



# Board of Adjustment Staff Report

Meeting Date: August 7, 2014 Agenda Item Number: 8.B.

Subject: Special Use Permit Case Number: SB14-008  
Applicant(s): Truckee Meadows Water Authority (TMWA)  
Project Summary: Establish a public service yard  
**Recommendation: Approval with Conditions**  
Prepared by: Roger D. Pelham, MPA, Senior Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## Description

**Special Use Permit Case Number SB14-008 (Truckee Meadows Water Authority) – To establish a public service yard.**

- Applicant/Property Owner: Truckee Meadows Water Authority (TMWA)
- Location: 180 Bridge Street, Verdi, NV, approximately 250 feet north of the intersection of Bridge Street and US Highway 40
- Assessor's Parcel Numbers: 038-060-30 and 038-394-06
- Parcel Size: ± 11.31 acres
- Master Plan Designation: Commercial (C)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Verdi
- Citizen Advisory Board: Verdi Township (inactive)
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article 810, Special Use Permits
- Section/Township/Range: Within Sections 8 and 17, T19N, R18E, MDM Washoe County, NV

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**Exhibits Contents**

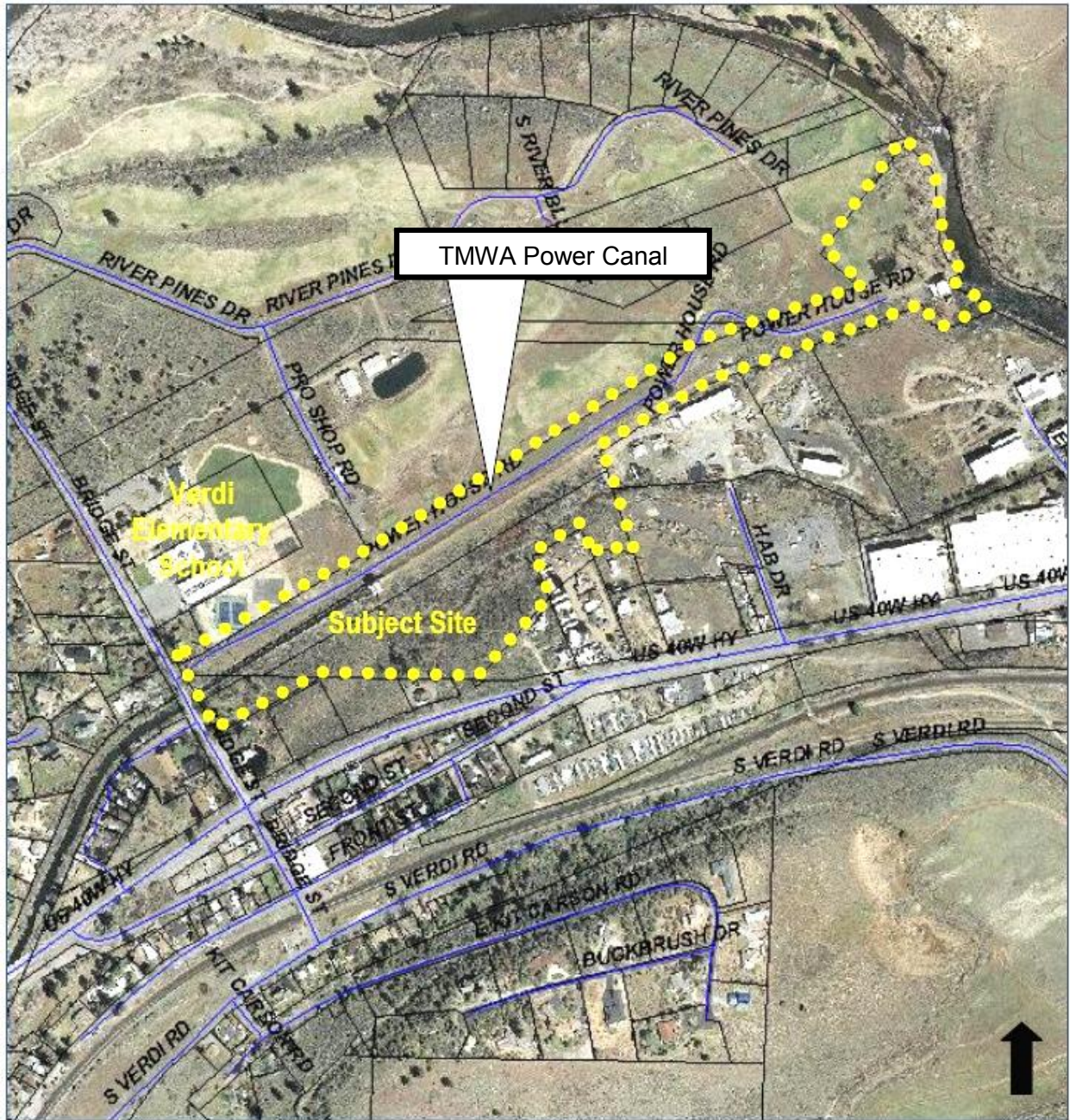
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**Special Use Permit**

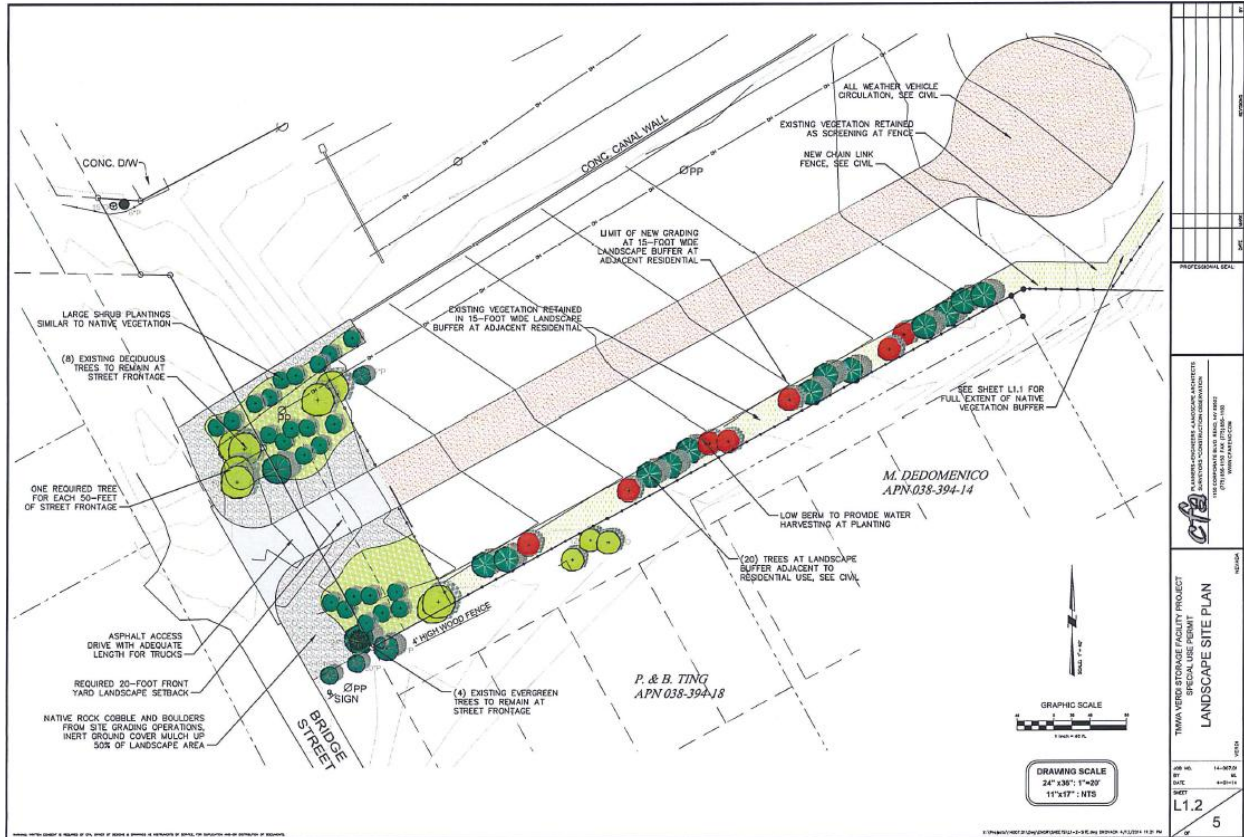
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting 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 Document for Special Use Permit Case Number SB14-008 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

## **Project Evaluation**

The Truckee Meadows Water Authority (TMWA) is requesting to establish a Public Service Yard on the subject property. The parcel is currently developed with a vacant dwelling, several outbuildings and is generally in a dilapidated state of repair. There are many piles of various types of debris. The following photos are of the subject site.



The use requested is allowable in the Public and Semi-Public (PSP) Regulatory Zone with the issuance of a Special Use Permit by Washoe County. The subject parcel is located directly adjacent to the TMWA flume that it is intended to serve. A Public Service Yard includes, in relevant part, the “use of a property operated by a governmental agency for the purposes of storing equipment and materials.”

Upon development by TMWA, all debris, outbuildings and the non-habitable dwelling will be removed. The portion of the site used for the Public Service Yard will be fenced; areas adjacent to other residential uses and areas visible by the public will be screening. Landscaping will be installed, in accordance with the Development Code. The landscaping plan included with the Special Use Permit application indicates that the applicant will attempt to preserve as many of the existing large trees as possible and include them in the final landscaping. Conditions of Approval have been included to require submission of a Tree Preservation Plan.

The proposed use is of relatively low intensity and represents a substantial benefit to the surrounding area by cleaning up an unsightly and potentially unsafe parcel and replacing it with a storage yard that is intended to service TMWA’s water supply flumes. The proposed development is within the identified Village Center as identified in the Verdi Area Plan. The new use will meet all applicable Development Code provisions including surfacing of the driveway, landscaping and screening. Staff recommends approval of the Special Use Permit. The change in regulatory zoning to facilitate this development was recommended for approval by the Washoe County Planning Commission on May 6, 2014, and was approved by the Board of County Commissioners on June 17, 2014.

## **Verdi Township Citizen Advisory Board**

The Verdi Township CAB is inactive at this time. The proposed project was presented by the applicant’s representative at a special community meeting organized by the applicant’s representative at the Verdi Elementary School on April 23, 2014 at 6 p.m. Four members of the public attended that meeting. Planning staff was in attendance at the meeting. The project and proposed mitigation was thoroughly discussed and no adverse comments were expressed.

## **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development
  - Engineering
  - Roads
  - Regional Parks and Open Space
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District

Six out of the seven above listed agencies/departments responded. Three agencies indicated that they had no comment. Three agencies provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided below. Each agency's recommended conditions of approval are included in the Conditions of Approval document attached as Exhibit A to this staff report and will be included with the Action Order, if approved by the Board of Adjustment

- Washoe County Planning and Development addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.  
**Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**
- Washoe County Health District, Air Quality Management Division noted that an Acknowledgement of Asbestos Assessment and a Dust Control Permit are required prior to beginning development.  
**Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us**
- Washoe County Engineering addressed several technical considerations that must be addressed on the construction plans and the requirement for a grading bond.  
**Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us**

## **Staff Comment on Required Findings**

Section 110.810.30 of 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 request is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan.

Staff Comment: The proposed use will help to implement Goal Fourteen of the Verdi Area Plan (a part of the Washoe County Master Plan). Goal Fourteen reads as

follows, "Within the Village Center, require walls or fences backing streets be offset with landscaping and/or meandering pathways to provide visual relief."

2. 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: All necessary roadway access and utilities are currently being provided to the property, the demand for utilities will be reduced in comparison to the previous use of the parcel for a single-family dwelling.

3. Site Suitability. That the site is physically suitable for a public service yard, and for the intensity of such a development.

Staff Comment: The site is directly adjacent to one of the water supply flumes that it is intended to support. The site topography, location, access, and relationship to surrounding properties are suitable for the proposed use.

4. 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: Development will be a significant improvement over the existing vacant dwelling and accumulation of debris.

5. 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 is no military installation in the vicinity of the proposed use.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB14-008 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 Special Use Permit Case Number SB14-008 for the Truckee Meadows Water Authority, having made all five findings in accordance with Washoe County Development Code Section 110.810.30.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan;



2. 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;
3. Site Suitability. That the site is physically suitable for a public service yard, and for the intensity of such a development;
4. 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; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

Applicant: Truckee Meadows Water Authority  
Attn: Heather Edmunson  
1355 Capital Blvd.  
Reno, NV 89502

Representatives: CFA  
Attn: Angela Fuss  
1150 Corporate Blvd  
Reno, NV 89502





# Conditions of Approval

Special Use Permit Case Number SB14-008

The project approved under Special Use Permit Case Number SB14-008 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 7, 2014. 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 or to abide by all other generally applicable Codes.

