

In regards to Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch & Equestrian Center) I have a couple of concerns I want to make sure are considered and addressed.

First I want to state that I strongly believe every land owner has a right to use their land in a way that increases their quality of life, so long as it does not adversely affect the quality of life of those living near them in an undue manor.

My concerns are around 5 main points.

1. Water Quality
2. Flood Control
3. Over Grazing *Beef < 3 mo*
4. Traffic over damaged Rhodes Rd. Bridge.
5. Who governs these provisions?

*What are the hours of the employees?*

*ASK Joe 18th month's*

*Grant denied*

*Closed*

**Water quality**

As you can see from the image below, the water irrigation ditches run towards the proposed location of the riding arena. This brings up several question. Where will this water go? When they build the turnout pastures in the area of the irrigation ditches, will that manure also be removed weekly? Otherwise it will flow into the main irrigation ditch when they flood the fields.

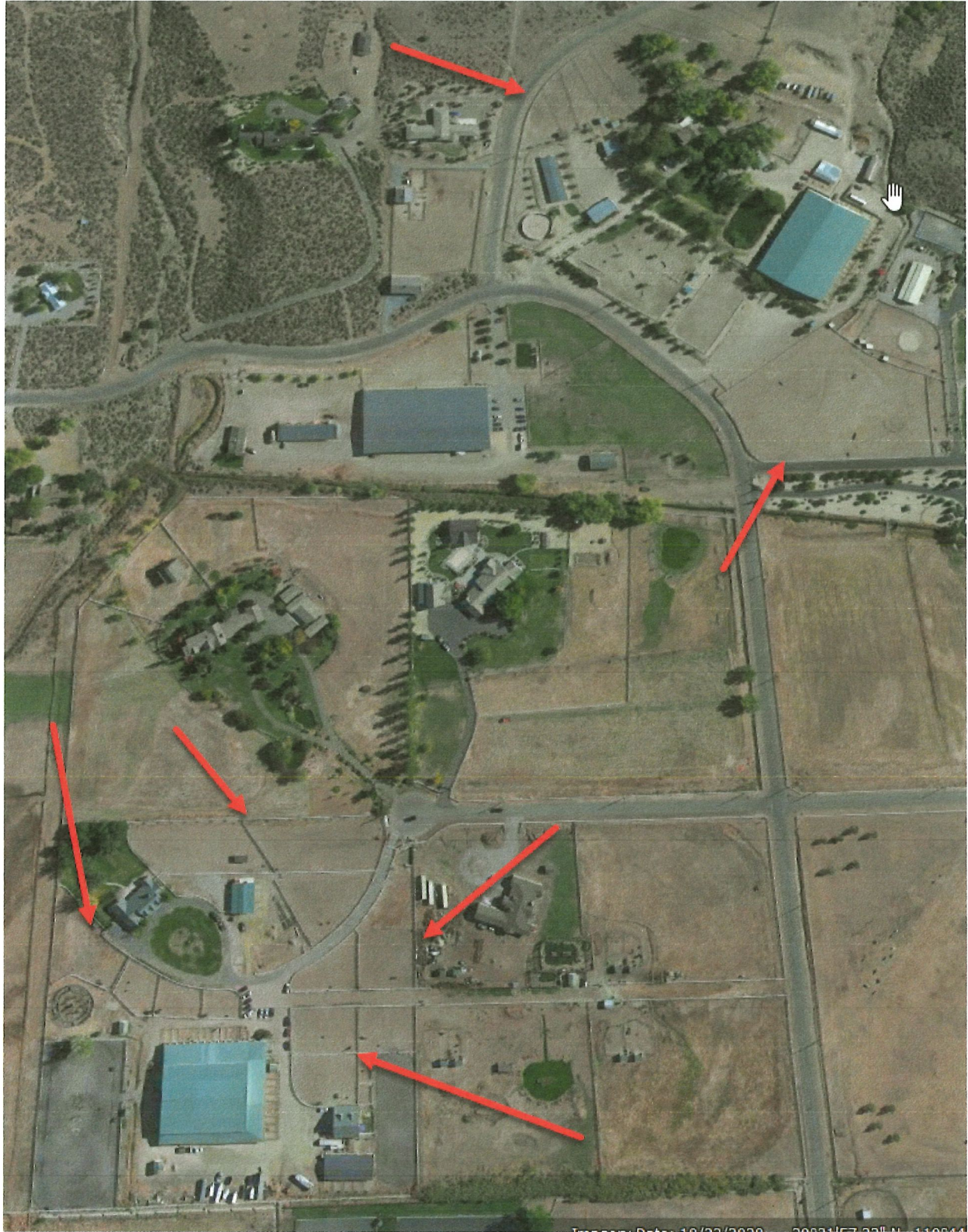
The staff report states, "The applicant indicates that there will be no ground water contamination as horses will not be pastured in flood irrigation areas." As you can see the entire area is flood irrigated, so this statement is false.

