



Board of Adjustment Staff Report

Meeting Date: May 7, 2020

Agenda Item: 7D

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)

BRIEF SUMMARY OF REQUEST: Special use permit to allow the construction and operation of a booster pump station (Utility Services Use Type)

STAFF PLANNER: Roger Pelham, Senior Planner
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station) – For possible action, hearing, and discussion to approve a special use permit to allow the construction and operation of a booster pump station (Utility Services Use Type) to enhance domestic water distribution. The applicant is also asking that the Board vary the paving requirements of all parking and circulation areas as required in section 110.310.25(e) of the Washoe County Code.

Applicant: Truckee Meadows Water Authority

Property Owner: Washoe County

Location: North side of Arrowcreek Parkway, approximately 600 feet west of its intersection with Tremolite Drive

APN: 142-020-06

Parcel Size: ±24.48 Acres

Master Plan: Suburban Residential (SR)

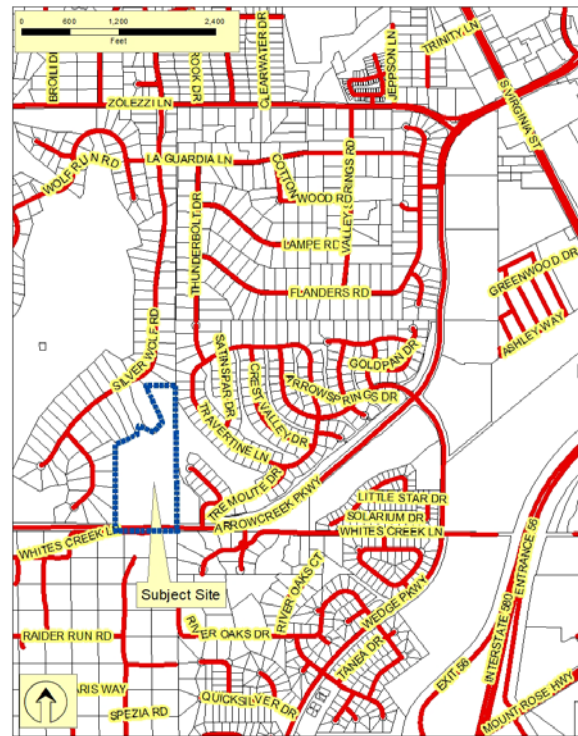
Regulatory Zone: Public and Semi-Public Facilities (PSP)

Area Plan: Southwest Truckee Meadows

Citizen Advisory Board: South Truckee Meadows / Washoe Valley

Development Code: Authorized in Article 810 Special Use Permits

Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WSUP20-0006 for Truckee Meadows Water Authority, 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 WSUP20-0006 are attached to this staff report and will be included with the action order, if approval is granted.

The subject property has a regulatory zone designated of Public and Semi-Public Facilities (PSP). The proposed use of booster pump station which is classified a Utility Services Use Type is a permissible use in the PSP zoning, subject to the approval of a special use permit per WCC 110.302.05.2. Therefore the applicant is seeking approval of this SUP from the Board of Adjustment.

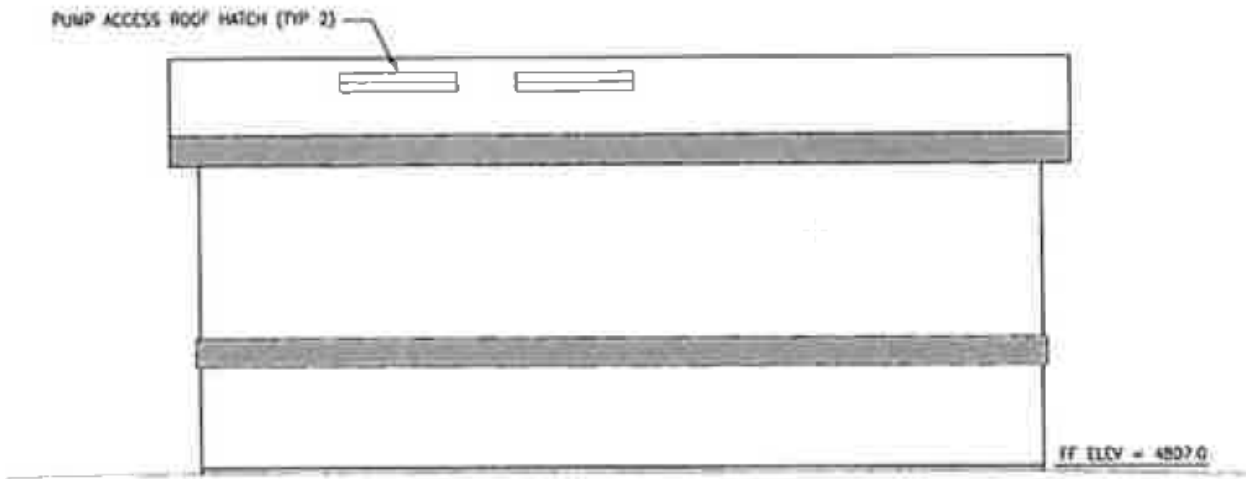
Additionally, the SUP ordinance allows variances to be granted in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking a variance of parking standards to eliminate the requirement for pavement of parking and maneuvering areas. The Board of Adjustment will also be ruling on this request.



Site Plan

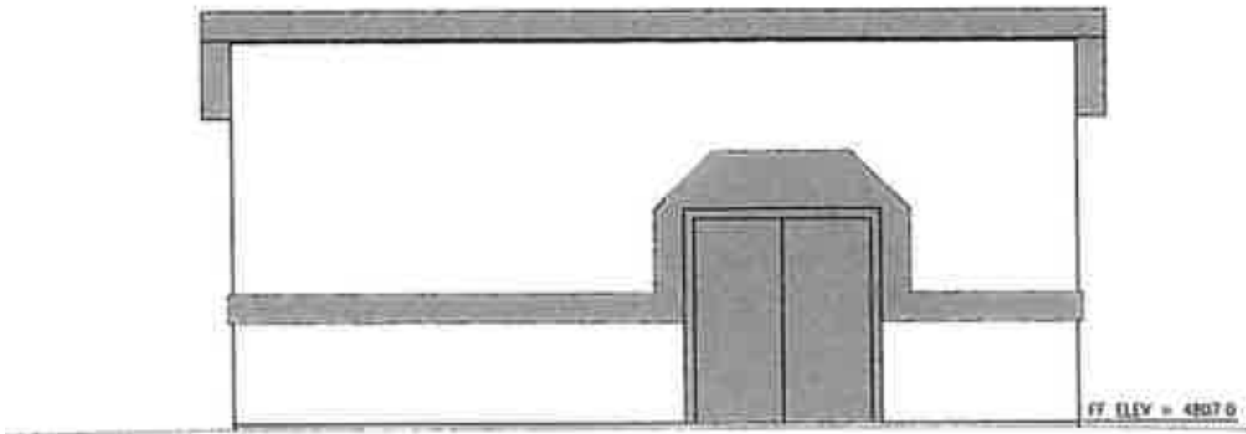
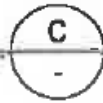


Over Head Photo of Site



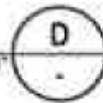
WEST ELEVATION

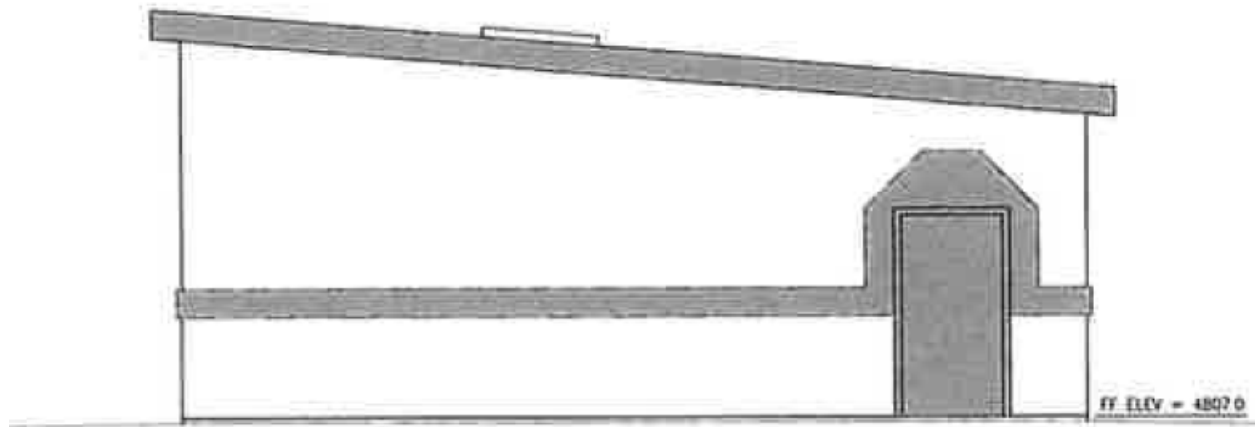
SCALE: 1/4" = 1'-0"



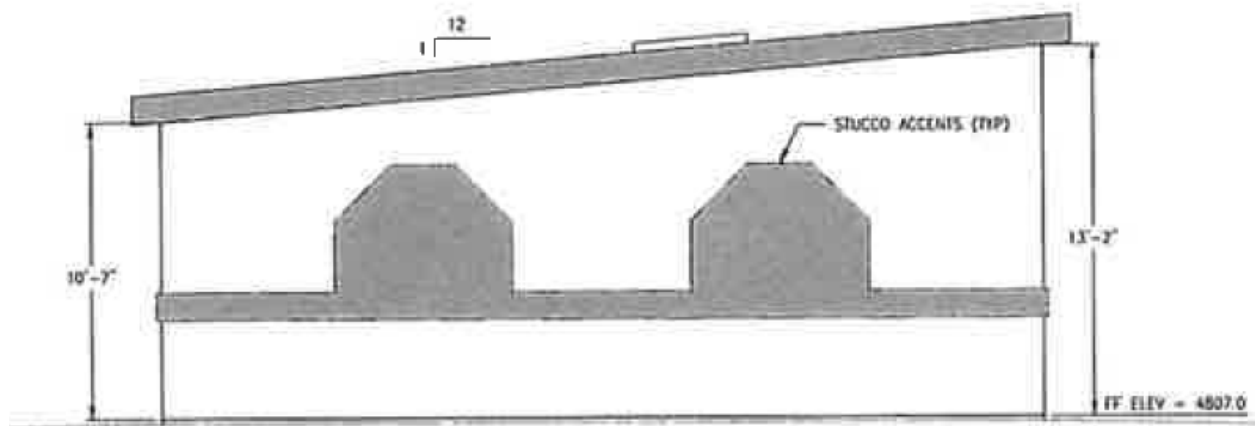
EAST ELEVATION

SCALE: 1/4" = 1'-0"

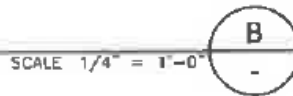




NORTH ELEVATION



SOUTH ELEVATION



Project Evaluation

The applicant, Truckee Meadows Water Authority (TMWA) is seeking approval of a booster pump station to enhance the delivery of domestic water in the Mount Rose Fan area of the Southwest Truckee Meadows Area Plan. This is classified as a Utility Services use type and is permissible with the approval of a special use permit by Washoe County.