**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 Development 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 initiation 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 the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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 Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact Name: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and 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, and within three years of issuance of the first building permit. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. The applicant shall submit a plan for preservation of as many of the large trees on the subject site as possible. Removal of trees greater than 8" in diameter must be shown to be necessary for public safety or critical to the design of the facility.
- e. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval. Said plan shall address, but not be limited to: type and color of building materials, parking, signage, exterior lighting, fencing, trash enclosures, landscaping material, landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- g. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. All landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- h. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to any Final Inspection. The plan shall be wet-stamped.
- i. The driveway and turn-around area shall be paved with asphalt or concrete to the satisfaction of the County Engineer.
- j. Where landscaping is adjacent to storage areas, wheel stops shall be installed to inhibit vehicles from driving over landscaped areas.
- k. Fencing on all sides of the facility, except where adjacent to the flume on the north, shall consist of vinyl-coated chain link with vinyl slats that provide a minimum of 75% visual screening. Fencing shall be at least six feet in height, but shall not exceed eight feet in height. Fencing shall be a neutral tan, brown or sage color to visually blend with the surrounding area.
- l. All lighting shall be limited to 12 feet in height and shall be shielded such that light is emitted downward only. There shall be no light spill-over at any property line.
- m. The following **Operational Conditions** shall be required for the life of the development:
  - 1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - 2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
  - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval

prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. Stored materials shall not exceed the height of the adjacent screening fence.

### **Washoe County Engineering and Capital Projects Division**

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

**Contact Name: Leo Vesely, 775.328.2040, lvesely@washoecounty.us**

- a. 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.
- b. The owner/applicant shall obtain from the Nevada Division of Environmental Protection, a Stormwater Discharge Permit for construction and submit a copy to the Engineering and Capital Projects Division prior to issuance of a grading permit.
- c. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering and Capital Projects Division prior to issuance of a grading permit.
- e. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering and Capital Project Division for review and approval. The report shall include the flow rates of the 5- and 100-year storm flows. The report shall include a discussion of mitigation measures for any impacts on existing offsite drainage facilities and properties.
- f. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

### **Washoe County District Health, Air Quality Management Division**

3. The following conditions are requirements of the District Health, Air Quality Management Division which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health must be appealed to the District Board of Health.

**Contact Name: Charlene Albee, 775.784.7211, calbee@washoecounty.us**

- a. An Acknowledgement of Asbestos Assessment be completed prior to the issuance of a demolition permit for the removal of the existing structure.
- b. An application for a Dust Control Permit is required for the grading activities associated with the construction of the facility

**\*\*\* End of Conditions \*\*\***





From: Albee, Charlene  
Sent: Wednesday, April 30, 2014 9:23 AM  
To: Pelham, Roger  
Subject: SB14-008 TMWA

Hi Roger,

The Air Quality Management Division (AQMD) has completed the review of the above referenced Special Use Permit application for TMWA. The AQMD will require an Acknowledgement of Asbestos Assessment be completed prior to the issuance of a demolition permit for the removal of the existing structure. Additionally, an application for a Dust Control Permit will also be required for the grading activities associated with the construction of the facility.

Thank you for the opportunity to review the SUP application.

Charlene Albee, REM  
Director, Air Quality Management Division  
Washoe County Health District  
1001 East Ninth Street, Suite B171  
Reno, NV 89512  
P.O. Box 11130  
Reno, Nevada 89520-0027  
(775) 784-7211  
(775) 784-7225 (fax)  
<mailto:calbee@washoecounty.us>  
[www.ourcleanair.com](http://www.ourcleanair.com)

From: Shaffer, Jim  
Sent: Monday, May 05, 2014 1:55 PM  
To: Pelham, Roger  
Cc: Cona, Denise  
Subject: Truckee Meadows Water Authority

Roger,  
Reviewed the Truckee Meadows Water Authority special use permit (SB14-008) in Verdi and have no requirements for the project.  
Thanks  
Jim

**From:** Mike Stram [stramm@reno.gov]  
**Sent:** Thursday, May 15, 2014 8:02 AM  
**To:** Pelham, Roger  
**Cc:** Kerrie Koski  
**Subject:** Washoe Co. Special Use Permit review for Bridge St - TMWA

Roger,

I was requested to review the above referenced proposal. The City has no issues with the proposal relating to the City Sewer System.

Thanks,

Mike Stram  
Collection System Program Manager  
Sanitary Engineering  
City of Reno Public Works  
(775) 657-4635  
[stramm@reno.gov](mailto:stramm@reno.gov)

[Reno.gov/engage](http://Reno.gov/engage)



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From: Crump, Eric S  
Sent: Friday, May 02, 2014 12:03 PM  
To: Pelham, Roger  
Subject: Special Use Permit Case Number SB14-008 (Truckee Meadows Water Authority)

I have reviewed Special Use Permit Case Number SB14-008 (Truckee Meadows Water Authority) and have no comments or conditions from CSD Operations.

Eric Crump  
Operations Division Director  
Washoe County Community Services Department  
775.328.2182 (office)  
775.386.3129 (cell)  
ecrump@washoecounty.us  
3101 Longley Ln., Reno, NV 89502

From: English, James J.  
Sent: Sunday, May 04, 2014 9:10 PM  
To: Pelham, Roger  
Cc: English, James J.  
Subject: SUP - SB14-008 Truckee Meadows Water Authority

The Washoe County Health District Environmental Health Services Division has reviewed the above referenced application. This agency has no objections or conditions for this permit application. If you have any questions regarding this project please contact me at jenglish@washoecounty.us.

Regards,

James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs



# WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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## INTEROFFICE MEMORANDUM

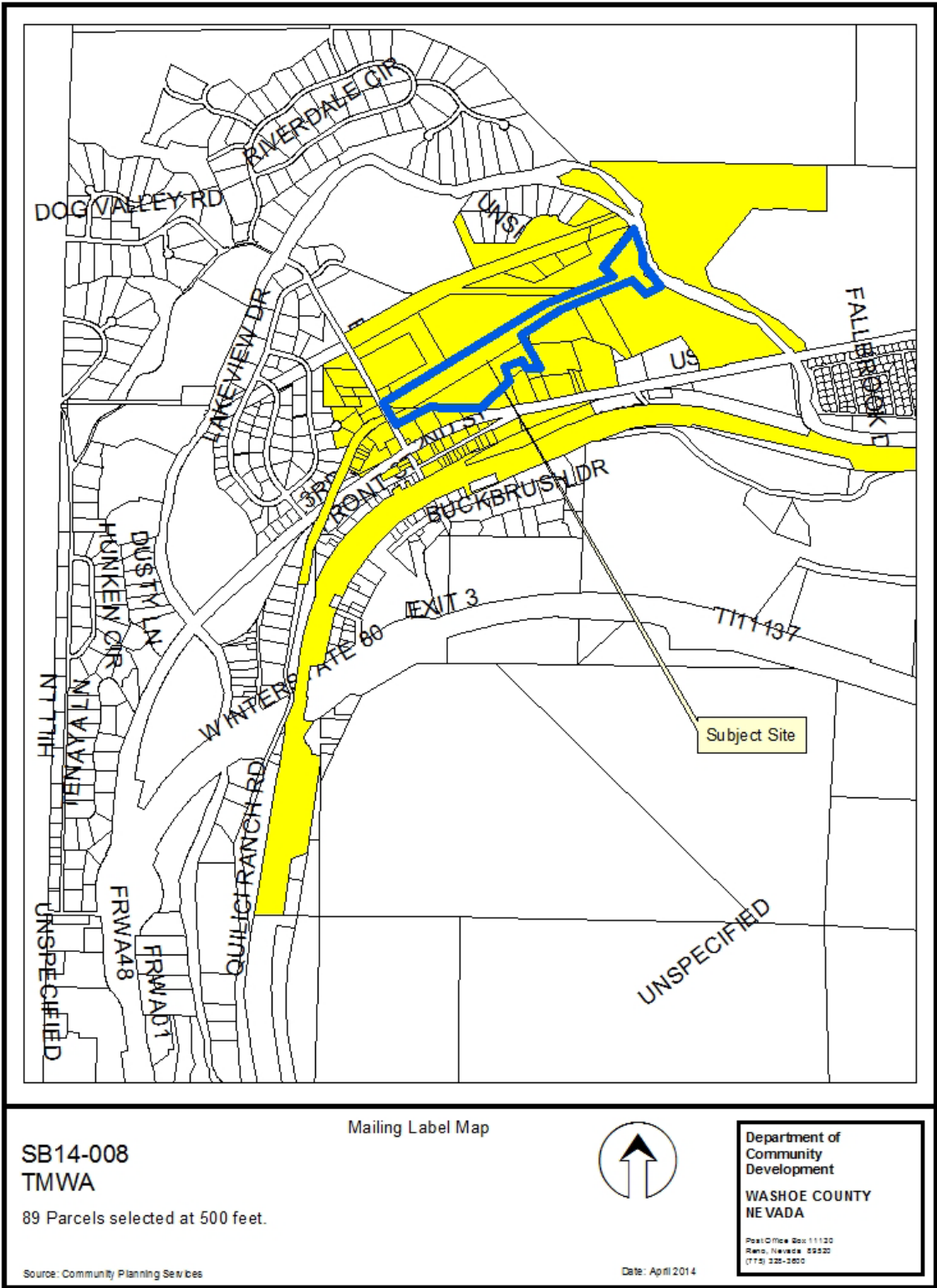
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DATE: May 02, 2014  
TO: Roger Pelham, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capital Projects Division  
SUBJECT: SB14-008  
APN 038-060-30 & 038-394-06  
TRUCKEE MEADOWS WATER AUTHORITY VERDI SERVICE YARD

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I have reviewed the referenced special use permit and have the following conditions:

1. 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.
2. The owner/applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
5. A hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the flow rates of the 5- and 100-year storm flows. The report shall include a discussion of mitigation measures for any impacts on existing offsite drainage facilities and properties.
6. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.



Public notice of the hearing has been provided in accordance with WCC 110.810.25.





# Bridge Street Special Use Permit



**CFA, Inc.**  
1150 Corporate Blvd.  
Reno, NV 89502  
(775) 856-1150  
[www.cfareno.com](http://www.cfareno.com)



**April 15, 2014**

**SB14-008  
EXHIBIT D**

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Demo Plan.....	Sheet C2
Landscape Plan (2 sheets) .....	Sheet L1.2



## Project Request

This application is a request for a special use permit to allow a Public Service Yard use in the Public/Semi-Public (PSP) zoning district. The total project encompasses 23 acres of land, of which, 2.2 acres will be utilized for the public service use. The site is located east of Bridge Street and north of US Highway 40 in the Verdi Planning Area. The surrounding properties are a mix of single family residential, commercial, industrial and public uses.

The wooden flumes along the Truckee River have been a historically effective way to deliver water to the hydroelectric and water treatment plants. However, aging and weathering mean these structures will require periodic rebuilding. This can be a difficult and expensive process. With this in mind, TMWA strives to extend the structural lifespan of our flumes by conducting regular inspections and repairs. Annual maintenance of the flume is scheduled during the October/November months. As a part of that on-going maintenance work, material and equipment needs to be stored in the nearby vicinity.

Truckee Meadows Water Authority owns the subject site discussed in this application and intends to use the property to store equipment and materials needed for maintenance of the flume. No permanent buildings will be constructed on the site. Typical equipment and materials include lumber, back hoe, fork lift and up to two 40-foot long conex storage containers.

This application package includes the following request:

- 1) A **Special Use Permit** to allow a Public Service Yard within the Public/Semi-Public zoning district as required by Washoe County Development Code Table 110.302.05.2.

