



Board of Adjustment Staff Report

Meeting Date: February 4, 2021

Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER:

WSUP20-0027 (Copart Sublot)

BRIEF SUMMARY OF REQUEST:

Establish an inoperable vehicle storage yard, including grading and elimination of required landscaping and pavement on two parcels of land.

STAFF PLANNER:

Roger Pelham, Senior Planner
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

Special Use Permit Case Number WSUP20-0027 (Copart Sublot) – For possible action, hearing, and discussion to approve a special use permit for Inoperable Vehicle Storage Use Type and to approve Major Grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) and to eliminate all required landscaping in accordance with Article 412, Landscaping, and to eliminate all required pavement in accordance with Article 410, Parking and Loading on two parcels of land.

Applicant:	Copart of Arizona, Inc
Property Owner:	White Lake Properties, LLC
Location:	19905 Reno Park Boulevard, approximately 1/2 mile southwest of its intersection with North Virginia Street
APN:	081-131-35 and 081-131-34
Parcel Size:	± 10.268 and ± .057 acres
Master Plan:	Industrial
Regulatory Zone:	Industrial
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 302, Allowed Uses and Article 438 Grading
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, as included at Exhibit A, Special Use Permit Case Number WSUP20-0027 for Copart of Arizona, having made all five findings in accordance with Washoe County Code Section 110.810.30.

Staff Report Contents

Special Use Permit.....3

Site Plan.....4

Project Evaluation5

North Valleys Citizen Advisory Board (NVCAB).....7

Reviewing Agencies7

Recommendation9

Motion9

Appeal Process9

Exhibits Contents

Conditions of ApprovalExhibit A

Agency CommentsExhibit B

Public NoticeExhibit C

Project Application.....Exhibit D

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:

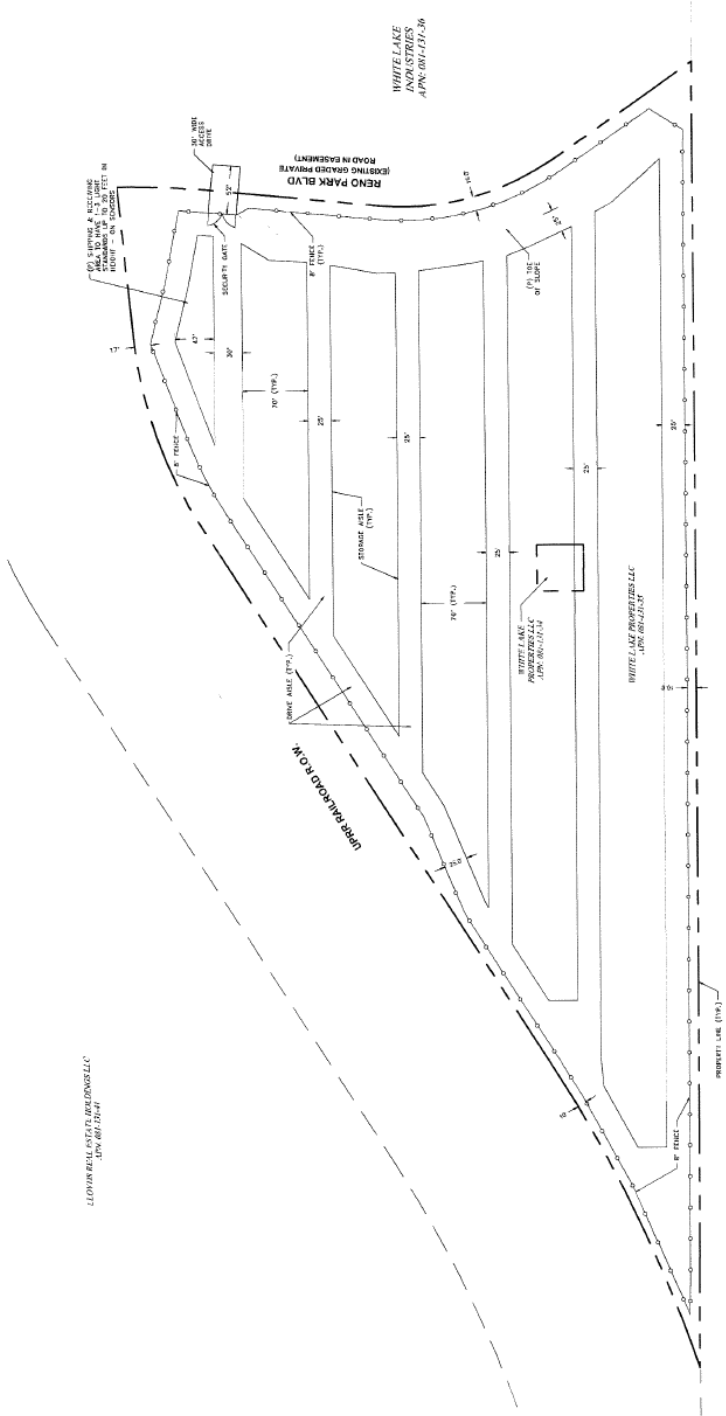
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP20-0027 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of Industrial (I). The proposed use of inoperable vehicle storage is permissible in the Industrial regulatory zone with a special use permit per WCC 110.302.05.4, the applicant is also seeking major grading of in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) on two parcels of land. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP ordinance allows variances to be granted in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking a variance to eliminate required pavement of all parking, loading and maneuvering areas as well as elimination of all required landscaping. The Board of Adjustment will also be ruling on these requests.

RELIMINARY SITE PLAN



Site Plan

LEGEND
□ 1/4" 4"-E" COMPACTED BASE

SITE NOTES

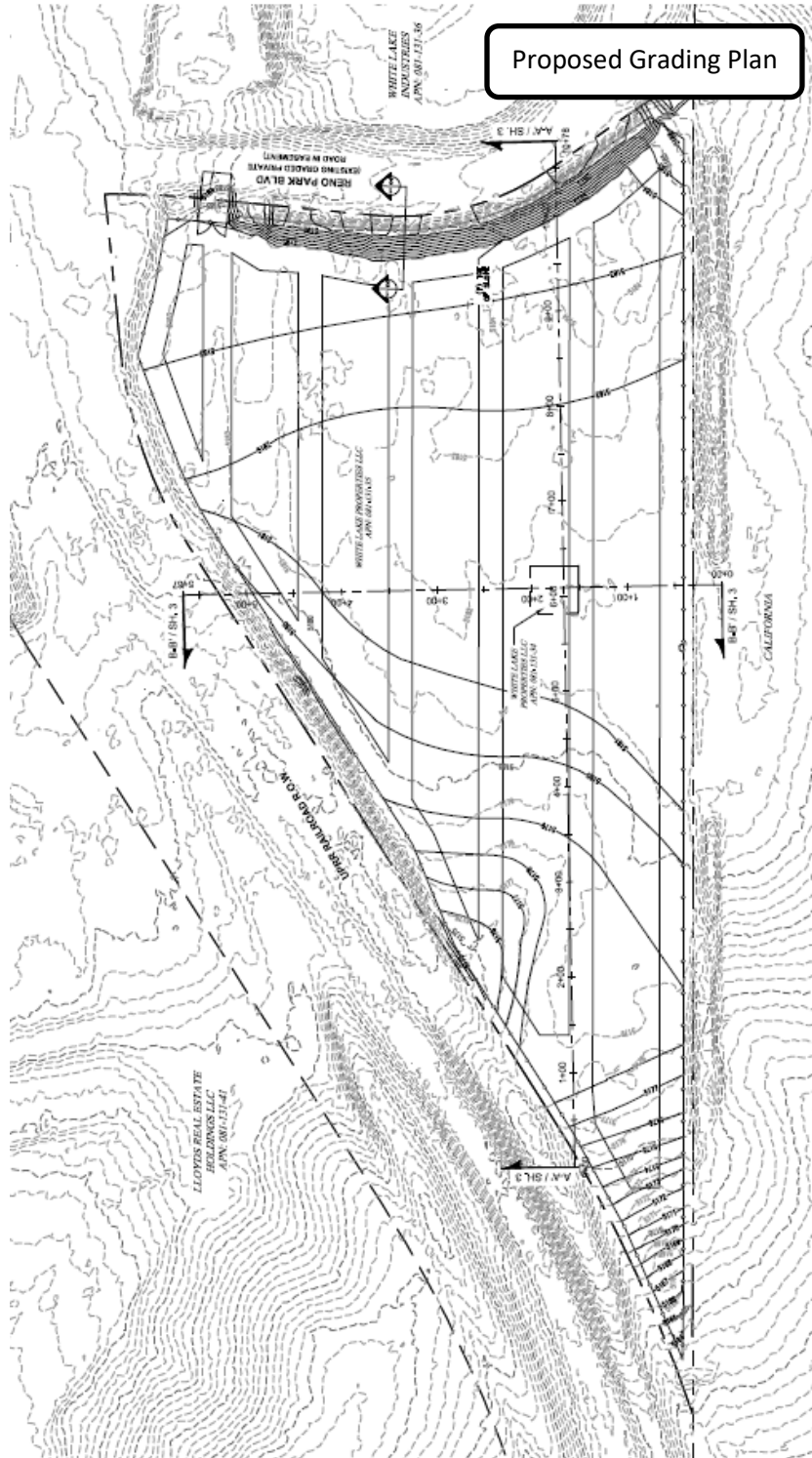
PARCEL 1: APN: 081-131-35 (10.23 ACRES)
PARCEL 2: APN: 081-131-34 (0.057 ACRES)



COPART - 10 ACRE SUBLLOT
PRELIMINARY SITE PLAN

Project Evaluation

The subject site is roughly triangular, with the western property line being the state line between Nevada and California, the larger parcel completely surrounds the second parcel which consists of a small, square parcel in the midst of the larger parcel. The eastern property line is the Union Pacific Railroad Right of Way. The southern property line is the front of the parcel on Reno Park Boulevard. The subject site consists of essentially flat terrain in the center of the parcel and steep slopes near some of the edges. This topography, and the appearance of the site, is consistent with substantial previous grading and disturbance of the site.



The proposed use, inoperable vehicle storage, is permissible in this location, subject to the approval of the special use permit, by Washoe County. This is a relatively low intensity use and is appropriate, subject to compliance with all generally applicable provisions of the Development Code. Essentially the use consists of one large parking area, in which inoperable vehicles are stored and are accessed by means of large equipment (forklifts).

The applicant has requested that all paving standards for parking and loading areas be waived and that compacted gravel material be allowed throughout the entire facility. Staff recommends denial of this portion of the request. The Development Code calls for 1 parking space for each employee at peak employment shift and 2 additional spaces for each acre of storage area. This would result in the need for approximately 20 parking spaces, one of those must be constructed in accordance with Americans with Disabilities Act (ADA) standards. Application of typical development standards is appropriate for an industrial use. The establishment of a new industrial use is an opportunity for improvement of a previously disturbed area to be brought into conformance with the Code. All parking areas for industrial, commercial, and civic uses must meet the same standards, among those are pavement, striping and landscaping. All generally applicable standards are appropriate for establishment of this new industrial use. The proposed industrial use is accessed by Reno Park Boulevard, which is a gravel road at this point. The proposed use is approximately 500 feet from the end of the existing paved road. Engineering staff has included conditions of approval to require that the applicant pave that portion of the roadway required to access their facility, in accordance with generally applicable code requirements.

Within the facility (large parking area) itself, the applicant proposes storage areas for vehicles, accessed by a series of internal driveways. Washoe County Code 110.410.25 requires, in relevant part, that all driveways and maneuvering areas be paved and permanently maintained with asphalt or concrete. Again, this is appropriate for an industrial use.

The major grading requested amounts to little more than preparation of the site for the intended use, by clearing that area to create a consistent level surface, as well as placing fill in the front yard setback area. Staff believes that the grading proposed is appropriate for the establishment of a new industrial use. The grading shown in the application materials indicates that a small buffer will remain, outside of the proposed fence and inside of the property line on both the east and west sides. Staff has included a condition of approval to memorialize this by requiring that the fence be located at least 5 feet inside of those property lines.

The existing slope on the south side, adjacent to Reno Park Boulevard, appears to be a manufactured slope of greater than 3 horizontal to 1 vertical (3:1), that slopes significantly downward from the level of the road. The applicant proposes grading in that area such that the width of the front yard setback will be at the same elevation as the road. The required screening fence would then be at the same elevation as the roadway which would result in better visual screening than otherwise. Grading in this configuration is a benefit to the surrounding area, by means of enhancement of visual screening of the new industrial use.

Because the applicant requested to waive all pavement, appropriate stormwater retention/detention features were not included with the grading plans submitted as part of this application. Additional grading to accommodate typical code requirements will be included in the final plans.

One potential impact would be fluids leaking from the inoperable vehicles stored at the subject site. The applicant has substantial protocols in place to prevent such leaking and to remediate those leaks when they do occur. Their operational manuals are included as part of the project application and included at Exhibit D to this report.

The applicant has requested that all landscape requirements be waived per WCC 110.412.45(a). Staff recommends denial of this modification as well. Landscaping is a substantial benefit to the environment and to the visual aspect of any new development. Some modification of standards is, however, appropriate, because the subject site borders a railroad on one side, and vacant land, and the California state line on the other side, staff recommends that all required landscaping be

located adjacent to Reno Park Boulevard, and outside of the required screening fence, on the portion of the side that has been filled to bring it up to the elevation of the road. Staff further recommends that groundcover requirements be waived, in the required landscape area, in favor of additional evergreen trees being provided. Washoe County Code requires one tree for every 50 feet of frontage. Staff recommends that, in exchange for elimination of the required vegetative ground cover, one tree shall be required for every 20 feet of site frontage. Code requires a mixture of evergreen and deciduous trees. However, staff recommends that all required trees be evergreen trees, as this is a more appropriate landscape treatment in this particular area. Permanent irrigation is required to all trees. The required landscape area is conditioned to be seeded with native vegetation, consistent with the remainder of the disturbed areas. Temporary irrigation has been conditioned to be provided to all areas that have been disturbed and must be revegetated.

Conditions of approval have been included with the recommendation to implement the recommendations of staff, above. Subject to those conditions of approval staff recommends approval of the special use permit for the Inoperable Vehicle Storage use and for Major Grading.

Proposed Code Modifications		
Modification(s) Requested	Relevant Code	Staff Recommendation
Remove paving in parking and circulation areas	(110.410.25)	Reject request
Remove landscaping requirements	(110.412.45(a))	Reject request

North Valleys Citizen Advisory Board (NVCAB)

The proposed project was presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board meeting on January 11. The CAB minutes were not available as of the writing of this report. Minutes will be provided at the public hearing, if they are available. Staff was in attendance (virtually) at that meeting. The CAB voted to recommend approval and expressed some concern regarding the amount of traffic, particularly heavy equipment accessing the site and the noise that may be created. Conditions of approval have been recommended to mitigate the noise concerns, primarily that the facility will be operated only during daylight hours.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Air Quality Management Division
 - Environmental Health Services Division

- Washoe County Regional Animal Services
- Washoe County Sheriff
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Nevada Department of Transportation
- Nevada Department of Water Resources
- Nevada Department of Wildlife
- Nevada Department of Environmental Protection
- US Fish and Wildlife
- US Bureau of Land Management

Three out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Roger Pelham, Senior Planner, 775.328.36322, rpelham@washoecounty.us
- Truckee Meadows Fire Protection District provided conditions to ensure compliance with Washoe County Code Chapter 60 (Fire Code).
Contact: Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us/blemon@tmfpd.us
- Washoe County Engineering provided conditions to ensure compliance with grading standards, paving standards, and drainage standards.
Contact: Leo Vesely P.E., 775.328.2041, lvesely@washoecounty.us

Staff Comment on Required Findings

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

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

Staff Comment: There are no policies or action programs in the Washoe County Master Plan or the Cold Springs Area Plan that would prohibit approval of the special use permit, with the recommended 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: Adequate improvements have been conditioned, including improvement of Reno Park Boulevard with a paved surface.

3. Site Suitability. That the site is physically suitable for the Inoperable Vehicle Storage use type and for Major Grading, and for the intensity of such a development.

Staff Comment: This site is previously disturbed. Approval of the special use permit provides an opportunity to bring the site into conformance with Code and to provide some minimal landscaping to mitigate the visual effect of the project.

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: Staff has identified no aspect of the proposed special use permit that will be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area,

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

Staff Comment: There is no military installation within the area that is required to be provided with public notice for the proposed special use permit, therefore there can be no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0027 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions, as included at Exhibit A, Special Use Permit Case Number WSUP20-0027 for Copart of Arizona, 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 Cold Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for the Inoperable Vehicle Storage use type and for Major Grading, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal

shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Copart of Arizona, Inc.
Attn: Amy Clark and Randy Racine
14185 Dallas Parkway, Suite 300
Dallas, TX 75254

Owner: White Lake Properties, LLC
Attn: Joel Coviello
18124 Wedge Parkway, Suite 207
Reno, NV 89511

Representatives: CFA, Inc
Attn: Dave Snelgrove
1150 Corporate Blvd,
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP20-0027

The project approved under Special Use Permit Case Number WSUP20-0027 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on February 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

Washoe County Planning and Building Division

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

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit, and as required to be modified to comply with these conditions of approval. 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 on or before February 4, 2023. 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.

- d. A business license must be obtained for the new use, prior to any industrial activity on the subject site.
- e. The required screening fence shall be setback at least 5 feet from the property lines on the eastern and western sides of the site. The required screening fence shall be placed at the front yard setback line on the south. The fence shall be 8 feet in height. The fence shall be tan, sage, or another color acceptable to the Director of Planning and Building that blends in with the surrounding topography. The fence shall be constructed of metal panels as noted in the application materials. Barbed wire may not be installed above the metal panels.
- f. Landscaping shall consist of one evergreen tree for each 20 feet of site frontage on Reno Park Boulevard. Trees may be clustered for a more natural appearance. The trees shall be placed between the screening fence and the property line, adjacent to the roadway. Permanent irrigation shall be provided to all trees in accordance with Article 412.
- g. All disturbed areas shall be permanently stabilized with native vegetation, including the required landscape area adjacent to Reno Park Boulevard. Temporary irrigation shall be provided to all disturbed areas for a period of not less than three years, and for as long as necessary until the disturbed areas contain native vegetation equal to 70 percent of native vegetation on adjacent, undisturbed areas.
- h. Plans for this project shall demonstrate compliance with all generally applicable Development Code requirements, with the exception of Landscaping, which shall be modified as noted in Conditions 1f and 1g.
- i. Grading shall include importation of fill on the south side of the project, such that the front yard setback area is raised in elevation approximately level with Reno Park Boulevard.

- j. No well may be drilled or utilized on this parcel for commercial purposes without the benefit of valid ground water rights as required and approved by the Nevada State Engineer's office. The applicant shall also be aware that the acquisition of any ground water rights in the Cold Springs Valley will be extremely challenging and may be impossible.
- k. Operation of the facility shall be limited to daylight hours only.
- l. All interior drive isles and driveways shall be permanently stabilized with asphalt surfacing acceptable to the County Engineer.
- m. All required parking areas shall be permanently stabilized with asphalt surfacing acceptable to the County Engineer, and in conformance with applicable standards of Article 412.
- n. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, P.E. (775) 328-2041

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.

