

Special Use Permit Boneyard Flat Grading Phase 2

Submitted to Washoe County
February 18, 2020

Prepared for

Spanish Springs Associates, LP.

550 W. Plumb Lane Ste. B 505

Reno, NV 89509

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

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Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Spanish Springs Associates Limited Partnership

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, JESSE HAW
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 538-020-01 and 538-010-12

Printed Name JESSE HAW

Signed [Signature]

Address 550 W. PLUMB LANE, SUITE 13 #305
RENO NV 89505

Subscribed and sworn to before me this
13th day of February, 2020.

Michelle Jones
Notary Public in and for said county and state

My commission expires: 08/01/2023

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
53802001	Active	2/13/2020 2:10:07 AM

Current Owner:
 SPANISH SPRINGS ASSOCIATES LP

 550 W PLUMB LN STE B
 RENO, NV 89509-3686

SITUS:
 0 PYRAMID WAY
 WCTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 Section Lot A2 Block Range 20 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$4,466.40	\$4,466.40	\$0.00	\$0.00	\$0.00
2018	\$4,466.41	\$4,466.41	\$0.00	\$0.00	\$0.00
2017	\$4,466.57	\$4,466.57	\$0.00	\$0.00	\$0.00
2016	\$4,466.43	\$4,466.43	\$0.00	\$0.00	\$0.00
2015	\$4,466.26	\$4,466.26	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

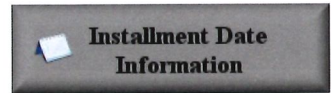
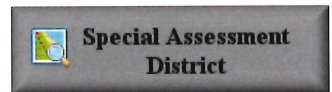
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
53801012	Active	2/13/2020 2:10:07 AM

Current Owner:
SPANISH SPRINGS ASSOCIATES LP

550 W PLUMB LN STE B
RENO, NV 89509-3686

SITUS:
0 SHA NEVA RD
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 Section 14,23 Lot 4 Block Range 20 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,435.51	\$1,435.51	\$0.00	\$0.00	\$0.00
2018	\$1,369.78	\$1,369.78	\$0.00	\$0.00	\$0.00
2017	\$1,314.72	\$1,314.72	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

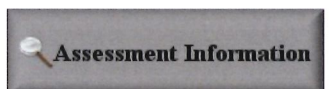
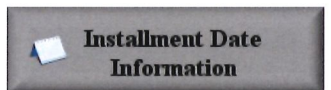
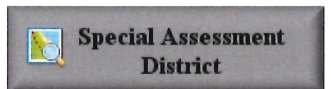
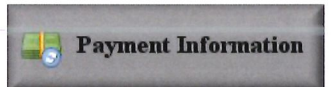
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WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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

1. What is the purpose of the grading?

Create additional flood pool capacity at Boneyard Flat by generating more fill material that can be used on adjacent or nearby properties for development.

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

Increase the 500,000 cubic yards of excavation approved under WSUP19-0016 by adding another 1,000,000 cubic yards for a total of 1,500,000 cubic yards of excavation.

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

No new surface area will be disturbed under this request. The additional export material would be generated from deeper cuts within the previously approved 188 acres (8,189,280 s.f.) approved under WSUP19-0016.

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

This request proposes to amend the current SUP (WSUP19-0016) to add an additional 1,000,000 c.y. of export material from Boneyard Flat, increasing the export material from 500,000 c.y. approved under WSUP19-0016 to a total of 1,500,000 c.y. of export.

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

No. The primary purpose of the project is to export a large quantity of material in order to increase the flood pool capacity of Boneyard Flat.

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

Yes. Grading activities approved under WSUP19-0016 are currently underway.

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

Yes. See attached grading plan.

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

The disturbed area will be visible from uphill areas of Spanish Springs Valley north of Calle de la Plata, primarily on the east side of Pyramid Highway. Boneyard Flat is an existing borrow pit and flood pool area that has been previously disturbed.

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

Yes, neighboring and nearby properties will be recipients of fill material excavated as part of this project. The exported material will also create additional flood storage capacity that will be a benefit to neighboring properties as well as for all of North Spanish Springs.