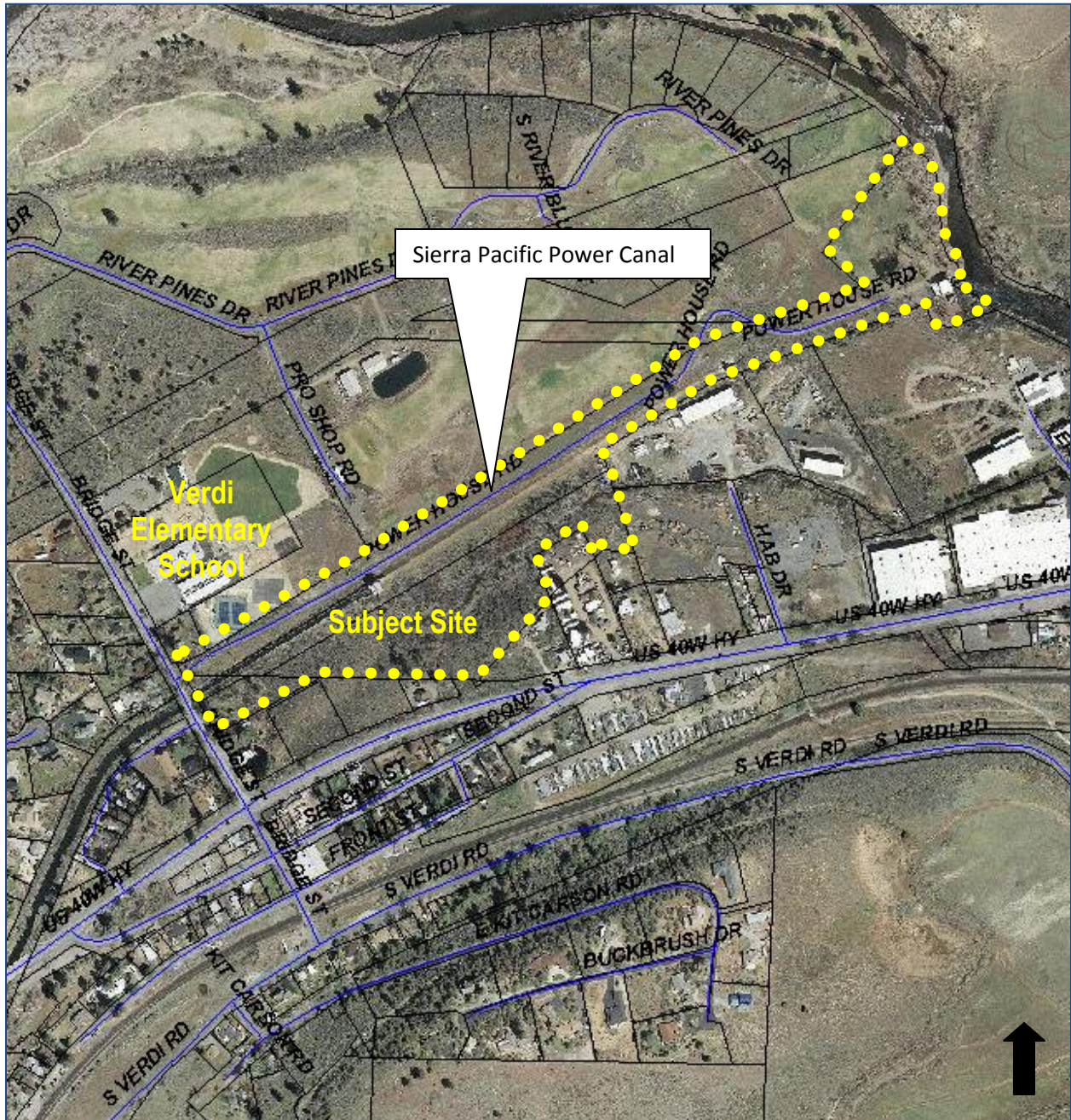


Figure 1 - Vicinity Map

## Project Description

The projects total parcel size is approximately 23 acres in size. Out of the 23 acres, the developed area will encroach on 2.24 acres of the western portion, leaving the remaining acreage untouched and undeveloped. The northern portion of the site is made up of the Sierra Pacific Power Canal, which drains into the Truckee River. A small house measuring 805 square feet is located on the very western side, adjacent to Bridge Street. The house was constructed in 1920 and is in very poor condition. The house and several detached structures will be demolished, as a part of the application.

The property is located within the Verdi Area Plan and is part of the Verdi Village Center Suburban Character Management Plan (SCMP). The site is bound by PR and UT-40 (City of Reno) zoning to the north, Industrial zoned property to the east and south and General Commercial zoning to the south and west. The surrounding uses are comprised of the Verdi Elementary School to the north, outdoor commercial and industrial uses to the east and south and a fire station building to the west. A single-family residence also abuts the existing house to the south. The Verdi Elementary School is located approximately 200' north and is buffered from the site by the canal.

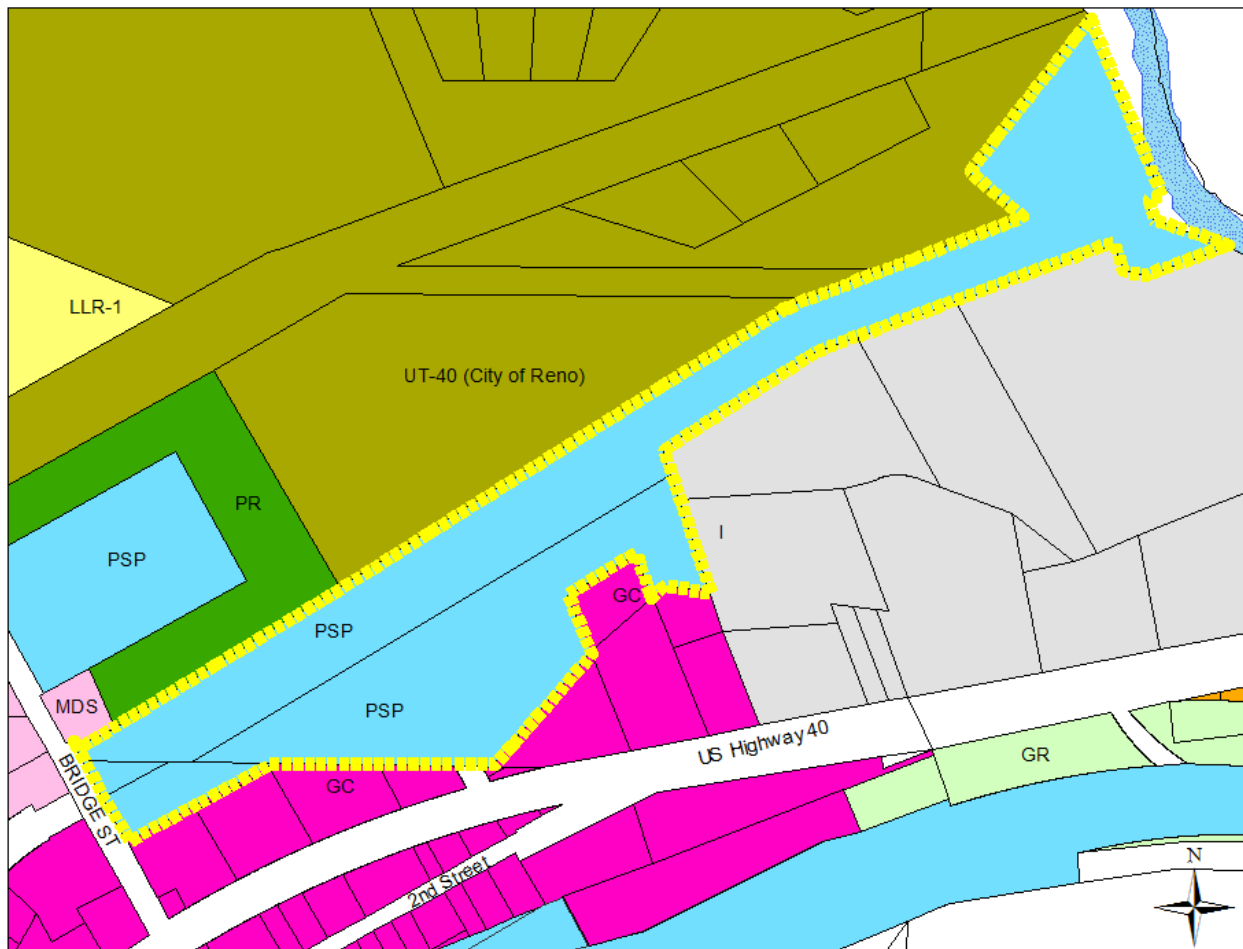


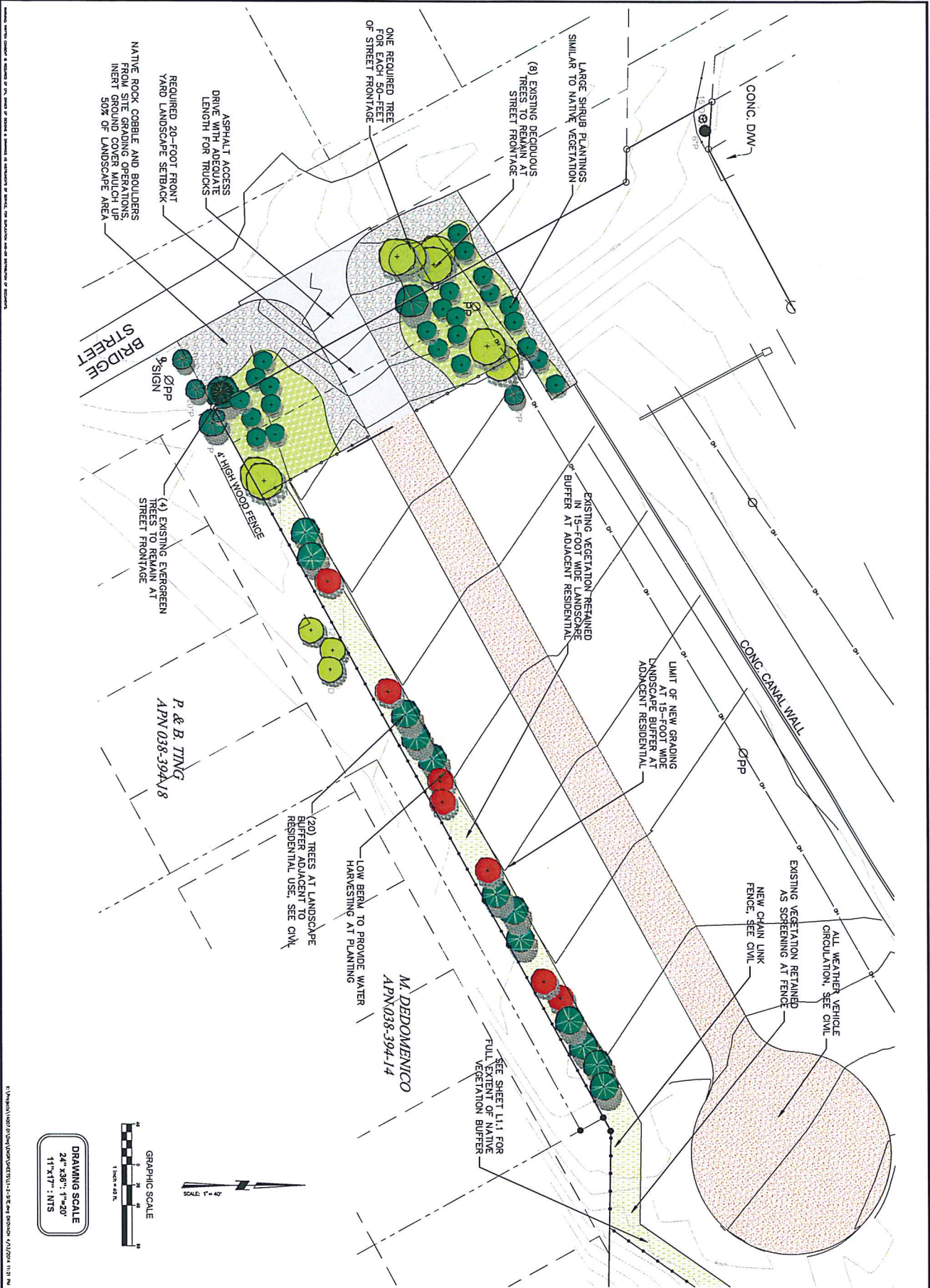
Figure 2 - Zoning Map

The property is owned by the Truckee Meadows Water Authority (TMWA). TMWA intends to use the site as a Public Service Yard. By definition, a Public Service Yard refers to the use of a property operated by a governmental agency for the purposes of storing equipment and materials and includes ancillary office and meeting space for public service projects. The site will be used for the storage of materials and equipment used for maintenance of the flume. Typical material and equipment include lumber, back hoe, fork lift and two 40' long conex storage containers. No buildings or meeting spaces are proposed with this application.

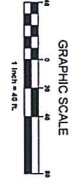
The 2.24 acre portion of the site will have access off Bridge Street. The site will be cleared and graded to allow for a 25' wide drive aisle and cul-de-sac. Much of the site is covered with rock. Once the clearing is complete, the applicant will have a better idea of how much rock is hidden underneath the surface. The rock will either be removed and the site graded, or up to two feet of fill will be brought in to cover the rock and then the site will be graded. The import/export material quantities will not exceed the 5,000 cubic yards threshold triggering approval of a special use permit for grading. Materials and equipment will be stored on either side of the drive aisle. The developed area will be fenced with a 6' tall chain link fence. The property to the adjacent south has a residential use, requiring solid screening between the two uses.

