

Bryan Canyon Road Pond Grading

Special use Permit Application

Washoe County Board of Adjustment Presentation

October 7, 2021

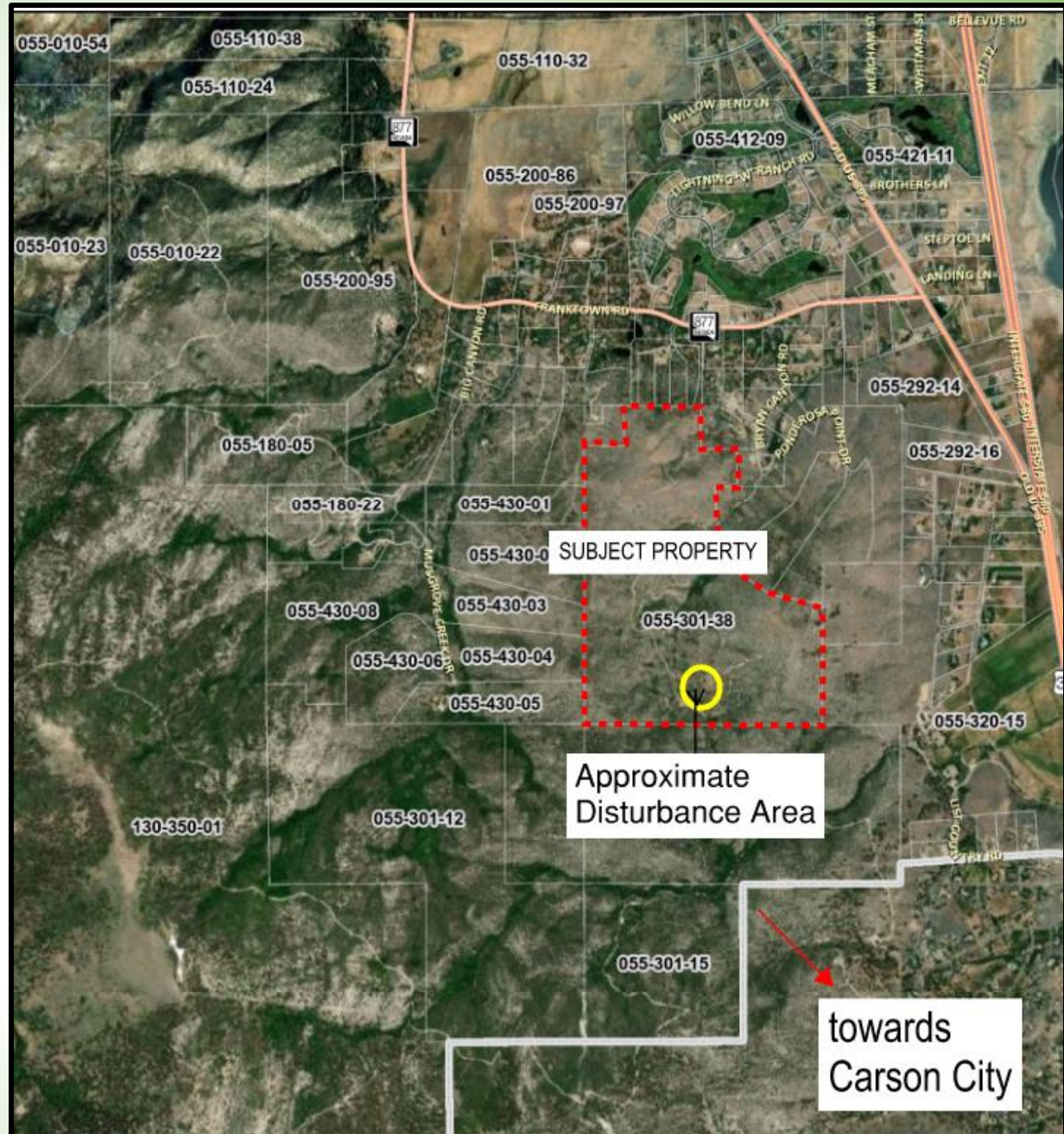
Property Location

APN 055-301-38

The subject property is located at the southern end of Washoe Valley on the west side of US. 395. The site is elevated from the valley and is not visible from the highway nor most locations in the valley.

The total property size is 346.5+/- acres.

9.6+/- acres was disturbed (+/-2.8% of site)



