



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9F

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0015 (Black Rock RV Park)

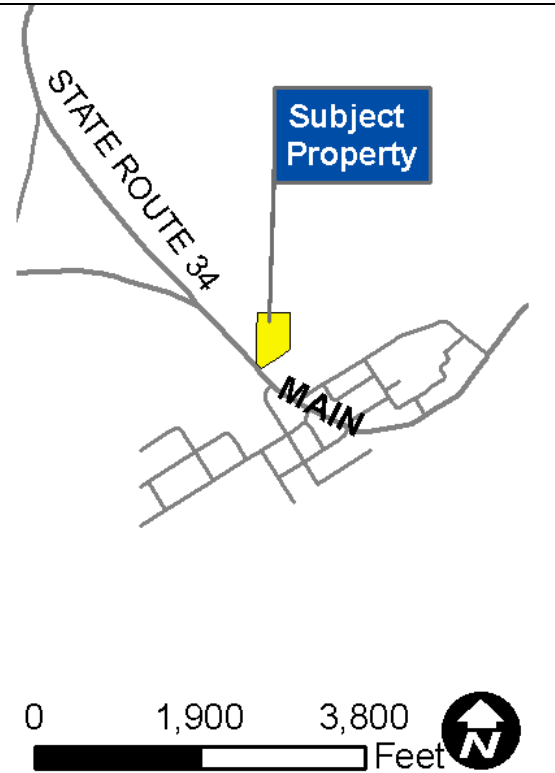
BRIEF SUMMARY OF REQUEST: Discussion to approve the establishment of a Commercial Campground/RV Park use type on 4.86 acres

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

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit for the establishment of a Commercial Campground/RV Park use type on 4.86 acres.

Applicant/Property Owner: Black Rock City Properties, LLC
Location: 255 Main St, Gerlach
APN:
Parcel Size: 4.86 acres
Master Plan: Commercial/Rural
Regulatory Zone: 15% Tourist Commercial, 11% Parks and Recreation, 74% General Rural
Area Plan: High Desert
Citizen Advisory Board: Empire/Gerlach
Development Code: Authorized in Article 810
Commission District: 5 – Commissioner Herman



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 WSUP20-0015 for Black Rock City Properties, LLC., for the following requests 1) establishment of a commercial campground/RV park use type, 2) request to vary parking and landscaping standards as recommended in the conditions of approval in Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30:

(Motion with Findings on Page 12)

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Washoe County Engineering Memo..... Exhibit C

Washoe County Water Rights Memo Exhibit D

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Washoe County Health District Memo..... Exhibit F

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Empire Gerlach CAB response..... Exhibit I

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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:

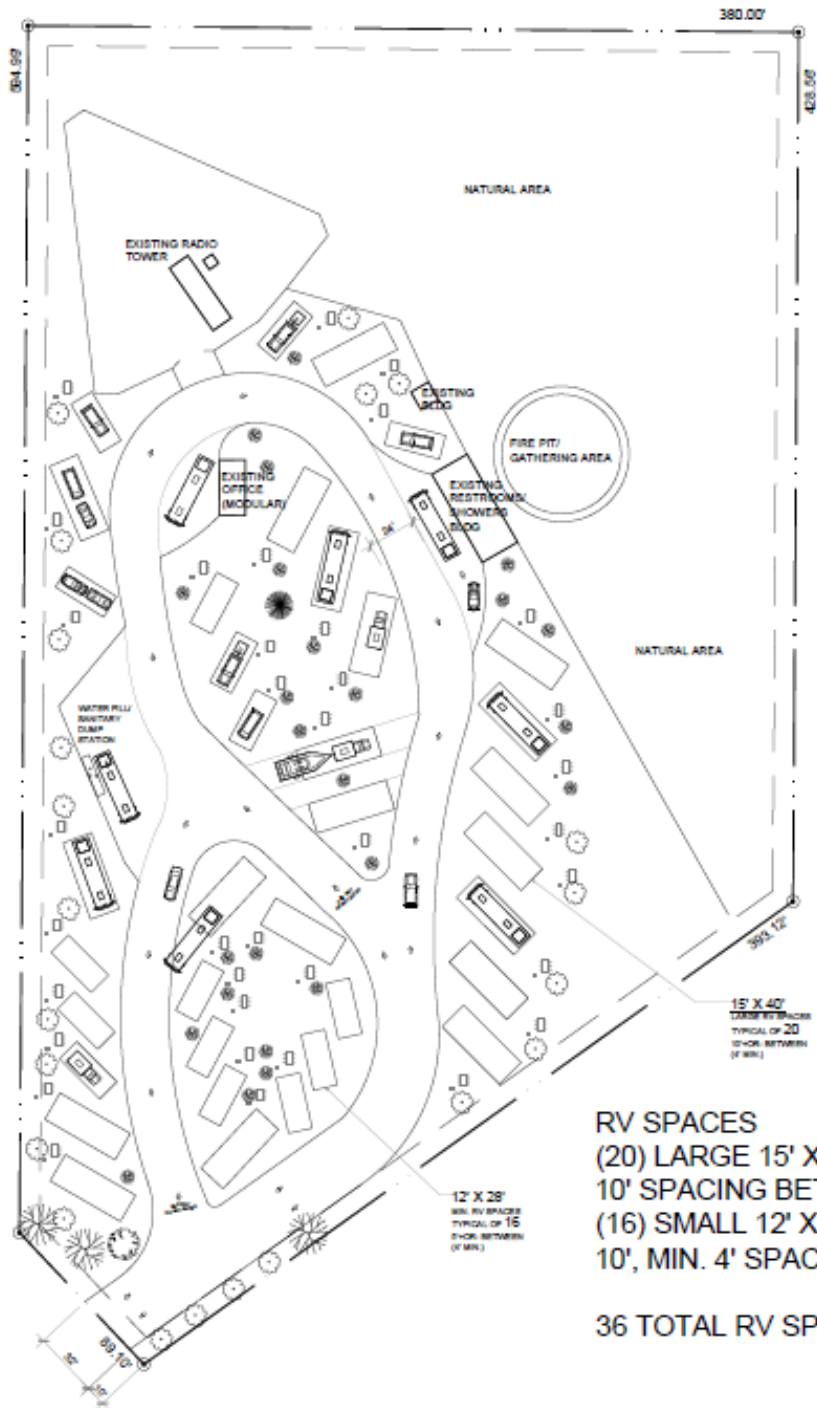
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP20-0015 are attached to this staff report and will be included with the action order, if approved.

The subject parcel has multiple regulatory zones including ±3.6 acres (74%) of General Rural (GR), ±0.73 acres (15%) of Tourist Commercial (TC), and ±0.53 acres (11%) of Parks and Recreation (PR).

The proposed use type of a recreational vehicle park which is classified under commercial campground/RV park which is permitted in General Rural, Tourist Commercial, and Parks and Recreation regulatory zones with a special use permit per WCC 110.302.05.03. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP ordinance allows the Board of Adjustment to vary standards in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to vary landscaping and parking requirements. The Board of Adjustment will also be ruling on these requests.



RV SPACES
 (20) LARGE 15' X 40' SPACES
 10' SPACING BETWEEN +OR-
 (16) SMALL 12' X 28' SPACES
 10', MIN. 4' SPACING

36 TOTAL RV SPACES

SITE PLAN - BLACK ROCK RV PARK - A.P.N. 071-240-09

SCALE: 1"=40'-0" (WHEN ON 24" X 36" PAPER)
 0 40' 80'



Site Plan

Project Evaluation

The applicant is requesting to establish a 36 space commercial campground, recreational vehicle park use type on the entirety of parcel 071-240-09 (4.86 acres). The subject parcel is split zoned 74% General Rural (GR), 15% Tourist Commercial (TC), and 11% Parks and Recreation (PR).

This parcel was originally intended to be a public park using the nearby geothermal springs, but was unable to meet health standards for water quality. This attempted park resulted in the construction of concrete pools. The parcel was then sold to Black Rock City, LLC in 2004 who constructed a 100ft tall radio tower on the parcel with an approved Special Use Permit (SW08-004) in 2008. Since 2008, the site has been used as a staging area prior to and following Burning Man. These uses are permitted through Special Use Permits with Washoe County.

The subject parcel was conveyed into the ownership of Black Rock City Properties, LLC in 2014, who converted the concrete pool into a fire pit and gathering space. The approval of the commercial campground/recreational vehicle park is the final stage of the applicant's planned development.

Development Code

Article 206 – High Desert Area Plan Modifiers

Staff Comment: The proposed application is affected by the High Desert Area Plan modifiers. Commercial campground uses allowed by right in General Rural regulatory zones per WCC 110.206.10(a)3(v). The other regulatory zones are unchanged by this modifier.

Article 302/304 Allowed Uses

Staff Comment: The proposed use type best fits the commercial campground facilities/RV park use type outlined in WWC 110.304.25(h)1:

Commercial Campground Facilities/RV Park. Commercial campground facilities/RV park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

The proposed application straddles GR, TC, and PR regulatory zones within parcel 071-240-09. The proposed use type of commercial campground/RV park requires a special use permit (SUP) per table 110.302.05.3 for all 3 regulatory zoning (GC, TC and PR).

Even though, the commercial campground/RV park use type requires a special use permit across all regulatory zones that permit it, the High Desert Area Plan modifiers, per 110.206.10(a)3(v) allow commercial campground uses by right, which supersedes the requirements for a SUP within the GR area of the permit.

Article 316 Recreational Vehicle Parks

Staff Comment: Article 316 of the development code outlines the required standards for all recreational vehicle parks. The proposed site plan does not meet the development requirements as outlined in Article 316 in full. Staff has provided a summary table of the specific recreational vehicle park standards and the deficiencies outlined in the proposed application below. **Staff is recommending a phased site plan in full compliance with code prior to the issuance of building permits or a business license to rectify these areas of deficiency as outlined in Exhibit A, Conditions of Approval.**

Summary of Article 316 Required Standards

Required Standard	Code	Proposed	Complies	Intervention
Minimum Size	2 acres	4.86 acres	Yes	
Lighting	150watt/100ft OR guard light/300ft	Not on plan Not on plan	No No	Conditioned Phasing Plan Conditioned Phasing Plan
Exposed Ground	Paved OR Stone Screening OR Vegetation	Yes No Yes	Yes	
Paving	All spaces/roads	All weather surface	No	Conditioned Phasing Plan
Hookup Facilities				
Power Hookup	All spaces	Phased	NA	Conditioned Phasing Plan
Sewage Hookup	All spaces	Phased	NA	Conditioned Phasing Plan
Sewage Disposal	Sewage disposal plant	Yes	Yes	
Recreational Areas (10+ spaces)	Recreation Area Required	Yes	Yes	Yes
	Recreation areas 2.5%+ of RV site	Yes	Yes	Yes
	Landscaped per SUP	Yes	Yes	Yes
Sanitary Discharge Station	1+ sanitary discharge station	Yes	Yes	Yes
Restroom/Bath	Per Health District		Per WCHD	Conditioned by WCHD
Water Supply	Potable water within 100ft of each space	1 for full site	No	Conditioned Phasing Plan
RV Spaces				
Pull Through Spaces	20%+ of total	3/36 = 8%	No	Conditioned Phasing Plan
Auto Accommodation	Space for at least 1 automobile	Yes	Yes	
Minimum Net Area	690sf	336-600sf	No	Conditioned Phasing Plan
Minimum Width	23ft	12-15ft	No	Conditioned Phasing Plan
Roads				
Entrance Roads	2-way access	Yes	Yes	
Internal Roads	1+ road of continuous 2-way circulation	No	No	Conditioned Phasing Plan
Non thru	600ft max	Yes	Yes	
Front	RV spaces must front interior road	Yes	Yes	
Road Width				
2-way traffic	24ft	Yes	Yes	
1-way traffic	12ft	Yes	Yes	
Road Material	2.5 inches of asphalt and 6-inch base	NA	NA	Building Permits
Exterior Screening	Yes	Not on plan	No	Conditioned Phasing Plan
Screening Height	6ft	Yes	Yes	
Screen Placement	0-10ft from property line	Not on plan	No	Conditioned Phasing Plan

The proposed application includes an **existing** modular home for the use of a caretaker or manager. This use is permissible with an approved special use permit for the RV Park per WCC 110.316.50. There are no permits for this modular home structure, only for a mobile home placement in 2004.