Annual maintenance of the flume is done in the October-November timeframe, usually within a six week window. Semi trucks will deliver materials to the site no more than 12 times a year. TMWA employees will access the site for pick up of materials, averaging no more than six times per month. The traffic impacts will be less than the existing vehicle trips generated by a residential use. The area between Bridge Street and the fenced/gated area will include 85' of driveway so that trucks will have adequate space to sit idle while the driver opens or closes the gate.

No new utilities or improvements to existing infrastructure will be needed for the proposed project. The developed area will be fenced and gated. Landscaping will be provided based on 20%, or a minimum of 19,506 square feet, of the developed area. The majority of the new landscaping will be located in the front yard setback, where it will be visible from Bridge Street. The area of land located within the first 85' east of Bridge Street will be landscaped, fenced and gated. Eight existing deciduous trees and four existing evergreen trees will remain along the street frontage. Additional shrub plantings will be placed between Bridge Street and the front gate to make up the required landscaping square footage. Residential development abuts the property to the south, requiring a 15-foot wide landscape buffer. The landscape buffer will be comprised of native vegetation and twenty trees.



**DRAWING SCALE**  
 24" x 36" = 1" = 20'  
 11" x 17" = 1" = 5'



SCALE: 1" = 40'

TMWA VERDI STORAGE FACILITY PROJECT  
 SPECIAL USE PERMIT  
**LANDSCAPE SITE PLAN**

VERDI NEVADA

**CFE** PLANNERS + ENGINEERS + LANDSCAPE ARCHITECTS  
 SURVEYORS + CONSTRUCTION OBSERVATION

1150 CORPORATE BLVD. RENO, NV 85002  
 (775) 856-1150 FAX: (775) 856-1160  
 WWW.CFARENDO.COM

DATE	BY	REVISIONS

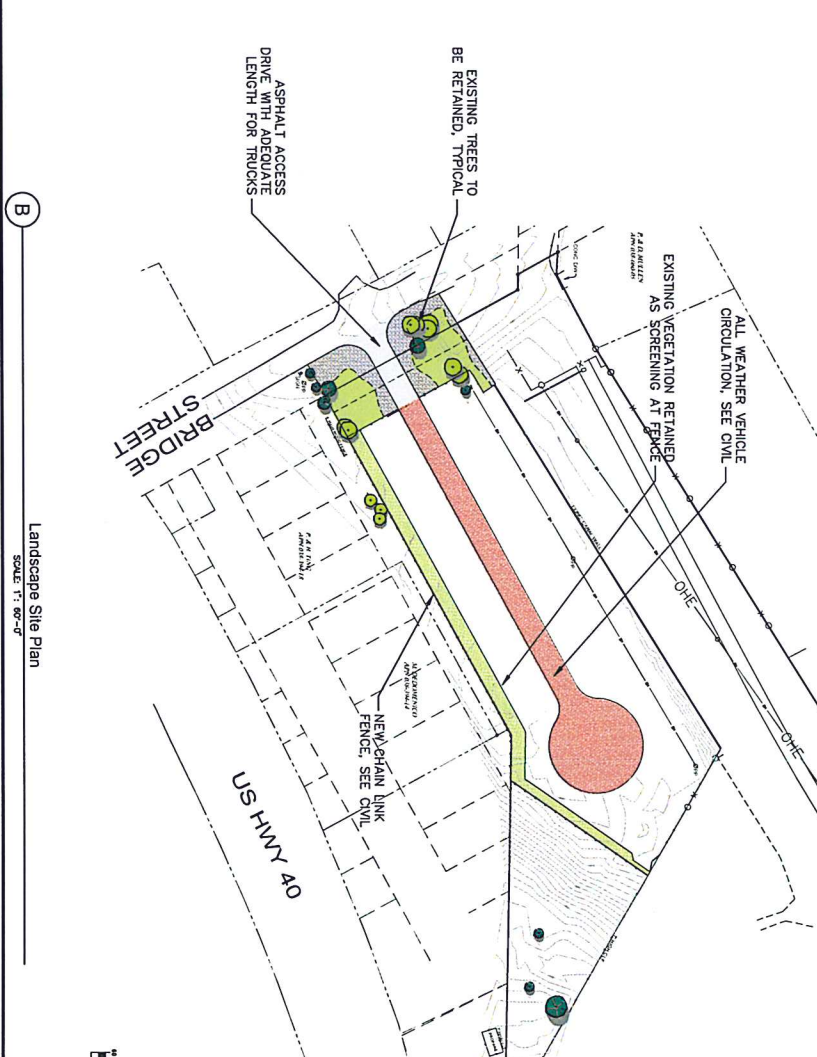
**SB14-008**  
**EXHIBIT D**

Genus	Species	Common Name	Variety	Site	Height (feet)
Cercocarpus	mediana	Mountain Sagebrush	Full-sun	3.0' ctd	1.2'
Adiantum	platyneuron	Wild Fern	Full-sun	1.0' ctd	3.0'
Begonia	maculata	Begonia	Full-sun	3.0' ctd	1.0'
Conocarpus	occidentalis	Common Rice	Full-sun	3.0' ctd	1.0'
Stipa	capensis	Red Top	Full-sun	3.0' ctd	4.0'
Vernonia	spikes	Red Top	Full-sun	3.0' ctd	4.0'
Chrysopsis	occidentalis	Common Ragwort	Full-sun	3.0' ctd	4.5'
Chrysopsis	occidentalis	Common Ragwort	Full-sun	3.0' ctd	4.5'
Chrysopsis	occidentalis	Common Ragwort	Full-sun	3.0' ctd	4.5'
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Chrysopsis	occidentalis	Common Ragwort	Full-sun	3.0' ctd	4.5'

**A** Preliminary Plant Material List  
NO SCALE

**C** Landscape Data  
NO SCALE

SITE AREA: 23,473 AC. 1,922,205 S.F.  
 UNDISTURBED AREA: 21,233 AC. 924,876 S.F.  
 SITE AREA: 2,240 AC. 97,529 S.F.  
 SITE LANDSCAPE AREA ALLOWED: 200K  
 INERT LANDSCAPE AREA REQUIRED: 50K OF REQUIRED: 9,820 S.F.  
 LANDSCAPE AREA PROVIDED: 19,640 S.F.  
 NEW LANDSCAPE: 6,516 S.F.  
 NATIVE VEGETATION: 5,420 S.F.  
 INERT GROUNDCOVER: 5,420 S.F.



**B** Landscape Site Plan  
SCALE: 1" = 60'-0"

**H** General Notes  
NO SCALE

INSTALL LANDSCAPE AND IRRIGATION IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES. BEING THE CONDITIONS THAT PREVENT THE PROPER EXECUTION OF THE WORK TO THE ATTENTION OF THE CONTRACT REPRESENTATIVE FOR WRITTEN DIRECTION.

LANDSCAPE AND IRRIGATION WORK SHALL BE ACCOMPLISHED USING LOCALLY ESTABLISHED HORTICULTURALLY SOUND TRADE METHODS. REFER TO THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603) FOR THE SPECIFICATIONS FOR NURSERY STOCK.

LANDSCAPE SHALL BE PRODUCED BY THE NEVADA LANDSCAPE ASSOCIATION AND THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

INSTALL GROUND COVER MULCH IN LANDSCAPE AREAS. SEE PLAN. INSTALL WEED SUPPRESSION MATERIALS COMPATIBLE WITH THE PROPOSED LANDSCAPE TREATMENTS IN MULCH AREAS.

INSTALL AUTOMATIC DRIP / TRICKLE IRRIGATION SYSTEM TO NEW PLANT MATERIAL PART OF THIS PROJECT. PROVIDE PVC LATERALS FOR GENERAL DISTRIBUTION OF DRIP IRRIGATION WATER, WITH LIMITED RUNS OF FLEXIBLE TUBING FOR DRIP EMITTERS.

PROVIDE IRRIGATION CONTROL SYSTEM WITH ADEQUATE CAPACITY AND PARALLEL OF LONG TIME CYCLES. PROVIDE PRESSURE COMPENSATION AND FLUX REGULATORS AS NECESSARY. PROVIDE PRESSURE COMPENSATION SUPPLY PRESSURE WITH LOCAL UTILITY PARECTOR.

VERIFY COMPLIANCE OF WATER METER AND CROSS CONNECTION CONTROL. VERIFY COMPLIANCE OF WATER METER AND CROSS CONNECTION CONTROL. VERIFY COMPLIANCE OF WATER METER AND CROSS CONNECTION CONTROL.

INSTALL TREES WITH ADEQUATE STAKING OR GUINING FOR PROPER ESTABLISHMENT IN CONSIDERATION OF THE PREVAILING WIND CONDITIONS OF THE SITE.

PREPARE A COMPLETE MAINTENANCE PLAN AND SUBMIT AS PART OF AND BEFORE THE PLANT MATERIAL DELIVERY. THE MAINTENANCE PLAN SHOULD INCLUDE THE IRRIGATION APPLICATION SCHEDULE, SEASONAL ADJUSTMENT, PROPER WINTERIZATION AND SPRING START UP PROCEDURES, FERTILIZATION AND OTHER REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES.

THE FINAL LANDSCAPE DESIGN SHALL REFLECT PLANT SELECTION AND PLACEMENT THAT MEETS THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES. THE FINAL LANDSCAPE DESIGN SHALL REFLECT PLANT SELECTION AND PLACEMENT THAT MEETS THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES.

LANDSCAPE TREATMENTS AND PLANTING IN PUBLIC RIGHTS OF WAY SHALL BE ACCOMPANIED WITH THE PROPER ENCROACHMENT PERMITS FROM APPLICABLE GOVERNING AUTHORITIES.

PLANT MATERIAL QUALITY SHALL BE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

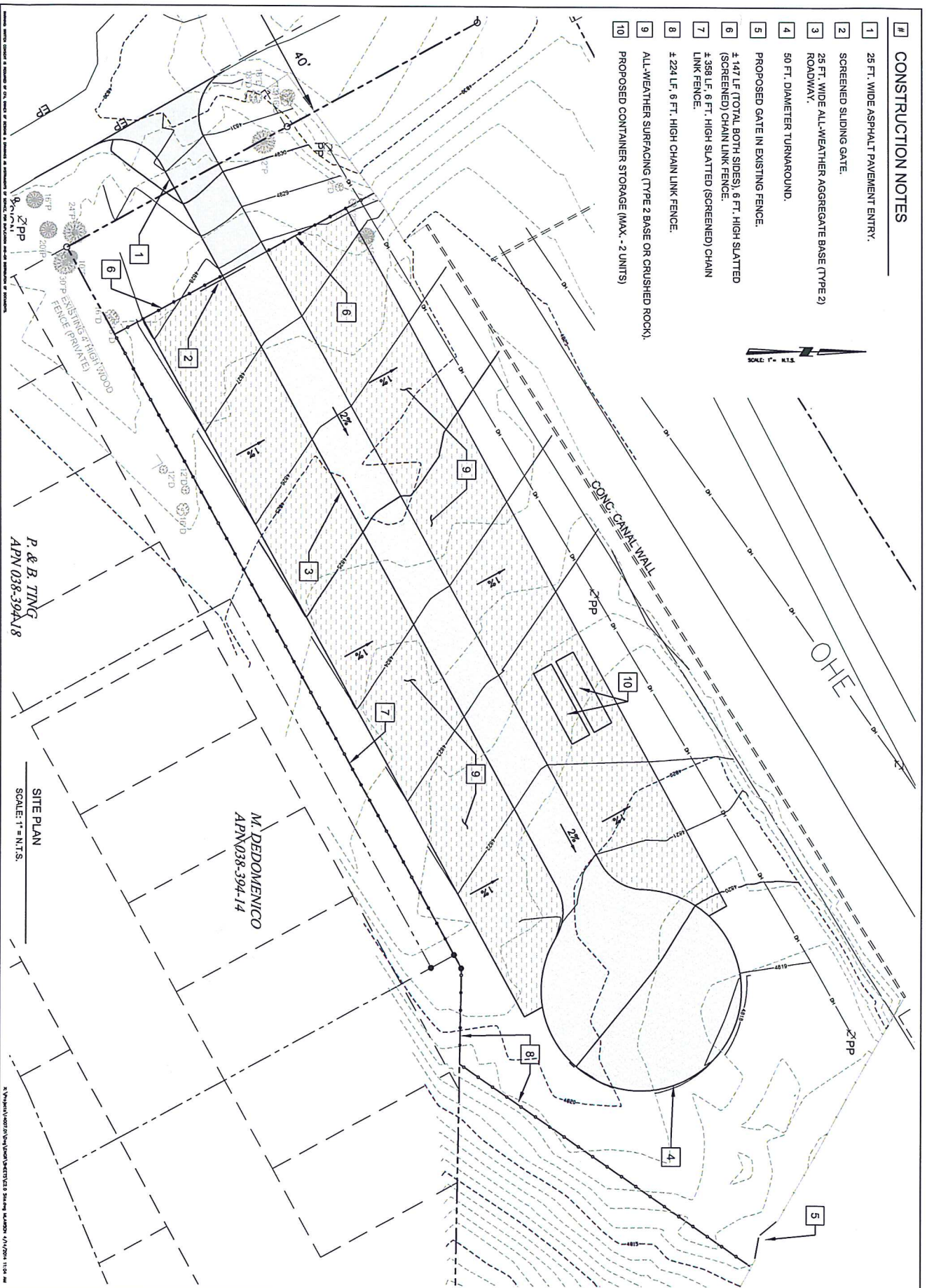
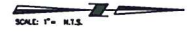
SOIL PREPARATION SHALL BE BASED ON THE CONDITION OF THE SOILS OF THE PROJECT SITE AFTER MASS GRADING IN ACCORDANCE WITH AN AGRICULTURAL SOILS TEST.

