



Board of Adjustment Staff Report

Meeting Date: October 3, 2024

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP24-0011 (TMWA Wellhouse)

BRIEF SUMMARY OF REQUEST: To approve a new wellhouse

STAFF PLANNER: Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a utility services use type for a wellhouse. The applicants are also requesting to vary applicable parking, screening and landscaping requirements as specified in this staff report.

Applicant: Truckee Meadows Water Authority

Property Owner: Washoe County

Location: 0 Horizon View Ave

APN: 534-450-05

Parcel Size: 11.4 acres

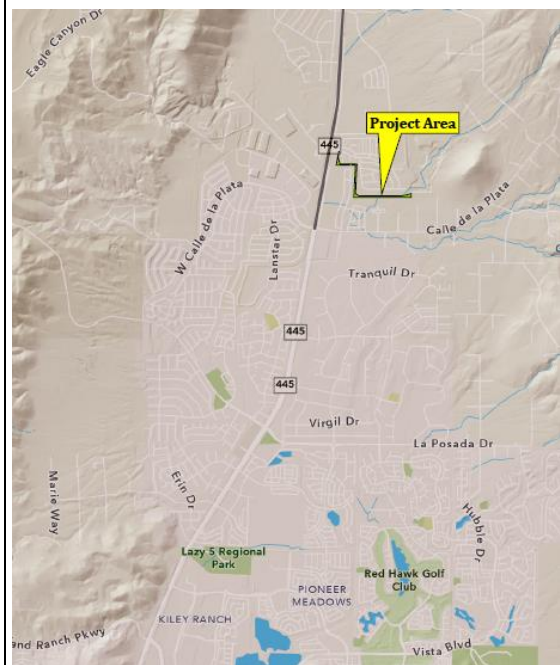
Master Plan: Suburban Residential

Regulatory Zone: Low Density Suburban

Area Plan: Spanish Springs

Development Code: Authorized in Article 810, Special Use Permits

Commission District: 4 – Commissioner Andriola



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0011 for Truckee Meadows Water Authority (land owned by Washoe County), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code applicable parking, screening and landscaping requirements as specified in the staff report.

(Motion with Findings on Page 13)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The conditions of approval for Special Use Permit Case Number WSUP24-0011 are attached to this staff report and will be included with the action order.

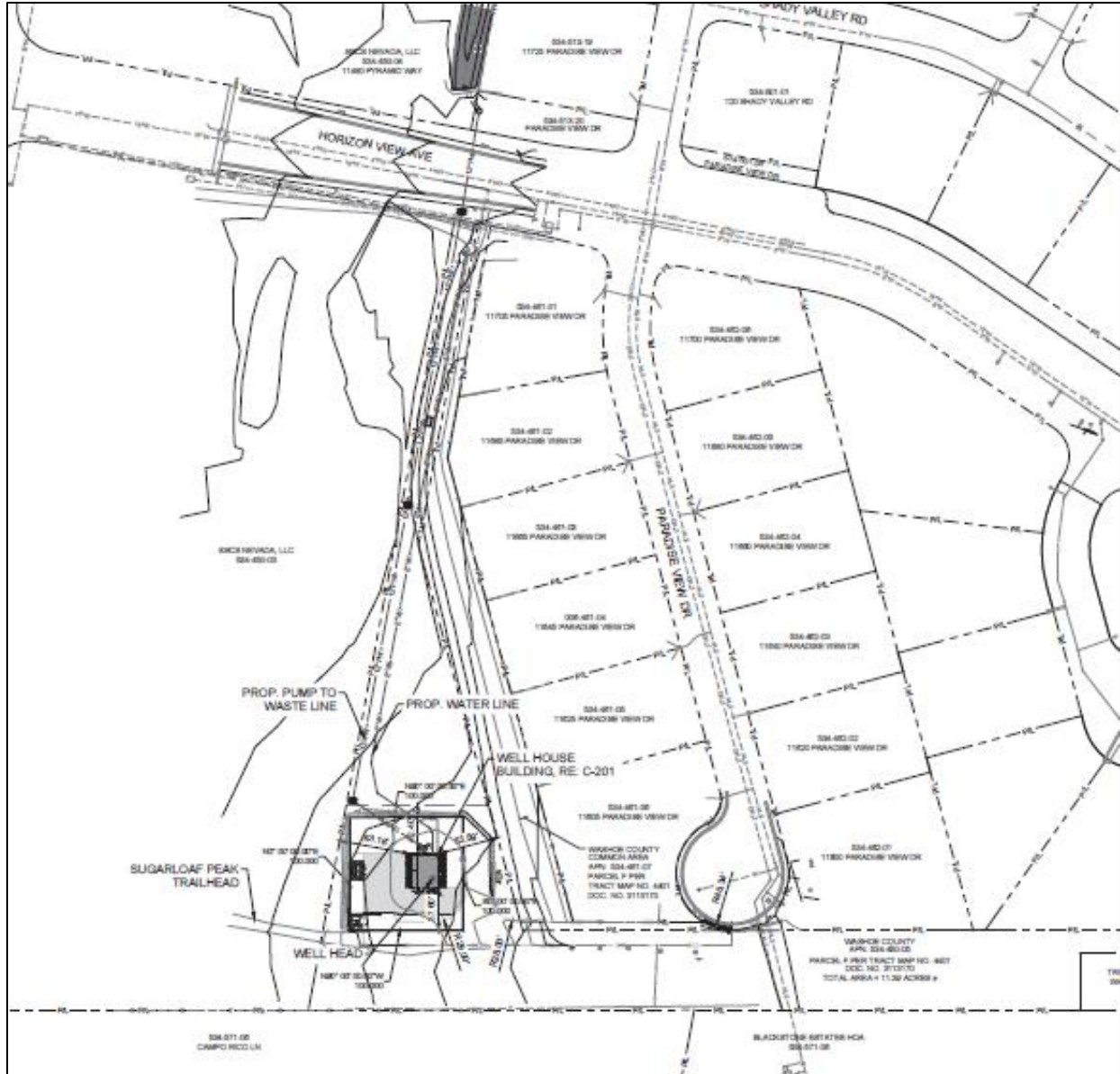
The subject property is designated as Low Density Suburban (LDS). The proposed use of a wellhouse is classified as a “utility services” use type which is permitted in LDS with a special use permit per WCC 110.302.05.1. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e).

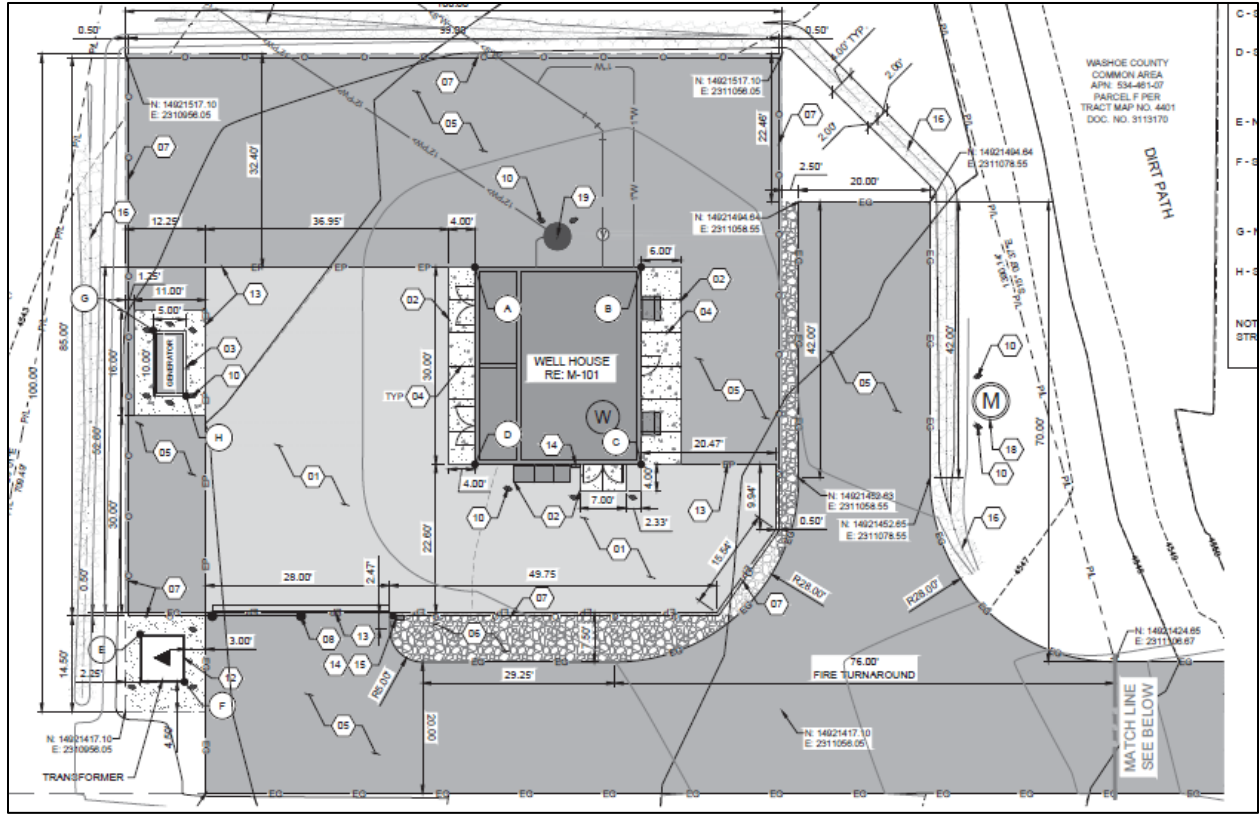
Requests to Vary Standards

The applicant is seeking to modify and/or waive the below parking, screening and landscaping requirements.

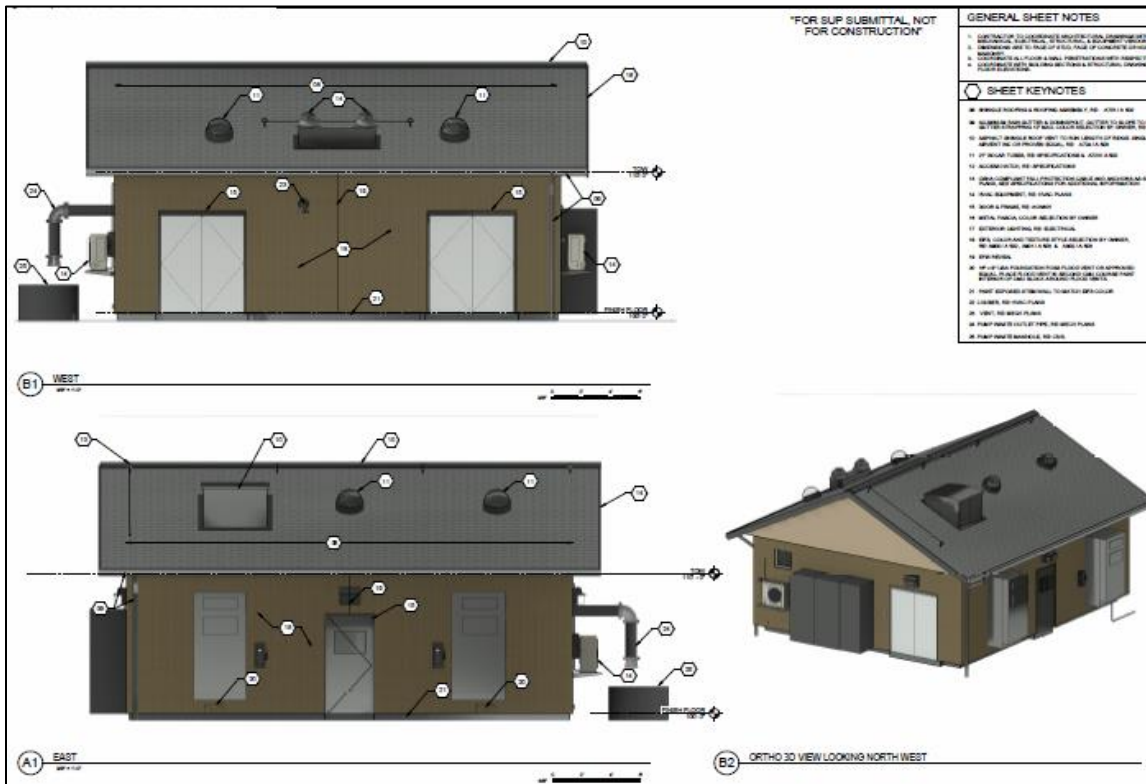
| Request | Relevant Code |
|---------------------------|------------------------|
| Parking Surface Standards | Section 110.410.25 (e) |
| Screening Requirements | Section 110.412.40 (d) |
| Landscape Requirements | Section 110.412.40 |



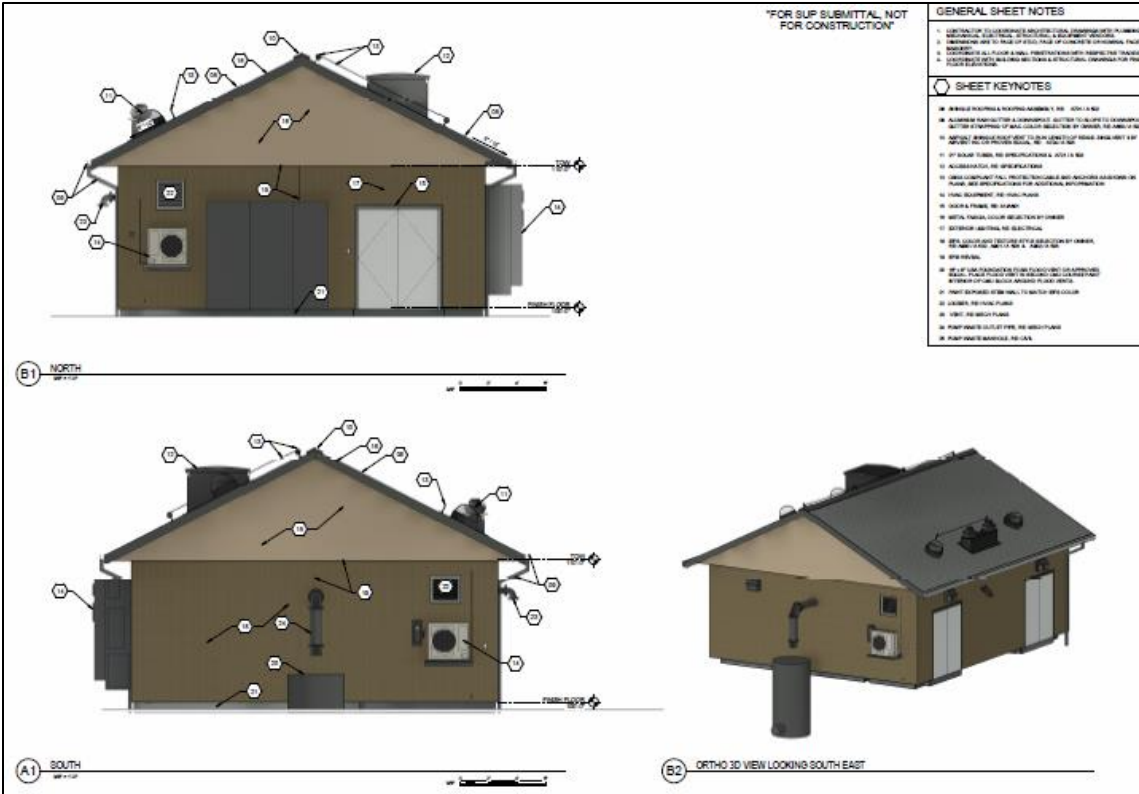
Overall Site Plan



Enlarged Site Plan



West and East Elevations



Project Evaluation

The proposed project is located at 0 Horizon Avenue (APN 534-450-05) on a ±11.39-acre parcel owned by Washoe County. The property has a regulatory zone of Low Density Suburban (LDS) and a master plan designation of Suburban Residential (SR) and is located within the Spanish Springs Planning Area. Washoe County granted Truckee Meadows Water Authority (TMWA) an easement deed grant of exploratory well easement, conditional water facilities easement and temporary construction easement per DOC#5278648 on February 18, 2022, see *Exhibit D - Application*. The record easement allows for TMWA to pursue the subject special use permit as described in this staff report.

TMWA is proposing to construct a wellhouse within an established easement located on the furthest west corner of the subject parcel. A wellhouse is defined as a “utilities service” use type and is subject to approval of a special use permit in the low density suburban regulatory zone. The setbacks for LDS are 30’ from the front and rear property lines and 12’ from all side property lines. As shown in the overall site plan above, no portion of the structure is closer than 37’ from any property line, therefore meeting this requirement.

The new wellhouse will connect to an existing well (Spring Creek Well 10) and will include a 760 square foot wellhouse with stucco finish and one maintenance vehicle parking area per section 110.410.25(e). The elevation will be four and half feet (4.5 ft) lower than the finish floor of the surrounding residential houses and is located approximately one hundred feet (100 ft) from the nearest residential property line to help to minimize the visual impacts to the adjacent properties. The wellhouse will be painted dark earthtone colors to blend with the surrounding natural environment.

Maintenance and inspections of the wellhouse are anticipated to be minimal, typically only occurring once or twice a month during normal business hours. Noise from the wellhouse during normal operations is not anticipated to be a concern.

The project area will be secured with an 8-foot tall chain-link and barbed wire fence around the perimeter, in accordance with the Department of Homeland Security requirements. Vehicle access to the wellhouse will be gated and only intended for emergency vehicles and TMWA employees for maintenance purposes only. Gate access will be provided at the terminus of the Paradise View Drive cul-de-sac. For safety and operational efficiency, a dedicated hammerhead lane for fire truck turnaround is integrated into the design near the wellhouse.

The application indicates the wellhouse will help to incorporate the existing well into TMWA's system and ultimately improve water service for all TMWA customers. The wellhouse will be located on a small portion of the parcel and will be accessed via the Paradise View Drive cul-de-sac. The proposed access road will share access to the Sugarloaf Peak Trail. The parcel has an irregular shape intended to accommodate utilities such as the wellhouse and to allow for continued access to the Sugarloaf Peak Trailhead.



Existing Well Looking North

The well will add additional capacity for meeting the water demands of customers in the area. TMWA uses well water to supplement Truckee River water supplies during the summer season, when demands are the highest. The applicant indicates, specifically in Spanish Springs, TMWA has had to turn off other wells due to water quality and well conditions; this well will help restore some of that lost capacity.

The application states *“this wellhouse protects the infrastructure needed to provide well water to the adjacent homes in the Sugar Loaf Peak neighborhood which in turn lessens the demand on the Truckee River and reduces the need to pump surface water from more than 12 miles from TMWA’s Glendale Water Treatment Plant. This project builds resilience and water supply redundancy in the TMWA system which directly impacts the adjacent neighbors who rely on our water supply every single day. This wellhouse will also be equipped and ready to contribute to TMWA’s Aquifer Storage and Recharge (ASR) program.”*

Requests to Vary Standards

The applicant is seeking to modify and/or waive the parking, screening and landscaping requirements below:

Parking Surfaces (Section 110.410.25):

WCC Table 110.410.10.2 provides off-street parking requirements for civic use types. For a utility services use, the parking requirement is to be specified by the use permit. In addition, WCC Table 110.410.15.1 requires one handicapped accessible space for a parking lot containing one (1) to twenty-five (25) total parking spaces. The applicant is proposing two off-street parking spaces, one of which will be van-accessible ADA parking. The pumping station facility will only be used by TMWA operations and maintenance personnel. It will not be staffed or occupied on a full-time basis, but the facility will be accessed monthly for routine operational and maintenance requirements. The facility will not be accessible by the public. Staff believes the two parking spaces are appropriate for the access needs of the facility.

The fenced area will be the only section paved with asphalt as shown on the site plan. Although the access road is not paved, it was designed to ensure proper vehicle access and compliance with development code standards. A hammerhead-style road will be constructed in the project area to facilitate fire truck turnaround requirements. Parking spaces for maintenance vehicles are proposed within the gated portion of the property and located within three hundred (300) feet of the wellhouse.

Since the only portion of the site proposed to be paved is within the fenced area, the access road and hammerhead are proposed to be compacted gravel. A portion of the access road will also be shared with the Sugar Loaf Peak trail. The proposed access road material will be similar to the existing emergency access road between Paradise View Drive and Millville Drive and will match the surrounding character of the neighborhood. Staff supports the request to modify parking surfaces as proposed.

Screening Requirements (Section 110.412.40 (d)):

Per section 110.412.40,(b),(d), screening requires a solid wall or decorative fence along the entire length of the property line when adjacent to residential uses. Since the proposed project is only on a small portion of the 11.4-acre parcel, and because the parcel is a unique shape, the applicant is requesting this requirement not apply to the entire property line. Much of the area where this standard would be applied (adjacent to residential uses) is an already existing six - foot solid wood fence, see above image of existing well. Instead, the applicant is proposing to fence the perimeter of the project area/wellhouse building only.

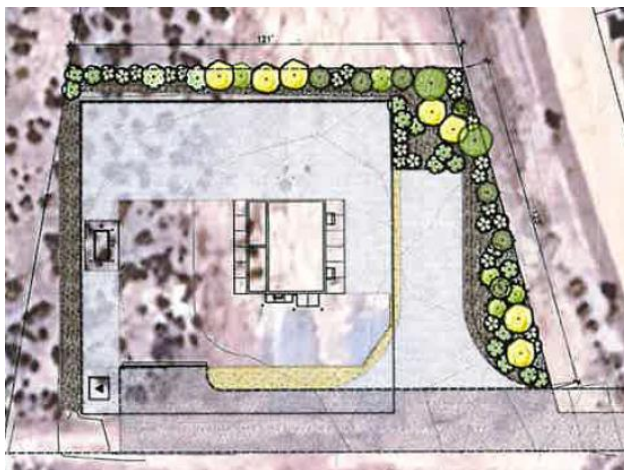
The proposal is for a six-foot tall chain link fence with barbed wire on top for a total of eight-feet tall, exceeding the maximum six-foot fence requirement. The fence is standard for TMWA wellhouses and is based on requirements of Homeland Security to help protect the wellhouse from vandalism. Below are examples from TMWA of the type of fence that is being proposed and has been used at other facilities. Staff supports the request to modify the screening standards due to the uniquely shaped parcel and the proposed use for security reasons.



Examples of other TMWA Fencing

Landscape (Section 110.412.40):

Per WCC Section 110.412.40, twenty percent (20%) of the developed land must be landscaped. The project will disturb ±8,355 square feet of the parcel. Therefore, the project requires a total of ±1,671 square feet of landscaping or twenty percent (20%). As designed the project includes a total ±1,253 square feet of landscaping or fifteen percent (15%) of the developed land. Landscaping will be provided through screening of the wellhouse with the use of shrubs, and trees.



| PLANT SCHEDULE | | |
|---|----------------------------------|----------------------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME |
| DECIDUOUS | | |
| | MALUS x 'SNOWDRIFT' | SNOWDRIFT CRABAPPLE |
| EVERGREEN | | |
| | JUNIPERUS CHINENSIS 'BLUE POINT' | BLUE POINT JUNIPER |
| | JUNIPERUS SCOPULORUM | ROCKY MOUNTAIN JUNIPER |
| | PICEA PUNGENS 'BLUE PEARL' | BLUE PEARL COLORADO SPRUCE |
| | PINUS PONDEROSA | PONDEROSA PINE |
| SHRUBS | | |
| | CHAMAEBATIARIA MILLEFOLIUM | FERNBUSH |
| | FORESTIERA NEOMEXICANA | NEW MEXICO PRIVET |
| | HIBISCUS SYRIACUS 'ARDENS' | ARDENS ROSE OF SHARON |
| | PRUNUS BESSEYI 'P0115' TM | PANTEE BUTTES SAND CHERRY |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC |
| | SYRINGA VULGARIS 'CHARM' | CHARM COMMON LILAC |
| SHRUB AREAS | | |
| TRUCK MULCH 10X ROCK 2" - 6" SIZE PLACED AT 6" DEPTH | | |

Landscape Plan

Due to the location of the wellhouse, and the comments received during the neighborhood meeting on June 12, 2024, where concerns were expressed on trees potentially impacting views to the adjacent neighbors to the east, the landscape area has been reduced to include a total of fifteen percent (15%) of the developed land. This area will be located around the fenced portion of the wellhouse and a small portion near the proposed access near Paradise View Drive. This will include a total of eleven (11) trees, (9 trees are required) and fifty-three (53) shrubs (53 required). The landscape area will include ground cover and drip. All other disturbed areas will be reseeded with a native seed mix that will not require irrigation once established.

All proposed landscaping will harmonize with the neighboring areas. Additional landscaping will be incorporated where the project adjoins residential homes and at the end of the cul-de-sac, in accordance with standards from the Truckee Meadows Water Authority (TMWA). Per

WCC section 110.412.40, require that all front, side, and rear yards be landscaped along the entire length of the adjoining common property line when adjacent to a residential use be landscaped. Due to the shape and size of the parcel, this would require the landscaping to be placed in areas that are as far away as ±1,500 feet and not directly impacted by the proposed request. The proposed landscaping plan meets the intent of the standard by screening the civic use adjacent to residential use and incorporates concerns voiced by adjacent neighbors who don't want to see their view of Mount Rose blocked by mature trees in the future. Therefore, staff supports the request to modify the landscaping and screening requirements as proposed.

Master Plan Evaluation

The proposed pumping station aligns with the Envision Washoe 2040 (EW2040) Master Plan Spanish Spring Vision Statement as described in Table 1.

Table 1: Master Plan Conformance

| Vision Statement | Explanation of Conformance with Vision Statement |
|--|--|
| <p><i>"...For years to come, the Spanish Springs community will participate in innovative projects that contribute to local and regional resource conservation efforts and that bring greater efficiency to the utilization of resources."</i></p> | <p>This proposed wellhouse for the existing well supports water supply redundancy in the TMWA system which directly impacts the adjacent neighbors who rely on the water supply.</p> |

The proposed pumping station aligns with applicable EW2040 Priority Principles & Policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

| Master Plan Element | Priority Principles & Policies | Explanation of Conformance with Priority Principles & Policies |
|--|--------------------------------|--|
| <p>Land Use Principle 6. Direct Development into the TMSA.</p> | | |
| <p>LU6.1 – Invest in infrastructure and services where required for health and safety reasons.</p> | | <p>The proposed location of the wellhouse is within the TMSA. The wellhouse is a TMWA priority to support existing water supply infrastructure. Quality, reliable drinking water is necessary for a healthy community.</p> |
| <p>Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.</p> | | |
| <p>PFS2.3 – Ensure new suburban- and urban-level development is served by a community water supply system.</p> | | <p>The proposed project will allow TMWA to continue providing reliable, safe, and quality drinking water to its existing customers.</p> |

| | |
|---|--|
| <p>PFS3.5 – In accordance with the Regional Plan, limit water and wastewater infrastructure outside the TMSA, except for the management of effluent management and recycled water.</p> | <p>The proposed wellhouse will be located within the TMSA.</p> |
|---|--|

Reviewing Agencies

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

| Agencies | Sent to Review | Responded | Provided Conditions | Contact |
|--|----------------|-----------|---------------------|---|
| NDOw (Wildlife) | X | | | |
| NV Water Resources | X | | | |
| Washoe County Building & Safety | X | | | |
| Washoe County Parks & Open Space | X | X | X | Faye-Marie Pekar, fpekar@washoecounty.gov |
| Washoe County Sewer | X | | | |
| Washoe County Traffic | X | | | |
| Washoe County Water Rights Manager (All Apps) | X | X | | |
| WCSD Law Enforcement | X | | | |
| Washoe County Engineering (Land Development) (All Apps) | X | X | X | Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov |
| Washoe County Engineering & Capital Projects Director (All Apps) | X | | | |
| NNPH Air Quality | X | | | |
| NNPH Environmental Health | X | X | X | Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly, dakelly@washoecounty.gov |
| TMFPD | X | X | X | Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us |
| Nevada State Historic Preservation | X | | | |
| NV Energy | X | | | |
| Truckee Meadows Water Authority | X | | | |

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

An initial neighborhood meeting was held in-person on Wednesday June 12, 2024, from 6:00 pm to 7:00pm at Alyce Taylor Elementary 252 Egyptian Dr, Sparks (approximately 62 in attendance). Notices were mailed to three hundred and twenty-one (321) property owners within 750 feet of the subject parcel. The TMWA staff and the project representatives presented an overview of the project including preliminary site plans, site photos, maps of the project, and project details were presented. TMWA staff were on hand to answer questions proposed by the attending members.

