2020</b>
<b>Current Year Balance:</b>	<b>\$0.00</b>
<b>Prior Year(s) Balance:</b> (see below for details)	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$0.00</b>

AUTO



DAVID SMITH  
 9405 OAKLEY CT  
 RENO NV 89521

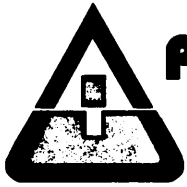
Description:

Situs: 2800 OLD RANCH RD  
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
05509209	2019	2019075912	1	08/19/2019	567.04	0.00	0.00	567.04	0.00
05509209	2019		2	10/07/2019	567.04	0.00	0.00	567.04	0.00
05509209	2019		3	01/06/2020	567.03	0.00	0.00	567.03	0.00
05509209	2019		4	03/02/2020	567.03	0.00	0.00	567.03	0.00
Current Year Totals					2,268.14	0.00	0.00	2,268.14	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



# **Pezonella Associates, Inc.**

*Geotechnical & Environmental Engineers & Geologists*

520 EDISON WAY • RENO, NEVADA 89502 • (775) 856-5566  
FAX • (775) 856-6042  
www.pezonella.com

September 12, 2006  
Job No. 5764.01-N

Mr. Curtis Amplatz  
P. O. Box 651  
Genoa, Nevada 89411

Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada

## Introduction

This letter presents results of a site feasibility study our firm performed at 2800 Old Ranch Road in Washoe County, Nevada. The 5.118-acre site encompasses Assessor's Parcel Number 055-092-09, and Lot 12 of Franktown Hills Subdivision No. 2. We have not received conceptual plans; however, we understand that proposed development will include construction of isolated building pad for a single family residence to be serviced by on-site water and sewage disposal systems. We anticipate the structure will be 1 to 2 stories, wood framed with joist supported floors, and will be supported by shallow conventional spread foundations. An asphaltic concrete surfaced driveway will complete project development.

We have not received structural information; however, we anticipate that foundation loads will be normal (relatively light) for the type of construction proposed, that foundations will bottom at least 24 inches below lowest exterior ground surface and that structural design will follow criteria outlined in the 2003 International Building Code.

We have not received civil design information; however, we anticipate that earthwork necessary to create a level building pad, and for proper site drainage will result in cuts on the order of 2 to 5 feet. Depth of utility trench excavation is unknown. We anticipate that any proposed slopes will be constructed at maximum inclinations of three horizontal to one vertical (3:1) or flatter, that earth retaining structures are not proposed, and that any underground utilities existing within proposed development areas will be relocated.

As conceptual plans and the proposed building pad location are unavailable, the scope of our work is to attain a general overview of the subsurface conditions across the site and to review available literature and maps to evaluate the suitability of the site for its anticipated use. Once design parameters, such as building location, finish floor elevation, structural loads and grading information have been established, a detailed geotechnical investigation report should be performed.



Mr. Curtis Amplatz  
Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada  
September 12, 2006 - Page 2

This report is geotechnical in nature and, as such, not intended to identify other site development constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. Information included in this report is specific to development within the limits of the property and, as such, is not intended for off-site development.

### Field Exploration

To attain a general overview of the subsurface conditions across portions of the site, we excavated 1 test pit with a rubber tired backhoe (Ford 575 D) to a depth of 12 feet below the existing ground surface. The test pit location was positioned in the field using pace and compass and based on our understanding of project development. No greater accuracy is inferred.

Our field geologist recorded the location of the test pit using the global positioning system (GPS), logged and visually classified the materials encountered. The materials encountered were visually classified in accordance with the Unified Soil Classification System.

Due to the preliminary nature of our work, a site plan depicting the test pit location, a log of the materials encountered and laboratory testing were not part of the scope of our work.

### Site, Soil and Geologic Conditions

The site is undeveloped and bound by a single family residence to the east, Old Ranch Road to the south, and undeveloped hillside to the north and west. The surface of the property slopes moderately downward from the west to the east, and from the south to the north near the eastern boundary. The surface is covered with thick pine needles, shrubs, large pine trees and fallen wood. An irrigation ditch crosses the eastern portion of the property in a north to south direction.

Based on geologic mapping completed by R. W. Tabor and S. Ellen (*Washoe City Folio, Geologic Map*, Nevada Bureau of Mines and Geology, dated 1975), the underlying materials consist of Cretaceous age Hornblende-biotite granodiorite (Kg). This unit consists of gray, yellow-gray to pink, and white granodiorite. Locally includes considerable aplite and pegmatite. Triangle pattern denotes highly fractured, chalky rock, locally strongly sheared and altered to sericite, chlorite, epidote, and zeolites. Short dashes indicate trend of hornblende lineation.