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

Maximum slope will be 4:1 on edges of the excavated areas. Most of the area will be flatter slopes and part of the flood pool area.

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

There will be no retaining walls constructed.

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

Boneyard Flat is an existing borrow pit and flood pool area. Visual mitigation will be limited to grading curvilinear edges to blend the cut slopes. Revegetation will be provided and approved by the Washoe County Engineer.

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

There will be no tree removal.

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

Revegetation will primarily be accomplished by reusing and spreading the stock piled strippings. When reveg is necessary through seeding a native seed mix recommended by WCSD will be used.

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

Water trucks will be used to provide water during periods of excavation.

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

No.

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If yes, please attach a copy. See WSUP19-0016 Conditions of Approval
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Project Description

Executive Summary

District #: 4 – Commissioner Hartung
Applicant: Spanish Springs Associates, LP
APN Number: 538-020-01 & 538-010-12
Request: A request has been made to revise the current special use permit (WSUP10-0016) to allow the excavation of an additional 1,000,000 cubic yards of earthen material from the current Boneyard Flat project area in order to increase the flood pool capacity and provide fill material for nearby developments.
Location: The 390± acre site is located in Washoe County north of the terminus of the Sha-Neva haul road and west of the Pebble Creek Subdivision in the Spanish Springs Area Plan.

Background

The subject property (APN 538-020-01 & 538-010-12), commonly referred to as Boneyard Flat, is designated as General Rural (GR) and Open Space (OS) within the Spanish Springs Area Plan. Boneyard Flat is currently identified as a flood pool area by Washoe County. The project provides two main benefits to the Spanish Springs closed hydrologic basin: (1) material is removed from the Boneyard Flat borrow pit, or flood pool area, creating additional flood storage capacity benefiting the north Spanish Springs area. (2) The excavated material from the Boneyard Flat borrow pit, or flood pool area, can be used as fill material for nearby developments as the material was excavated within the closed basin. These activities are allowed within the GR and OS designations. A vicinity map, aerial map, and APN map are included with this application.

On October 3, 2019 the Board of Adjustments approved a Special Use Permit (Permit# WSUP19-0016) for the Applicant to excavate up to 500,000 cubic yards of export material at a ±188-acre project site at Boneyard Flat. To date the Applicant has received all the appropriate permits and has started excavation.

Project Evaluation

Since the approval of the previous SUP the need for additional flood storage capacity has been identified by Washoe County. There has also been increased demand for the fill material exceeded the original expectations of the original approved 500,000 cubic yards of excavation approved under WSUP19-0016. Increasing the amount of excavation in order to provide additional fill material for nearby developments will create a huge benefit in increasing the flood storage capacity of Boneyard Flat.

The Applicant is requesting approval to revise the currently approved SUP (WSUP19-0016) to excavate an additional 1,000,000 cubic yards of fill material expanding the previous excavation approvals from 500,000 cubic yards to 1,500,000 cubic yards. Although the amount of excavation is increasing, the overall surface area (Project Area) **will not** increase from the originally approved ±188-acres. The additional excavation will only increase depths of cut

within the already approved Project Area. The area of the grading is identified in the grading plan and exhibits included with this application packet.

Findings

Special Use Permit Findings (110.810.30)

(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: There are no programs, policies, standards of the Master Plan or Spanish Springs Area Plan that would prohibit the approval of major grading for excavation of fill material to increase flood water storage. Therefore, the proposed grading is consistent with the General Rural and Open Space designations on the property.

(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: There are no permanent structures proposed with this project. Temporary improvements such as haul routes required for grading will be provided as necessary for the project. Public utilities are not necessary for the proposed grading.

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

Response: The project site is an existing borrow pit and flood pool area where material has already been excavated. This area was originally selected for a flood pool area given the elevation to contain flood water. The site currently retains flood water and that retention capacity will be increased with this project.

(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: The proposed grading will not be detrimental as the Boneyard Flat area is an existing borrow pit and flood pool. This request to revise the currently approved SUP (WSUP19-0016) will not increase the surface area (Project Area) already approved. Only depth of cuts will be increased. The proposed excavation and grading request will be beneficial to the surrounding area as removing additional material will create additional flood storage capacity.