- e. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
- f. The pavement on Reno Park Boulevard shall be extended to the project entry and shall meet Washoe County standards for private streets.
- g. All disturbed areas not covered with hardscape, gravel or road base shall be revegetated. Seed mix shall be designed by a licensed landscape architect.
- h. A drainage report prepared by a licensed 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.
- i. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

Truckee Meadows Fire Protection District

- 3. 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**

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet all applicable requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

*** End of Conditions ***



Roger Pelham, Sr. Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3622

December

Re: WSUP20-0027 (Copart Sublot) – 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)

Truckee Meadows Fire Protection District • 3663 Barron Way, Reno, NV 89511 • tmfpd.us • 775-326-6000



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)

Truckee Meadows Fire Protection District • 3663 Barron Way, Reno, NV 89511 • tmfpd.us • 775-326-6000



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).





STEVE SISOLAK
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

December 22, 2020

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attn: Roger Pelham, MPA, Senior Planner

SENT VIA ELECTRONIC MAIL

RE: WSUP20-0027 Copart Sublot

Dear Mr. Pelham,

Nevada Department of Transportation (NDOT) District 2 staff have reviewed the following case tentatively scheduled to be heard by the Board of Adjustment on February 4, 2021:

Special Use Permit Case Number WTM20-0027 (Copart Sublot) – For possible action, hearing, and discussion to approve Inoperable Vehicle Storage Use Type and to approve Major Grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) and to eliminate all required landscaping in accordance with Article 412, Landscaping, and to eliminate all required pavement in accordance with Article 410, Parking and Loading.

Upon review, it appears that this project will have minimal impact to the state highway system. As a result, NDOT has no comments at this time.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:

Handwritten signature of Tara Smaltz in blue ink.

TSF03703A888F-475

Tara Smaltz, PE
Engineering Services Manager

DocuSigned by:

Handwritten signature of Alex Wolfson in blue ink.

ED93C96A8324442

Alex Wolfson, PE, PTOE
Traffic Engineer

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
File



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

Washoe-Storey Conservation District

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

December 21, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20-0027 Copart Sublot

Dear Roger,

In reviewing the special use permit for approval of an inoperable vehicle storage use, the Conservation District has the following comments.

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

To prevent the spread of noxious weeds during grading, the District will require an onsite noxious weeds management plan to ensure weed seeds do not impact the area parcel.

Instead of the color white for the interlocking metal panel fence, the District requires an earthen color that better reflects the color of the surrounding native area.

We support the applicants use of dark sky lighting standards as required by Washoe County code.

The District requests that all spill cleanups documented, and records of these events sent to Washoe County to protect the water shed discharge into Whites Lake.

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

Sincerely,

From: [Wines-Jennings, Tammy L](#)
To: [Pelham, Roger](#)
Cc: [Schull, Shyanne](#)
Subject: WSUP20-0027 (Copart Sublot)
Date: Wednesday, December 16, 2020 9:30:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,
We see no issues from a WCRAS perspective.

Thank you,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction
Metropolitan Planning Organization of Washoe County, Nevada

December 18, 2020

FR: Chrono/PL 181-20

Mr. Roger Pelham, Senior Planner,
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WSUP20-0027 (Copart Sublot)

Dear Mr. Pelham,

The Regional Transportation Commission (RTC) has reviewed this request for possible action, hearing, and discussion to approve Inoperable Vehicle Storage Use Type and to approve Major Grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) and to eliminate all required landscaping in accordance with Article 412, Landscaping, and to eliminate all required pavement in accordance with Article 410, Parking and Loading.

Review of the trip generation letter revealed that the peak hour trips may peak up to 75 trips, which is below the threshold of the traffic study. There were no issues found in the letter. RTC has no further comments at this time. .

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtowashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Senior Planner

Brian Stewart, Regional Transportation Commission
Dale Keller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jankayura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission

/Copart Sublot

RTC Board Bob Lucey (Chairman) • Neoma Jardon (Vice Chair) • Vaughn Hartung • Oscar Delgado • Kristopher Dahir
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • rtowashoe.com



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

December 18, 2020

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD

SUBJECT: Special Use Permit Case Number WSUP20-0027 (Copart Sublot)

Project description:

The applicant requesting to approve Inoperable Vehicle Storage Use Type and to approve Major Grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) and to eliminate all required landscaping in accordance with Article 412, Landscaping, and to eliminate all required pavement in accordance with Article 410, Parking and Loading.

Project is located at 19905 Reno Park Boulevard, approximately ½ mile southwest of its intersection with North Virginia Street. • Assessor's Parcel Numbers: 081-131-35 and 081-131-34.

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

The project as described will consist of vehicle storage, with no water demand and no landscaping. If this project is approved as such, there is no water resource nor any water rights requirements or conditions.

The applicant indicates that "If water is necessary, on-site well will be reestablished and water rights (if necessary) will be obtained". The application also indicates that future office and expansion of this project is possible. The applicant needs to be aware that if a water demand and the need to drill an on-site well is established in the future, adequate water rights must be acquired and moved to this site. No well may be drilled or utilized on this parcel for commercial purposes without the benefit of valid ground water rights as required and approved by the Nevada State Engineer's office. The applicant shall also be aware that the acquisition of any ground water rights in the Cold Springs Valley will be extremely challenging and may be impossible.





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: December 30, 2020
To: Roger Pelham, Senior Planner
From: Leo Vesely, P.E., Licensed Engineer
Re: Special Use Permit Case **WSUP20-0027 – Copart Sublot**
APN 081-131-34 & 35

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow a Inoperable Vehicle Storage Use Type and to approve Major Grading in the amount of approximately 6,465 cubic yards and a disturbance of approximately 9.3 acres (approximately 405,336 square feet) and to eliminate all required landscaping in accordance with Article 412, Landscaping, and to eliminate all required pavement in accordance with Article 410, Parking and Loading. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by the Rubicon Design Group and Odyssey Engineering. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

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

1. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
5. All grading shall be in accordance with Washoe County Code Article 438 Grading Standards.
6. The pavement on Reno Park Boulevard shall be extended to the project entry and shall meet Washoe County standards for private streets.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: *WSUP20-0027 – Copart Sublot*
Date: December 30, 2020
Page: 2

7. All disturbed areas not covered with hardscape, gravel or road base shall be revegetated. Seed mix shall be designed by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)
Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A drainage report prepared by a licensed 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 peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)
Contact Information: Leo Vesely, P.E. (775) 328-2041

1. No comments.



Project: Special Use Permit Case Number WSUP20-0027 (Copart)

56 Parcels Selected at 1500 Feet



**10 ACRE SUBLOT
SPECIAL USE PERMIT APPLICATION**

PREPARED FOR:

**Copart of Arizona, Inc.
14185 Dallas Parkway, Suite 300
Dallas, Texas 75254**

PREPARED BY:



DECEMBER 8, 2020

PROJECT: 20-100.00

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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: White Lake 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, Joel Coviello
(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): 081-131-34 & 35

Printed Name Joel Coviello, MANAGER

Signed Joel Coviello 10/8/20

Address 18124 Wedge PARKWAY #207

State of Nevada :
County of Washoe :

Subscribed and sworn to before me this
4th day of December, 2020

Deane
Notary Public in and for said county and state

My commission expires: 2/13/22

(Notary Stamp)



*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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

Please see "Facility Specifications" section of text provided with this applicaiton.

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 type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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).

If water is necessary, on-site a well will be reestablished and water rights (if necessary) will be obtained.

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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

1. What is the purpose of the grading?

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

Total area of cut is 6,465 CY. All excavated earth will be used on-site.

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

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

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

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

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

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

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

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

11. Are you planning any berms? **Fill will be added on the north site of the property for the reason, above.**

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

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

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

The site is proposed to be surrounded by an 8-foot tall solid security/screening fence. The 8-foot fence is proposed to be located just outside of the front yard setback at near the private road grade to provide 100% screening of views into the site from the roadway. This treatment is proposed in lieu of providing formal landscaping.

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

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

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

--

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

--

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

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



To: Washoe County Community Development
Department

From: Randy Racine

Matter: Copart Reno Sublot

Date: 12/8/20

Reference: Project Narrative Supplement (APN's 081-131-34 & 35), 19905 Reno Park Blvd, Reno, NV

Copart of Arizona, Inc. ("**Copart**") recently entered into contract to purchase an approximately 10- acre parcel at 19905 Reno Park Blvd, the "**Property**." The Property is presently zoned Industrial (I) in Washoe County Community Planning and Building Division's jurisdiction. Copart proposes to open a new location on the Property for its industry leading asset liquidation service, as described in the attached Exhibit A - Copart Statement of Operations; Exhibit B – Facility Specifications; Exhibit C - Conceptual Site Plan (collectively, Copart's "**Proposed Use**").

Copart provides this information to support its Special Use Permit Application to permit Inoperable Vehicle Storage on the Property. We believe that the site is well suited for Copart's Proposed Use because the adjacent properties to the north, east, and west are vacant Industrial zoned properties, and the adjacent property to the south is also an industrial use. The Property is physically separated from other areas of the County by a railroad line that abuts the western property line and the surrounding topography makes this site and other industrial parcels, west of the railroad line impossible to see from the main public rights – of-way (U.S. 395, Village Parkway and frontage road FRWA23. Additionally, the topography of the area conceals the parcel site from the nearest residential area (a mobile home park located on APN 081-131-44), west of the Property and railroad line.

Copart's Proposed use is not likely to have a material impact on traffic, because no auction bidders or clients will be traveling to the site. The proposed vehicle storage will only be accessible by Copart as an auxiliary storage area in support of Copart's existing Reno facility, at 9915 N. Virginia Street, Reno, NV 89506.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Randy A. Racine", with a long horizontal flourish extending to the right.

Randy A. Racine
Associate General Counsel

Exhibit A
Statement of Operations

Summary: Outdoor storage of used, damaged and undamaged, operable and inoperable vehicles (automobiles, trucks, other vehicles, trailers, boats and construction/farm equipment and machinery, etc.), for wholesale online and retail auction, with the potential for future accessory office, shipping/receiving and customer parking, for which the following State of Nevada licensing will likely be held: used dealer (motor vehicle, moped, motorcycle, trailer, off-highway vehicle), salvage pool, wrecker.

Full: Copart, Inc., (“Copart”), and its subsidiaries, provide cutting edge asset liquidation services (“Copart Asset Services”) to institutional, commercial, and private owners (collectively “Sellers”) of used undamaged or damaged, operable and inoperable, vehicles, trailers, watercraft, and powersports, industrial and construction machinery and equipment (collectively, “Assets”). Most Sellers are insurance companies, licensed dealers, financial institutions, charities, municipalities, and fleet operators. Copart Asset Services include short-term storage and sale of Assets, and ancillary receiving, shipping, lien sale and administrative activities. All Assets are liquidated intact, meaning no dismantling, draining of fluids, crushing, or sale of parts occurs at a Copart facility (“Facility”).

Copart’s overall operations consist of an office building, customer parking, a shipping and receiving area, and a short-term storage area for Assets. After being received at a Facility, Assets are inspected, photographed, catalogued, and placed in ground-level short-term storage designed for quick retrieval. Assets are never stacked, and remain in short-term storage for an average of only 50 to 60 days. All of these functions, with the exception of storage will be accomplished solely at the Copart’s existing Reno facility at 9155 N. Virginia Street, Reno, NV 89506. This facility will provide an auxiliary storage yard for vehicles when storage at the main Reno facility becomes too full or when organizationally, the grouping of certain vehicle types helps with corporate efficiency.

After being placed in short-term storage, Assets are listed for sale through Copart’s proprietary online auction-style website and mobile apps for purchase only by Copart registered members (collectively, “Members”). Members are primarily licensed dealers, dismantlers, rebuilders, and exporters, and in some cases are end users. All offers are submitted and accepted electronically, without the use of a live auctioneer. Members are provided the opportunity to inspect Assets at a Facility, although most Asset inspections are limited to viewing images and information made available online. Members may electronically submit preliminary offers from (a) anywhere in the world via a personal computer or mobile device with internet access (each, a “Remote Online Device”), or (b) a limited number of computer kiosks located at the Facility. The high preliminary offer is carried over to the online virtual sale, during which Members may submit offers electronically only from a Remote Online Device.

Assets are sold to the Member with the highest offer (“Buyer”), who then arranges for pickup and transportation of their Assets from a Facility. Payment for sold Assets may be made electronically, via wire-transfer, or in person at a Facility. Titles to sold Assets are either picked up by the Buyer along with the sold Assets, or mailed by Copart to the Buyer.

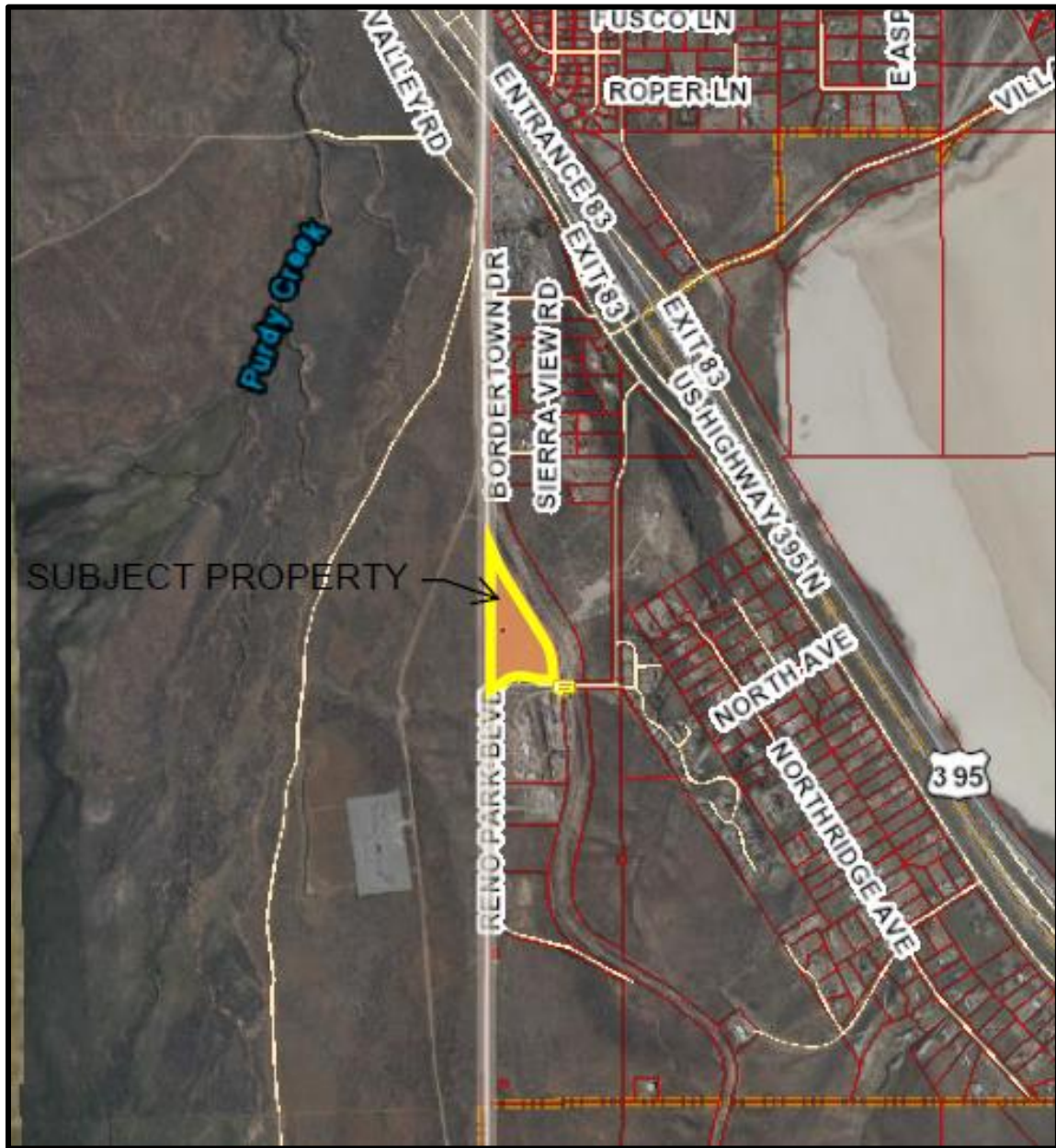
Exhibit B
Facility Specifications

1. No plans for building on-site.
2. Hours of operations will be Monday through Friday, 8:00 a.m. to 5:00 p.m.
3. Will not include customer and employee parking lot, as customers will be service at Copart's main Reno site, approx. 7 miles from the Property.
4. The shipping and receiving area will not be separated from storage by fencing.
5. Storage area perimeter will be surrounded and screened by 8-foot panel fence.
6. Surface treatment will be base and rock.
7. Storage area will not be lit at night. Shipping and receiving area will have lighting.
8. Assets are not operated under own power, and are moved, unloaded and loaded by Caterpillar loaders with forks.
9. Will not include 500 gallon above ground fuel storage for on-site Caterpillar loaders.
10. Storage area security will be provided by motion sensing cameras.

Exhibit B (Continued)
Facility Specifications

Property Location

The Property is located on the north side of Reno Park Boulevard at the northwest intersection of Reno Park Boulevard and the Union Pacific Railroad right-of-way in Cold Springs. The parcel abuts the California border and is identified by the Washoe County Assessor's Office as APN's 081-131-34 and 35. The two parcels total 10.32+/- acres of land with a development area of 9.3+/- acres. The property is accessed by Reno Park Boulevard (a private roadway that is not maintained by Washoe County). A vicinity map is provided, below identifying the location of the Property.