Request

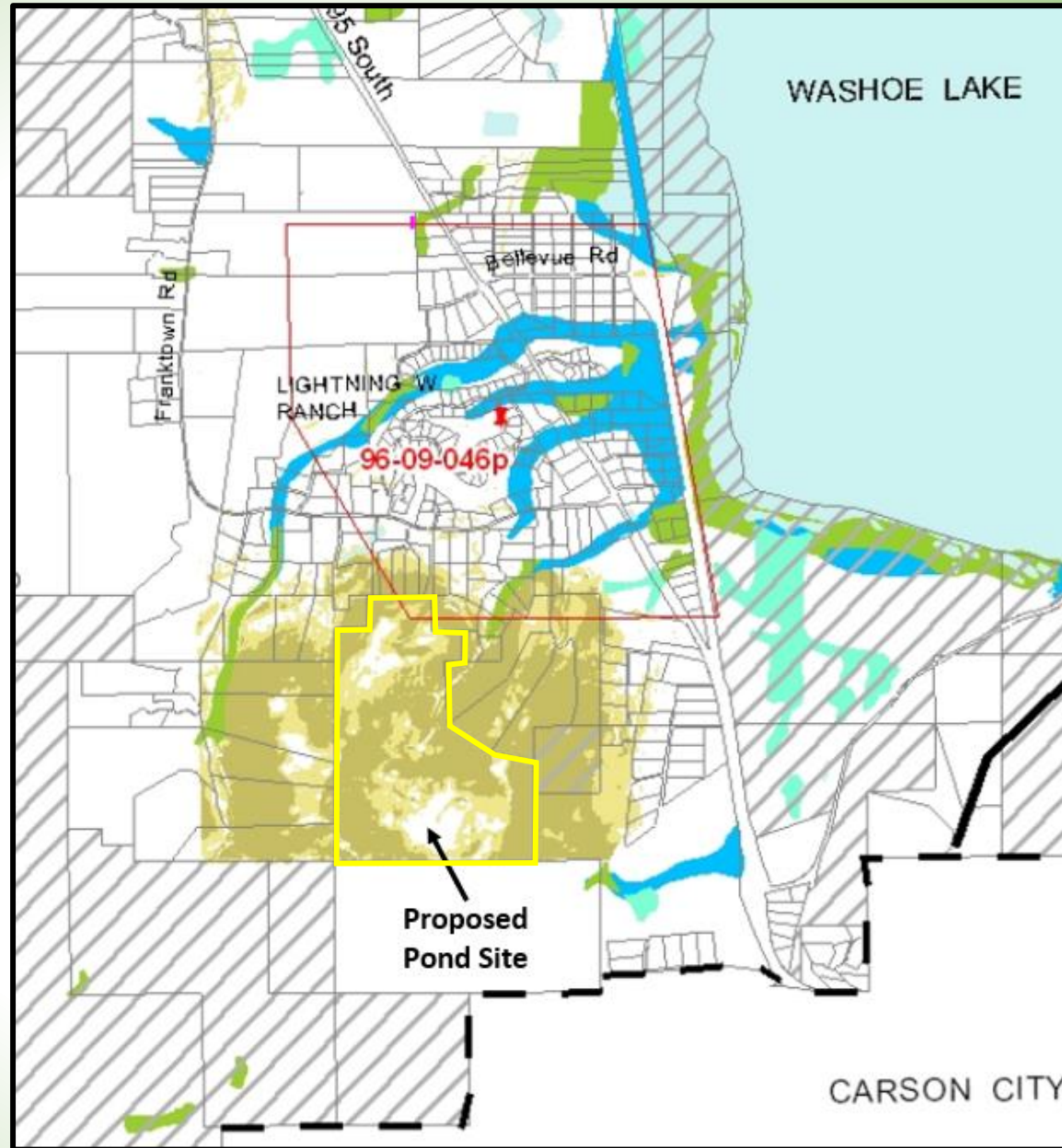
Special Use Permit for Grading

Purpose – Construction of a pond to put property owner's existing water rights to beneficial use.

Illegal grading occurred and this request is made to get the permitting correct and for the allowance to complete the proposed pond.

Suitable for Development

- RIDGE LINES TO BE PROTECTED
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- FLOODWAY AREA
- 100-YEAR FLOOD HAZARD
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- ▨ PUBLIC LAND
- MOST SUITABLE
- WATER BODIES
- DITCHES

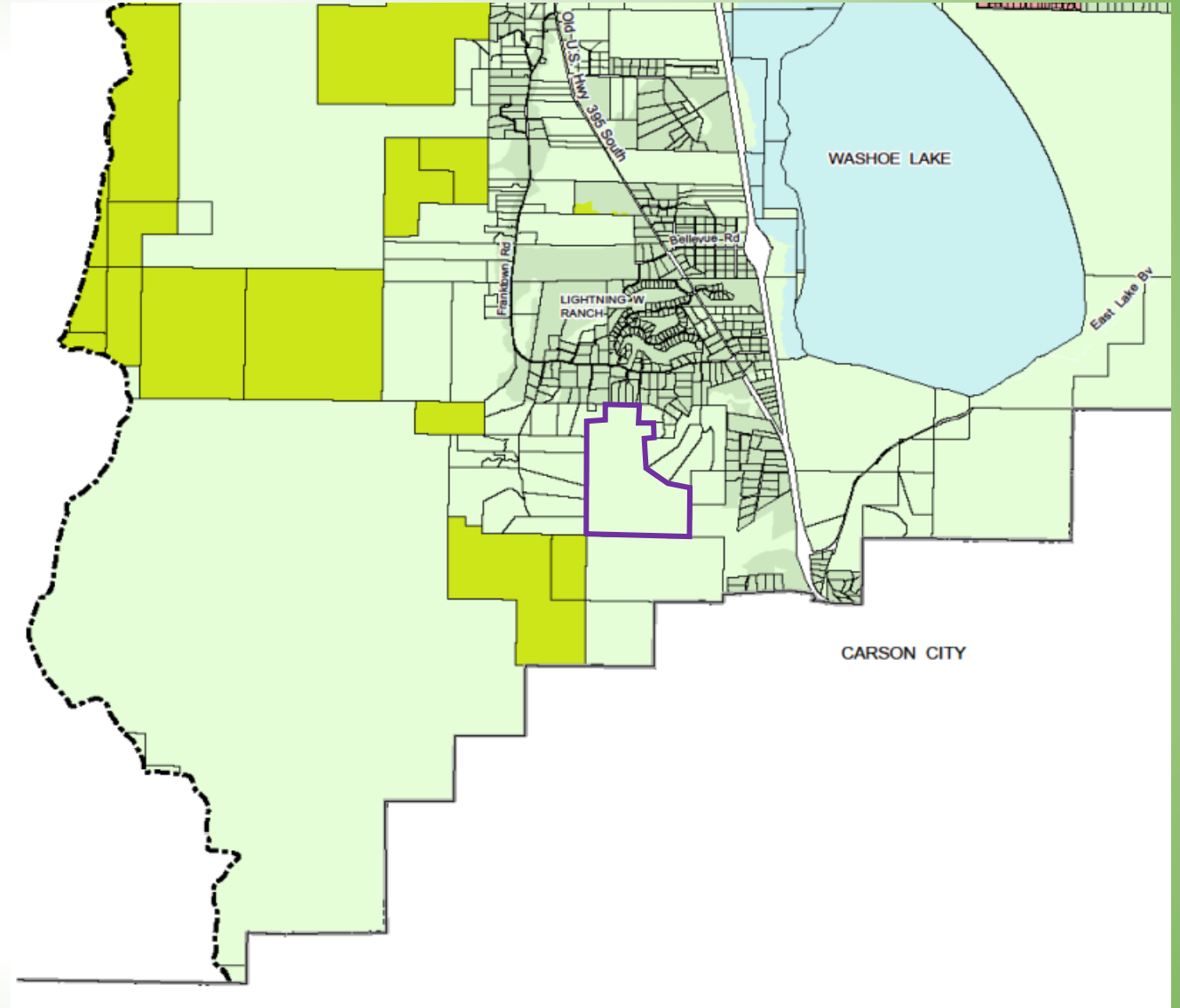
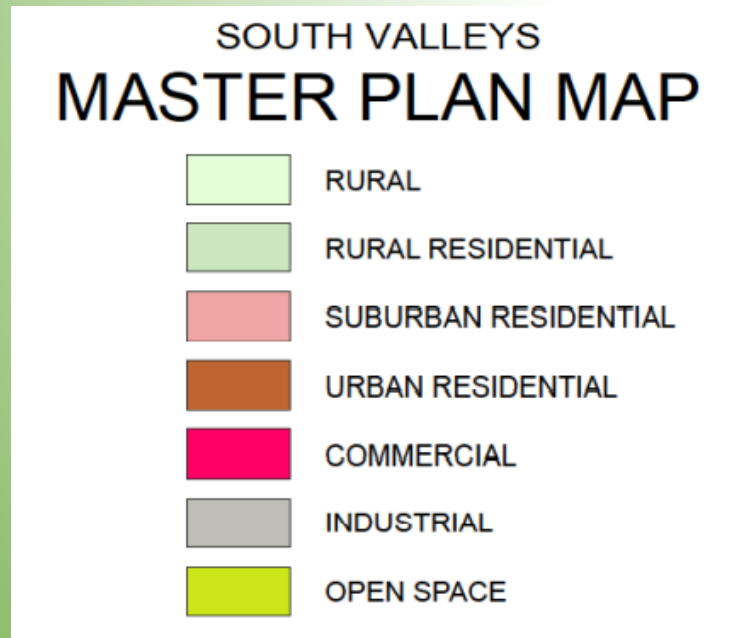


Master Plan Designation

Finding A - Consistency

Property is Master Planned Rural

A Pond is be an appropriate use within the Rural Master Plan Designation as evidenced by The many pond scattered throughout the Washoe Valley area in the Ag land and in the forest/foothills.