The applicant shall obtain a building permit for this modular home structure and has been added as a condition in Exhibit A.

Article 406 – Building Placement Standards

Staff Comment: The proposed application meets the required setback and height standards as outlined in the table below:

	General Rural	Tourist Commercial	Parks and Recreation
Front	30ft	20ft	20ft
Side	50ft	10ft	15ft
Rear	30ft	10ft	20ft
Height	35ft	45ft	65ft

Article 410 – Parking

Staff Comment: The proposed application addresses the parking requirements for RV spaces. However, it does not demonstrate compliance with the entirety of Article 410. The proposed use shall provide the following parking improvements in accordance with WCC table 110.410.10.3, WCC table 110.410.15.1, and WCC 110.410.25.(e).

Requirement	Standard
Required Parking	1 space per Employee
Handicapped Parking	1 space per 25 spaces
Total required Parking	2 spaces
Surfacing	All parking spaces shall be paved
Truck Parking and Loading	(1) 25x15ft space for every 3000sf of gross floor area.

Article 412 Landscaping

Staff Comment: The proposed application erroneously states that a commercial campground/RV park is exempted from Article 412. WCC 110.412.10(c) exempts commercial recreation outdoor sports club use types. This exemption does not apply to the commercial recreation, commercial campground use type. The applicant shall provide a landscaping plan in accordance with Article 412 prior to the issuance of a building permit or business license.

The landscaping code (Article 412) requires that 20% of the total developed land area be landscaped and (1) tree for every 50 linear feet of street frontage per 110.412.40. This amounts to 2 trees for the approximately 85 ft of street frontage on the subject parcel. The requirement to buffer and screen residential uses is moot, as there are no current residential uses on the properties adjacent to the parcel.

Staff is not supportive of the request to relocate the required screening trees from the front yard setback as there are only two required trees.

Article 438 – Grading

Staff Comment: The applicant states that the site has previously been mass graded. However, this does not exempt the applicant from the requirement to obtain minor grading permits for the grading associated with landscaping or under paved areas, both of which are exempted from the requirements for a major grading permit per 110.438.35(b).

Article 505 – Signs

Staff Comment: The proposed application is proposing an 8ft high monument sign. There are no additional details on total size of this sign. But the proposed height is less than the 20ft maximum allowed without an administrative permit per WCC table 110.505.15.1.

However, staff wants to correct the incorrect assumption that animated signs are allowed in Tourist Commercial regulatory zones as stated on page 9 of the application. WCC 110.505.30 requires an administrative permit for electronic message display (EMD) signs. These signs shall contain static copy only and are only permissible in General Commercial, Tourist Commercial, Neighborhood Commercial or Industrial regulatory zones on parcels greater than 1 acre. Any proposed signs shall comply with the requirements of Article 505, in full.

High Desert Area Plan Policies

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

Staff Comment: The application does not include a noxious weed control plan. Staff has recommended a noxious weed control plan as a condition of approval in Exhibit A.

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

Staff Comment: The applicant presented their proposal to the Empire/Gerlach Citizen Advisory Board on November 12, 2020. The applicant's written statement responding to the CAB's can be found in Exhibit I.

HD 2.4 During review of tentative maps and other development proposals, staff will review the adequacy of the minimum standards established under this plan; and upon a finding that a standard is inadequate to implement these goals, may recommend to the Planning Commission other similar standards as necessary to implement the relevant goal. Said similar standards may include, but are not limited to, perimeter parcel matching and alternative construction materials.

Staff Comment: Staff believes that the standards outlined in Articles 316, 406, 410, 412, 414, and 438 are adequate to implement the goals of the plan as recommended in Exhibit A. Staff recommends that the Board of Adjustment vary the 6ft fence height as requested by the Gerlach/Empire CAB as outlined in Exhibit A. Staff does not recommend varying any other development standards outlined in Article 316 Recreational Vehicle Parks.

HD 2.5 Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. In subdivisions established after the date of final adoption of this plan the use of street lights will be minimized.

Staff Comment: Staff has conditioned the proposed application to require lighting that is consistent with current best practice "dark-sky" standards as recommended in Exhibit A.

HD 2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible. Proposals to utilize traditional energy sources must explain why alternative sources are not possible.

Staff Comment: Staff has recommended that all lighting use renewable energy sources in Exhibit A, Conditions of Approvals.

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

Staff Comment: The application does not include a detailed landscaping plan addressing these requirements. Staff has recommended a landscaping plan outlining the native status and anticipated water use required as a condition of approval in Exhibit A.

HD 2.9 Prior to their incorporation into the Development Code, the standards established in policies HD.2.1-HD.2.15 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community

Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Staff Comment: Staff has recommended conditions of approval in order to implement High Desert Policies 2.1-2.15 in Exhibit A.

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

Staff Comment: Staff is able to make the finding that the community character can be adequately conserved through the recommended conditions of approval in Exhibit A.

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

Staff Comment: Staff forwarded this application to the Truckee Meadows Fire Protection District who provided conditions of approval in Exhibit A.

HD 3.1 Commercial and mixed-use development proposals will be consistent with the Goals and Policies of the Washoe County Land Use and Transportation Element.

Staff Comment: Staff reviewed the Land Use and Transportation Element (LUTE) This proposal is consistent with the goals and policies of the LUTE.

HD 8.5 As new residential and commercial properties develop in the High Desert planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections and request any necessary trail easements.

Staff Comment: Staff forwarded this application to the Washoe County Parks Program, who reviewed the application and provided conditions of approval and comments in Exhibits A and E respectively.

HD 10.3 The granting of special use permits in the High Desert planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Washoe County Health District in the implementation of this policy.

Staff Comment: Staff forwarded this application to Washoe County Air Quality Management, who provided no comments or conditions of approval on this application.

HD 16.5 Landscaping that makes use of drought tolerant plants and plants native to the high desert is encouraged.

Staff Comment: The application does not include a detailed landscaping plan addressing the use of drought tolerant plants and plants native to the high desert. Staff has recommended a landscaping plan outlining the native status and anticipated water use required as a condition of approval in Exhibit A.

Empire/Gerlach Citizen Advisory Board (EG CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on November 12, 2020. The CAB discussed reflect discussion on the following items:

- Clarification on who built the pool on the property – the citizens of Gerlach

- Maintaining dark skies
- Specifications on the length of time occupants can be at the RV park
- Management living on site
- Status of the camp site during Burning Man
- Effects on the electrical grid of Gerlach
- Roads and maintenance
- Fence height
 - The CAB would like to replace the 6ft fence front yard fence with a 4ft fence
- Pet policy
 - The CAB would like the RV park to be pet friendly, preferably leashed
- Space for ATVs and their associated trailers
- Monitoring the sewage

The CAB voted unanimously in favor of the proposed use. Staff is recommending conditions of approval varying the front yard fence from 6ft to 4.5ft, hours of operation, and parking of trailers.

The CAB also raised concerns over whether the county would provide additional resources pending the approval of this additional development. The CAB stated that Gerlach is down to 1 fireman, 1 paramedic. These are general concerns beyond the application as presented.

Reviewing Agencies

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

- United States Army Corps of Engineering
- Nevada Department of Environmental Protection
- Nevada Division of Water Resources
- Nevada Department of Wildlife
- Washoe County
 - Water Resources Planning
 - Building and Safety
 - Parks and Open Spaces Program
 - Water Rights Manager
 - Engineering Division
- Washoe County Sheriff's Office
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe County
- Washoe-Story Conservation District
- Pyramid Lake Paiute Tribe
- Nevada Historic Preservation
- Gerlach GID

Seven out of the nineteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. Six of the above listed agencies provided conditions of approval. A **summary** of each agency's 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 the hours of operation, set landscaping, parking and lighting standards, accessibility standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Dan Cahalane, Planner, dcahalane@washoecounty.us 775-328-3628
Contact: Dan Holly, Plans Examiner Supervisor, dholly@washoecounty.us 775-328-2027
- Washoe County Engineering addressed grading, drainage, traffic, and utilities
Contact: Leo Vesely, PE 775-328-2313
- Washoe County Water Rights Coordinator addressed water rights provision
Contact: Vahid Behmaram, Water Resources Consultant, vbehmaram@washoecounty.us
- Washoe County Parks Program addressed revegetation and potential impacts to wetlands.
Contact: Sophia Kirschenman, Park Planner, skirschenman@washoecounty.us
- Washoe County Health District addressed the water quality permitting, sewage dump stations, and health district standards.
Contact: James English, EHS Supervisor, jenglish@washoecounty.us
- Truckee Meadows Fire Protection District addressed fire standards.
Contact: Dale Way/Brittany Lemon, 775-326-6000, dway@tmfpd.us/blemon@tmfpd.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 High Desert Area Plan.

Staff Comment: The proposed use is consistent with the action plans, policies, standards and maps of the Master Plan and the High Desert Area Plan as conditioned in exhibit A, Conditions of Approval.

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

Staff Comment: The proposed application has access to adequate utilities, roadway improvements, water supply and other necessary facilities as conditioned in Exhibit A, Conditions of Approval.

3. Site Suitability. That the site is physically suitable for Commercial Campground/RV Park use type and for the intensity of such a development.

Staff Comment: The site is physically suitable for a Commercial Campground/RV Park use type. There are no development constraints on the property.

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

Staff Comment: The proposed application, as submitted is may be significantly detrimental to the public health, safety and welfare as it does not conform to the standards for a Recreational Vehicle Park as outlined in Article 316 of the Washoe County Development Code. The application will not be significantly detrimental to the public health, safety and welfare as conditioned in Exhibit A, Conditions of Approval. These conditions require the submittal of a phasing plan consistent with all features of the development code prior to the approval of either a building permit or business license for this use type.