Mr. Curtis Amplatz  
Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada  
September 12, 2006 - Page 3

Based on mapping by the U. S. Department of Agriculture, Soil Conservation Service (*Soil Survey of Washoe County, Nevada, South Part*, Sheet No. 30, dated 1980), the site is underlain by Graufels bouldery sand, 15 to 30 percent slopes (# 492). This moderately deep, somewhat excessively drained soil is on uplands. It formed in residuum derived dominantly from granitic rocks. Elevation is 4,500 to 6,000 feet. Typically, 1 to 3 percent of the surface is covered with boulders. The surface layer is a dark grayish brown bouldery sand about 12 inches thick. The underlying material to a depth of 26 inches is a light yellowish brown gravelly loamy coarse sand. Weathered granitic bedrock is at a depth of 26 inches. Depth to weathered granitic bedrock ranges from 20 to 40 inches. Permeability is rapid. Available water capacity is very low. Effective rooting depth is 20 inches to 40 inches. Runoff is medium, and the hazard of water erosion is slight. The hazard of soil blowing is slight. Limitations associated with the use of this soil for urban development, as described by the soil survey, are steepness of slopes and the restrictive depth of soil over bedrock.

Our subsurface exploration confirms, in general, the soil and geologic mapping with the near surface soil consisting of dry loose silty sand with gravel that contains abundant roots to 24 inches. This soil is underlain by granitic bedrock that is altered/weathered to a soil consistency of dry very dense silty sand with gravel to the depth explored. The material becomes moist and the degree of alteration and/or weathering decreases below 7 feet.

At the time of our exploration (August and September, 2006) no free ground water or evidence of previous water was encountered in the test pit to the depth explored.

Our evaluation indicates that, with the exception of the upper 24 inches, the underlying material exists in a relatively compact density state and that the upper and lower materials exhibit a very low potential for expansion.

Based on the mapping by R. W. Tabor, S. Ellen, and M. M. Clark (*Washoe City Folio Geologic Hazards Map*, Nevada Bureau of Mines and Geology, Reno Area, dated 1978), no faults are illustrated as crossing the project site. Based on mapping by John W. Bell (*Quaternary Fault Map of Nevada*, Nevada Bureau of Mines and Geology, Reno Sheet, dated 1984), no Holocene age faults are illustrated as crossing the project site. Based on mapping by Craig M. dePolo, John G. Anderson, Diane M. dePolo, and Jonathan G. Price (*Earthquake Occurrence in the Reno-Carson City Urban Corridor*, Seismological Research Letters, Volume 68, dated May/June 1997), the nearest principal Quaternary fault to the project site is the Little Valley Fault Zone. The Nevada Seismological Laboratory indicates an earthquake of magnitude 6.9 is possible along this fault zone (*Reno/Carson Fault Information*, updated January 31, 2003).

Mr. Curtis Amplatz  
Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada  
September 12, 2006 - Page 4

Liquefaction, a loss of soil shear strength, is a phenomenon associated with loose saturated granular deposits subjected to earthquake shaking, which can result in unacceptable movement of foundations supported by these soils. As a detailed analysis of liquefaction potential, which would require drilling to depths of at least 40 feet, plus detailed laboratory testing and engineering analysis, was not part of the scope of our work, we recommend that the decision to further evaluate the potential for liquefaction and/or to implement any mitigation measures be weighed by the Owner or Developer. Generally, these types of mitigation measures are reserved for public safety facilities such as fire, police and hospitals or other buildings with high occupancy such as schools. If future information is requested, our office can be of assistance. From a preliminary standpoint, however, as the site is underlain by bedrock absent of ground water, it should not be susceptible to liquefaction.

Radon, a colorless, odorless, radioactive gas derived from the natural decay of uranium, is found in nearly all rocks and soils. The Environmental Protection Agency (EPA) suggests that remedial action be taken to reduce radon in any structure with average indoor radon of 4.0 pCi/L or more. Based on studies completed by the Nevada Bureau of Mines and Geology in cooperation with the Nevada Division of Health and the U.S. Environmental Protection Agency (Radon In Nevada, Nevada Bureau of Mines and Geology, Bulletin 108, 1994), the project site, as well as much of western Nevada, is delineated as existing in an area with an average indoor measurement equal to or greater than 4.0 pCi/L.

Flood Hazard studies completed by the Federal Emergency Management Agency (FEMA), and included in Community Panel Number 32031C3250 E, effective date September 30, 1994, indicate that the proposed development is located within Flood Hazard Zone X (unshaded) which is an area determined to be outside the 500-year floodplain.

Mr. Curtis Amplatz  
Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada  
September 12, 2006 - Page 5

### Discussions and Conclusions

Based on the results of our study, knowledge of the area and understanding of project development, we conclude that, from a geotechnical engineering standpoint, the site is suitable for the intended use of the project. The primary concerns to be considered in the design and construction of the project, are the presence of bedrock, the steepness of the terrain, the presence of loose and/or organic laden soil, and the presence of an irrigation ditch.

As previously mentioned, bedrock material was encountered at relatively shallow depths across the site. Consideration should be given to the difficulty of earthwork (grading and trenching) associated with these materials. Based on the results of our field exploration, we believe that excavations limited to the upper 10 feet can be excavated with a Caterpillar 215 track-mounted Backhoe or D7 Dozer (or equal) earthmoving equipment. Although we do not believe that blasting will be necessary, as is inherent with bedrock material, localized areas of resistant material will be encountered which will require the use of special equipment such as a hydraulic rock hammer.