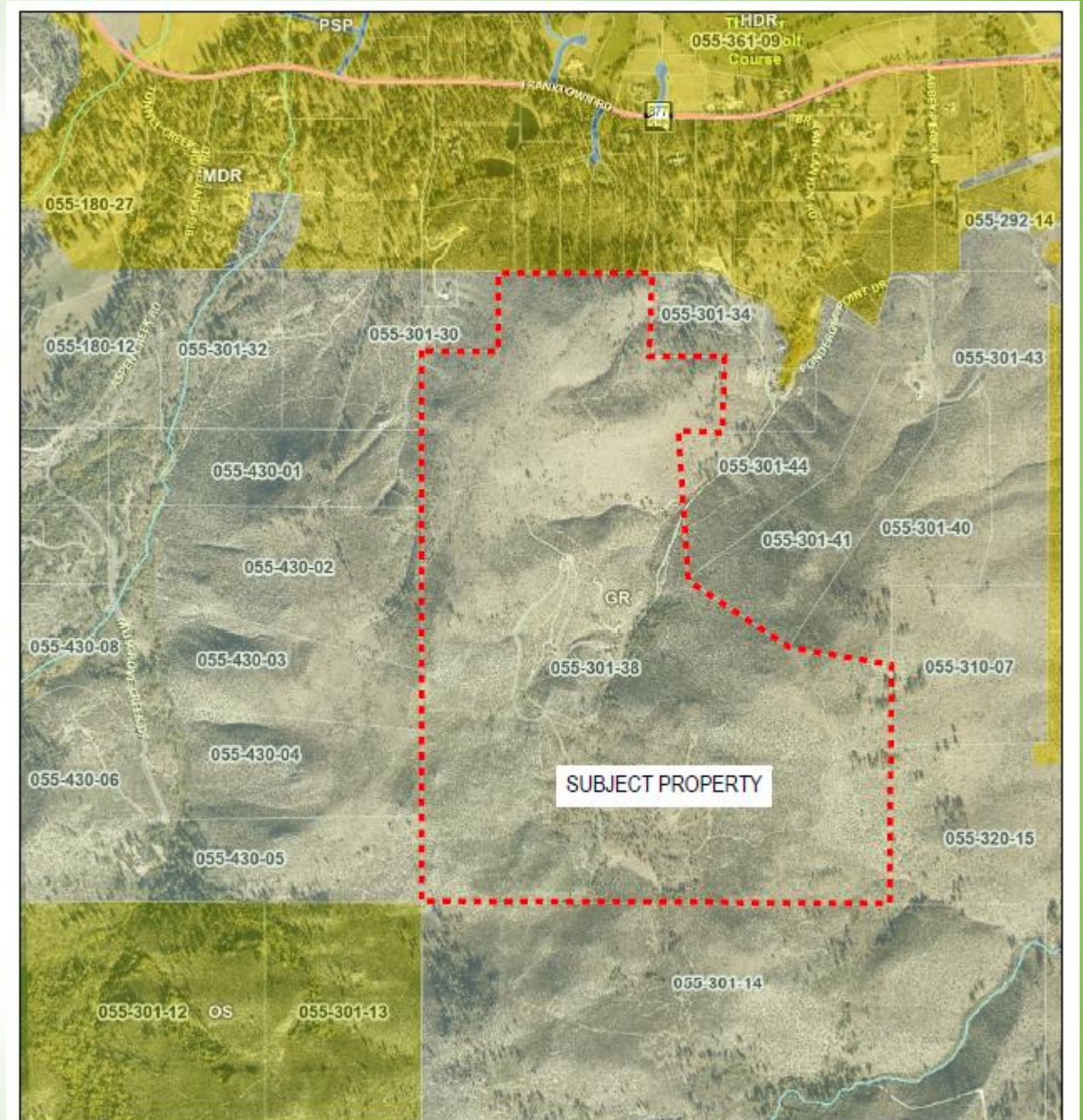


Zoning Designation

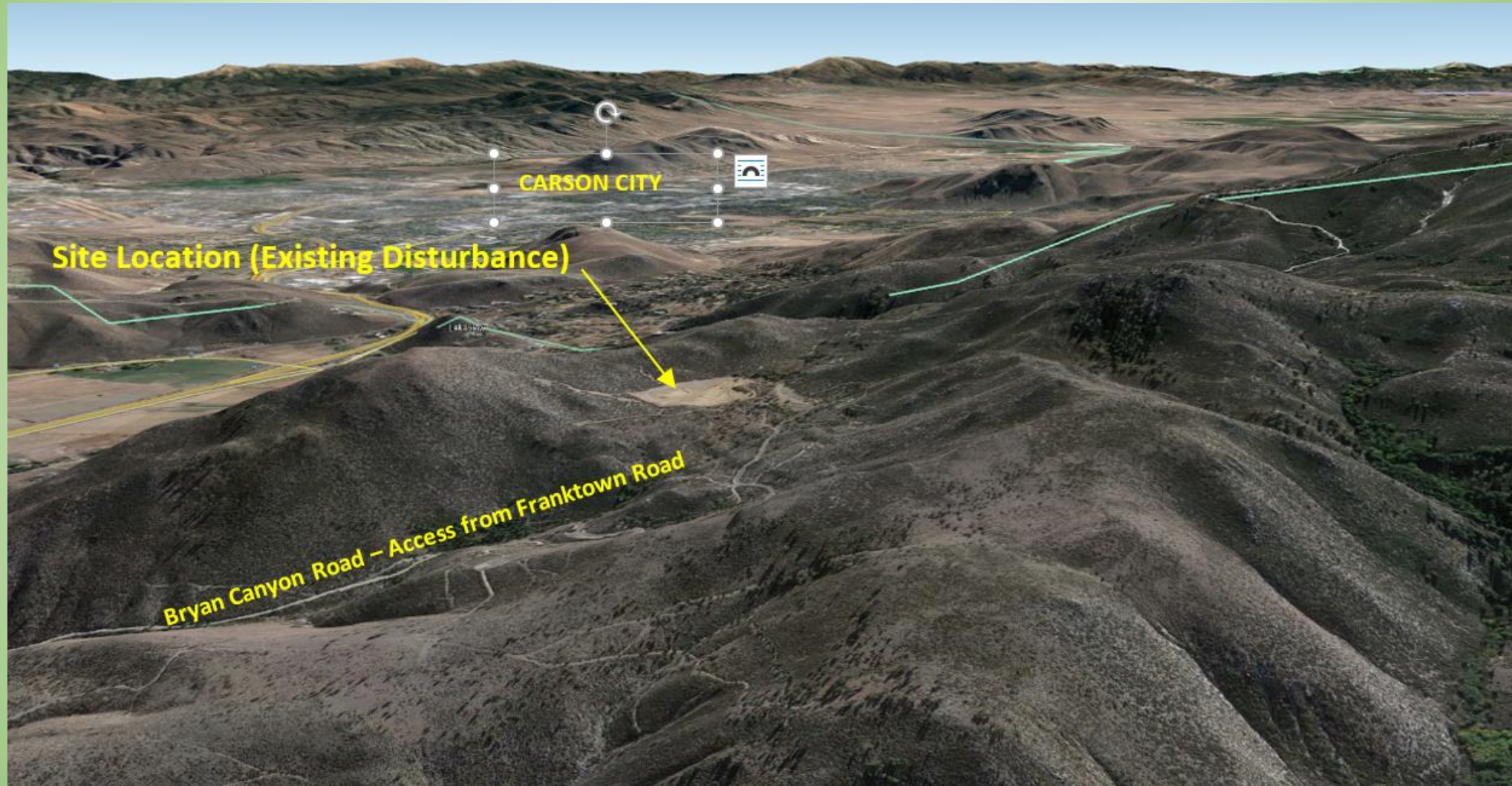
Finding A - Consistency

Property is Zoned General Rural (GR)

A Pond is be an appropriate use within the GR Zoning Designation. Again, evidenced by The many pond scattered throughout the Washoe Valley area in the Ag land and in the forest/foothills.