<p>PROFESSIONAL SEAL</p> <p>DATE</p> <p>MARK</p> <p>REVISIONS</p>	<p>TMWA VERDI STORAGE FACILITY PROJECT SPECIAL USE PERMIT L1-1-SITE PLAN</p>	<p><b>cfa</b> PLANNERS + ENGINEERS + LANDSCAPE ARCHITECTS SURVEYORS * CONSTRUCTION OBSERVATION</p> <p>1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160 WWW.CFARENO.COM</p>	<p>PROJECT NO.: 14-00120 SHEET: 4-00-11 DATE: 4-20-14</p>
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SB14-008  
EXHIBIT D

**CONSTRUCTION NOTES**

- 1 25 FT. WIDE ASPHALT PAVEMENT ENTRY.
- 2 SCREENED SLIDING GATE.
- 3 26 FT. WIDE ALL-WEATHER AGGREGATE BASE (TYPE 2) ROADWAY.
- 4 50 FT. DIAMETER TURNAROUND.
- 5 PROPOSED GATE IN EXISTING FENCE.
- 6 ± 147 LF (TOTAL BOTH SIDES), 6 FT. HIGH SLATTED (SCREENED) CHAIN LINK FENCE.
- 7 ± 339 LF, 6 FT. HIGH SLATTED (SCREENED) CHAIN LINK FENCE.
- 8 ± 224 LF, 6 FT. HIGH CHAIN LINK FENCE.
- 9 ALL-WEATHER SURFACING (TYPE 2 BASE OR CRUSHED ROCK).
- 10 PROPOSED CONTAINER STORAGE (MAX. - 2 UNITS)



P. & B. TING  
APN 038-394-18

M. DEDOMENICO  
APN 038-394-14

SITE PLAN  
SCALE: 1" = 40 FT.

<p>TMWA VERDI STORAGE FACILITY PROJECT SPECIAL USE PERMIT <b>SITE PLAN EXHIBIT</b></p>	<p>PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION OBSERVATION</p> <p>1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160 WWW.CFARENO.COM</p>	<p>PROFESSIONAL SEAL</p> <table border="1" style="width: 100%; height: 40px;"> <tr> <td>DATE</td> <td>MARK</td> </tr> </table>	DATE	MARK	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr> <td> </td> <td> </td> </tr> </table>			<p>VERDI</p>
DATE	MARK							



View facing southeast direction.

View of existing house from Bridge Street.



View of existing debris facing northerly direction.

**Figure 5 – Site Photo's**



## Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

The property is part of the Verdi Planning Area. The area is within the Village Center Suburban Character Management Plan (SCMP). The proposed zone change is consistent with the SCMP including the following policies:

Goal Twelve: Within the Verdi Village Center, encourage a mix of land uses and densities to promote a balanced community with residential and commercial compatibility through architectural guidelines, signage and development standards, and business and recreational area guidelines.

V.12.1 Prohibit new heavy industrial uses in the Village Center.

V.27.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

**Conservation Element** – The proposed special use permit does not increase the intensity of use of the land. The majority of the goals and policies within the Conservation Element are related to mitigating the impact of increased development. Allow a Public Service Yard use in the PSP will allow for future development that is more consistent with preserving and protecting the Truckee River because the property will be used by the Truckee Meadows Water Authority (TMWA) for a use that is focused on the Truckee River and the uses associated with maintenance of the canal.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

**Housing Element** – The proposed special use permit does not implement, nor does it hinder or conflict, with any of the Housing Element's goals and policies.

**Land Use and Transportation Element** – The proposed special use permit provides for land use patterns that assist in maintaining a balanced distribution of land use patterns. This includes a variety of land uses, services and facilities to serve the population. The proposed use is compatible with the existing neighborhood that consists of commercial and industrial uses. The proposed use will not intensify the permitted uses in the area.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population.

b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents.

LUT.21.2 Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment.

**Population Element** – The proposed special use permit does not aid in the potential to increase population outside of the Truckee Meadows Service Area.

**Open Space and Natural Resource Management Element** – The area of the proposed special use permit does appear to have the following characteristics:

- Expected historic and prehistoric finds along the river
- Sagebrush habitat

The area of the proposed use does not have many attributes identified by the Open Space maps. A portion of the site has been developed with a residential structure since the 1920's, while the remaining portion of the site is undeveloped. The proposed development will not adversely impact the goals of the Open Space and Natural Resource Management Element.

**Public Services and Facilities Element** – The proposed special use permit will help to further ensure that public services and facilities are provided in appropriate locations.

PSF.5.4 Ensure that appropriate levels of public services and facilities are provided.

**(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;**

The proposed development will have very little impact on any roadway improvements or utilities. No new buildings are proposed with this application. The property will have access off of Bridge Street. The site is currently serviced by a well and septic system, neither of which will be needed with the proposed use. The existing buildings will be demolished, which will clean up the site. Approximately 2.24 acres of land will be cleared and graded. The grading will be done in a manner that provides for appropriate drainage. A 25' wide drive aisle and cul-de-sac will be constructed to allow for semi truck deliveries. The developed area will be fenced with a 6' chain link fence. The site will be gated on the west and east ends. The gate located on the east side will be for service and maintenance vehicle use only, and will retain access for maintenance of the existing overhead power line. No new public facilities or utilities will be needed with the proposed request.

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

The proposed use as a public service yard will have very little impact on the surrounding properties. The site will be used to store materials such as lumber and equipment, needed for flume maintenance purposes. Semi trucks will deliver materials approximately 6-12 times a year. On average, TMWA employees will enter the site six times per month to pick up material. The change in traffic generation from the existing single family residence to the proposed public use will be significantly reduced. The property is bound by the Sierra Pacific Power Canal on the north side, industrial uses to the east and commercial zoning to the south. The adjacent property to the south is zoned General Commercial and is used as a single family residence. The proposed use has very low impact use in terms of noise, traffic and activity, and will have no negative impacts on the adjacent residence.

**(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;**

The proposed use as a public service yard will actually improve the site by cleaning up the existing conditions, fencing the property and adding landscaping. The site is currently occupied with a deteriorating single family residence and several detached buildings. The new use will clear the site and clean up what has become a nuisance to the neighborhood. Landscaping will be added to the first 85' of frontage from Bridge Street, thereby enhancing the neighborhood.

**(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.**

There are no known military installations in the vicinity of the site. The proposed amendment will not affect the location, purpose and mission of the military installation.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		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 <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:                      Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**TRUCKEE MEADOWS WATER AUTHORITY**

**COOPERATIVE AGREEMENT**

**AMONG**

**CITY OF RENO  
CITY OF SPARKS  
COUNTY OF WASHOE**

**As Amended**

2 1 3 1 2010

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**AMENDED AND RESTATED  
TRUCKEE MEADOWS WATER AUTHORITY  
COOPERATIVE AGREEMENT**

This Agreement originally made and entered into is by and among the following parties:

1. City of Reno, a municipal corporation within the State of Nevada (hereinafter "Reno");
2. City of Sparks, a municipal corporation with the State of Nevada (hereinafter "Sparks");
3. County of Washoe, a political subdivision of the State of Nevada (hereinafter "Washoe").



RECITALS

A. The parties share a common interest in assuring that water resources be developed and managed to fulfill the present and future water needs of the greater Truckee Meadows community;

B. In 2000, Sierra Pacific Power Company ("Sierra"), then the water supplier and provider to a large part of the Reno and Sparks communities and, to a lesser degree, the unincorporated area of Washoe County, made a decision to sell its water assets and operations.

C. The parties believed it in the interest of the Truckee Meadows community to acquire and manage those water assets for the benefit of said community.

D. The parties determined there was a need for the Members to act together with respect to such matters as water supply, allocation of water supply, water quality, treatment, and wheeling and to assure sufficient water supply to meet the needs of existing and future development;

E. The parties determined that the securing of additional supplies of water and the effective management of existing supplies could best be achieved through the cooperative action of the Members, operating through a separate legal entity which would undertake the Conferred Functions as hereinafter defined and described for the benefit of the Members;

F. Accordingly, the parties agreed to establish a separate legal entity to exercise power, privilege and authority, in common and to develop and

maintain supplies of water for the benefit of the Retail Service Area as set forth herein;

G. Each of the parties is authorized to contract with each other for the joint exercise of any Member's power, privilege or authority under Chapter 277 of the Nevada Revised Statutes ("NRS");

H. On October 20, 2000, the parties submitted a joint "Proposal to Purchase the Water Utility Assets of Sierra Pacific Resources" in which the parties indicated an intent to form a Joint Powers Authority, the "Truckee Meadows Water Authority," and specifically to have the Joint Powers Authority in effect upon selection as the successful bidder.

I. This Cooperative Agreement became effective by its execution by the parties and with the approval of the Nevada Attorney General on December 4, 2000.

J. The parties were the successful bidders and an Asset Purchase Agreement was negotiated and consummated with Sierra, and the Truckee Meadows Water Authority commenced operations of the Water System on June 11, 2001.

K. The parties now desire to amend the Cooperative Agreement to better reflect current operating conditions of the Authority, and to accomplish other objectives within the best interests of the Truckee Meadows community.

#### **AGREEMENT**

NOW, THEREFORE, the parties agree as follows:

1. Effectiveness. This Agreement becomes effective upon its execution by each party and its approval, given or deemed to be given, by the Attorney General of Nevada pursuant to NRS 277.140.

2. Definitions. For the purposes of this Agreement, the following terms shall have the following meanings:

- a. "Authority" means the Truckee Meadows Water Authority ("TMWA"), the legal entity established by this Agreement;
- b. "Board" means the Board of Directors of the Authority;
- c. "Director" means a member of the Board of Directors of the Authority;
- d. "Conferred Function" means any function which the Authority is empower to perform by Article 5 of this Agreement;
- e. "Cost Sharing Plan" means a plan to assure sufficient funds to (i) maintain required operating reserves or reserves required by any bond or other debt instrument for which the Authority is responsible, directly or indirectly relating to the TMWS and (ii) the payment when due of all costs, expenses, capital cost not otherwise funded, and liabilities, including finance costs, of the Authority relating to the TMWS and to the acquisition of TMWS Water Supplies;
- f. "Facilities" means any property or works acquired by the Authority from Sierra Pacific Power Company or otherwise owned, leased, operated, constructed or used by the

Authority in connection with the performance of any Conferred Function, including without limitation, the former Sierra Pacific Resources water utility assets, water storage facilities, water conveyance and treatment facilities, electric generation and transmission facilities, buildings, and other structures, irrespective of the location of such facilities;

- g. "Member" means each of the public entities that is signatory to this Agreement;
- h. "Truckee Meadows Water System" or "TMWS" means all diversion, treatment, conveyance, turnout, water transmission wells and distribution related facilities acquired from Sierra Pacific Power Company and all such other facilities that may be constructed or acquired by the Authority;
- i. "Water Right" means any entitlement to the beneficial use of Water Supplies, whether such entitlement exists by contract, by interest in real property, decree or by rights granted by the State of Nevada, State of California or other governmental agency;
- j. "Water Supplies" means surface water, groundwater, and any other water capable of being put to beneficial use;

- k. "Wholesale Water" means potable water provided by the Authority to another party by agreement for retail service delivery.

3. Authority Created. There is hereby established a legal entity to be known as the "Truckee Meadows Water Authority". The Authority is established by this Agreement pursuant to the provisions of Chapter 277 of NRS. The Authority shall be a political subdivision of the State of Nevada and shall be separate from the Members, pursuant to NRS 277.074 and 277.120.

4. Boundaries of the Authority. The geographic boundaries of the Authority shall coincide with the boundaries of the Regional Water Planning Commission established pursuant to NRS Chapter 540A, except that lands located within any Indian reservation or Indian colony held in trust by the United States shall be included. The boundary as established herein encompasses the geographical area within which either retail or wholesale water service may be provided by the Authority but does not mandate the delivery of water outside the Authority's retail service area.