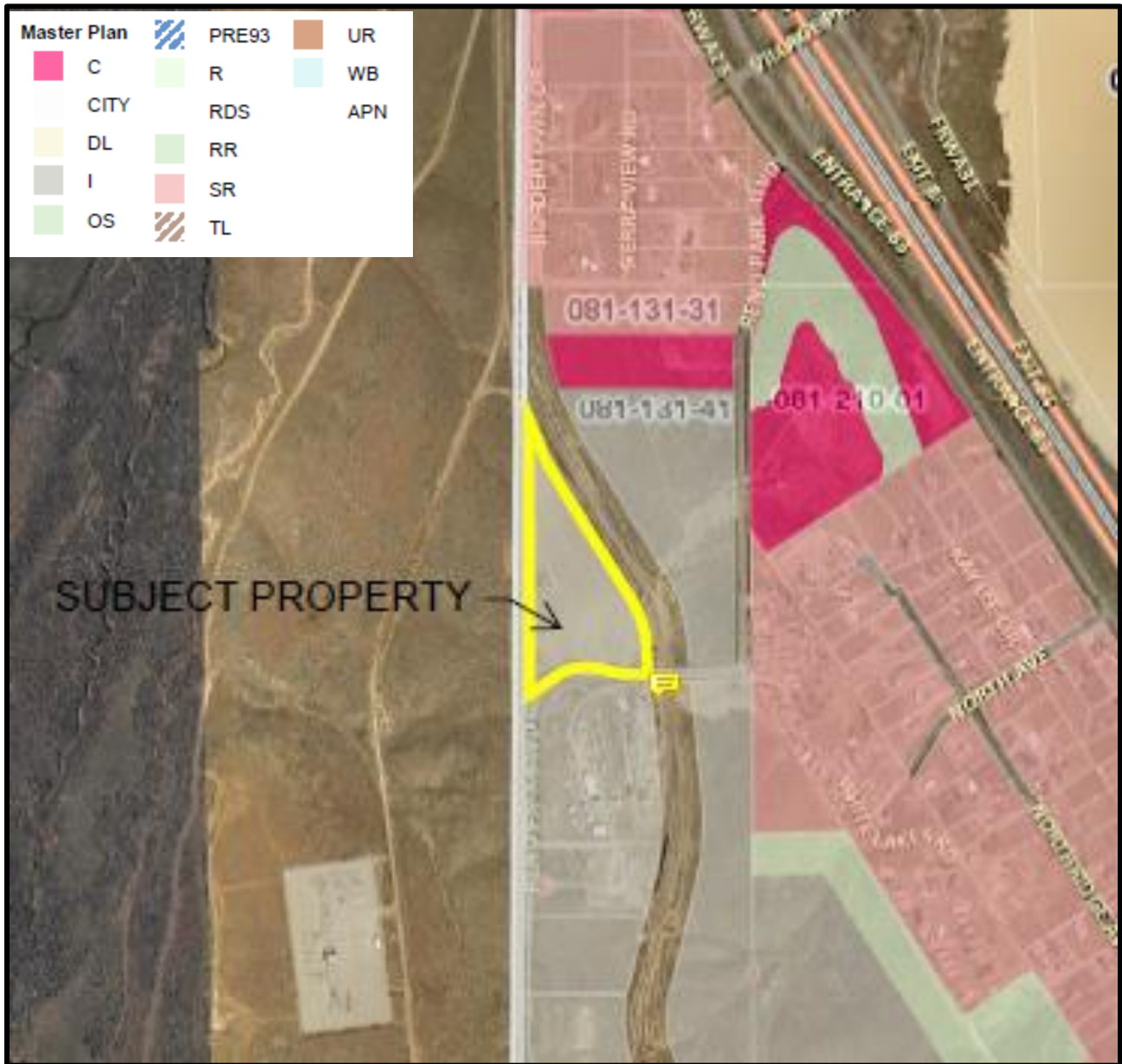


Vicinity Map

Master Plan Designation/Conformance

The Property is currently master planned Industrial. The proposed use of the storage of inoperable vehicles is conformant with the master plan designation of industrial. A Master Plan Exhibit showing the location and designation of the property is provided, below.

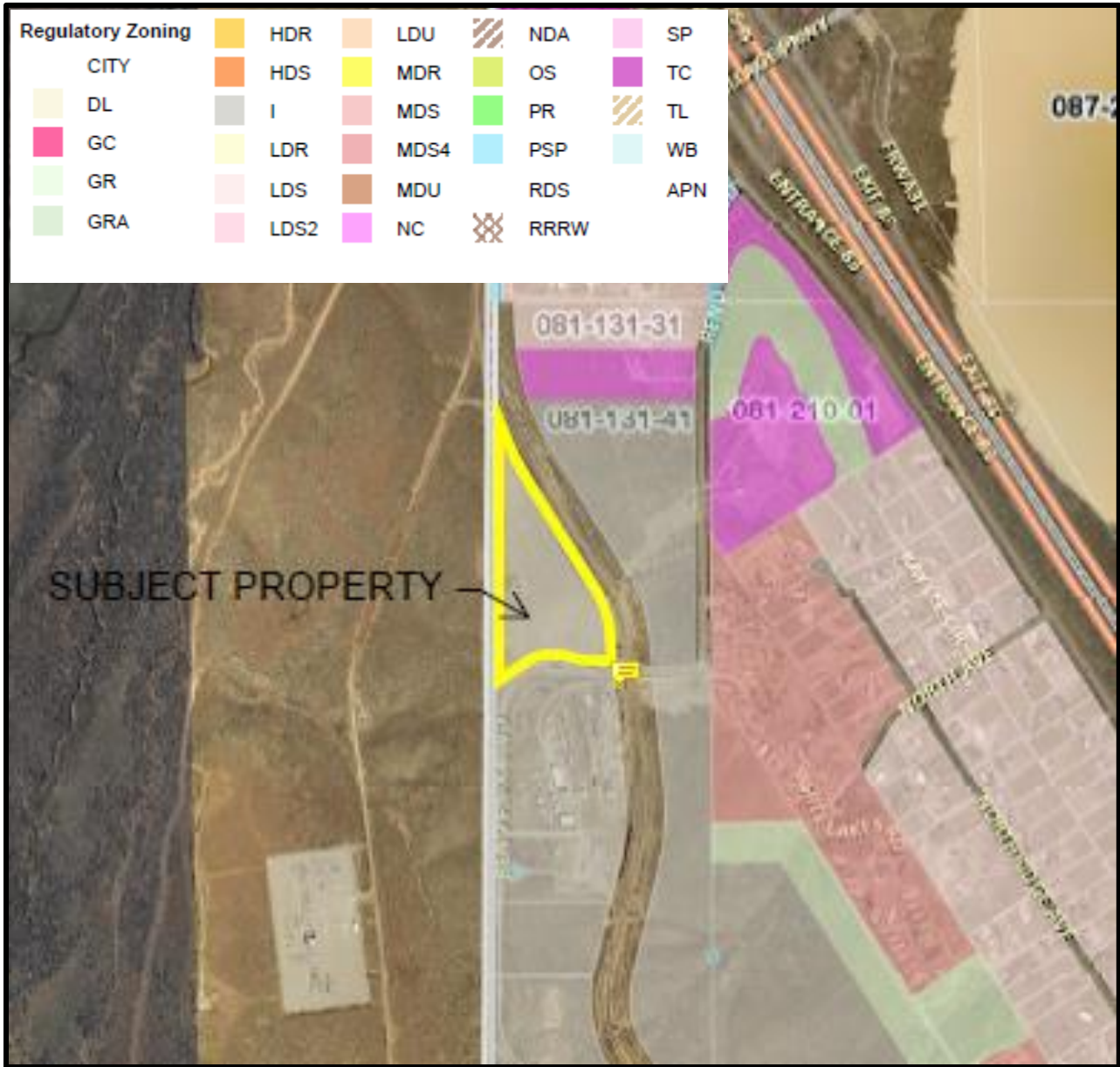
Master Plan Exhibit



Zoning Designation/Conformance

The Property is currently zoned Industrial (I). The proposed use of the storage of inoperable vehicles is conformant with the zoning designation of I. A Zoning Exhibit showing the location and designation of the property is provided, below.

Zoning Exhibit



Application Request

Requested with this application is a special use permit for the allowance of the use of the storage of inoperable vehicles at the project site. This use is allowed with a Board of Adjustment Special Use Permit per Washoe County Code Table of Uses (section 110.302.05). Additionally, requested is a special use permit for grading. Review of the preliminary grading plan for the project indicates that the following thresholds for grading are crossed and necessitate a special use permit review, along with the proposed use. Article 438.35:

(a)(1)(i)(C) – Grading on slopes of less than 15% - Grading of an area of more than four (4) acres on a parcel of any size.

(a)(1)(ii)(A) – Grading on Slopes of less than 15% - Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

(a)(2)(ii)(A) – Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.

(a)(4) Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property.

Landscaping Modification

Through the review of the special use permit, a modification to Article 412 (Landscaping) is requested. Due to the locational situation of the site, it is requested that the standard requirements for an industrial site relating to landscaping be waived and the site be allowed to use dryland revegetation on the perimeter of the site. While preparing the preliminary site plan sheets and visiting the site, it was noted that the location of the property situated between the California state line and the Union Pacific Railroad line presents no benefit by providing landscape along the east and west boundaries of the site. Additionally, the “end of the road” nature to the section of Reno Park Boulevard also presents limited opportunity for the street servicing the site to go anywhere further than an industrial cul-de-sac. Reno Park Boulevard is not a public road and is currently provided as a graded roadway.

General Site/Use Description

The proposed project will operate as an auxiliary storage lot in support of Copart’s existing main Reno facility located at 9155 N. Virginia Street in Reno. This site will only be used for overflow of vehicles from the main Copart facility or when it is operationally desirable to separate a class of vehicle to this, proposed location. The site was previously graded (permit # 07-2997) and overall grading activities will have limited impact on the general elevations that are current seen on the site. Grading will be largely comprised of some clearing and smoothing of the site. The frontage of the parcel, at the south end is proposed to receive excess earth that is scraped from the site to help build a larger bench along the frontage of Reno Park Boulevard. This bench is proposed to be widened such that the 8-foot tall solid screen fencing can be placed at an elevation that will provide optimal visual screening. This treatment is proposed in lieu of providing formal landscaping along the project frontage for screening. Rather, it is proposed with this special use permit request that the requirements for formal landscaping be modified to allow for revegetation with dryland seeding. With this treatment, any disturbed areas of the site

along the perimeter will regain the natural vegetation appearance. The rationale for this proposed modified is provided in the Landscape Modification section, below.

Storage Area Surface

It is proposed that the entire storage area be covered with 4-6 inches of base rock. No AC paving is proposed with the preliminary development plans. It is the applicant's contention that the use of the base material will allow for a permeable surface that will allow for rainwater to percolate into the ground. Copart has a very stringent protocol for any spills or leaks from any of the vehicles that are stored on-site. A copy of this corporate material has been provided with the application submittal to the Community Development Department.

Reno Park Boulevard is currently a private graded, graveled roadway provided in an easement. It is not proposed nor anticipated that this access roadway would be paved with the proposed use. Because this use is limited only to Copart's employees visiting the site, the overall impact of traffic is expected to be very light.

Lighting

The predominance of the site will not have any lighting. The only areas that is proposed to have active lighting is at the entry gate and within the shipping and receiving area, just inside the gate. It is anticipated that 1 to 3 lights with a maximum height of 20 feet will be incorporated in this area near the project entry. Lighting for the shipping and receiving area will be on sensors so that when the area is not in use during dark hours, this lighting will not be on. A light at the project entry may remain on through the night but will be appropriately soft and shielded to meet the lighting standards contained in Article 414 of the Washoe County Development Code.

Site Security (Fencing and Cameras)

The site will be secured by an 8-foot tall, 26-gauge, white painted corrugated interlocking metal panel fence. The fence may have barbed-wire treatment. Fencing will surround the entire site (as shown in the Preliminary Site Plan) and will be used along the front of the site as the means of screening views into the site. The front portion of the site will be graded to extend the existing plateau at the northern edge of Reno Park Boulevard easement such that the fence can be located 15-feet from property line (outside of the front yard setback) and provide full screening of the site from the access road. Details of the proposed 8-foot fence are provided in Attachment C with this application.

Existing Site Conditions

The subject property is located at the on the literal edge of the state and in an area that has been assigned to be industrial development. The property has had some grading work in the past but has sat in vacant state. The property has only limited visibility from surrounding properties to the east as the existing topography on the east side of the railroad tracks helps to fully screen any views of the site. The residential properties to the north can see the site, as they can see the existing pallet/industrial use that is located on the south side of Reno Park Boulevard but the distance to the nearest portion of the site is approximately 500 feet.

Following are photos from the site to show the existing site conditions and photos taken from various locations that may have visibility of the site. The photos help to prove that visibility of the site is very limited and help to show the native vegetation that is proposed to be matched with the dryland seed blend that is proposed in lieu of a traditional suburban level landscape treatment.



Photo from the site looking east.



Photo from the site looking north

Date & Time: Fri, Dec 04, 2020, 11:06:28 PST
CFA work



Photo from the site looking south. Existing Industrial Pallet Company facility can be seen in the background.

Date & Time: Fri, Dec 04, 2020, 11:09:14 PST
CFA work



Photo from the site looking west toward California

Date & Time: Fri, Dec 04, 2020, 10:57:37 PST
CFA work



Photo from the southwest corner of the site, along Reno Park Boulevard toward the north. Existing drop-off from Reno Park Boulevard to the primary portion of the site can be seen in the foreground.



Photo from the southwest corner of the site viewing toward the northeast. Reno Park Boulevard can be seen on the right side of the photo and the existing plateau on the north side of Reno Park Boulevard can also be seen. 8-foot tall fencing is proposed to screen views down and into the site from Reno Park Boulevard with revegetation rather than suburban level landscaping.



Photo from Reno Park Boulevard from east side of railroad tracks toward the site. View toward the northwest. Very limited site visibility as the primary portion of the site is below grade of Reno Park Boulevard.

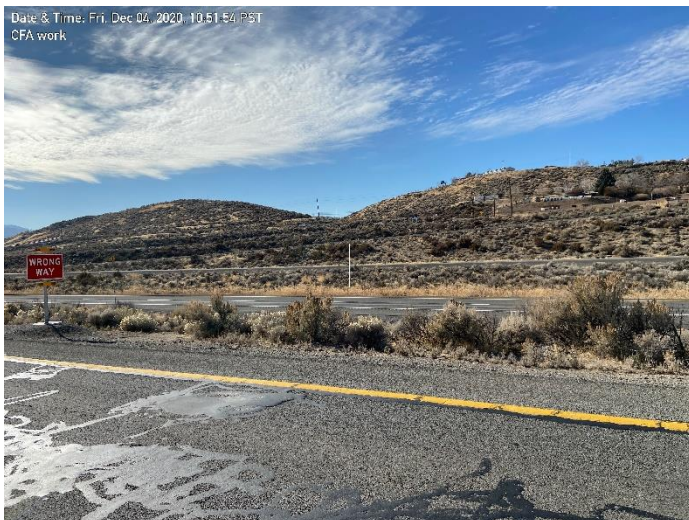


Photo from the northbound freeway offramp at Village Parkway. Site is not visible due to existing rolling hills/topography.

Date & Time: Fri, Dec 04, 2020, 11:23:09 PST
CFA work



Photo from Reno Park Boulevard near White Lake Road intersection at Mobile Home Park entry – no visibility of the site is available at this location.

Date & Time: Fri, Dec 04, 2020, 11:21:51 PST
CFA work



Photo from Reno Park Boulevard approximately midway between White Lake Road and Ranch Hand Drive intersections at Mobile Home Park entries – no visibility of the site is available at this location due to topography.

Date & Time: Fri, Dec 04, 2020, 11:23:13 PST
CFA work



Photo from Reno Park Boulevard near northern parcel corner of 081-131-44 (mobile home park parcel) – no visibility of the site is available at this location



Photo from Intersection of Sierra View Road and Bordertown Drive toward the south. Limited view of site is available. Photo location approximately 500 feet from northern point of subject property and approximately 1,800 feet from the south edge of subject property.



Photo from southeastern corner of Sierra Vista Drive, between parcels 081-140-08 & 31. View toward the south – pallet facility can be seen in the distance and only limited view of the site will be available. Photo location approximately 750 feet from northern point of subject property and approximately 1,800 feet from the south edge of subject property.

Copart 10 Acre Sublot

Special Use Permit

Legal Finding Review

Following is a review of the legal findings necessary for approval of a special use permit.

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

The applicant believes that the proposed plan is responsive to the following policy statements from the Master Plan and Cold Springs Area Plan.

- CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).

The subject property is located within the CSSCMA.

- CS.1.1.2 The General Commercial, Neighborhood Commercial, Tourist Commercial, and Industrial Regulatory Zones must be located within the Cold Springs Suburban Character Management Area (CSSCMA).

This industrial zoned property is located within the CSSCMA.

- CS.2.11.5 Large-scale development in this area, particularly industrial and commercial development, will create substantial amounts of additional impervious surface that will significantly increase the quantity and rate of storm water run-off. Without adequate mitigation measures all of this drainage is likely to flow directly to the White Lake Playa immediately after large precipitation events, which could result in flooding and environmental degradation. To mitigate this concern, the City of Reno should require low impact development (LID) design features, encourage the use of porous surfaces, and retain or delay release of increased storm water flows. For guidance implementing this policy, the Truckee Meadows Low Impact Development Manual should be consulted.

The applicant has proposed that the site use only base material for the surface of the storage and drive aisles. This responds to the comment about LID design features that will allow for water to Copart has a substantial protocol to address any vehicles that have any fluids leaking when they are received. Such vehicles would be addressed at Copart's main Reno facility and not at this Sublot. Vehicles are not driven and engines are not started at Copart facilities. As such, any fluids that may remain in a crashed vehicle do not have any way out, after initial leakage.

- CS.4.1.3 During development review, preference will be given to proposals that minimize hillside disturbance or otherwise conserve steep slopes.

The proposed site presents a rather sizeable area of flat to very low grade contours that is very suitable to the proposed use.

- C.7.1 The Washoe County Department of Community Development will develop a landscape planting checklist and guide that will be used as an information source. This list will include, but not be limited to, plants appropriate for Low Impact Development (LID) projects/practices.

The applicant believes that the dryland seed blend that is proposed is appropriate to the area in which this site exists. Any requirement for formal, suburban level landscaping and tree planting would present a unnecessary and low benefit for the overall use of water resources due to the fact that the site is separated by significant physical distance and is screened from most residential uses by the existing topography and rolling hills.

- CS.12.2 The reuse, recharge, or storage of reclaimed water within the Cold Springs Valley will comply with all state and local provisions for the protection of groundwater quality.

The use of a pervious surface on the site will allow for recharge of the aquifer and will not push unnecessary water into the closed basin of White Lake.

- LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

The subject property is identified within the Cold Springs Area Plan as Industrial and is understood to be within the anticipated and acceptable area for such development as is proposed with this application.

- LUT.20.7 Require developers to establish xeriscaping Best Management practices and discourage lawns.

- a. Offer incentives to home/commercial/industrial property owners to remove grass from the property and replace it with xeriscaping.
- b. Xeriscaping should incorporate vegetation native to Northern Nevada.

This policy is met with the proposed dryland seed blend that is proposed, rather than water intensive typical suburban landscaping.

- LUT.23.2 Promote landscaping that enhances the natural environment, complements the surrounding architectural style and utilizes low water use. Details can be referenced within the Conservation Element.

The proposed revegetation treatment with this plan blends the proposed vegetation with the natural environment and presents a low (no) water use technique.

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

There are no trees on the subject property and an area of existing very steep slopes will be treated to create a wider plateau near Reno Park Boulevard and the severe slopes will be provided as 3:1 slopes, after development if the landscape treatment and front yard area fencing is approved, as proposed.

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

Response: The proposed use generates minimal demand for suburban level services in utilities and infrastructure. There will be no sewer generation originating from the site. The pervious nature of the proposed surfacing will allow water that currently seeps into the ground to recharge the aquifer will continue to do so. The existing private roadway is in appropriate repair and condition to serve the limited trips that will be necessary to and from the site by Copart employees. No water supply is proposed, but if it is conditioned that water is necessary at the site, a well can and will be re-established at the site (it has been reported that the previous well was capped).