Public comments, related to the SUP, included concerns about landscaping/trees that have the potential to impact views as the trees mature and general comments on the design of the wellhouse structure. The applicant indicates the comments have been incorporated into the design and are reflected in the proposed request.

Although the proposed wellhouse and details of the special use permit (SUP) were discussed at the initial meeting, most members of the public who attended the meeting were concerned about the potential impacts of the well on the aquifer and not necessarily aspects relating to the SUP and wellhouse. The results of the neighborhood meeting hub survey reflect similar comments, see Exhibit E. The applicant provided a graphic demonstrating, included in Exhibit E, all but two (2) of the commenters live within one half mile of the project site.

Therefore, TMWA invited the entire attendance from the first meeting to attend a second in-person meeting held on July 10, 2024, at Alyce Taylor Elementary. This meeting provided additional information regarding the well, the available natural resources, why the well is being constructed, and potential impacts to domestic well owners. The second meeting was well attended (58 people) and provided an opportunity for one-on-one discussions with TMWA's subject matter experts.

Furthermore, TMWA has created a website that provides the information that was discussed at this meeting as well as answers to frequently asked questions. The website can be viewed at: <https://tmwa.com/sc10/>

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.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area.

Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area. The proposed use type of 'utility services' for a wellhouse is permitted within the LDS regulatory zone with the approval of a SUP. The proposal is located on a property owned by Washoe County and has an existing easement and well on site. This wellhouse protects the infrastructure needed to provide well water and maintenance for the existing well and the wellhouse use is typically located adjacent to residential developments throughout the Truckee Meadows.

- (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.

Staff Comment: Truckee Meadows Water Authority is proposing to build a wellhouse within an established easement in Spanish Springs. The new wellhouse will connect to an existing well (Spring Creek Well 10) which was drilled prior to support TMWA customers in the Spanish Springs area.

Vehicle access to the wellhouse will be limited to TMWA employees for maintenance purposes and emergency vehicles and will be provided at the terminus of the Paradise View Drive cul-de-sac. The wellhouse and this location aligns with typical utility infrastructure setups operated by TMWA throughout the service area. The access road is proposed to be compact gravel. For safety and operational efficiency, a dedicated hammerhead lane for fire truck turnaround is located near the wellhouse. Electricity and gas services are also available in the adjacent properties and will be extended to the site as needed.

Washoe County Engineering reviewed the application and provided conditions (Exhibit A) to ensure appropriate grading and drainage.

- (c) Site Suitability. That the site is physically suitable for a utility services use type (wellhouse), and for the intensity of such a development.

Staff Comment: The project site is already partially developed with a well within an established easement. The site is physically suitable for a wellhouse. The site is currently vacant, is generally flat, and is not located in a FEMA designated flood zone. The new wellhouse will connect to an existing well (Spring Creek Well 10) which was drilled prior to support TMWA customers in the Spanish Springs area. The elevation will be four and half feet (4.5 ft) lower than the finish floor of the surrounding residential houses and is located approximately one hundred feet (100 ft) from the nearest residential property line to help to minimize the visual impacts to the adjacent properties.

- (d) 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: Issuance of the permit is not anticipated to 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. Service will not be disrupted to existing customers during construction and TMWA has indicated service to existing customers will be improved upon completion. Consideration has been given to the neighboring properties through the overall site design, landscaping, placement of the building, fencing, and access to avoid any negative impacts to adjacent properties.

- (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.

Staff Comment: There are no military installations located in the proposed site area. This finding is not applicable to the proposed project.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP24-0011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP24-0011 for Truckee Meadows Water Authority, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. I further move to vary the development code applicable parking, screening and landscaping requirements as specified in the staff report.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area;
- (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;

- (c) Site Suitability. That the site is physically suitable for a utility services use type (wellhouse), and for the intensity of such a development;
- (d) 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;
- (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.

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: Truckee Meadows Water Authority
Attn: Stacie Huggins, shuggins@woodrogers.com

Property Owner: Washoe County Parks and Open Space
Faye-Marie Pekar, fpekar@washoecounty.gov

Washoe County Director of Community Services
Eric Crump, ecrump@washoecounty.gov



Conditions of Approval

Special Use Permit Case Number WSUP24-0011

The project approved under Special Use Permit Case Number WSUP24-0011 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on October 3, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

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

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

Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@washoecounty.gov

- 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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.**
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- e. 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.

- f. The business license will be obtained to for the new use.
- g. Construction hours are 7am to 7pm Monday through Saturday.
- h. Pursuant to WCC Table 110.410.15.1, *Handicapped Accessible Parking Spaces*, one (1) parking space shall be provided that meets ADA requirements and shall also be van accessible. One (1) van accessible space shall be provided in each parking area pursuant to WCC Section 110.410.15(c)(1), *Handicapped Parking*.
- i. 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.

Northern Nevada Public Health (NNPH), Environmental Health Division (EHS)

2. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239, jenglish@washoecounty.gov

- a. Any future building plans must be routed to EHS for review and subsequent approval since the property is served by a well and onsite sewage disposal system.

Washoe County Engineering and Capital Projects

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

Contact Names –

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

GENERAL CONDITIONS

Contact Information: **Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov**

- a. Applicant shall indicate on the plans the specific location/business exported materials will be taken and a grading permit shall be obtained for the import site.
- b. Exported materials shall not be sold without the proper business license.
- c. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- d. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) 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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E., (775) 328-2059

- a. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E., (775) 328-2050

- a. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, and driveway access) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
- b. The applicant shall submit an encroachment and excavation permit application for review and approval for any construction within Washoe County Right of Way.

Washoe County Regional Parks and Open Space

4. The following condition is a requirement of Regional Parks and Open Space, which shall be responsible for determining compliance with this condition.

**Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3623,
FPekar@washoecounty.gov**

- a. Per the Easement Deed executed on 2/18/2022, Doc # 5278648, Condition 1.3, the Temporary Construction Easement is expired and will need to be renewed with the Parks Division prior to issuance of building/grading permits.
- b. Prior to the issuance of building/grading permits, the applicant shall submit a revegetation plan, prepared by a qualified professional, to Washoe County Parks for review and approval. At a minimum, the plan will include: existing site conditions; the area of impact (to include all disturbed undeveloped portions of the subject site); restoration goals; selection of native/perennial adapted plants or seed mixes; revegetation methods; measures to prevent the spread of noxious weeds; revegetation success criteria; and appropriate monitoring provisions for one (1) year and three (3) years after termination of the Temporary Construction Easement.
- c. Per the Easement Deed issued on 2/18/2022, Doc # 5278648, Condition 3, Washoe County Parks Division shall be given at least five (5) days prior written notice of the time during which the Water Facilities instillation work will take place.

Truckee Meadows Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemmon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



Date: August 26, 2024

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **TMWA Spanish Springs Wellhouse WSUP24-0011**
APN 534-450-05

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a wellhouse and is located on approximately 11.39 acres in Spanish Springs approximately 225 feet west of Paradise View Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. Applicant shall indicate on the plans the specific location/business exported materials will be taken and a grading permit shall be obtained for the import site.
2. Exported materials shall not be sold without the proper business license.

Conditions:

1. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
2. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) 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.

WSUP24-0011
EXHIBIT B

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The following note shall be added to the construction drawings; "All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, and driveway access) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
2. The applicant shall submit an encroachment and excavation permit application for review and approval for any construction within Washoe County Right of Way.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-4648

Conditions:

1. No comments from utilities.

August 26, 2024

Washoe County Community Services
Planning and Development Division

RE: TMWA Spanish Springs Wellhouse; 534-450-05
Special Use Permit; WSUP24-0011

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

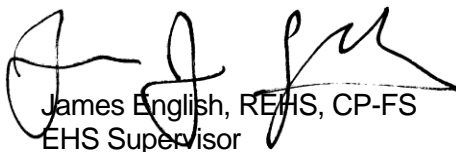
Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by community water and sewerage systems.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

It should be noted EHS supports this application as the approval will support continued system improvements to the region's primary water purveyor to support regional growth.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

From: [Lemon, Brittany](#)
To: [Weiche, Courtney](#)
Subject: WSUP24-0011 (TMWA Spanish Springs Wellhouse)
Date: Friday, August 23, 2024 7:56:36 AM
Attachments: [image001.png](#)

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you!

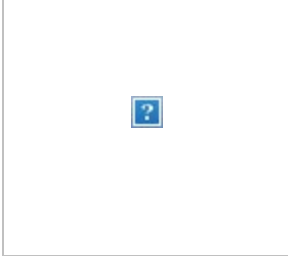
Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

tmfpd_final_sunset_logo



“Committed to excellence, service, and the protection of life and property in our community”

From: [Weiss, Timber A.](#)
To: [Weiche, Courtney](#)
Subject: No water rights conditions for WSUP24-0011
Date: Friday, August 30, 2024 11:23:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

No water rights conditions for WSUP24-0011.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: www.washoecounty.us/csd

For additional information, email engineering@washoecounty.us or call 775.328.2040



From: [Edmunson, Heather](#)
To: [Crump, Eric S](#); [Pekar, Faye-Marie L.](#)
Cc: [Speer, Thomas](#)
Subject: TMWA Spring Creek 10 Well (Donovan) Easement
Date: Tuesday, September 17, 2024 11:22:53 AM
Attachments: [image001.jpg](#)
[WC Easement Document 5278648-1.pdf](#)

Hello Faye and Eric,

Per Paragraph 1.2 of our easement agreement for APN 534-450-05 (Doc # 5278648-see attached) and our exploratory well testing results, we are hereby notifying you that we have found this site suitable for a production well. Please let us know if you have any questions. Thank you!

Kindest regards,

Heather

****PLEASE NOTE NEW CELL PHONE NUMBER BELOW****

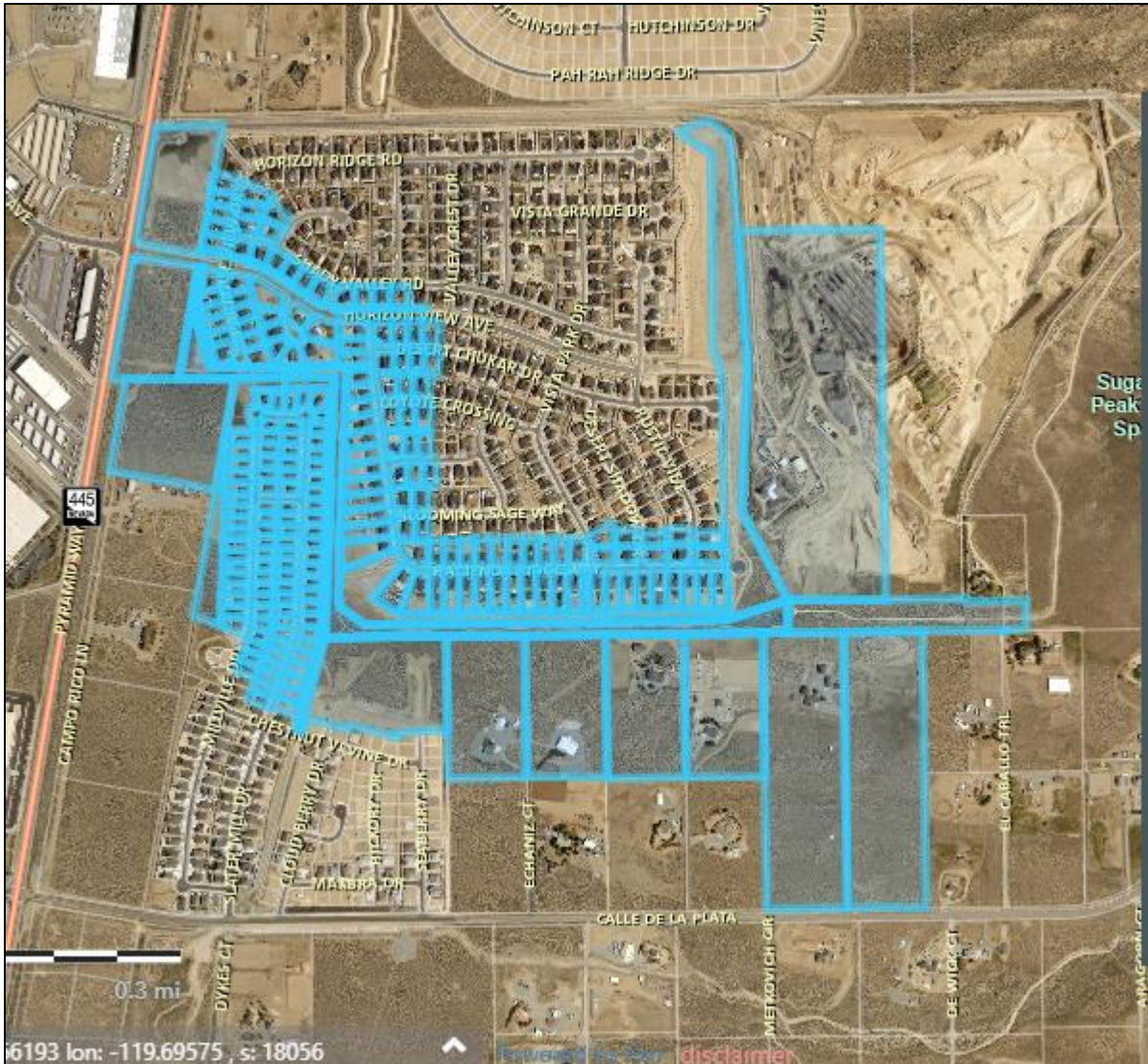
Heather Edmunson, SR/WA, R/W-NAC
Lands Administrator
Truckee Meadows Water Authority
1355 Capital Blvd. | P.O. Box 30013, Reno, NV 89502
O: (775) 834-8071, M: (775) 516-5360
hedmunson@tmwa.com | www.tmwa.com



Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.

Public Notice

Washoe County Code requires that public notification for a special use permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 226 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Special Use Permit TMWA Spanish Springs Wellhouse

Submitted to Washoe County
August 8, 2024

Prepared for
Truckee Meadows Water Authority
1355 Capital Boulevard
Reno, NV 89502

Prepared by
 **WSUP24-0011
EXHIBIT D**
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

Section 1

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: TMWA Spanish Springs Wellhouse | | | |
| Project Description: A special use permit to allow a utility (wellhouse) within Low Density Suburban (LDS) zoning designation and to modify to following Washoe County Development Standards: Parking Surface Standards - Section 110.410.25 (e), Screening Requirements – Section 110.412.40 (d), and Landscape Requirements – Section 110.412.40 | | | |
| Project Address: 0 Horizon View Avenue, Washoe County, NV 89441 | | | |
| Project Area (acres or square feet): | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| The project site is located in unincorporated Washoe County in Spanish Springs approximately ±225-feet west of the Paradise View Drive cul-de-sac. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 534-450-05 | ±11.39 | | |
| 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: Washoe County (see TMWA Doc 5278648) | | Name: Wood Rodgers | |
| Address: 1001 E. 9th Street, Building A | | Address: 1361 Corporate Blvd. | |
| Reno, NV | Zip: 89512 | Reno, NV | Zip: 89502 |
| Phone: | Fax: | Phone: 775-823-4068 | Fax: 775-823-4068 |
| Email: | | Email: ehasty@woodrodgers.com | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: | | Contact Person: Eric Hasty | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Truckee Meadows Water Authority (TMWA) | | Name: Same as Above | |
| Address: 1355 Capital Blvd. | | Address: | |
| Reno, NV 89502 | Zip: 89502 | | Zip: |
| Phone: 775-834-8080 | Fax: | Phone: | Fax: |
| Email: tspeer@tmwa.com | | Email: shuggins@woodrodgers.com | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: Thomas Speer | | Contact Person: Stacie Huggins | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A special use permit to allow a utility (wellhouse) within Low Density Suburban (LDS) zoning designation and to modify to following Washoe County Development Standards:

- Parking Surface Standards - Section 110.410.25 (e)
- Screening Requirements – Section 110.412.40 (d)
- Landscape Requirements – Section 110.412.40

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.)

See the attached site plan in section 4 and the map pocket of this application

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

The wellhouse and improvements discussed in the attached project description and shown in the site plan are proposed to be completed in one phase. Upon approval of the request, preliminary planning estimates a construction date in the first half of 2025.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The project site is located in an area that is difficult for the public to access with vehicles and is relatively out of the way and hidden from the rest of the neighborhood. Furthermore, the proximity to the future commercial and the project site itself being four feet lower in elevation than the adjacent neighbors helps to screen the site even more. Finally, the site is hydrologically significant and is ideal for a well and wellhouse that will serve the surrounding development.

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

The wellhouse protects the infrastructure needed to provide well water to the adjacent homes in the Sugar Loaf Peak neighborhood and reduces the demand on the Truckee River and reduces the need to pump surface water more than 12 miles from TMWA's Glendale Water Treatment Plant. This project builds resilience and water supply redundancy in the TMWA system which directly impacts the adjacent neighbors who rely on our water supply every single day.

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

The project anticipates minimal impacts. Comments provided during public meetings have been incorporated into the plans, including landscaping and screening concerns addressed by the nearest residents who expressed concerns about the trees blocking their views of the Sierras. The plan has been designed to address these concerns while at the same time allowing screening to the wellhouse from users on the Sugar Loaf Peak Trail.

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.

The proposed improvements are discussed in detailed in the Project Description attached to this application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

| | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

9. Utilities:

| | |
|---------------------------------|---------------------------------|
| a. Sewer Service | N/A |
| b. Electrical Service | NV Energy |
| c. Telephone Service | N/A |
| d. LPG or Natural Gas Service | NV Energy (if required) |
| e. Solid Waste Disposal Service | N/A |
| f. Cable Television Service | N/A |
| g. Water Service | Truckee Meadows Water Authority |

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 # | N/A | acre-feet per year | |
| i. Certificate # | N/A | acre-feet per year | |
| j. Surface Claim # | N/A | acre-feet per year | |
| k. Other # | N/A | 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).

| |
|--|
| |
|--|

10. Community Services (provided and nearest facility):

| | |
|-------------------------|----------------------------|
| a. Fire Station | TMFPD Station 46 (3 miles) |
| b. Health Care Facility | N/A |
| c. Elementary School | N/A |
| d. Middle School | N/A |
| e. High School | N/A |
| f. Parks | N/A |
| g. Library | N/A |
| h. Citifare Bus Stop | N/A |

A.P.N: #534-450-05

After Recordation Return To:

Truckee Meadows Water Authority
P.O. Box 30013
Reno, Nevada 89520-3013
Attn: Heather Edmunson, Lands Administrator

Washoe County Regional Parks and Open Space
1001 E. 9th Street, BLDG A
Reno, NV 89512
Attn: Sophia Kirschenman, Park Planner

**EASEMENT DEED
GRANT OF EXPLORATORY WELL EASEMENT, CONDITIONAL WATER
FACILITIES EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT**

EXPLORATORY WELL EASEMENT, CONDITIONAL WATER FACILITIES EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ("Deed") is entered into this ___ day of _____, 2022, by and between WASHOE COUNTY, a political subdivision of the State of Nevada ("Grantor") and the TRUCKEE MEADOWS WATER AUTHORITY, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada and Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277 ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property situate in the County of Washoe, State of Nevada, currently Assessor's Parcel Number 534-450-05, commonly known as Sugarloaf Peak Open Space ("County Property"), including property identified and described in Exhibits "A" and "A-1" ("Temporary Construction Easement"), property identified and described in Exhibits "B" and "B-1" ("Exploratory Well Easement"), and property identified and described in Exhibits "C" and "C-1" ("Water Facilities Easement"), attached hereto and made a part hereof; and

NOW THEREFORE, GRANTOR, for and in consideration of the sum of three thousand, four hundred and fifty dollars (\$3,450.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby agree as follows:

1. Grant of Easements.

1.1 Exploratory Well Easement. Grantor hereby grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a permanent and non-

exclusive easement and right of way in gross in, on, over, under, and across the Exploratory Well Easement area to access, construct, alter, maintain, inspect, repair, reconstruct, and operate an underground exploratory well and any other facilities or appurtenances deemed necessary for operation or maintenance of the exploratory well (hereinafter called "Exploratory Well"). The Exploratory Well shall be utilized to conduct water quality and water production rate testing for Grantee to determine whether the site is suitable for a production well, and for ongoing groundwater quality monitoring.

1.2 Conditional Water Facilities Easement. If testing demonstrates suitability for a production well as determined by Grantee, Grantor grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a permanent and non-exclusive easement and right of way in gross in, on, over, under, and across the Water Facilities Easement area to access, construct, alter, maintain, inspect, repair, reconstruct, and operate a production well, wellhouse and any other facilities or appurtenances deemed necessary for operation or maintenance of the production well (hereinafter called "Water Facilities"). Grantee intends to conduct testing through its Exploratory Well. Grantee agrees to provide Grantor written notice of the results of the Exploratory Well testing. Grantor's grant of a Water Facilities easement is expressly conditioned on the results from Grantee's Exploratory Well testing. Grantor agrees that the Water Facilities shall only be constructed if the results from the Exploratory Well testing demonstrate that the site is suitable for a production well based on the geologic, water quality and flow information provided or obtained during testing as determined by Grantee. Should the Exploratory Well testing results indicate that the site is not suitable for a production well, no Water Facilities Easement will be granted. Grantee will notify Grantor in writing of Grantee's determination regarding suitability for a production well.

1.3 Temporary Construction Easement. Grantor also grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a temporary construction easement in, on, over, under, and across the Temporary Construction Easement area for the purposes of constructing and installing the Exploratory Well and, if applicable, Water Facilities improvements. Said Temporary Construction Easement shall expire upon the earlier to occur of: (i) completion of the exploratory well and water facilities improvements and associated revegetation; or (ii) twenty-four (24) months from the date of recording of this Agreement in the office of the Washoe County Recorder. Grantee, its successors, assigns, agents, contractors, employees and licensees shall have, for the duration of the Temporary Construction Easement, ingress and egress to the Temporary Construction Easement area for the purposes set forth above.

2. Easement Access. Grantee, its successors, assigns, agents, contractors, employees and licensees shall have at all times ingress and egress to the Exploratory Well and Water Facilities Easement area for the purposes set forth above, including without limitation constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Water Facilities and the Exploratory Well.

3. Construction of Exploratory Well and Water Facilities. Grantee shall install, operate, repair any disturbances or damage caused by its operation, and maintain the Exploratory Well and Water Facilities at its sole cost and expense. No work shall be performed on the initial installation of the Exploratory Well or Water Facilities until County has been given at least five

(5) days prior written notice of the time during which the installation work will take place. All work shall be performed in compliance with all applicable laws and ordinances. Grantee also agrees that, except in the event of an emergency, work performed on the initial installation of the Exploratory Well and Water Facilities shall be allowed only between 8:00 a.m. and 7:00 p.m., Monday through Friday, within the County Property. Grantee shall secure all necessary permits, including Nevada Department of Environmental Protection (NDEP) permits, prior to construction of the Exploratory Well and Water Facilities.

4. **Revegetation.** Grantee shall revegetate the disturbed areas outside of the Exploratory Well and Water Facilities footprint, including the Temporary Construction Easement area, according to an approved Revegetation Plan. In accordance with the Revegetation Plan, Grantee shall submit monitoring reports to the County as prepared by a licensed landscape architect or other qualified professional one (1) year and three (3) years after termination of the Temporary Construction Easement and implementation of the revegetation efforts to ensure success criteria, as identified in the Revegetation Plan, have been met. If the criteria are not met, additional hydroseeding applications and/or plantings shall be required.

5. **Warranties and Representations by Grantor.** Grantor warrants and represents that Grantor owns the County Property and there are no prior encumbrances or liens running with the County Property which will frustrate or make impossible Grantee's enjoyment of the County Property. Grantor has full power and authority to sell and convey the County Property to Grantee and to enter into and perform its obligations pursuant to this Agreement. The person signing this Deed and other instruments required under this Deed on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor. Grantee acknowledges that the Grantor owns and operates the County Property subject to certain deed restrictions and covenants. Grantee acknowledges that its use of the easement areas does not interfere with the restrictions placed on the County Property and Grantee shall not interfere with the deed restrictions at any future time. Grantee confirmed with Syncon Homes, a Nevada corporation in its capacity as manager and trustee of Shadow Ridge 192, LLC, a Nevada limited liability company pursuant to NRS 86.541, that Syncon Homes consents to Grantee's use of the County Property.

6. **Hold Harmless.** Subject to the limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or injury suffered or sustained by Grantor or third parties for any injury or damage caused by any act or omission of Grantee in its use of the Easements.

7. **Grantor's Reservation of Rights.** Subject at all times to the limitations and provisions of Section 7.1, Grantor reserves to itself, and to its successors, agents and assigns, (i) the right of ingress and egress over the surface of the County Property for parks and recreation purposes and uses by the general public. Grantor reserves the right to make reasonable improvements to the County Property for public recreation purposes and consistent with its use as a trail area.

7.1 **No Unreasonable Interference.** Grantor shall not erect any buildings or structures on the County Property or otherwise use the County Property in a manner that places an unreasonable burden on or unreasonably interferes with Grantee's full use and enjoyment and the rights granted herein.

Grantee acknowledges by acceptance of the Exploratory Well and Water Facilities Easement that Grantor's present and future public recreational uses of, and practices on, the surface area of the County Property are compatible with the purpose of this easement. Grantor reserves the right to use and enjoy the County Property in accordance with those present parks and recreational practices and uses now and in perpetuity. Grantor and Grantee recognize that the future uses of, and practices on, the surface of the County Property may change over time as a result of the development and the public's need for recreation. Grantee acknowledges that the County owns this property and that Grantee's use of the Exploratory Well and Water Facilities Easement shall be subject to and not interfere with any existing restrictions placed on the County Property.