5. Conferred Functions of the Authority. Subject to the provisions of Article 7, the conferred Functions of the Authority are as follows:

- a. To acquire, use and dispose of Water Rights and Water Supplies;
- b. To develop and implement projects with respect to the acquisition, development, treatment, storage and transportation of Water Supplies as the Board determines;

- c. To acquire any interest in, finance, operate, maintain, replace, acquire and construct additions and improvements to the TMWS and to dispose of any or all of the TMWS;
- d. To acquire, finance, construction, operate, maintain, replace, acquire and construct additions and improvements to other Facilities and to dispose of such Facilities;
- e. To provide retail water service to customers within the Authority retail service area.
- f. To contract with water users, within the Authority's boundaries to deliver water on a wholesale basis;
- g. To establish a water budget and a water resource plan for the Authority which shall reflect, among other things, (i) Water Supplies available to the Authority and separately to each Member from all sources, (ii) demand within each Member's jurisdiction within the Authority' retail service area, and (iii) the peaking capacity required for delivery of Water Supplies by the Authority and the means by which such requirements shall be met.
- h. To prepare, update, and implement capital improvement plans for TMWA and, to the extent applicable, Authority facilities;
- i. To establish rates, tolls and other charges for the delivery of retail water service within its retail service area in general

- accordance with the procedures and authorities established in NRS Chapter 318 or as otherwise adopted by the Board;
- j. To establish rates, tolls and other charges for the delivery of wholesale water service both within and without its retail service area in accordance with procedures established and adopted by the Board;
  - k. To prepare, update and oversee the implementation of a water conservation plan for the use of municipal, industrial and domestic Water Supplies within the retail service area of the Authority and to carry out the former Sierra Pacific Power Company role with regard to the Water Conservation Agreements with Members;
  - l. To participate with relevant agencies of the United States, the State of Nevada, and other government agencies on issues, including but not limited to, the Truckee River Operating Agreement (TROA) and assume the role of Sierra Pacific Power Company in said negotiations;
  - m. To succeed to all rights, powers, duties and obligations of Sierra Pacific Power Company with respect to the TMWS and any assets acquired from Sierra Pacific Power Company;
  - n. To perform such activities as are consistent with ownership and operation of a water system;

- o. To perform such other functions as may be conferred on the Authority by amendment to this Agreement or by statute.

6. Powers. In furtherance of the Conferred Functions set forth in Article 5 of this Agreement, and subject to the limitations of that Article, the Authority shall have the power in its own name to do any of the following:

- a. To purchase, sell, exchange, perfect, or otherwise acquire or dispose of any interest in Water Supplies and Water rights within or without the State of Nevada;
- b. To develop, store, transport, and treat water;
- c. To deliver water to retail customers and wholesale customers.
- d. To hold in the Authority's own name and exercise in the Authority's own right all TMWA rights, interests, functions, and powers to perform all duties and responsibilities and assume all liabilities pursuant to the Truckee River Agreement, the Orr Ditch Decree, Public Law 101-618 and TROA relating to the TMWS;
- e. To acquire an interest of any nature in, and to construction, operate, and maintain, all Facilities including the TMWS, necessary or convenient for the performance of any Conferred Function, and to dispose of such Facilities;
- f. To acquire, possess, lease, encumber, and dispose of personal and real property;



- g. To have and to exercise the power of eminent domain provided that no property or Water Right of a Member may be taken without the consent of that Member;
- h. To contract with Members or any other public entity for the provision of services to the Authority;
- i. To contract for the professional services of engineers, attorneys, planners, and financial and other consultants;
- j. To enter into other contracts, including interlocal agreements and contracts of indemnity, necessary to the full exercise of its powers;
- k. To employ such persons as it deems necessary;
- l. To issue revenue and other bonds, notes, and other obligations and incur liabilities (i) for the purposes and in accordance with the procedure and requirements set forth in NRS 277.0705 through 277.0755, and (ii) as otherwise permitted by law, including the authority of the Board to include such covenants and agreements as the Board determines, it being the intent of the parties to hereto make a non-exclusive delegation to the Authority of each of the parties powers to issue revenue bonds in furtherance of the Authority's functions, in the manner provided in NRS Chapter 350;

- m. To execute leases, installment sale contracts, and installment purchase contracts, and engage in such other transactions as a Member may be authorized to engage in and subject to any procedures or limitations thereon;
- n. To sue and be sued in its own name;
- o. To obtain state, federal, or local licenses, permits, grants, loans, or aid from any agency of the United States, the State of Nevada, State of California or any other public or private entity necessary or convenient for the performance of any Conferred Function or the exercise of any of its powers;
- p. To fix rates, charges and other fees for water and other commodities including connection charges, hook-up fees, standby charges and availability of service charges; and
- q. To perform all other acts necessary or convenient for the performance of any Conferred Function or the exercise of any of its powers.

7. Prohibited Functions and Powers.

- a. Nothing in this Agreement shall be construed as authorizing the Authority to perform any function or to exercise any power that is not performable or exercisable by a least one of the Members.
- b. The Authority shall not acquire, construct, or operate facilities associated with the treatment of municipal sewage

or for the purpose of flood control, storm drainage or groundwater remediation except as necessary to own and operate a water system, except with the consent of each and every Member.

8. Retail Water Service; Rates, Fees, and Charges. The Authority shall provide retail water service to users within the Authority's retail service area pursuant to rates, fees and charges established by the Board.

9. Prohibited Unilateral Actions.

a. No Member shall take any action independently with regard to rights or liabilities assumed by the Authority under TROA.

b. No Member shall take any action independently or to enter into any contracts with the United States for storage of water for municipal or industrial purposes.

10. Conservation. The Authority shall take all actions within their respective authority and as set forth in various water conservation agreements to encourage and implement programs for the conservation of water within such Member's geographic area.

11. Membership. The Members of the Authority and Authority Board shall be City of Reno, City of Sparks and County of Washoe.

12. Governing Body of the Authority.

a. The business and affairs of the Authority shall be conducted by a Board consisting of (i) three Directors appointed by the

City of Reno, (ii) two Directors appointed by the City of Sparks, (iii) two Directors appointed by Washoe County

- b. The Directors shall be appointed by the governing body of the appointing Member and may, but need not, be a member of the body. Each governing body may also appoint an alternate Director for the Director appointed by such board, who shall serve as Director in the absence thereof.
- c. Each Director shall hold office from the first meeting of the Board after his or her appointment by the governing body of the Member he or she represents until a successor is selected by the Member and the Member so notifies the Authority. A Director who is not an elected official shall be appointed for a term of two years. No Director who is an elected official may serve beyond his or her term of office.
- d. A Director shall not receive compensation from the Authority for services as Director. A Director may be reimbursed for reasonable expenses incurred by such Director in the conduct of the Authority's business.

13. Fiscal Year. The fiscal year of the Authority shall be as provided by State statute.

14. Principal Office. The principal office of the Authority shall be within Washoe County in a place established by the Board.

15. Meetings. The Board shall meet at the Authority's principal office or at such other place as may be designated by the Board. The time and place of regular meetings of the Board shall be determined by the Board. The meetings of the Board and its advisory committees shall be held in accordance with the provisions of NRS Chapter 241.

16. Quorum: Voting. For purposes of transacting the Authority's business, a quorum shall exist if the Directors present constitute a majority of all Directors then in office. The vote of a majority of the Directors present shall be required for the Authority to take action, except as provided in Article 17 or as may be otherwise provided by law.

17. Special Approval Provisions.

- a. All actions by the Authority with respect to the matters specified in this Article shall be taken only as provided in this Article,
- b. Approval by the governing body of each Member shall be required, for (i) amendment of this Agreement, (ii) the contracting out of the basic functions and operations or the sale or lease of any assets of the Authority to a third party, except for the sale of assets (a) in the ordinary course of business and (b) that are replaced or that are not needed for the operation of TMWS or the Authority's other functions (iii) termination of the Authority pursuant to Article 37(a), and (iv) special assessments to Members pursuant to Article 23(e).

- c. A vote of two-thirds of the Directors then in office shall be required for the issuance of bonds or other securities in accordance with State statutes.
- d. Unless otherwise provided in this section, all other actions shall be by a majority vote.

18. Rules. The Board may adopt from time to time such procedures, bylaws, rules and regulations for the conduct of the affairs of the Authority or of the Board as the Board may deem necessary or desirable. Such rules shall include a requirement that all Members submit information necessary for the preparation of a water budget at such time as the rules provide.

19. Officers.

- a. The Board shall appoint the following officers: a chairman and a vice chairman from its membership.
- b. The officers shall hold office for a period of one year commencing the first day of each fiscal year, subject, however, to being removed for cause at an earlier time by action of the Board and to automatic removal of any Director Officer in such time as that person ceases being a Director. The first officers appointed shall hold office from the date of their appointment to the last day of the fiscal year in which they were appointed.

- c. The officers and all other persons who have charge of any funds or securities of the Authority may be bonded, in such amount as determined by the Board.
- d. None of the officers, agents, or employees of the Authority shall be deemed, by reason of their employment by the Authority, to be employed by any of the Members.

20. Advisory Committees.

The Board may establish such advisory committees as it determines necessary to assist it in the carrying out of its Conferred Functions and as may be recommended by the general manager.

21. General Manager. The general manager of the Authority shall be the chief administrative officer of the Authority, shall be appointed by and serve at will and at the pleasure of the Board, and shall be responsible to the Board for the proper and efficient administration of the Authority. Subject to policy direction by the Board, and such requirements as the Board may from time to time impose, the general manager shall have the power:

- a. To plan, organize, and direct all Authority activities;
- b. To appoint employees to such positions as the Board shall determine necessary to perform its Conferred Functions and, subject to the requirements of applicable law, remove any Authority employees;
- c. To authorize expenditures within the approved budget;

- d. To enter into contracts on behalf of the Authority as authorized by the Board; and
- e. To make actions authorized from time to time by the Board.

22. Budgets. An annual budget shall be prepared and adopted for each fiscal year in accordance with NRS Chapter 354. The Authority shall not, during any fiscal year, expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditures of money, in excess of the amounts appropriated for that function, other than bond repayments, short-term financing repayments, construction contracts for which funds are to be provided by a bond issue or other borrowing and any other long-term contracts as to which such expenditures are expressly authorized by law.

23. Assessments and Contributions for Operating Expenses.

- a. The Board shall have the power to periodically assess the Members directly for budgets and for the satisfaction of any liabilities imposed against the Authority in accordance with the provisions of Article 18 and 17(b). Such assessments shall be apportioned among the Members on such basis as the Board determines proper, and each Member shall pay when due all assessments made against it.
- b. Any Member may make contributions or advances of public funds and of personnel, supplies, equipment, or property to the Authority for any of the purposes of this Agreement, with the consent of the Board. Any such advance may be made



subject to repayment as agreed to by the Member and the Authority.

24. Accounting Procedures. Complete books and accounts shall be maintained for the Authority in accordance with generally accepted accounting principles and standards and shall comply with all applicable statutes and regulations. Unless otherwise provided by law, the Authority may, in accordance with its needs, maintain funds and account groups pursuant to NRS Chapter 354.

25. Audit. The Authority shall provide for an annual audit of all funds and accounts. The audit must cover the business of the Authority during the full fiscal year. The audit shall be made by a public accountant certified or registered or by a partnership or professional corporation registered under the provisions of NRS Chapter 628. Such financial audit shall be conducted in accordance with generally accepted auditing standards, including comment on compliance with all applicable statutes and regulations, recommendations for improvements, and any other comments deemed pertinent by the auditor, including the auditor's expression of opinion on any financial statements. The audit shall be completed not later than five (5) months after the close of the fiscal year for which the audit is conducted and copies of all audit reports provided to the Members not later than six (6) months after the close of the fiscal year. The Authority shall act upon any recommendations of the report within six (6) months after receipt of the report, unless prompter action is required.

26. Liabilities of the Authority. The debts, liabilities, and obligations of the Authority shall be the debts, liabilities, and obligations of the Authority alone and not of the Members.

27. Liabilities of Board. The funds of the Authority shall be used to defend, indemnify, and hold harmless the Authority, its Directors, officers, and employees, and any Member for actions taken within the scope of the authority of the Authority. Nothing herein shall limit the right of the Authority to purchase insurance to provide coverage for any of the foregoing.

28. Compliance with Applicable Laws; Relocation; Permits.

- a. The Authority shall operate in a manner to comply with all federal, state and local laws and regulations applicable to its operation.
- b. Except as otherwise may be agreed between the Authority and a Member, the Authority shall, upon notice of a Member, relocate at its own expense Authority facilities as may be necessary in coordination with the construction of a Member's capital project.
- c. The Authority shall obtain such permits as may be necessary for the conduct of its operations, such as encroachment permits, and, to the extent applicable, pay such fees as may be prescribed therefor.