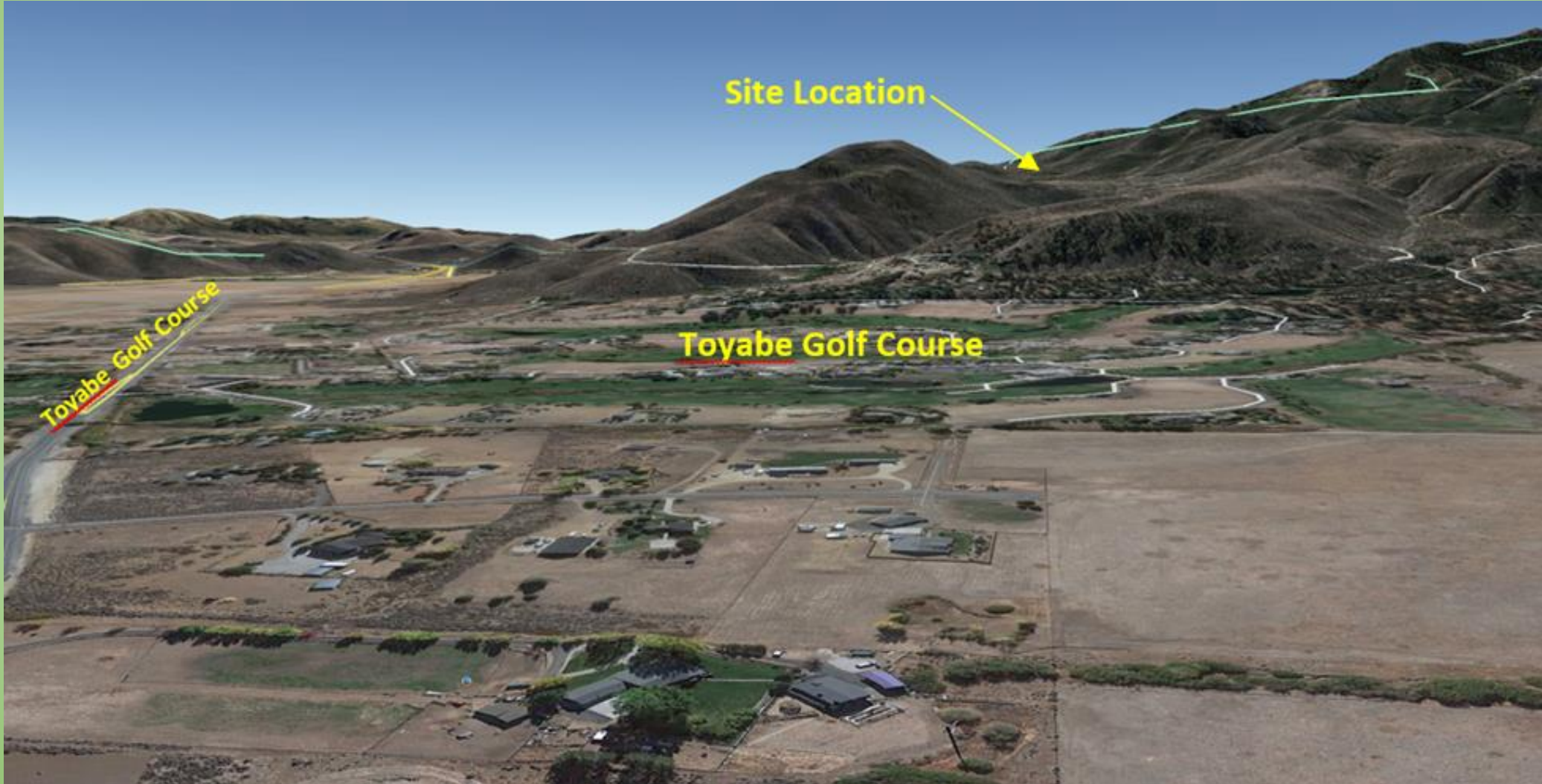


Views of Site – Aerial Perspective View from NW



View Toward Site – North of Toyabe Golf Course – Viewing South

Finding D (Not Detrimental)



View Toward Site – Aerial Perspective above US 395/Eastlake Blvd Finding D (Not Detrimental)



Pond Site Access – Finding B (Improvements)