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

Response: Not applicable as there are no military installations within the project area.

Project Area



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



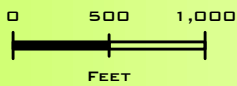
Vicinity
Boneyard Flat Grading Phase 2 SUP
Reno, NV
February 2020


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



— Site Location

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

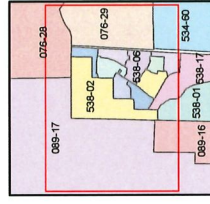
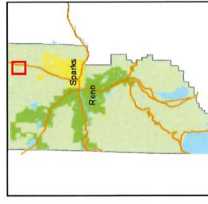
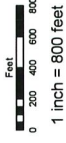


Aerial
Boneyard Flat Grading Phase 2 SUP
Reno, NV
February 2020


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

Assessor's Map Number
538-02

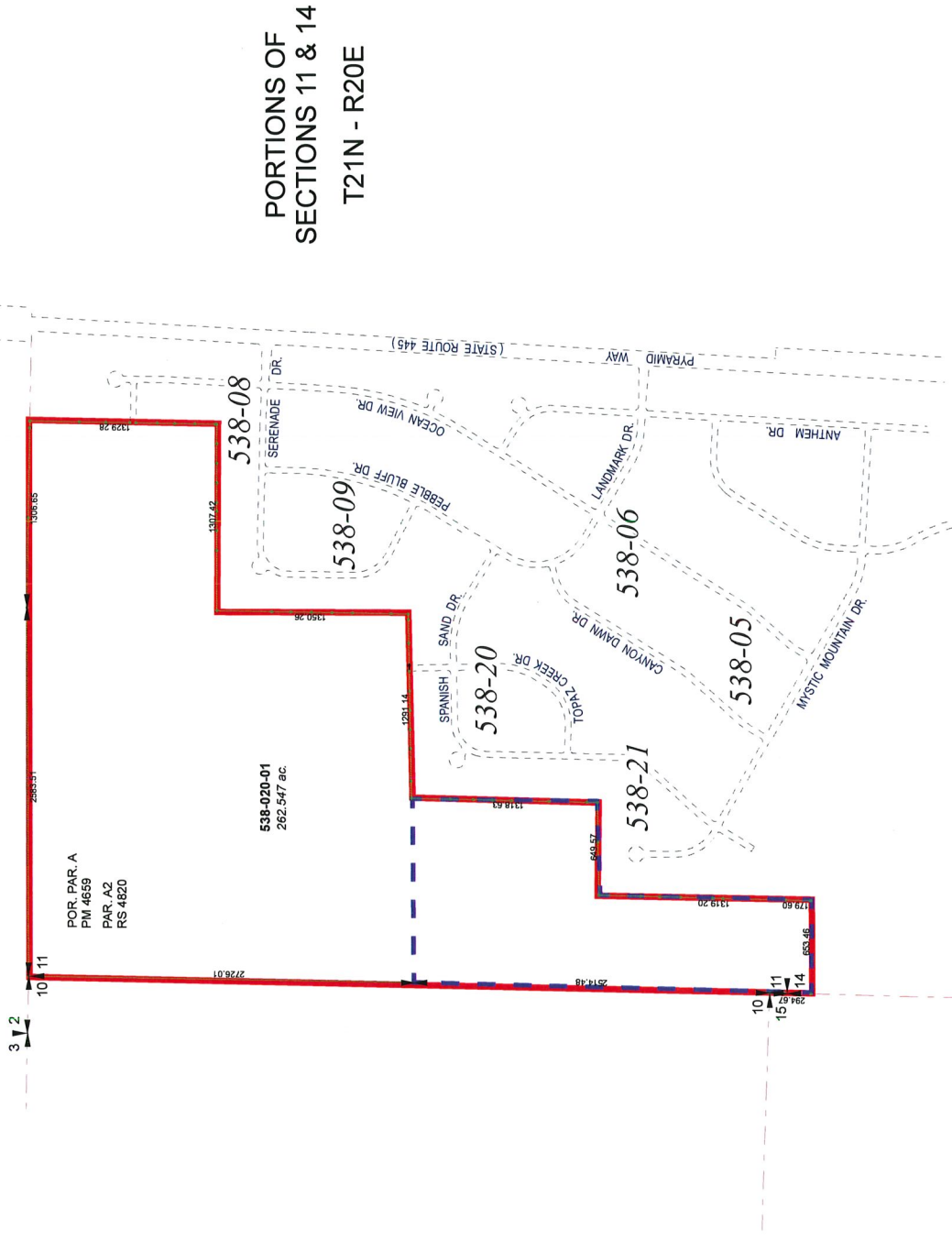
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 325-2231