7. **Reimbursement for Breach.** Each party shall reimburse the other party for all reasonable expenses, damages, and costs, incurred by the injured party as a result of either party's breach of any covenant set forth herein.

8. **Relocation of Water Facilities.** If the Exploratory Well Easement, Water Facilities Easement, and Temporary Construction Easement, as defined herein and described and shown on Exhibits A, A-1, B, B-1, C, and C-1 are unsuitable for the purposes of the Grantee or the Grantor, then the location may, subject to prior written consent of both parties, be changed to an area mutually satisfactory to both the Grantor and Grantee herein. The newly agreed to locations shall be indicated and shown by an amended easement. Any relocations requested after the initial installation and use of the water facilities shall be at the sole cost and expense of the requesting party.

9. **Notices.** Any notices or communications required or permitted to be given must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or overnight courier, or transmitted by electronic mail transmission (including PDF), to the party to whom such notice or communication is directed, to the mailing address or regularly-monitored electronic mail address of such party as follows:

Grantee:

Truckee Meadows Water
Authority P.O. Box 30013
Reno, Nevada 89520-3013
Attn: Heather Edmunson, Lands Administrator
Email: hedmunson@tmwa.com

Grantor:

Washoe County
Community Services Department
1001 E. 9th Street
P.O. Box 11130
Reno, NV 89520-0027
Attn: Sophia Kirschenman, Park Planner
Email: SKirschenman@washoecounty.gov

Any such notice or communication shall be deemed to have been given on (i) the day such notice or communication is personally delivered, (ii) three (3) days after such notice or communication is mailed by prepaid certified or registered mail, (iii) one (1) working day after such notice or communication is sent by overnight courier, or (iv) the day such notice or communication is sent electronically, provided that the sender has received a confirmation of such electronic transmission. A party may, for purposes of this Easement Deed, change their address, email address or the person to whom a notice or other communication is marked to the attention of, by giving notice of such change to the other party pursuant to this section.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon and shall inure to the benefit of Grantor and Grantee, and the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee their successors, agents, contractors, licensees and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

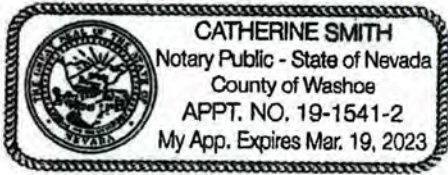
“GRANTOR”

WASHOE COUNTY, a political subdivision of the State of Nevada

By: *Bob Lucey*
Bob Lucey, Chair
Washoe County Board of County Commissioners

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 11 day of January, 2022, ^{*Vaughn Hartung*} ~~Bob Lucey~~ as Chairman of the Board of County Commissioners of Washoe County, personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument for the purpose therein contained.



Catherine Smith
Notary Public

“GRANTEE”

TRUCKEE MEADOWS WATER AUTHORITY, a joint powers authority

By: _____
Stefanie Morris,
Water Resources Manager

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this _____ day of _____, 2022, Stefanie Morris, Water Resources Manager, personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument for the purpose therein contained.

Notary Public

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

“GRANTOR”

WASHOE COUNTY, a political subdivision of the State of Nevada

By: _____
Bob Lucey, Chair
Washoe County Board of County Commissioners

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this _____ day of _____, 2022, Bob Lucey as Chairman of the Board of County Commissioners of Washoe County, personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument for the purpose therein contained.

Notary Public

“GRANTEE”

TRUCKEE MEADOWS WATER AUTHORITY, a joint powers authority

By: Stefanie Morris
Stefanie Morris,
Water Resources Manager

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 14th day of January, 2022, Stefanie Morris, Water Resources Manager, personally appeared before me, a Notary Public, and acknowledged to me that he executed the above instrument for the purpose therein contained.

Heather E
Notary Public



EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
Temporary Construction Easement**

All that certain real parcel of land lying within northeast One-Quarter of Section 23, Township 21 North, Range 20 East, M.D.M., Washoe County, Nevada, more particularly described as follows;

BEGINNING at a point bearing South 71°59'27" East, 4,486.14 feet from the northeast corner of said Section 23, said POINT OF BEGINNING being further described as a point lying on the westerly line of Parcel F, as shown on Donovan Ranch-Phase 1 subdivision map recorded October 15, 2004, as Tract Map No. 4401, Official Records, Washoe County, Nevada;

THENCE said from said POINT OF BEGINNING, North 90°00'00" East, 126.06 feet;

THENCE South 15°09'37" East, 106.14 feet;

THENCE North 89°59'31" East, 160.98 feet to a point lying on the right-of-way line of Paradise View Dr;

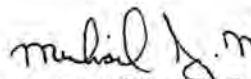
THENCE following said right-of-way, along the arc of a non-tangent curve to the left, radial to a bearing of North 31°53'52" East, concave northerly, having a radius of 50.00 feet, through a central angle of 31°54'21", a distance of 27.84 feet;

THENCE departing said right-of-way, South 00°00'00" East, 12.45 feet;

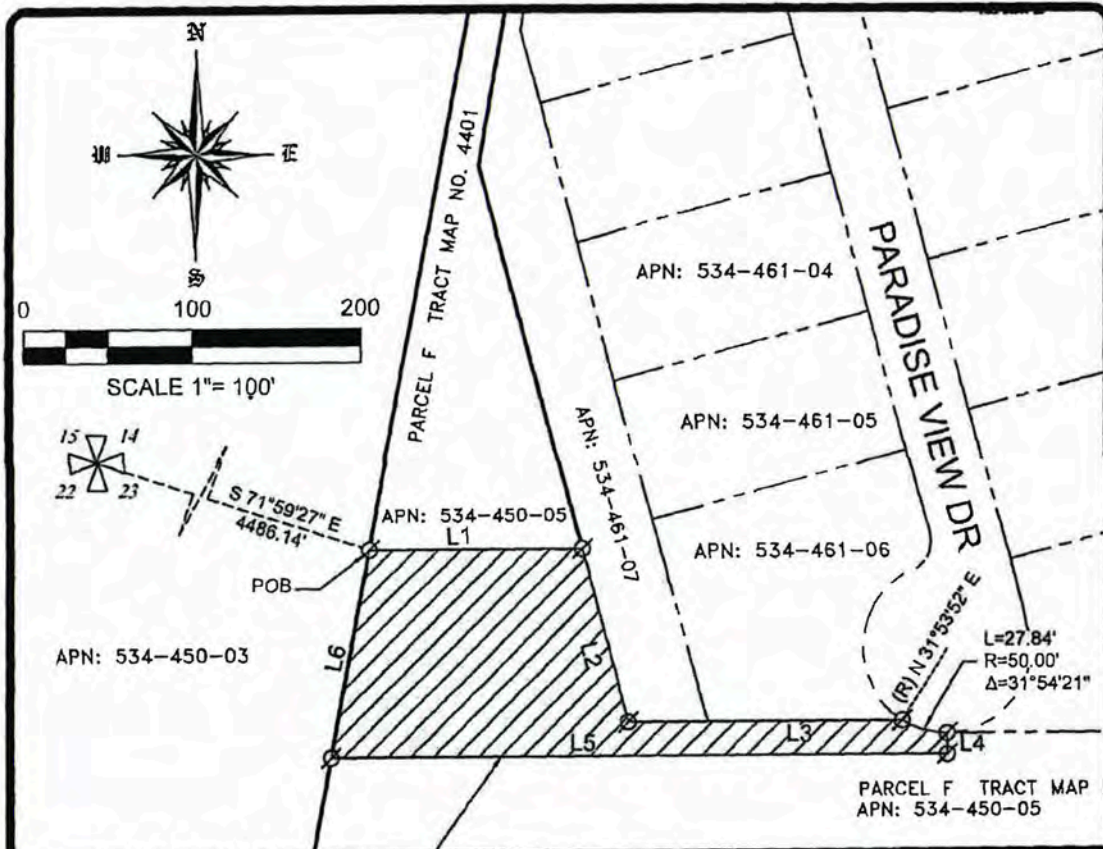
THENCE South 89°59'31" West, 363.88 feet to a point lying on said westerly line;

THENCE North 10°29'02" East, along said westerly line, 124.55 feet, to said POINT OF BEGINNING, containing 22,415 square feet, more or less.

The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone, NAD 83/94 HARN, based upon the Washoe County GIS parcel database.


Michael J. Miller, P.L.S.
7395 Gravel Ct.
Reno, NV
89502





HATCHED AREA=TEMPORARY
CONSTRUCTION EASEMENT
GRANTED PER THIS DOCUMENT
22,415 SQ. FT. ±

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 90°00'00" E | 126.06' |
| L2 | S 15°09'37" E | 106.14' |
| L3 | N 89°59'31" E | 160.98' |
| L4 | S 00°00'00" E | 12.45' |
| L5 | S 89°59'31" W | 363.88' |
| L6 | N 10°29'02" E | 124.55' |

LEGEND

POB POINT OF BEGINNING
APN ASSESSOR PARCEL NO.

APN: 534-571-06

APN: 34-571-09

EXHIBIT "A-1"

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
LYING WITHIN THE NE 1/4 SECTION 23, T. 21N., R. 21 E., M.D.M.
WASHOE COUNTY NEVADA



SHEET 1 OF 1

EXHIBIT "B"

**LEGAL DESCRIPTION
FOR
Exploratory Well Easement**

All that certain real parcel of land lying within northeast One-Quarter of Section 23, Township 21 North, Range 20 East, M.D.M., Washoe County, Nevada, more particularly described as follows;

BEGINNING at a point bearing South 71°46' 39" East 4371.87 feet from the northeast corner of said Section 23;

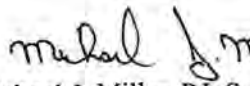
THENCE said from said POINT OF BEGINNING, North 90°00'00" East, 2.00 feet;

THENCE South 0°00'00" West, 2.00 feet;

THENCE South 90°00'00" West, 2.00 feet;

THENCE North 0°00'00" East, 2.00 feet to said POINT OF BEGINNING, containing 4 square feet, more or less..

The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone, NAD 83/94 HARN, based upon Washoe County GIS parcel database.


Michael J. Miller, P.L.S.
7395 Gravel Ct.
Reno, NV
89502



10-28-21

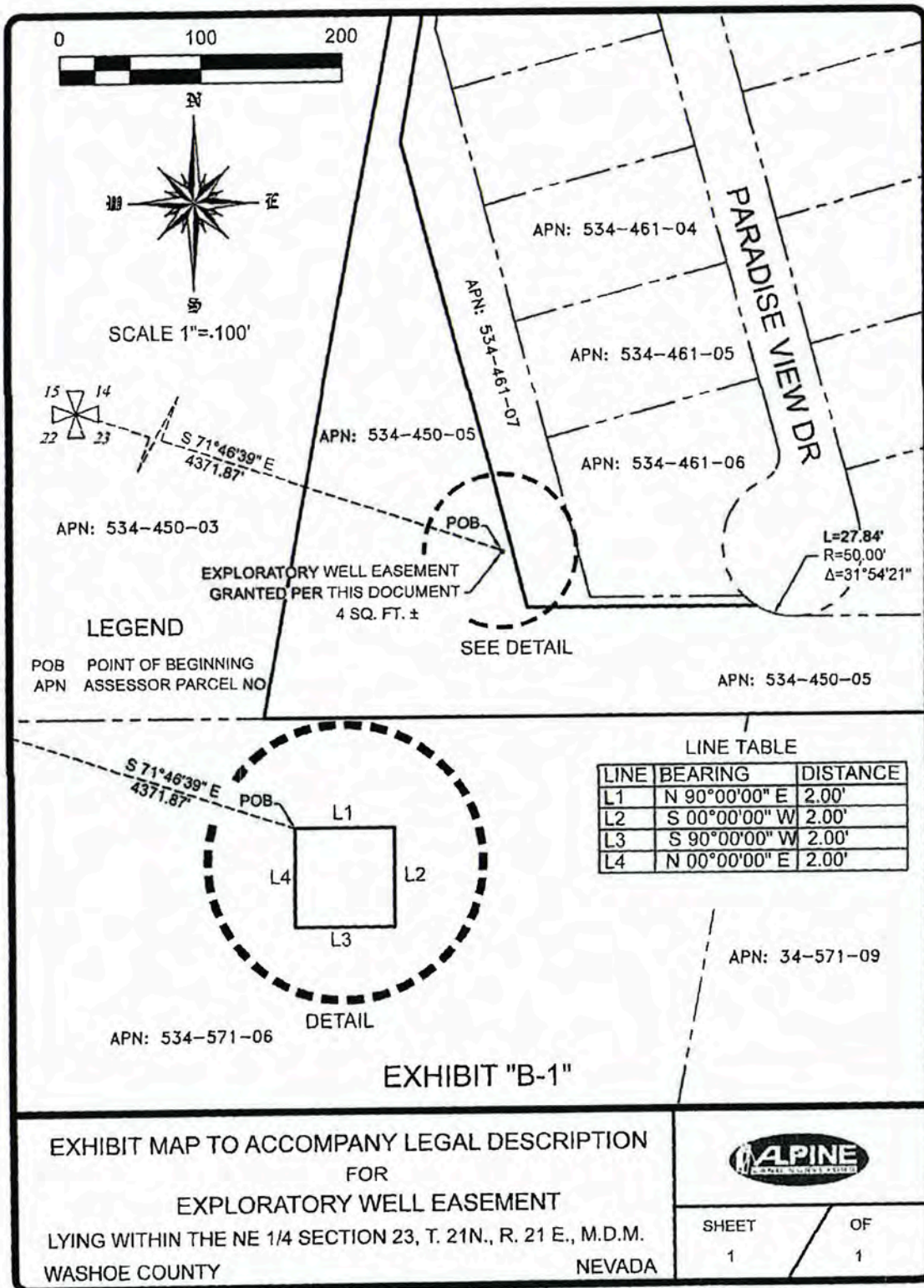


EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 EXPLORATORY WELL EASEMENT
 LYING WITHIN THE NE 1/4 SECTION 23, T. 21N., R. 21 E., M.D.M.
 WASHOE COUNTY NEVADA



SHEET 1 OF 1

EXHIBIT "C"

**LEGAL DESCRIPTION
FOR
Water Facilities Easement**

All that certain real parcel of land lying within northeast One-Quarter of Section 23, Township 21 North, Range 20 East, M.D.M., Washoe County, Nevada, more particularly described as follows;

BEGINNING at a point bearing South 71°52'56" East 4492.28 feet from the northeast corner of said Section 23;

THENCE said from said POINT OF BEGINNING, South 90°00'00" East, 100.00 feet;

THENCE South 0°00'00" East, 100.00 feet;

THENCE South 90°00'00" West, 100.00 feet;

THENCE North 0°00'00" West, 100.00 feet to said POINT OF BEGINNING, containing 10,000 square feet, more or less..

The basis of bearings for this description is Nevada State Plane Coordinate System, West Zone, NAD 83/94 HARN, based upon Washoe County GIS parcel database.

Michael J. Miller

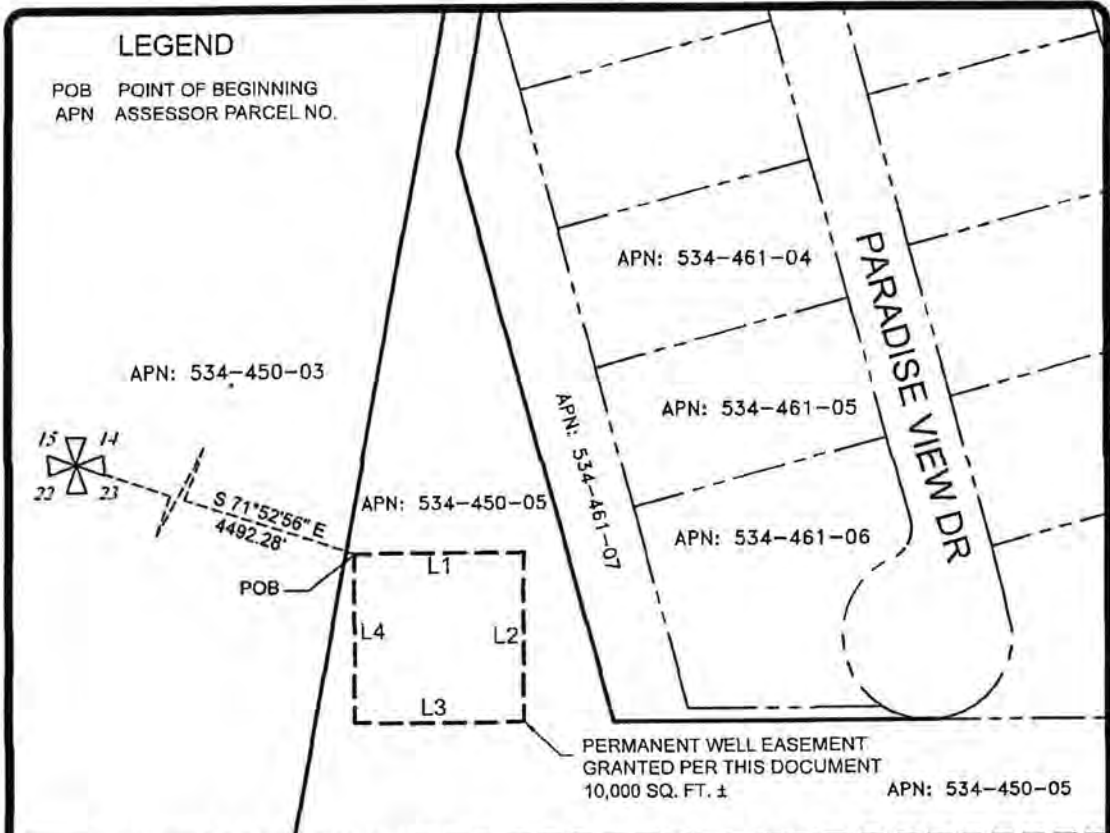
Michael J. Miller, P.L.S.
7395 Gravel Ct.
Reno, NV
89502



10-28-21

LEGEND

POB POINT OF BEGINNING
 APN ASSESSOR PARCEL NO.



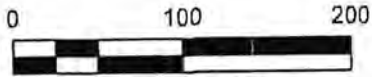
PERMANENT WELL EASEMENT
 GRANTED PER THIS DOCUMENT
 10,000 SQ. FT. ±
 APN: 534-450-05

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 90°00'00" E | 100.00' |
| L2 | S 00°00'00" E | 100.00' |
| L3 | S 90°00'00" W | 100.00' |
| L4 | N 00°00'00" W | 100.00' |

APN: 534-571-06

APN: 34-571-09



SCALE 1" = 100'

EXHIBIT "C-1"

EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION
 FOR
 WATER FACILITIES EASEMENT
 LYING WITHIN THE NE 1/4 SECTION 23, T. 21N., R. 21 E., M.D.M.
 WASHOE COUNTY NEVADA



SHEET 1 OF 1

Section 2

Project Description

Executive Summary

District #: 4 – Clara Andriola
Applicant: Truckee Meadows Water Authority (TMWA)
APN Number: 534-450-05
Request: A special use permit to allow a utility (wellhouse) within Low Density Suburban (LDS) zoning designation and to modify to following Washoe County Development Standards:

- Parking Surface Standards - Section 110.410.25 (e)
- Screening Requirements – Section 110.412.40 (d)
- Landscape Requirements – Section 110.412.40

Location: The project site is located in unincorporated Washoe County in Spanish Springs approximately ±225-feet west of the Paradise View Drive cul-de-sac.

Project Location & Background

The proposed project is located on a ±11.39-acre parcel, identified as Washoe County Assessor Parcel Number (APN) 534-450-05. The property is currently zoned Low Density Suburban (LDS), has a master plan designation of Suburban Residential (SR) and is located within the Spanish Springs Area Plan. The Truckee Meadows Water Authority (TMWA) is planning to construct a 760 square foot wellhouse on an existing easement with a well which was drilled in anticipation of the wellhouse. The wellhouse will help to incorporate the existing well into the system and ultimately improve water service for all TMWA customers. The wellhouse will only be located on a portion of the parcel and will be accessed via the Paradise View Drive cul-de-sac. The proposed access road will share access to the Sugarloaf Peak Trail. The irregular shape of the parcel was intended to accommodate utilities such as the wellhouse and for the Sugarloaf Peak Trail which provides public access to the open space and recreation for the surrounding residential neighborhoods.



Project site with existing well (yellow pipe).

The wellhouse, and the improvements associated with the wellhouse, are intended to serve the existing well onsite that has already been drilled. The well will add additional capacity for meeting the water demands of customers in the area. TMWA uses well water to supplement Truckee River water supplies during the summer season, when demands are the highest. Also, specifically in Spanish Springs, TMWA has had to turn off other wells due to water quality and well conditions; this well will help restore some of that lost capacity.

TMWA has existing water rights from the “Donovan” irrigation well which is a separate process that is overseen by the Nevada Division of Water Resources.

Overall, this wellhouse protects the infrastructure needed to provide well water to the adjacent homes in the Sugar Loaf Peak neighborhood which in turn lessens the demand on the Truckee River and reduces the need to pump surface water from more than 12 miles from TMWA's Glendale Water Treatment Plant. This project builds resilience and water supply redundancy in the TMWA system which directly impacts the adjacent neighbors who rely on our water supply every single day. This wellhouse will also be equipped and ready to contribute to TMWA's Aquifer Storage and Recharge (ASR) program.

Neighborhood Meetings

An initial Neighborhood Meeting to discuss the Special Use Permit (SUP) was held, as required by Washoe County. Postcards were mailed to three hundred and twenty-one (321) property owners within 750 feet of the subject parcel. The in-person meeting was held on Wednesday June 12, 2024, from 6:00 pm to 7:00pm at Alyce Taylor Elementary 252 Egyptian Dr, Sparks (approximately 62 in attendance). TMWA staff and the project representatives presented an overview of the project including preliminary site plans, site photos, maps of the project, and project details were presented. TMWA staff were on hand to answer questions proposed by the attending members. The pre-application meeting materials including a recording of the presentation was uploaded to the Washoe County HUB website for further details.

During the June meeting comments related to the SUP included concerns about the landscaping and trees which may impact views as the trees mature and general comments of the wellhouse structure architecture. Those comments have been incorporated into the design and are now reflected in the proposed request.

Although the proposed wellhouse and details of the Special Use Permit (SUP) were discussed at the initial meeting, most members of the public who attended the meeting were concerned about the potential impacts of the well on the aquifer and not necessarily aspects relating to the SUP and wellhouse.

Therefore, TMWA invited the entire attendance from the first meeting to attend a second in-person meeting held on July 10, 2024, at Alyce Taylor Elementary. This meeting provided additional information regarding the well, the available natural resources, why the well is being constructed, and potential impacts to domestic well owners. The second meeting was well attended (58 people) and provided an opportunity for one-on-one discussions with TMWA's subject matter experts.

Furthermore, TMWA has created a website that provides the information that was discussed at this meeting as well as answers to frequently asked questions. The website can be viewed at: <https://tmwa.com/sc10/>

Project Request

A request has been made to allow a wellhouse on a portion of APN 534-450-05. The parcel is zoned Low Density Suburban (LDS). As per the Washoe County Development Code, "Utility Services" are allowed in the LDS zoning district upon approval of a Special Use Permit and is permitted in the Spanish Springs Area Plan in the LDS zoning. The request also includes modification of the following standards:

- Parking Surface Standards - Section 110.410.25 (e)
- Screening Requirements – Section 110.412.40 (d)
- Landscape Requirements – Section 110.412.40

Land Use Compatibility

The project site has a master plan land use designation of Suburban Residential (SR) and is zoned Low Density Suburban (LDS), which is conforming with the underlying master plan. The project site is within the Spanish Springs Area Plan (SSAP) Suburban Character Management Area. According to Table C-2 in the SSAP 'Utility Services' is permitted within the LDS zoning and does not require the approval of a SUP. However, due to the request to modify standards, an SUP is being requested at this time. The proposed project is compatible with the surrounding land use designation which is identified as SR, and the same zoning designation of LDS by all sides (see the *Section 3, Master Plan and Zoning Map*). Uses in the adjacent properties include single-family detached, vacant land, and the Sugar Loaf Peak Trail.

Project Design and Requested Modifications

TMWA is planning to build a wellhouse within an established easement in Sugarloaf Peak Open Space in Spanish Springs. The new wellhouse will connect to an existing well (Spring Creek Well 10) which was drilled prior to this request to support TMWA's water system in Spanish Springs. The project will include a 760 square foot wellhouse with stucco finish and one maintenance vehicle parking area per section 110.410.25(e). The elevation will be four and half feet (4.5 ft) lower than the finish floor of the surrounding residential houses and is located approximately one hundred feet (100 ft) from the nearest residential property line to help to minimize the visual impacts to the adjacent properties.

Other elements in the proposed design include placement of the main wellhouse door, which will be located on the South side of the building, away from the residents to the East. This will help minimize any noise during maintenance and operation of the wellhouse. However, maintenance and inspections of the wellhouse are anticipated to be minimal, typically only occurring once or twice a month during normal business hours. Noise from the wellhouse during normal operations is not anticipated to be a concern.

The project area will be secured with an 8-foot tall chain-link and barbed wire fence around the perimeter, in accordance with the Department of Homeland Security. Vehicle access to the wellhouse will be gated and only intended for Emergency Vehicles and TMWA employees for maintenance purposes only. Gate access will be provided at the terminus of the Paradise View Drive cul-de-sac. The wellhouse and this location aligns with typical utility infrastructure setups operated by TMWA throughout the service area. Additionally, enhancements to the access road along the entrance at Paradise View Drive is proposed to be compacted gravel and will be gated to limit public access. For safety and operational efficiency, a dedicated hammerhead lane for fire truck turnaround is integrated into the design near the wellhouse.



Proposed access road view Paradise View Cul-de-sac (left), and view from Sugar Loaf Peak Trail adjacent to residential property lines (right).

Parking Surfaces (Section 110.410.25):

The fenced area will be the only section paved with asphalt as shown in the Site Plan in Section 4. Although the access road is not paved, it was carefully designed to ensure proper vehicle access and compliance with WCDC standards. Furthermore, a hammerhead-style road will be constructed to facilitate fire truck turnaround. Parking spaces for maintenance vehicles will be included within the gated portion of the property and will be strategically situated within three hundred (300) feet of the wellhouse, satisfying Washoe County standards.

Since the only portion of the site proposed to be paved is within the fenced area, the access road and hammerhead are proposed to be compacted gravel. This road and the materials will meet the Washoe County Standards to support the weight loads of emergency access vehicles. A portion of the access road will also be shared with the Sugar Loaf Peak trail. The proposed access road material will be similar to the existing emergency access road between Paradise View Drive and Millville Drive and will match the surrounding character of the neighborhood.

Screening Requirements (Section 110.412.40 (d)):

Per section 110.412.40,(b),(d) of the WCDC, screening requires a solid wall or decorative fence along the entire length of the property line when adjacent to residential uses. Since the proposed project is only on a portion of the parcel, and because the parcel is a unique shape due to the nature of the parcel for the Sugar Loaf Peak trail, this requirement shouldn't apply to the entire property line as this doesn't meet the intent of the code. Furthermore, the majority of the areas where this is applicable, adjacent to residential use, a six-foot solid fence already exists. Therefore, rather than providing screening along the property line, the fence will be provided around the new wellhouse building.