The subject site shows evidence of substantial previous disturbance and is generally flat with little natural vegetation or contour to protect. The project consists of an enclosure of approximately 100 feet by 100 feet. A building of approximately 30 feet by 30 feet as well as a generator are proposed to be located within the enclosure.

Directly west of the proposed pump station and enclosure there is a reservoir that is used by Washoe County in the distribution of treated effluent. Between the reservoir and Arrowcreek Parkway there is an existing landscape berm that substantially screens the facility from view of

passing motorists. This is an effective mitigation of impacts. Conditions of approval have been included to require that the landscape berm and landscape treatment (including evergreen trees and juniper bushes) be extended to buffer the new facility as well.

Fencing has been proposed to surround the project area. Conditions of approval have been included to require slats within the fencing to help screen the facility.

The applicant is requesting to vary the applicable Development Code standard that requires the parking, loading and maneuvering areas to be paved with asphalt or concrete, and to instead, use a gravel surface. Planning staff does not support this request. Washoe County Utilities has informed planning staff that a water truck fill station is being planned to be constructed on the same site, conditions of approval have been recommended to require the parking and maneuvering areas to be designed in consultation with Washoe County Utilities. All parking, loading and maneuvering areas will be paved, prior to a final inspection for the facility.

With the mitigation measures outlined above, staff recommends approval of the proposed special use permit.

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

The STM/WV CAB did not meet during the review time for this permit due to the governor's "Stay at Home Directive" in response to COVID-19. The proposed project was provided to each CAB member and individual comments were requested. No comments were received by planning staff.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- Regional Transportation Commission
- Truckee Meadows Water Authority
- City of Reno
- City of Sparks

Two out of the thirteen above listed agencies/departments provided substantive 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 addressed mitigation of impacts by imposition of landscaping and fencing standards.

Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- Washoe County Engineering addressed general requirements for submission of permits for building and grading at the subject site.

Contact: Leo Vesely, P.E., Licensed Engineer, 775.328.2313, lvesely@washoecounty.us

- Washoe County Health Division noted that generally-applicable Health standards will be addressed during review of building permits.

Contact: James English, 775.328.2434, 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 Southwest Truckee Meadows Area Plan.

Staff Comment: There are no action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan that are particularly relevant to the proposed project. The conditions of approval that are recommended address all relevant provisions of the master 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: There is an existing similar facility on the subject site at this time, therefore there are adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

3. Site Suitability. That the site is physically suitable for a booster pump station (Utility Services Use Type) and for the intensity of such a development.

Staff Comment: There is an existing similar facility on the subject site at this time, therefore the site is physically suitable for a booster pump station (Utility Services Use Type) 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.

Staff Comment: There is an existing similar facility on the subject site at this time, therefore 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.

Staff Comment: There is no military installation in the area required to be noticed for this permit therefore the facility cannot have a detrimental effect on the location, purpose or mission of any military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0006 is being recommended for approval with conditions. Staff offers the following motion for the Board’s consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0006 for Truckee Meadows Water Authority, 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 Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a booster pump station (Utility Services Use Type) 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/Developer: Truckee Meadows Water Authority
Attn: Juan Esparza
1355 Capital Blvd
Reno, NV 89502

Owner: Washoe County
1001 E. 9th Street
Reno, NV 89512

Representatives: Wood Rodgers
Attn: Stacy Huggins
1361 Corporate Boulevard
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP20-0006

The project approved under Special Use Permit Case Number WSUP20-0006 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.**

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 – Roger Pelham775.328.3622, rpelham@washoecounty.us

- 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. The applicant shall submit landscape plans that include extending the existing landscape berm (located to the west of the project site) across the width of the south side of the project area, and as possible, along the east of the project area. The landscape berm shall continue the vegetation and tree pattern as the existing berm. The landscape plans shall meet all otherwise-applicable provisions of Article 412 of the Washoe County Development Code.
- e. All exterior lighting fixtures shall be shielded such that light is emitted earthward only. The applicant shall supply a photometric study showing that there will be no spill-over of light at any property line.
- f. All fencing materials shall consist of chain-link with vinyl slats. All fencing materials shall be non-reflective. Vinyl slats shall be tan, brown or another color that blends with the surrounding area and is acceptable to the Director of Planning and Building. Slats shall achieve at least 95% visual obscurity.
- g. All parking loading and maneuvering areas shall be permanently stabilized with asphalt or concrete. Driveways and parking areas shall be designed in coordination with Washoe County Engineering to accommodate a future water truck fill station at the subject site.
- h. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- i. The following **Operational Conditions** shall be required for the life of the 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, P.E., Licensed Engineer, 775.328.2313, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. If the total area of ground disturbance is equal to one acre or more, the following will be required:
 - i. The developer 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 permit.
 - ii. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
 - iii. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All grading shall be in accordance with Article 110.438 Grading Standards.
- d. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

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, jenglish@washoecounty.us

- a. All plans and permits must be reviewed and approved by the Washoe County Health District prior to any construction commencing.
- b. The WCHD supports the issuance of this special use permit to help support and improve the infrastructure of region's main supplier of potable water.

*** End of Conditions ***

From: [Holly, Dan](#)
To: [Pelham, Roger](#)
Subject: Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)
Date: Tuesday, March 24, 2020 10:59:55 AM

Good Morning Roger: I have reviewed the above referenced permit application on behalf of Building and have no comments at this time. Thank you,

From: [Angela Fuss](#)
To: [Pelham, Roger](#)
Subject: Fwd: March Agency Review Memo II
Date: Wednesday, March 25, 2020 8:01:27 AM
Attachments: [image001.png](#)
[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.]

Hi Roger,
Happy Wednesday! The City of Reno has no comment for planning case WSUP20-0006.
Thanks
Angela

From: [Holly, Dan](#)
To: [Pelham, Roger](#)
Subject: Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)
Date: Tuesday, March 24, 2020 10:59:55 AM

Good Morning Roger: I have reviewed the above referenced permit application on behalf of Building and have no comments at this time. Thank you,



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: April 8, 2020

To: Roger Pelham, Senior Planner

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

Re: Special Use Permit Case W SUP20-0003 – TMWA Arrowcreek Booster Pump Station
APNs 142-020-06

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for the construction and operation of a booster pump station (Utility Services Use Type) to enhance domestic water distribution. The Engineering and Capital Projects 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 Wood Rodgers. 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) 328-2313

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (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 total area of ground disturbance is equal to one acre or more, the following will be required:
 - A. The developer 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 permit.
 - B. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
 - C. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
3. All grading shall be in accordance with Article 110.438 Grading Standards.



WWW.WASHOECOUNTY.NV.US

Subject: **WSUP20-0006 – TMWA Arrowcreek Booster Pump Station**

Date: April 8, 2020

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4. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. There are no drainage related conditions of approval.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. There are no traffic related conditions of approval.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. There are no utility related conditions of approval.

**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: Truckee Meadows Water Authority, Arrowcreek Booster Pump Station; 142-020-06
Special Use Permit; WSUP20-0006

Dear Washoe County Staff:

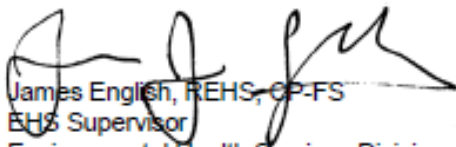
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: All plans and permits must be reviewed and approved by the Washoe County Health District prior to any construction commencing.
- b) Condition #2: The WCHD supports the issuance of this special use permit to help support and improve the infrastructure of region's main supplier of potable water.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at 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



Washoe-Storey Conservation District

Bret Tyler Chaimen
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 27, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0006 (Truckee Meadows Water Authority Arrow creek booster pump station)

Dear Roger,

In reviewing the special use permit to allow the construction of a booster pump station, the Conservation District has the following comments.