created by: KSB 10/14/2013
last updated: KSB 7/23/14 KSB 3/24/15
area previously shown on map(s)
530-28

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent any warranty, representation, or assumption as to the sufficiency or accuracy of the data delineated hereon.

- Subject parcel
- Proposed Grading Area



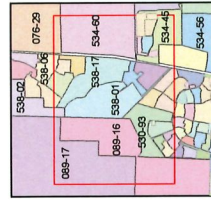
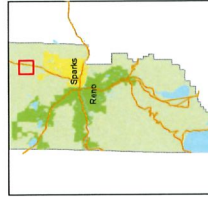
**PORTIONS OF
SECTIONS 11 & 14
T21N - R20E**

Assessor's Map Number
538-01

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1007 East Ninth Street
Reno, Nevada 89512
(775) 328-2331



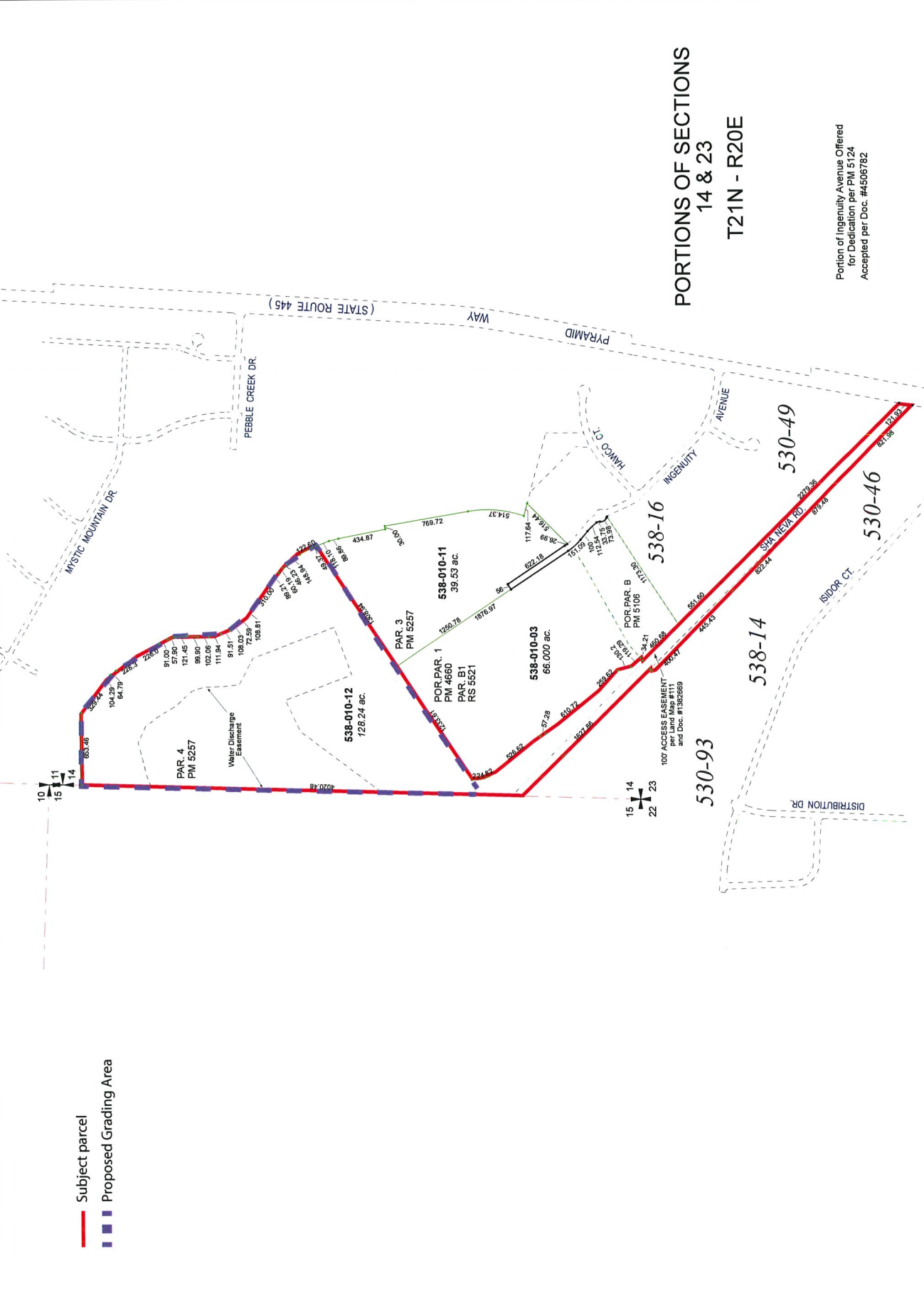
Feet
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1 inch = 800 feet