The fence is a six-foot tall chain link fence with barbed wire on top for a total of eight-feet tall, exceeding the maximum six-foot fence requirement. The fence is standard for TMWA wellhouse and is based on requirements of Homeland Security to help protect the wellhouse from vandalism. Therefore, as part of this request, the screening requirements are requesting to be modified to meet the proposed enhancements. Below are examples of the type of fence that is being proposed and has been used at other TMWA facilities.



Examples of proposed 8 foot tall chain link fence with barbed wire top.

Landscape (Section 110.412.40):

Landscaping is provided through screening of the wellhouse with the use of shrubs, and trees. According to WDC Section 110.412.40, twenty percent (20%) of the developed land must be landscaped. The project will disturb $\pm 8,355$ square feet of the parcel. Therefore, the project requires a total of $\pm 1,671$ square feet of landscaping or twenty percent (20%). As designed the project includes a total $\pm 1,253$ square feet of landscaping or fifteen percent (15%) of the developed land.

Due to the location of the wellhouse, and the comments received during the pre-application meeting on June 12, 2024, where concerns were expressed on trees potentially impacting views to the adjacent neighbors to the east, the landscape area has been reduced to include a total of fifteen percent (15%) of the developed land. This area will be located around the fenced portion of the wellhouse and a small portion near the proposed access near Paradise View Drive. This will include a total of eleven (11) trees, (9 trees are required) and fifty-three (53) shrubs (53 required). The landscape area will include ground cover and drip. All other areas disturbed by grading and which will not have development will be reseeded with a native seed mix that will not require irrigation once established.

All proposed landscaping will harmonize with the neighboring areas. Additional landscaping will be incorporated where the project adjoins residential homes and at the end of the cul-de-sac, in accordance with standards from the Truckee Meadows Water Authority (TMWA). Since landscaping and screening requirements in section 110.412.40 of the Washoe County Development Code (WDC) require that all front, side, and rear yards be landscaped along the entire length of the adjoining common property line when adjacent to a residential use be landscape, and due to the shape and size of the parcel, this would require the landscaping to be placed in areas that are as far away as $\pm 1,500$ feet and not directly impacted by the proposed request. The proposed landscape meets the intent of the WDC to screen a civic use adjacent to residential use and incorporates concerns voiced by adjacent neighbors who don't want to see their view of Mount Rose blocked by mature trees in the future. Therefore, this project is requesting a modification of the landscaping and screening requirements as required by WDC.



Proposed Landscape Plan

Findings

Special Use Permit 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;**

Response: The project site has a master plan land use designation of Suburban Residential (SR) and is zoned Low Density Suburban (LDS), which is conforming with the underlying master plan. The project site is within the Spanish Springs Area Plan Suburban Character Management Area and the proposed use 'Utility Services' is permitted within the LDS zoning and does not require the approval of a SUP. However, due to the request to modify standards, an SUP is being requested at this time. The proposed request is located on a property owned by Washoe County and has an existing easement and well on site. This wellhouse protects the infrastructure needed to provide well water and maintenance for the existing well and the wellhouse use is typically located adjacent to residential developments throughout the Truckee Meadows.

- (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: Truckee Meadows Water Authority is planning to build a wellhouse within an established easement in Sugarloaf Peak Open Space in Spanish Springs. The new wellhouse will connect to an existing well (Spring Creek Well 10) which was drilled prior to support TMWA customers in the Spanish Springs area. The project will include a 760 square foot wellhouse with stucco finish and one maintenance vehicle parking area per section 110.410.25(e).

Vehicle access to the wellhouse will be limited to TMWA employees for maintenance purposes and emergency vehicles and will be provided at the terminus of the Paradise View Drive cul-de-sac. The wellhouse and this location aligns with typical utility infrastructure setups operated by TMWA throughout the service area. The access road is proposed to be compact gravel. For safety and operational efficiency, a dedicated hammerhead lane for fire truck turnaround is integrated into the design near the wellhouse. Electricity and gas services are also available in the adjacent properties and will be extended to the site as needed.

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

Response: The project site is already partially developed with a well within an established easement in Sugarloaf Peak Open Space in Spanish Springs. The new wellhouse will connect to an existing well (Spring Creek Well 10) which was drilled prior to support TMWA customers in the Spanish Springs area. The project will include a 760 square foot wellhouse with stucco finish and one maintenance vehicle parking area per section 110.410.25(e). The elevation will be four and half feet (4.5 ft) lower than the finish floor of the surrounding residential houses and is located approximately one hundred feet (100 ft) from the nearest residential property line to help to minimize the visual impacts to the adjacent properties.

Landscaping is provided through screening of the wellhouse with the use of shrubs, and trees. According to WCD Section 110.412.40, twenty percent (20%) of the developed land must be landscaped. The project will disturb ±8,355 square feet of the parcel. Therefore, the project requires a total of ±1,671 square feet of landscaping or twenty percent (20%). As designed the project includes a total ±1,253 square feet of landscaping or fifteen percent (15%) of the developed land.

Due to the location of the wellhouse, and the comments received during the pre-application meeting on June 12, 2024, where concerns were expressed on trees potentially impacting views to the adjacent neighbors to the east, the landscape area has been reduced to include a total of fifteen percent (15%) of the developed land. This area will be located around the fenced portion of the wellhouse and a small portion near the proposed access near Paradise View Drive. This will include a total of eleven (11) trees, (9 trees are required) and fifty-three (53) shrubs (53 required). The landscape area will include ground cover and drip. All other areas disturbed by grading and which will not have development will be reseeded with a native seed mix that will not require irrigation once established.

(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

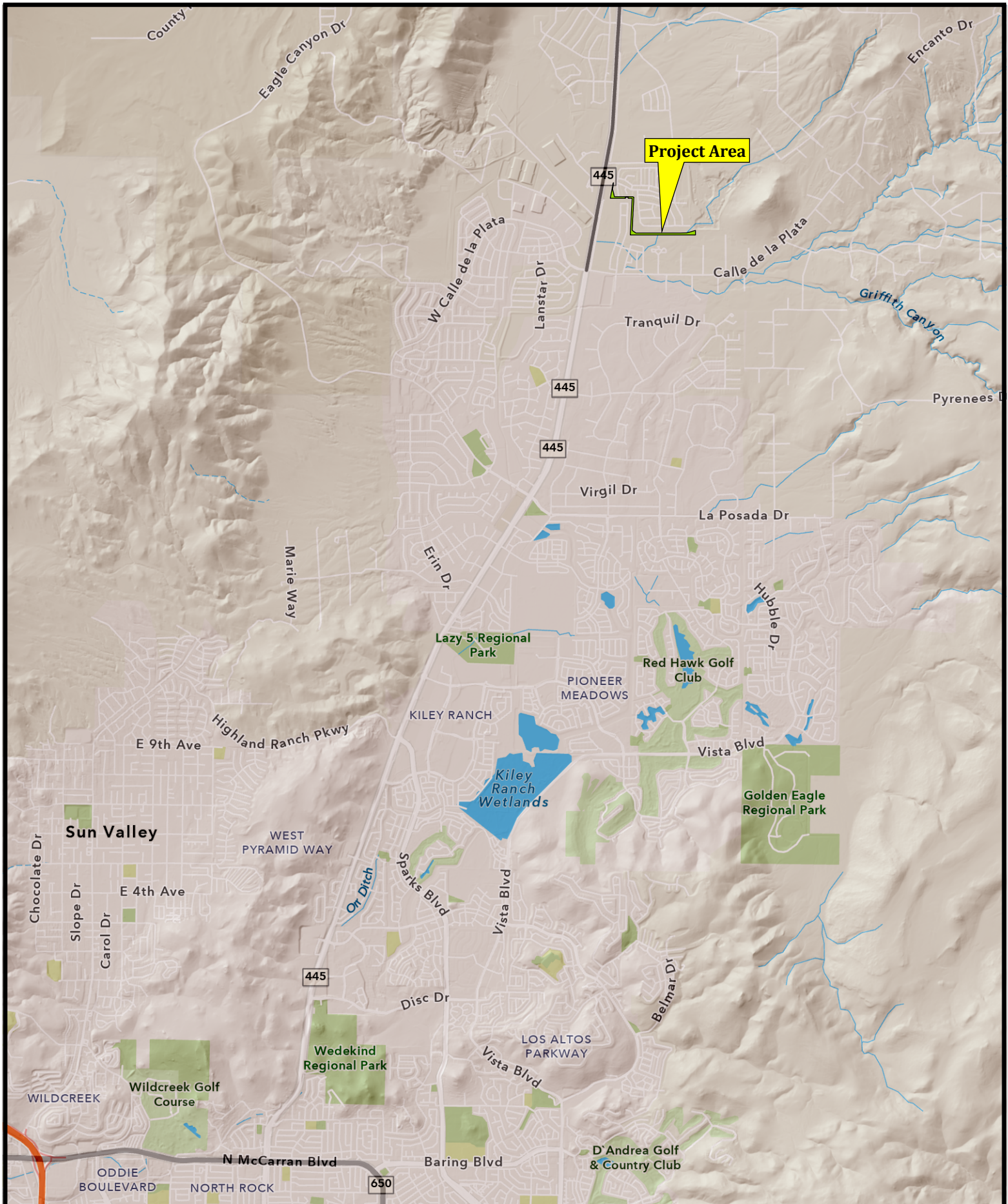
Response: Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Service will not be disrupted to existing customers during this process and service to existing customers will be improved upon completion. Consideration has been given to the neighboring properties through the overall site design, landscaping, placement of the building, fencing, and access.

The wellhouse and the details provided in this request were presented at two public meetings. Most of the comments relating to details of this request were included with this submittal. Most members of the public who attended the meeting were concerned about the potential impacts of the well on the aquifer and not necessarily aspects relating to the SUP and wellhouse. Further information regarding the well, the available natural resources, why the well is being constructed, and potential impacts to private well users are listed on the TMWA website: <https://tmwa.com/sc10/>

(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. No military installations within the project area.

Section 3



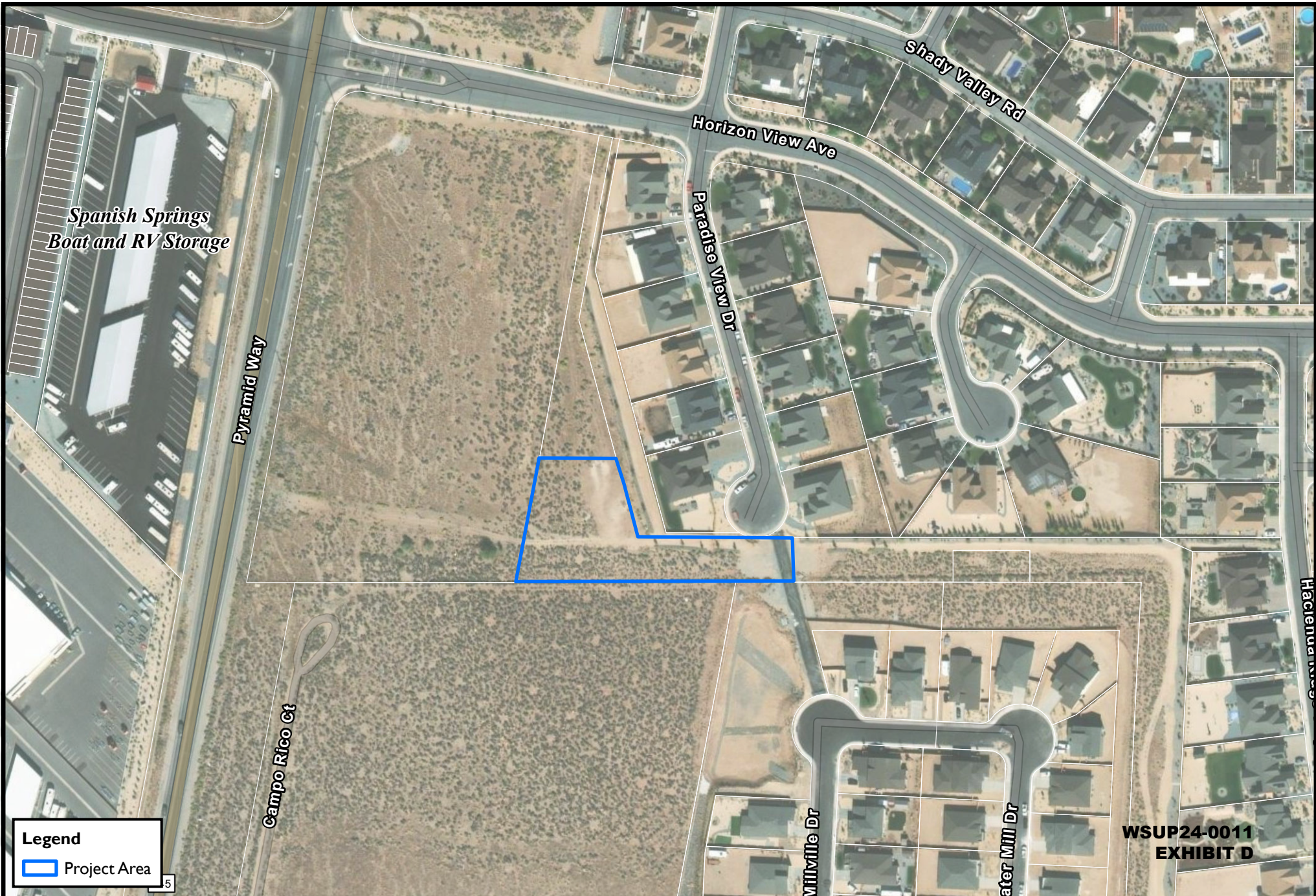
Vicinity Map

TMWA Well House

May 2024



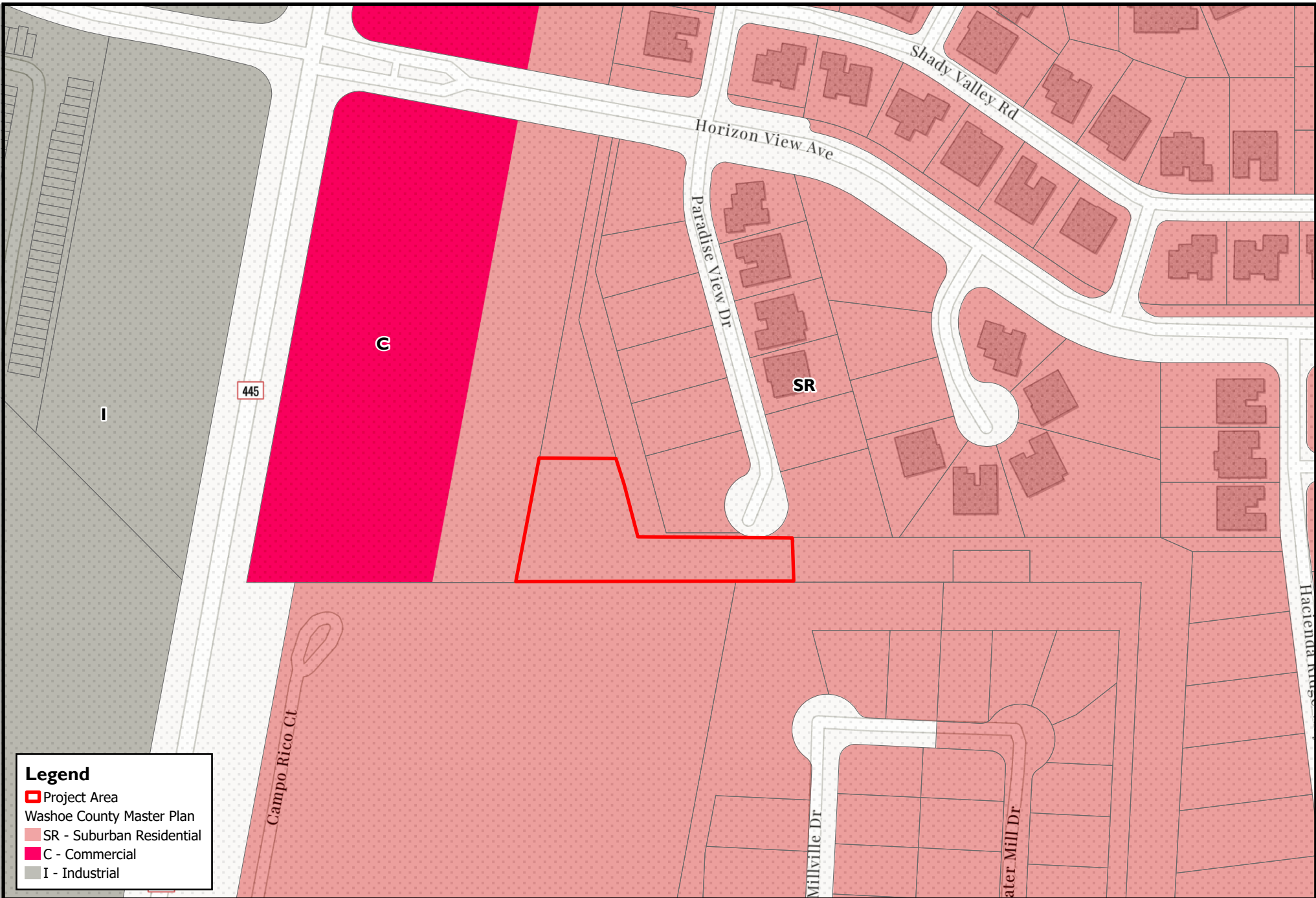
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



**WSUP24-0011
EXHIBIT D**

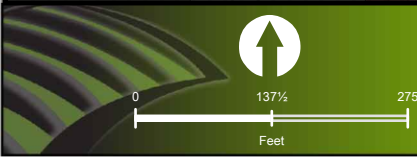
Aerial Map
TMWA Well House
 May 2024

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



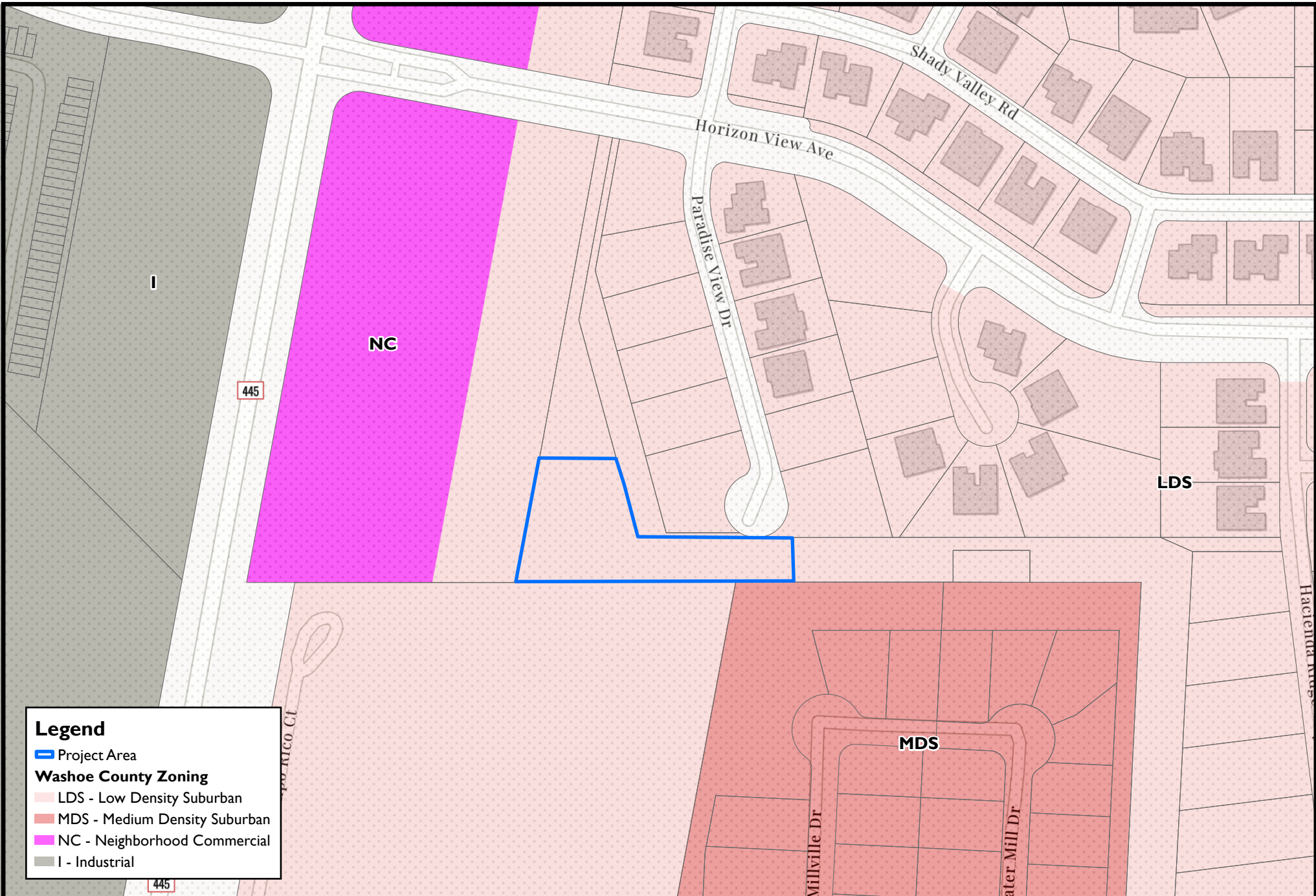
Legend

- ▭ Project Area
- Washoe County Master Plan
- SR - Suburban Residential
- C - Commercial
- I - Industrial








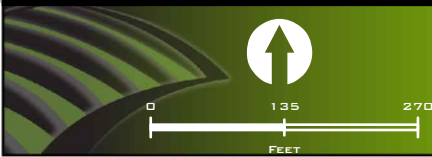
Master Plan
TMWA Well House
 May 2024

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Legend

-  Project Area
- Washoe County Zoning**
-  LDS - Low Density Suburban
-  MDS - Medium Density Suburban
-  NC - Neighborhood Commercial
-  I - Industrial

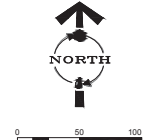
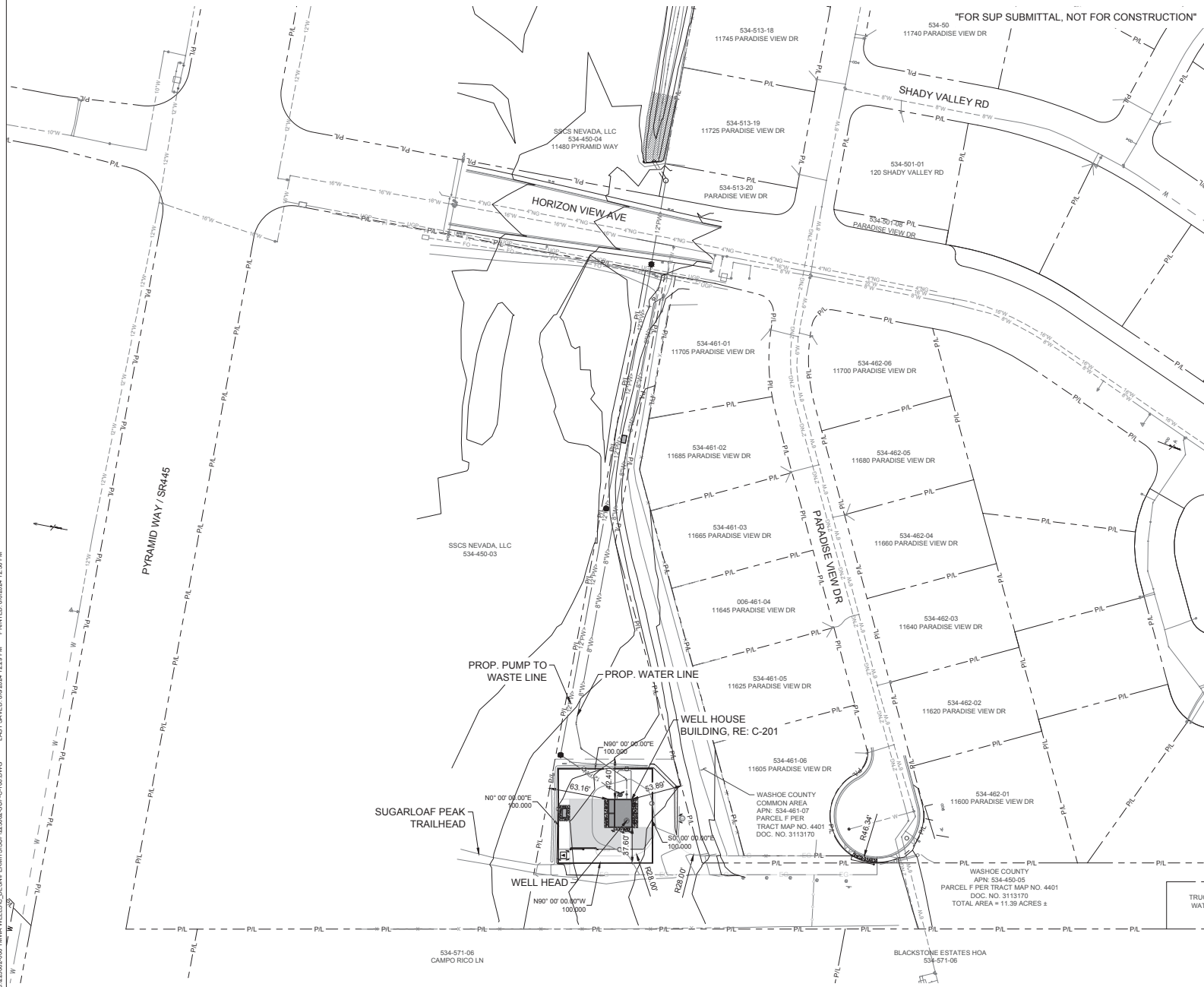


Zoning
TMWA Well House
 May 2024



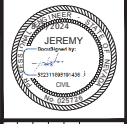
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066

Section 4



GENERAL SHEET NOTES

1. AREAS DISTURBED BY CONSTRUCTION WHERE SURFACE REPAIR IS NOT INDICATED SHALL BE RESTORED TO CONDITION PRIOR TO CONSTRUCTION.
2. HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES ARE APPROXIMATE.



| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

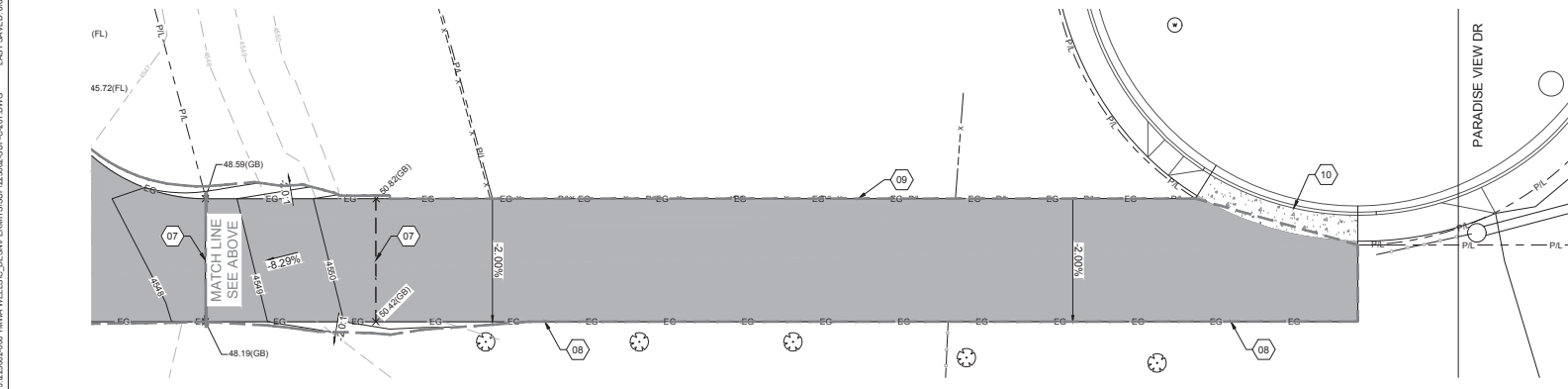
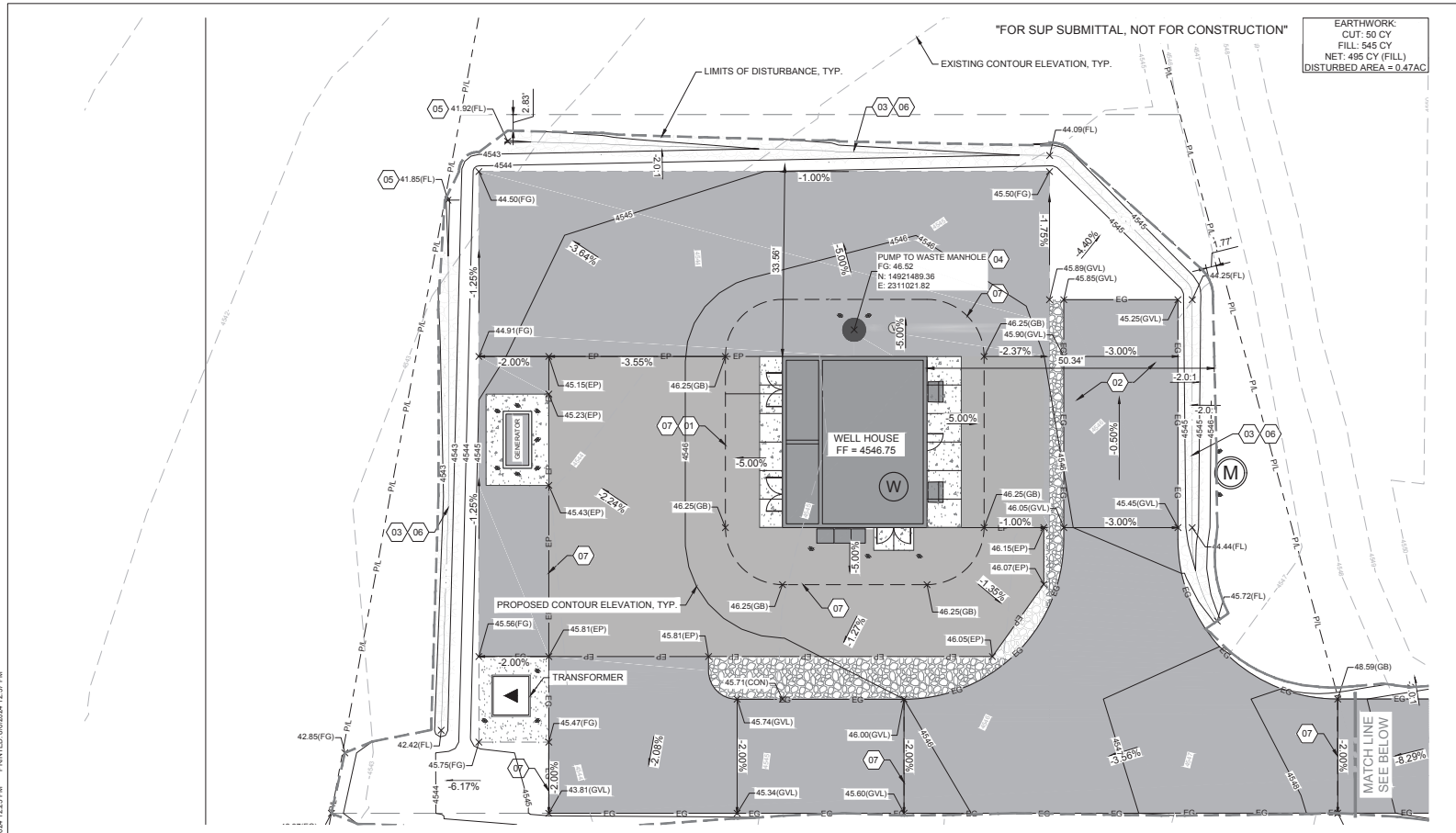
NOT REPRODUCIBLE
PROPERTY OF AUTHORITY
RETURN TO US UPON COMPLETION OF PROJECT
(If forward hourly fee)

TUCKER MEADOWS WATER
Quality. Delivered.
1335 S. PARK BLVD. SUITE 200, 89503, RENO, NEVADA 89503-2000 (775) 444-4888

**SPRING CREEK WELL #10
SPECIAL USE PERMIT
OVERALL SITE PLAN**

DRAWN: JH CHECK: JW
VERIFY SCALE: Scales based on 22"x34" prints.
1/12 inches

PROJECT NO. 223062 PAGE 1
SHEET NO. C-100



GENERAL SHEET NOTES

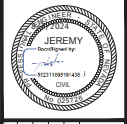
- AREAS DISTURBED BY CONSTRUCTION WHERE SURFACE REPAIR IS NOT INDICATED SHALL BE RESTORED TO CONDITION PRIOR TO CONSTRUCTION.
- FENCE NOT SHOWN FOR CLARITY.
- CONTRACTOR TO FURNISH ALL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION UNLESS NOTED OTHERWISE.

ABBREVIATIONS

AC - ASPHALT CONCRETE
CON - CONCRETE PAVING
EP - EDGE OF PAVEMENT
FF - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOW LINE
GVL - EDGE OF GRAVEL
LIP - LIP OF GUTTER
PAD - TOP OF CONCRETE PAD
TBC - TOP BACK OF CURB
RIP - RIP RAP
TSW - TOP OF SIDEWALK
TOW - TOP OF WALL

SHEET KEYNOTES

- GRADING AROUND WELL HOUSE SHALL ADHERE TO INTERNATIONAL BUILDING CODE (IBC) 1804.4 [5% FOR THE FIRST 10' FOR A MINIMUM OF 6" OF FALL]
- EMERGENCY TURN AROUND AREA
- CONSTRUCT GRAVEL SWALE
- FLUSH MANHOLE
- FURNISH 25s SOFT OF RIPRAP AT DITCH TERMINATION
- FLOW LINE
- GRADE BREAK
- MATCH EXISTING ELEVATION ALONG ACCESS ROAD EDGE
- MATCH EXISTING ELEVATION ALONG FENCE LINE
- CONSTRUCT DRIVEWAY APRON



| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

NOT REPRODUCIBLE
PROPERTY OF THE AUTHORITY
RETURN TO THE OFFICE OF PROJECT
MANAGEMENT (upon completion of project)

TRUCKEE MEADOWS WATER
Quality Defined.

**SPRING CREEK WELL #10
SPECIAL USE PERMIT**

WELL HOUSE GRADING PLAN

DRAWN: JH CHECK: JW
VERIFY SCALE: Scales based on 22"x34" prints.
1-1/2 inches

PROJECT NO: 223062 PAGE 3
SHEET NO: C-200



| PLANT SCHEDULE | | | | | |
|--------------------|----------------------------------|--|--------|-----------|----------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | CONT | SIZE HWXW | QTY |
| DECIDUOUS | | | | | |
| | MALUS X 'SNOWDRIFT' | SNOWDRIFT CRABAPPLE | 2' CAL | 12'Hx12'W | 2 |
| EVERGREEN | | | | | |
| | JUNIPERUS CHINENSIS 'BLUE POINT' | BLUE POINT JUNIPER | 7' HT. | 12'Hx9'W | 6 |
| | JUNIPERUS SCOPULORUM | ROCKY MOUNTAIN JUNIPER | 7' HT. | 30'Hx20'W | 1 |
| | PICEA PUNGENS 'BLUE PEARL' | BLUE PEARL COLORADO SPRUCE | 7' HT. | 12'Hx8'W | 1 |
| | PINUS PONDEROSA | PONDEROSA PINE | 7' HT. | 80'Hx30'W | 1 |
| SHRUBS | | | | | |
| | CHAMAEBATIARIA MILLEFOLIUM | FERNBUSH | #5 | 8'Hx8'W | 2 |
| | FORESTIERA NEOMEXICANA | NEW MEXICO PRIVET | #5 | 12'Hx10'W | 7 |
| | HIBISCUS SYRIACUS 'ARDENS' | ARDENS ROSE OF SHARON | #5 | 12'Hx10'W | 2 |
| | PRUNUS BESSEYI 'P0115' TM | PAWNEE BUTTES SAND CHERRY | #5 | 1.5'Hx5'W | 24 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | #5 | 2'Hx7'W | 15 |
| | SYRINGA VULGARIS 'CHARM' | CHARM COMMON LILAC | #5 | 12'Hx9'W | 3 |
| SHRUB AREAS | | | | | |
| | ROCK MULCH | 10X ROCK 2" - 6" SIZE PLACED AT 6" DEPTH | - | - | 4,054 SF |

LANDSCAPE REQUIREMENTS:

ZONING: UDS/LOW DENSITY SUBURBAN
 USE: CIVIC - PUBLIC FACILITY
 CIVIC USE TYPE LANDSCAPE/PLANTING COVER: 20% OF TOTAL DEVELOPED LAND AREA (8355) REQUIRED 15" PROVIDED, 1253 SF REQUIRED /1671 SF

GROUND COVER OR MULCH, WOOD CHIPS, BARK, DECORATIVE ROCK OR OTHER APPROPRIATE INERT MATERIALS SHALL BE USED IN ALL PLANTING AREAS PROVIDED
 PLANTING AREAS SHALL BE PROTECTED BY CURB, WALL, STOPS OR OTHER APPROPRIATE MEANS TO PREVENT INJURY TO PLANTS FROM PEDESTRIAN OR VEHICLE TRAFFIC. N/A
 ONE TREE IS REQUIRED FOR EVERY 300 SQUARE FEET OF REQUIRED PLANTING AREA. SIX SHRUBS ARE REQUIRED FOR EVERY 300 SQUARE FEET OF REQUIRED PLANTING AREA. PLANTING AREA DOES NOT INCLUDE DISTURBED AREAS THAT ARE TO BE REVEGETATED IN ACCORDANCE WITH WCC 11.412.6.
 PLANTING AREA: 1671 SF PROVIDED
 8 TREES REQUIRED / 11 PROVIDED (INCLUDES 2 AT CALIFORNIA)
 53 SHRUBS REQUIRED / 53 PROVIDED

THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES
 EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT 7' H TREES PROVIDED
 DIVERSITY IN SPECIES OF EVERGREEN TREES PLANTED 3 SPECIES PROVIDED
 ON ALL PROJECTS WHICH REQUIRE FOUR (4) OR MORE TREES TO BE PLANTED A MINIMUM OF FOUR (4) SPECIES WILL BE INCLUDED 4 SPECIES PROVIDED
 ALL DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIBER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING: 2" CALIBER PROVIDED
 SHRUBS SHALL BE COMPRISED OF AT LEAST ONE-HALF NUMBER FIVE (5) CONTAINERS THE REMAINDER SHALL NOT BE LESS THAN NUMBER ONE (1) CONTAINER 100% #5 REQUIRED PROVIDED

IRRIGATION REQUIREMENTS:

- IRRIGATION SOURCE FOR ON-SITE LANDSCAPING WILL BE FROM TWVA NEW IRRIGATION POINT OF CONSTRUCTION WITH AUTOMATIC CONTROLLER AND DRIP IRRIGATION VALVE
- IRRIGATION WILL BE FOR PERMANENT DRIP SYSTEM
- SPECIFICATIONS FOR IRRIGATION EQUIPMENT WILL BE TO TWVA STANDARDS
- AN APPROVED BACKFLOW PREVENTION DEVICE WILL BE PROVIDED FOR THE LANDSCAPE IRRIGATION SYSTEMS
- TREES AT THE END OF PARADISE VIEW DRIVE WILL BE CONNECTED TO THE NEARBY SUGAR LOAF DRIP IRRIGATION SYSTEM

VERIFY SCALE: Seals based on 22"x34" prints
 1/32 inches



| REVISION | DESCRIPTION | BY | APP'D | DATE |
|----------|-------------|----|-------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

WORK ORDER NO. 13-0042
 DESIGNED: BS
 DRAWN: JB
 DATE: 08-01-2024
 CHECKED: BS
 SUBMITTED: -
 RECOMMENDED: -
 APPROVED: -



NOT REPRODUCIBLE
 PROPERTY OF TRUCKEE MEADOWS WATER AUTHORITY. RETURN UPON COMPLETION OF PROJECT (Per Homeless Security Act)



**SPRING CREEK WELL
 PLANTING PLAN EXHIBIT**

SHEET NUMBER

Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

June 12, 2024 @ 6:00 p.m.
(Alyce Taylor Elementary
252 Egyptian Dr, Sparks)

Project Description:

Truckee Meadows Water Authority (TMWA) is planning to construct a new well house within an existing TMWA easement near the Sugarloaf Peak Open Space in Spanish Springs. The proposed project includes a 760 square foot well house and maintenance vehicle parking areas enclosed with an 8' chain link fence with barned wire on top for security purposes. The well house is planned on APN 534-450-05 and is zoned Low Density Suburban (LDS). In accordance with Washoe County Development Code, "Utility Services" are permitted in the LDS zoning district with approval of a Special Use Permit.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Stacie Huggins, shuggins@woodroddgers.com, 775-825-5258.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Planning Division: Planning@washoecounty.gov or 775-328-6100. You may also contact the Washoe County **Staff Planner** for the project: Trevor Lloyd, TLloyd@washoecounty.gov or 775-328-3617.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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 Reno, NV 89502 Fax: 775.823.4066



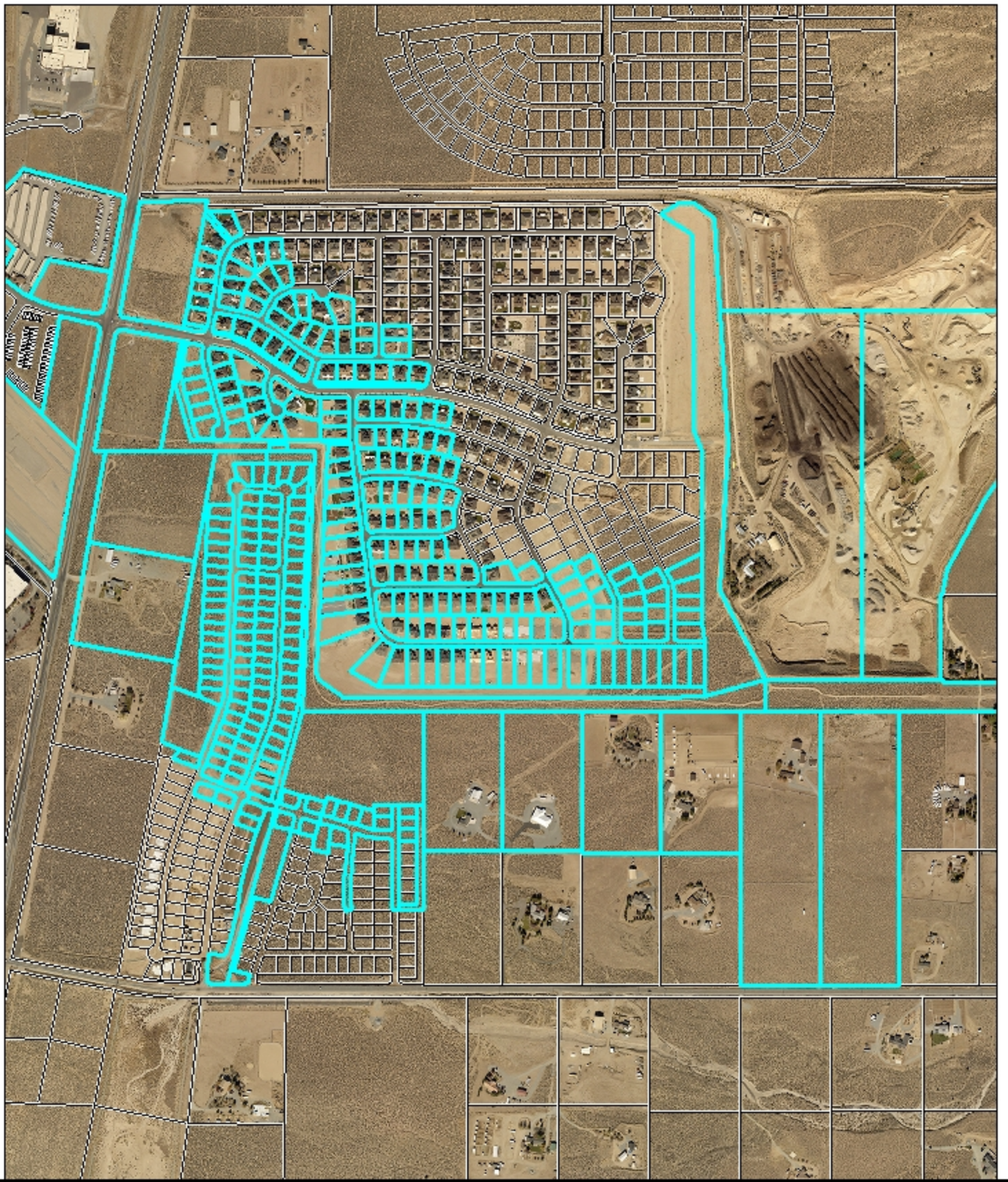
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Neighborhood Meeting- TMWA Pimp House

Noticing Map - 750 feet



0 250 500 750
Feet

Community Services
Department



1001 E Ninth Street, Reno, Nevada 89512
WSUP24-0011

| FIRSTNAME | LASTNAME | MAILING1 | MAILING2 | MAILCITY | MAILSTATE | MAILZIP | |
|------------------------|--|--------------------------------|-------------------------------|---------------|-----------|---------|-------|
| CAMERON A | ACTIVE REAL ESTATE PARTNERS LLC | 160 W HUFFAKER LN | PARKIT SERIES | RENO | NV | 89511 | |
| | AMERCO REAL ESTATE COMPANY | PO BOX 29046 | C/O U HAUL PROP TAX DEPT | PHOENIX | AZ | 85038 | |
| | CURTISS TRUST et al | 21051 HIGHWAY 140 W | | KLAMATH VALLS | OR | 97601 | |
| | PYRAMID HIGHWAY STORAGE PK LLC | PO BOX 2034 | | SANTA MONICA | CA | 90406 | |
| | SSCS NEVADA LLC | 11600 PYRAMID LAKE HWY | | SPARKS | NV | 89441 | |
| | SSCN NEVADA LLC | 11600 PYRAMID LAKE HWY | | SPARKS | NV | 89441 | |
| | WASHOE COUNTY | 1001 E 9TH ST BLDG A | ATTN COMMUNITY SERVICES DEPT | RENO | NV | 89512 | |
| | TRUCKEE MEADOWS WATER AUTHORITY | PO BOX 30013 | ATTN LANDS DEPARTMENT | RENO | NV | 89520 | |
| | MYRNA & MICHAEL L | ROUSE | 11705 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| | DIANA & ALAN | LOEFFLER | 11685 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| ANTHONY L | MAZZONE et al | 11665 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| DAVID & SUSAN | SEIBOLD FAMILY LIVING TRUST | 11645 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| TIMOTHY W & YVONNE M | HARGROVE | 11625 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| | MERRIMAN FAMILY TRUST | 11605 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| | WASHOE COUNTY | 1001 E 9TH ST BLDG A | ATTN PARKS & UTILITIES | RENO | NV | 89512 | |
| | ARANADOR FAMILY TRUST | 1119 MEGAN RD | | LIVERMORE | CA | 94550 | |
| YESENIA | SAHAGUN et al | 11620 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| STEVEN A | POLLETT et al | 11640 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| SAMUEL W III & JAMIE M | BARKLEY | 11660 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| ROBERT & SHARON | ZINGHEIM LIVING TRUST | 11680 PARADISE VIEW DR | | SPARKS | NV | 89441 | |
| MARIANO S & ROSE J | CASADO LIVING TRUST | 24658 LYELL WAY | | HAYWARD | CA | 94544 | |
| MAUREEN & RICHARD | TULLIS | 120 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| KATHLEEN | CUSHMAN | 140 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| THERESA L | SMITH TRUST | 160 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| ROBERT JR & MARLENA | OSBORNE | 180 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| PATRICIA A | MCNEAL LIVING TRUST | 200 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| | IVERSEN TRUST | 220 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| | SUGAR LOAF PEAK LANDSCAPE INC | 990 IRONWOOD DR | C/O CHERI GLASSICK | MINDEN | NV | 89423 | |
| | SUGAR LOAF PEAK LANDSCAPE MAINTENANCE ASSN | 10509 PROFESSIONAL CIR STE 200 | C/O ASSOCIATED MANAGEMENT INC | RENO | NV | 89521 | |
| MARK | LACZYNSKI | 240 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| STEPHEN L | FARETTO TRUST | 260 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| ROBERT & MARILYNN | DUNK | 280 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| MICHELE E | SWARTS TRUST | 300 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| THOMAS | STEELE et al | 320 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| JAMES L & VIRGINIA P | LAROSE | 11700 TERRA LINDA WAY | | SPARKS | NV | 89441 | |
| KYLE | DAVENPORT et al | 11720 TERRA LINDA WAY | | SPARKS | NV | 89441 | |
| TODD & AMANDA | LEARY | 11725 TERRA LINDA WAY | | SPARKS | NV | 89441 | |
| ROBERT D & CLEATUS | GODDARD | 11705 TERRA LINDA WAY | | SPARKS | NV | 89441 | |
| DUSTIN & REBECCA | BEIL | 265 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| KEVIN T | STANTON et al | 245 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| GREGORY M | GRAVES | 225 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| MICHAEL C | ELLES et al | 205 SHADY VALLEY RD | | SPARKS | NV | 89441 | |
| SIMON D & CRISTINA R | NOBLE | 11740 PARADISE HILLS CT | | SPARKS | NV | 89441 | |
| JAMIE & REBECCA | RUMBAUGH | 11760 PARADISE HILLS CT | | SPARKS | NV | 89441 | |
| | LANTING FAMILY TRUST | 11820 PARADISE HILLS CT | | SPARKS | NV | 89441 | |
| RICK & KATHY | BELIVEAU HOPE FAMILY TRUST | 11840 PARADISE HILLS CT | | SPARKS | NV | 89441 | |
| KAREN L & LARRY D | PEARSON | 11880 PARADISE HILLS CT | | SPARKS | NV | 89441 | |
| | SHEFFIELD FAMILY LIVING TRUST | 11805 PARADISE HILLS CT | | SPARKS | NV | 89441 | |

| | | | | | | |
|-------------------------|---|--------------------------------|------------------------------------|---------------|----|------------|
| MILISSA A & SHAWN | KELLEY | 11785 PARADISE HILLS CT | | SPARKS | NV | 89441 |
| | SZYMKIEWICZ FAMILY TRUST | 11765 PARADISE HILLS CT | | SPARKS | NV | 89441 |
| LAURA F & KENNETH | WIDZINS | 11745 PARADISE HILLS CT | | SPARKS | NV | 89441 |
| MICHAEL & CHRISTINE | FREIBERG TRUST | 11740 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| EDWARD R & VIVIAN M | RUIZ LIVING TRUST | 11760 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| SHAWN & NANCY | SKAGGS | 11800 PARADISE VIEW DR | | SPARKS | NV | 89441-7601 |
| THOMAS G & MAUREEN | SCHAPIRA | 11840 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| SHERRY L | KOO TRUST et al | 160 HORIZON RIDGE RD | | SPARKS | NV | 89441 |
| RICHARD & DANETTE | RIVERA | 180 HORIZON RIDGE RD | | SPARKS | NV | 89441 |
| GORDON & DEBRA | STURGILL 2014 TRUST | 125 HORIZON RIDGE RD | | SPARKS | NV | 89441 |
| | BANK OF AMERICA NA | 555 CALIFORNIA ST FL 6 | | SAN FRANCISCO | CA | 94104-1509 |
| | CHRISTENSEN LIVING TRUST | 11825 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| REGIN M | MALONE | 11805 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| DOUGLAS R & KAREN S | CAMPBELL | 11785 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| JONATHAN L & MICHELLE M | STIEBER | 11765 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| MICHAEL | KELLEY et al | 11745 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| KRISTYNLORETH | MOLINA et al | 11725 PARADISE VIEW DR | | SPARKS | NV | 89441 |
| KENNETH | DE WITT TRUST | 425 CAMINO DE GRATO | | SPARKS | NV | 89441 |
| RALPH H C & SANDRA D | THEISS LIVING TRUST | 262 ECHANIZ CT | | SPARKS | NV | 89441 |
| KENNETH & TERESA | THEISS FAMILY TRUST | 177 ECHANIZ CT | | SPARKS | NV | 89441 |
| | SILVERADO SILVER CANYON LLC | 5525 KIETZKE LN STE 102 | | RENO | NV | 89511 |
| | BLACKSTONE COMMUNITY ASSOCIATION | 10509 PROFESSIONAL CIR STE 200 | | RENO | NV | 89521 |
| WILLIAM | NOBLOCK TRUST | 11375 CAMPO RICO LN | | SPARKS | NV | 89441 |
| | TMFPD BOARD OF FIRE COMMISSIONERS | 3663 BARRON WAY | | RENO | NV | 89511 |
| | BLACKSTONE HOMEOWNERS ASSOCIATION | 1225 ALMA RD # 100 | C/O ASSOCIA SIERRA NORTH | RICHARDSON | TX | 75081 |
| | BLACKSTONE ESTATES HOA | 1225 ALMA RD STE 100 | C/O ASSOCIA SIERRA NORTH | RICHARDSON | TX | 75081 |
| | JC BLACKSTONE LLC | 5400 EQUITY AVE | | RENO | NV | 89502 |
| | BAJWA PROPERTIES LLC | 2406 PRATER WAY | SERIES 438 CALLE DE LA PLATA | SPARKS | NV | 89431 |
| | VITONE LIVING TRUST | 7085 LYNDAL CIR | | ELK GROVE | CA | 95758 |
| JOHN A | DAWSON et al | 432 CAMINO DE GRATO | | SPARKS | NV | 89441 |
| | R T DONOVAN LAND LLC | 11625 PYRAMID WAY | | SPARKS | NV | 89441 |
| | SUGAR LOAF PEAK LANDSCAPE MAINTENANCE ASSOC | 10651 PROFESSIONAL CIR STE A | C/O TERRA WEST MANAGEMENT SERVICES | RENO | NV | 89521 |
| JERRY E & ROBIN A | MCGOVERAN | 340 SHADY VALLEY RD | | SPARKS | NV | 89441 |
| MAGNO V & GRACE E L | CACHOLA et al | 301 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| JASON E & SHELLY M | HOYT | 305 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| JAMES & JENNIFER | FAHEY LIVING TRUST | 311 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| ARACELY & EDGAR M | MARTINEZ | 315 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| JOSUE B & OANH T | REYES | 319 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| VIRGINIA R | GUZMAN-TAYLOR et al | 324 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| | COCHRANE FAMILY TRUST | 316 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| RICKY A & LESLIE L | JOHNSON | 308 INDIAN SAGE CT | | SPARKS | NV | 89441 |
| | MAN/KUNG FAMILY TRUST | 3726 FEATHER LN | | PALO ALTO | CA | 94303 |
| | GIANINNO FAMILY TRUST 2018 | 11687 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |
| CYRUS & CASSANDRA | KWONG | 11681 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |
| | SUGAR LOAF PEAK LANDSCAPE MAINTENANCE ASSN | 10651 PROFESSIONAL CIR STE A | C/O TERRA WEST MGMT SERVICES | RENO | NV | 89521 |
| CARL S & JENNIFER A | HARRINGTON et al | 11661 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |
| JEFF | WILLIAMS | 11667 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |
| NORMAN N | NELSON LIVING TRUST | 11671 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |
| | WHITE FAMILY TRUST | 11677 HACIENDA RIDGE WAY | | SPARKS | NV | 89441 |