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: The proposed application 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 WSUP20-0015 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 WSUP20-0015 for Black Rock City, LLC., for the following requests 1) establishment of a commercial campground/RV park use type, 2) request to vary parking and landscaping standards as recommended in the conditions of approval in Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert 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 commercial campground/RV park., 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: Black Rock City Properties, LLC
660 Alabama St.
San Francisco, CA 94110

Representatives: Christy Corporation, Ltd
1000 Kiley Pkwy
Sparks, NV 89436



Conditions of Approval

Special Use Permit Case Number WSUP20-0015

The project approved under Special Use Permit Case Number WSUP20-015 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 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

- 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. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- e. The applicant shall provide a phasing plan that complies with all development code requirements **prior to issuance of a building permit or business license**. The phasing plan shall provide the following information at a minimum:
 - i. Number and proposed timing of each phase;
 - ii. Location and type of lighting in accordance with 110.316.20(c);
 - iii. Location of all proposed hookup facilities per 110.316.25(a);
 - iv. Outline and total area for the proposed recreation areas in accordance with 110.316.25(c);
 - v. Location of each potable water source and 100ft buffer from that point in accordance with 110.416.25(f). All spaces proposed within each phase shall be within 100ft of a potable water source;
 - vi. Dimensions of all RV spaces and interior roadways in accordance with 110.316.30 and 110.316.35;
 - vii. Height and location of proposed screening accordance with 110.316.40.

- f. The applicant shall submit a landscaping plan that complies with all development code requirements **prior to issuance of a building permit or business license**. This plan **may** be developed in consultation with the University of Nevada Cooperative Extension or the Washoe Storey Conservation District. The landscaping plan shall provide the following information at a minimum:
 - i. Noxious weed plan in accordance with High Desert Policy 2.2
 - ii. Design of the landscaping emphasizing the use of native and low water requirement vegetation in accordance with High Desert Policy 2.8. The applicant shall provide a table outlining:
 1. Vegetation species;
 2. Number of plants;
 3. Native status; and
 4. Anticipated water use (low, medium, high)
 - iii. Calculations of the total landscaped area.
- g. The exterior screening solid wall fence required per 110.316.40 shall be varied to be 4ft in height instead of 6ft in height in order to better fit the character of the High Desert Area Plan.
- h. The following **Operational Conditions** shall be required for the life of the (project/business/development):
 - i. Failure to comply with the conditions of approval **shall render this approval out of compliance with this special use permit and subject to revocation**. Compliance with this condition shall be determined by Planning and Building.
 - ii. All lighting installed must be consistent with current “dark-sky” standards and should be powered by a renewable energy source.
 - iii. Quiet hours for all guests of the RV Park shall be from 10:00pm to 8:00am.
 - iv. All public amenities, including the existing showers and restrooms, shall be required to be accessible.
 - v. The applicant shall obtain a building permit for this modular home structure
 - vi. All guest trailers and vehicles shall be parked within the boundaries of the RV park and shall not impede traffic flow inside and outside of the park.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, PE 775-328-2313

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. The 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.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- g. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
- h. 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.
- i. All existing and proposed easements shall be shown on the site and/or grading plan.
- j. Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- k. Any increase in storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
- l. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- m. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the County Engineer
- n. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery/solid waste/fire truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- o. Driveway locations shall conform to Washoe County Code Article 436 requirements for commercial driveways.
- p. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- q. The developer shall verify and submit proof of acceptable traffic movements for fire trucks, solid waste and delivery trucks, and large RVs within the project. The County Engineer shall determine compliance with this condition.

Washoe County Water Rights

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

Contact Name – Vahid Behmaram, vbehmaram@washoecounty.us

- a. The applicant shall provide written acknowledgment from Gerlach GID which indicates the GID is willing and able, with sufficient water rights and water supply capacity, to serve this project.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted.

Washoe County Parks Program

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

Contact Name – Sophia Kirschenman, skirschenman@washoecounty.us

- a. All previously-graded, undeveloped portions of the subject site shall be revegetated utilizing a native and/or adapted perennial seed mix, as reviewed and approved by Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.
- b. Should the final plans indicate any fill or development in the wetlands area, the applicant shall secure the appropriate permits from the United States Army Corps of Engineers, as necessary.

Washoe County Health District

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

Contact Name – James English jenglish@washoecounty.us

- a. Applicant must submit a Water Project pursuant to Nevada Administrative Code (NAC) 445A for the design and demonstration of providing safe and adequate water to the project.
- b. Applicant must design sewage dump station to meet the minimum specifications of the WCHD regulations for Mobile Home and Recreational Vehicle Parks (Regulations)
- c. Construction plans will be reviewed to the standards of WCHD Regulations and NAC 444.5461 to 444.54675 inclusive.

Truckee Meadows Fire Protection District

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

Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us/blemon@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of

- c. the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- d. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- e. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- f. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- g. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- h. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- i. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- j. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- k. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- l. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
- m. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
- n. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- o. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
- p. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
- q. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
- r. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

Fire Protection Water Supplies

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

International Wildland-Urban Interface Code

- cc. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
- dd. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- ee. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).

*** End of Conditions ***

Cahalane, Daniel

From: Holly, Dan
Sent: Friday, October 16, 2020 10:06 AM
To: Cahalane, Daniel
Subject: Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park)

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Dan: I have reviewed the above referenced application and have the following concerns. Please inform the applicant that all public amenities including the existing showers and restrooms will be required to be accessible. Thank You,



Please tell us how we did by taking a quick survey

Dan Holly

**Plans Examiner Supervisor, Planning and Building Division | Community Services
Department**

dholly@washoecounty.us | Office: (775) 328-2027
1001 E. Ninth St., Bldg. A, Reno, NV 89512





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: November 1, 2020

To: Dan Cahalane, Planner

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

Re: Special Use Permit Case **WSUP20-0015 – Black Rock RV Park**
APN: 071-240-09

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow the establishment of a Commercial Campground use with 36 RV spaces on 4.86 acres.. 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 Christy Corporation. 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. 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.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. All grading shall be in accordance with Article 110.438 Grading Standards.
6. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.



INTEGRITY



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QUALITY
PUBLIC SERVICE

Subject: **WSUP20-0015 – Black Rock RV Park**
Date: October 23, 2020
Page: 2

7. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
8. 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.
9. All existing and proposed easements shall be shown on the site and/or grading plan.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
3. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery/solid waste/fire truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
2. Driveway locations shall conform to Washoe County Code Article 436 requirements for commercial driveways.
3. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
4. The developer shall verify and submit proof of acceptable traffic movements for fire trucks, solid waste and delivery trucks, and large RVs within the project. The County Engineer shall determine compliance with this condition.

Subject: **WSUP20-0015 – Black Rock RV Park**
Date: October 23, 2020
Page: 3

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
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

October 20, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park)

Project description:

The applicant is proposing to approve the establishment of a Commercial Campground use type on 4.86 acres. Project located at 255 Main St, Gerlach, Assessor's Parcel Number: 071-240-09.

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

Comments: The application indicates that the project site already has water service from Gerlach GID.

Condition: The applicant shall provide written acknowledgment from Gerlach GID which indicates the GID is willing and able, with sufficient water rights and water supply capacity, to serve this project.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: October 29, 2020

SUBJECT: Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park)



If approved, this special use permit would allow for the establishment of an RV park in Gerlach, NV. According to the application, the site is constrained by wetlands to the north and east and a large portion of the site is to remain undeveloped. The application indicates that the site has been previously mass graded, but it difficult to determine the extent of the grading based on the submitted plans. The applicant is not proposing any formal landscaping. Given these considerations, Washoe County Regional Parks and Open Space suggests the following conditions of approval:

1. All previously-graded, undeveloped portions of the subject site shall be revegetated utilizing a native and/or adapted perennial seed mix, as reviewed and approved by Washoe County Regional Parks and Open Space and/or the Washoe-Storey Conservation District.
2. Should the final plans indicate any fill or development in the wetlands area, the applicant shall secure the appropriate permits from the United States Army Corps of Engineers, as necessary.



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

November 1, 2020

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

RE: Black Rock RV Park; 071-240-09
Special Use Permit; WSUP20-0015

Dear Washoe County Staff:

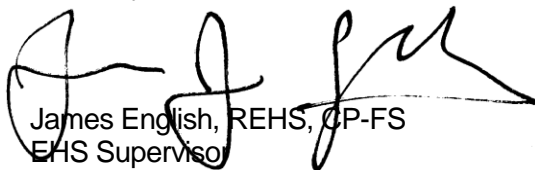
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Applicant must submit a Water Project pursuant to Nevada Administrative Code (NAC) 445A for the design and demonstration of providing safe and adequate water to the project.
- b) Condition #2: Applicant must design sewage dump station to meet the minimum specifications of the WCHD regulations for Mobile Home and Recreation Vehicle Parks. (Regulations)
- c) Condition #3: Construction plans will be reviewed to the standards of WCHD Regulations and NAC 444.5461 to 444.54675 inclusive.

If you have any questions or would like clarification regarding the foregoing, please contact Choose an item. regarding all Health District comments.

Sincerely,



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



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

Re: WSUP20-0015 (Black Rock RV Park) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)



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



Fire Protection Water Supplies

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





International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).





Washoe-Storey Conservation District

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

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

October 22, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0015 Black Rock RV Park

Dear Dan,

In reviewing the establishment of a commercial campground, the Conservation District has the following comments.

The District requires two trees per space as opposed to one tree per space that is proposed which will improve the filtering and visual appeal between the spaces.

Additionally, we stipulate the signage for the park have earth tone colors and the proposed lighting adhere to dark sky standards in Washoe County code.

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

Sincerely,

Tyler-Shaffer

November 17, 2020

Dan Cahalane
Washoe County Planning & Building Division
1001 E. Ninth Street, Building A
Reno, Nevada 89512

Re: Black Rock RV Park Special Use Permit

Dear Dan,

The purpose of this letter is to provide responses to comments made by the Gerlach Citizens Advisory Board regarding the Black Rock RV Park SUP request. Each of the comments is listed below with responses in **bold face** type.

- Clarification on who built the pool on the property – the citizens of Gerlach

The existing pool and showers facility were originally constructed with the intention of being a public park. Past discussions with Washoe County Parks Department Staff indicated that it was a County facility. However, it was stated by a member of the CAB (and longtime Gerlach resident) that the citizens of Gerlach actually developed the park for public use and were unable to get the proper permits from the Washoe County Health District to operate the pool. Thus, the park never opened for public use. The property was sold to the project applicant well over 10 years ago and has not been operated as a public facility.

- Maintaining dark skies

As stated in the submitted application, it is the intent of the applicant to minimize lighting in order to maintain dark skies. This is also the wish of the CAB. As noted in the SUP request, no pole lighting is proposed. Lighting will be limited to the existing buildings (for safety and security purposes) with the potential for small bollard lights (as needed) within the campground. These would not exceed 4-feet in height.

- Specifications on the length of time occupants can be at the RV park

The project applicant is willing to limit occupancy to a maximum of 14 consecutive days and is agreeable to a condition as such.

- Management living on site

As stated in the submitted application, the existing onsite modular home will remain and will house an onsite campground manager (24-hours per day).

- Status of the camp site during Burning Man

The campground will not be operated during the Burning Man event. The facility will close to the public during this time and will be used for staging, etc. as occurs now. Additionally, the campground will not allow for public use of sanitary facilities, water fill-ups, etc. during the Burning Man event.

- Effects on the electrical grid of Gerlach

The project site is currently served by NV Energy. Demands associated with the campground should not cause any disruptions in existing service within Gerlach.

- Roads and maintenance

Internal roads within the campground will include a compacted all-weather surface, as noted in the submitted application. These will be maintained by the project applicant.

- Fence height
 - The CAB would like to replace the 6ft fence front yard fence with a 4ft fence

The project applicant agrees that a 4-foot wood or split rail fence is more appropriate for the front yard of the campground facility and is agreeable to a condition as such.