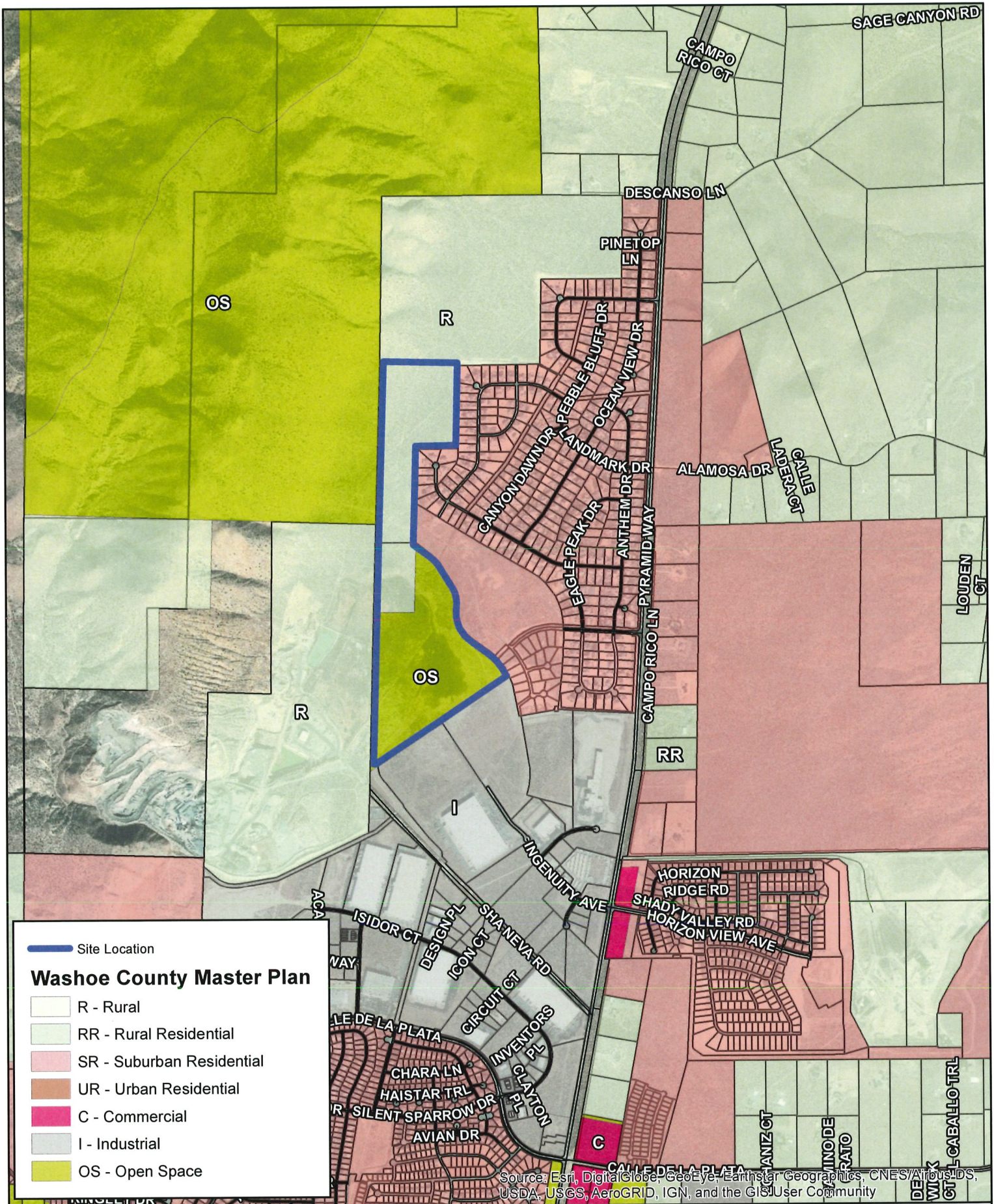
created by: KSB 2/19/2010
last updated: EMG 9/28/16 JMO 11/10/16