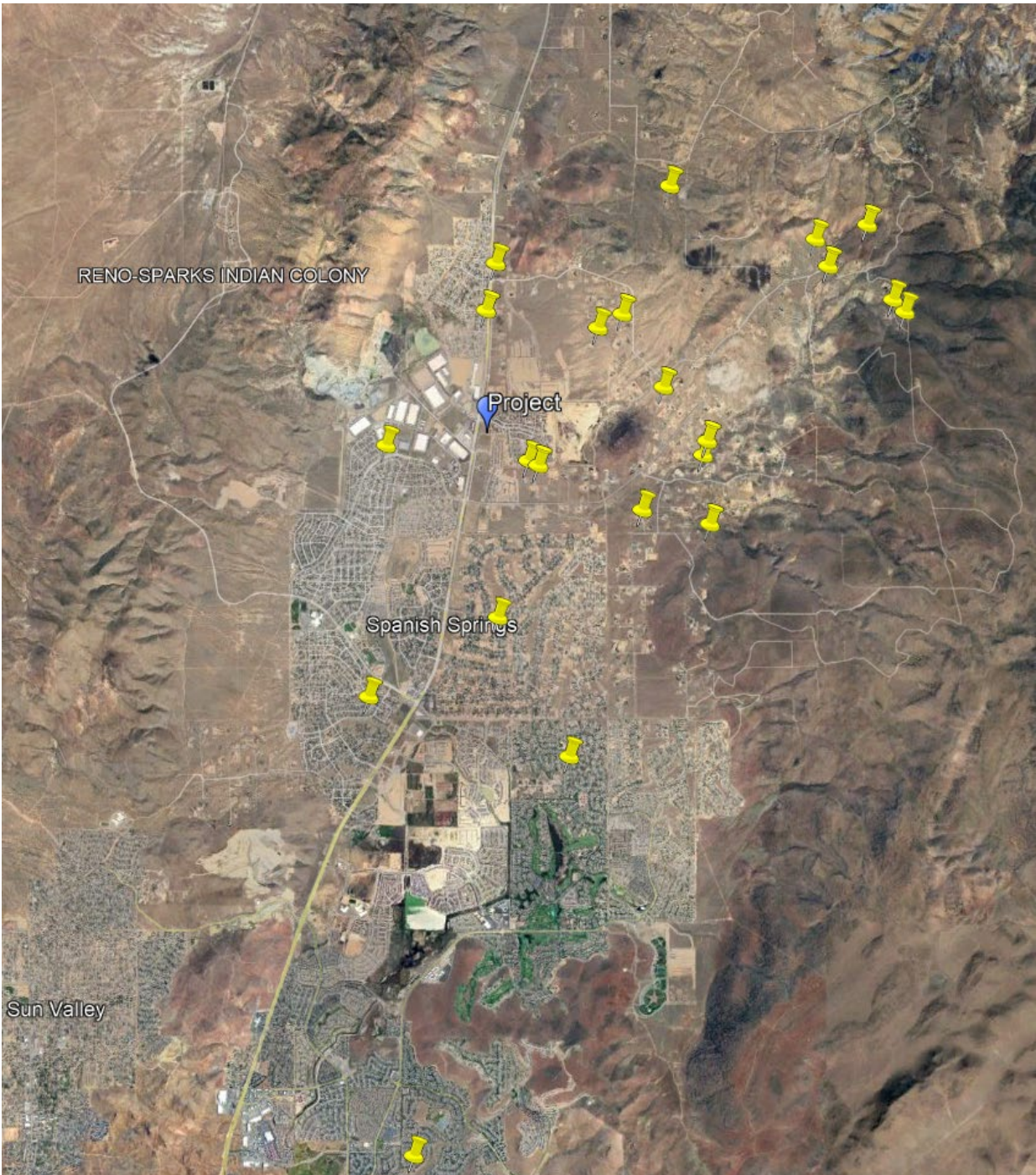
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| GLENN & KATHLEEN | STEWART | 301 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| | WU MANGIBEN FAMILY TRUST | 307 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| AMY E & JOSHUA A | SISCO | 311 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| DAVID M & REGINA L | GALE | 317 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| | FAUTT FAMILY TRUST | 321 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| VICKI L & CHARLES R | GAINOR | 327 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| | BRYANT SURVIVING SPOUSE'S TRUST | 328 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| DEANNE | PERI et al | 322 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| MICHAEL E & SHERRY A | THOMPSON | 318 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| GREGORY O | SAAVEDRA LIVING TRUST | 312 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| | REYNOLDS FAMILY TRUST | 308 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| MICHAEL R & BRENDA E | BLAKE | 302 DESERT CHUKAR DR | SPARKS | NV | 89441 |
| | TAI-NEV PROPERTIES LLC | 303 COYOTE CROSSING | SPARKS | NV | 89441 |
| | LRC LIVING TRUST | 309 COYOTE CROSSING | SPARKS | NV | 89441 |
| GEORGE A & BRIDGETT | FICARRA | 313 COYOTE CROSSING | SPARKS | NV | 89441 |
| ROBERT & TAMI | PARETTI FAMILY TRUST | 319 COYOTE CROSSING | SPARKS | NV | 89441 |
| | SCHLICHTER FAMILY LIVING TRUST | 323 COYOTE CROSSING | SPARKS | NV | 89441 |
| | HALLGREN FAMILY LIVING TRUST | 329 COYOTE CROSSING | SPARKS | NV | 89441 |
| KENNETH & JULIA | RIBARDO TRUST | 330 COYOTE CROSSING | SPARKS | NV | 89441 |
| STEPHEN W & ROCHELLE L | LEWIS | 324 COYOTE CROSSING | SPARKS | NV | 89441 |
| TRAVIS A & CRYSTAL L | ROSS | 320 COYOTE CROSSING | SPARKS | NV | 89441 |
| JACOB F & CHRISTINE | BOISA | 314 COYOTE CROSSING | SPARKS | NV | 89441 |
| JENNIFER & JOHN J IV | BELL | 310 COYOTE CROSSING | SPARKS | NV | 89441 |
| CASSANDRA & MATTHEW | GAINES | 304 COYOTE CROSSING | SPARKS | NV | 89441 |
| JOYCE L | YOUNG-STEWART et al | 11657 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | KELVYN'S LIVING TRUST et al | 11651 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| PAUL V & LEEANN L | SHOUSE | 11647 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| DAVE & DIANA | WANNAMAKER LIVING TRUST | 11641 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| LAURIE A & AARON M | ROELOFS | 11637 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| GREGORY & SHARON | KAUFMAN LIVING TRUST | 11631 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| CYNTHIA A | HOLZBERGER TRUST | 11627 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| MICHAEL C & KRISTA L | DOUGHERTY | 11621 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| IKE & JOANN T | MORADSHAHI | 11611 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| CHERYL & MITCHELL | VOGT | 11607 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| BEVERLY D | ENGLUND TRUST | 11601 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| NICHOLAS J | PAYNE et al | 11597 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| GENE R JR & KELLY M | MCGARY | 11591 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | CANNON FAMILY 2005 TRUST | 11587 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | LUCZYK TRUST | 11581 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| MARK A & SHELLY E | BURLESON | 11577 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| D & D | SMITH FAMILY TRUST | 11571 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| JAMES D & ILIANA L | WILCOX et al | 11567 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | GOLDMANN FAMILY TRUST | 11561 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| BRIAN | REED | 6655 SNAKE RD | OAKLAND | CA | 94611 |
| MICHAEL A & KRISTA A | VARNEY et al | 11551 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | MCGINTY FAMILY TRUST | 11547 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | RCC LIVING TRUST | 11541 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | HALLMEYER FAMILY LIVING TRUST | 11537 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | BRADLEY YOUNG & RHADIE KHO FAMILY TRUST | 11531 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |

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| JOSEPH K | HODGES | 11527 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | CRAWFORD FAMILY LIVING TRUST | 11521 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| LINDA A & BRUCE A ALEXANDER | PETTITT | 11517 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | CZERKASKI LIVING TRUST | 11511 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | TONELLO FAMILY TRUST | 11605 DESERT SHADOW DR | SPARKS | NV | 89441 |
| | HERMAN FAMILY TRUST | 939 DELBERT WAY | SAN JOSE | CA | 95126 |
| TERRY L & SUZANNE A | JENSEN | 11600 DESERT SHADOW DR | SPARKS | NV | 89441 |
| TERRY L & SUZANNE A | JENSEN | 11604 DESERT SHADOW DR | SPARKS | NV | 89441 |
| | BOWER FAMILY TRUST | 11627 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| SANDRA & GERALD | LUTTENBACHER | 11621 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| JOAN M & GARY R | CARRUTHERS | 11620 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| NICHOLAS & MORGAN | BROOKS | 11624 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| | FIORENZA FAMILY LIVING TRUST | 11572 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | NOT AVAILABLE | NOT SUPPLIED | NOT SUPPLIED | NV | 00000 |
| JOSE A | MENDOZA et al | 11582 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | LUIS A SILVA & JENNIFER PERRY MARRIED LIVING TRUST | 11588 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| FRED & TERRY | BROOKS LIVING TRUST | 293 SOUTH 450 WEST UNIT D | SPRINGVILLE | UT | 84663 |
| TANNER K & JESSICA A | HIATT | 11598 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | DATTEL FAMILY 1994 TRUST | 11602 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | LEDERMAN FAMILY LIVING TRUST | 11608 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | GOMEZ FAMILY TRUST | 300 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| WAYNE & CAROL | GAILEY LIVING TRUST | 304 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| SHAWN | MCCOEY | 308 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| CHANEL | OLSSON | 312 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| | COWMAN 2006 FAMILY TRUST | 316 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| | BURGESS FAMILY TRUST | 320 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| PATRICK J | DEASY | 324 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| SUZANNE | FROST | 328 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| SAM J & CLAUDIA L | VICINO | 332 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| VICTOR & SHANNON | RICHARD | 336 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| JOHN R & KIMBERLY A | MARTIN | 333 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| WILLIAM J & ROBERTA J | BAUER | 327 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| ERIC S | DEWEERD et al | 321 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| | REESE TRUST | 315 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| HENRY | SERRAO | 309 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| JAMES A & CHRISTINE M | JACOBS | 303 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| WILLIAM M JR | SANCHEZ et al | 951 HAYFIELD ST | GILROY | CA | 95020 |
| | KOEHN FAMILY TRUST | 308 QUAIL COVEY LN | SPARKS | NV | 89441 |
| | RAILEY FAMILY TRUST | 314 QUAIL COVEY LN | SPARKS | NV | 89441 |
| DENNIS F | REY et al | 320 QUAIL COVEY LN | SPARKS | NV | 89441 |
| | SULLIVAN FAMILY 1992 TRUST | 326 QUAIL COVEY LN | SPARKS | NV | 89441 |
| MARC D & ROXANNE | BENTON | 301 QUAIL COVEY LN | SPARKS | NV | 89441 |
| COLE C | DIETRICH | 307 QUAIL COVEY LN | SPARKS | NV | 89441 |
| ANTHONY | POKORNY TRUST | 313 QUAIL COVEY LN | SPARKS | NV | 89441 |
| MAXIMILLIAN J & ALLYSON N | BITZ | 319 QUAIL COVEY LN | SPARKS | NV | 89441 |
| TROY T & HEATHER M | VARGAS | 325 QUAIL COVEY LN | SPARKS | NV | 89441 |
| | RODRIGUEZ FAMILY TRUST | 331 QUAIL COVEY LN | SPARKS | NV | 89441 |
| BRIAN & JENNIFER | VAN IDERSTINE | 11560 SAGE WIND ST | SPARKS | NV | 89441 |
| | COMBS FAMILY TRUST | 11558 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |

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| C WYATT | HERTZ TRUST | 11562 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| | WURNITSCH FAMILY TRUST | 11568 HACIENDA RIDGE WAY | SPARKS | NV | 89441 |
| SCOTT & SHANNON N | CHALLIS | 340 BLOOMING SAGE WAY | SPARKS | NV | 89441 |
| MATHEW D & JENNIFER M | SMITH | 11641 VISTA PARK DR | SPARKS | NV | 89441 |
| JUDITH M | SWEITZER 2015 TRUST | 11638 VISTA PARK DR | SPARKS | NV | 89441 |
| JAMES S & JANICE K | STILL | 11632 VISTA PARK DR | SPARKS | NV | 89441 |
| KEVIN S & KELLI L | BREACH | 11626 VISTA PARK DR | SPARKS | NV | 89441 |
| WANDA T | CLARK | 7467 EARLSMOORE DR | SPARKS | NV | 89436 |
| ADOLFO & JENNIFER | OLVEDA | 2252 MILLVILLE DR | SPARKS | NV | 89441 |
| ELLEN L & TIMOTHY A | MARTIN | 2258 SLATER MILL DR | SPARKS | NV | 89441 |
| CASSIDY | BUTLER | 2254 SLATER MILL DR | SPARKS | NV | 89441 |
| ROBERT | POLK | 2274 SLATER MILL DR | SPARKS | NV | 89441 |
| HAYLEY & ROARKE | COLEY-INDA | 2270 SLATER MILL DR | SPARKS | NV | 89441 |
| CAROLINA E | RAMOS LIVING TRUST | 2271 SLATER MILL DR | SPARKS | NV | 89441 |
| AUTUMN E | FITE | 2275 SLATER MILL DR | SPARKS | NV | 89441 |
| MICHAEL L & MARILYN L | WILHELM LIVING TRUST | 11621 DESERT SHADOW DR | SPARKS | NV | 89441 |
| TORY M | SUHL et al | 11617 DESERT SHADOW DR | SPARKS | NV | 89441 |
| CHRISTINE E & DAVID S | MURPHY | 11613 DESERT SHADOW DR | SPARKS | NV | 89441 |
| JUAN T SR & DEANNA M | KOPONEN | 11608 DESERT SHADOW DR | SPARKS | NV | 89441 |
| GARY & DIANE L | WHELIHAN | 11612 DESERT SHADOW DR | SPARKS | NV | 89441 |
| MARISSA | ARCEO et al | 11616 DESERT SHADOW DR | SPARKS | NV | 89441 |
| DAVID S & TAMI L | BORWICK | 11635 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| | LANCASTER 2004 TRUST | 11631 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| TODD S & SHANNON C | TRIEST | 11628 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| BRYAN W & KAELA E | NEFF | 11632 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| ANTONIO & VERONICA | TOGNONI | 11636 RUSTIC VIEW AVE | SPARKS | NV | 89441 |
| RANDOLPH & KATHLEEN | TORRES | 2361 SEABERRY DR | SPARKS | NV | 89441 |
| DEBRA | CORTEZ | 2401 CHESTNUT VINE DR | SPARKS | NV | 89441 |
| JOHN B | LAMB et al | 2290 CLOUD BERRY DR | SPARKS | NV | 89441 |
| KELLI J | NIDEVER et al | 2291 CLOUD BERRY DR | SPARKS | NV | 89441 |
| ANDREW | LAVERY et al | 2269 MILLVILLE DR | SPARKS | NV | 89441 |
| MICHAEL A | MAGNO | 2291 MILLVILLE DR | SPARKS | NV | 89441 |
| CHRISTOPHER E & CASSANDRA R | TOMASCO | 2295 MILLVILLE DR | SPARKS | NV | 89441 |
| JANINE K & GARY P | SEGICH | 250 PEBBLE CREEK DR | SPARKS | NV | 89441 |
| HERMAN II & JANELLE L | GALVAN | 2303 MILLVILLE DR | SPARKS | NV | 89441 |
| RAK & LISA | DETTLEBACK | 2307 MILLVILLE DR | SPARKS | NV | 89441 |
| ELLEN M | ZOLLER et al | 2311 MILLVILLE DR | SPARKS | NV | 89441 |
| NYKOL N & CHRISTOPHER | PARKER et al | 2315 MILLVILLE DR | SPARKS | NV | 89441 |
| TAYLOR M & COURTNEY J | POULIN | 2316 MILLVILLE DR | SPARKS | NV | 89441 |
| KIMBERLY R & DAVID R | BLISS | 2312 MILLVILLE DR | SPARKS | NV | 89441 |
| SAMUELE T | SABINI et al | 2308 MILLVILLE DR | SPARKS | NV | 89441 |
| CLOYD & DEBRA | FORMAN | 2304 MILLVILLE DR | SPARKS | NV | 89441 |
| NADENE A | TRINIDAD | 2300 MILLVILLE DR | SPARKS | NV | 89441 |
| VERONICA C & THOMAS P III | TARQUINIO | 2296 MILLVILLE DR | SPARKS | NV | 89441 |
| PETER M | SMALE et al | 430 ALAMOSA DR | SPARKS | NV | 89441 |
| JOSHUA S & STEPHANIE E | REDDIG | 2288 MILLVILLE DR | SPARKS | NV | 89441 |
| GRACION E JR & AVA F | FORREST | 2284 MILLVILLE DR | SPARKS | NV | 89441 |
| JEROME & CINDY M | GOLLAHON | 2280 MILLVILLE DR | SPARKS | NV | 89441 |
| JILL M & MICHAEL D | RUTHERFORD | 2276 MILLVILLE DR | SPARKS | NV | 89441 |

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| KIRK & KATHLEEN | DOBSON TRUST | 2272 MILLVILLE DR | SPARKS | NV | 89441 |
| MICHAEL E & LAUREN | THOMPSON | 2268 MILLVILLE DR | SPARKS | NV | 89441 |
| JAN M | MEDINA et al | 2264 MILLVILLE DR | SPARKS | NV | 89441 |
| JOSE C | MEDINA et al | 2279 SLATER MILL DR | SPARKS | NV | 89441 |
| JOSEPH S | MILLARD MOORE et al | 2283 SLATER MILL DR | SPARKS | NV | 89441 |
| JOSEPH S II & JULI A | GUALANO | 2287 SLATER MILL DR | SPARKS | NV | 89441 |
| ASHLEE | SMITH et al | 2291 SLATER MILL DR | SPARKS | NV | 89441 |
| ROBERT J | ACTON-THORNTON et al | 2295 SLATER MILL DR | SPARKS | NV | 89441 |
| SHERRI | WASSON et al | 2299 SLATER MILL DR | SPARKS | NV | 89441 |
| ROBERTO & DEBORAH I | DIAZ | 2303 SLATER MILL DR | SPARKS | NV | 89441 |
| | THORNLEY TRUST | 2307 SLATER MILL DR | SPARKS | NV | 89441 |
| CRAIG | ANDERSON LIVING TRUST | 2311 SLATER MILL DR | SPARKS | NV | 89441 |
| DINA K & DEREK D | RANSON | 2315 SLATER MILL DR | SPARKS | NV | 89441 |
| SANDHYA | BHAKTA et al | 2319 SLATER MILL DR | SPARKS | NV | 89441 |
| JOE M JR & ANGELINA | MACHADO | 2323 SLATER MILL DR | SPARKS | NV | 89441 |
| | SCHWARZKOPF LIVING TRUST | 2327 SLATER MILL DR | SPARKS | NV | 89441 |
| DAVID J & THERESA J | KASID | 1884 DEER SPRING CT | FAIRFIELD | CA | 94534 |
| JOSHUA D & CHELSEA R | HOLMAN | 2318 SLATER MILL DR | SPARKS | NV | 89441 |
| SCOTT A & TIFFANY A | MALONEY | 2314 SLATER MILL DR | SPARKS | NV | 89441 |
| RYAN & CYNTHIA | LEWIS TRUST | 2310 SLATER MILL DR | SPARKS | NV | 89441 |
| JOHN F & PATRICIA A | WOLF | 2306 SLATER MILL DR | SPARKS | NV | 89441 |
| DALE W & JOVITA L | BRADEEN | 2302 SLATER MILL DR | SPARKS | NV | 89441 |
| | GIST FAMILY TRUST | 2298 SLATER MILL DR | SPARKS | NV | 89441 |
| TYRONE & JENNIFER | JARVIS | 2294 SLATER MILL DR | SPARKS | NV | 89441 |
| MATTHEW & AUDI E | JAKEL | 2290 SLATER MILL DR | SPARKS | NV | 89441 |
| MARTHA C | HERNANDEZ et al | 2286 SLATER MILL DR | SPARKS | NV | 89441 |
| RAYMOND R & EMILY M | TAFT | 2282 SLATER MILL DR | SPARKS | NV | 89441 |
| DELSY | CUEVA-NAVARRETE et al | 2278 SLATER MILL DR | SPARKS | NV | 89441 |
| JASON M SR & ZOE A | FRANCE | 2319 MILLVILLE DR | SPARKS | NV | 89441 |
| GREGORY | BLAKE | 2323 MILLVILLE DR | SPARKS | NV | 89441 |
| CAMERON J & GABRIELLA N | ROGERS | 2327 MILLVILLE DR | SPARKS | NV | 89441 |
| WENDY L | LATONA | 2331 MILLVILLE DR | SPARKS | NV | 89441 |
| JOSHUA | CRUZ | 2335 MILLVILLE DR | SPARKS | NV | 89441 |
| ANDREW M | FISH et al | 2339 MILLVILLE DR | SPARKS | NV | 89441 |
| HERNAN | REYES et al | 2343 MILLVILLE DR | SPARKS | NV | 89441 |
| MATTHEW E | MANN | 2347 MILLVILLE DR | SPARKS | NV | 89441 |
| ERIC | SAUCEDO et al | 2351 MILLVILLE DR | SPARKS | NV | 89441 |
| | VAN TUYL FAMILY TRUST | 2355 MILLVILLE DR | SPARKS | NV | 89441 |
| KENNETH W III | MULLIS et al | 311 GRAFTON DR | SPARKS | NV | 89441 |
| RONNIE T | SMITH LIVING TRUST | 315 GRAFTON DR | SPARKS | NV | 89441 |
| MARVIN & SHELLEY | ESCHKER | 319 GRAFTON DR | SPARKS | NV | 89441 |
| MATTHEW L | GREINER | 323 GRAFTON DR | SPARKS | NV | 89441 |
| DARREN S | BRESEE TRUST | 9821 WINTER PALACE DR | LAS VEGAS | NV | 89145 |
| SYDNEY A & AUSTIN | LOPES | 2366 SLATER MILL DR | SPARKS | NV | 89441 |
| DAREN & LEAH | TRAPANESE | 2362 SLATER MILL DR | SPARKS | NV | 89441 |
| JERRY & CHAU-LEE | GILLIAM | 2358 SLATER MILL DR | SPARKS | NV | 89441 |
| | TILZEY LIVING TRUST | 12448 RIPPLING WATERS RD | BIGFORK | MT | 59911 |
| JAIME & JACQUELINE | AZEVEDO | 2350 SLATER MILL DR | SPARKS | NV | 89441 |
| JARELL & BRITNEE | GREEN | 2346 SLATER MILL DR | SPARKS | NV | 89441 |

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| PETER & KAREN | DION | 2342 SLATER MILL DR | SPARKS | NV | 89441 |
| AUSTIN | MCCOMBS et al | 2338 SLATER MILL DR | SPARKS | NV | 89441 |
| STEPHEN M & TINA M | JACKSON | 2334 SLATER MILL DR | SPARKS | NV | 89441 |
| BERNARD W II | PROWELL FAMILY TRUST | 2330 SLATER MILL DR | SPARKS | NV | 89441 |
| NINA | ASTILLERO et al | 2326 SLATER MILL DR | SPARKS | NV | 89441 |
| RYEN & CASSIDY | LEYVA TRUST | 2360 MILLVILLE DR | SPARKS | NV | 89441 |
| LINDA L | TUXON et al | 2356 MILLVILLE DR | SPARKS | NV | 89441 |
| CHRISTOPHER R | PORTER | 2352 MILLVILLE DR | SPARKS | NV | 89441 |
| EUGENE V | SILVA | 2348 MILLVILLE DR | SPARKS | NV | 89441 |
| RANDY G & KATHLEEN M | SCHWARTZ | 2344 MILLVILLE DR | SPARKS | NV | 89441 |
| JOSHUA J & TERRIE C | MANN | 2340 MILLVILLE DR | SPARKS | NV | 89441 |
| MICHAEL P & SHARLALOUISE | TOVER | 2347 SLATER MILL DR | SPARKS | NV | 89441 |
| TEMITOPE O | BALOGUN | 2351 SLATER MILL DR | SPARKS | NV | 89441 |
| JUAN R | VILLALON-CASTILLO et al | 2355 SLATER MILL DR | SPARKS | NV | 89441 |
| JOHN K & BARBARA M | BECKER | 2359 SLATER MILL DR | SPARKS | NV | 89441 |
| JEFFREY | VIRGIN et al | 2363 SLATER MILL DR | SPARKS | NV | 89441 |
| DALLAS E & CATHY M | HARP | 2367 SLATER MILL DR | SPARKS | NV | 89441 |
| RICHARD & MARY | MCMANUS | 2332 MILLVILLE DR | SPARKS | NV | 89441 |
| BEVERLY | GISSKE et al | 2328 MILLVILLE DR | SPARKS | NV | 89441 |
| TIMOTHY S & JESI L | HILL et al | 2324 MILLVILLE DR | SPARKS | NV | 89441 |
| JOHN | ELLINTHORPE et al | 1718 HILL RD | NOVATO | CA | 94947 |
| NICHOLAS D | HASSAN | 2331 SLATER MILL DR | SPARKS | NV | 89441 |
| ARACELI M | DE SEGURA et al | 920 DEL SOL ST | SPARKS | NV | 89436 |
| KENNETH & MEGAN | SHORT | 2339 SLATER MILL DR | SPARKS | NV | 89441 |
| ANIL & ASHU A | MANOCHA | 2343 SLATER MILL DR | SPARKS | NV | 89441 |
| J OLANDER | WASHOE COUNTY CSD - PLANNING | 1001 E 9TH ST, BLDG A | 0 RENO | NV | 89512 |
| DISTRICT 4 | WASHOE COUNTY MANAGER'S OFFICE | 1001 E 9TH ST, BLDG A | RENO | NV | 89512 |
| COMMISSIONER SUPPORT | WASHOE COUNTY MANAGER'S OFFICE | 1001 E 9TH ST, BLDG A | ATTN: COMMISSIONER ANDRIOLA | RENO | NV |
| | | | ATTN: DISTRICT #4 | RENO | NV |



Here is the map of the project (in blue) and the respondents in yellow.