*140 x 220*



In addition the owners state in section 12 that they have ... "that is distant from neighboring properties" ... and the Staff report states "The applicant does want to keep the facilities' structures a distant from existing neighbors and to keep the "agriculture environment" and maintain the "beautiful landscape". As you can see in the drawing they submitted (page 8 of the pdf) everything seems to be drawn to scale, except the outdoor arena and the round pen that will not be distant from the adjacent properties, I believe this was done to intentionally mislead. I have added red outlines showing the actual size of these items based on the measurements provided by them and other objects drawn to scale on the drawing.





Traffic

The bridge over Steamboat creek has been reduced to one lane for over a year due to damage. Washoe County has sought a \$500,000 grant to help with repair costs that are estimated to be \$750,000. The grant was rejected so the county does not have the money to fix it. Adding an additional 25 horses, being carried by truck and trailer over this damaged bridge, along with the added daily traffic will only exacerbate the issue placing everyone who relies on the bridge at higher risk.

### **Provisions**

In conclusion I would like to understand how the provisions of this special use permit are adjudicated.

1. Will any events ever extend past 5pm? This includes the Training, workshops, and special events listed in section 4.
2. Has an assessment been done on potential ground water contamination or additional flood risks based on the updates being proposed?
3. Will there be any activities at night or will the lights create "light pollution" effecting the neighboring properties?
4. Has an impact study been done on the potential damage to the Rhodes Road bridge?
5. If any of the statements made in the application are not abided by, what is our recourse?

In conclusion I want to thank you for your consideration and work in evaluating these reasoned objections to placing a commercial agricultural business a few hundred feet away from our residential area.











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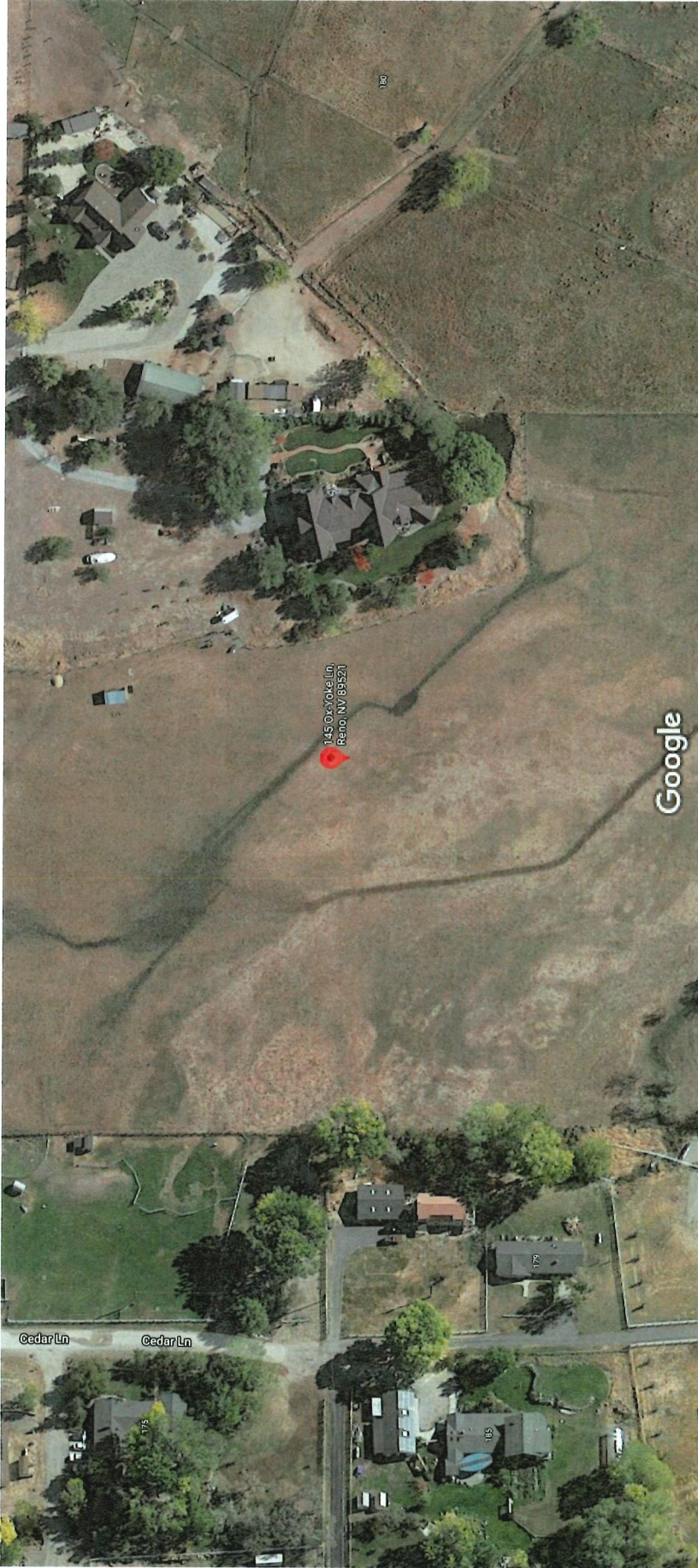