29. PUC Regulation/Transfer. It is the parties intent to confer on the Authority their respective right to exemption from regulation by the Public Utilities

Commission of the State of Nevada ("PUC") and that the Authority and all business conducted by it be and remain forever free and exempt from regulation by the PUC. In the event that the PUC attempts to exercise jurisdiction over the rates and charges established by the Authority for the provision of water to wholesale and retail customers within its boundary, the Authority shall vigorously oppose such attempted exercise of jurisdiction in courts of the State of Nevada. If a final decision is rendered to provide for PUC jurisdiction over the Authority's rates, the Authority shall, within thirty days of the final decision being rendered, establish a process for the selection of and the transfer of the Authority's business (including assets and employees related thereto) to a Member who would be exempt from and able to conduct business without regulation by the PUC. Each Member agrees to assume the responsibility for the continuation of the Authority's business pursuant to the governance set forth in Article 12 if it is so selected.

30. Rights-of-Way Toll. The Authority shall, as applicable, compensate each Member a rights-of-way toll, to be charged to the water customer, at a rate not to exceed 5% of gross receipts of the water customer's bill and collected in the Member's jurisdiction. Each Member for their respective jurisdiction shall set the rights-of-way toll and provide notice to the Authority of any modifications to the amount of the rights-of-way toll at least 45 days prior to the effective date of the new rate.

31. Term. The Authority shall continue in existence until this Agreement is rescinded and the Authority terminated as provided in Article 35.

32. Wholesale Agreements; Grandfathered. All wholesale water agreements in existence on the effective date of this Agreement shall continue in effect and any request by a wholesale customer for an extension shall be granted as long as consistent with the regional water plan.

33. Other Cooperative Agreements. Nothing in this Agreement shall prevent the Members from entering into other cooperative agreements.

34. Withdrawal of Member. A member may withdraw from the Authority on terms and conditions specified in an agreement of withdrawal executed by all Members except during the term of indebtedness or other obligation incurred by or on behalf of the Authority the terms of which preclude the withdrawal.

35. Termination.

- a. This Agreement may be rescinded and the Authority terminated by a written agreement of termination executed by the governing body of each Member, except during the outstanding term of any indebtedness or other obligations incurred by, on behalf of, or at the request of the Authority, or for which the Authority is otherwise responsible, the terms of which preclude such termination.
- b. Upon termination of the authority (i) the obligations of the Authority shall be paid, (ii) any Water Right or Facility contributed by a Member shall be returned to that member, unless the Member agrees to a different distribution, and (iii)

all other assets shall be distributed as provided in the termination agreement.

36. Amendment.

- a. This Agreement may be amended by action taken by the governing body of each Member and upon any required approval given, or deemed to be given, by the Attorney General of Nevada.
- b. A presumption exists that an amendment is appropriate in the event of any subsequent state law change affecting the relative positions of the Members with regard to the matters covered under this Agreement.

37. Assignment; Binding on Successors. Except as otherwise provided in this Agreement, the rights and duties of the Members may not be assigned or delegated without the written consent of all Members. Any attempt to assign or delegate such rights or duties in contravention of this Agreement shall be null and void *ab initio*. Any approved assignment or delegation shall be consistent with the terms of any contracts, resolutions, indemnities and other obligations of the Authority then in effect. Subject to the foregoing, this Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the Members.

38. Choice of Law. This Agreement shall be governed by the laws of the State of Nevada.

39. Severability. If any provision of this Agreement should be held to be invalid or unenforceable by a final decision of a court of competent jurisdiction, then this Agreement shall terminate unless the remaining provisions are reaffirmed by action of the governing board of each Member within 120 days from the date on which such decision of invalidity or unenforceability becomes final.

IN WITNESS WHEREOF, the Members have caused this Agreement to be executed as of the date written above.

Attest:

Angie Harvey  
County Clerk

Paul John  
Chairman  
Board of County Commissioners

COUNTY OF WASHOE

DATE

1-8-10

Approved as to form:

Melanie Foster  
Assistant District Attorney

Attest:

J. Smith  
City Clerk



CITY OF RENO

DATE

12-23-09

Approved as to form:

Manuel Baer Rothe  
Reno City Attorney

Attest:

CITY OF SPARKS

DATE

*Anda R. Patterson*  
City Clerk

*And R. Muth*  
Mayor

12/15/09

A-3801

Approved as to form:

*Kevin Slavin*  
Sparks City Attorney



OFFICE OF THE ATTORNEY GENERAL

DATE

Approved as to form and legality:

*Robert R. Muth*  
Deputy Attorney General

2/3/10

265362-4

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

2. What currently developed portions of the property or existing structures are going to be used with this permit?

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?



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

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

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

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

12. 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.)

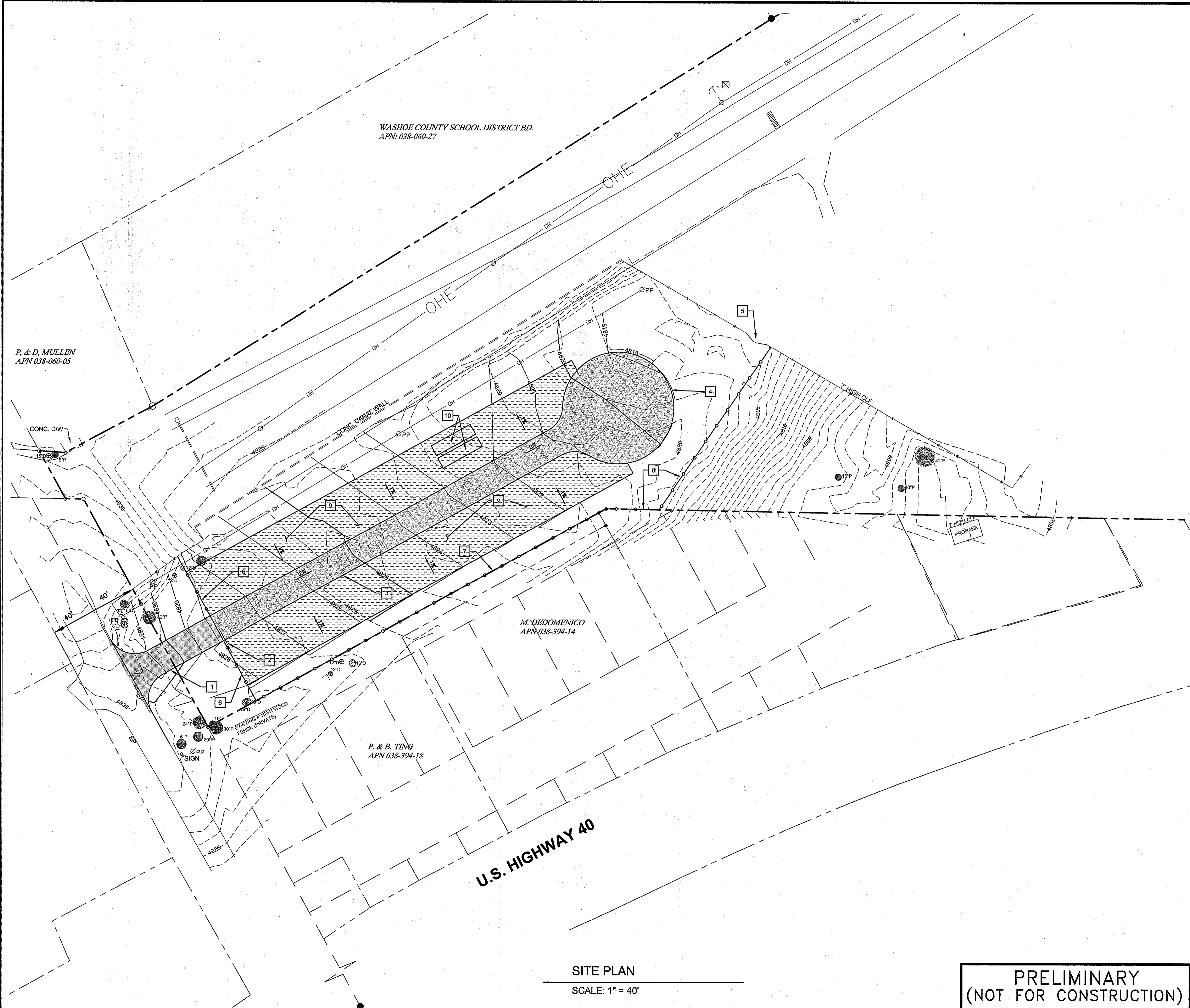
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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WASHOE COUNTY SCHOOL DISTRICT BD.  
APN: 038-060-27

P. & D. MULLEN  
APN 038-060-05

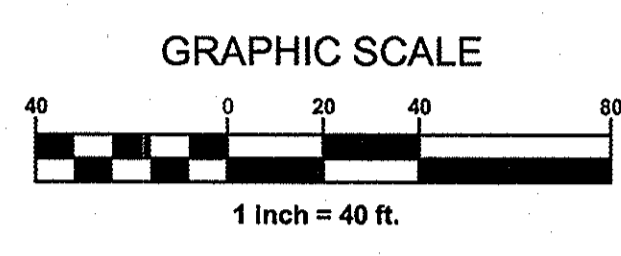
M. DEDOMENICO  
APN 038-394-14

P. & B. TING  
APN 038-394-18

U.S. HIGHWAY 40

SITE PLAN  
SCALE: 1" = 40'

**PRELIMINARY  
(NOT FOR CONSTRUCTION)**



**DRAWING SCALE**  
24" x 36": 1"=20"  
11"x17" : NTS

**# CONSTRUCTION NOTES**

- 1 25 FT. WIDE ASPHALT PAVEMENT ENTRY.
- 2 SCREENED SLIDING GATE.
- 3 25 FT. WIDE ALL-WEATHER AGGREGATE BASE (TYPE 2) ROADWAY.
- 4 50 FT. DIAMETER TURNAROUND.
- 5 PROPOSED GATE IN EXISTING FENCE.
- 6 ± 147 LF (TOTAL BOTH SIDES), 6 FT. HIGH SLATTED (SCREENED) CHAIN LINK FENCE.
- 7 ± 358 LF, 6 FT. HIGH SLATTED (SCREENED) CHAIN LINK FENCE.
- 8 ± 224 LF, 6 FT. HIGH CHAIN LINK FENCE.
- 9 ALL-WEATHER SURFACING (TYPE 2 BASE OR CRUSH ROCK).
- 10 PROPOSED CONTAINER STORAGE (MAX. - 2 UNITS)