Paved Portion of Access Road to Pond –
part of access easement to Franktown Road



Gravel road portion through middle of parcel to the pond site

Existing Disturbance

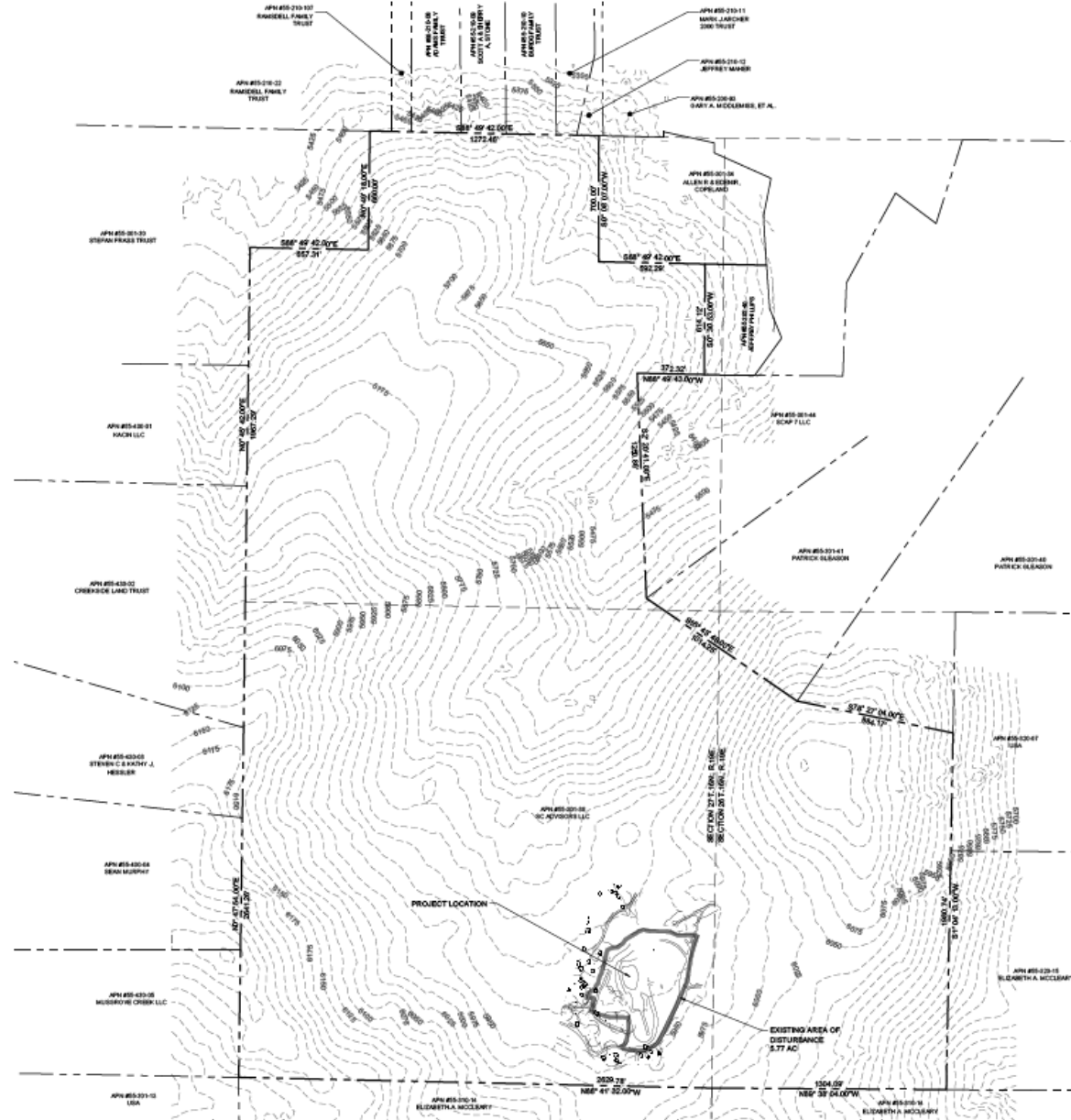


View to the north of the existing disturbance



View to the southwest of the existing disturbance

Grading Plan – Full Site View



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SCAP 7, LLC
BRYAN CANYON ROAD POND
SPECIAL USE PERMIT
EXISTING SITE PLAN
WINDHOE VALLEY
WINDHOE COUNTY
NEVADA

REV.	DATE	DESCRIPTION	BY

PRELIMINARY
FOR SUB REVIEW
AUGUST 2021



SCALE: 1" = 50'
20x4 SHEETS = HORIZONTAL 1"=500'
11x17 SHEETS = HORIZONTAL 1"=625'

C1

DRAWN BY: MCR
DESIGNED BY: ET
CHECKED BY: BM
JOB NO.: 10334.000

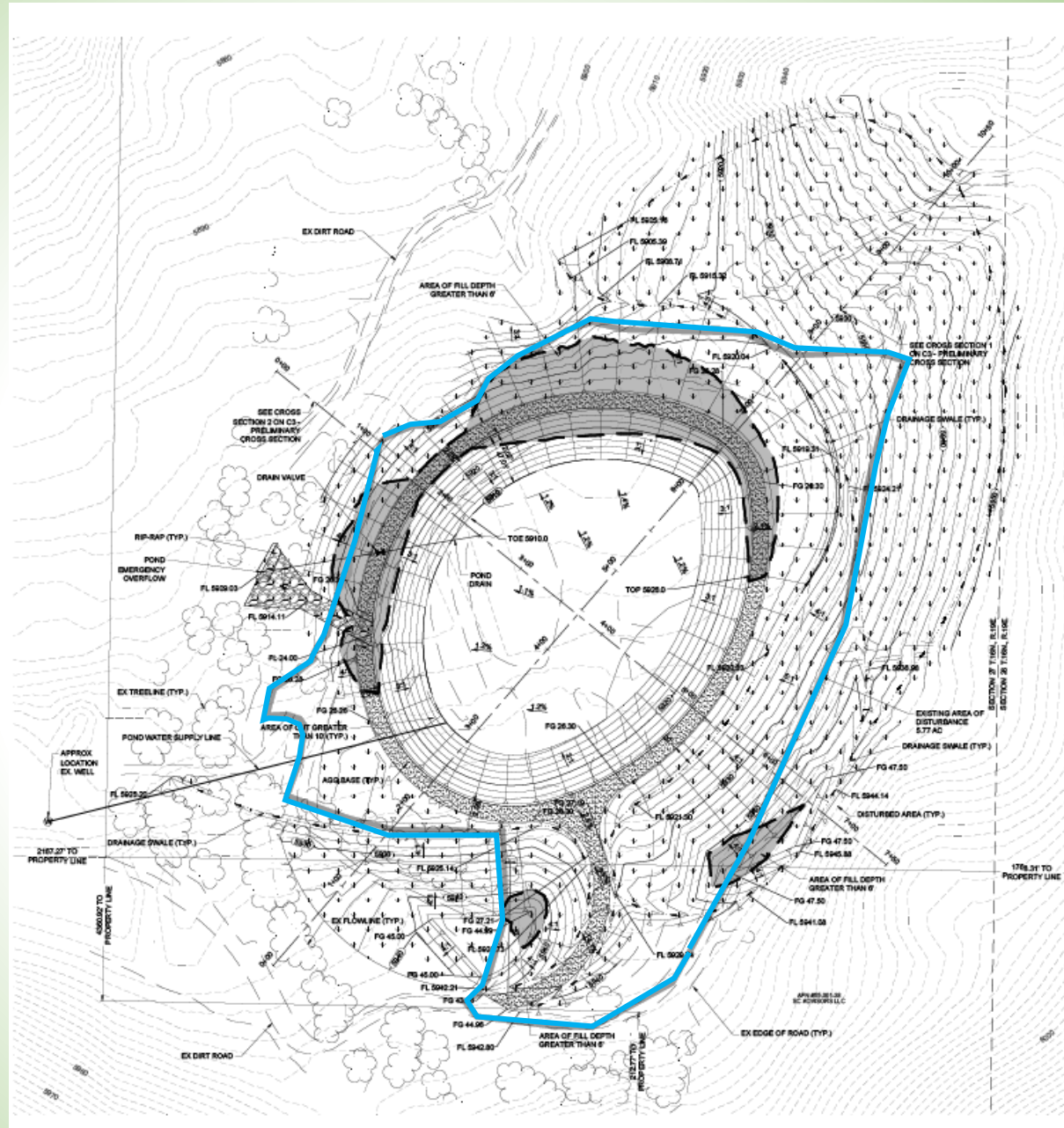
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Grading Plan