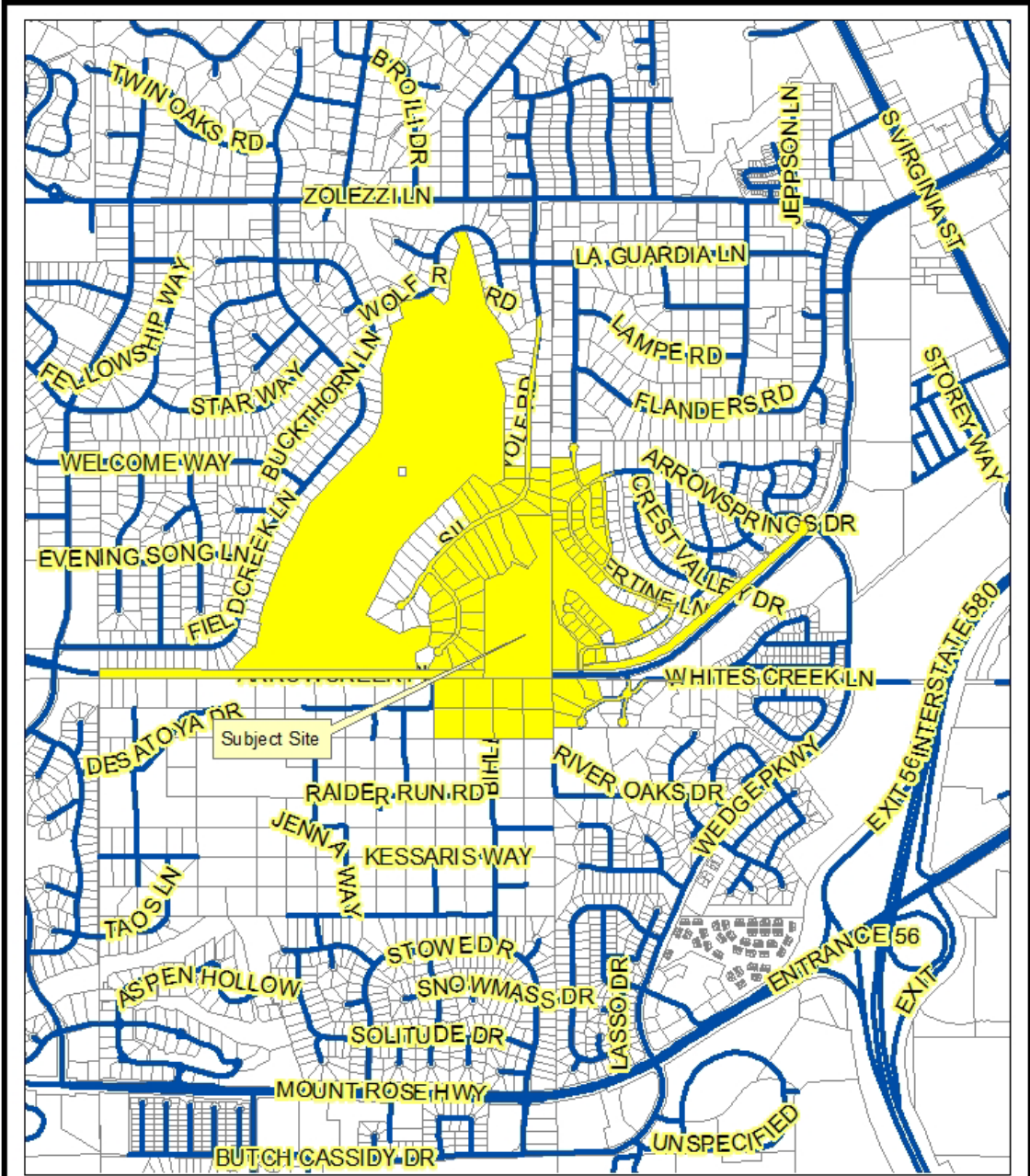
The District will require either a green or brown coated galvanized fencing for the perimeter of the pump station.

In addition the exterior building materials for the pump station utilized earth tone colors.

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

Sincerely,

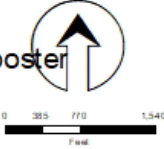
Tyler-Shaffer



Mailing and Vicinity Map
 Special Use Permit Case Number WSUP20-0006
 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)

94 parcels selected at 500 feet

Source: Planning and Building Division
 Path: P:\ArcGIS Templates\Facilities\vicinity_mailing_map_2019.mxd
 Date: 3/18/2020



Community Services Department

1001 E. Ninth St.
 Reno, Nevada 89512 (775) 328-3800

Special Use Permit TMWA Arrowcreek Booster Pump Station

Submitted to Washoe County

March 16, 2020

Prepared for

Truckee Meadows Water Authority

1355 Capital Blvd

Reno, NV 89520

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

WSUP20-0006

EXHIBIT D

Table of Contents

- ❖ **Washoe County Application Forms**
 - Washoe County Development Application
 - Grant of Water Facilities Easement
 - Application for Special Use Permit

- ❖ **Project Description**
 - Executive Summary
 - Background
 - Project Request
 - Findings

- ❖ **Maps and Supporting Information**
 - Vicinity Map
 - Aerial Map
 - Assessor's Parcel Map
 - Existing Zoning Map
 - Existing Master Plan Map
 - Civil Site Plans

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: TMWA Arrowcreek Booster Pump Station			
Project Description: Request for a Special Use Permit to allow a utility service (booster pump station) in the PSP district.			
Project Address: 0 Arrowcreek Parkway			
Project Area (acres or square feet): 24,515 square feet (refer to Easement Document #4732739 attached)			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1 mile east of intersection of Arrowcreek Parkway and Thomas Creek Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion of 142-020-06	24.48		
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: Washoe County		Name: Wood Rodgers, Inc	
Address: 1001 E 9th Street, Bldg A		Address: 1361 Corporate Boulevard	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 823-5258	Fax:
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Truckee Meadows Water Authority		Name:	
Address: 1355 Capital Blvd		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 834-8041	Fax:	Phone:	Fax:
Email: jesparza@tmwa.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Juan Esparza		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
14202006	Active	3/16/2020 2:08:34 AM

Current Owner:
 WASHOE COUNTY
 ATTN COMMUNITY SERVICES DEPT
 1001 E 9TH ST BLDG A
 RENO, NV 89512

SITUS:
 0 ARROWCREEK PKWY
 WCTY NV

Taxing District
 4000

Geo CD:

Legal Description

Section 19 Township 18 Range 20 SubdivisionName _UNSPECIFIED

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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$5.27	\$5.27	\$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



3/16/2020

Account Detail

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.

DOC # 4732739

08/09/2017 12:14:29 PM

Requested By
WASHOE COUNTY CSD
Washoe County Recorder
Lawrence R. Burtress - Recorder
Fee: \$0.00 RPTT: \$0.00
Page 1 of 13

A.P.N: #142-020-06

After Recordation Return To:

Truckee Meadows Water Authority
P.O. Box 30013
Reno, Nevada 89520-3013
Attn: Heather Edmunson, SR/WA, Land Agent



**EASEMENT DEED
GRANT OF WATER FACILITIES EASEMENT**

THIS GRANT OF WATER FACILITIES EASEMENT ("Deed") is entered into this 8th day of August, 2017, by and between WASHOE COUNTY, a political subdivision of the State of Nevada ("Grantor") and the TRUCKEE MEADOWS WATER AUTHORITY, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property situate in the County of Washoe, State of Nevada, currently Assessor's Parcel No. 142-020-06 commonly known as Effluent Reservoir Parcel ("Grantor's Property"); and

WHEREAS, Grantor and Grantee have entered into an Easement Purchase and Sale Agreement dated August 8, 2017, pursuant to which Grantor has agreed to convey a permanent non-exclusive public utility easement to Grantee across a portion of Grantor's Property; and

NOW THEREFORE, GRANTOR, for and in consideration of the sum of Twelve Thousand One Hundred Thirty Six Dollars (\$12,136.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a permanent and non-exclusive easement and right of way to construct, alter, maintain, inspect, repair, reconstruct, and operate water system facilities, together with the appropriate pumpstations, mains, markers, conduits, pipelines, valve boxes, meters, fixtures, and any other facilities or appurtenances deemed necessary or convenient by Grantee to provide water service (hereinafter called "Water Facilities"), over, across, upon, under, and through that portion of the Grantor Property more

fully described on Exhibits "A", "B" and "C", and shown on Exhibits "A-1", "B-1", and "C-1" attached hereto and made a part hereof (the "Easement Property").

2. Easement Access. Grantee shall have at all times ingress and egress to the Easement Property for the purposes set forth above, including without limitation constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Water Facilities. Grantee understands that the Easement Property is located on a public facility and Grantee will not unreasonably interfere with the Grantor's operation, maintenance of the Grantor's Property.

3. Warranties and Representations by Grantor. Grantor warrants and represents that Grantor owns Grantor's Property and there are no prior encumbrances or liens running with the Grantor's Property which will frustrate or make impossible Grantee's enjoyment of the Easement Property. Grantor has full power and authority to sell and convey the Easement Property to Grantee and to enter into and perform its obligations pursuant to this Agreement. The person signing this Deed and other instruments required under this Deed on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor. Grantee acknowledges that the Grantor owns and operates the County Property subject to certain Deed Restrictions and covenants, and that use of the Easement Property does not interfere with the restrictions placed on the County Property and shall not interfere with the Deed Restrictions at any future time.

4. Hold Harmless. Subject to the limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or injury suffered or sustained by Grantor or third parties for any injury or damage caused by any act or omission of Grantee in its use of the Easement Property.

5. Grantor's Reservation of Rights. Subject at all times to the limitations and provisions of Section 5.1, Grantor reserves to itself, and to its successors, agents and assigns, (i) the right of ingress and egress over the surface of the Easement Property and to use the surface area of the Easement Property for purposes and uses by the general public; (ii) the non-exclusive right to construct, operate, inspect, repair and maintain utilities or equipment within the Easement Property. Grantor reserves the right to make reasonable improvements to Easement Property for public purposes and consistent with its use.

5.1 No Unreasonable Interference. Grantor shall not erect any buildings or structures on the Easement Property or otherwise use the Easement Property in a manner that places an unreasonable burden on or unreasonably interferes with TMWA's full use and enjoyment and the rights granted herein.

Grantee acknowledges by acceptance of the Easement Property that Grantor's present public uses of, and practices on, the surface area of Grantor's Property are compatible with the purpose of this Easement. Grantor reserves the right to use and enjoy the Grantor Property and surface area of Easement in accordance with those present practices and uses now and in perpetuity. Grantor and Grantee recognize that the future uses of, and practices on, the surface Grantor's Property may change over time as a result of the development and the public's need. TMWA acknowledges that the County owns this property and that TMWA's use of the Easement Property shall be subject to and not interfere with the any existing restrictions placed on the County Property.

6. Reimbursement for Breach. Each party shall reimburse the other party for all reasonable expenses, damages, and costs, including attorney fees, incurred by the injured party as a result of either party's breach of any covenant set forth herein.

