



Washoe-Storey Conservation District

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

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

August 27, 2021

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP21- 0024 Bryan Canyon grading

Dear Dan,

In reviewing the special use permit to create a dam structure to build a pond, the Conservation District has the following comments.

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

All swales that discharge into the existing creek and tributaries place 6-inch rock in the flow line to reduce downstream deposits of sediment.

We recommend as a condition of approval the placement of 8–10-inch rock two feet above and two feet below the mean water line of the pond to prevent erosion and provide a safety barrier for indigenous animals from sinking while drinking pond water.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions contact us at (775) 750-8272.

Sincerely,

Tyler-Shaffer

September 22, 2021

Comments regarding Case #WSUP21-0024, Bryan Canyon Grading

Projects of this magnitude should require an Environmental Impact Statement. The information I have reviewed so far in regards to the project includes lots of engineering feasibility studies- that is well and good but I see no studies as to how the proposed project might affect the neighborhood and surrounding community. The following issues, in no particular order, need to be addressed in the hearing:

1- flood caused by earthquake damaging the dam- where does the water go and how will the downstream residents cope with the potential flood. Residents of Bryan Canyon Rd. do not have flood insurance. Should Mr. Hurry be required to post a bond to cover any future potential damages to the residents caused by this project?

2- major rain storm on top of snow- we have had two recent experiences of this phenomenon (January 2004 and spring 2017) and the creek barely stayed within its banks. What can we expect in the future with an overflowing lake adding to the flow of water down the canyon?

3- What are the future plans for this lake? Hard to imagine this much effort unless there are future plans, for say, a resort? Bryan Canyon Rd is restricted, by deed, to commercial business traffic which would restrict resort traffic.

4- What will be the ground water effect on our downstream wells caused by this major water extraction above us?

5- Where will the power come from to support this project? Currently there is no power on site except for a generator. Is the Bryan Canyon supply sufficient or will the cable need to be replaced? We have underground utilities, our road is private, and we just finished a complete repave in 2018.

6- What other external utility support will be required for the completed project.

7- In general, the soils in Bryan Canyon are very porous and have good percolation. It seems to me that it will require a lot of ground water to maintain the lake unless the lake is lined. What kind of percolation can be expected and what will the well demand be? Could it be more than the allotted water rights?

8- Is the use of ground water for a recreational lake acceptable with the current water rights?

9- As mentioned above, Bryan Canyon Road is a private road that was recently repaved to accept normal residential traffic. Should this project be allowed to go ahead, the road should be brought up to county standards and turned over to the county as part of the project cost.

10- A resort had been proposed by the previous owner, Mr. Weiss, and the project was rejected for lack of alternate escape routes in case of a fire. At that time the fire department required at least two escape routes. What has changed in regards to fire escape? If the current owner has future development plans, he should present them now so that all the potential development issues can be vetted.

Submitted by Rod Smith- property owner of parcels: APN- 055-292-38 and 055-292-37, adjacent to the proposed project.