Total Project Area: 346.5+/- AC

Total Disturbance Area (Illegally Started): 5.77+/- AC

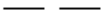


Total Disturbance Area (Completion) 9.6+/- AC



SUP LEGEND

-  AREAS OF FILL GREATER THAN 6"
-  AGGREGATE ROAD BASE SURFACE
-  REVEGETATION AREA

GRADING LEGEND

-  EX ACCESS ROAD
-  EX FLOWLINE
-  PROP FLOWLINE

GENERAL NOTES

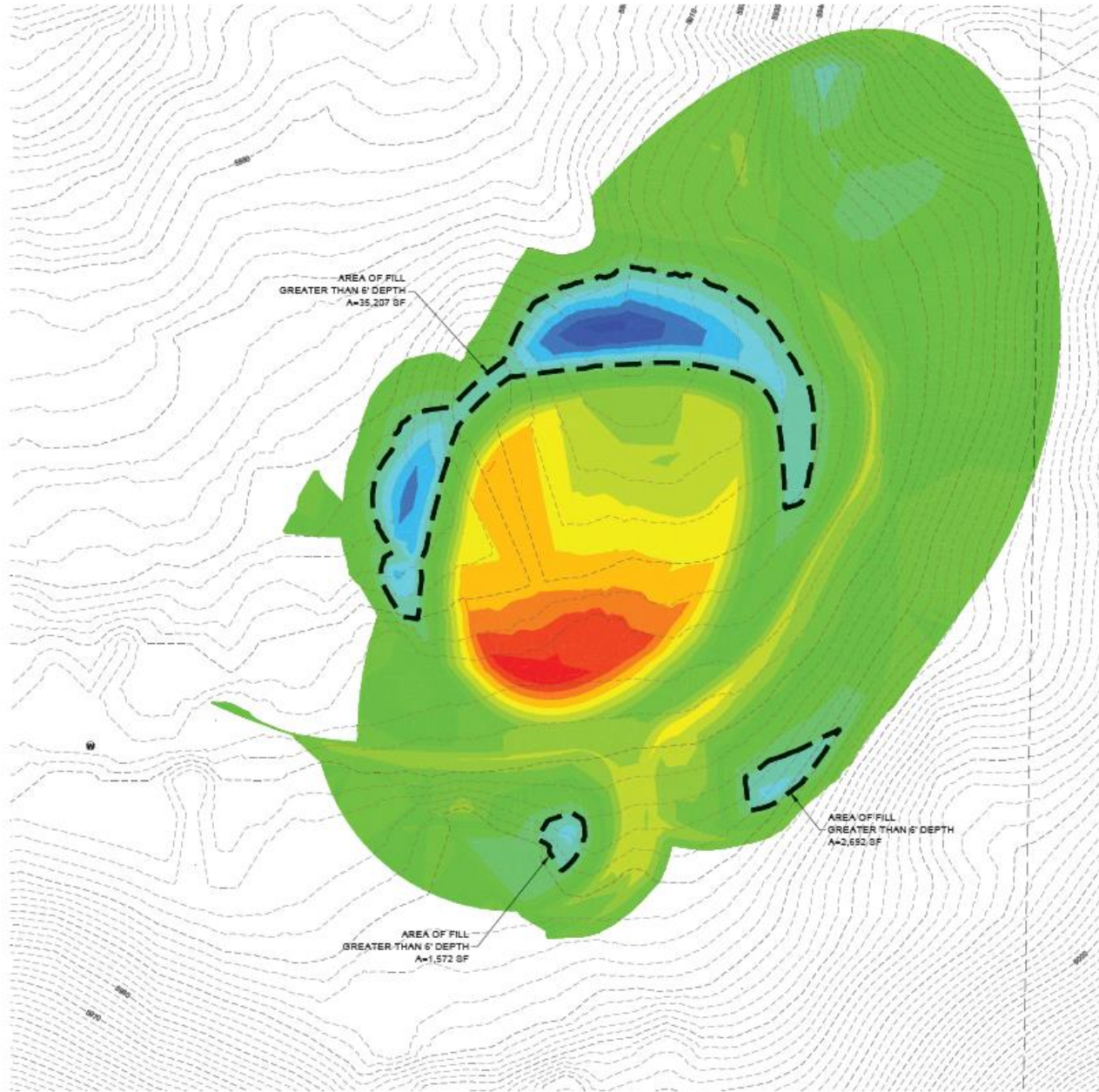
1. TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY THESE PLANS ARE IN COMPLIANCE WITH WASHOE COUNTY DEVELOPMENT CODE.

EARTHWORK TABLE

DISTURBED AREA - TOTAL	9.6 AC.
CUT	39,092 CU. YD.
FILL	39,093 CU. YD.
TOTAL EARTHWORK VOLUME	58 CU. YD. (CUT)
MAXIMUM DEPTH OF CUT	15 FT.
MAXIMUM DEPTH OF FILL	16 FT.
AREA OF CUT GREATER THAN 10'	15,036 SF.
AREA OF FILL GREATER THAN 10'	12,669 SF.
POND VOLUME @ EL. 5924	2.9 AC. FT.
NORMAL WHEEL	5924
AREA OF FILL GREATER THAN 6\"/>	30,471 SF = 0.91 AC.