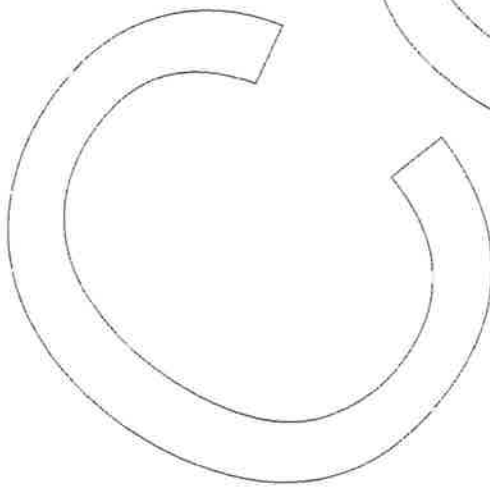
7. Relocation of Water Facilities. If the Easement Property as defined herein and shown on Exhibit A-1, B-1, and C-1 is unsuitable for the purposes of the Grantee or the Grantor, then the location may, subject to prior written consent of both parties, be changed to an area mutually satisfactory to both the Grantor and Grantee herein. The newly agreed to locations shall be indicated and shown by an amended easement. Any relocations requested after the initial installation and use of the water facilities shall be at the sole cost and expense of the requesting party.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon and shall inure to the benefit of Grantor and Grantee, and the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee their successors, agents, contractors, licensees and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

(signatures and notaries to follow on next page)



“GRANTOR”

WASHOE COUNTY, a political subdivision
of the State of Nevada

By: [Signature]
Bob Lucey, Chair
Washoe County Commission

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 8th day of August, 2017, Bob Lucey personally
appeared before me, a Notary Public, and acknowledged to me that he/she executed the above
instrument for the purpose therein contained.



[Signature]
Nancy L. Parent
Notary Public

“GRANTEE”

TRUCKEE MEADOWS WATER AUTHORITY,
a joint powers authority

By: [Signature]
John Enloe, Director
Natural Resources – Planning
And Management

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 17th day of July, 2017, John Enloe, Director of Natural Resources
- Planning and Management personally appeared before me, a Notary Public, and acknowledged to me
that he/she executed the above instrument for the purpose therein contained.



[Signature]
Heather Edmundson
Notary Public

EXHIBIT A

LEGAL DESCRIPTION FOR A PUMP HOUSE EASEMENT

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

THENCE, North 60°37'21" West, a distance of 208.41 feet to the **POINT OF BEGINNING**;

THENCE, North 88°52'16" West, a distance of 100.00 feet;

THENCE, North 01°07'44" East, a distance of 100.00 feet;

THENCE, South 88°52'16" East, a distance of 100.00 feet;

THENCE, South 01°07'44" West, a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing 10,000 square feet of land, more or less.

BASIS OF BEARING:

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

See attached Exhibit A1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
227 Vine Street
PO Box 3299
Reno, Nevada, 89505



7-13-17

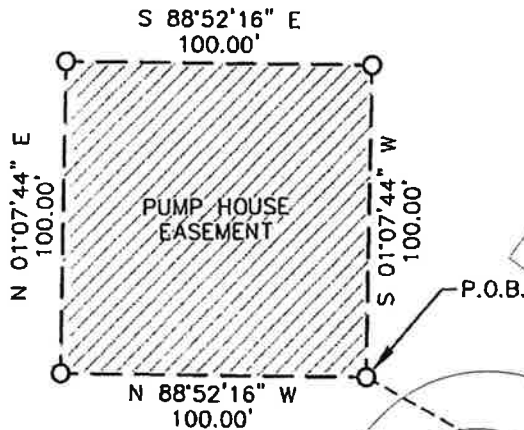
BASIS OF BEARING:

NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).

TOTAL AREA OF EASEMENT:

10,000 SQ. FT. ±

WASHOE COUNTY
APN: 142-020-06



HADI S. KAR
APN: 142-350-02

ARROWCREEK PARKWAY

CENTERLINE ESTABLISHED PER R.O.S. NO. 3660

N 60°37'21" W
208.41'

FOUND BRASS CAP
RE 933
SE CORNER OF SECTION 19

LARRY SLITER FAMILY TRUST
APN: 142-241-01

SUSAN K. SEDLAK
REVOCABLE TRUST
APN: 142-271-04

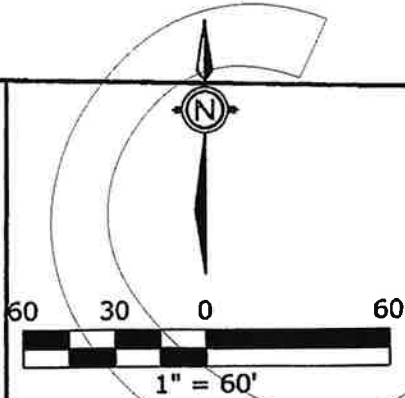


EXHIBIT A1

TRUCKEE MEADOWS WATER AUTHORITY
PUMP HOUSE EASEMENT

**A PORTION OF THE SE 1/4 OF THE SE 1/4
OF SECTION 19, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1
of
1



P.O. Box 3299
Reno, NV 89505
p. 775.786.5111
f. 775.786.5114
www.usgeomatics.com

EXHIBIT B

LEGAL DESCRIPTION FOR AN ACCESS EASEMENT

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

THENCE, North 00°34'43" East, a distance of 23.00 feet along the easterly boundary of said Section 19 as shown on said Tract Map No. 3876 to the **POINT OF BEGINNING**;

THENCE, North 89°25'17" West, a distance of 30.00 feet;

THENCE, North 00°34'43" East, a distance of 39.55 feet;

THENCE, a distance of 70.25 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of 89°26'59";

THENCE, North 88°52'16" West, a distance of 107.99 feet;

THENCE, North 01°07'44" East, a distance of 40.00 feet;

THENCE, South 88°52'16" East, a distance of 59.35 feet;

THENCE, a distance of 88.32 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of 112°27'04";

THENCE, North 21°19'21" West, a distance of 10.00 feet;

THENCE, North 68°40'39" East, a distance of 40.00 feet;

THENCE, South 21°19'21" East, a distance of 126.70 feet to said easterly boundary;

THENCE, South 00°34'43" West, a distance of 93.44 feet along said easterly boundary to the **POINT OF BEGINNING**.

Containing 14,515 square feet of land, more or less.

BASIS OF BEARING:

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

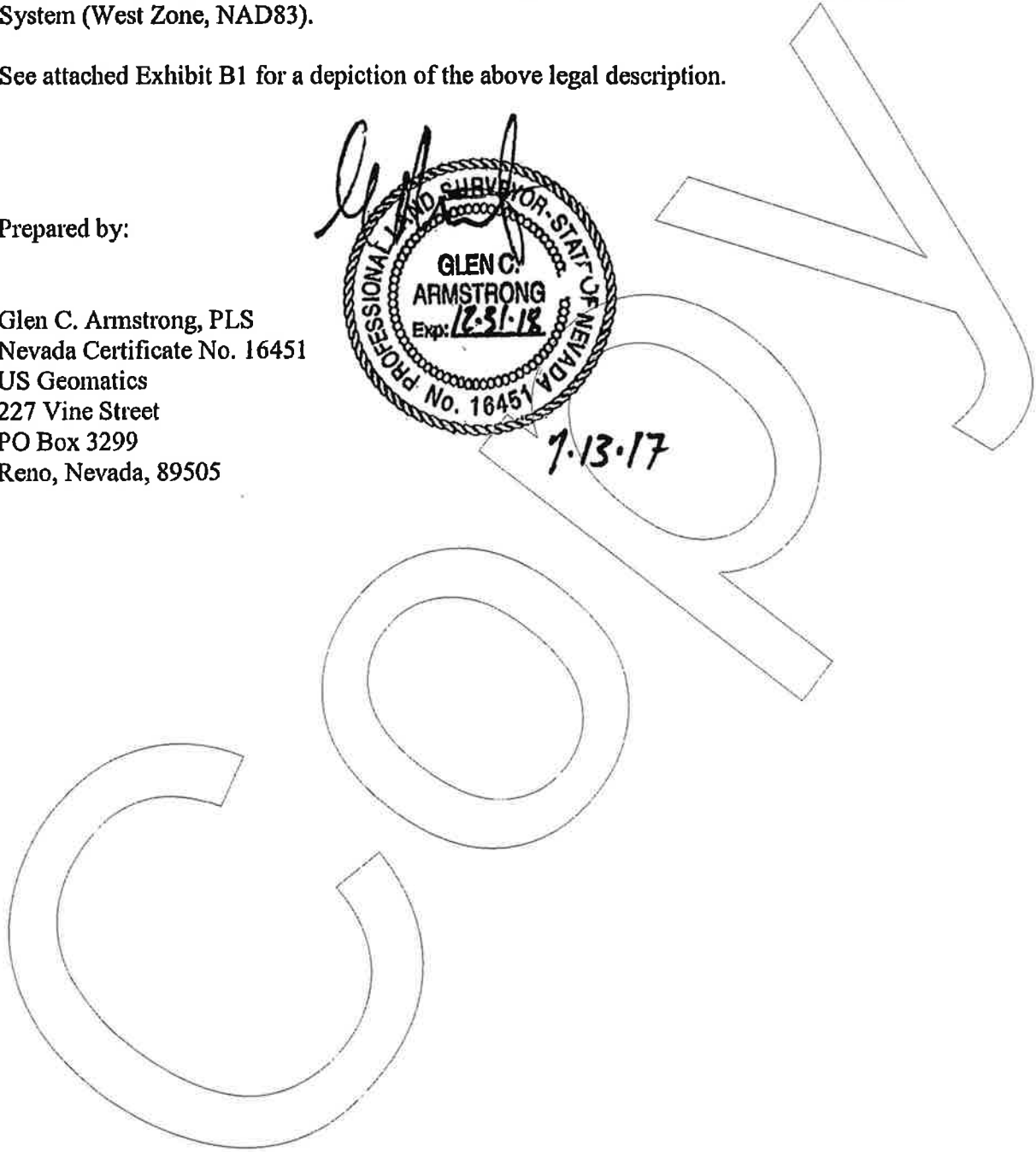
See attached Exhibit B1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
227 Vine Street
PO Box 3299
Reno, Nevada, 89505



7-13-17



BASIS OF BEARING:

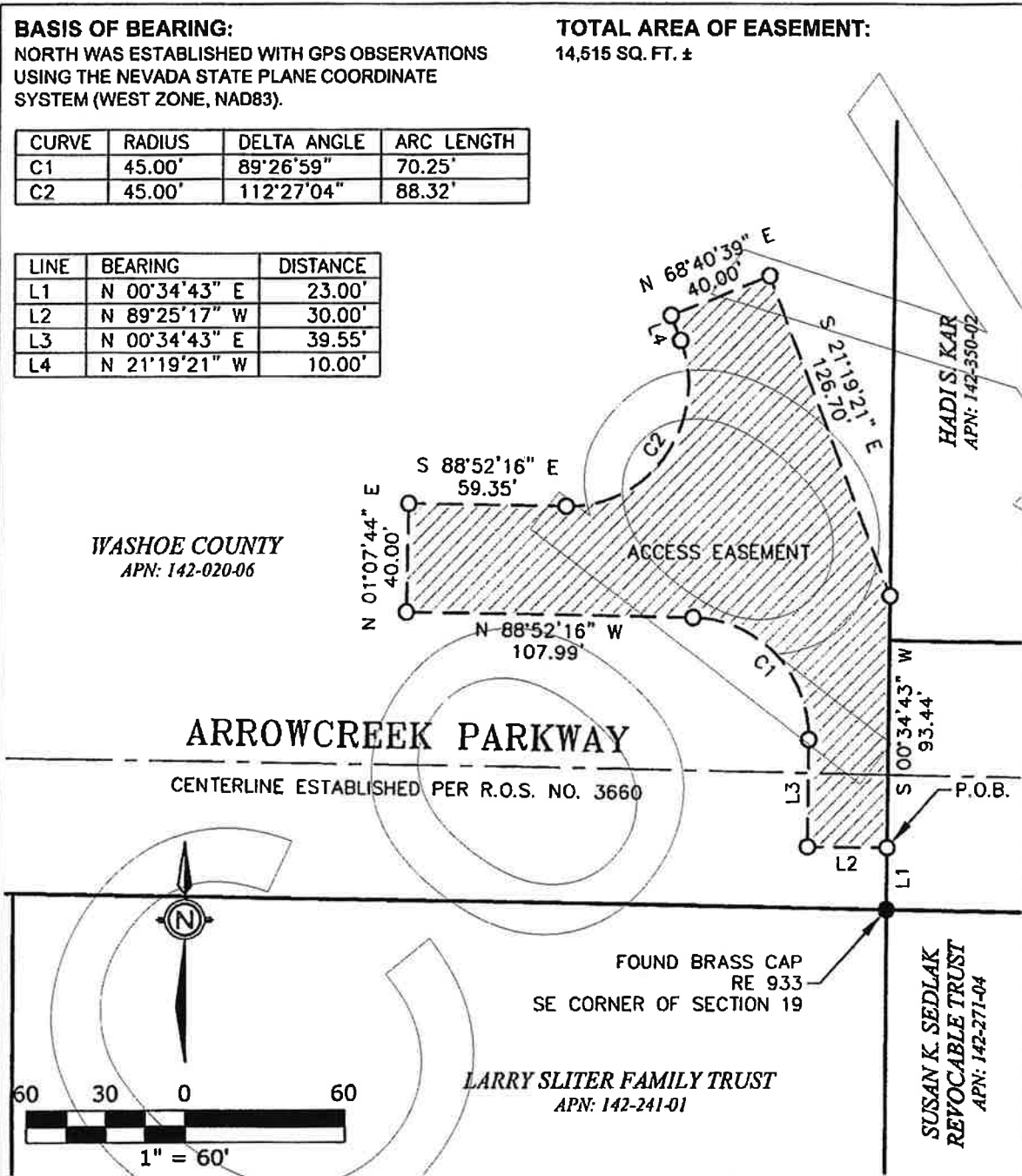
NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).

TOTAL AREA OF EASEMENT:

14,515 SQ. FT. ±

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	45.00'	89°26'59"	70.25'
C2	45.00'	112°27'04"	88.32'

LINE	BEARING	DISTANCE
L1	N 00°34'43" E	23.00'
L2	N 89°25'17" W	30.00'
L3	N 00°34'43" E	39.55'
L4	N 21°19'21" W	10.00'



US GEOMATICS
 P.O. Box 3299
 Reno, NV 89505
 p. 775.786.5111
 f. 775.786.5114
 www.usgeomatics.com

EXHIBIT B1
TRUCKEE MEADOWS WATER AUTHORITY
ACCESS EASEMENT
A PORTION OF THE SE 1/4 OF THE SE 1/4
OF SECTION 19, T.18N., R.20E., M.D.M.
 WASHOE COUNTY NEVADA

SHEET
 1
 of
 1

EXHIBIT 'C'

WATER FACILITIES EASEMENT

An easement for water facility purposes and related appurtenances over, under and across the following described tract of land:

A portion of the tract of land granted to County of Washoe as described in Document No. 1325714 recorded on May 19, 1989; Official Records of Washoe County, situate within the Southeast one-quarter of Section 19, T.18 N., R.20 E., M.D.M., Washoe County, State of Nevada.

BEGINNING at a point on the West line of said tract of land granted to County of Washoe, from which the Section corner common to Sections 19, 20, 29 and 30, T.18N., R.20 E. M.D.M, bears the following two consecutive courses and distances:

- 1) Along said West line of said tract of land granted to County of Washoe, South 01° 36' 05" West for a distance of 9.27 feet to a point on the South line of said Section 19; thence
- 2) Along said South line of Section 19, South 88° 52' 40" East for a distance of 764.17 feet;

Thence from said POINT OF BEGINNING and along said West line of the said tract of land granted to County of Washoe North 01° 36' 05" East for a distance of 45.37 feet;

Thence leaving said West line the following seven consecutive courses and distances:

- 1) North 43° 00' 00" East for a distance of 73.25 feet; thence
- 2) South 89° 21' 00" East for a distance of 412.12 feet; thence
- 3) South 88° 06' 44" East for a distance of 165.80 feet; thence
- 4) South 85° 46' 17" East for a distance of 48.23 feet; thence
- 5) South 83° 05' 48" East for a distance of 38.37 feet; thence
- 6) South 83° 00' 44" East for a distance of 32.75 feet; thence
- 7) South 86° 47' 17" East for a distance of 17.07 feet to a point on the East line of said tract of land granted to the County of Washoe; said line being common to the East line of said Section 19;

Thence along said East line South 00° 34' 10" West for a distance of 30.03 feet; thence leaving said East line the following seven consecutive courses and distances;

- 1) North 86° 47' 17" West for a distance of 19.44 feet; thence
- 2) North 83° 00' 44" West for a distance of 33.72 feet; thence
- 3) North 83° 05' 48" West for a distance of 37.64 feet; thence
- 4) North 85° 46' 17" West for a distance of 46.91 feet; thence
- 5) North 88° 06' 44" West for a distance of 164.86 feet; thence
- 6) North 89° 21' 00" West for a distance of 398.55 feet; thence
- 7) South 43° 00' 00" West for a distance of 94.03 feet to the POINT OF BEGINNING.

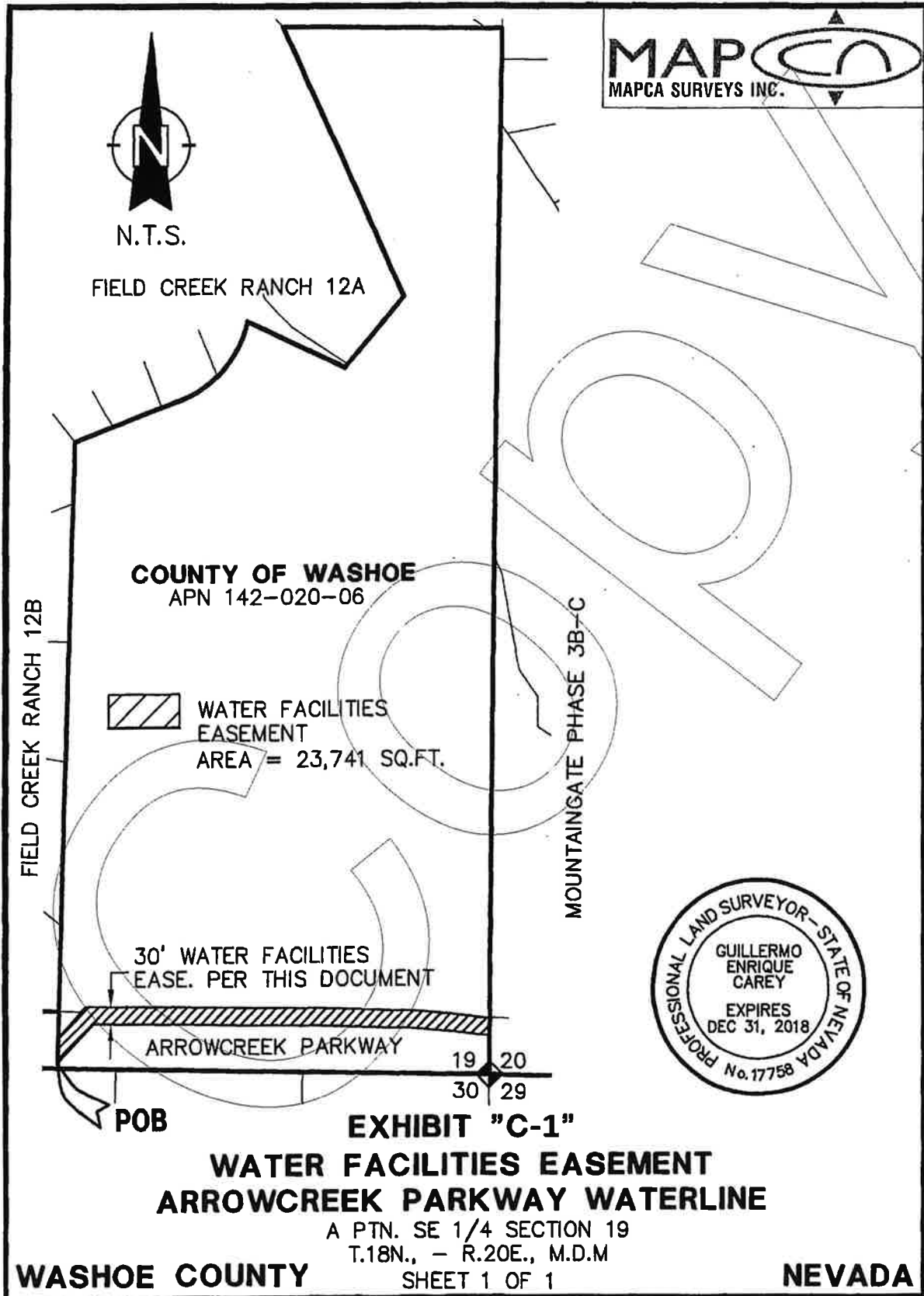
Containing 23,741 square feet, more or less.