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Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

Google Maps 145 Ox-Yoke Ln



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

Google Maps 302 Rhodes Rd

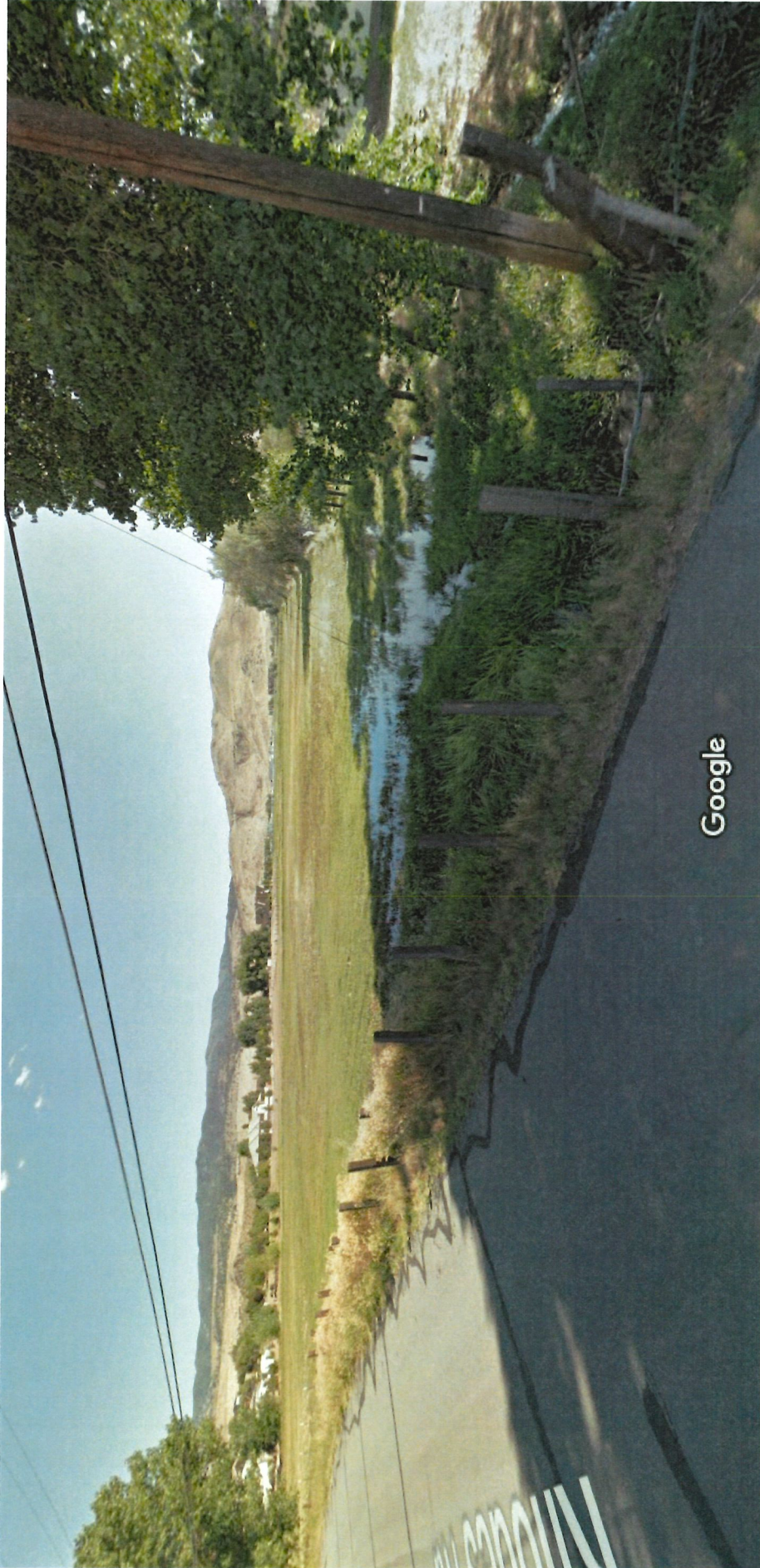


Image capture: Sep 2011 © 2021 Google

Reno, Nevada



Street View







HIDES RD

DAYTON ELN

017-400-35

017-400-36

017-400-69

017-400-70

017-400-71

017-400-34



**Subject** Fw: 145 Ox Yoke  
**To:** [Lynda Fisher <hdangel@sbcglobal.net>]  
**From** Betty Kordonowy <bettykordonowy@yahoo.com>  
**Date** Tue, Jun 29, 2021 at 10:02 AM

hdangel@sbcglobal.net

Sent from Yahoo Mail on Android

----- Forwarded Message -----

**From:** "Melissa Marr" <mmarr@water.nv.gov>  
**To:** "bettykordonowy@yahoo.com" <bettykordonowy@yahoo.com>  
**Sent:** Tue, Jun 29, 2021 at 9:51 AM  
**Subject:** 145 Ox Yoke  
Dear Betty,

Pursuant to your phone call, I have reviewed our records and found no pending change applications under the Bauer's' names. We do show a pending title update request for a 0.05 acre-foot portion under Permit 63146 awaiting review and potential confirmation.

Along with that, there is a domestic well from which 2 acre-feet can be diverted annually. The allowance is limited to uses associated with culinary and household purposes directly related to a single-family dwelling, including, without limitation, the watering of a family garden and lawn and the watering of livestock and any other domestic animals or household pets, if the amount of water drawn does not exceed two acre-feet annually (approximately 651,700 gallons). An equestrian center, whether for business or personal use, would exceed that amount and would need additional water rights secured. The amount needed would be estimated on an average daily use of 20 gallons per day per horse, so based on this calculation and 18 horses (18\*20=360 gallons per day\*365=0.40 acre-feet minimally of additional water rights will be needed), not including any water for visitors or other uses.

Please let me know if you have any questions,