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

Response: The site is master planned and zoned for designated for Industrial uses. The proposed use of the storage of inoperable vehicles conforms with these existing designations. The nearest neighbor to the subject property is a pallet company, which is also an industrial use. As this site will not have a building or any full time employees located at it, it will be a very low traffic generator.

- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: This request will not be detrimental to the character of the surrounding area. The area within Washoe County, adjacent to the subject property is designated as industrial in both Master Plan and Zoning designations. An existing pallet company is located directly south of the project site and that property and the proposed site are located on the west side of the Union Pacific Railroad line that creates a significant barrier to more suburban level infrastructure improvements. The use of this property and other parcels on the west side of the railroad tracks, along Reno Park Boulevard are well suited as low to moderate intensity industrial development projects, as is proposed by Copart with this application submittal.

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

Response: Not applicable as there are no military installations in proximity to the project site.

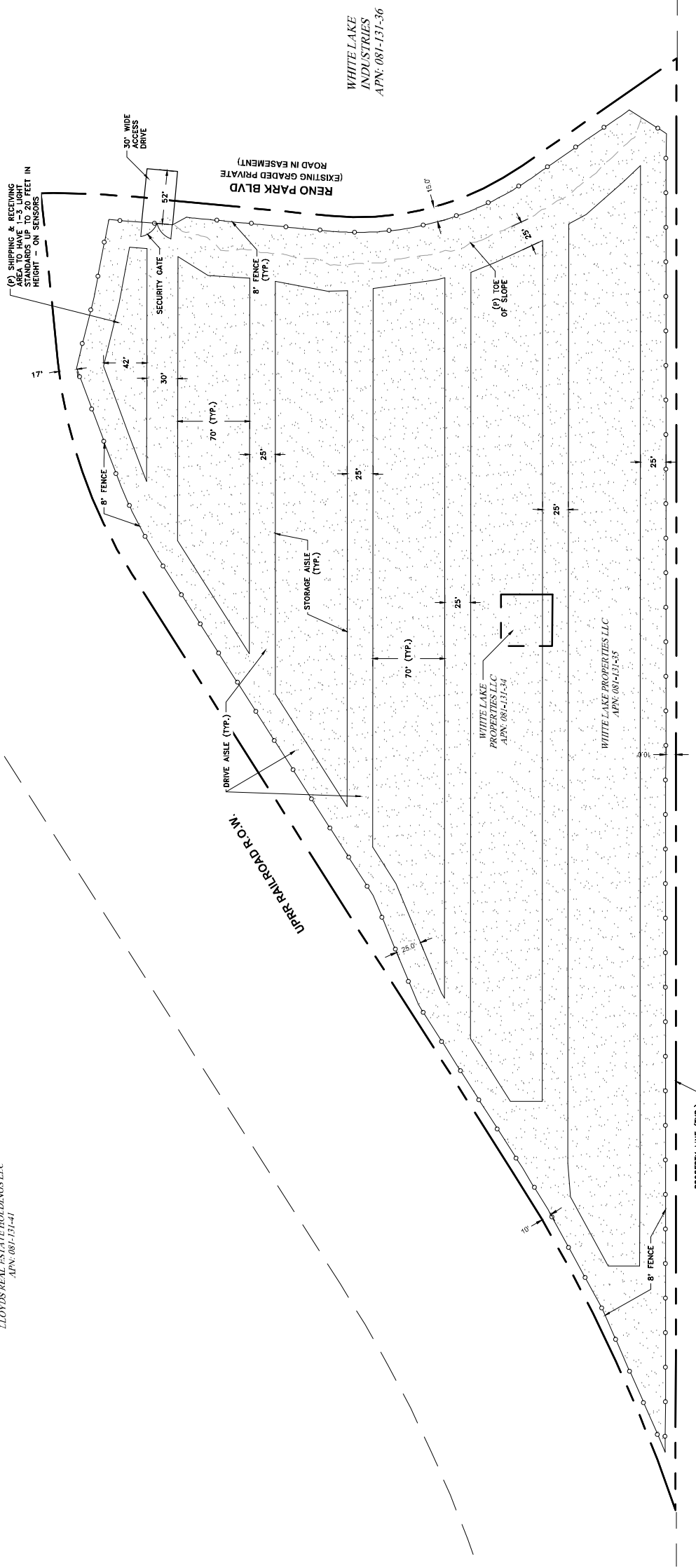
Exhibit C
Conceptual Site Plan

(To Be Attached)

Please note that this plan is subject to change and should not be considered final.

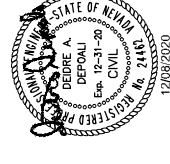
COPART - 10 ACRE SUBLLOT PRELIMINARY SITE PLAN

LLOYDS REAL ESTATE HOLDINGS LLC
APN: 081-131-41



- NOTES:
- MOTION ACTIVATED CAMERAS TO BE MOUNTED AROUND SITE FOR VISIBILITY OF ENTIRE SITE. INFRARED CAPABLE FOR NIGHT VISION WITHOUT LIGHTS. POLES FOR CAMERAS TO BE UP TO 30 FEET TALL.
 - OTHER THAN LIGHTING IN SHIPPING AND RECEIVING AREA, NO LIGHTING IS PROPOSED ON THE SITE.

CALIFORNIA



COPART - 10 ACRE SUBLLOT PRELIMINARY SITE PLAN SPECIAL USE PERMIT

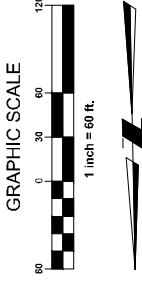
RENO NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 20100.00 DATE: 12/8/2020

SHEET 1 OF 3



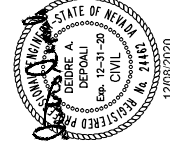
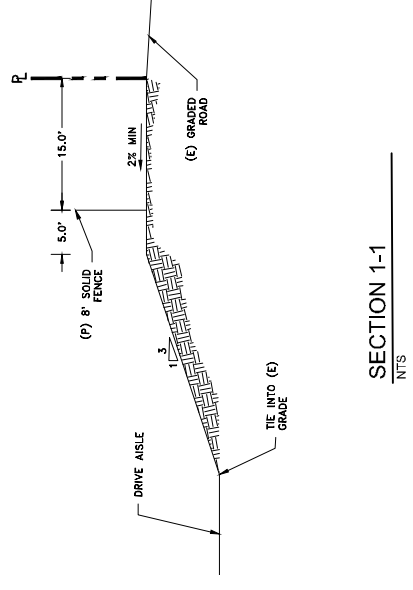
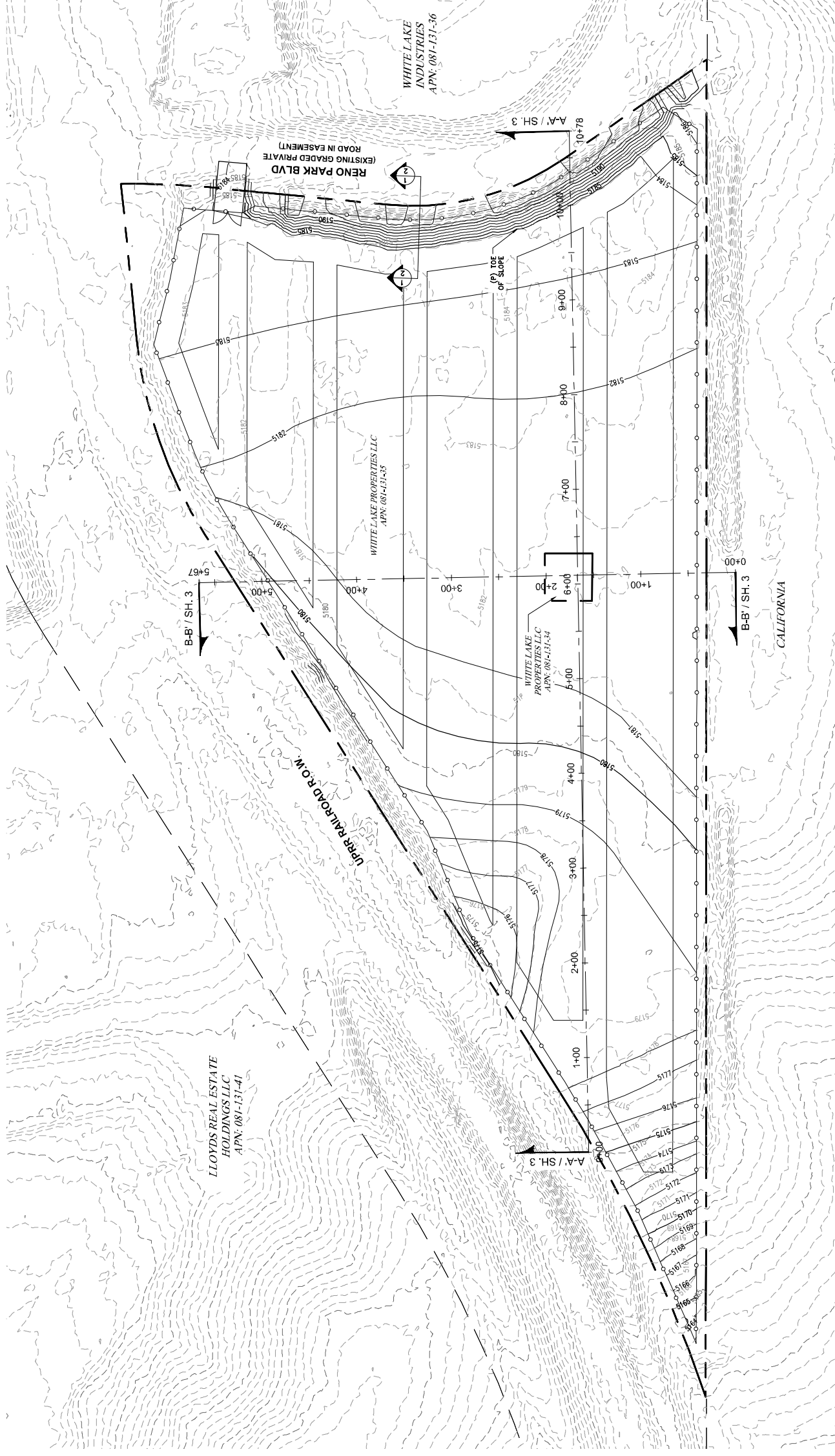
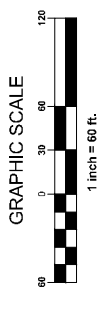
LEGEND

(P) 4'-6" COMPACTED BASE

SITE NOTES

PARCEL 1: APN: 081-131-35 (10.23 ACRES)
PARCEL 2: APN: 081-131-34 (0.057 ACRES)

COPART - 10 ACRE SUBLLOT PRELIMINARY GRADING PLAN



COPART - 10 ACRE SUBLLOT PRELIMINARY GRADING PLAN SPECIAL USE PERMIT

RENO NEVADA



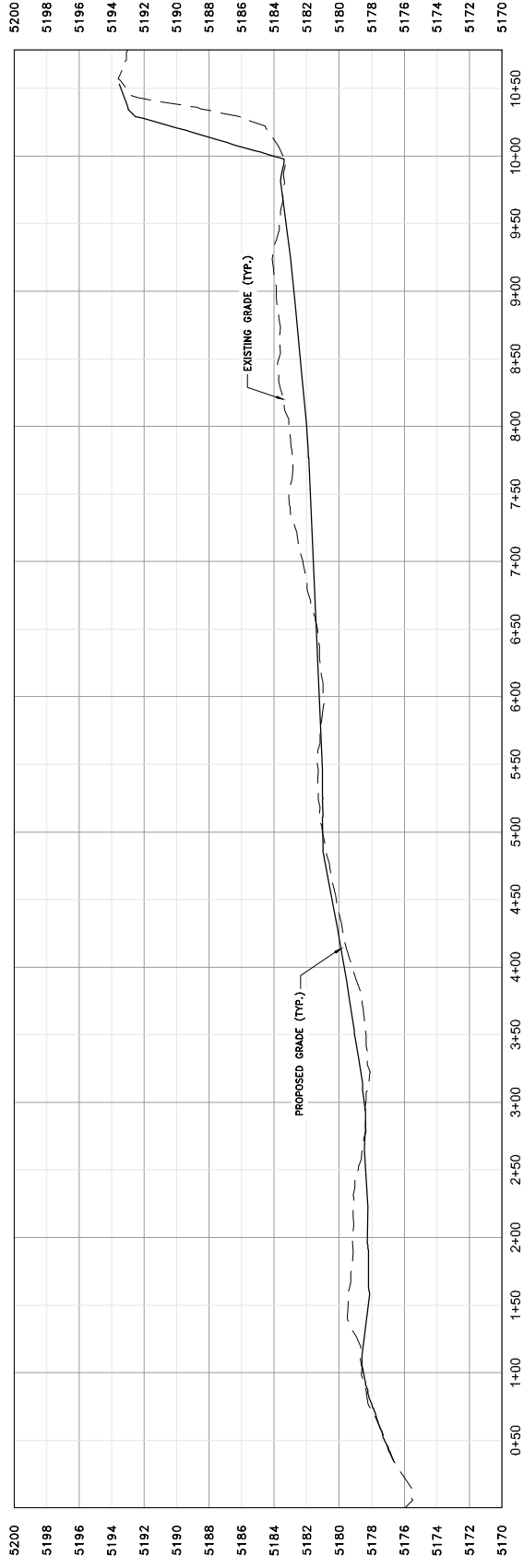
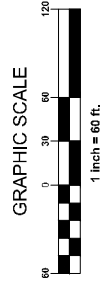
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFA@CFA.COM

JOB NO: 20100.00 DATE: 12/8/2020

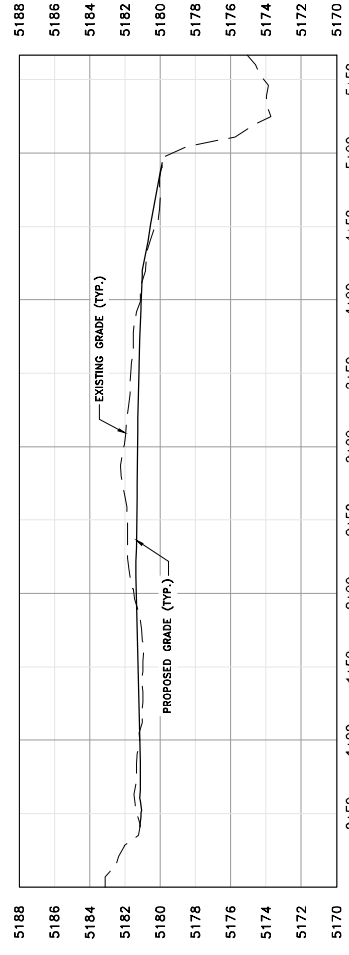
X:\projects\20100.00\12/8/2020\12/8/2020 12:29 PM

COPART - 10 ACRE SUBLOT

PRELIMINARY CROSS SECTIONS



SECTION A-A' (REF. SHEET 2 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 5'



SECTION B-B' (REF. SHEET 2 FOR PLAN VIEW)
VERTICAL SCALE: 1" = 5'



COPART - 10 ACRE SUBLOT

PRELIMINARY CROSS SECTIONS

SPECIAL USE PERMIT

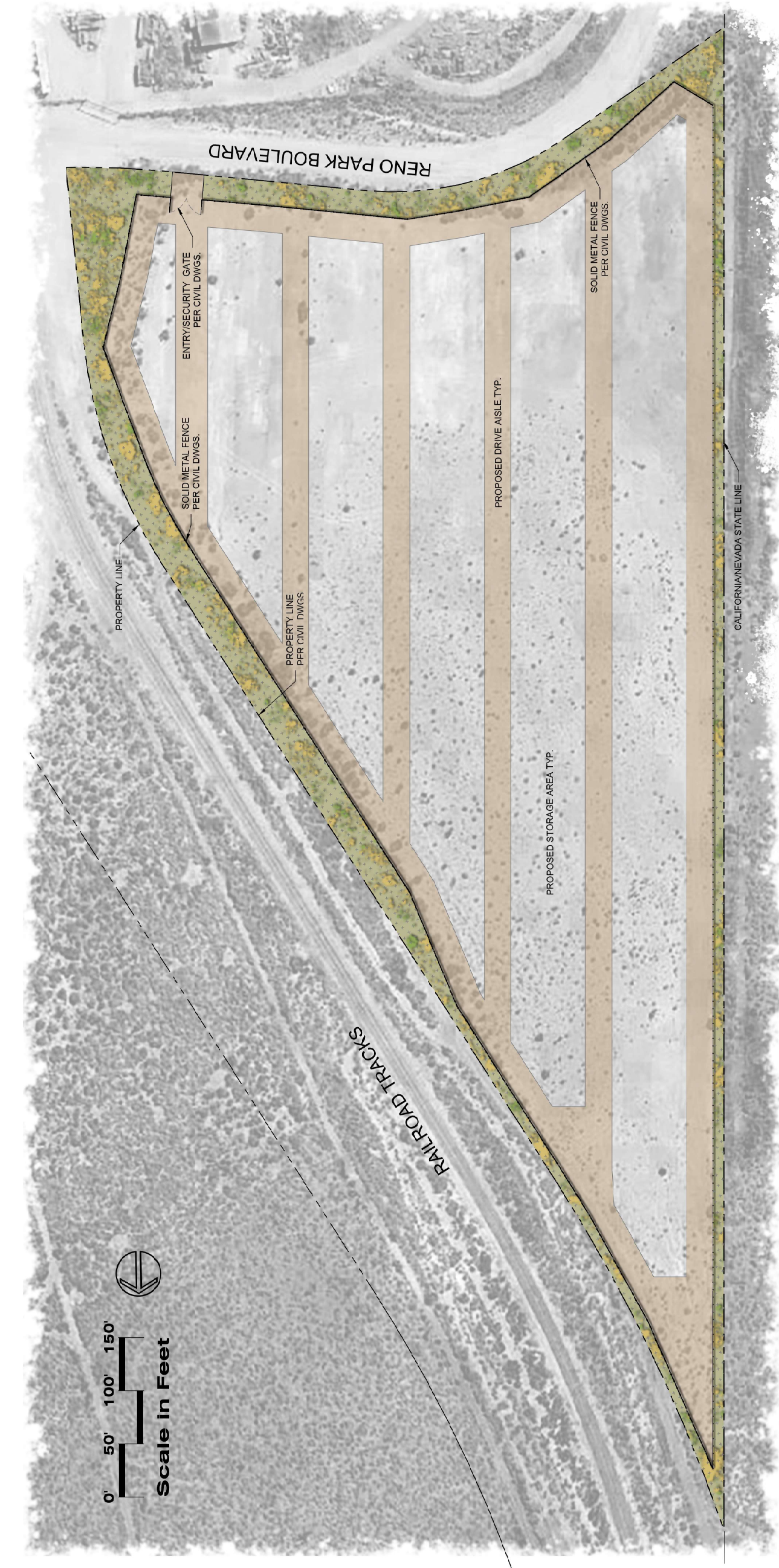
RENO NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 20100.00 DATE: 12/8/2020

SHEET 3 OF 3



REVEGETATION SPECIFICATIONS

- WHERE POSSIBLE, STUMP & STOCKPILE EXISTING & OF NATIVE SITE TOPSOIL AS WELL AS SOIL FROM EXISTING AREAS SHALL BE RECYCLED FOR STOCKPILED TOPSOIL AS REQUIRED BY REGULATORY AGENCIES.
- FOLLOWING COMPLETION OF ROUGH GRADING, REPAIR A MINIMUM OF 61 OF STOCKPILED TOPSOIL (IF AVAILABLE) TO REVEGETATION AREAS. TOPSOIL SHALL CONSIST OF NATURAL SURFACE SOIL, FRABLE, AND LOAMY IN CHARACTER. STOCKPILES SHALL BE COVERED WITH AN ANTI-EROSION MAT (OR SIMILAR) TO PREVENT WIND EROSION OR RAIN RUNOFF (EXCEPT AS DEPICTED ON PLANS) AND SUBSTANCES TOXIC TO PLANTS.
- SEEDING PLACES TOPSOIL TO CREATE FAVORABLE CONDITIONS. ONLY BLENDING PLACED TOPSOIL WITH TOP 6" OF SUBGRADE SOIL MATERIAL.
- REVEGETATION SEEDING IS RECOMMENDED TO TAKE PLACE IN THE FALL TO ALLOW SEEDS TO ESTABLISH THROUGH WINTER. THE APPLICATION RATE (LBS PER ACRE) IN THE FALL SHALL BE APPLIED AT A MINIMUM RATE OF 83 FLS LBS/ACRE.
- REVEGETATION SEEDING IN THE SUMMER SHALL BE APPLIED AT 10% OF THE FALL APPLICATION RATE IMMEDIATELY FOLLOWED BY AN ADDITIONAL APPLICATION USING 90% OF THE MANUFACTURERS RECOMMENDED RATE.