area previously shown on map(s)
530-28
Portion of Ingenuity Avenue Offered
for Dedication per PM 5124
Accepted per Doc. #4506782

NOTE: This map was prepared for the use of the
Washoe County Assessor for assessment and
illustrative purposes only. It does not represent
a survey of the premises. No liability is assumed
for any inaccuracy or error of the data
delimited herein.



— Subject parcel
■ Proposed Grading Area

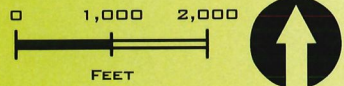


Washoe County Master Plan

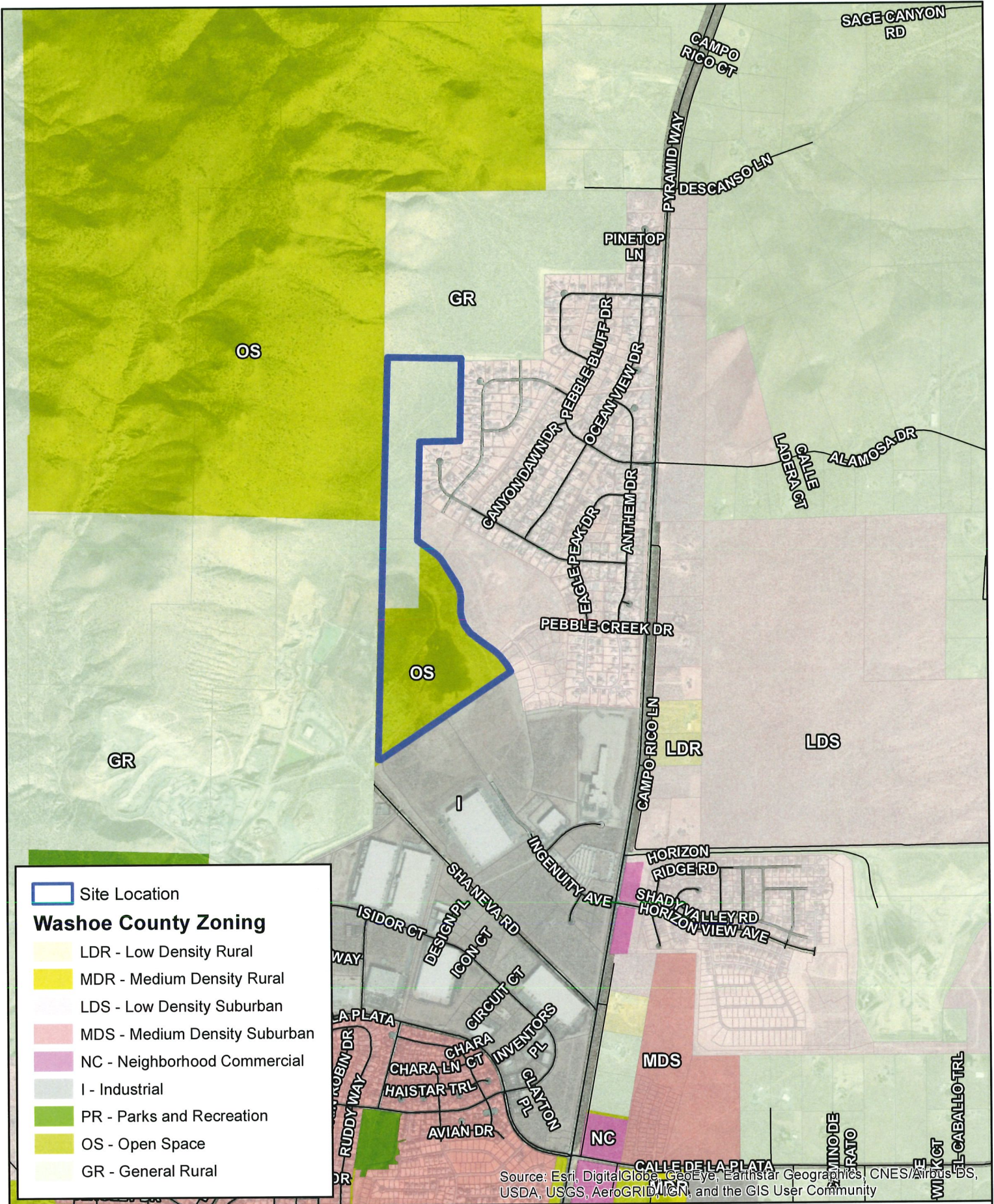
- Site Location
- R - Rural
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- C - Commercial
- I - Industrial
- OS - Open Space