Cut & Fill Map

L:\PROJECTS\2021\21-010\Drawings\21-010-0000-0000-0000-0000-0000-0000.dwg - 11/18/21



ELEVATIONS TABLE				
NUMBER	MIN ELEVATION	MAX ELEVATION	AREA	COLOR
1	-16.00	-14.00	1549.59	Red
2	-14.00	-12.00	8348.41	Orange
3	-12.00	-10.00	7137.43	Yellow-Orange
4	-10.00	-8.00	18154.59	Yellow
5	-8.00	-6.00	17966.41	Light Green
6	-6.00	-4.00	28714.78	Green
7	-4.00	-2.00	34452.31	Light Green
8	-2.00	0.00	79899.29	Green
9	0.00	2.00	96499.73	Green
10	2.00	4.00	55130.29	Green
11	4.00	6.00	33970.78	Green
12	6.00	8.00	18432.33	Light Blue
13	8.00	10.00	9477.71	Light Blue
14	10.00	12.00	8388.18	Blue
15	12.00	14.00	3475.88	Blue
16	14.00	16.00	2030.60	Dark Blue
17	16.00	18.00	276.86	Dark Blue

EDWARD C. THOMAS
 8/6/21
 CIVIL
 EXP. 6/30/2022



22x34 SHEETS • HORIZONTAL 1"=50'
15x17 SHEETS • HORIZONTAL 1"=100'

200 N. CURRY ST., STE. 200
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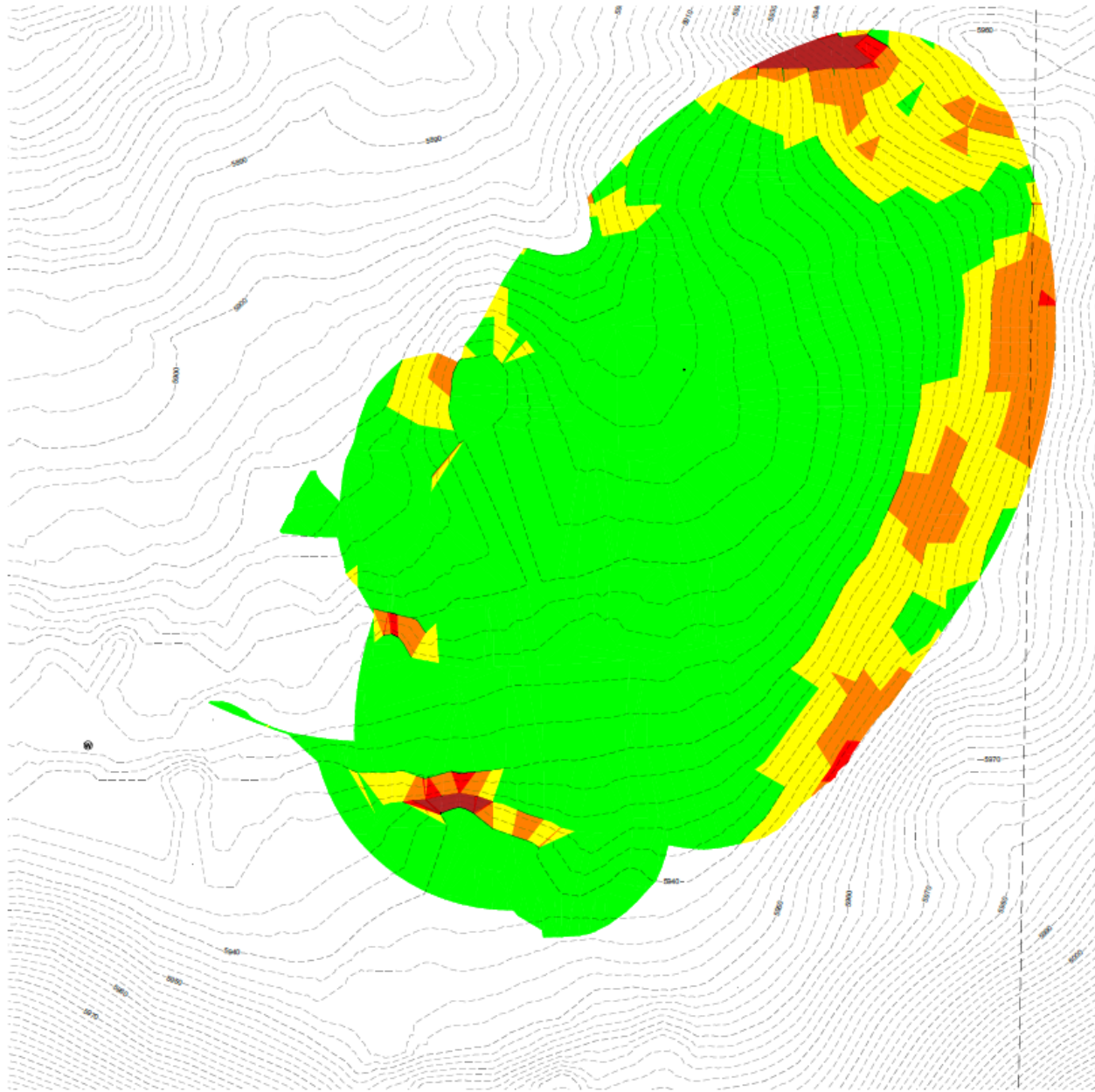
SCAP 7, LLC
 BRYAN CANYON ROAD POND
 SPECIAL USE PERMIT
 CUT/FILL ANALYSIS MAP
 WASHINGTON COUNTY
 WASHOEE VALLEY
 NEVADA

REV.	DATE	DESCRIPTION

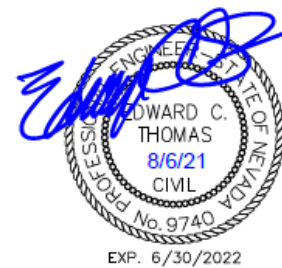
PRELIMINARY
 FOR SLIP REVIEW
 AUGUST 2021

DRAWN BY: MCR
 DESIGNED BY: JT
 CHECKED BY: SM
 JOB NO.: 10334.000

Slope Analysis



SLOPES TABLE				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	317959.66	Green
2	15.00%	20.00%	87983.73	Yellow
3	20.00%	25.00%	26389.36	Orange
4	25.00%	30.00%	1701.64	Red
5	30.00%	100.00%	3191.63	Dark Red



25x34 SHEETS = HORIZONTAL-1"=50'
11x17 SHEETS = HORIZONTAL-1"=100'

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SCAP 7, LLC
BRYAN CANYON ROAD POND
SPECIAL USE PERMIT
SLOPE ANALYSIS MAP
WINDHOPE VALLEY WINDHOPE COUNTY NEVADA

REV.	DATE	DESCRIPTION

PRELIMINARY
FOR SUB REVIEW
AUGUST 2021

C4

DRAWN BY: MCR
DESIGNED BY: ET
CHECKED BY: BM
JOB NO.: 10334.000

The applicant believes that this project:

- Conforms with the existing master plan and zoning designations;
- The pond location is good from a topographic location and the grading does not present any visible impact to surrounding properties.
- The pond is intended to put the long-held water rights to beneficial use.
- Staff has recommended conditions that will require both County and State review in association with the pond construction.
- The proposed pond will provide a source of water for mule deer and other wildlife in the area and may be able to provide a source of water for fire fighting efforts, as may be needed.