- Pet policy
 - The CAB would like the RV park to be pet friendly, preferably leashed

Pets will be allowed within the campground and will be required to be leashed at all times. A maximum of 2 dogs per campsite will be allowed.

- Space for ATVs and their associated trailers

The majority of planned spaces will more than adequately accommodate an RV and tow vehicle. This includes ATV/UTV utility trailers, travel trailers, toy haulers, etc. Smaller sites will be limited to smaller RV's and tents, as necessary. Parking of trailers outside of the campground boundaries will be strictly prohibited.

- Monitoring the sewage

The Gerlach GID reviewed the proposed SUP and indicated no significant concerns with the project. The CAB raised concerns regarding chemical used for RV holding tanks. Since the CAB, we have conducted research internally and have found that RV holding tanks and marine antifreeze products can no longer contain toxic chemicals per Federal mandates. Additionally, the vast majority of RV tank treatments are biodegradable. This was not a concern of the GID.

We look forward to working with you as the project moves forward. Please do not hesitate to contact me at (775) 250-3455 with any questions or concerns. Thank you.

Sincerely,



Mike Railey
Planning Manager

Courtesy Notice*
Participate in the Future of Your Neighborhood

October 23, 2020

Dear Property Owner:

The Washoe County Planning and Building Division received an application from one of your neighbors for a commercial campground and RV park at 255 Main St, Gerlach. If you are interested in learning more about the proposed project, the application is available online at https://www.washoecounty.us/csd/planning_and_development/index.php. Click on the "applications" box and choose the Commission District listed below.

Case Number: WSUP20-0015 Black Rock RV Park
Commission District: #5

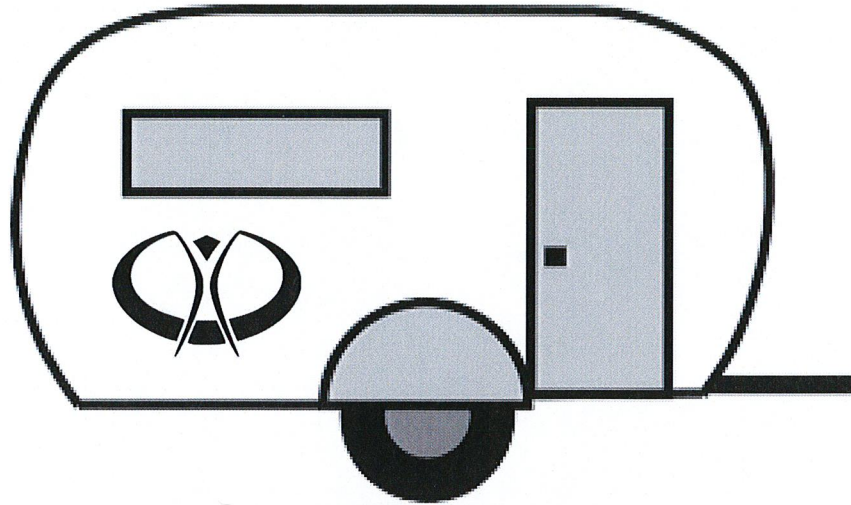
Tentative Date for Empire/Gerlach Citizen Advisory Board: November 12, 2020

Tentative Public Hearing Date: Washoe County Board of Adjustment: December 3, 2020

You will receive an official notification when the request is set for a public hearing. For more information, please contact: Dan Cahalane, Planner, dcahalane@washoecounty.us
775-328-3628

*This is not a legally required notice, but rather is provided to you as a courtesy to engage you early in the planning process with Planning and Building.

WSUP20-0015
EXHIBIT J



BLACK ROCK RV PARK

SPECIAL USE PERMIT

Prepared by:



SEPTEMBER 8, 2020

BLACK ROCK RV PARK

Special Use Permit Application

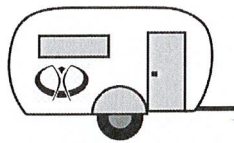
Prepared for:

Black Rock City Properties, LLC
660 Alabama Street, 4th Floor
San Francisco, California 94110

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

September 8, 2020



BLACK ROCK RV PARK

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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Special Use Permit Application
- Property Tax Verification

Attachments:

- Preliminary Site Plan

Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a Commercial Campground (Recreational Vehicle Park) within the Tourist Commercial, Parks and Recreation, and General Rural zones.

Project Location

The project site (APN # 071-240-09) includes 4.86± acres located at 255 Main Street in Gerlach. Specifically, the subject property is located on the north side of Main Street (State Route 447) at the far western edge of Gerlach, east of the State Route 447/County Route 34 “split.” Figure 1 (below) depicts the project location.

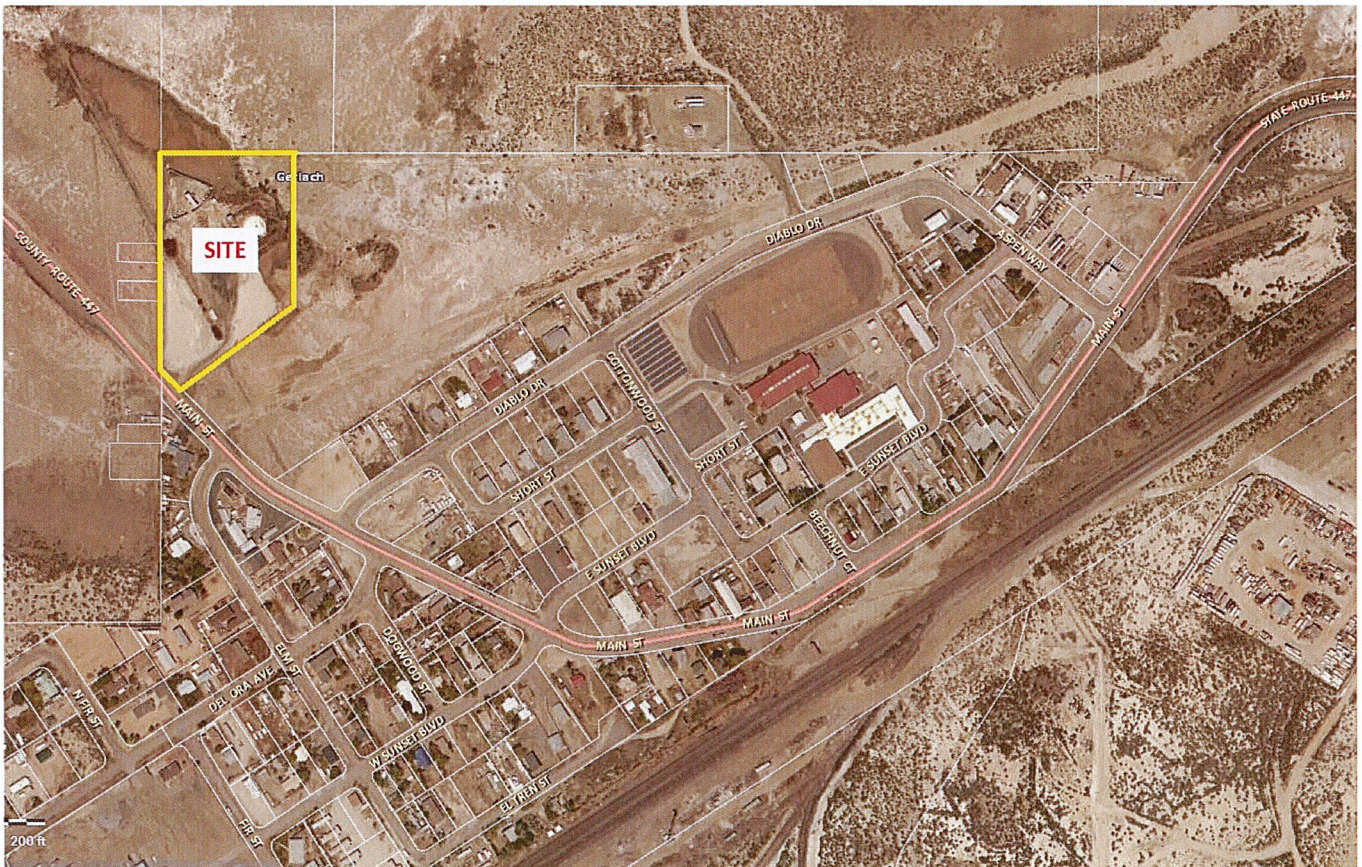
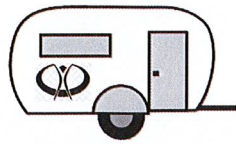


Figure 1 – Vicinity Map





BLACK ROCK RV PARK

Existing Conditions

The project site is “split zoned” and includes a mix of Tourist Commercial (TC), Parks and Recreation (PR), and General Rural (GR) zoning. Per the Washoe County Assessor, approximately 15% of the site (0.73± acres) is zoned TC, 11% PR (0.53± acres), with the remaining 74% (3.6±) acres as GR. The TC and PR designations are located at the southern portion of the site with GR encompassing the north. Figure 2 (below) depicts the current site zoning.

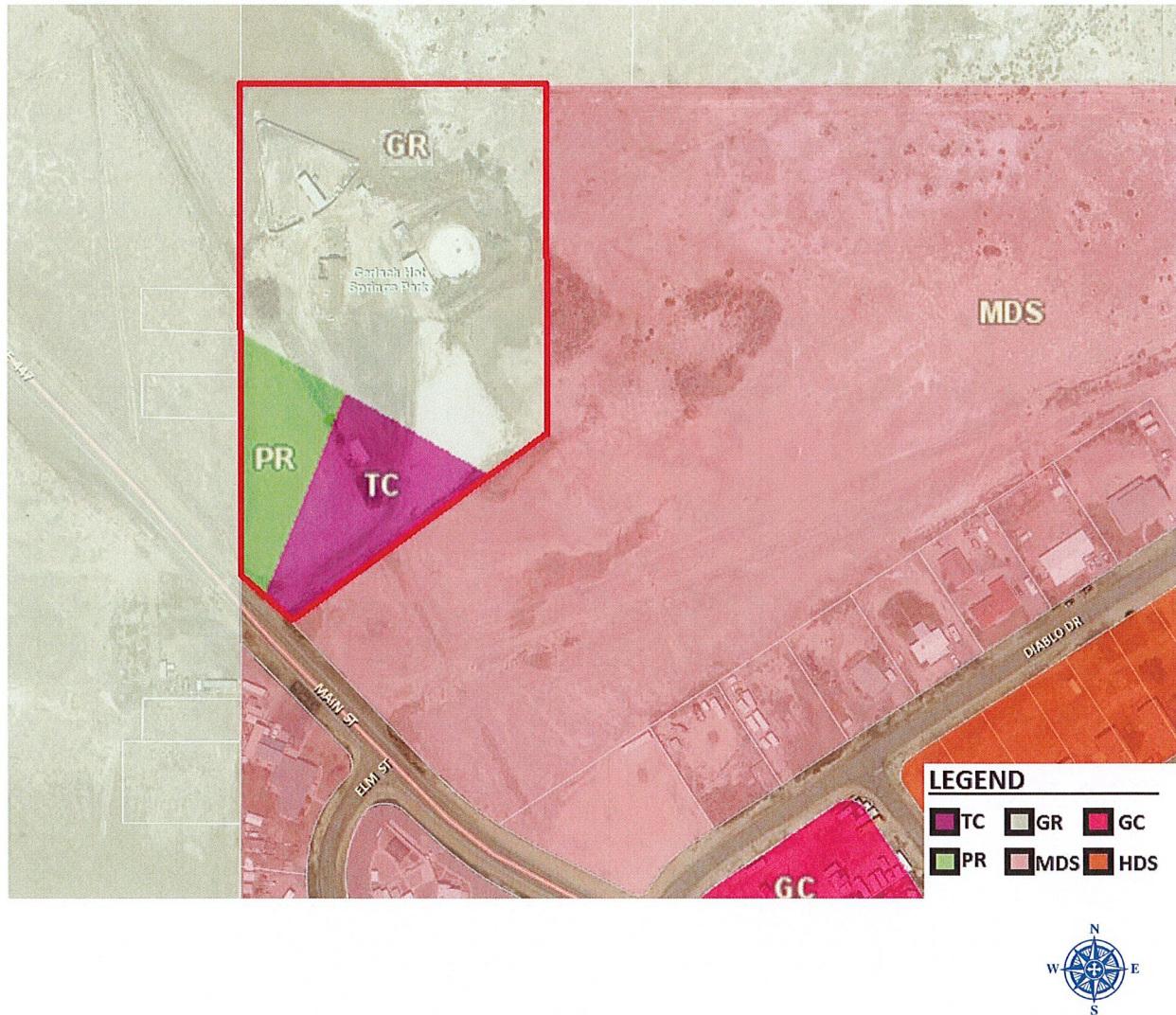
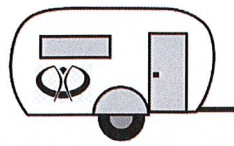