LANDSCAPE LEGEND

- NON-IRRIGATED DRYLAND RE-VEGETATION SEEDING

LANDSCAPE DATA

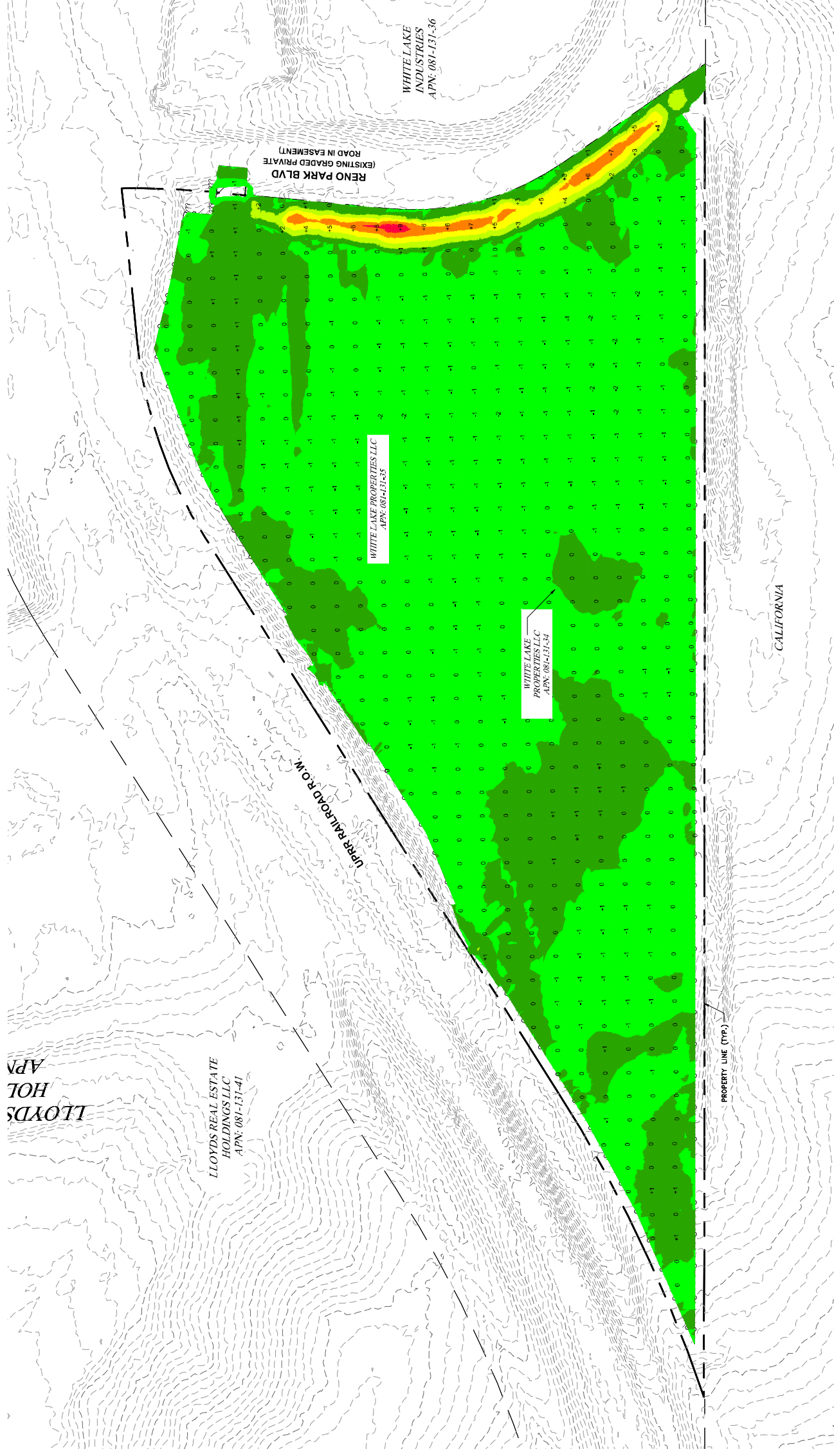
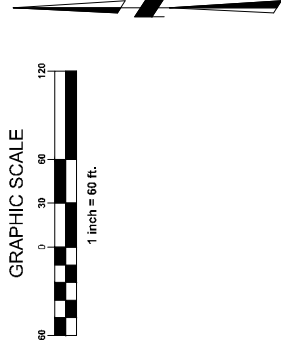
SITE AREA = 449,761 SQ FT (10.32 ACRES)
 ZONING: I (INDUSTRIAL)
 REQUIRED LANDSCAPE AREA = 44,976 SQ FT
 • 10% OF SITE AREA
 PROVIDED LANDSCAPE AREA = 44,976 SQ FT MIN.
 INCLUDES
 • RE-VEGETATION AREA

REVEGETATION SPECIFICATIONS

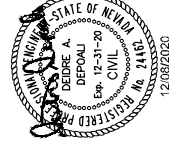
DRYLAND (NON-IRRIGATED) SEED BLEND	FLS #/ACRE
GRASSES	4.00
LEGUMES	9.00
BUTTERFLY BUSH	2.00
ILLINOIS GREAT BASIN	2.00
INDIAN RICEGRASS	5.00
SHRUBS	50
SAGEBRUSH WYONING	50
RAEBRUSH RUBBER	50
BALTIMORE WOODRUSH	50
WYONING WOODRUSH	50
BY-TENSARISH GREEN	1.00
SPRINT HORSESHOE	50
SPRINT PEACH	1.00
FLOWERS	2.00
DRYLAND AGGRESSIVE BLEND	2.00
NON-IRRIGATED DRYLAND RE-VEGETATION SEEDING	6.00
REGRASS ANNUAL	9.00
TOTAL FLS #/ACRE	91.00

SEED AVAILABLE FROM CON-STOCK SEED, MINDEN NV

COPART - 10 ACRE SUBLLOT CUT FILL EXHIBIT



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-2.00	0.00	286368.23	Green
2	0.00	2.00	105249.62	Light Green
3	2.00	4.00	5285.21	Yellow
4	4.00	6.00	5000.05	Orange
5	6.00	8.00	2833.30	Red-Orange
6	8.00	10.00	230.05	Red



COPART - 10 ACRE SUBLLOT CUT FILL EXHIBIT SPECIAL USE PERMIT

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
COMPARISON	1.000	1.000	405336 Sq. Ft.	6465 Cu. Yd.	3546 Cu. Yd.	2919 Cu. Yd.<Cut>
Totals			405336 Sq. Ft.	6465 Cu. Yd.	3546 Cu. Yd.	2919 Cu. Yd.<Cut>

RENO NEVADA

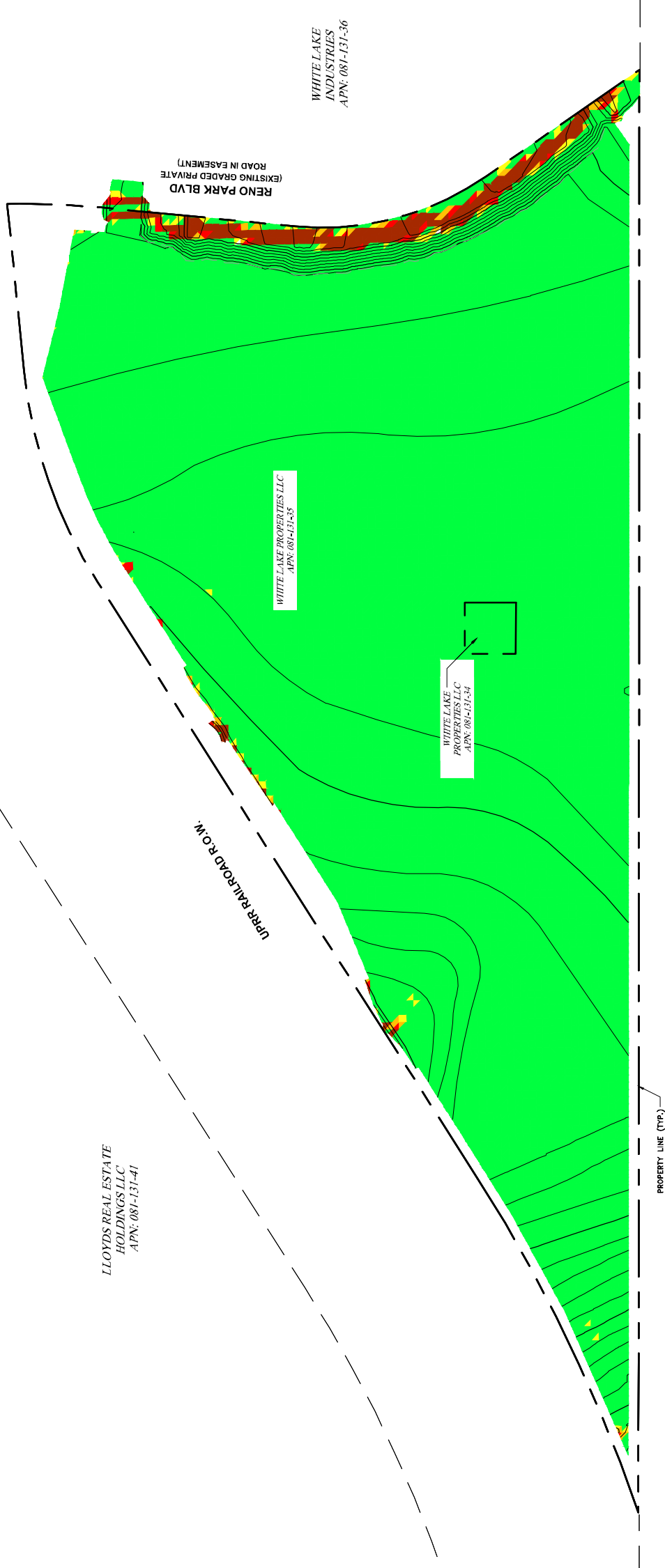
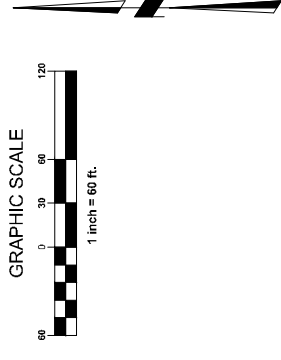


CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

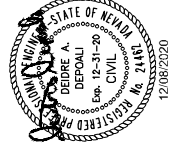
JOB NO: 20100.00 DATE: 12/8/2020

SHEET 1 OF 1

COPART - 10 ACRE SUBLLOT SLOPE ANALYSIS MAP



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.01%	15.00%	394281.48	Green
2	15.10%	20.00%	1567.92	Yellow
3	20.10%	25.00%	1166.21	Orange
4	25.10%	30.00%	1207.23	Red
5	30.10%	100.00%	7097.06	Dark Red



CALIFORNIA

COPART - 10 ACRE SUBLLOT SLOPE ANALYSIS MAP SPECIAL USE PERMIT

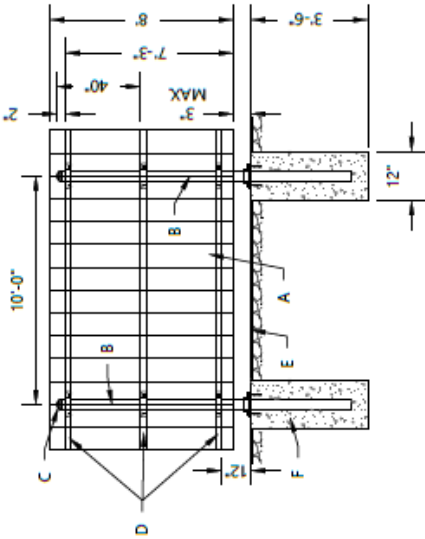
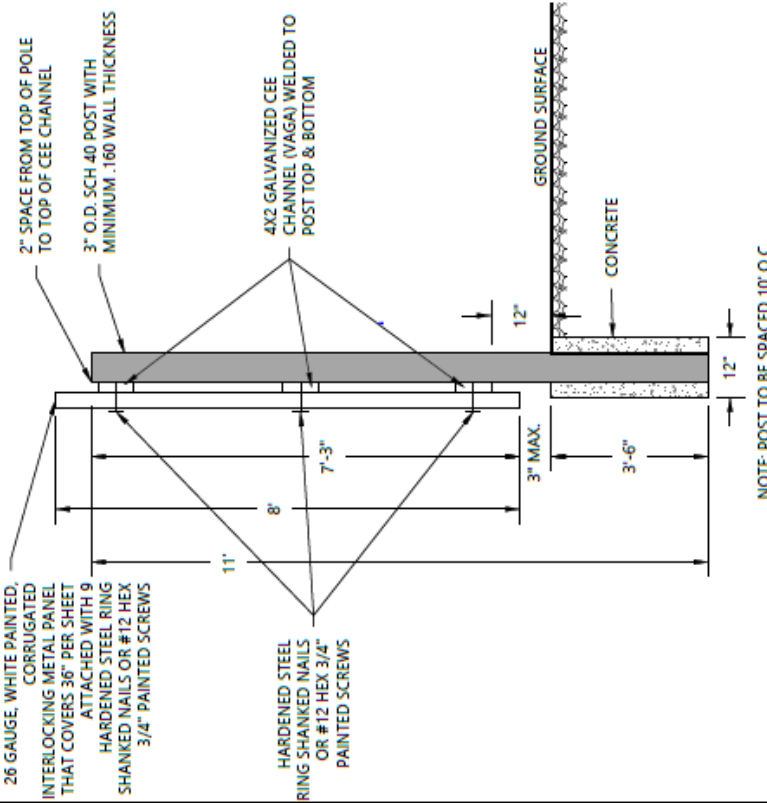
RENO NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 20100.00 DATE: 12/8/2020

SHEET 1 OF 1



- LEGEND**
- A. 26 GAUGE, WHITE PAINTED, CORRUGATED INTERLOCKING METAL PANELS 36"x8" ATTACHED TO 3-4X2 GALVANIZED CEE CHANNELS WITH 9 HARDENED STEEL RING SHANKED NAILS OR #12 HEX 3/4" PAINTED SCREWS
 - B. 3" O.D. SCH 40 GALVANIZED POSTS MINIMUM .160 WALL THICKNESS
 - C. ALUMINUM POST CAP
 - D. 4X2 GALVANIZED CEE CHANNEL (VAGA) WELDED TO POST TOP & BOTTOM
 - E. GROUND SURFACE
 - F. CONCRETE FOOTINGS 3000PSI CONCRETE TO DEPTH ACCORDING TO FROST LINE

LAST REVISED:
11/08/19

COPART METAL PANEL FENCE



SOLAEGUI
ENGINEERS

November 30, 2020

Mitchell Fink, P.E.
Washoe County Community Development
P.O. Box 11130
Reno, Nevada 89520

Re: Copart White Lake Storage – Trip Generation Letter

Dear Mitch:

This letter contains the findings of our trip generation review of the proposed Copart crashed vehicle storage project located off Reno Park Boulevard near Bordertown in Washoe County, Nevada. The project is designed to contain 10 acres of outdoor damaged vehicle storage. The purpose of this letter is to document the trip generation attributable to the proposed site plan.

Trip generation calculations for the project are based on the Ninth Edition of *ITE Trip Generation*, published by the Institute of Transportation Engineers. Nationally published data does not include this exact land use. For that reason we will calculate trip generation based on both the mini storage and general light industrial land uses as best available data. The calculation sheets are attached for ITE land use #151 Mini-Warehouse and ITE land use #110 General Light Industrial. The ninth edition data is used because the tenth edition does not support the “per acre” independent variable. Table 1 shows the trip generation totals.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Mini Warehouse 10 Acres	354	26	36
General Light Industrial 10 Acres	518	75	73

As indicated in Table 1, the mini warehouse land use trip generation amounts to 354 average daily trips with 26 AM peak hour trips and 36 PM peak hour trips. The general light industrial use produces trip generation of 518 average daily trips with 75 AM peak hour trips and 73 PM peak hour trips. In my opinion the mini warehouse totals are most representative of what I understand the Copart use to be but the general light industrial use is also provided as what we see as potential high end volumes. We note that all these totals are below the threshold triggering the need for a full traffic study.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD



A circular professional engineer seal for Paul W. Solaegui, P.E., Civil Engineer, State of New Mexico. The seal contains the text: "PROFESSIONAL ENGINEER", "PAUL W. SOLAEGUI", "CIVIL", and "STATE OF NEW MEXICO". A handwritten signature in blue ink is written over the seal.