In addition to the difficulty of earthwork operations, consideration should be given to the fact that oversize (gravel, cobbles and possibly boulders) materials will be generated during earthwork operations. Consideration should be given to the subsequent reduction of the quantity of material available for use as fill, that oversize material could require off-hauling and/or that import material could be required to balance earthwork quantities or to attain proposed grades. If oversize material is proposed for use as fill, consideration should be given to the fact that screening will be required and that sufficiently large equipment will be necessary to properly place and compact such material (i.e. rock fills). Compaction approval during the placement of rockfills can only be achieved based on visual performance specifications established by the Geotechnical Engineer which would increase on-site technician time and thus, in turn, increase the cost of inspection services. The removal of large cobbles or boulders will result in undercutting of excavation sidewalls and the resulting trench widths would be increased substantially and overbreak can occur. The presence of resistant bedrock could protrude into foundation areas thereby requiring the drilling and epoxy of reinforcing steel. We anticipate that footings will need to be formed and that the footings could require to be stepped. The presence of oversize material will also affect the difficulty of fine grading operations and the use of a leveling course could be required to provide a smooth surface.

As previously noted, a moderate relief exists across the project site. Consideration should be given to the fact that substantial earthwork will be necessary to attain level building pads, for accessways and for proper site drainage will be necessary. Consideration should be given to cost constraints and/or the reduction of property available for development associated with development in areas with moderate relief. Construction set-backs may be warranted due to the creation of slopes and/or retaining walls.

Mr. Curtis Amplatz  
Site Feasibility Study  
2800 Old Ranch Road  
Washoe County, Nevada  
September 12, 2006 - Page 6

Our investigation reveals that the near surface soils exist in a relatively loose (i.e. weak) density state. Weak soils can undergo a loss of shear strength, especially when wet or saturated, resulting in unacceptable movement of foundations, interior slabs-on-grade, exterior flatwork and pavement sections. Wet or saturated conditions can occur as a result of seasonal variations in precipitation, landscape irrigation, broken or leaking water pipes and sewer lines, and/or poor site drainage. To provide for adequate support within these areas, a portion of the native soils should be removed (overexcavated) and replaced with approved compacted fill material.

Additionally, the upper 24 inches of existing ground surface contain abundant roots and/or organic matter. Additionally, consideration should be given to abundant roots which will be associated with the presence of trees or shrubs. These materials can result in unacceptable movement within development areas and, as such, within development areas should be removed (overexcavated) for their full depth. These materials are not suitable for reuse as fill; however, may be wasted in designated landscape or "non-structural" as subsequently recommended. Consideration should be given to the increased cost of construction associated with clearing and stripping of these materials, and the associated material volume loss.

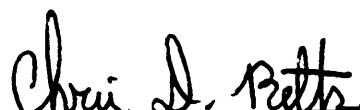
As previously discussed, an irrigation ditch was noted as crossing the subject property. As potential seepage associated with this ditch can occur, consideration should be given to maintaining construction set-backs from these areas.

As conceptual plans and locations of proposed building pads are unknown at this time, information provided in this report should be considered preliminary. Once design parameters, such as building location, finish floor elevation, structural loads and grading information has been established, a geotechnical investigation report should be performed to provide detailed information on the subsurface conditions, engineering parameters of the underlying materials and recommendations concerning site preparation and grading, foundation design criteria and support of exterior flatwork and flexible pavement sections.

We trust that this provides the information needed at this time; however, if you have any questions, please contact us.