The Basis of Bearing for this description is NEVADA STATE PLANE COORDINATE SYSTEM,
NAD 83/94 DATUM, West Zone.

LEGAL DESCRIPTION PREPARED BY:

Guillermo Enrique Carey, PLS 17758
MAPCA SURVEYS, INC.
580 Mount Rose Street
Reno, NV 89509

COPY





WASHOE COUNTY RECORDER

OFFICE OF THE COUNTY RECORDER
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Catherine Smith

Signature

8/9/17

Date

Catherine Smith

Printed Name

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Request for a special use permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code.

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.)

A site plan has been included with application package that identifies parcels lines, buildings, and roads.

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

The project will be constructed in one phase with construction anticipated in 2020.

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 property is partially developed with a Washoe County utility services (reclaimed water reservoir and pump station) similar to the requested booster pump station for TMWA.

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

The new Booster Pump Station (BPS) has become necessary in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. Specifically, this project will provide needed maximum day supply for buildout conditions, and provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory.

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

The proposed project is located on a parcel that is already partially developed with similar uses. Any negative impacts resulting from the new booster pump station will be mitigated through fencing and landscaping in accordance with Code. To further mitigate impacts, where the proposed building fronts on Arrowcreek Parkway, stucco accents have been added to make the building look and feel more like a residential structure and tie with the surrounding community.

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 proposed project will provide a minimum of 174 square feet of landscape (20% of developed area) and a minimum of two trees along Arrowcreek Parkway per requirements of a civic use.

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	N/A
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

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).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District #36
b. Health Care Facility	Saint Mary's Galena
c. Elementary School	Hunsberger Elementary
d. Middle School	Depoali Middle
e. High School	Galena High
f. Parks	South Valleys Regional Park
g. Library	South Valleys Library
h. Citifare Bus Stop	N/A

Project Description

Executive Summary

District #: 2 – Commissioner Lucey
Applicant: Truckee Meadows Water Authority
APN Number: 142-020-06
Request: A request has been made for a Special Use Permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code Section 110.304.20
Location: The project is located on Arrowcreek Parkway 1 mile east of the intersection of Arrowcreek Parkway and Thomas Creek Road.

Background

The proposed project is located on a portion of APN 142-020-06 which is located on Arrowcreek Parkway, east of its intersection with Thomas Creek Road. The property is currently zoned Public Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The parcel is surrounded by single family residential uses on all sides. The parcel is partially developed with Washoe County reclaimed water reservoir and pump station.

Project Request

TMWA will be constructing a booster pump station (BPS) in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. This BPS will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA’s service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone.

The site plan includes a pump station building and above-ground accessory equipment (generator) located on a pad approximately 10,000 square feet in size in the southeastern corner of the parcel, as allowed by Grant of Water Facilities Easement Document #4732739 (included). The development area will be secured with 6-foot tall chain link fence around the perimeter. The project also includes underground piping from the booster pump station that extends south to an existing water line located within an existing 30’ wide pipeline easement running parallel to Arrowcreek Parkway.

Looking specifically at the pump station house, the proposed building measures approximately 868 square feet in size with a maximum height of 13’2” to the roof. The building materials and colors are designed to blend with the area. Specifically, the southern building elevation includes stucco accents that allow the building to look and feel like a residential structure and tie in with the surrounding development.

In addition to the building, the project also includes approximately 14,515 square feet for improved/new access road as permitted by Grant of Water Facilities Easement Document #4732739 (included). It is anticipated that the new access road will consist of decomposed granite (DG) to match the existing Washoe County access road.

Landscaping

Development of the property is considered a civic use and requires 20 percent of the developed area to be landscaped. As proposed, approximately 868 square feet of the site will be developed with the remaining area to be undisturbed. In addition, all yards adjoining a public street (i.e. Arrowcreek Parkway) are required to be landscaped with at least one tree for every 50 linear feet of street frontage. As such, the project requires a minimum of 174 square feet of landscaping and two trees along Arrowcreek Parkway.

Findings

Special Use Permit Findings

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The proposed project is in conformance with Washoe County Master Plan and the Southwest Truckee Meadows Area Plan, specifically the Thomas Creek Suburban Character Management Area. There are no programs, policies, or standards of the Master Plan or Southwest Truckee Meadows Area Plan that prohibit approval of utility services. Therefore, the proposed project is consistent with the Suburban Residential designation on the property.

(b) Improvements. 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;

Response: The booster pump station will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone. Access to the site will be from an existing access road that connects to Arrowcreek Parkway.

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

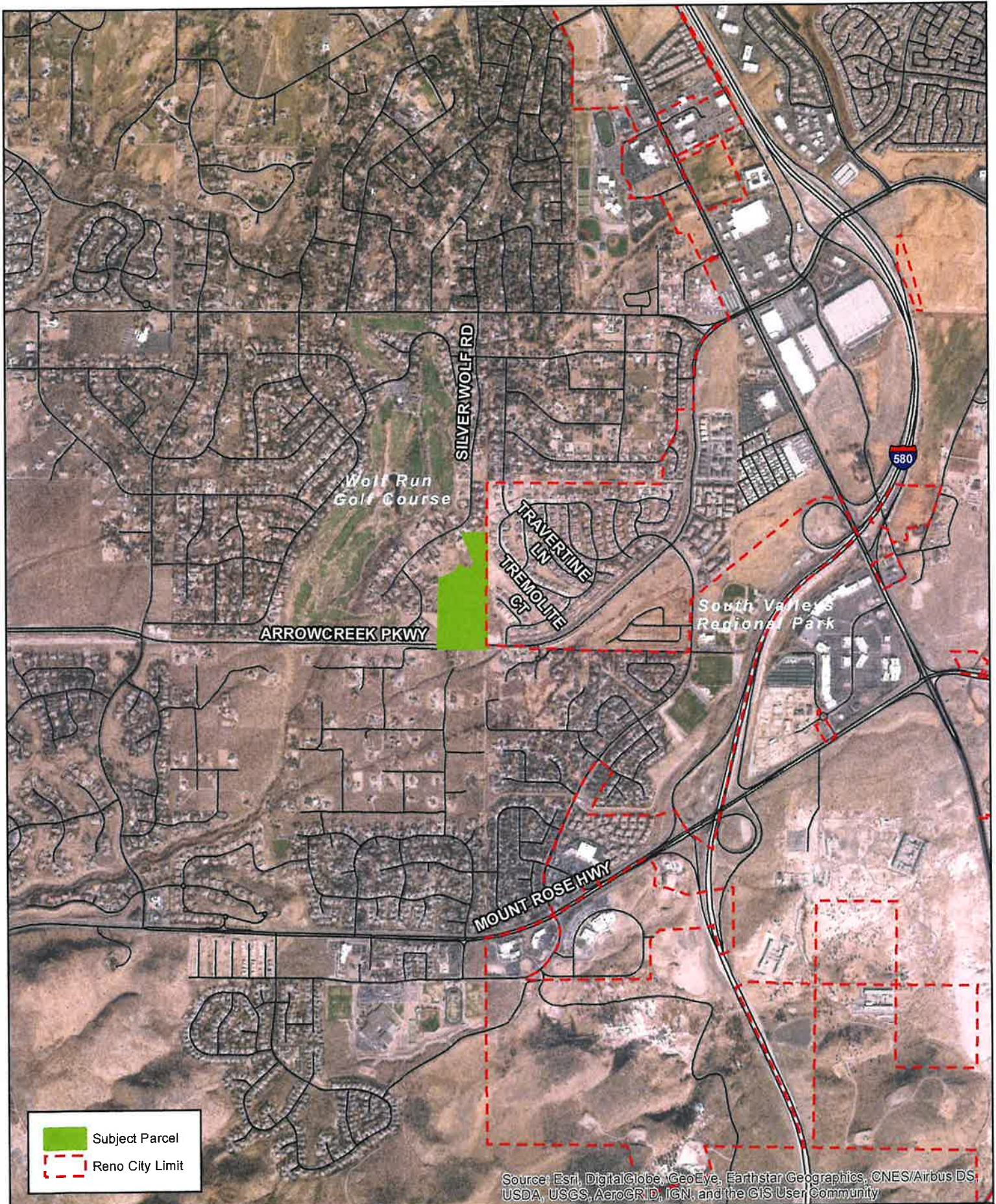
Response: The site is physically suitable for this type of development. The proposed project is located immediately adjacent to existing Washoe County utility facilities on the site. The pump station building measures 868 square feet in size and is 13'6" to the roofline. The building has been designed with materials and colors that blend with the area and include stucco accents where visible to the public to make the building look and feel more like a residential structure. The site will be fenced on all four sides and include landscaping and street trees as required by Code.

(d) Issuance Not Detrimental. 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; and

Response: Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, including placement of the building, fencing, and access.