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

Existing Master Plan
Boneyard Flat Grading Phase 2 SUP
 Reno, NV
 February 2020












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 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
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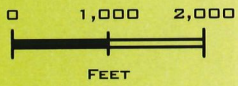
 Site Location

Washoe County Zoning

-  LDR - Low Density Rural
-  MDR - Medium Density Rural
-  LDS - Low Density Suburban
-  MDS - Medium Density Suburban
-  NC - Neighborhood Commercial
-  I - Industrial
-  PR - Parks and Recreation
-  OS - Open Space
-  GR - General Rural

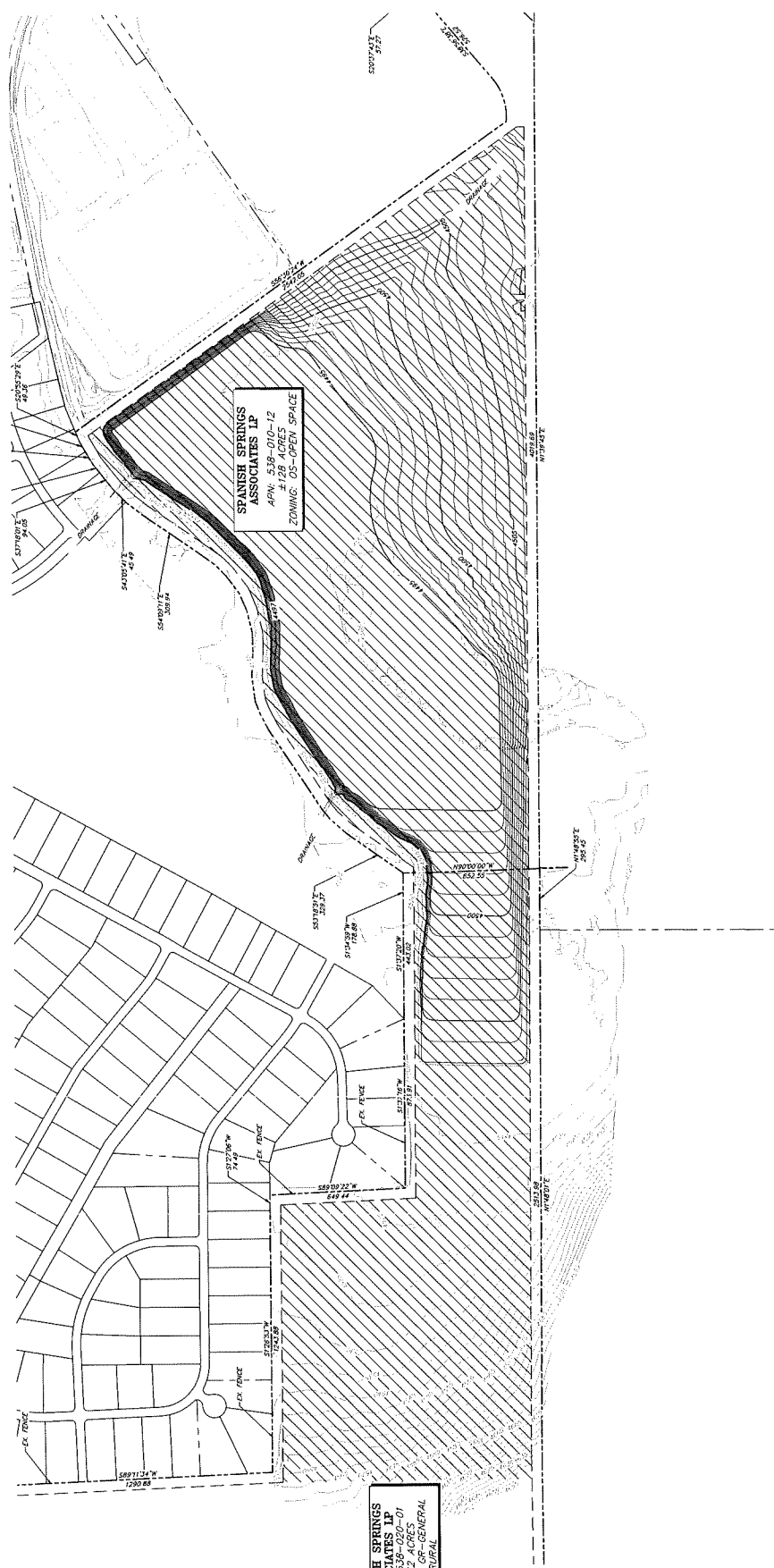
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Existing Zoning
Boneyard Flat Grading Phase 2 SUP
 Reno, NV
 February 2020