Respectfully,

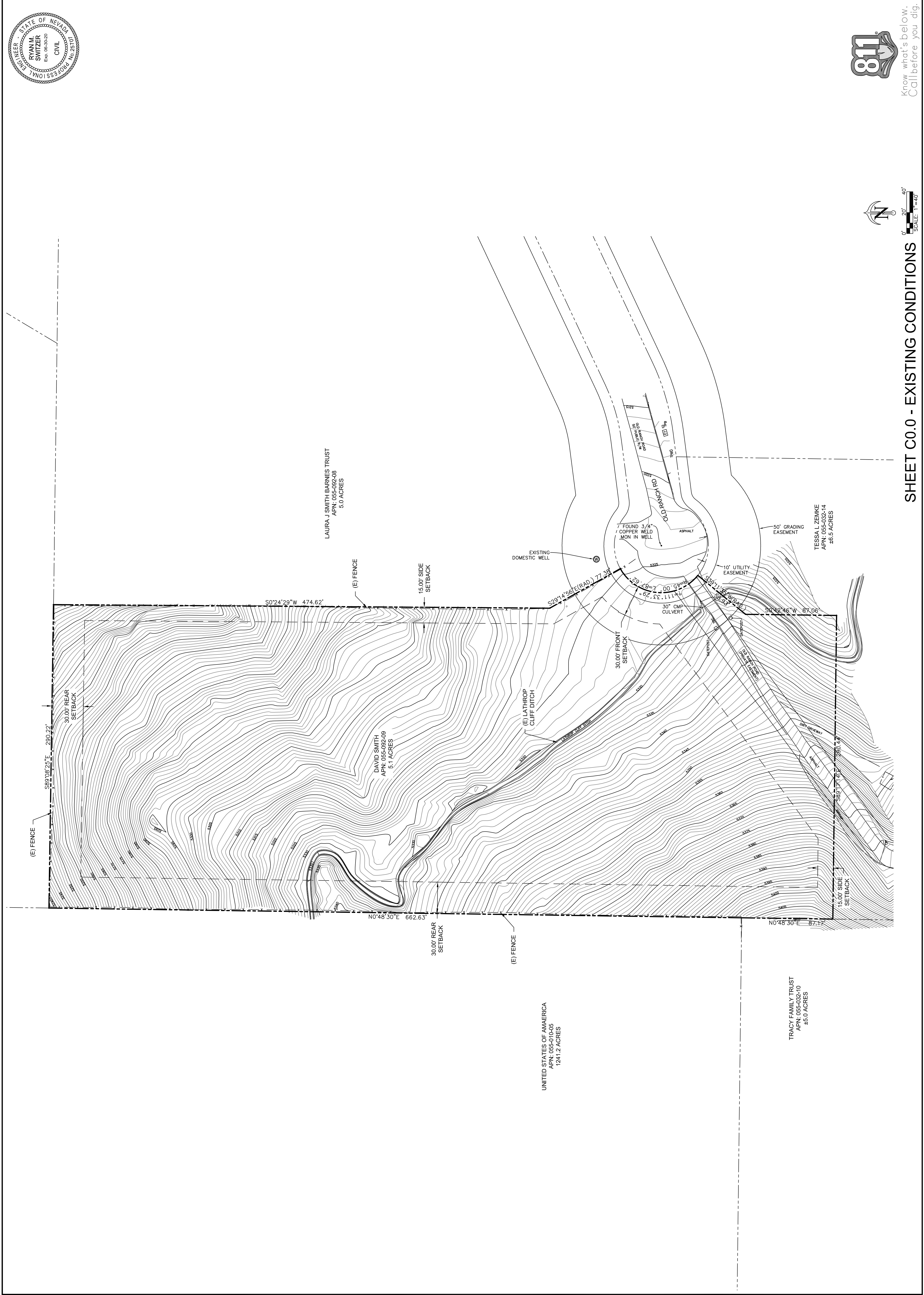
PEZONELLA ASSOCIATES, INC.

  
Chris D. Betts  
Engineering Geologist



NO	DESCRIPTION	DATE	BY	CHKD
P0	ISSUED FOR CLIENT REVIEW	2019-11-15	MNJ	RMS
P1	ISSUED FOR CLIENT REVIEW	2020-02-11	MNJ	RMS
0	FOR GRADING SUP	2020-03-16	MNJ	RMS
REVISIONS				
8				
7				
6				
5				
4				
3				
2	2019-03-21			
1	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY			

**C0.0**  
SHEET 2 OF 3

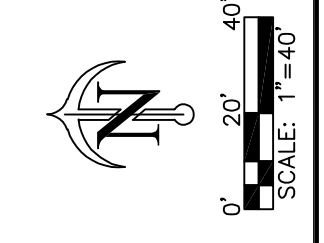
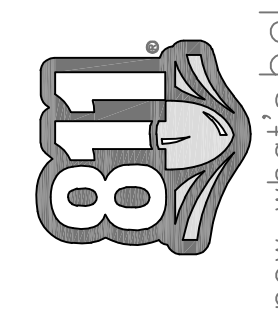
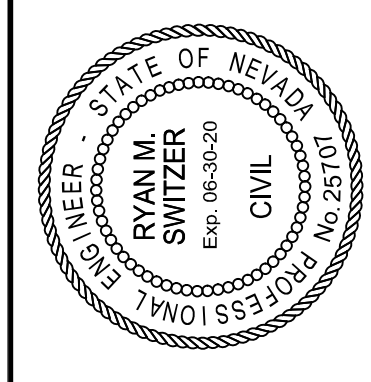


2800 OLD RANCH ROAD  
SMITH RESIDENCE SUP  
SHEET C0.0  
EXISTING CONDITIONS  
WASHOE COUNTY  
PROJECT NO: 1-1554-01-001  
NEVADA

INCH@FULL SCALE  
0" 1/2" 1/4"

DATE: 2020-03-16  
DRAWN: MNJ  
846 VICTORIAN AVENUE  
SPARKS, NV 89431  
(775) 852-2251  
**Robinson**  
Engineering

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**



**SHEET C0.0 - EXISTING CONDITIONS**

2800 OLD RANCH ROAD  
SMITH RESIDENCE SUP  
SHEET C0.1  
SLOPE MAP

INCH@FULL SCALE  
0' 1/2" 1/4"

PREPARED FOR:  
DAVID J SMITH  
2800 OLD RANCH  
RD  
(480) 710-5081

DATE: 2020-03-16  
DRAWN: MNJ  
846 VICTORIAN AVENUE  
SPARKS, NV 89431  
(775) 852-2251  
**Robinson**  
Engineering