Eric Hasty, AICP | Project Planner

Wood Rodgers, Inc. | www.woodrogers.com |
775.823.9770 Direct
ehasty@WoodRodgers.com

Washoe County Statement on Code of Conduct

Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.

Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.

The Applicant may pause or cancel the meeting at their discretion.

Washoe County has instructed the applicant to provide an audio and/or video recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.

TMWA Spanish Springs Well House Special Use Permit



Neighborhood Meeting
June 12, 2024

Welcome

Purpose of This Meeting:

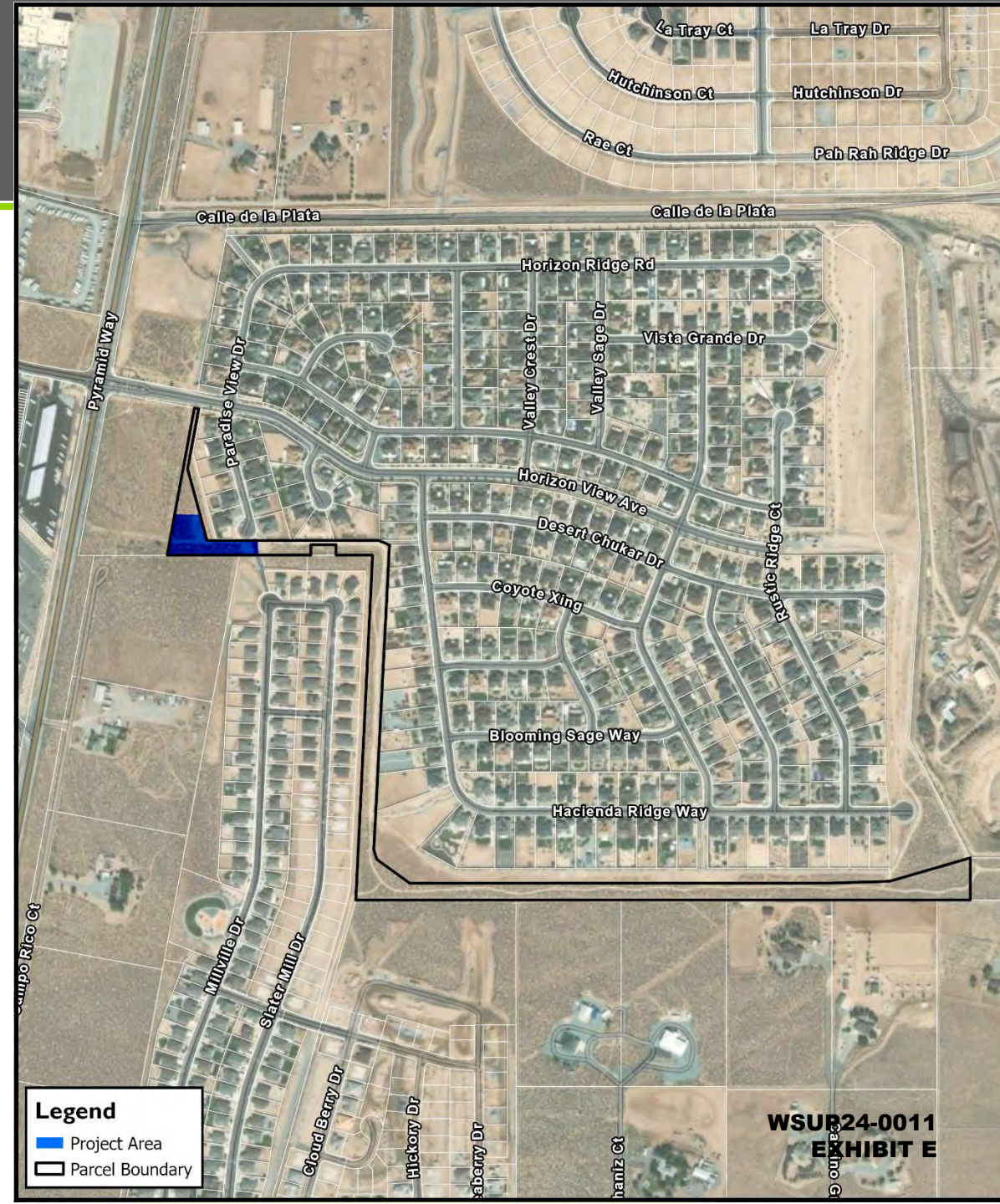
- Informative meeting prior to submittal of application to discuss details regarding the proposed improvements
- Gather feedback from residents to be incorporated into project if necessary

Next Steps:

- Submit application to the County on July 8th
- Staff Review for Code Compliance
- Tentative Board of Adjustments date September 5th

Location

- Project Site is 1.1± Acres
- Southwest of the Paradise View Drive Cul-de-sac
- APN 534-450-05 (11.39± Acres)
- Washoe County Owned Parcel
- Parcel supports Sugarloaf Peak Trail
- Residents to the east and south



Proposed Request

Special Use Permit (SUP) to allow Utility Services:

- 24' x 30' well house
- Access road for maintenance vehicles
- Security fencing
- Landscape



"FOR SUP SUBMITTAL, NOT FOR CONSTRUCTION"

GENERAL SHEET NOTES

1. CONTRACTOR TO COORDINATE ARCHITECTURAL DRAWINGS WITH PLUMBING, MECHANICAL, ELECTRICAL, STRUCTURAL, & EQUIPMENT VENDORS.
2. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR NOMINAL FACE OF MASONRY.
3. COORDINATE ALL FLOOR & WALL PENETRATIONS WITH RESPECTIVE TRADES.
4. COORDINATE WITH BUILDING SECTIONS & STRUCTURAL DRAWINGS FOR FINISH FLOOR ELEVATIONS.

SHEET KEYNOTES

- 08 SHINGLE ROOFING & ROOFING ASSEMBLY, RE: A701 / A-502
- 09 ALUMINUM RAIN GUTTER & DOWNSPOUT, GUTTER TO SLOPE TO DOWNSPOUT, GUTTER STRAPPING 12" MAX. COLOR SELECTION BY OWNER, RE: A653 / A-502
- 10 ASPHALT SHINGLE ROOF VENT TO RUN LENGTH OF RIDGE. SINGLEVENT II BY AIRVENT INC OR PROVEN EQUAL, RE: A724 / A-503
- 11 21" SOLAR TUBES, RE: SPECIFICATIONS & A723 / A-502
- 12 ACCESS HATCH, RE: SPECIFICATIONS
- 13 OSHA COMPLIANT FALL PROTECTION CABLE AND ANCHORS AS SHOWN ON PLANS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
- 14 HVAC EQUIPMENT, RE: HVAC PLANS
- 15 DOOR & FRAME, RE: A1A-601
- 16 METAL FASCIA, COLOR SELECTION BY OWNER
- 17 EXTERIOR LIGHTING, RE: ELECTRICAL
- 18 EIFS, COLOR AND TEXTURE STYLE SELECTION BY OWNER, RE: A900 / A-502, A901 / A-503 & A902 / A-503
- 19 EFIS REVEAL
- 20 16" x 8" USA FOUNDATION FOSS FLOOD VENT OR APPROVED EQUAL, PLACE FLOOD VENT IN SECOND CMU COURSE PAINT INTERIOR OF CMU BLOCK AROUND FLOOD VENTS.
- 21 PAINT EXPOSED STEM WALL TO MATCH EIFS COLOR
- 22 LOUBER, RE: HVAC PLANS
- 23 VENT, RE: MECH PLANS
- 24 PUMP WASTE OUTLET PIPE, RE: MECH PLANS
- 25 PUMP WASTE MANHOLE, RE: CIVIL

KELLER ASSOCIATES
 100 East Bower Street, Suite 110
 Phoenix, AZ 85004
 (602) 999-1932



| NO. | REVISIONS | DATE |
|-----|-----------|------|
| | | |

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NOT REPRODUCIBLE
 TRUCKEE MEADOWS WATER AUTHORITY
 RETURN UPON COMPLETION OF PROJECT
 (Per Homeland Security Act)
TRUCKEE MEADOWS WATER
 AUTHORITY
 1505 CENTRAL BLVD. SUITE 200 • TRUCKEE, NEVADA 89402 • TEL: 775-944-9200

SPRING CREEK WELL 10 BUILDING
 ELEVATIONS

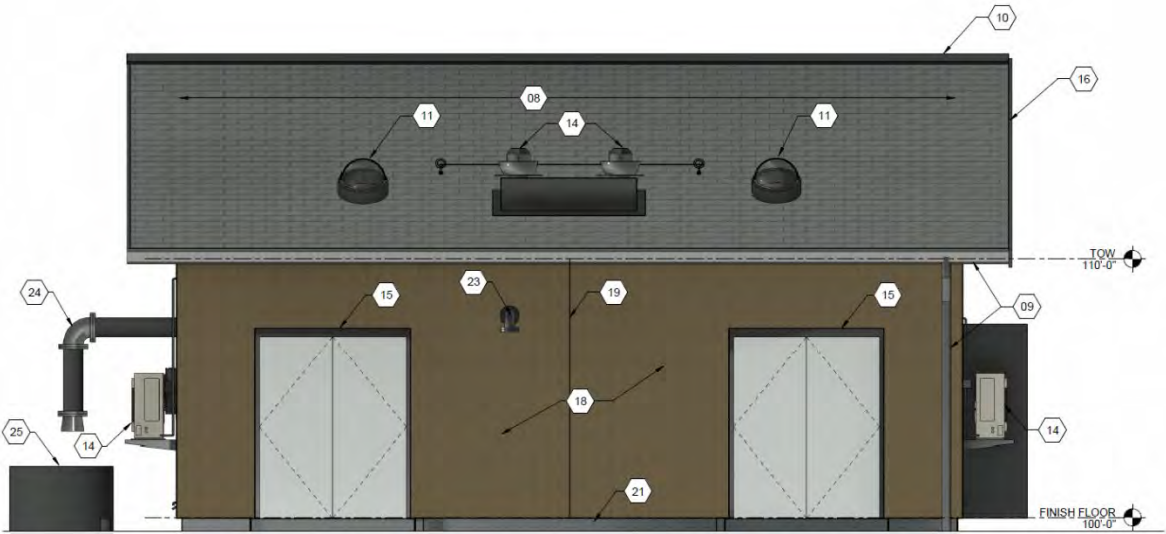
DRAWN: LDL CHECK: NAJ

VERIFY SCALE: Scales based on 220'-0" grid lines
 1/32" = 1'-0"

PROJECT NO: 15-0075

SHEET NO: A-201

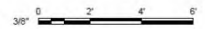
WSUP24-0011
EXHIBIT E



B1 WEST
 3/8" = 1'-0"



A1 EAST
 3/8" = 1'-0"



B2 ORTHO 3D VIEW LOOKING NORTH WEST

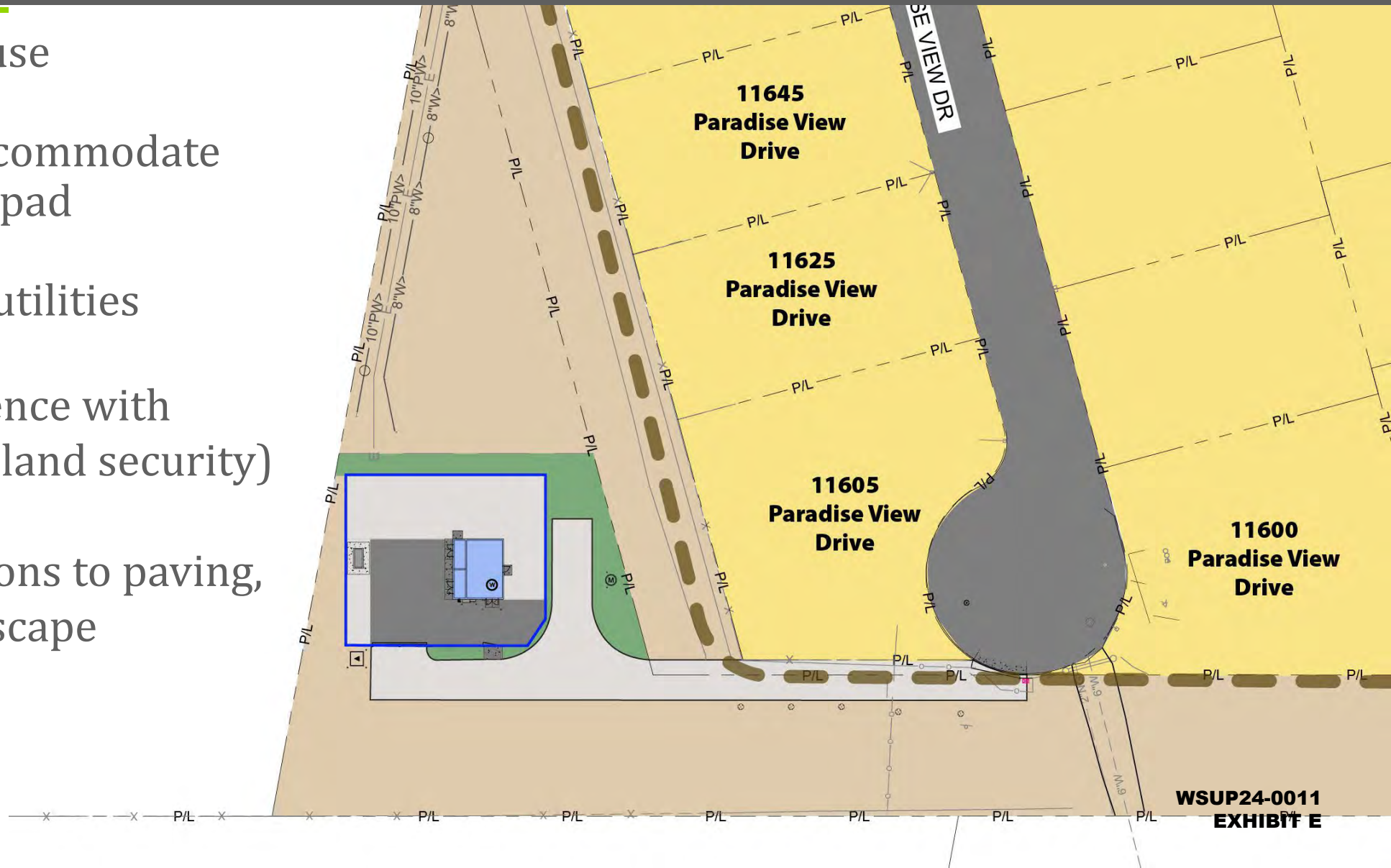
Project Site

1. Access proposed from cul-de-sac (Paradise View Drive)
2. Site is 4 feet lower than homes to east
3. Site has been partially prepared for development
4. Well has been drilled in anticipation of well house



Site Improvements

- ~720 sq. ft. well house
- Minor grading to accommodate access and building pad
- Connect to existing utilities
- 8-ft tall chain-link fence with barbwire top (homeland security)
- Potential modifications to paving, screening, and landscape standards



Eric Hasty

775-823-9770

ehasty@woodrogers.com

<https://neighborhood-washoe.hub.arcgis.com>



Next Steps:

- Submit application to the County on July 8th
- Staff review for code compliance
- Tentative Board of Adjustments September 5th

Did you
get postcard?

| Name | Phone # | Address | Email |
|--------------------------|---------|--|---|
| Stacie Huggins | | 1861 Corporate Blvd | |
| Thomas Speer | | 1355 CAPITAL BLVD. RENO, NV | TSPEER@TMWA.COM |
| Ken Hampsten | | 1277 Calle de la Plata Sparks | kenneth.hampstene@gmail.com |
| Brad & Barb Burgess | | 320 Blooming Sage Way | BAB8@comcast.net |
| Karin & Janeen Hornes | NO | 65 La Loma Way | Kevin.e.hornes@yahoo.com |
| Kevin Chasen | NO | 2690 Rio Seco Ln | KEVIN.CHASEN@YAHOO.COM |
| Paul Dorr | | 331 GUAL POUEY LANE SPARKS | PAULDORR@GMAIL.COM |
| Michael Buis | Yes | 2175 Piedras Dr. Sparks 89441 | mubuis@peasistatesnv.com |
| Carolyn Notterman | NO | 600A Valle Verde Dr. Sparks 89441 | cnotterman@gmail.com |
| Rhadië King | Y | 11531 Hacienda Ridge Way Sparks 89441 | superfich9080@yaho.com |
| Bradley King | Y | Sparks 89441 | |
| M | N | 780 Quintero Ln SPARKS | sealion20@hotmail.com |
| Susan & Bob Long | NO | 2440 La Mancha Dr. Sparks | susanlong134@gmail.com |
| Del Hallen | X | 635 Calle de La Plata | |
| Christian Kropf | - | TMWA | CKropf@tmwa.com |
| Ken Theiss | Y | 177 Echamiz Court Sparks NV 89441 | Ktfords1951@gmail.com |
| John & Sharon Schneier | N | 2450 VIEW POINT DR SPARKS 89441 | schnei2010@gmail.com |
| Rich & Gloria Fennimore | N | 795 ENCHANTO DR SPARKS 89441 | JENNIFER GIORIAFENNIMORE@YAHOO.COM |

KJ Stearns

| Ken Name | Phone # | Address | Email |
|-------------------------|--------------------|-------------------------------------|--|
| SOSINE | | 645 CALLE DE LA PLATA SPARKS | kjsgolf@yahoo.com |
| KATHY RICE | | 621 Calle de la Plata | KRICE1022@aol.com |
| Tom RICE | | 621 Calle de la Plata | |
| Wm Howard | 775 843 2038 | 760 Encanto Dr | bill@tanadog.com |
| Adam Gilbert | 775 233-4209 | 810 Encanto Dr. Sparks NV 89441 | adamlgibbert68@yahoo.com |
| Gail Townsend | 775-425-1269 | 720 Encanto Dr. Sparks NV 89441 | gtownsend@gbis.com |
| Tim & Yvonne Hargrove | 530 706 0690 | 11425 Paradise View Dr Sparks 89444 | thargrove99@gmail.com |
| Chris & Davi Burke | (775) 424-2571 | 75 Quivera lane, Sparks NV 89441 | Burkedavi@yahoo.com |
| David Gallon | 775 741 3009 | 2367 Albatross vt Sparks NV. 89441 | dgallon@gmail.com |
| Kathi Sowers | NO | 3085 Barranca Dr Sparks 89441 | mksowers@att.net |
| Marikay Preciado | No | 411 Metkovich Cir. Sparks, 89441 | mkpreciado1@icloud.com |
| Simon Gonzalez | NO 775 513 7382 | 445 Alamosa Dr Sparks 89441 | |
| Ryan Hensley | NO | 35 Rogers Ranch Rd. Sparks 89441 | nrredneck24@gmail.com |
| Bryan Law | NO | 320 Avenida Serena Ct, Sparks 89441 | glaucothane72@gmail.com |
| BARBARA NEAL | 775 225-3590 | 2690 RIOSELON, SPARKS 89441 | BARBARA BEHBALLGOLF STICK AOL.COM |
| Dan Herman | NO! | 11275 campo Rizo LN Sparks NV | Karma777@sbeglobal.net |
| DEAN TISH | 775 846-0040 | 260 El Molino DR | |
| Richard Fenimore | N | 795 Encanto Dr. Sparks | richardfenimore@yahoo.com |

36 SHERRY SOSINE 645 CALLE DE LA PLATA SPARKS MOCHASHER@YAHOO.COM

Postcard

| Name | Phone # | Address | Email |
|------------------|---------|-----------------------------------|---------------------------|
| Tom Donovan | Yes | 11600 Pyramid Way Sparks | tdonovan@gmail.com |
| Theresa Bell | No | 450 Calle de la Plata | tc5bella@yahoo.com |
| John Preciado | NO | 411 Metkovich Cir Sparks 89441 | nubambra@icloud.com |
| Richard Scott | NO | 1464 Kinglet Dr Sparks | |
| Ron Swearingen | | 550 Calle Bou To Ct | RonsRt@tmak.com |
| Tiffany Marchand | NO | 64 Rahonda Dr | marchonbye@yahoo.com |
| TERRI Rondulait | Nope | 751 Loudon Ct. Sparks, NV 89441 | tarondieau@latosmail.com |
| Gregory Blake | Yes | 2323 Millville DR Sparks NV 89441 | Gregory.blake37@gmail.com |
| Don Phinsten | Yes | 11825 Paradise View Sparks | |
| Diana Phinsten | | " " " | |
| Maureen Dyer | NO | 1095 Sunset Vista Ct Sparks | 0926MD@gmail.com |
| Adrian Dyer | No | " " " " | atdyette@gmail.com |
| Robb McLomb | YES | 550 CAP STRAND DR, SPARKS, CA | robber@yahoo.com |
| Amber McLomb | NO | " " " " | McLomb-Amber@yahoo.com |
| Lila Sieg | | 55 ET Cir Sparks | ly717@gmail.com |
| TRACEY THOMAS | NO | SPARKS, NV | |
| Eric Hasty | | 1361 Corporate Blvd. Reno, NV | ehasty@woodrogers.com |

Additional Comments or Questions:

This is basically a done deal. Where was the notification years ago when this all started? We actually weren't even notified except by a neighbor.

We are very concerned about the effect this will have on our domestic well. What happens when our well dries up? What guarantee do we have that won't happen? What recourse will we have?

| | | |
|-------------------------|------------------|------------------------|
| Name/Phone # or E-mail: | Marikay Preciado | mkpreciado1@icloud.com |
| | John Preciado | nvbamboa@icloud.com |

Comment Card



WOOD RODGERS

8-12-2024

DAN Herman
well comments



1. access off of campo Rico
LN. a was used for exploratory
well and production
well

- B campo Rico LN is a
"private Road" maintained
by 2 property (House)
owners. The well house
need access via the
existing easement.

Exhibit A-1

Project Name: Spanish Springs Well House: SUP
Meeting Location: Alyce Taylor Elementary School
Meeting Date: June 12, 2024

**Neighborhood Meeting
SUMMARY**

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Eric Hasty (Company): Wood Rodgers

Contact (Email): ehasty@woodrogers.com (Phone): 775-823-9770

Public Concerns:

1. Several Attendees expressed concerns about lighting on the well house structure effecting the neighbors
2. Site access to the well house was a concern. A request to use existing easements during construction, not private roads.
3. Concerns about landscape only being included on the north and east side of the well house.
4. General concerns of the height of the building, the materials/colors used, and making sure it is fire resistant.
5. Concerns of noise created by the well house when in operation.

Changes Made to Proposal (if applicable):

1. Additional meetings will be held by TMWA to address concerns about impacts to the domestic well owners not related to the improvements proposed in this SUP.
2. Site access is being evaluated and will ensure that all vehicles are using existing easements and legal access points.
3. Landscape standards are being evaluated to ensure screening is properly addressed and in compliance with code.
- 4.

Any Additional Comments:

Many of the concerns addressed by attendees, outside of those that will be addressed above, relate to concerns of the effects the well would have on their private wells. Although this project specifically addresses improvements to the site in regards to the construction of the well house, and not the well itself, a majority of the concerns came from surrounding residents who own domestic wells and the impact this well may have. Representatives from TMWA were also in attendance and attempted to address as many questions as they could. These comments are further summarized in the attached document.

Any Additional Comments:

Many of the concerns addressed by attendees, outside of those that will be addressed above, relate to concerns of the effects the well would have on their private wells. Although this project specifically addresses improvements to the site in regards to the construction of the well house, and not the well itself, a majority of the concerns came from surrounding residents who own domestic wells and the impact this well may have. Representatives from TMWA were also in attendance and attempted to address as many questions as they could. These comments are further summarized in the attached document.

From: [Dee Endemano](#)
To: shuggins@woodrogers.com
Cc: [Lloyd, Trevor](#)
Subject: TMWA Paradise View Drive in Spanish Springs project
Date: Tuesday, May 28, 2024 1:22:18 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Stacie Huggins:

No knowing who you represent, it is hoped this information will find its way to the proper party.

This intrusion into the Spanish Springs Valley by TMWA should not be permitted nor allowed.

It is believed this well is to accommodate the overwhelming growth allowed by the City of Sparks "Sphere of Influence" area as well as in Washoe County properties north of the Sparks "Sphere of Influence", north of La Posada.

There are thousands of living units being planned and built, apartment and single family housing.

Having lived here for 27 years, we know what the original Area Plan was in 1997.

Spanish Springs residents have attended many Washoe County and CAB meetings to request the growth of single family homes as well as dense apartment housing be limited, to no avail. Residents seem to have no voice. Well water is a precious commodity and needs to be guarded from over-development. Washoe County is responsible for controlling development. TMWA should NOT be allowed by Washoe County to place this well or ANY more commercial wells in Spanish Springs Valley. Limit the growth to fit the available water!

Hoping Washoe County will exercise responsible care of this valley's homes on well water. It is evident the City of Sparks is of no mind to do so.