**Melissa M. Marr**  
Water Rights Specialist II  
Department of Conservation and Natural Resources  
Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[mmarr@water.nv.gov](mailto:mmarr@water.nv.gov)  
(O) 775-684-2819 | (F) 775-684-2811



NEVADA DIVISION  
OF WATER RESOURCES



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**  
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**WSUP21-0018  
SUBMISSIONS**



**WASHOE COUNTY**  
COMMUNITY SERVICES DEPARTMENT  
Engineering & Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328.3600  
FAX (775) 328.3699

**PUBLIC SERVICE ANNOUNCEMENT**

**Date: October 28, 2019**

**Subject: Rhodes Road Bridge  
Single Lane Restriction**

Dear Washoe County Resident,

As a result of a recent inspection on the Rhodes Road Bridge and in an overabundance of caution, Washoe County Engineering has taken precautionary actions and **restricted all vehicular traffic on the bridge to one travel lane only**. The bridge still functions as a multi-directional travel way, but with the restriction of one vehicle at a time over the bridge. This restriction allows for the continuation of the 20 ton gross vehicle weight (20T GVW) limit posting and use by emergency service providers.

Approved traffic control signage is currently in-place and will remain indefinitely until repairs or potentially a full bridge structure replacement has been completed. Repairs or replacement is tentatively scheduled for mid to late 2020.

We apologize for any inconvenience, however the safety of Washoe County Residents is and always will be our biggest concern.

If you have any comments or questions, Washoe County Engineering will be present at the next Community Advisory Board meeting Thursday, November 7, at 6:00pm at the South Valleys Library. For immediate concerns please contact Stephen Hein at (775) 328-2319.

Sincerely,

Dwayne Smith, P.E.  
Washoe County  
Eng. & Capital Projects Div. Director

Cc: Stephen Hein, P.E., Licensed Engineer  
Jennifer Heeran, P.E., Senior Licensed Engineer



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



300 ~~30~~ Rhodes Rd.