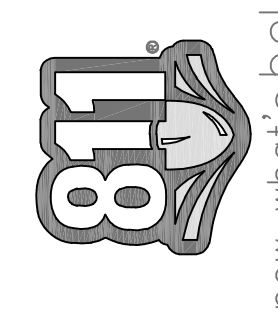
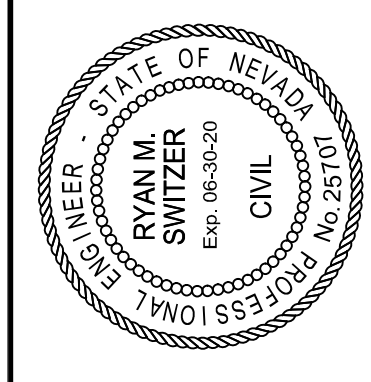
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

NO	DESCRIPTION	DATE	BY	CHKD
P0	ISSUED FOR CLIENT REVIEW	2019-11-15	MNJ	RMS
P1	ISSUED FOR CLIENT REVIEW FOR GRADING SUP	2020-02-11	MNJ	RMS
P2		2020-03-16	MNJ	RMS

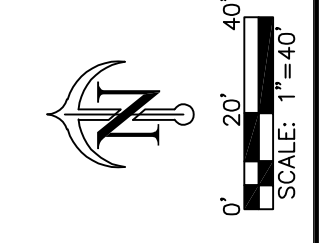
  

NO	DESCRIPTION	DATE	BY	CHKD
1	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY	2019-03-21		
2				
3				
4				
5				
6				
7				
8				

REVISIONS  
C0.1  
SHEET 3 OF 5



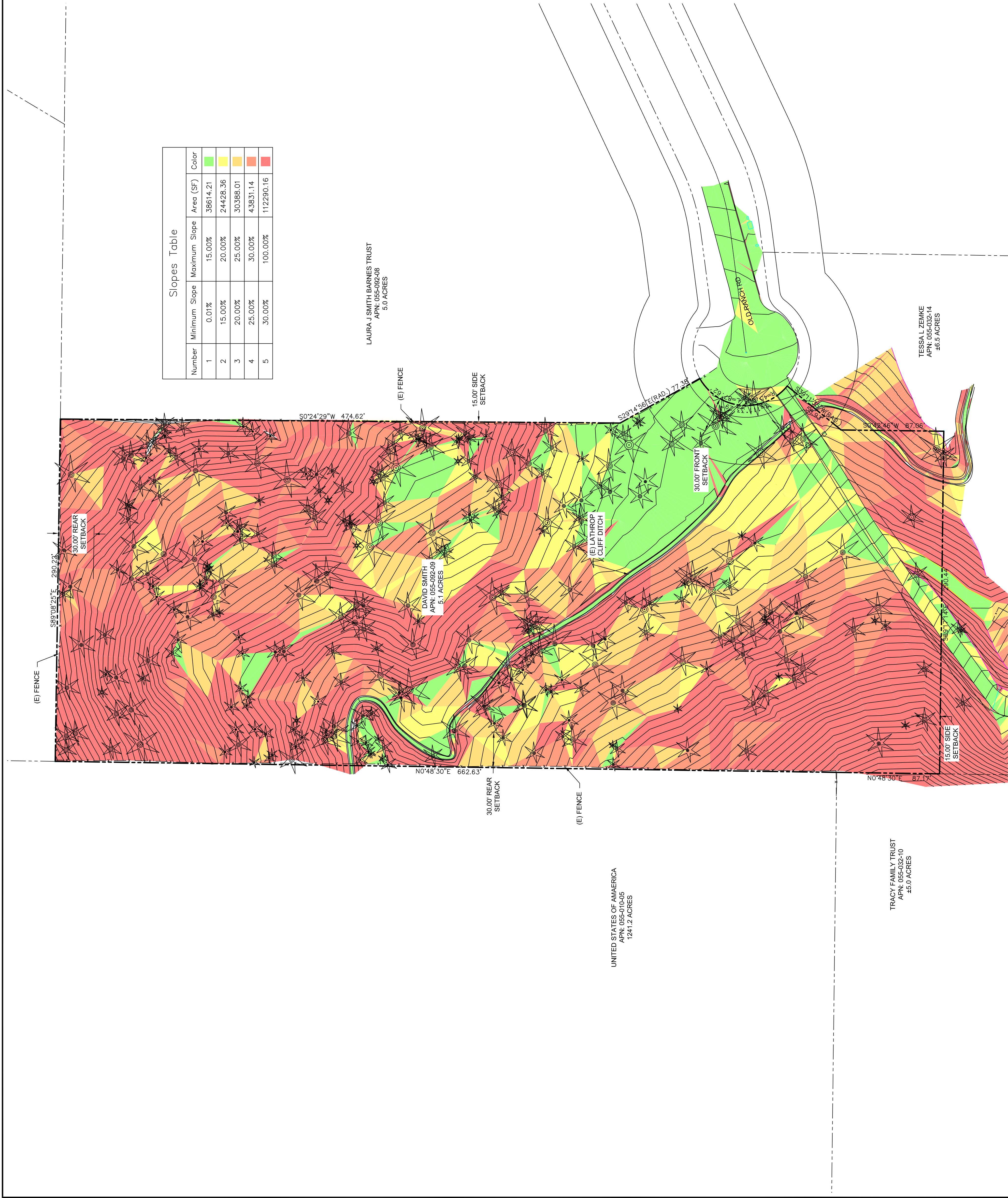
Know what's below.  
Call before you dig.