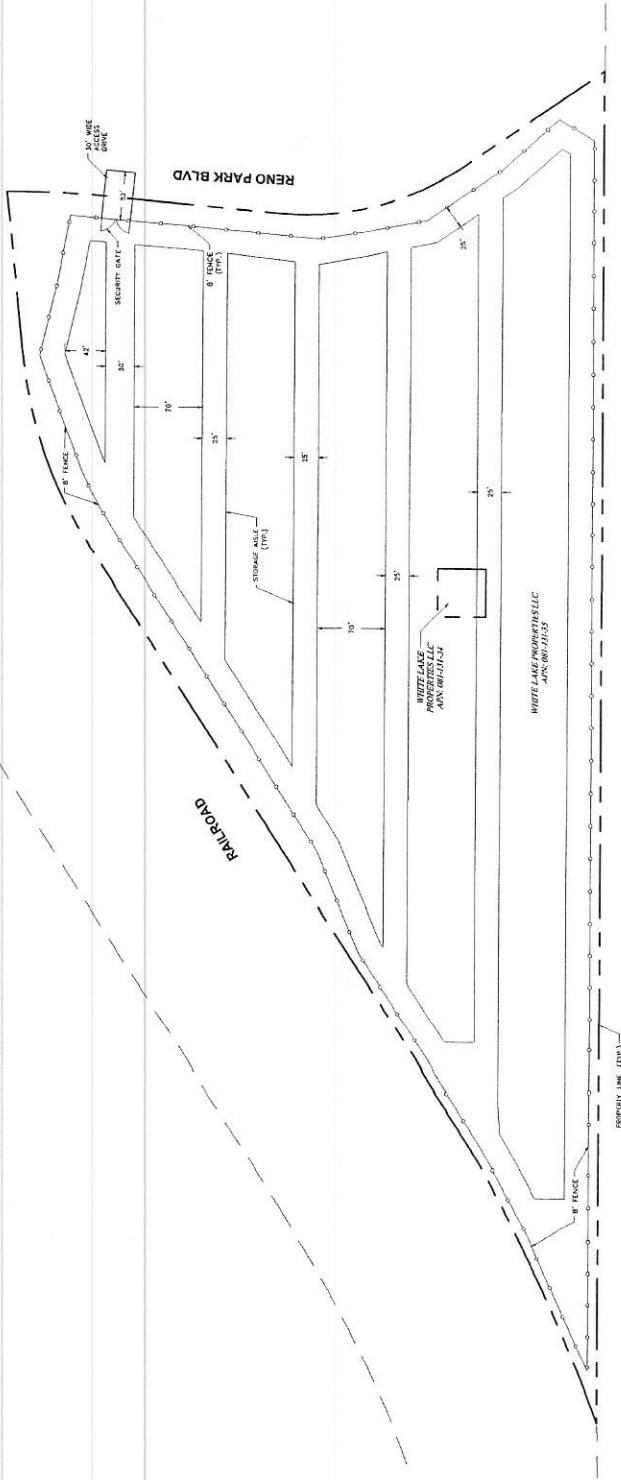
Paul W. Solaegui, P.E.

11-30-20
EXP 6-30-22

Enclosures
Letters/ Copart Trip Generation Letter

COPART - 10 ACRE WHITE LAKE PRELIMINARY SITE PLAN

1101058 REAL ESTATE HOLDINGS LLC
APN: 084-111-014



COPART - 10 ACRE WHITE LAKE PRELIMINARY SITE PLAN SPECIAL USE PERMIT

RENO NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

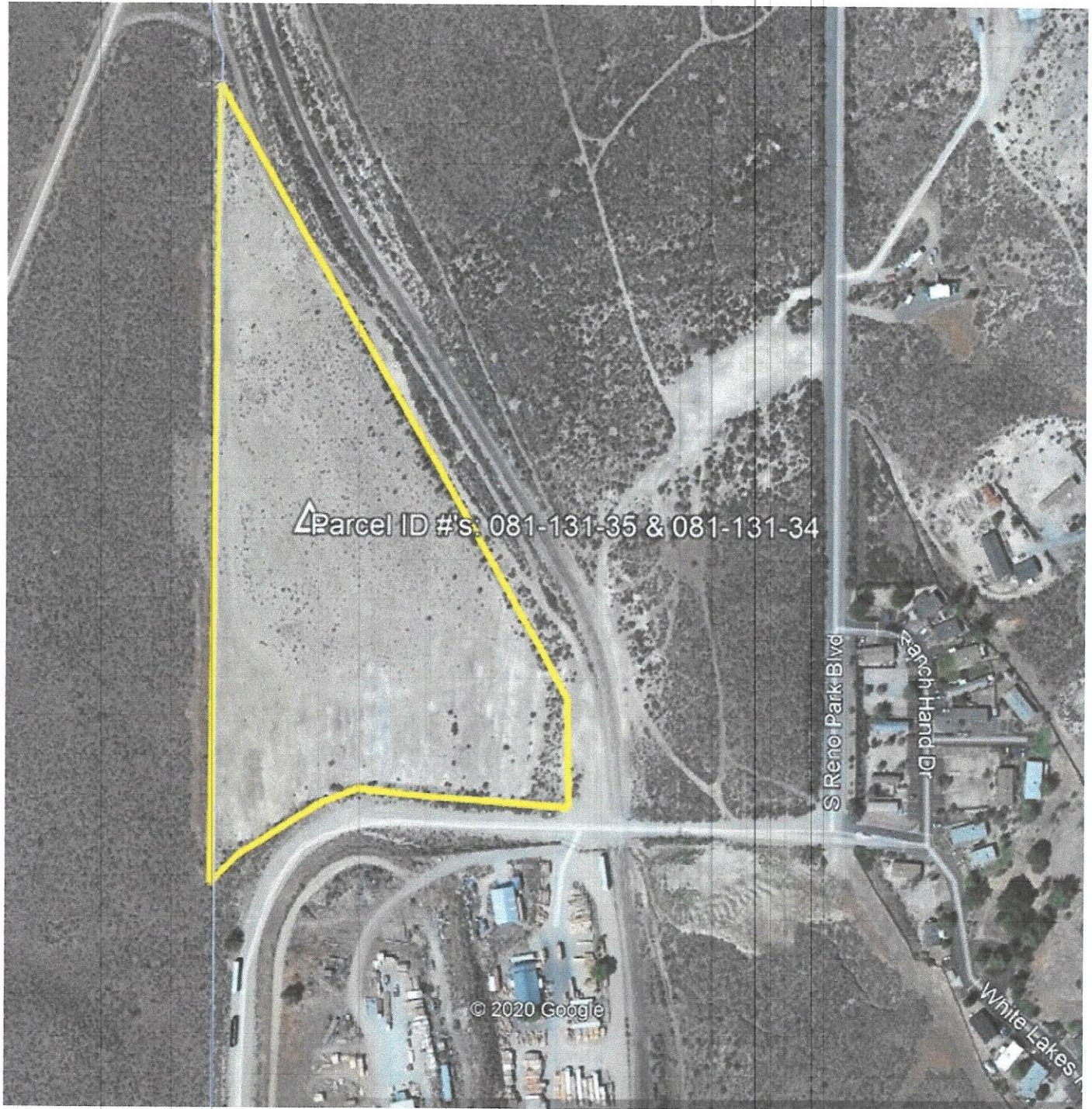
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1150 FAX • CHARENCCOH

JOB NO: 20100.00 DATE: 12/8/2020

SHEET 1 OF 3

Exhibit A
DESCRIPTION/DEPICTION OF LAND

Approximately 10.32 acres of real property located at 19905 Reno Park Blvd, Reno, NV, Washoe County, 89508, identified as Parcel Numbers 081-131-35 and 081-131-34 19905, and, as further generally depicted in yellow outline below:



Average Rate Trip Calculations
For 10 Acres of Mini-Warehouse(151) - [R]

Project:
Phase:

Open Date:
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	35.43	15.63	1.00	354
7-9 AM Peak Hour Enter	1.16	0.00	1.00	12
7-9 AM Peak Hour Exit	1.42	0.00	1.00	14
7-9 AM Peak Hour Total	2.58	1.67	1.00	26
4-6 PM Peak Hour Enter	1.78	0.00	1.00	18
4-6 PM Peak Hour Exit	1.78	0.00	1.00	18
4-6 PM Peak Hour Total	3.57	2.57	1.00	36
Saturday 2-Way Volume	31.44	14.46	1.00	314
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	5.60	3.17	1.00	56

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Average Rate Trip Calculations
For 10 Acres of General Light Industrial(110) - [R]

Project:

Open Date:

Phase:

Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	51.80	32.69	1.00	518
7-9 AM Peak Hour Enter	6.23	0.00	1.00	62
7-9 AM Peak Hour Exit	1.28	0.00	1.00	13
7-9 AM Peak Hour Total	7.51	6.51	1.00	75
4-6 PM Peak Hour Enter	1.60	0.00	1.00	16
4-6 PM Peak Hour Exit	5.66	0.00	1.00	57
4-6 PM Peak Hour Total	7.26	5.99	1.00	73
Saturday 2-Way Volume	8.73	7.91	1.00	87
Saturday Peak Hour Enter	0.45	0.00	1.00	5
Saturday Peak Hour Exit	0.51	0.00	1.00	5
Saturday Peak Hour Total	0.96	1.55	1.00	10

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Assessor's Map Number

081-13

STATE OF NEVADA

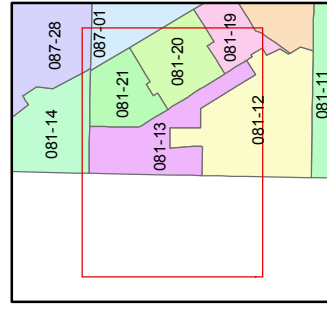
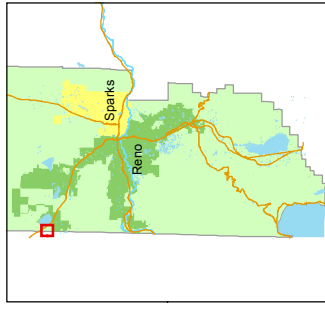
**WASHOE COUNTY
ASSESSOR'S OFFICE**

Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 400 feet

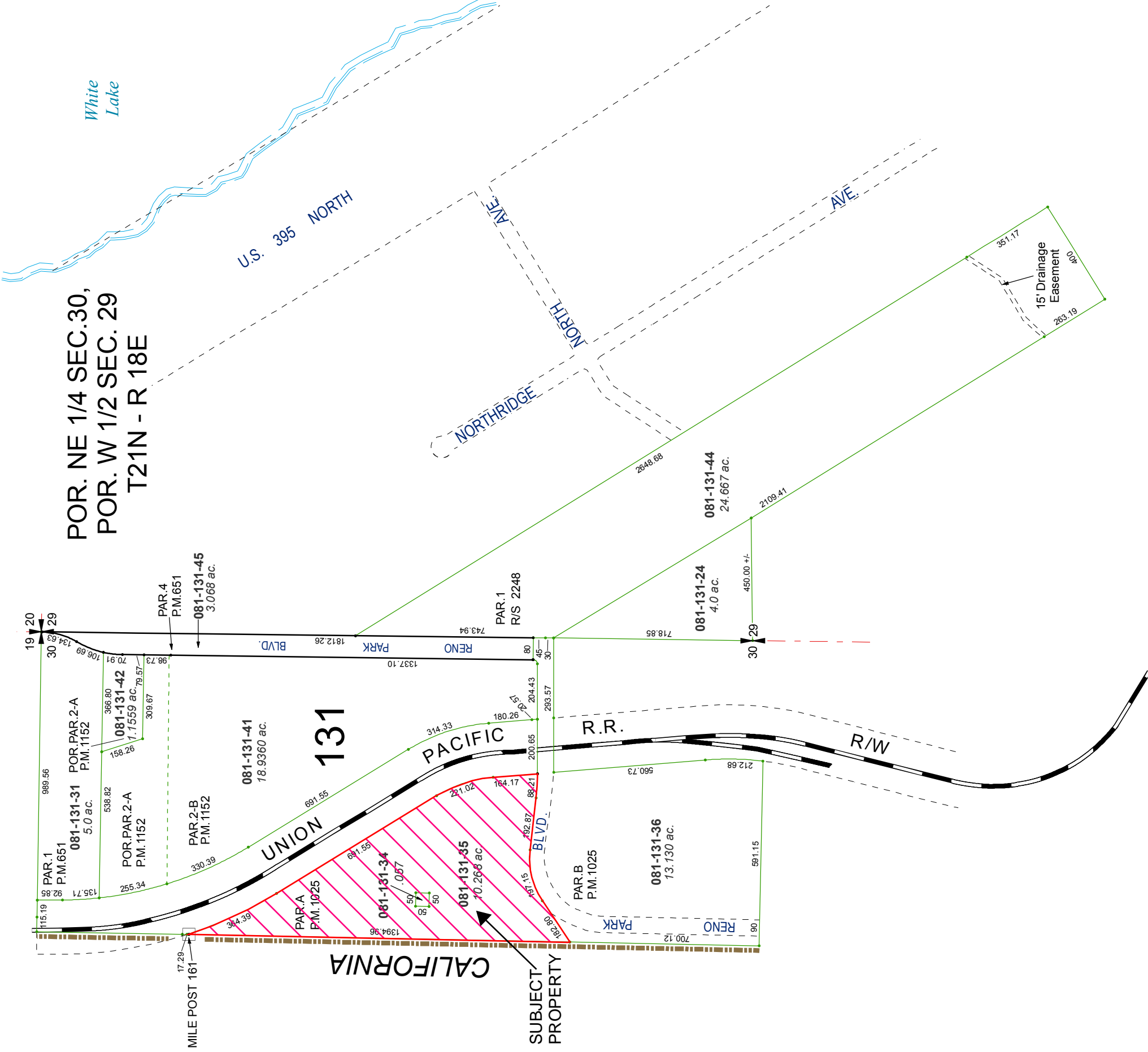


created by: CFB 06/24/2014

last updated: CFB 10/01/2014

area previously shown on map(s)

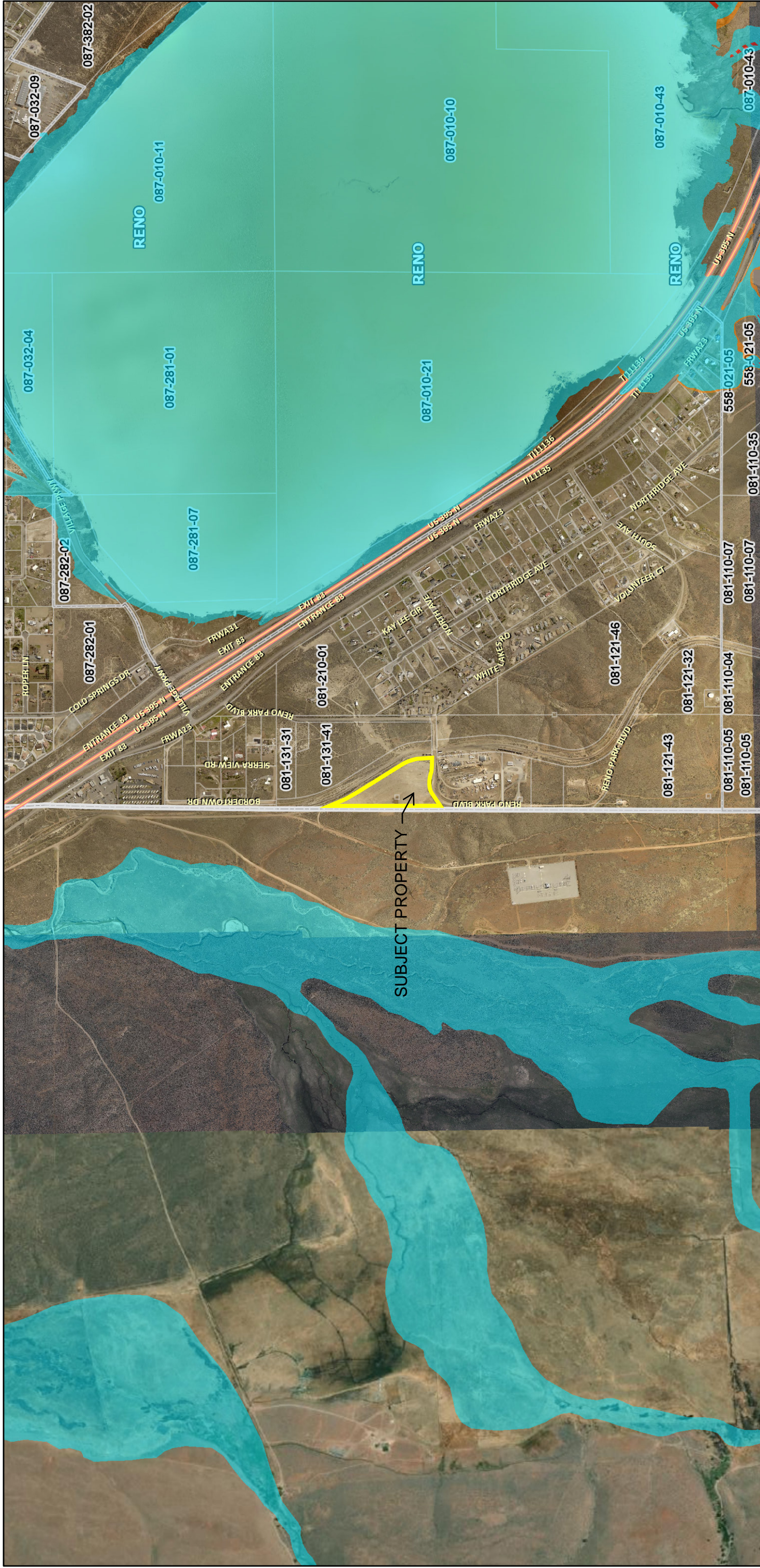
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



POR. NE 1/4 SEC. 30,
POR. W 1/2 SEC. 29
T21N - R 18E

15' Drainage
Easement

FLOOD HAZARD ZONE MAP



November 30, 2020

Flood Hazard Zones

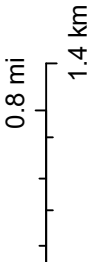
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard

■ Future Conditions 1% Annual Chance Flood Hazard

■ Area with Reduced Risk Due to Levee

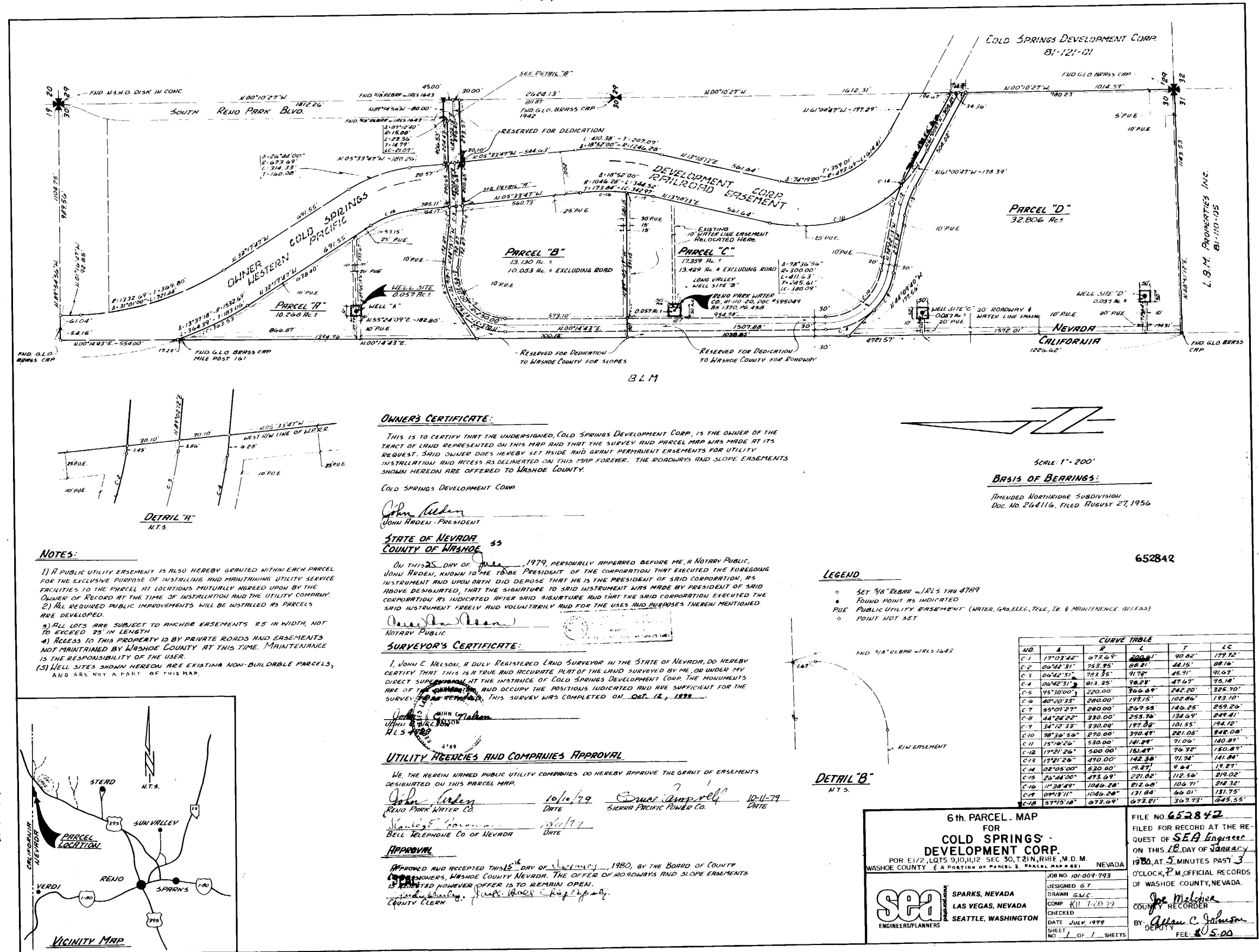
APN

1:18,056



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

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.
Washoe County Technology Services - Regional Services Division, 1001 E. 9th St, Building C-200, Reno, NV 89512 www.washoecounty.us/gis (775) 328-2345



1025

For Amended Plat see Parcel Map 1152

Parcel Map # 1025

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08113135	Active	12/7/2020 1:40:23 AM
Current Owner: WHITE LAKE PROPERTIES LLC 18124 WEDGE PKWY 207 RENO, NV 89511		SITUS: 19905 RENO PARK BLVD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Range 18 Block Township 21 Lot Section 30 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$179.67	(\$80.51)	\$99.16
Truckee Meadows Fire Dist	\$570.72	(\$267.40)	\$303.32
Washoe County	\$1,470.87	(\$659.09)	\$811.78
Washoe County Sc	\$1,203.27	(\$539.18)	\$664.09
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$3,425.16	(\$1,546.18)	\$1,878.98

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020441336	B20.124742	\$1,897.79	10/7/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
 Washoe County Assessor
 1001 E 9th Street
 Reno, NV 89512-2845

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

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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)
Washoe County Parcel Information

Parcel ID	Status	Last Update
08113134	Active	12/7/2020 1:40:23 AM
Current Owner: WHITE LAKE PROPERTIES LLC 18124 WEDGE PKWY 207 RENO, NV 89511		
SITUS: 18995 RENO PARK BLVD WASHOE COUNTY NV		
Taxing District: 4000		
Geo CD:		
Legal Description		
Range 18 Block Township 21 Lot WELL A Section SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$2.95	(\$2.47)	\$0.48
Truckee Meadows Fire Dist	\$9.39	(\$7.89)	\$1.50
Washoe County	\$24.18	(\$20.20)	\$3.98
Washoe County Sc	\$19.79	(\$16.51)	\$3.28
COLD SPRINGS VALLEY WATER BASIN	\$0.63	\$0.00	\$0.63
Total Tax	\$56.94	(\$47.07)	\$9.87

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020441631	B20,124740	\$10,26	10/7/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845

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

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

Drip Prevention and Spill Response

VEHICLE RECEIVING & STORAGE AREAS

Copart Employees,

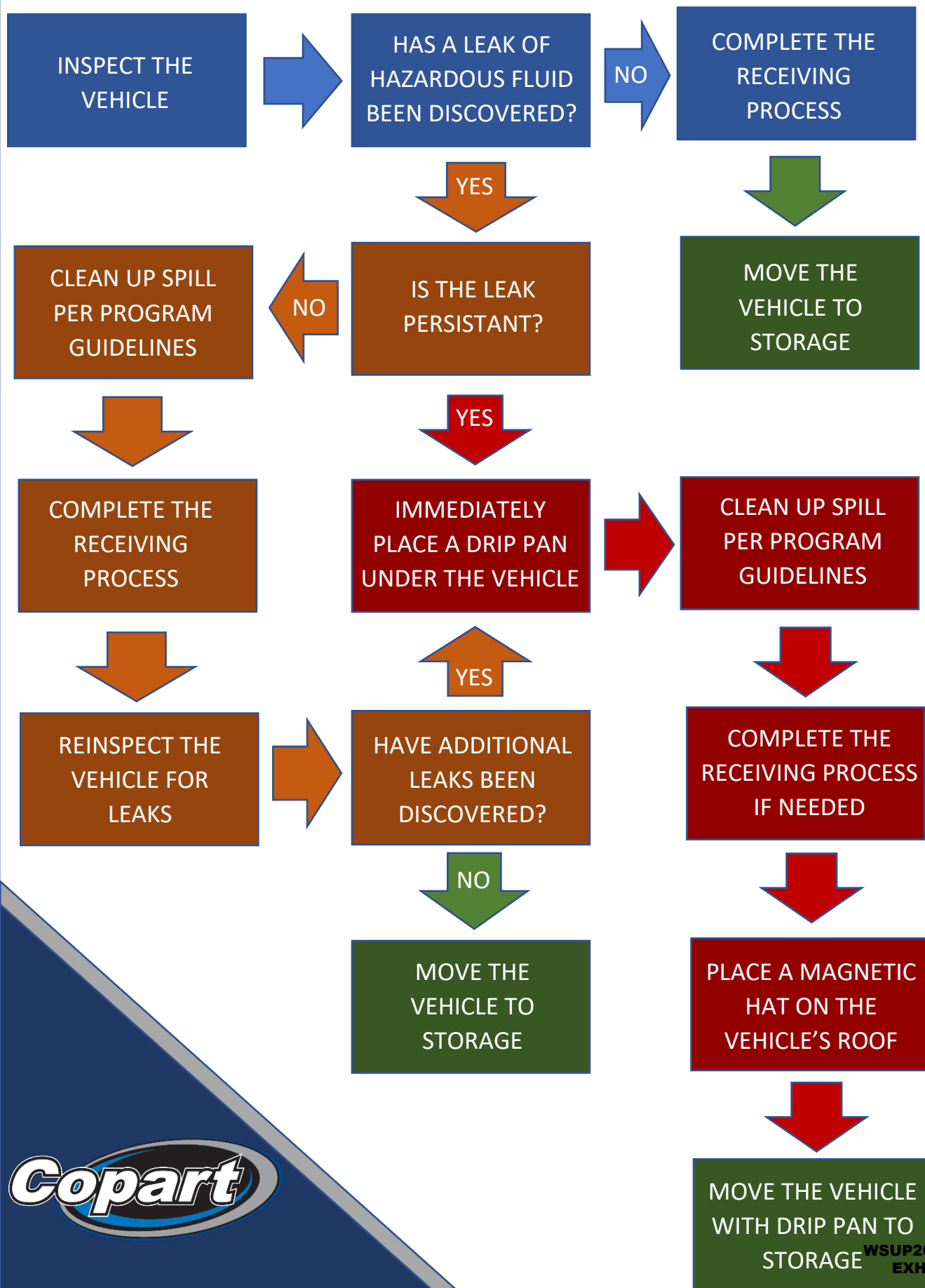
Protecting the environment is of the utmost importance at Copart, so it is imperative that every employee tasked with receiving or moving vehicles follow the drip prevention and spill response procedures listed below.

1. All incoming vehicles are to be inspected for dripping fluid.
2. If there is active dripping, a drip pan with absorbent pads and weights are to be placed under the vehicle to contain all fluids. Any hydrocarbon fluid that has dripped on the ground has the FM product applied. Any battery acid or Anti-Freeze is absorbed with a pad.
3. After receiving is finished and before the vehicle is moved to storage, the vehicle is to be inspected again for drips.
4. The receiving area must be constantly monitored for any fluids that make it to the ground. All must be addressed per the FM-189 spill clean-up manual.
5. If the vehicle still has drips, a drip pan is placed under the vehicle in storage.
6. All vehicles with drip pans under them must be marked (magnetic hat) and monitored weekly while in storage.
7. Once the vehicle is delivered to the buyer the contents of the pan is to be manifested to the appropriate Haz-waste facility.



Drip Prevention and Spill Response

VEHICLE RECEIVING PROCESS FLOW





Copart, Inc.

FM 186-2

Program Manual

For Hydrocarbon Spill Clean Up



**Copart, Inc.
Spill Clean Up Program**

FACILITY CONTACT INFORMATION

GENERAL MANAGER: _____

ASSISTANT GENERAL MANAGER: _____

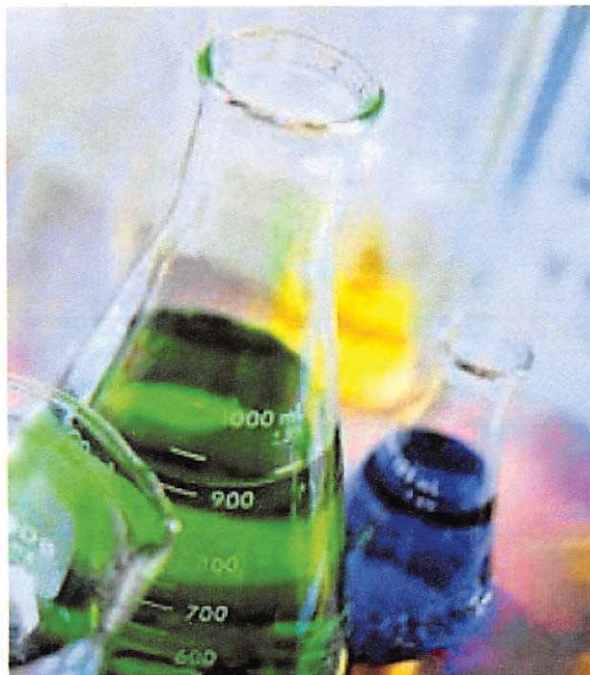
AREA SAFETY MANAGER: _____

REGIONAL MANAGER: _____

PROGRAM DESCRIPTION

Copart, Inc. has adopted a program for responding to hydrocarbon spills. The FM 186-2 Program uses proprietary chemistry that solubilizes and micro-emulsifies hydrocarbon, thereby suppressing VOC release and removing residual contamination left behind with the kitty litter/hazardous waste drum method.

Under both Federal and State regulations, during an immediate response to a spill, there is an exemption from the requirement to obtain a treatment, storage, or disposal permit.* The resulting waste must then be properly characterized. When the FM 186-2 Program is properly applied to small hydrocarbon spills, the resulting waste is rendered nonflammable and nonhazardous according to State and Federal Regulations. ** In addition, the hydrocarbon becomes bioavailable for enhanced biodegradation. Federal and State regulations require generators to determine their waste. Prior knowledge can be applied to the process used to clean up identifiable waste streams. ECS supplies demonstrated application and clean up techniques that Copart applies as part of our process knowledge package. Nothing herein is to be taken as approval that all spilled products would be rendered nonhazardous. Ultimately it is up to the responder to determine the resulting clean up material and to dispose of it correctly. On large, difficult to contain hydrocarbon spills, containing the spill is paramount. Use the provided sock booms. Once containment has been attained, for volatile fuels, spraying the FM 186-2 solution over the entire surface of the spill suppresses



flammable vapors. After absorbing the spill as safely and rapidly as possible, final clean up for residual contamination with the FM 186-2 solution should be conducted following the "Small Spill Clean Up" procedure. Even though the FM 186-2 solution has been used in these spills, the collected absorbents are treated as hazardous waste and must be characterized properly.

* Federal 40CFR 264.1 (g)(8)(i)(C), 40CFR 270.1 (C)(3) and California State 22CCR 66264.1(g)(8)(A)(3), 22CCR 66270.1 (C)(3)

** **Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal.** Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.

SMALL SPILL CLEAN UP PROTOCOL

A small spill is a spill that is easily contained and does not require use of sock booms. Always follow your company's procedures carefully.

1.0 ALWAYS UTILIZE PERSONAL PROTECTIVE EQUIPMENT (PPE)

1.1 Safety Vest Goggles Gloves
FM 186-2 Sprayer Pads Broom

A - Assess the spill and cone off the area.

B - Be safe – personal and public safety.

C - Clean up properly – follow your company guidelines carefully.

D - Determine waste and dispose of it correctly.

2.0 SPILL CLEAN UP

2.1 Spray the FM 186-2 completely around the spill

2.2 Cover the entire the spill area with the FM 186-2. Use a 1 to 1 ratio (one part FM 186-2 to one part spilled fuel).

2.3 Working from the outside edges first, mix the chemistries by pushing and pulling the solution within the impacted area towards the center of the spill.

2.4 As you mix the FM 186-2 with the spill, you will notice there is a bubbling action that starts to take place. In warmer weather this action may happen relatively quickly and in cooler weather it may be somewhat delayed.

2.5 As you start to mix the chemistries, the first reaction will turn the solution a milky white. Shortly thereafter the "bubbling" becomes quite pronounced.

2.6 Continue mixing until bubbling stops. If there is still bubbling going on, your mixture is incomplete. Remember, the larger the spill, the longer it will take to properly mix in the FM 186-2 chemistry.

2.7 When the bubbling action has stopped, you have successfully completed the reaction. Wait a couple of minutes to assure that the reaction is complete. It is now ready to be sorbed up.

2.8 Lay the sorbent pads in such a manner as to cover the ENTIRE SURFACE of the spilled fuel and allow the pads to sorb up the mixture.

2.9 After a couple of seconds use the brush to move the pads around to assist in this process.

2.10 Leave cones in place until all moisture has evaporated.

2.11 Remember to replace any products used from your spill kit immediately.

Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal. Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.

CLEANING UP SMALL SPILLS ALWAYS WEAR PPE



A small spill is one that is easy to contain. Remember to always wear your personal protective equipment (PPE). **Place one of your vests in the red bag containing your PPE so it will be there when you need to respond to a large spill.**

(See Protocol 1.0 and 1.1)

Circle the spill with FM 186-2 solution. Then spray over the entire spill area. Use a 1:1 ratio or, as much FM 186-2 solution as spilled fuel.

(See Protocol 2.1 and 2.2)



Begin brushing the spill and FM 186-2 solution into the center of the spill area

(See Protocol 2.3)

Hot Tip: Improve your curb appeal by frequently responding to the small drips that occur on a daily basis. Use the methods described.

SMALL SPILLS – Continued

As you mix the FM 186-2 into a spill, you will notice a bubbling action taking place. Continue mixing until the bubbling stops. In warmer weather, this action happens rapidly. In cooler weather, it will happen more slowly. If bubbling action is still happening, the mixing is incomplete - so continue to mix vigorously. REMEMBER: The larger the spill, the longer it will take to properly combine the spilled fuel and the FM 186-2. (See Protocol 2.4 - 2.7)



Lay sorbent pads over the entire spill area and let the pads soak up the mixture. Move the pads around with the broom to assist in this process. (See Protocol 2.8 and 2.9)



Use enough sorbent pads so that none of them are soaked through and dripping. Dispose of the used pads properly. (See Protocol 2.10 – 2.11)

Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal. Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.

Emergency Spill Response – Rock and Dirt

The addition of FM 186-2 enhances remediation of the contamination. As with spill procedures, the mixing of the FM 186-2 with the hydrocarbon is important. In addition, turning of the surface by mechanical action increases the oxygen level within the substrate. This enhances natural bacterial growth which is the key to the biodegradation of the contamination. The following procedure should be followed for maximum results.

Assess the extent of the contamination.

This involves assessing both the amount of hydrocarbon and the total area that the hydrocarbon reached.

1. Scar up the area to increase effectiveness.
2. Apply FM 186-2 solution to cover the entire stain in the soil. Apply this evenly over the contaminated area.
3. Mix well with steel rake and reapply FM 186-2 if necessary.
4. Apply a small amount of fertilizer with a number that has a higher nitrogen count than the phosphorous and potassium (NPK). The number should be a 10-5-5 or 20-10-10. Sprinkle over the treated area. Do not add too much fertilizer. You do not want to grow weeds. (Note: Be sure that the fertilizer does not contain any additional component that inhibits bacterial growth or contains a weed killer).
5. Keep the soil moist but do not over water. Too much water will slow the remediation process. Add water once a week if it does not rain.



MARK and MONITOR

6. After 30 days, sample the area and evaluate progress. This can be accomplished by noting the absence or presence of hydrocarbon odor. Some discoloration is natural.

Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal. Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.

Emergency Spill Response - Asphalt and Concrete Large Spills Over One Gallon

A large spill requires a phone call to your Area Equipment and Safety Manager

1. Locate the source and stop the spill. The contaminated area should be cordoned off and customers and others kept out. If volatile fuel is spilled, to reduce the danger of fire, suppress the vapors by spraying FM 186-2 solution over entire spill area. **Containment of spills is a critical first step, for safety and in order to protect the environment.**
2. **Health and safety are primary concerns as a large spill is handled. The use of FM 186-2 to reduce the level of volatile hydrocarbon is also an important step. Even though a complete reaction may not take place, the volatile levels will be significantly reduced during an event.**
3. Sock booms have been provided to protect storm drains and stop the forward migration of the spill. It is imperative that the storm water system be protected from any spilled hydrocarbon. If the spill looks like it may enter the storm drain, surround storm drains with the white oleophilic sock booms.
4. After protection has been provided for the storm drain system, assess the extent of the spill. If necessary, absorb raw hydrocarbon in white oleophilic pads. These will be placed in orange plastic waste bags.
5. After the spilled material has been removed, spray the FM 186-2 solution on the residual oils left on the ground and brush it in thoroughly.
6. Pick up solution with provided pads (gray or white)
7. Place all material into the orange bag, seal and label it as: **Hydrocarbon Hazardous Waste**. Pick up and disposal should proceed according to company guidelines.

Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal. Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.