Closing

The Applicant agrees with the staff analysis, review and recommendation of approval.

And we agree with staff's review that all the legal findings can be made for this request.

Questions

Extra Slides for Questions, If Necessary

Legal Findings

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

SV.1.6 The following Regulatory Zones are permitted within the West Washoe Valley Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. High Density Rural (HDR – One unit per 2.5 acres).

The development site is zoned GR and appropriate to the Master Plan and the WWVRCMA.

SV.2.3 Site development plans in the South Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

An appropriate control plan will be submitted with final plans, as is typically required through condition of approval.

SV.2.14 Development activities should be designed to support the efficient use of infrastructure and the conservation of recharge areas, habitat, and open vistas.

The proposed drainage will provide an additional recharge area for the West Washoe Valley area.

SV.2.16 The approval of special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

The proposed grading SUP will not negatively impact the surrounding parcels owners nor community character. The pond structure is intended to directly benefit the parcel owner by providing a use for existing water rights in the area. Indirectly, the pond structure should provide a water source for wildlife in the area, particularly mule deer and may be available as a water source for fire fighting efforts, if necessary and agreed by all stakeholders in such use..

Legal Findings (Continued)

- b) **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.

Response: The proposed pond has very limited need for public level improvements to serve the site. Access to this private site is appropriately provided and this finding is met.

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

Response: The pond is suitable within the area in which is it located and with slightly different topography at the northwest corner of the pond, could be naturally occurring.

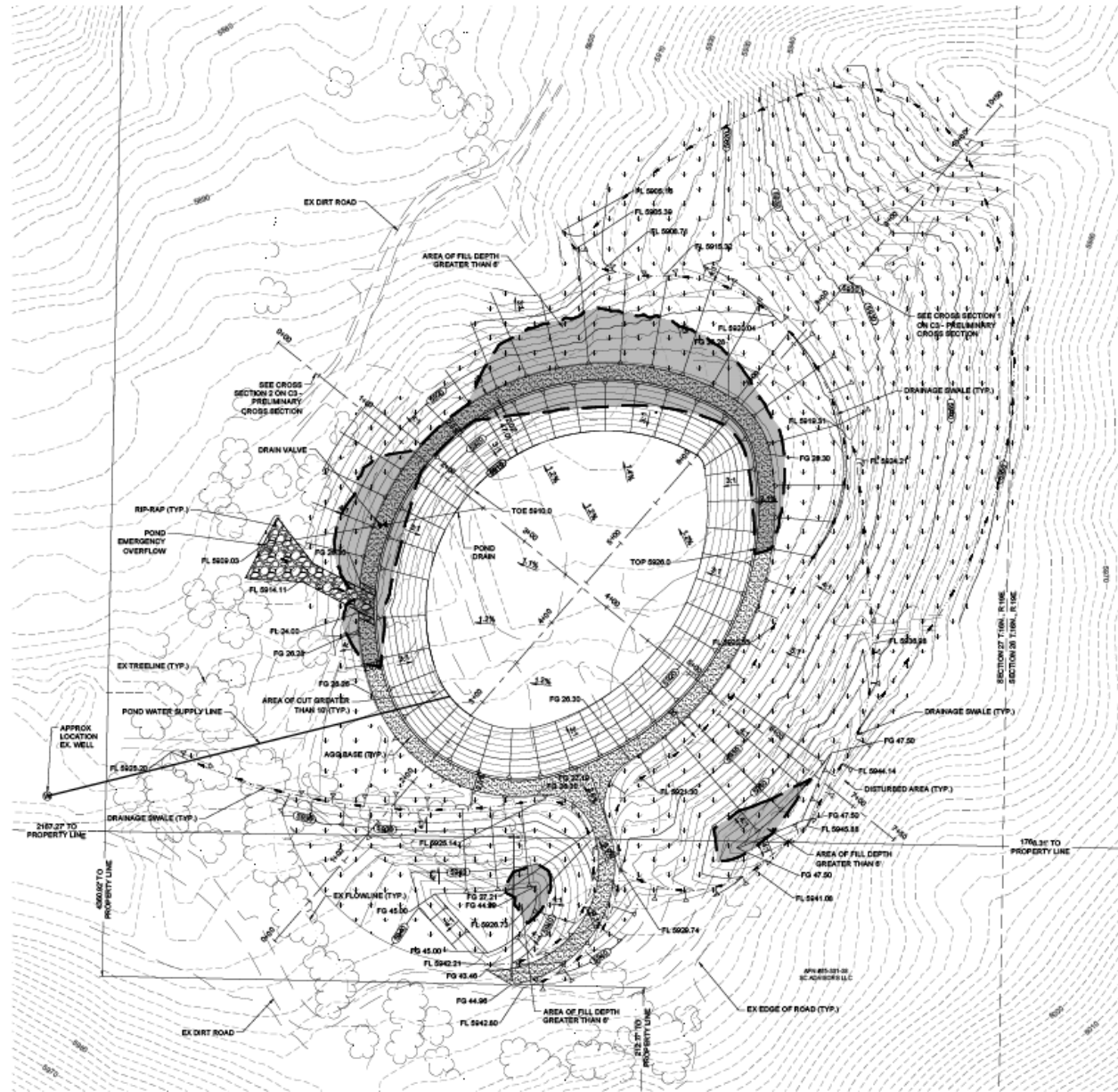
- d) **Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: This request will not be detrimental to the character of the surrounding area and is appropriate to the setting of a forest/natural area in the foothills of the Sierra Nevada mountain range.

- 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.

Grading Plan



SUP LEGEND

- AREAS OF FILL GREATER THAN 6"
- AGGREGATE ROAD BASE SURFACE
- REVEGETATION AREA

GRADING LEGEND

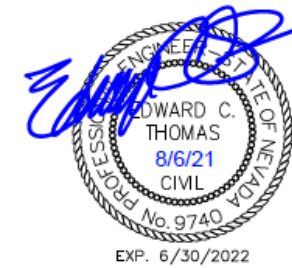
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EXP. 6/30/2022



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PRELIMINARY GRADING PLAN
WASHOE COUNTY
NEVADA

REV. DATE DESCRIPTION
PRELIMINARY FOR SUB REVIEW AUGUST 2021

C2

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DESIGNED BY: ET
CHECKED BY: SM
JOB NO.: 10334.000

Cross Sections