SHEET C0.1 - SLOPE MAP

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.01%	15.00%	38614.21	Green
2	15.00%	20.00%	24425.36	Yellow
3	20.00%	25.00%	30388.01	Orange
4	25.00%	30.00%	43631.14	Red-Orange
5	30.00%	100.00%	112290.16	Red





2800 OLD RANCH ROAD  
SMITH RESIDENCE SUP  
PRELIMINARY SITE & UTILITY PLAN  
SHEET C1  
WASHOE COUNTY  
PROJECT NO: 1-1554-01-001

INCH@FULL SCALE  
0' 1/2" 1/4"

PREPARED FOR:  
DAVID J SMITH  
2800 OLD RANCH  
RD  
(480) 710-5081

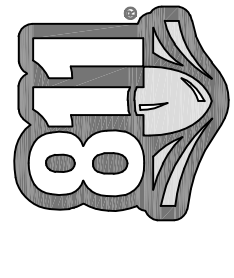
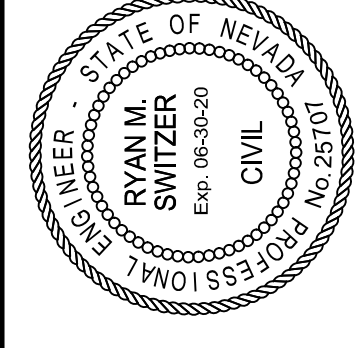
DATE: 2020-03-16  
DRAWN: MNJ  
846 WICTORIAN AVENUE  
SPARKS, NV 89431  
(775) 852-2251  
**Robinson**  
ENGINEERING

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

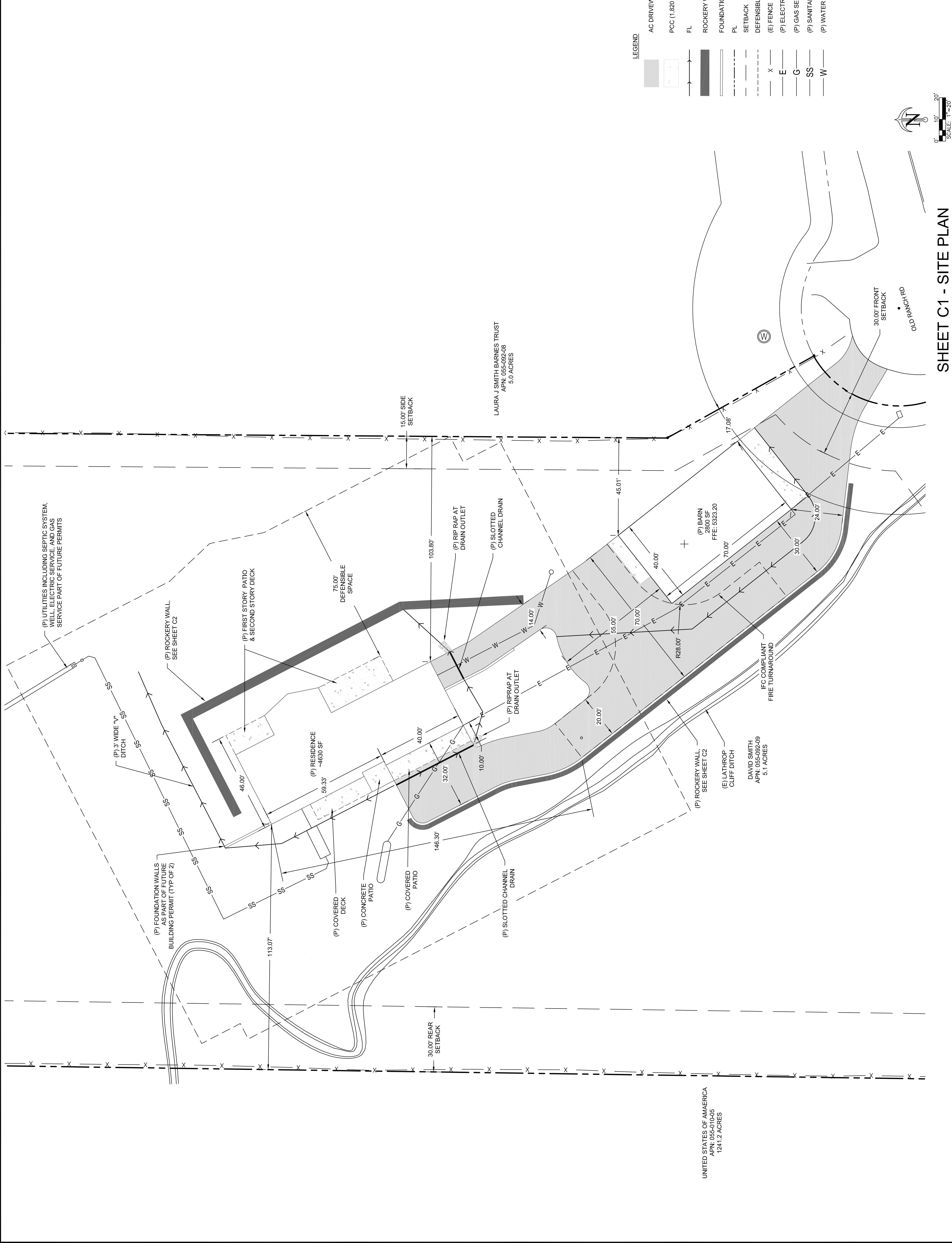
NO	CHKD	BY	DATE	DESCRIPTION
1		MAPCA SURVEYS INC.	2019-03-21	ISSUED FOR CLIENT REVIEW
2		MNJ	2020-02-11	ISSUED FOR CLIENT REVIEW
3		MNJ	2020-03-16	FOR GRADING SUP