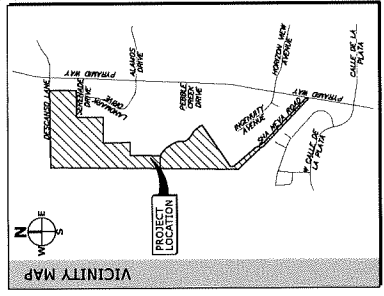

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4068

HAWCO BONEYARD SUP
 SCALE: 1" = 250'



- NOTES:
1. NATURAL DRAINAGE AND FLOOD FROM EXISTING DRAINAGE CHANNELS INTO ONE AND THAT WILL BE MAINTAINED.
 2. PRIMARY EROSION AREAS OF EXISTING NATURAL AND MAINTAINED NATURAL OR NEARBY PROPOSED TO BE MAINTAINED OR FLOWED MAY NOT BE NECESSARY, BUT IF IT IS, THE MAINTENANCE SHALL BE PERFORMED.
 3. NO FOUNDATIONS OR STRUCTURES ARE PROPOSED.
 4. CUT/FILL SLOPES 4:1 MAX.
 5. ALL DRAINAGE MUST MEET PROVISIONS OF HAWCO COUNTY CODE, ARTICLE 4.08.
 6. LOCATIONS OF EXISTING:
 7. EXISTING STRUCTURES MUST BE SET BACK 50' FROM BOUNDARY PROPERTY LINES.
 8. CUT SLOPES SHALL BE SET BACK 50' FROM BOUNDARY PROPERTY LINES.
 9. MAXIMUM DISTURBED SURFACE AREA IS 188 ACRES.
 10. ALL DRAINAGE AND DRAINAGE OF ORGANIC MATERIAL SHALL REMAIN CAPABLE FOR USE AS NATURAL REGENERATION.

LEGEND:
 POTENTIAL BORROW AREA



DATE: 02/17/20
 SUBMITTAL: SUP SUBMITTAL
 PROJECT/COUNTY: SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP
 APN'S: 538-020-01 AND 538-010-12
 SPECIAL USE PERMIT
 TECTONICS DESIGN GROUP
 735 Spanish Road, Suite 250, Reno, NV 89521
 TEL: 775-824-9988