Figure 2 – Zoning



BLACK ROCK RV PARK

The site was originally developed as a public park facility and includes an existing pool and restroom/showers building. Additionally, a radio tower and associated equipment building are located at the northwest portion of the site. A manufactured home/office is located west of the pool/showers and south of the radio tower.

The northern and eastern portion of the property includes geothermal springs that result in marshy wetland areas. These areas are typically wet and were originally intended to feed the pool with warm spring water.

Figure 3 (below) provides an aerial view of the property and existing structures while Figures 4 and 5 (following pages) include photographs of the existing onsite conditions.

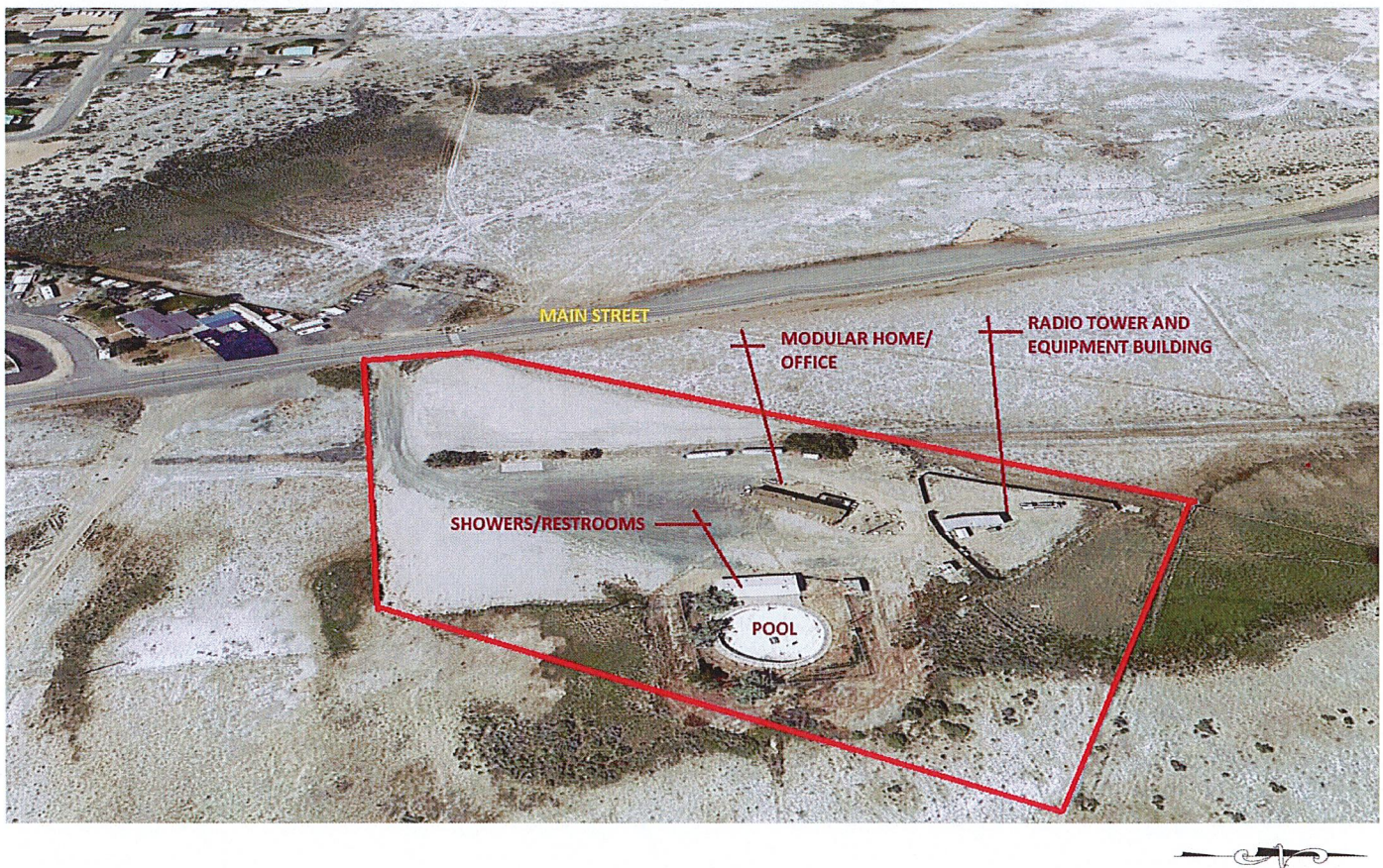
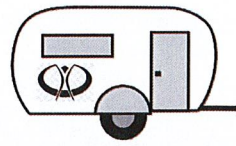


Figure 3 – Aerial Site View



BLACK ROCK RV PARK

VIEW OF SITE LOOKING NORTH FROM MAIN STREET



WEST SIDE OF SHOWERS/RESTROOM BUILDING

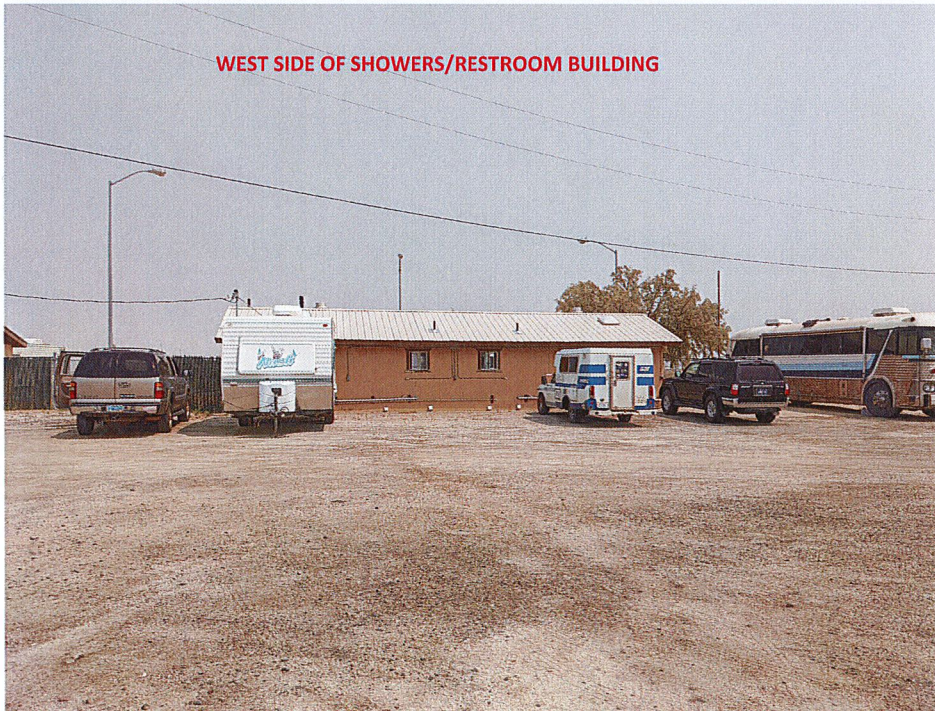
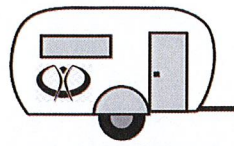


Figure 4 – Existing Conditions



BLACK ROCK RV PARK

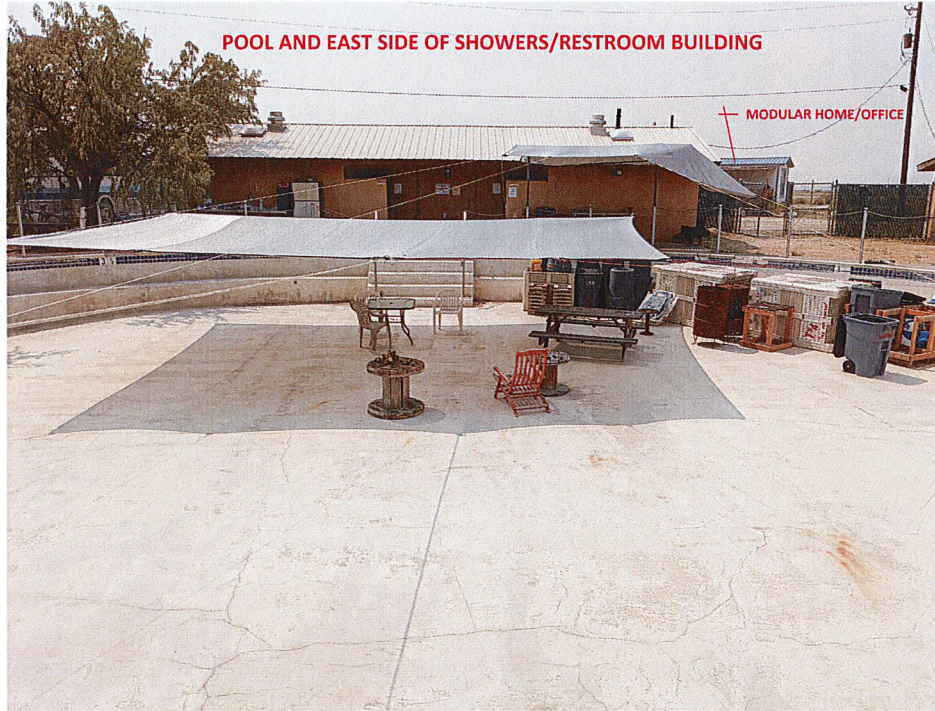
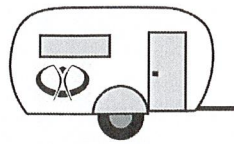


Figure 5 – Existing Conditions



BLACK ROCK RV PARK

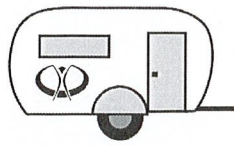
Site History/Permitting Background

As noted previously, the Black Rock RV Park site was originally envisioned to be a public park facility. Based on past discussions with Washoe County staff, the original plan for the site called for the construction of a public pool that was to be fed by the nearby hot springs. Great Boiling Spring Park, as it was known, was to include not only the pool and shower/restroom facilities but a campground as well. Unfortunately, the water quality in the pool did not meet the health and safety requirements established by the Health Department and precluded the use of the facility by the general public.