NO	DESCRIPTION
1	AC DRIVEWAY (11,235 SF)
2	PCC (1,820 SF)
3	FL
4	ROCKERY WALL
5	FOUNDATION WALL
6	PL
7	SETBACK
8	DEFENSIBLE SPACE
9	(E) FENCE
10	(P) ELECTRIC SERVICE
11	(P) GAS SERVICE
12	(P) SANITARY SEWER SERVICE
13	(P) WATER SERVICE

REVISIONS  
C1  
SHEET 4 OF 5



Know what's below.  
Call before you dig.



SHEET C1 - SITE PLAN

SCALE: 1"=20'  
0' 10' 20'

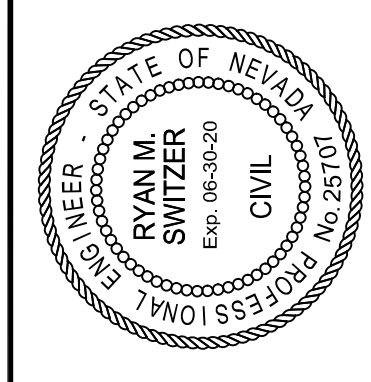


UNITED STATES OF AMERICA  
APN: 055-010405  
1241.2 ACRES

NO	DATE	DESCRIPTION
1	2019-03-21	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY
2	2019-11-15	ISSUED FOR CLIENT REVIEW
3	2020-02-11	ISSUED FOR CLIENT REVIEW
4	2020-03-16	FOR GRADING SUP
5		
6		
7		
8		

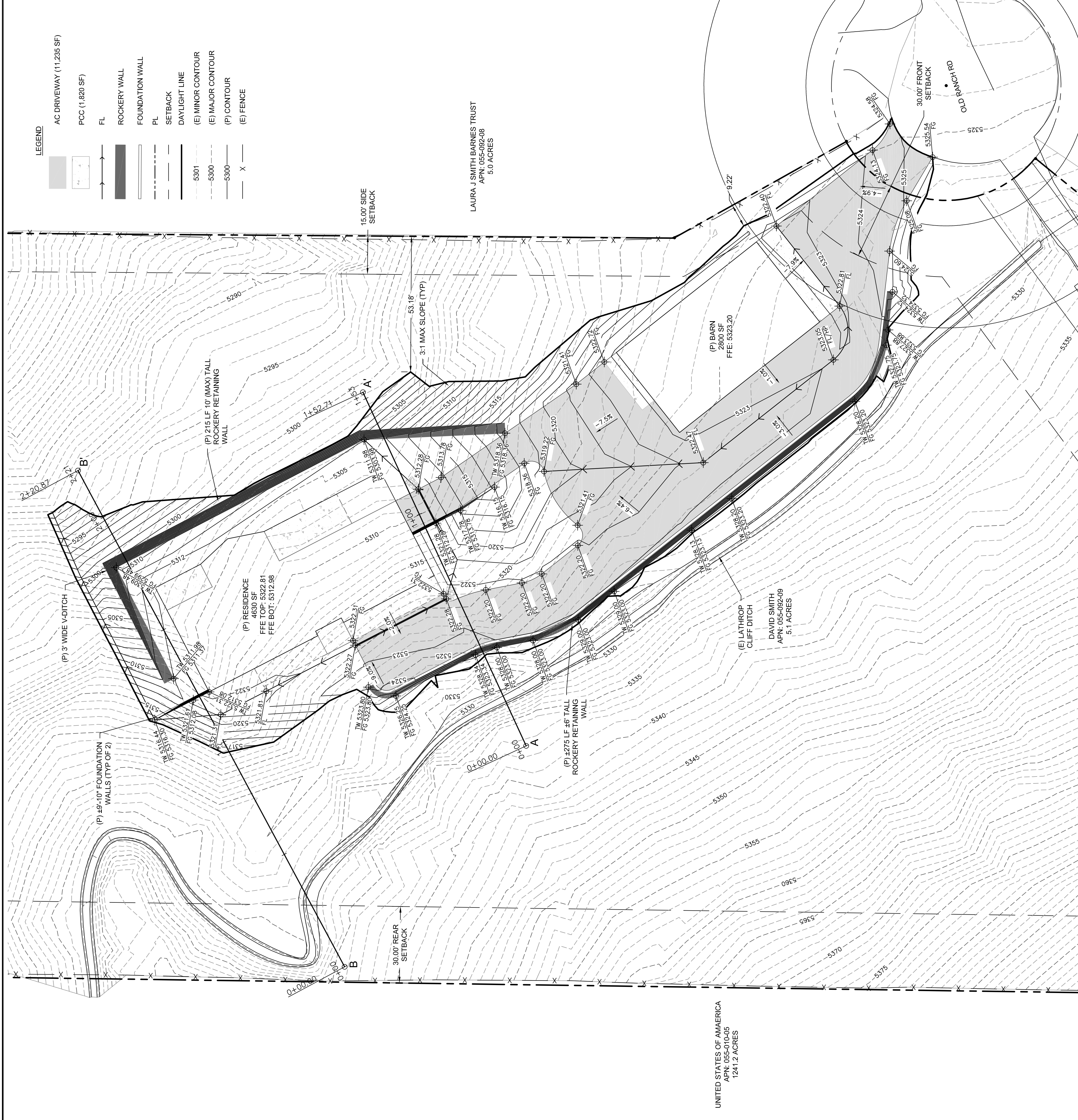
NO	DATE	DESCRIPTION
1	2019-03-21	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY
2	2019-11-15	ISSUED FOR CLIENT REVIEW
3	2020-02-11	ISSUED FOR CLIENT REVIEW
4	2020-03-16	FOR GRADING SUP
5		
6		
7		
8		