(e) *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.*


Response: Not applicable as there are no military installations within the project area.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

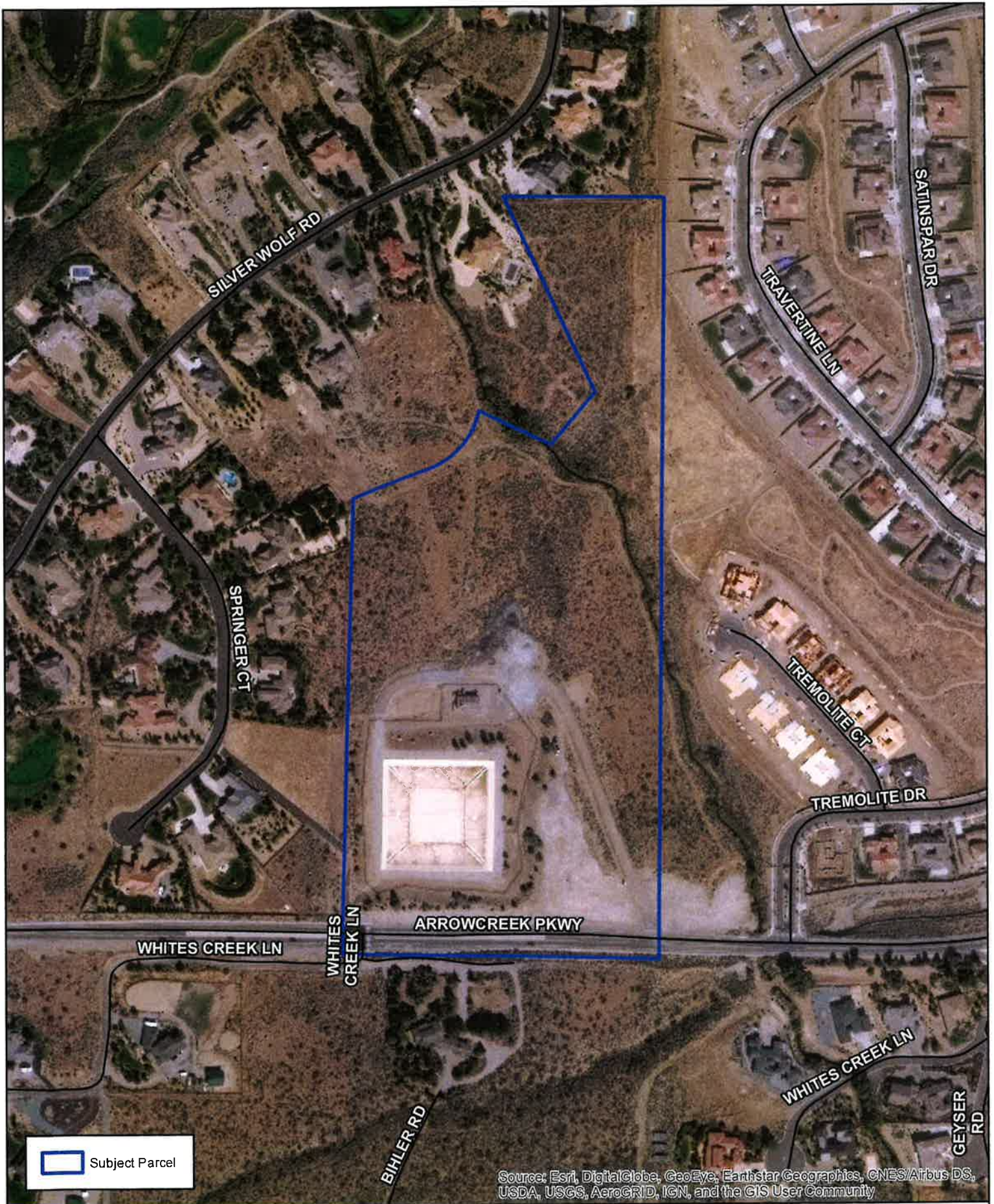
 Subject Parcel
 Reno City Limit





Vicinity
STMGID Arrowcreek Booster Pump Station
 Reno, NV
 March 2020


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
WSUP20-0006
 EXHIBIT D



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Subject Parcel

Aerial
STMGID Arrowcreek Booster Pump Station
Reno, NV
March 2020




WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
WSUP 20-0006
Fax: 775.823.4066
EXHIBIT D

Assessor's Map Number
142-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Main Street
Building D
Reno, Nevada 89512
(775) 329-2231



Feet
0 150 300 450 600
1 inch = 600 feet



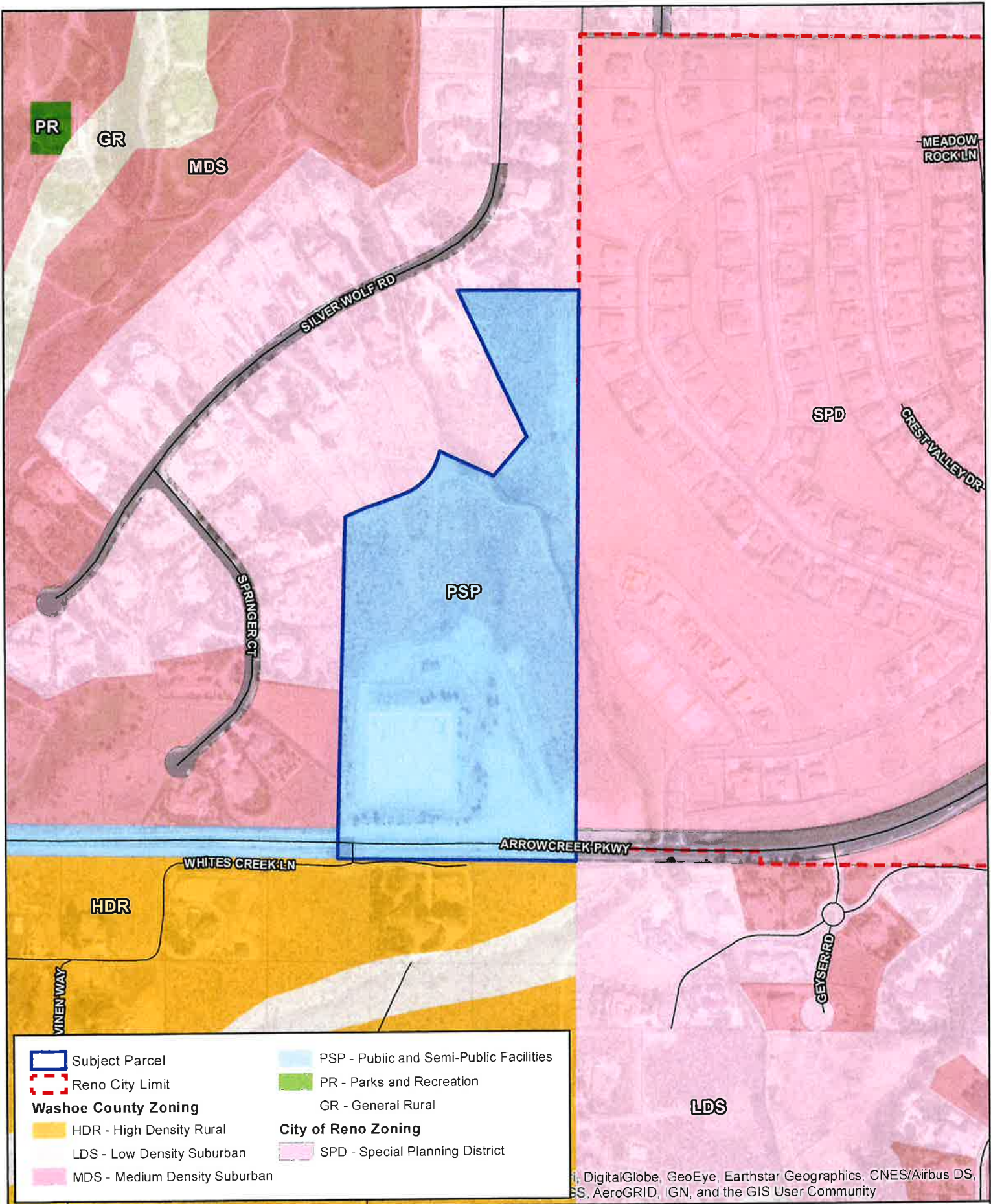
created by: **NLH 06/24/2012**
last updated: **KSB 10/01/13**










area previously shown on map(s)
049-30

NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of title. No liability is assumed as to the sufficiency or accuracy of the data furnished herein.



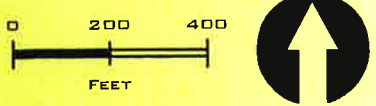
**A PORTION OF SECTION 19
T18N - R20E**



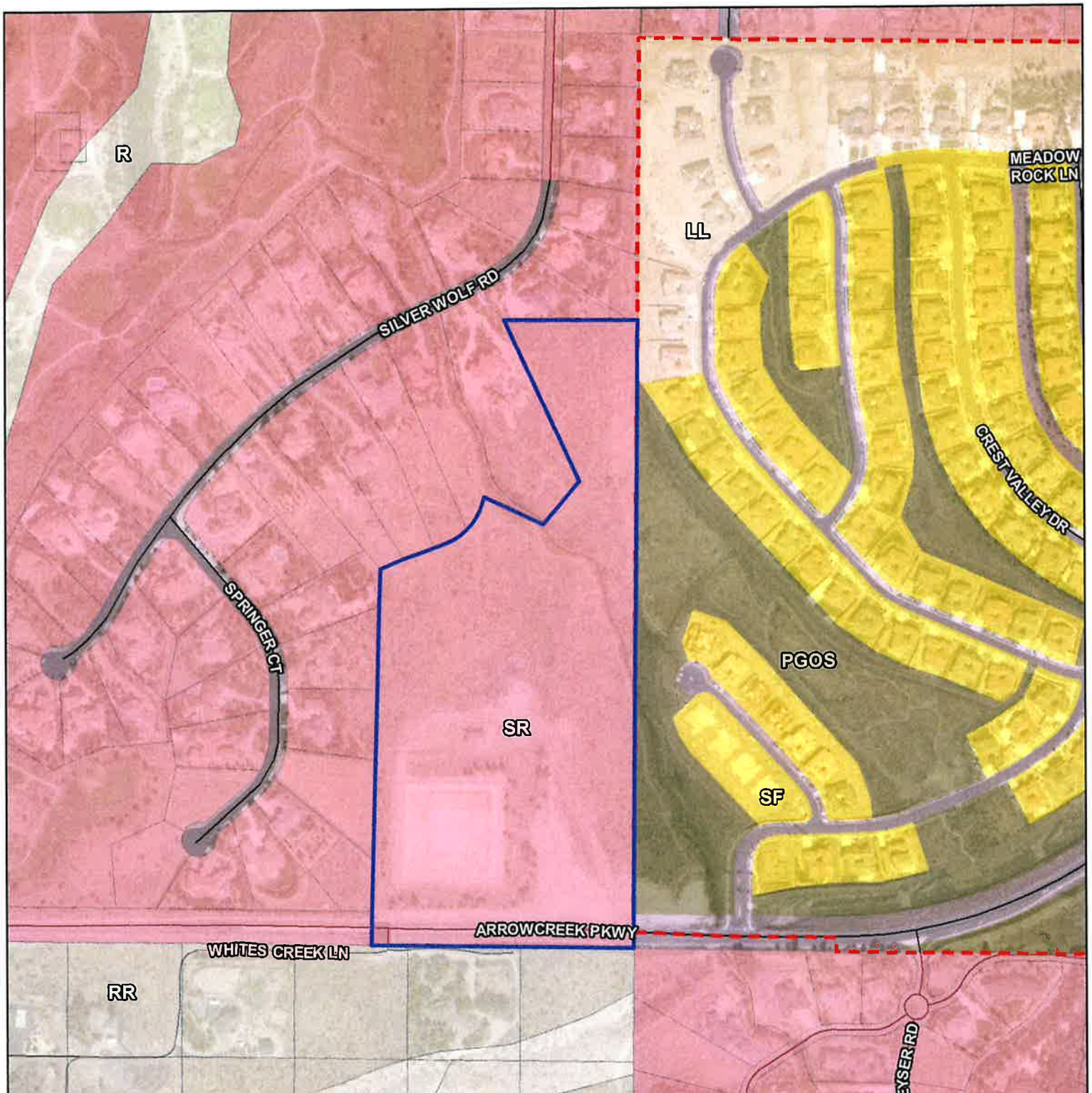
 Subject Parcel	 PSP - Public and Semi-Public Facilities
 Reno City Limit	 PR - Parks and Recreation
Washoe County Zoning	 GR - General Rural
 HDR - High Density Rural	City of Reno Zoning
 LDS - Low Density Suburban	 SPD - Special Planning District
 MDS - Medium Density Suburban	