Emergency Spill Response - Continued Equipment and Safety Managers

Joe O'Leary

Senior Director of Equipment, Safety
& Environmental Compliance
678.628.3954 (cell)
Joe.Oleary@copart.com

Sean Mulcahy

Health, Safety & Environmental Manager
619.861.3150 (cell)
Sean.Mulcahy@copart.com

Robert Polidori

Equipment & Safety Manager
860.839.5657 (cell)
Robert.Polidori@copart.com

Jamie Hobson

Equipment & Safety Manager
910.813.7261 (cell)
Jamie.Hobson@copart.com

Christian Jakoubek

Equipment & Safety Manager
214.695.2171 (cell)
Christian.Jakoubek@copart.com

Jim Sulkanen

National Equipment & Safety Manager
678.850.7669 (cell)
Jim.Sulkanen@copart.com

Jeff Mercer

Equipment & Safety Manager
972.342.5798 (cell)
Jeff.Mercer@copart.com

Tyler Broussard

Equipment & Safety Manager
225-301-4070 (cell)
Tyler.Broussard@copart.com

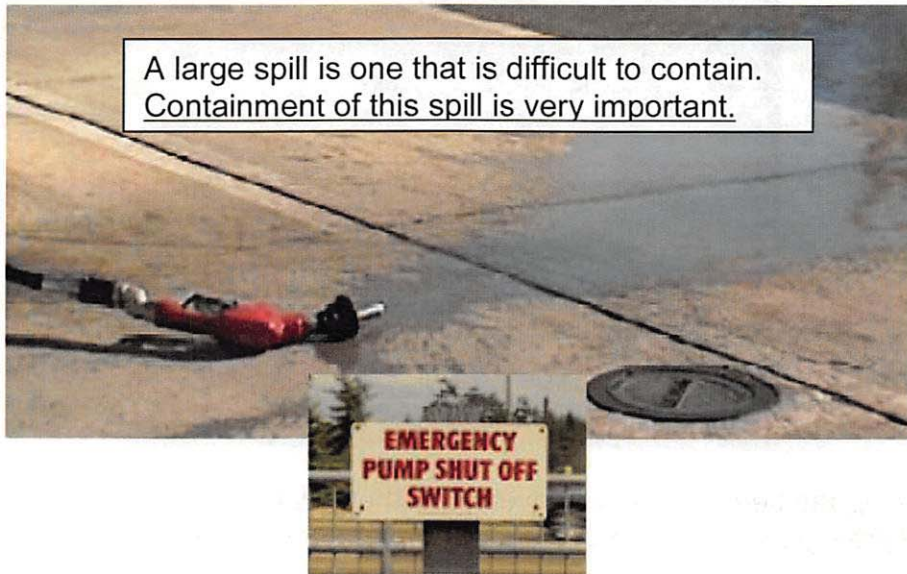
David Saber

Equipment & Safety Manager
916-307-8042 (cell)
David.Saber@copart.com

Randy Heffner

Equipment & Safety Manager
214.208.4141 (cell)
Randy.Heffner@copart.com

HOW TO HANDLE LARGE SPILLS SAFELY ALWAYS WEAR PPE



When a large spill occurs – Press the **system shutoff switch** (if necessary) to shut down the station and begin to contain the spill.



Collect the ECS spill kit, proceed to the spill area and begin to contain the spill.



Place sock booms to protect the storm drain or edge of the property.



Large Spills – Continued



After the spill has been contained, overspray the spill area with the FM 186-2 solution. This overspray greatly reduces the danger of fire and explosion.

Clean up the used sorbent pads and sock booms by collecting them in the orange disposal bags provided in the ECS spill kit. Seal the bags and label them: **HYDROCARBON – HAZARDOUS WASTE. Pick up and disposal should proceed according to your company guidelines.** Following the cleanup of a large spill, remember to replenish your supply of FM 186-2 and sorbents.



Hot Tip: Hold training spill drills on a regular basis using water. This is a good way to prepare for a large spill.

Petroleum waste is a presumptive hazardous waste and the users/generators are responsible for proper waste characterization and disposal. Federal and state regulations require generators to determine their waste classification(s). Regulations also allow for prior knowledge of the waste and treatment procedures in determining the waste's classification. The FM 186 program is a treatment procedure that can be applied as part of the prior knowledge package. Nothing herein is to be taken as approvals that all spill materials would be rendered non-hazardous. Ultimately it is up to the generator to determine the resulting clean up material and to dispose of it correctly.



Waste Analyticals And Review

Environmental Chemical Solutions
PO Box 2029, Gig Harbor, Washington 98335
Toll Free: 877.253.2665 Fax: 253.853.1340
www.ecschem.com

The Process of Knowledge at the Copart Facility

For establishing knowledge of the treated waste at the Copart facility, five areas were identified for sampling and analysis. Since the vehicles are all parked in the same direction, it is assumed that the spilled material from the rear of the car is rear end oil and from the middle of the car, transmission fluid. However, spills from the front of the car could be any number of fluids including hydraulic brake fluid, transmission fluid, power steering oils, motor oils, differential fluid (same as rear end fluid in a front wheel drive) and possibly some small amounts of antifreeze. Antifreeze is not a fluid expected since most antifreeze is lost at the scene of the accident.

A total of five samples were processed. Since most of the spillage occurs from the front of the vehicle, three samples were drawn from the front area, one from the middle and one from the rear. The sample from the middle area was drawn from the soil/rock yard while the rest were obtained from the hard surface staging area.

All spills were treated with FM 186 by a Copart employee and were immediately placed in clean sealed glass containers and placed on ice. All samples were sent by chain of custody to a state certified laboratory with TCLP metals, STLC metals and Title 22 aquatic toxicity testing conducted. Since the fluids do not exhibit any form of flammable hazard or contain benzene, ignitability and TCLP benzene were not run.

All samples passed the TCLP and STLC metals and the Title 22 aquatic toxicity testing. The results are illustrated in the following tables.

The sample number designated the size of the spilled material while the location illustrates where from the vehicle the spill generated.

Sample # (size)	12x3"		Location: Rear	REGULATORY LIMIT
	TCPL Metals		STLC Metals	
Arsenic	ND		ND	5.0
Barium	2.88		3.05	100.0
Cadmium	ND		ND	1.0
Chromium	ND		0.364	5.0
Lead	0.126		3.47	5.0
Selenium	ND		0.139	1.0
Silver	ND		ND	5.0
Mercury	ND		ND	0.2

Aquatic Tox pass >750
All data is in parts per million

Sample # (size)	12x6"		Location: Front	REGULATORY LIMIT
	TCPL Metals		STLC Metals	
Arsenic	ND		ND	5.0
Barium	1.61		3.31	100.0
Cadmium	ND		ND	1.0
Chromium	ND		0.585	5.0
Lead	0.070		4.30	5.0
Selenium	ND		ND	1.0
Silver	ND		ND	5.0
Mercury	ND		ND	0.2

Aquatic Tox pass >750
All data is in parts per million

Sample # (size)	18x24"		Location: Front	REGULATORY LIMIT
	TCPL Metals		STLC Metals	
Arsenic	ND		0.057	5.0
Barium	1.55		2.10	100.0
Cadmium	ND		ND	1.0
Chromium	ND		0.534	5.0
Lead	ND		2.21	5.0
Selenium	ND		0.417	1.0
Silver	ND		0.277	5.0
Mercury	ND		ND	0.2

Aquatic Tox pass >750
All data is in parts per million

Sample # (size) **24x24"**

Location: Front

REGULATORY LIMIT

	TCPL Metals	STLC Metals	
Arsenic	ND	0.054	5.0
Barium	1.61	2.93	100.0
Cadmium	ND	ND	1.0
Chromium	ND	0.548	5.0
Lead	0.050	3.33	5.0
Selenium	ND	0.412	1.0
Silver	ND	ND	5.0
Mercury	ND	ND	0.2

Aquatic Tox **pass >750**
All data is in parts per million

Sample # (size) **S-1 24x18"**

Location: Middle (soil)

REGULATORY LIMIT

	TCPL Metals	STLC Metals	
Arsenic	ND	0.071	5.0
Barium	1.47	3.11	100.0
Cadmium	ND	ND	1.0
Chromium	ND	0.195	5.0
Lead	ND	0.185	5.0
Selenium	ND	0.206	1.0
Silver	ND	0.083	5.0
Mercury	ND	ND	0.2

Aquatic Tox **pass >750**
All data is in parts per million



Field analytical data was collected under standard protocol, transported in industry recognized containers, and was kept on ice or chilled.

Spills were immediately treated and preserved. Code of behavior included split sampling to verify protocol or were in response to a spill of opportunity. Material was submitted to California State certified laboratories for waste determination.

This and other data is used to help determine and quantify generator knowledge.

Environmental Chemical Solutions
PO Box 2029, Gig Harbor, Washington 98335
Toll Free: 877.253.2665 Fax: 253.853.1340
www.ecschem.com

SAMPLES ANALYZED FOR ECS
by Associated Laboratories, Orange, CA

AQUATIC TOXICITY TESTING
by Associated Laboratories, Orange, CA

Project ID: **ExxonMobil**

Project Description: **250 mls. (1 cup) of regular unleaded gasoline was spilled and cleaned up.**
FULL EXTRACTION

LR #	Order # Client Smpl. ID	S Date	Method	Analyte	Result	DLR Units
122689	490130 S-1, S-2 composite	01/12/2004	1030	Ignitability of Solids	Pass	P/F
122689	490130 S-1, S-2 composite	01/12/2004	1311/8260	Benzene TCLP	ND	12500 ug/L
122689	490130 Laboratory Blank		1311/8260	Benzene TCLP	ND	0.005 ug/L
	490130 S-1, S-2 composite	1/12/2004	Title 22	Aquatic Toxicity	Pass	>750 mg/L

This data is a summary of the testing information. For actual laboratory sheets, chain of custody, etc., please contact ECS

SAMPLES ANALYZED FOR ECS
by Associated Laboratories, Orange, CA

AQUATIC TOXICITY TESTING
by MBC Applied Environmental Sciences, Costa Mesa, CA

Project ID: **Elsinore Old: Chevron**

Indicates FM formula over 1 year old

Project Description: **500 mls. (2 cups) of regular unleaded gasoline was spilled and cleaned up.**

LR #	Order # Client Smpl. ID	S Date	Method	Analyte	Result	DLR Units
111750	436669 Elsinore Old	06/05/2003	1030	Ignitability of Solids	Pass	P/F
111750	436669 Elsinore Old	06/05/2003	1311/8260	Benzene TCLP	0.123	0.05 mg/L
111750	436670 Laboratory Method Blank		1311/8260	Benzene TCLP	ND	0.005 mg/L
	03-373 Elsinore Pad Old	6/5/2003	Title 22	Aquatic Toxicity	Pass	>750 mg/L

This data is a summary of the testing information. For actual laboratory sheets, chain of custody, etc., please contact ECS

Project ID: **Vons / Safeway**

Project Description: **Spilled 250 mg (1 cup) regular unleaded gasoline and was cleanup up**
At regulatory request, ran complete spectrum of 8260

LR #	Order # Client Smpl. ID	S Date	Method	Analyte	Result	DLR Units
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	1,1 Dichloroethylene	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	1,2 Dichloroethane TCLP	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Benzene TCLP	0.033	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Carbon Tetrachloride	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Chlorobenzene TCLP	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Chloroform TCLP	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Methylethylketone TCLP	ND	0.10 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Tetrachloroethylene T	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Trichloroethylene TCLP	ND	0.005 mg/L
112719	441169 V/S 1818X-2	06/23/2003	1311/8260	Vinyl Chloride TCLP	ND	0.005 mg/L
112719	441170 V/S 1818X-3	06/23/2003	1030	Ignitability of Solids	Passes	P/F
112719	441171 Laboratory Method Blank		1311/8260	1,1 Dichloroethylene	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	1,2 Dichloroethane TCLP	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Benzene TCLP	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Carbon Tetrachloride	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Chlorobenzene TCLP	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Chloroform TCLP	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Methylethylketone TCLP	ND	0.10 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Tetrachloroethylene T	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Trichloroethylene TCLP	ND	0.005 mg/L
112719	441171 Laboratory Method Blank		1311/8260	Vinyl Chloride TCLP	ND	0.005 mg/L
03-389	30-389 VS/1818X-1	6/23/2003	Title 22	Aquatic Toxicity	Passes	> 750 mg/L

SAMPLES ANALYZED FOR ECS
by Associated Laboratories, Orange, CA

AQUATIC TOXICITY TESTING
by Associated Laboratories, Orange, CA

Project ID: **Chevron**

Project Description: **500 mls (2 cups) of regular unleaded gasoline spilled, cleanup by Chevron personnel**

<u>LR #</u>	<u>Order #</u>	<u>Client Smpl. ID</u>	<u>S Date</u>	<u>Method</u>	<u>Analyte</u>	<u>Result</u>	<u>DLR Units</u>
111729	436623	P-1	06/03/2003	1030	Ignitability of Solids	Passes	P/F
111729	436623	P-1	06/03/2003	1311/8260	Benzene TCLP	0.394	0.05 mg/L
111729	436623	P-1	06/03/2003	600/4-85/013	Fish Bioassay	Passes	>750 mg/L
111729	436624	Laboratory Method Blank		1311/8260	Benzene TCLP	ND	0.005 mg/L

This data is a summary of the testing information. For actual laboratory sheets, chain of custody, etc., please contact ECS.

SAMPLES ANALYZED FOR ECS
by Associated Laboratories, Orange, CA

AQUATIC TOXICITY TESTING
by Associated Laboratories, Orange, CA

Project ID: **Costco**

Project Description: **During fillup undetermined amount of regular unleaded gasoline spilled (overfill)**

<u>LR #</u>	<u>Order #</u>	<u>Client Smpl. ID</u>	<u>S Date</u>	<u>Method</u>	<u>Analyte</u>	<u>Result</u>	<u>DLR Units</u>
114859	452199	Gas pad 432	06/03/2003	1030	Ignitability of Solids	Passes	P/F
114859	452199	Gas Pad 432	06/03/2003	1311/8021	Benzene TCLP	ND	0.2 mg/L
114859 mg/L	452199	Gas Pad 432	06/03/2003	600/4-85/013	Fish Bioassay	Pass	> 500
114859 mg/L	452199	Laboratory Method Blank		1311/8021	Benzene TCLP	ND	0.01

This data is a summary of the testing information. For actual laboratory sheets, chain of custody, etc., please contact ECS.

SAMPLES ANALYZED FOR ECS
by Associated Laboratories, Orange, CA

AQUATIC TOXICITY TESTING
by MBC Applied Environmental Sciences, Costa Mesa, CA

Project ID: **Elsinore New: Chevron Station**

New Indicates fresh formula

Project Description: **500 mls. (2 cups) of regular unleaded gasoline was spilled and cleaned up.**

<u>LR #</u>	<u>Order #</u>	<u>Client Smpl. ID</u>	<u>S Date</u>	<u>Method</u>	<u>Analyte</u>	<u>Result</u>	<u>DLR Units</u>
111751	436671	Elsinore Pad New	06/05/2003	1030	Ignitability of Solids	Pass	P/F
111751	436671	Elsinore Pad New	06/05/2003	1311/8260	Benzene TCLP	0.188	0.05 mg/L
111751	436672	Laboratory Method Blank		1311/8260	Benzene TCLP	ND	0.005 mg/L
	03-374	Elsinore Pad New	6/5/2003	Title 22	Aquatic Toxicity	Pass	>750 mg/L

This data is a summary of the testing information. For actual laboratory sheets, chain of custody, etc., please contact ECS.

ENVIRONMENTAL CHEMICAL SOLUTIONS

~ ORDER GUIDE ~



**ST 1010B
Starter Kit**



**SK 1007
Emergency Spill Kit**



**SP104
Two Gallon Sprayer**



**FM 1862-05
5 Gallon**



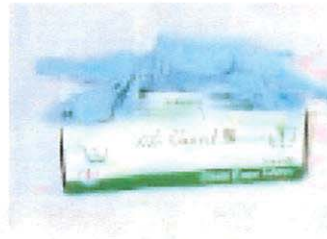
BR001, Broom



**FM 1862-55
55 Gallon**



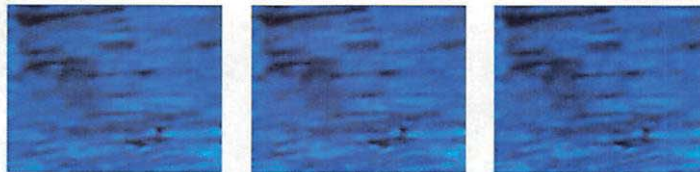
AB104-EA



GL100, Box of Nitrile Gloves



Universal Sorbent Pads



Environmental Chemical Solutions

Copyright 2004 - All Rights Reserved

P.O. Box 2029 Gig Harbor, Washington 98335

Toll Free: 1.877.253.2665

www.ecschem.com

PGMN: Copart-2014



MAKING A DIFFERENCE

Copart's Drip Prevention and BMP's for Ground/Storm Water Protection

1. All vehicles being unloaded at Copart yards will be inspected during unloading for any dripping fluids. If fluid is identified as a hydrocarbon (HC), i.e. oil, gasoline, or diesel) FM-186 will be immediately applied per the program guide.
2. All pads, booms or absorbent material used to clean up the residue after FM-186 application will be properly disposed of.
3. If the dripping fluid is not an HC (e.g. antifreeze, coolant or battery acid) then FM-186 is not to be used. In these cases the contaminated pads that have absorbed the fluid and any impacted soil must be put in the hazardous waste container in the shop and sent for off-site treatment or disposal company within 90 days.
4. If the fluid drip observed is not a onetime occurrence (the employee believes that further fluid will drip) then a catch pan must be placed under the area to catch any further dripping fluids. This catch pan must be maintained under the drip area until the vehicle leaves the property. Any accumulated fluid captured on the catch pan is to be put in the liquids container and removed at the earliest time. This process is not optional in any way and must be diligently and consistently followed.
5. An adequate number of catch pans will be kept on hand at all times.
6. The Copart Spill Response DVD and manual is to be viewed and reviewed annually by all personnel involved in operations.
7. Adequate FM-186 response supplies will be maintained in the receiving area, in the vehicle yard, at the diesel tank and the heavy storage area.
8. All facility storm drains are to be kept clean and free of debris and sediment. They are to be inspected and cleaned weekly if needed. If there is any reason to think an automotive fluid has reached any of these drains the drains will be cleaned and any impacted dirt will be excavated and put in the hazardous waste container in the shop.
9. Any vehicles identified as having continuing drips (i.e. in need of a catch pan) will not be stored near any storm drains. Vehicles with major front-end damage will not be stored near storm drains regardless of whether drips are observed or not.
10. Yard Management will, on a continuing basis, check all surface "stains" for confirmation of FM treatment. This can be accomplished by the "smell test" and by looking for the presence of "sheen" on water on the ground.
11. Water from external rinsing of vehicles and equipment is to be directed away from the storm drains so that it may evaporate or be absorbed into the soil.
12. Rinsing of dust/dirt build up in the loaders radiators will be done in the yard, away from storm drains so this wash water will be absorbed to the surface and not allowed to enter storm drains or leave the facility.
13. Monthly inspections of the diesel fuel tank and any other liquid containers shall be made monthly to insure they are in good condition and that the secondary containment is free of liquids.