C2  
SHEET 5 OF 5

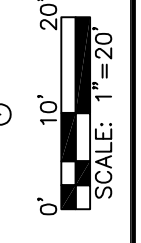


- EARTHWORK SUMMARY**  
CUT = 1,150 CY  
FILL = 2,940 CY  
NET = 1,790 CY (IMPORT)  
DISTURBANCE AREA: 33,200 SF
- \* ESTIMATE IS INTENDED TO PROVIDE A COMMON BASIS FOR GENERAL PLANNING ONLY. NO CONTINGENCY, WASTE, OR OTHER FACTORS HAVE BEEN INCLUDED IN THE QUANTITIES ABOVE. THESE ITEMS SHALL BE ESTIMATED BY CONTRACTOR AND CLEARLY INDICATED IN BID DOCUMENTS.
- GRADING NOTES**
- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH WASHOE COUNTY STANDARDS.
  - THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY HAS OCCURRED.
  - THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
  - MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS. MEASUREMENTS SHALL BE TAKEN AT THE PROPOSED GRADING SURFACE AND SHALL BE CORRELATED WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
  - ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED. ADDITIONAL DISTURBANCE NOT OR HYDROEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
  - USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
  - EXISTING VEGETATION, NOTES, THIS SHEET FOR STORMWATER DISCHARGE PERMIT REQUIREMENTS.
  - THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FINAL SUBGRADE SURFACES ARE FIRM AND EXHIBIT NO SIGNS OF DEFLECTION.
  - GROUNDWATER IS NOT EXPECTED TO BE ENCOUNTERED DURING GRADING ACTIVITIES. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED, CONTRACTOR SHALL DRAIN AND DISCHARGE ONSITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
  - THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ONLINE INSPECTION REQUEST TO SPWD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS.
  - ALL PLANS FOR EARTHWORK REQUIREMENTS OF BUILDING PADS AND FOUNDATIONS.
  - SHOULD PREVIOUS HISTORIC OR REMAINS OF STRUCTURES BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
  - REFER TO 'SITE FEASIBILITY STUDY 2800 OLD RANCH ROAD' DATED SEPTEMBER 12, 2006 PERFORMED BY PEZONELLA ASSOCIATES INC. (520 EDISON WAY, RENO, NEVADA 89502, 775-856-5566) FOR GEOTECHNICAL RECOMMENDATIONS.

- LEGEND**
- AC DRIVEWAY (11,235 SF)
  - PCC (1,820 SF)
  - FL
  - ROCKERY WALL
  - FOUNDATION WALL
  - PL
  - SETBACK
  - DAYLIGHT LINE
  - (E) MINOR CONTOUR
  - (E) MAJOR CONTOUR
  - (P) CONTOUR
  - (E) FENCE
- 15.00' SIDE SETBACK  
LAURA J SMITH BARNES TRUST  
APN: 055-092-08  
5.0 ACRES



Know what's below.  
Call before you dig.



SHEET C2 - GRADING PLAN