The Gerlach General Improvement District (GID) owned the property until 2004 when it was acquired by Black Rock City, LLC, the parent company to the annual Burning Man Festival held annually on the playa to the north. Black Rock City, LLC completed various improvements to the site, including the processing and approval of a Special Use Permit (SUP) in 2008 to construct a 100-foot radio tower at the northwest corner of the site (case # SW08-004). This tower facilitates a commercial FM radio broadcast as well as private and emergency communications between Gerlach, the Burning Man event site, and the Black Rock Station work ranch facility located in the Hualapai Valley to the north. In conjunction with the SUP approval, a Directors Modification was granted to waive landscaping requirements for the site in favor of maintaining the natural desert environment.

The project site has also been used as a staging area during the weeks prior to and following the Burning Man event. This includes the temporary storage of modular buildings, trailers, and equipment used to create the infrastructure at Black Rock City. This temporary use is permitted through agreements with Washoe County and supports functions of Burning Man staff, as well as that of Washoe County, Bureau of Land Management, and more. Additionally, the restroom and shower facilities are utilized by work crews pre and post-event that are housed in various offsite locations.

With the creation of the Burning Man Project non-profit, the property was conveyed to Black Rock City Properties, LLC in 2014. There has been no additional improvements or permits requested at the project site other than general maintenance. This includes conversion of the swimming pool into a fire pit and gathering space. The circular shape of the pool, coupled with the concrete step around its circumference, allows for safe seating around the exterior with a fire pit and art exhibition area in the center.



BLACK ROCK RV PARK

Project Description/Request

The SUP included with this application will allow for the establishment of a commercial campground use (RV Park) at the site. Essentially, the SUP would allow for the final phase of what was originally contemplated for the property. Per Table 110.302.05.1 of the Washoe County Development Code, a commercial campground is a permitted use within the TC, PR, and GC zones, subject to review and approval of a SUP by the Board of Adjustment.

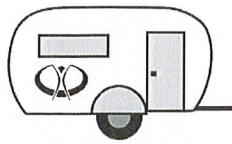
The proposed Black Rock RV Park is a logical use for the subject property, especially given the existing onsite improvements. The park is envisioned to include 36 camp spaces that will accommodate recreational vehicles up to 40 feet in length. A total of 20 (15 feet by 40 feet) large RV sites are proposed with 16 smaller sites (12 feet by 28 feet) that can accommodate smaller RV's, truck campers, etc. Additionally, all 36 spaces will be available for use by those in tents. Per Washoe County and Nevada Revised Statutes (NRS) regulations, the maximum length of stay within the RV Park is limited to 60 days.

A two-way access to the RV park will be from the existing property entrance along Main Street located at the southeast corner of the site. From there, a one-way internal "loop" road will provide access through the park. This road will include an all-weather surface and includes turning radiuses that will accommodate large motorhomes and vehicles pulling trailers. It also allows for the circulation of large emergency vehicles throughout the site (i.e. fire trucks and equipment).

Camp sites will be located around the loop road and are angled to allow easy back-in maneuverability within the site. Additionally, a handful of pull-through spaces will be provided to allow for larger RV's to easily enter and exit the park. The sites within the loop roads will share an internal common area that may include amenities such as barbeques, picnic tables, art installations, etc.

The existing restrooms and showers will remain and will provide sanitary facilities for RV's that are not fully self-contained. As noted previously, the existing pool has already been converted to a large gathering space that includes a fire pit. This will remain and serve as a communal amenity where guests may congregate to enjoy the fire, provide for group gatherings, camp programs, etc. The modular home currently located onsite will also remain and serve as the campground office and manager's residence. This also ensures 24-hour onsite staff to address the needs of guests and ensure enforcement of park rules and regulations. The existing radio tower, equipment building, and fenced enclosure will remain unchanged. Employee parking, as needed, will be provided within the fenced enclosure. Guest spaces are large enough to accommodate an RV along with a tow vehicle, as needed.

Based on past review of projects located at the site, as well as within Gerlach, residents of the town have voiced opinions related to the application of suburban development standards within the High Desert Area Plan. Historically, Washoe County staff has supported a reduction in landscaping and paving standards to reflect this. The Black Rock RV Park aims to balance the overall park appearance with the rural character of the area. Thus, rather than create formal plantings, trees will be placed sporadically and in clusters at the project entry as well as within the campground itself at a rate of 1 tree per space. This will allow for the creation of shade within the park without altering the underlying desert character of the surrounding area.



BLACK ROCK RV PARK

Figure 6 (below) depicts the preliminary site plan for the Black Rock RV Park.

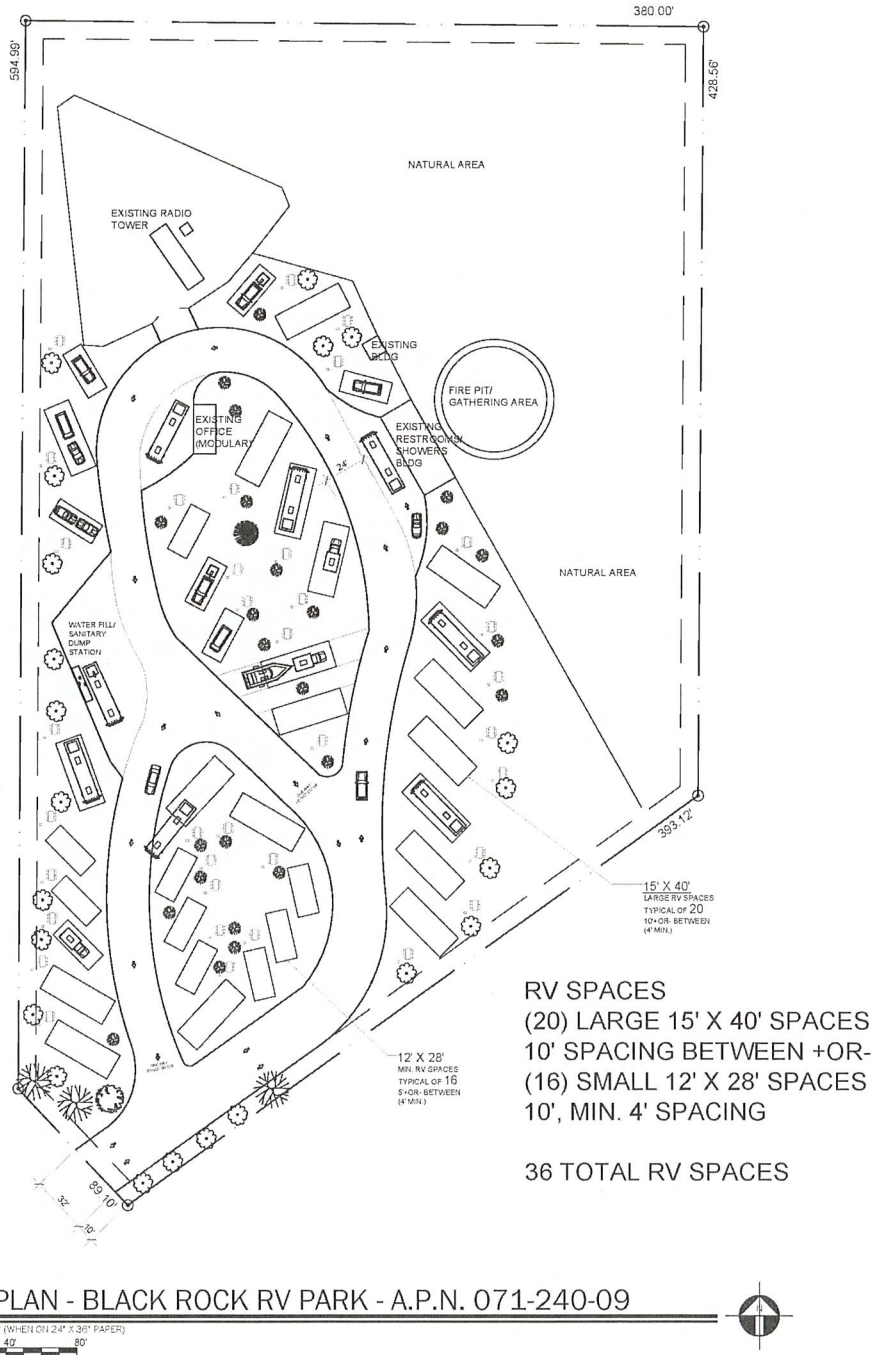
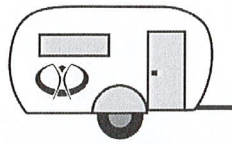


Figure 6 – Preliminary Site Plan



BLACK ROCK RV PARK

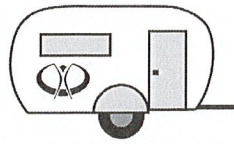
The Black Rock RV Park site is currently served by the Gerlach General Improvement District (GID) and includes municipal water and sanitary sewer service. A phased approach is planned for the ultimate development of the campground. Initially, the sites will provide for “dry” camping without full hook-ups. Guests will have access to the existing restrooms and showers for sanitary facilities. As the business establishes itself, improvements to the spaces will occur. Ultimately, each site will include full RV hook-ups including power, water, and sewer. A sanitary dump station and water fill station is provided internal to the site and will be available for the use of all guests. The dump/fill station will be constructed with the first phase of development.

The site location is ideal for a campground use given its proximity to the vast recreational opportunities located in the Black Rock Desert region. Additionally, the area attracts a significant number of hunters to the area year-round. Currently, there are no developed camping facilities in Gerlach or nearby. Therefore, the Black Rock RV Park can serve to fill a missing void, appealing to hunters, recreational enthusiasts, or travelers passing through on their way to points beyond. Not only does this fill a need for a formal campground, it will also have positive fiscal benefits on Gerlach businesses as RV Park guests will likely patronize existing restaurants, bars, etc. Washoe County will benefit from lodging tax collected from guests staying at the park.

An RV Park is a low impact land use. The park will include onsite management to ensure that nighttime quiet hours are enforced, and that site security is maintained. Also, the site is well located for the type of use proposed; the property is isolated from existing development and bordered to the north and east by undevelopable wetland areas. There is an existing home to the southeast, at the northwest corner of Main Street and Elm Street. This property is 80-feet away (as measured from the nearest property line) and is separated from the site by State Route 447 (Main Street). The nearest developed campsite will be over 250-feet from the existing residence. Enforcement of quiet hours and limited lighting improvements will ensure that no negative impacts will occur to existing residences. In accordance with Article 316 standards, a 6-foot solid fence will be located at the southern boundary, adjacent to Main Street. This will provide for further screening.

Lighting improvements will be minimal and provided for safety and security purposes only. Lighting detracts from the overall ambiance within the campground. Existing lighting on the restrooms/showers building will remain as well as lighting around the pool/fire pit area in order to ensure the safety of guests. Any additional lighting will be limited to 4-feet in height to ensure that views of the evening skies are maintained and that light spill-over from the property does not occur.