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Existing Zoning
STMGID Arrowcreek Booster Pump Station
 Reno, NV
 March 2020



WOOD ROGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
WSUP20-0006
 Fax: 775.823.1066
EXHIBIT D



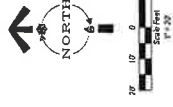
Subject Parcel	C - Commercial
Reno City Limit	I - Industrial
Washoe County Master Plan	
R - Rural	OS - Open Space
RR - Rural Residential	City of Reno Master Plan
SR - Suburban Residential	LL - Large Lot Neighborhood
UR - Urban Residential	PGOS - Parks, Greenways, and Open Space
	SF - Single-Family Neighborhood

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Existing Master Plan
STMGID Arrowcreek Booster Pump Station
 Reno, NV
 March 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Phone: 775-823-4000
 Fax: 775-823-4006
WSUP20-0006
EXHIBIT D



LEGEND

---	FENCING
---	(E) SEWER
---	(E) RECLAIMED EFFLUENT
---	(E) STORM DRAIN
---	(E) WATER
---	EASEMENT
---	ROW / PROPERTY LINE



PRELIMINARY
NOT FOR CONSTRUCTION
MARCH 2020

SHEET NUMBER
C1
X OF XX

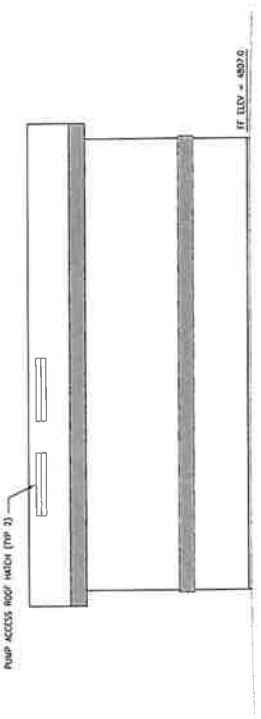
STMIGID ARROWCREEK BPS
WASHOE COUNTY, NEVADA
CIVIL SITE PLAN

NOT REPRODUCIBLE
PROPERTY OF
TRUCKEE MEADOWS WATER
TREATMENT PLANT
COMPLETION OF PROJECT
(Per Nevada Revised Statutes)

TRUCKEE MEADOWS WATER
R U T H O R I T Y
ISS CAPITAL BLDG / PO BOX 30013
RTE 774-831-8000 / FAX 774-831-8003

WORK ORDER NO.	30-0050.017
DESIGNED	
DRAWN	
DATE	MARCH 2020
CHECKED	
SUBMITTED	
RECOMMENDED	
APPROVED	

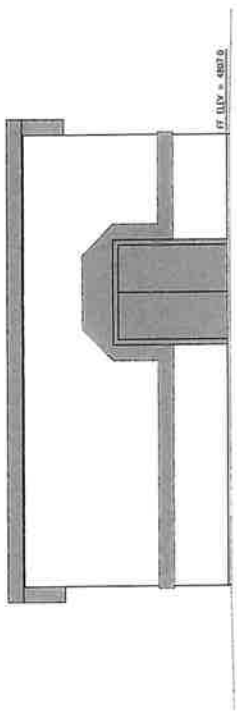
REVISION	DESCRIPTION	BY	APP	DATE



WEST ELEVATION

SCALE: 1/4" = 1'-0"

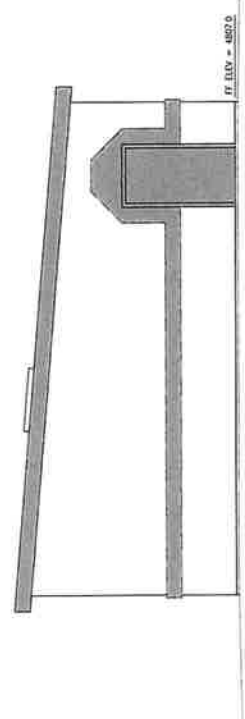
FF. ELEV. = 4822.0



EAST ELEVATION

SCALE: 1/4" = 1'-0"

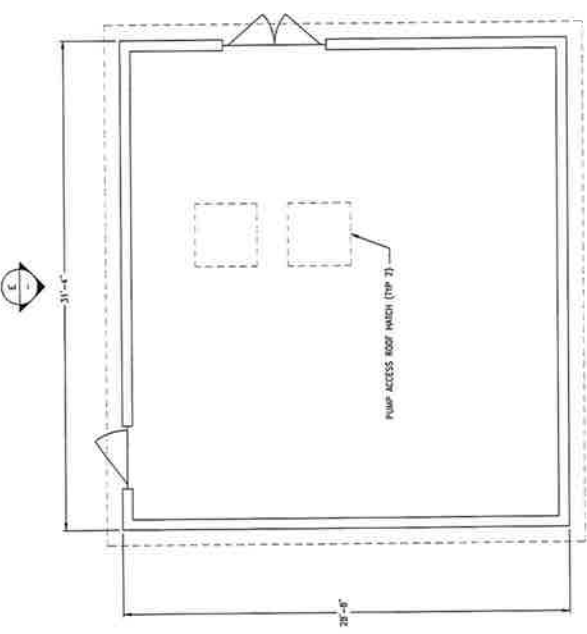
FF. ELEV. = 4822.0



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

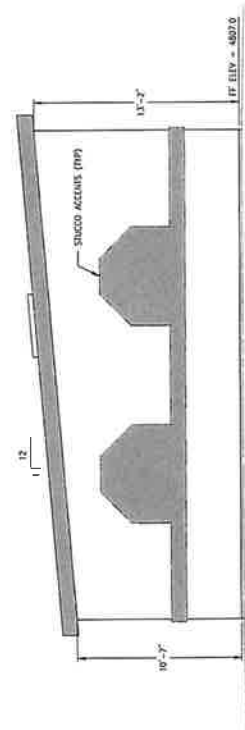
FF. ELEV. = 4822.0



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PUMP ACCESS ROOF HATCH (PP 2)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FF. ELEV. = 4822.0

PRELIMINARY
NOT FOR CONSTRUCTION
MARCH 2020

SHEET NUMBER
AX
X OF XX



STMIGD ARROWCREEK BPS
WASHOE COUNTY, NEVADA
BUILDING CONCEPT DRAWING

NOT REPRODUCIBLE
PROPERTY OF
TRUCKEE MEADOWS WATER
TREATMENT PLANT
COMPLETION OF PROJECT
1616 Harrison County Rd

TRUCKEE MEADOWS WATER
R U T H O R I T Y
3555 CENTRAL BLVD / PO BOX 00013
TRUCKEE, NV 89402 / PH 775-834-8000 / FX 775-834-8003

WORK ORDER NO	50.0001.017
DESIGNED	
DRAWN	
DATE	MARCH 2020
CHECKED	
RECALCULATED	
APPROVED	

REVISION	DESCRIPTION	BY	DATE

WSUP20-0006
EXHIBIT D

TMWA Mt. Rose Fan Conjunctive Use Plan

With construction well underway—and completion expected by mid-2021—the Mt. Rose Water Treatment Plant and the Arrowcreek Pkwy Pump Station represent important infrastructure additions to help TMWA secure a more reliable and sustainable water supply and protect groundwater resources on the Mt. Rose Fan. Due to the previous dependence on wells and the resulting decline in area groundwater levels, the Mt. Rose Fan Conjunctive Use Plan was conceived to provide a supplemental water supply for the area.

When flows are adequate, the Mt. Rose Water Treatment Plant will treat surface water from Whites Creek. The use of surface water to supplement groundwater is a well-documented water resource management approach known as conjunctive use. The new facility will accomplish this by furthering TMWA's ability to rest wells and store water in the local aquifer while improving supply reliability.

A 16-inch water main along Arrowcreek Parkway was completed in 2019. This project, along with the proposed Arrowcreek Pkwy pump station scheduled to begin construction in fall of 2020, will tie former customers of the South Truckee Meadows General Improvement District area into TMWA's distribution system- covering both the Saddlehorn and Thomas Creek Road areas. Together, these projects will extend TMWA's Truckee River and Whites Creek water supplies into the uppermost reaches of Arrowcreek, Callahan Ranch and Montreux.

Why are the Pump Station and Treatment Plant Needed?

- To help improve water resource reliability for our customers and domestic well owners in the area.
- The Mt. Rose and Galena Fan areas have historically relied on groundwater for 100% of their water supply.
- To mitigate declining groundwater levels.
- To accommodate existing and future demands while pumping less groundwater from the aquifer.

How Will the Pump Station and the Mt. Rose Water Treatment Plant Help Replenish the Aquifer?

- TMWA will rest and/or recharge specific wells in the area when Truckee River supplies and sufficient Whites creek water is available.
- Only a portion of the flow will be diverted from Whites Creek.
- Based on permits from Nevada Department of Wildlife and the Nevada State Engineer, TMWA will leave enough flow in the creek to maintain wildlife and habitat needs, as well as downstream irrigation requirements.
- There will be reduced or no diversions from the creek to the plant when creek flows are low.

Since 2016, TMWA's efforts combined with recent wet winters has helped raise local groundwater levels 15-20 feet.