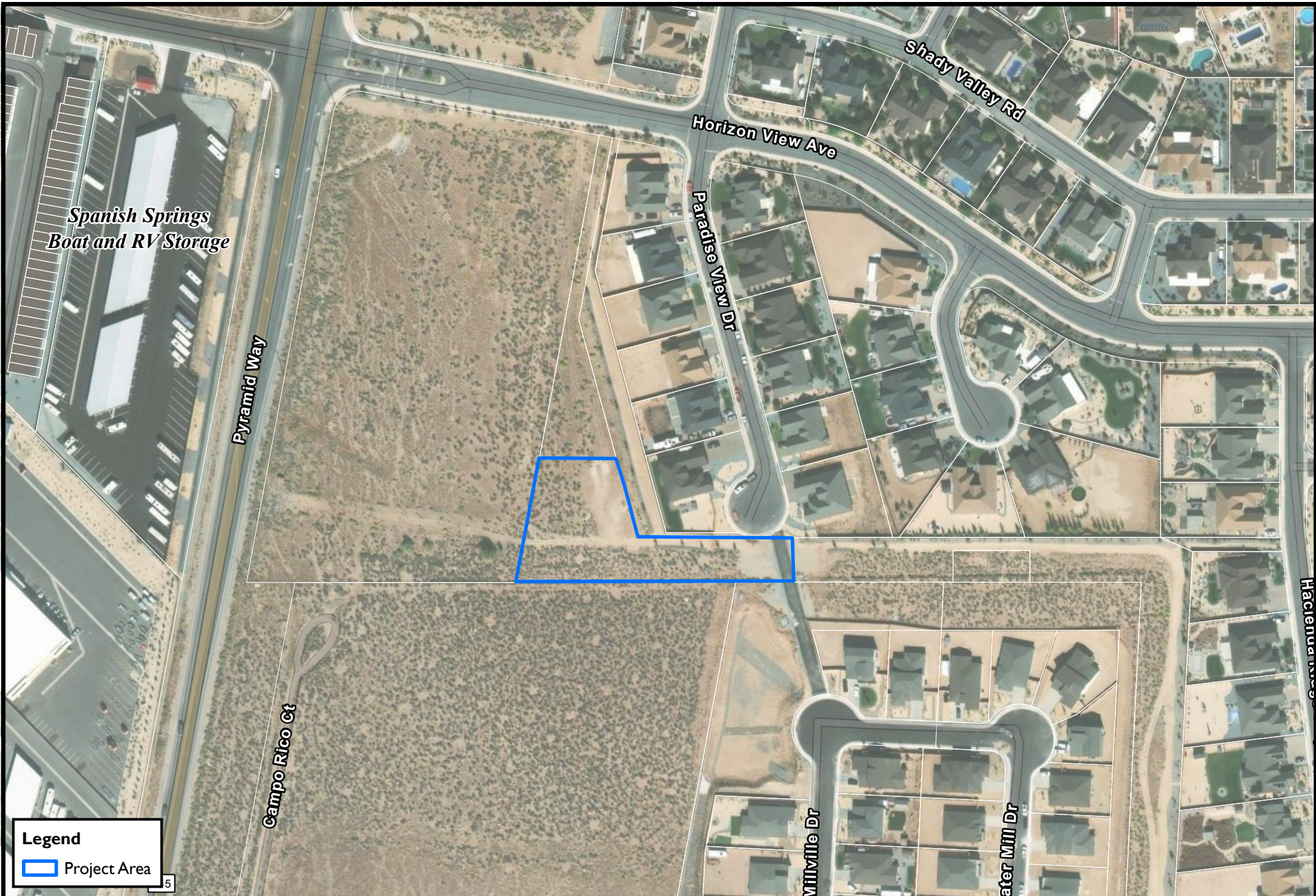
Edward Endemano

Deanne Endemano

David Preston

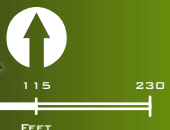
35 Martell Place

Spanish Springs, Nevada 89441



Legend

Project Area



Aerial Map
TMWA Well House
 May 2024



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4068

| Object ID | What is your first and last name? | What is your primary address? | I support the proposed project. | Further Comments? |
|-----------|-----------------------------------|--|---------------------------------|--|
| 1 | Melody Chutter | 750 Quintero Lane | Strongly_Disagree | There already has been damaged to the Fernley Wells, North Valley, I think Sun Valley and now you want to do this to our Area Spanish Springs, You have to be kidding. We have areas that has not been check as there is proven fact there are depleted wells, wells that are very deep. You already have a pattern of continued destroying other properties in other areas where the wells have been over-flooded with sewer garbage and now you want to destroy the Spanish springs well. This is going to be fought. This is putting us in harms way. |
| 2 | Gloria Fennimore | 795 Encanto Dr, Sparks, NV, 89441, USA | Strongly_Disagree | No more wells and no more houses without an independent water study and commitment not to run our wells dry. |
| 3 | Theiss | 177 Echaniz Ct, Sparks, NV, 89441, USA | Disagree | I have heard all the spiel about how little this will affect private wells in the meetings, I still have a great concern especially for those that are already struggling with deep wells and very little volume. I want TMWA to put it in writing that they will give substantial financial support should this effect private wells in the surrounding area! |
| 4 | Brian Goates. | 35 Sky Canyon Court, Reno, NV 89510 | Strongly_Disagree | The area is obviously overbuilt. We are on a 780 foot deep well The cost to deepen if that is even an option is prohibitive. It is not fair to have developers ruin the rural property owners and potentially destroy our property values . The reports and graphs prepared four years ago does not take into effect all the new development and the raise in temperatures. This report needs to be updated and assurances before there's more further pumping. Relying on the statistics and a four-year-old report does not cut it. |
| 5 | Thomas Sangster | 750 Encanto Dr, Sparks, NV, 89441, USA | Strongly_Disagree | You seem to be on a mission to completely ruin our area and have given no forethought to the lack of infrastructure Can't wait to vote all those involved out. You have neglected the residents of Spanish Springs. |

| | | | | |
|----|----------------|---|-------------------|--|
| 6 | SANDRA THEISS | 262 ECHANI | Strongly_Disagree | WE WERE TOLD 20 YEARS AGO THAT WE WERE OUT OF WATER. |
| 7 | Davi Burke | 75 Quivera Ln, Sparks, NV, 89441, USA | Strongly_Disagree | To begin with, TMWA has not been transparent with the building of this project. At the July 10th, 2024 meeting TMWA refused to allow questions to be asked before the entire group. Denying the free exchange of information. The only study of the effects of SC10 on the residents of Spanish Springs was a self-serving computer generated study by someone who is employed by TMWA. TMWA failed to address to fact that most of its other well projects result in a loss of water for residents. Fifth, TMWA has not explained why the SC10 well needs to be refilled with treated city water. What is that city water treated with and what are its long term effect. Although TMWA stated it was a nonprofit organization, that does not mean it does not make money. In fact, it makes more money the more residents it services. The meetings give the appearance of allowing people input, when in reality they are just done to satisfy some rules and regulations in the process. |
| 8 | Mike deering | 372 Omni Dr, Sparks, NV, 89441, USA | Strongly_Disagree | |
| 9 | Alan Piombo | 60 El Molino Ct, Sparks, NV, 89441, USA | Strongly_Disagree | This project will have a significant and known negative impact on my groundwater and well supply. |
| 10 | Lila sieg | 55 El Cid, Sparks, NV, 89441, USA | Strongly_Disagree | |
| 11 | Greg Kosin | 745 Linterna | Disagree | I have reviewed your slide presentation and the numbers look rosie however your model as far as I can tell doesn't take into account for droughts. Our wells could be in jeopardy. |
| 12 | Simon Gonzalez | 445 Alamosa Dr | Strongly_Disagree | The future health of the Spanish Springs aquifer depends on surplus water that TMWA plans to recharge into the ground after this well pump house begins operation. This surplus comes from the Truckee River, but with increasing demand over the past decade and no signs |

| | | | | |
|----|-------------------|--|-------------------|--|
| | | | | of slowing, dry years will leave no surplus for recharging. This well pump threatens property values, the lifestyle of long-term residents, and the legacy we intend to leave for our children. Please stop this project for the future of our community. |
| 13 | Shannon Burleson | 445 Alamosa Dr, Sparks, NV, 89441, USA | Strongly_Disagree | Before this well pump is constructed and in operation, we the long term residents of Spanish Springs need to have guarantees. TMWA says we will be alright, but how can we trust them? we need guarantees that we will be hooked up to city water or that TMW will cover the cost of deepening our wells if their plan fails. There are also no plans to ensure their plan will be followed. With a change in leadership all their presentations can become empty promises and then the long term residents of the valley will be left to find water on their own. |
| 14 | Isabella Gonzalez | 445 Alamosa Dr, Sparks, NV, 89441, USA | Strongly_Disagree | What will happen to my family if our well runs dry? will TMWA or the county or state help us then? TMWA in their own words say they cannot guarantee what they will be able to recharge the well in years in which demand is high and the winter is dry. also, the numbers in their presentations are changing. how do we know what is right? for example in the first meeting, the level of our wells would change 5 to 10 ft less once the pumping begins. Now they are saying 1 to 2 ft. it is tough to believe them. |
| 15 | CINDY GILBERT | 810 Encanto Dr, Sparks, NV, 89441, USA | Strongly_Disagree | I am against the new well. |
| 16 | Leslie Flynn | 63 Rahonda Dr, Sparks, NV, 89441, USA | Strongly_Disagree | The water levels are dropping from too much building. We don't need more of our precious resource going to overbuilding. If current piped in water isn't enough, stop building. |
| 17 | Larry Cooper | 24 Sweeping View Ct | Strongly_Disagree | Real simple. Don't suck our water. |

| | | | | |
|----|--------------------|---|-------------------|--|
| 18 | Edward W Alexander | 105 El Cid, Sparks, NV, 89441, USA | Strongly_Disagree | Everytime a new commercial well comes on line I end up having to have my well drilled deeper, Unless you plan on providing municipal water the Spanish Springs Valley Ranches be do not cost the residents 10,000's dollars to redrill wells. |
| 19 | Gail Townsend | 720 Encanto Dr, Sparks, NV, 89441, USA | Disagree | I do not think TMWA has made an attempt to be a good neighbor. The building, fence and landscaping are ugly - flat out ugly. I think you need to go back to the drawing board and come up with a building that fits a residential neighborhood and a design that could serve as a model for future builds. I have been told that the property owner who says his back yard abuts the TMWA property sits well above the building site (8' was the figure I was given), hence impacts are not as problematic as if both properties were on the same grade. That being said, I would urge TMWA to work with all nearby property owners and reach an agreement about mitigating their concerns. My comments are specific to the well house SUP. I commend TMWA for delaying its application until concerns of neighbors are addressed. Thank you for that. I will continue to follow this issue. |
| 20 | Adam Gilbert | 810 Encanto Dr, Sparks, NV, 89441, USA | Strongly_Disagree | They have not given us the information on the net loss of all the wells in the area, only this specific one. A complete 3rd party study should be completed on the sustainability of the aquifer. |
| 21 | Sherri Flynn | 63 Rahonda Dr | Strongly_Disagree | I've lived here more than 24 years on a well and have seen people in my neighborhood having to redrill their wells because the water level in our aquifer has gone down. It's a very expensive proposition and I pray it doesn't happen to me. Bring in water from the Truckee River or stop building. |
| 22 | Ron Lynch | 80 Desertscape Ct, Sparks, NV, 89441, USA | Strongly_Disagree | This will be the first step to destroy the family housing. |
| 23 | Pam Darr | 1553 Cloud Peak Dr, | Strongly_Disagree | I've lived here since 1987. Our beautiful county is being overbuilt and made ugly. This is beneficial to a few and costly to many |


| | | | | |
|----|-------------------|--|-------------------|--|
| | | Sparks, NV, 89436, USA | | |
| 24 | Robert Russell | 7883 Jacinto Ave. Sparks, NV 89436 | Disagree | Am concerned that this project is being run through without all the appropriate required steps and processes being accomplished. |
| 25 | Terie Moore | 35 Sky Canyon Ct, Reno, NV, 89510, USA | Strongly_Disagree | According to the information, the surveys seem to be four years old! They do not seem to reflect the correct amount of water usage, with all the new building that has occurred in the last four years! |
| 26 | David | 2367 Albatross Way, Sparks, NV, 89441, USA | Strongly_Disagree | Listen to the public in the surrounding area |
| 27 | Reva Crump | 228 Bartmess Blvd | Strongly_Disagree | |

From: [Weiche, Courtney](#)
To: [Weiche, Courtney](#)
Subject: FW: TMWA wellhouse
Date: Friday, September 20, 2024 12:56:34 PM
Attachments: [image001.png](#)

From: Eric Hasty <ehasty@WoodRodgers.com>
Sent: Monday, September 16, 2024 4:18 PM
To: Weiche, Courtney <CWeiche@washoecounty.gov>; Stacie Huggins <shuggins@woodrogers.com>
Subject: RE: TMWA wellhouse

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

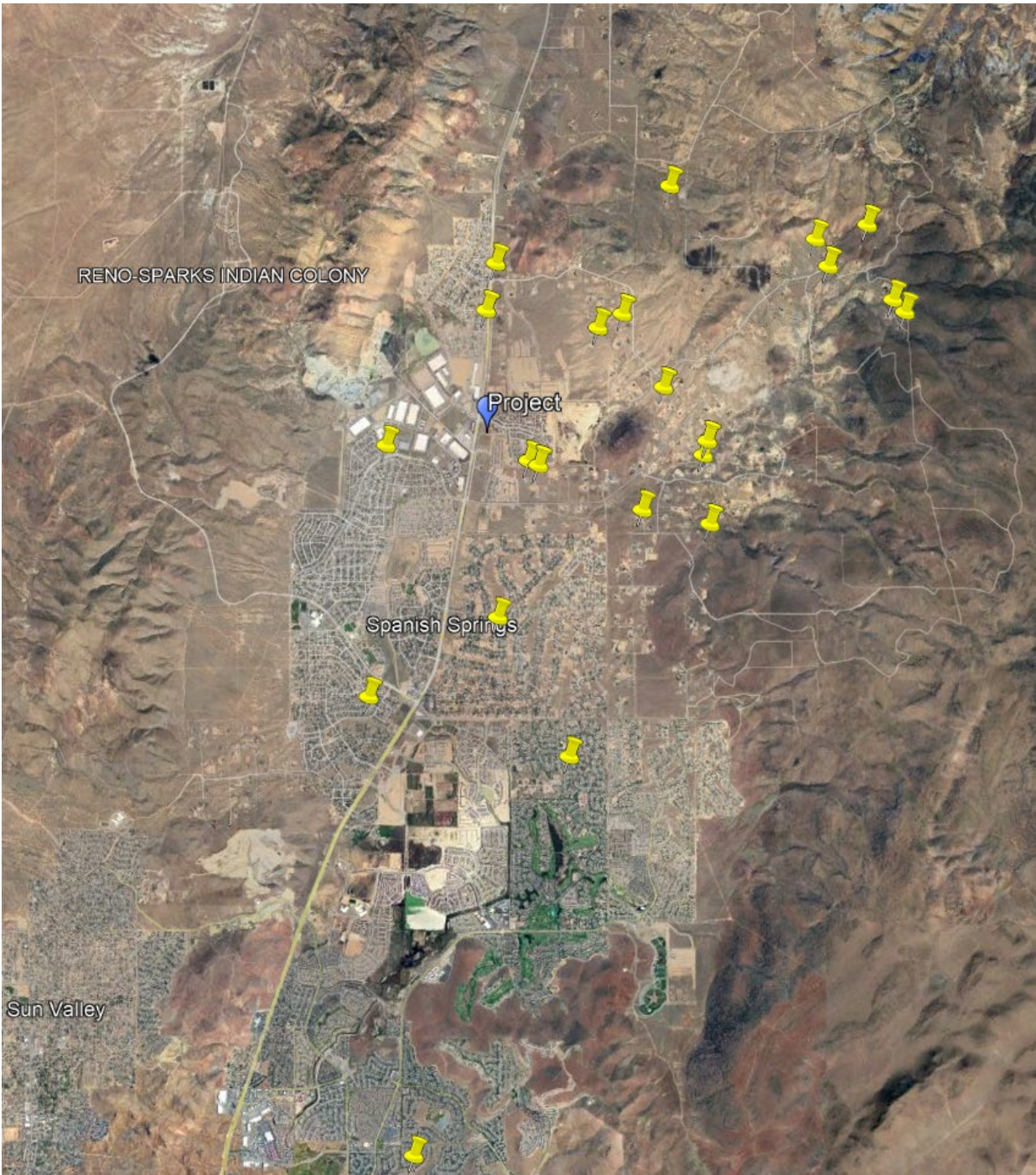
[Report Suspicious](#) 

Courtney,

Thank you for the results. I would like to just point out that only two of the respondents live within half a mile of the project site, but even they cannot view it from their property. Also, the rest of the respondents are over a mile away, some as far as 7 miles. Most who commented seem to be well owners. This is reflective of what we have heard during our meetings and despite our best efforts it has been hard for people to separate the well from the wellhouse.

Most of the concerns addressed at the meetings regarding the wellhouse project itself have been addressed in the application. We have been anticipating a lot of opposition to this based on past meetings. Please let us know if you receive any emails in the future.

Also, can you please confirm we are on track for the October 3rd BOA meeting?



Here is the map of the project (in blue) and the respondents in yellow.

Eric Hasty, AICP | Project Planner

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Spring Creek Well 10 Project FAQs

Truckee Meadows Water Authority (TMWA) is replacing an old well (Donovan Well) with a new one (Spring Creek 10) in north Spanish Springs. Below you will find a list of Frequently Asked Questions and answers related to this project.

There will be multiple opportunities for the public to provide comment.

- **Public Meeting (June 12th):** The primary purpose of this meeting is to discuss the Special Use Permit required by Washoe County to build the well house. TMWA staff will answer questions.
 - **Domestic Well Questions:** TMWA staff will also be available at public meetings to answer the concerns of domestic well owners.

Why is TMWA constructing this well?

TMWA is equipping this new well to replace the older “Donovan” irrigation well which is not constructed to newer standards. TMWA uses wells to supplement Truckee River water supplies during the summer season, when residential irrigation demands are high. Also, specifically in Spanish Springs, TMWA has had to turn off other wells due to Nitrate contamination; this well will help restore some of that lost capacity.

Is this well intended to serve new development?

No. The water rights dedicated to this well are already committed to existing homes and businesses in Spanish Springs. New development is required to dedicate Truckee River water rights.

Will operating the Spring Creek 10 well affect the water level in my private well?

Short term, during the summer, it is possible that nearby domestic well water levels may be affected by up to 5 feet. Over the long term, TMWA will continue to improve the resilience and sustainability of the water supply in Spanish Springs through a practice known as conjunctive use.

What is conjunctive use?

TMWA employs a conjunctive use approach when there is adequate surface water supplied by the Truckee River to allow us to rest many of our production wells. Conjunctive use benefits groundwater aquifers in two ways: passive groundwater recharge and active groundwater recharge. Using this approach, TMWA imports treated surface water from the Truckee River into Spanish Springs throughout the year, which reduces demand on groundwater resources.

What is active groundwater recharge?

Active groundwater recharge, also known as aquifer storage and recovery (ASR) is a practice that TMWA has implemented throughout the Truckee Meadows since 1994 to help sustain groundwater levels. During the winter months, when water demands are low, TMWA injects treated surface water from the river into many of our wells, which supplements the natural recharge process. By following this practice, TMWA can reliably pump groundwater when it's needed, while at the same time, manage groundwater sustainably over the long term.

How has conjunctive use and ASR benefited Spanish Springs?

Since TMWA took over the water system from Washoe County in 2015, groundwater pumping in Spanish Springs has been reduced by over 50%. As a result, water levels in the vicinity of the Spring Creek well have risen by over 10 feet. Refer to the following two figures.

See Attached to View Groundwater Levels Near Spring Creek 10 (2006 - 2024)

See Attached to View Annual Municipal Pumping Rates In the Spanish Springs Valley (2000 - 2023)

How much water will this well pump?

The newly drilled Spring Creek 10 well, replacing the Donovan Well, will be permitted to pump 204 acre-feet (AF) of water annually. TMWA only expects to pump 110 AF annually.

Will TMWA recharge this well too?

Yes. TMWA will equip this well for ASR, and we plan to recharge essentially the same amount of water that we use in the summer to sustain groundwater levels.

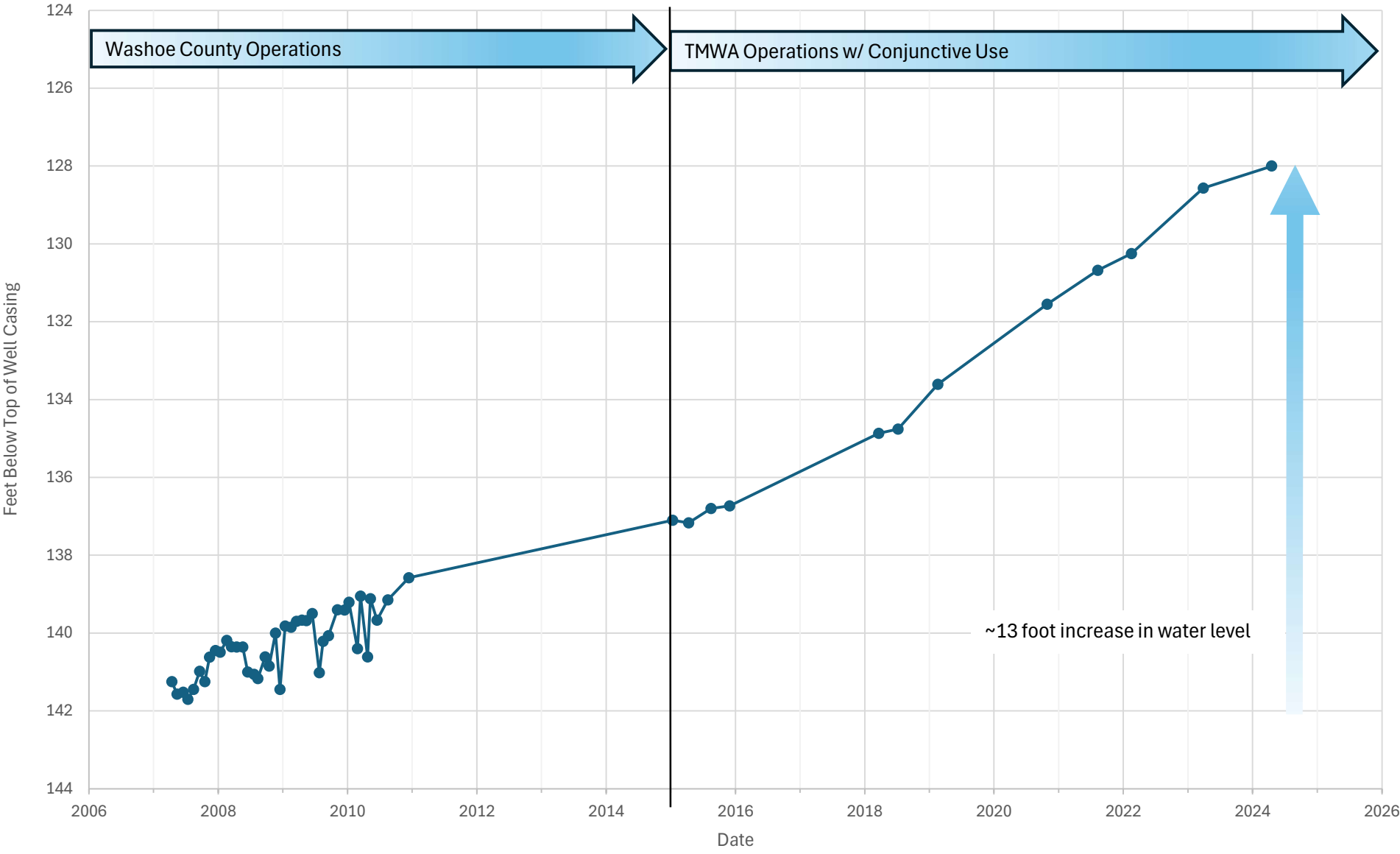
Will the new well impact the quality of water in my well?

No.

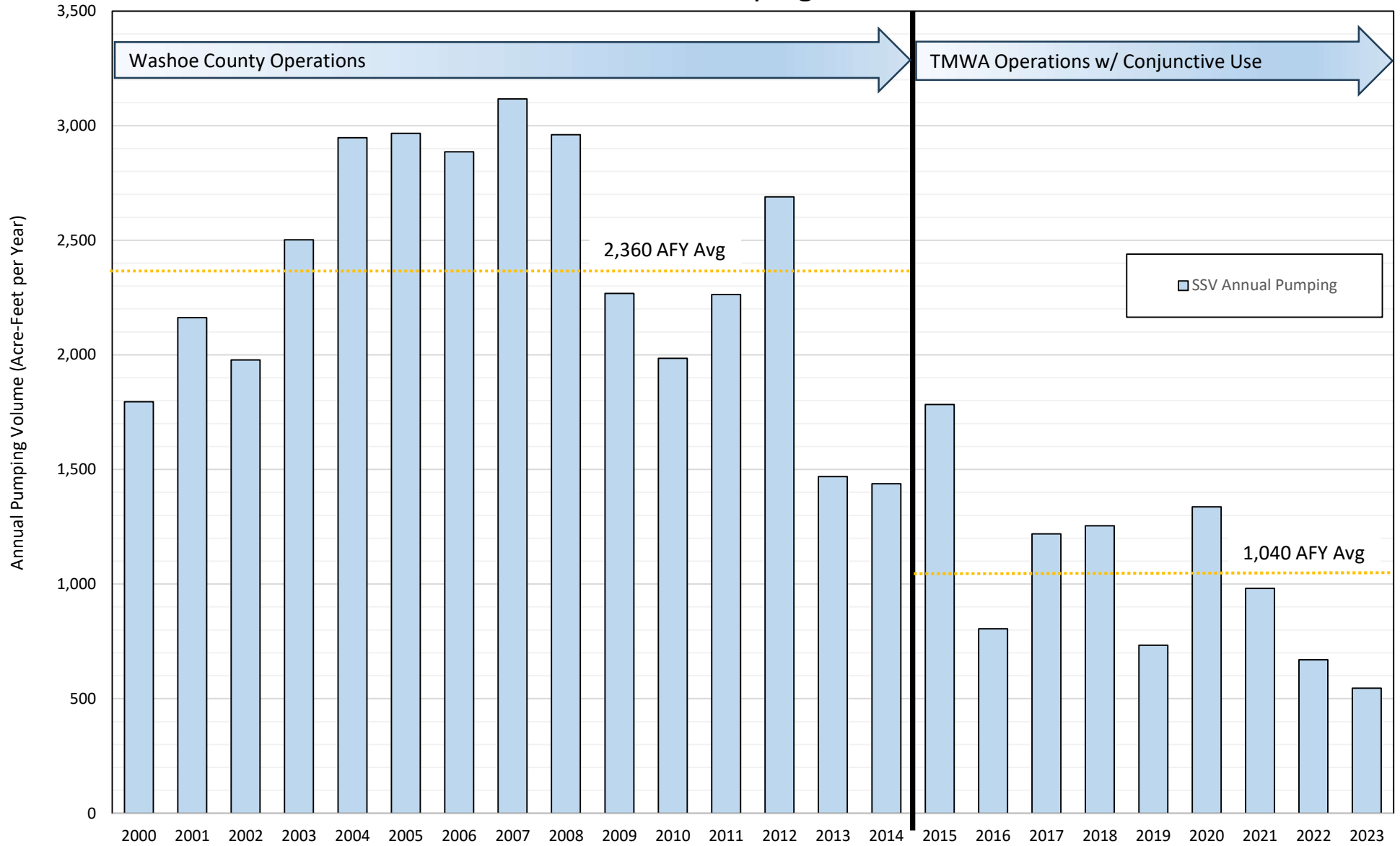
Who can I contact at TMWA with questions or concerns about the project?

Please send questions or comments regarding this project to tmwaWells@tmwa.com

Depth to Water
Domestic Well Near Spring Creek 10



Spanish Springs Valley Annual Pumping





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Legend

- Domestic Well
- Spring Creek 10
- ▭ Hydrographic Basin Boundary