Signage will be minimal and limited to a small monument sign at the project entrance. All new signage must conform to Washoe County Development Code standards. Although the current TC zoning would allow for animated signage, none is proposed. A monument sign, up to 8-feet in height is envisioned and will include indirect lighting to identify the park to travelers along State Route 447. Directional/wayfinding signs and campsite identification markers will be provided internal to the site and will not include illumination.



BLACK ROCK RV PARK

As noted previously, formal landscape plantings are not proposed and would be inconsistent with the surrounding environment. However, to provide shade, trees will be planted throughout the campground at a rate of one per space. Unlike other commercial uses, Section 110.412.10(c) of the Washoe County Development Code specifically exempts commercial recreation uses (of which a commercial campground is classified per Table 110.302.5.3) from the landscaping provisions of Article 412 of the Development Code. Thus, a formal landscape plan is not required and there is no need to request a Variance or Director's Modification to reduce required onsite landscaping for the Black Rock RV Park.

The site has been previously mass-graded. Grading was completed with the original site development that included the restrooms/showers and pool facilities. Additionally, permitted grading improvements, including filling of portions of the site have occurred over the past 10 to 15 years with valid permits and site improvements (i.e. radio tower, etc.) Washoe County Planning staff were consulted prior to the submission of this SUP request and it was determined that a preliminary grading plan was not required given the fact that no new development or grading improvements are proposed as part of the project plan. Other than minor improvements such as smoothing -out interior roadways and leveling camp spaces, no new grading is proposed.

RV parks generate low traffic volumes compared to other commercial uses. The Institute of Transportation Engineers (ITE) Trip Generation Manual includes trip generation data for Campground/RV Park land use (ITE land use code 416). Utilizing this data yields 17 am peak hour trips and 35 pm peak hour trips based on 36 spaces. The expected trip generation will have no noticeable impact to area roadways and is approximately 57% below the trigger for a traffic impact analysis per Washoe County Development Code standards.

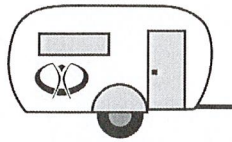
Article 316

Article 316 of the Washoe County Development Code establishes design criteria and requirements for RV parks, as specified in Sections 110.316.20, 110.316.25, 110.316.30, and 110.316.40. The standards included in Section 110.316.20 can be modified as part of the SUP review process. As noted previously, a phased development approach to the property is planned, including the initial use of "dry" camping sites. Also, the remote location and rural atmosphere of Gerlach is not consistent with many of the urban/suburban standards included in Article 316. Therefore, each of the standards included in Article 316 are listed below and addressed in **bold face** type. Deviations from County standards are identified therein.

Section 110.316.20 Development Standards. Recreational vehicle parks shall comply with the provisions of this section.

- (a) Setbacks. Recreational vehicle sites and off-street parking spaces shall comply with the principal building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which the recreational vehicle park is located.

All new structures and camp sites within the Black Rock RV Park comply with setback standards for the TC, PR, and GR zones, as depicted on the preliminary site plan.



BLACK ROCK RV PARK

- (b) Parking Standards. Recreational vehicle parks shall be subject to the parking standards as set forth in Article 410, Parking and Loading.

All sites include ample parking for an RV and tow/accessory vehicle. Park management will regulate space occupancy based on vehicle size, etc. Employee parking can be provided within the radio tower enclosure area. This ensures that all parking standards included in Article 410 are satisfied.

- (c) Lighting. All streets shall be lighted at night with at least the equivalent of one (1) 150-watt lamp for each one hundred (100) lineal feet of street, or a guard light each three hundred (300) feet. All lighting shall be directed away from neighboring and adjacent properties.

As noted previously, the intent of lighting within the park is to maintain the dark skies of the High Desert Area Plan. In fact, this is encouraged within the policies of the Area Plan. Thus, lighting will be provided at a minimum as previously described.

- (d) Covering of Exposed Ground Surfaces. Exposed ground surfaces in all parts of the recreation vehicle park, other than parking and streets, shall be paved or covered with stone screening or other materials, or protected with a vegetative Washoe County Development Code July 22, 2008 RECREATIONAL VEHICLE PARKS Page 316-2 growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

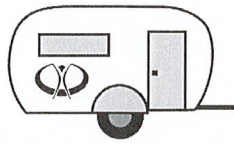
Internal roadways and campsites will include an all-weather surface. Landscaping and native vegetation will ensure that erosion does not occur and will prevent blowing dust, etc.

- (e) Paving. All recreational vehicle spaces, parking spaces and roads shall be paved.

An all-weather surface suitable to the Planning and Fire Department is planned for roadways and camp sites within the park and provides for consistency with other commercial uses in Gerlach. The Black Rock RV Park is not an urban RV park but essentially a “hybrid” between a commercial campground and an RV park. Thus, the paving method proposed is most appropriate given the rural character of the area.

- (f) Landscaping. All recreational vehicle parks shall be landscaped in accordance to the provisions of Article 412, Landscaping.

As noted previously, Section 110.412.10(c) of the Washoe County Development Code specifically exempts commercial recreation uses (of which a commercial campground is classified per Table 110.302.5.3) from the landscaping provisions of Article 412 of the Development Code. However, landscaping will be added at the project entry to add visual appeal and project identity as well as within the site to create shaded areas for guests.



BLACK ROCK RV PARK

Section 110.316.25 Required Facilities. All recreational vehicle parks shall provide the following facilities in compliance with this section:

- (a) Hookup Facilities. All recreational vehicle sites shall be provided with full power and sewage hookup facilities.

As previously described, it is planned to phase hook-up improvements within the campground. It is requested that spaces initially include dry camping with full hook-ups being added over time as the business establishes itself. In order to ensure appropriate sanitary facilities, all guests will have access to the existing restrooms and showers. Additionally, a sanitary dump station and water filling station will be included in the first phase of development.

- (b) Sewage Facilities. All recreational vehicle parks shall be serviced by a sewage disposal system that includes a sewage disposal plant. The use of septic tanks shall not be permitted.

Sewer connections to Gerlach GID facilities will be provided.

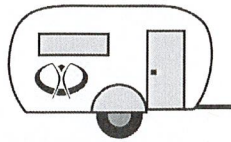
- (c) Recreational Space. All recreational vehicle parks with more than ten (10) recreational vehicle sites shall provide recreational areas which comply with this subsection.

(1) All recreation vehicle parks with more than ten (10) sites shall provide at least one (1) substantial area of group usable open space that is accessible from all areas of the park. The recreational area shall include outdoor recreational facilities for both passive and active recreation.

(2) The cumulative size of the recreational areas shall not be less than two and one-half (2.5) percent of the gross recreational vehicle site. Required setbacks, greenbelts and walkways shall not be counted towards the required area.

(3) Recreational areas shall be landscaped in accordance with plans approved as part of the special use permit.

The pool/fire pit area serves to satisfy requirement # 1. Additionally, the internal open space to include facilities such as barbeques, picnic tables, art installations, etc. ensures that requirement # 2 is fulfilled. Lastly, the SUP can be conditioned based on the submitted plan, satisfying requirement # 3.



BLACK ROCK RV PARK

- (d) Sanitary Station. All recreational vehicle parks shall provide at least one (1) sanitary station for the discharge of vehicle retention tanks. All sanitary stations shall comply with any applicable statutes and ordinances and any rules and regulations of the Washoe County District Health Department.

A sanitary dump station, accessible to all guests, is depicted on the preliminary site plan (refer to Figure 6 and attached plan) and will be included in the initial phase of development.

- (e) Restroom and Bath Facilities. All recreational vehicle parks shall provide restroom and bath facilities which conform to regulations of the Washoe County District Health Department.

Restroom and shower facilities fulfilling this requirement are already in place and will be available for guest use.

- (f) Water Supply. All recreational vehicle parks shall provide an accessible, adequate, safe and potable water supply for domestic purposes within one hundred (100) feet from each recreational vehicle space. The water supply shall conform to any applicable statutes and ordinances, rules and regulations of the Washoe County District Health Department.

A water fill station is planned to be incorporated within Black Rock RV Park. Ultimately, all sites will include water hook-ups.

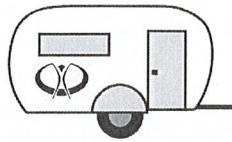
Section 110.316.30 Recreational Vehicle Spaces. All recreational vehicle parks shall provide vehicle spaces that comply with the provisions of this section.

- (a) Pull-Through Spaces. Pull-through spaces shall be provided to the greatest practical extent possible, but in no case less than twenty (20) percent of all spaces provided for recreational vehicles. Pull-through spaces allow forward entry into and out of the space.

The site shape and natural constraints (wetlands on north and east) limit the potential for pull-through spaces. However, 3 dedicated pull-through spaces are provided with an additional 3 spaces that can serve as pull-through sites with advance coordination by park management, meeting this requirement. All sites are designed to allow for easy back-in maneuverability by large vehicles including motorhomes, trailers, etc.

- (b) Automobile Accommodation and Storage. All recreational vehicle sites shall be designed to include a multi-purpose storage space to accommodate at least one (1) automobile in addition to the recreational vehicle.

All sites within the park will allow for ample accessory vehicle storage. Occupancy of sites will be managed by park staff based on RV size and type to ensure this standard is met.



BLACK ROCK RV PARK

- (c) Minimum Net Area. The minimum net area per recreational vehicle space is six hundred ninety (690) square feet.

Developed spaces (i.e. parking pads) range in size from 336 to 600+ square feet which does not include common areas in between sites. When factoring in planned space between sites, this standard is met. Overall, there is approximately 4,410± square feet of common area within the park for each proposed camp site.

- (d) Minimum Width. The minimum net recreational vehicle space width is twenty-three (23) feet.

Large camp sites will include a 15-foot wide developed pad and a minimum 10-foot separation between sites while smaller sites include 12-foot width with 10-foot separations. When considering the spacing between pads, this requirement is fulfilled.

Section 110.316.35 Circulation. Roads servicing recreational vehicle parks shall comply with the provisions of this section.

- (a) Entrance Roads. Roads which service entrances to recreational vehicle parks shall provide two-way access.

The park entry includes a two-way access road, as depicted on the preliminary site plan.

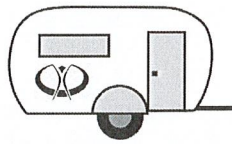
- (b) Internal Roads. Internal roads within a recreational vehicle park shall comply with the provisions in this subsection.

(1) All recreational vehicle parks shall be serviced by at least one (1) interior road of continuous two-way circulation.

(2) The use of non-through interior roads shall be minimized. Such roads shall not exceed six hundred (600) feet in length and shall end in cul-de-sacs providing adequate radius for the turnaround of recreational vehicles.

(3) Each recreational vehicle site shall have frontage on the interior road servicing it.

The internal park roads are of sufficient width to accommodate two-way traffic. However, it is intended to maintain one-way circulation in order to allow for maximum efficiency in terms of backing, cornering, etc., for large vehicles. This is primarily provided for the convenience and safety of guests. However, two-way accessibility for emergency vehicles, etc. can be accommodated. The project fully complies with provisions 2 and 43.



BLACK ROCK RV PARK

- (c) Road Widths. Road widths for interior roads shall be as follows: (1) Twenty-four (24) feet in clear width where two-way traffic is required for ingress and egress; and (2) Twelve (12) feet in clear width for one-way traffic provided the one-way road originates from and terminates in a two-way road.

Road widths meet and/or exceed Washoe County standards.

- (d) Road Materials. All roads shall be paved with a minimum of two-and-one-half (2.5) inches of asphalt and six (6) inch base.

As noted previously, paving of interior roadways is inconsistent with the character of the area and surrounding commercial properties. It is proposed to utilize an all-weather surface acceptable to the Planning, Engineering, and Fire Departments, reviewed as part of this SUP request.

Section 110.316.40 Exterior Boundary Screening. A six (6) foot solid wall or fence shall be provided at each interior site boundary line and set back a distance of not less than ten (10) feet from any boundary line adjoining the public street. The area between the wall or fence shall be landscaped and permanently maintained.

A 6-foot solid fence will be located along the Main Street frontage and will include landscape improvements, as depicted on the preliminary site plan.

Special Use Permit Findings

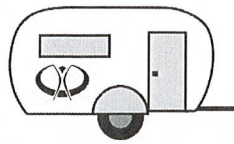
In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face** type.

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

The Commercial Campground/RV Park use is permitted with a SUP in the TC, PR, and GC zones which encumber the property. The plan advances goals and policies of the Area Plan in terms of economic development for the area as well as consistency with surrounding uses. It is also important to consider that the parcel was originally planned to include a campground/public park use and that such a development has been long envisioned within the community.

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

All necessary infrastructure and services needed to serve the facility are in place and can be expanded (at the expense of the applicant) to serve the RV Park use. The property is currently served by the Gerlach GID including municipal water and sewer service.



BLACK ROCK RV PARK

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

The subject property is flat and well suited for the type and intensity of development proposed. No new grading (other than to improve internal drive aisles and level RV sites) is proposed. All existing wetland areas outside of the developed portions of the site will remain undisturbed.

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

No negative impacts are anticipated with the granting of this SUP request. The proposed RV Park is a low intensity use and one that has been envisioned for the property for 20+ years. An onsite manager will ensure that park rules are adhered to and quiet hours enforced. Campsites are set a minimum of 250-feet from the nearest residence which ensures no privacy impacts will occur. Traffic generated by the project is minimal and will not result in noticeable impact to area roadways. Lastly, the project is consistent with the underlying Master Plan and zoning designations as well as provisions of the Washoe County Development Code.

APPENDICES

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: Black Rock RV Park			
Project Description: A SUP to establish a Commercial Campground (RV Park) within the TC, PR and GR zones. Refer to attached report for additional details.			
Project Address: 255 Main Street, Gerlach			
Project Area (acres or square feet): 4.86 acres			
Project Location (with point of reference to major cross streets AND area locator): The property is located on the north side of Main Street (SR 447) west of Elm Street, east of the SR 447/WC 34 intersection			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
071-240-09	4.86 acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SW08-004			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Black Rock City Properties, LLC		Name: Christy Corporation, Ltd.	
Address: 660 Alabama St.		Address: 1000 Kiley Pkwy.	
San Francisco, CA	Zip: 94110	Sparks, NV	Zip: 89436
Phone: 908-763-6576	Fax:	Phone: 775-502-8552	Fax:
Email: lisa.nash@burningman.org		Email: mike@christynv.com	
Cell: Same as Above	Other:	Cell: 775-250-3455	Other:
Contact Person: Lisa Nash		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: BURNING MAN PROJECT
Black Rock Properties, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, William R. Peterson NV Representative of The Burning Man Project
(please print name)

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

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

Assessor Parcel Number(s): 071-240-09

This instrument was acknowledged before me on September 8, 2020 by William R. Peterson as Board Member of the Burning Man Project

Printed Name William R. Peterson

Signed [Signature]

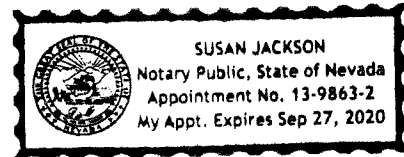
Address 255 MAIN ST
GERMANTOWN, NV 89412

Representative Capacity
Subscribed and sworn to before me this 8 day of September

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 9/27/2020



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

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

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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

1. What is the project being requested?

The SUP includes a request to establish a commercial campground (RV Park) that includes 36 spaces and associated amenities. Refer to attached report for a detailed description.

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

Refer to attached preliminary site plan.

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

The project will be completed in a single phase and is anticipated to be complete within 18 to 24 months.

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 project is well suited and located for the proposed use and was originally planned for a public park. Refer to attached report for a detailed analysis.

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

The project will provide for economic development for the Town of Gerlach and will generate lodging tax revenue for Washoe County. All potential impacts will be properly mitigated as outlined in the attached report.

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

The project location, surrounding uses, and proposed intensity ensure that all impacts are properly mitigated. Refer to attached report for specifics.

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.

Refer to attached report and preliminary site plan.

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
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9. Utilities:

a. Sewer Service	Gerlach GID
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Granite Propane
e. Solid Waste Disposal Service	Gerlach GID
f. Cable Television Service	Various Providers
g. Water Service	Gerlach GID

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

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

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

The project is already connected to Gerlach GID facilities and will pay any additional costs to expand service.

10. Community Services (provided and nearest facility):

a. Fire Station	Gerlach VFD
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gerlach
d. Middle School	Gerlach
e. High School	Gerlach
f. Parks	Water Tower Park
g. Library	Washoe County - Spanish Springs
h. Citifare Bus Stop	N/A

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
07124009	Active	9/7/2020 1:41:37 AM

Current Owner:
 BLACK ROCK CITY PROPERTIES LLC
 ATTN RAYMOND ALLEN ESQ
 660 ALABAMA ST FL 4
 SAN FRANCISCO, CA 94110

SITUS:
 255 MAIN ST
 WCTY NV

Taxing District
 9601

Geo CD:

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

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$2,205.82	\$2,205.82	\$0.00	\$0.00	\$0.00
2019	\$2,100.78	\$2,100.78	\$0.00	\$0.00	\$0.00
2018	\$2,067.35	\$2,067.35	\$0.00	\$0.00	\$0.00
2017	\$2,083.98	\$2,083.98	\$0.00	\$0.00	\$0.00
2016	\$2,031.17	\$2,031.17	\$0.00	\$0.00	\$0.00
Total					\$0.00

Payment Information

Special Assessment District

Installment Date Information

Assessment Information



1000 KILEY RANCH PARKWAY SPARKS, NEVADA 89436
 (775) 502-8552 info@christy.com

255 MAIN ST. GERLACH - WASHOE COUNTY, NEVADA 89412
 A.P.N. 071-240-09

BLACK ROCK RV PARK
 A PRELIMINARY SITE PLAN FOR THE PROPOSED:

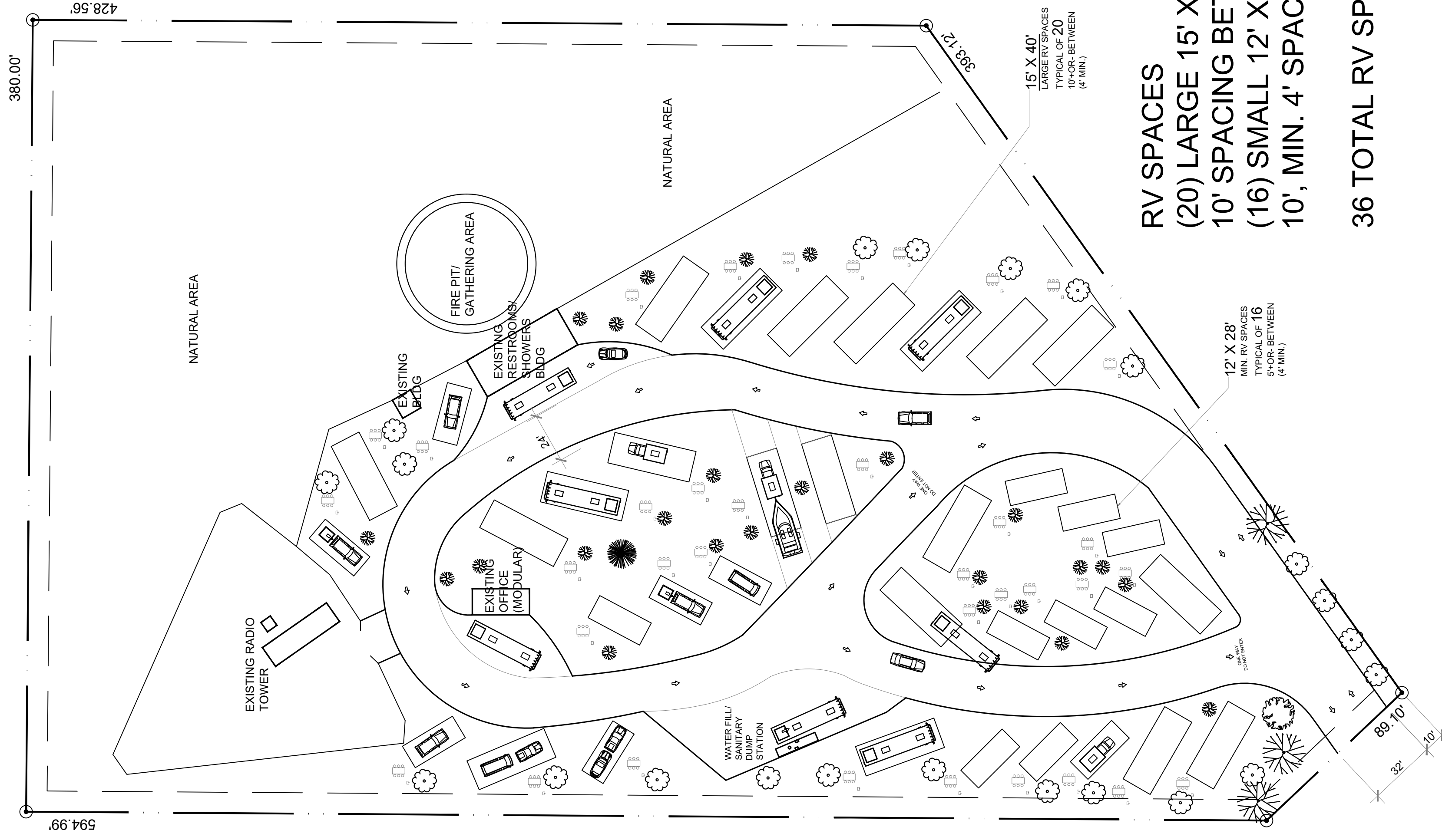
08/24/2020

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 OF 1

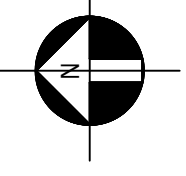
SUBJECT SITE



TO SPARKS & RENO
VICINITY MAP - GERLACH
 NO SCALE



RV SPACES
 (20) LARGE 15' X 40' SPACES
 10' SPACING BETWEEN +OR-
 (16) SMALL 12' X 28' SPACES
 10', MIN. 4' SPACING
 36 TOTAL RV SPACES



SITE PLAN - BLACK ROCK RV PARK - A.P.N. 071-240-09

SCALE: 1"=40'-0" (WHEN ON 24" X 36" PAPER)
 0 20 40