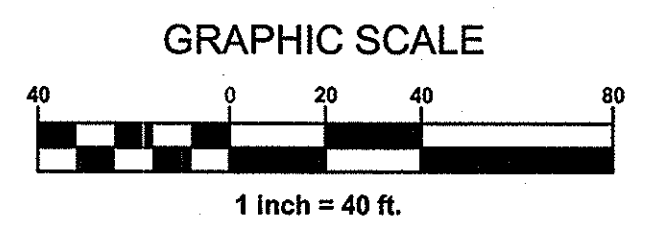
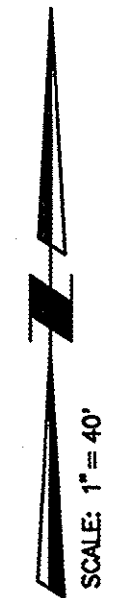
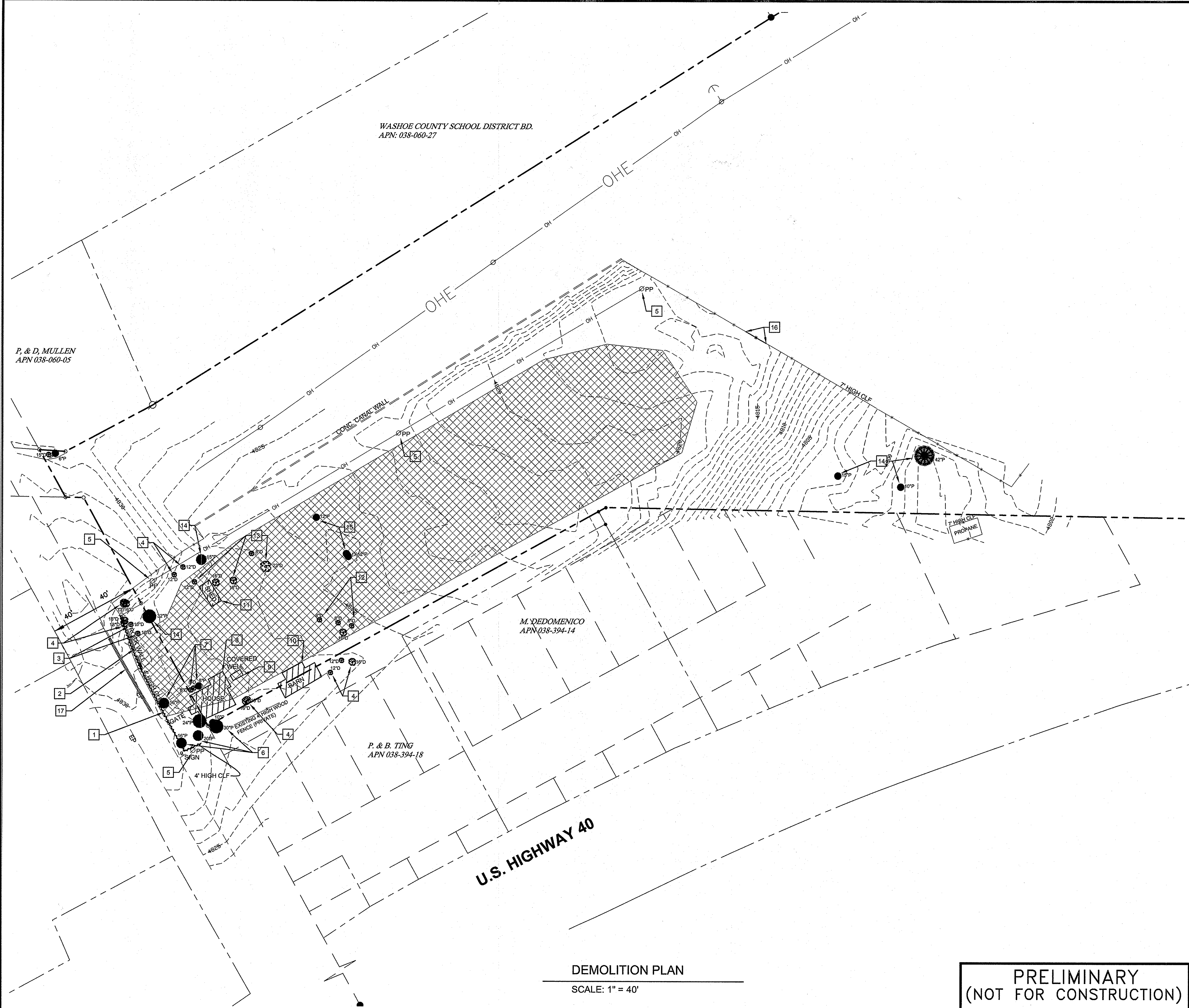


**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

<p>PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION OBSERVATION</p> <p>1150 CORPORATE BLVD., RENO, NV 89502 (775) 866-1150 FAX: (775) 866-1160 WWW.CFARENO.COM</p>	<p>PROFESSIONAL SEAL:</p> <p>4.14.14</p>
<p>TMVA VERDI STORAGE FACILITY PROJECT SPECIAL USE PERMIT</p> <p><b>SITE PLAN-GRADING PLAN</b></p>	<p>NEVADA VERDI</p>
<p>JOB NO. 14-007.01 BY ML DATE 4-01-14 SHEET</p>	<p>C1.0 2</p>

WARNING: WRITTEN CONSENT IS REQUIRED OF CFA, OWNER OF DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND/OR DISTRIBUTION OF DOCUMENTS.



- # DEMOLITION NOTES**
- 1 REMOVE ± 150 LF EXISTING 4' HIGH CHAIN LINK FENCE.
  - 2 REMOVE ± 50 LF EXISTING ROCK WALL.
  - 3 REMOVE EXISTING 10" Ø DECIDUOUS TREES (2).
  - 4 PROTECT IN PLACE DECIDUOUS TREES.
  - 5 PROTECT IN PLACE EXISTING POWER POLE AND OVERHEAD ELECTRIC.
  - 6 PROTECT IN PLACE EXISTING EVERGREEN TREE GROUPING (5).
  - 7 REMOVE EXISTING TREES.
  - 8 REMOVE ± 1000 SF EXISTING HOUSE INCL. WALLS, ROOF, SLABS, FOUNDATIONS AND FOOTINGS.
  - 9 REMOVE EXISTING COVERED WELL AND PREPARE FOR CAPPING (BY OTHERS).
  - 10 REMOVE ± 670 SF BARN INCL. WALLS, ROOF, SLABS, FOUNDATIONS AND FOOTINGS.
  - 11 REMOVE ± 225 SF SHED INCL. WALLS, ROOF, SLABS, FOUNDATIONS AND FOOTINGS.
  - 12 REMOVE EXISTING DECIDUOUS TREE GROUPING (4)
  - 13 REMOVE EXISTING DECIDUOUS TREE GROUPING (5)
  - 14 PROTECT IN PLACE EXISTING EVERGREEN TREES.
  - 15 REMOVE EXISTING EVERGREEN TREES (2).
  - 16 REMOVE EXISTING FENCE IN THIS AREA FOR PROPOSED GATE INSTALLATION.
  - 17 SAWCUT AND REMOVE (2 FT. WIDE BY 75 FT. LONG) EXISTING ASPHALT.

- AREA TO BE CLEARED AND GRUBBED
- ASPHALT PAVEMENT TO BE REMOVED
- BUILDING TO BE REMOVED
- DENOTES ITEM TO BE REMOVED



**CAUTION - NOTICE TO CONTRACTOR**

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2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
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**PRELIMINARY  
(NOT FOR CONSTRUCTION)**

**DEMOLITION PLAN**  
SCALE: 1" = 40'

	REVISIONS
	DATE
	MARK
	BY

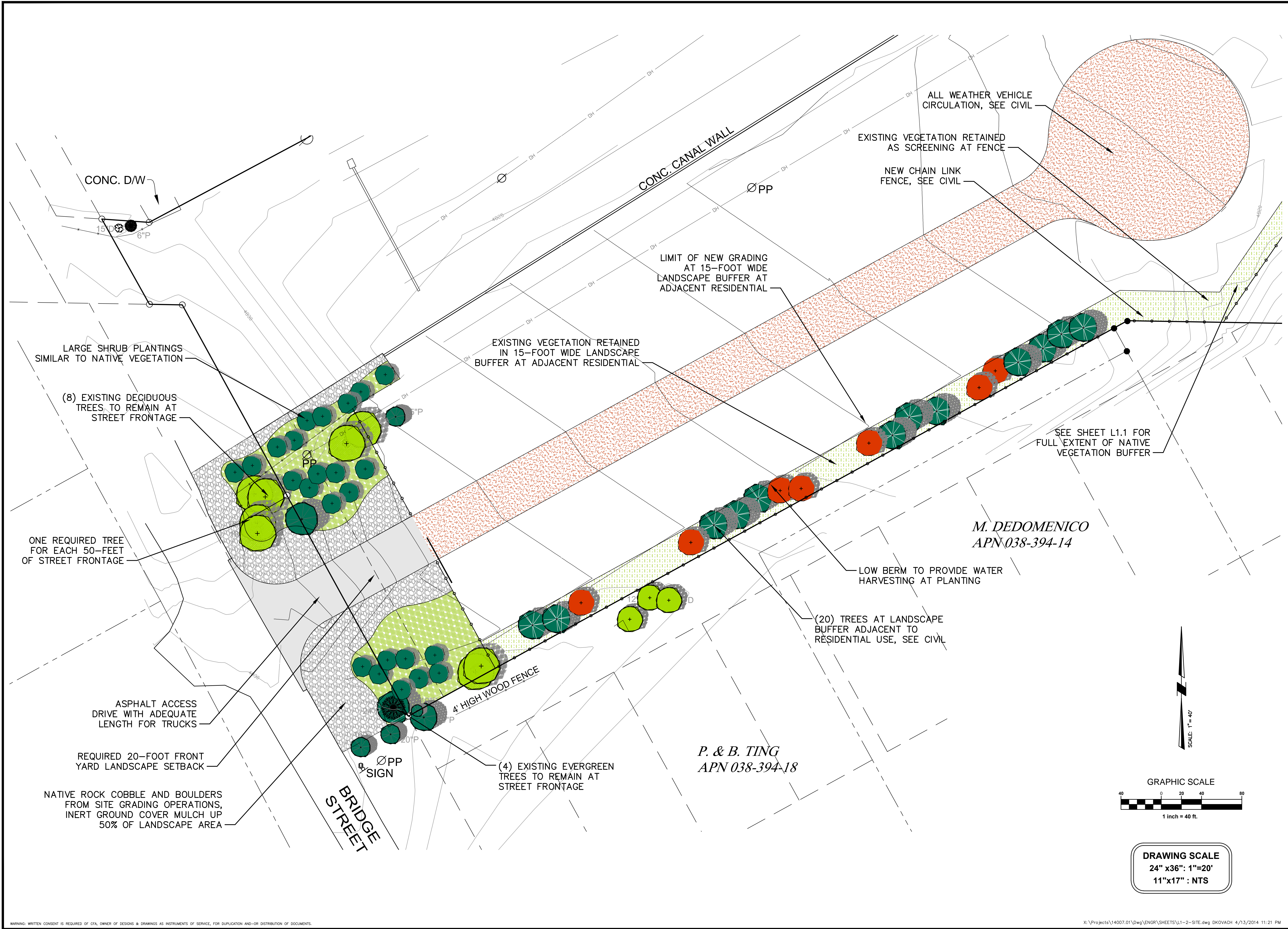
PROFESSIONAL SEAL:

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS  
 SURVEYORS • CONSTRUCTION OBSERVERS  
**cfa**  
 1150 CORPORATE BLVD., RENO, NV 89502  
 (775) 856-1150 FAX: (775) 856-1160  
 WWW.CFARENO.COM

NEVADA

TMVA VERDI STORAGE FACILITY PROJECT  
 SPECIAL USE PERMIT  
**DEMOLITION PLAN**

JOB NO.	14-007.01
BY	ML
DATE	4-01-14
SHEET	C2.0
OF	2



NO.	DATE	MARK	BY

PROFESSIONAL SEAL:

PLANNERS \*ENGINEERS \*LANDSCAPE ARCHITECTS  
 SURVEYORS \*CONSTRUCTION OBSERVATION  
**cfa**  
 1150 CORPORATE BLVD. RENO, NV 89502  
 (775) 856-1150 FAX: (775) 856-1160  
 WWW.CFARENO.COM

NEVADA  
 TMWA VERDI STORAGE FACILITY PROJECT  
 SPECIAL USE PERMIT  
**LANDSCAPE SITE PLAN**

VERDI  
 JOB NO. 14-007.01  
 BY ML  
 DATE 4-01-14  
 SHEET **L1.2**  
**5**  
 OF

WARNING: WRITTEN CONSENT IS REQUIRED OF CFA, OWNER OF DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND/OR DISTRIBUTION OF DOCUMENTS.

Genus	Species	Common Name	Variety	Size	Height	Width
Cercocarpus	ledifolius	Mountain Magogany		5.0 Gal.	12.0	8.0
Juniperus	chinensis	Juniper	Fruitland	1.0 Gal.	3.0	6.0
Purshia	tridentata	Bitterbrush		5.0 Gal.		
Rosa	rugosa	Romanas Rose		1.0 Gal.	6.0	6.0
Shephardia	argentea	Silver Buffaloberry		5.0 Gal.	10.0	10.0
Syringia	vulgaris	Common Lilac		5.0 Gal.	8.0	8.0
Viburnum	opulus	Dwarf European Crabnerry Bush	Compactum	5.0 Gal.	4.0	4.0
Celtis	occidentalis	Common Hackberry		2.5 In. Cal.	45.0	35.0
Gleditsia	triacanthos inermis	Shademaster Honeylocust	Shademaster	1.5 In. Cal.	35.0	30.0
Juniperus	osteosperma	Utah Juniper		6.0 Ft. High	35.0	35.0
Populus	fremontii	Fremont Cottonwood		1.5 In. Cal.	50.0	35.0
Prunus	virginiana	Western Red Chokecherry	Canada Red	15.0 Gal.	30.0	20.0
Juniperus	occidentalis	Western Juniper		15.0 Gal.	30.0	20.0
Pinus	nigra	Austrian Pine		8.0 Ft. High	40.0	20.0
Pinus	ponderosa	Ponderosa Pine		6.0 Ft. High	40.0	30.0

**A** Preliminary Plant Material List  
NO SCALE

SITE AREA: 23.47 AC. 1,022,205 S.F.  
 UNDISTURBED AREA, 21.23 AC: 924,676 S.F.  
 SITE AREA, 2.24 AC: 97,529 S.F.  
 SITE LANDSCAPE AREA REQUIRED - 20%: 19,506 S.F.  
 INERT LANDSCAPE AREA ALLOWED, 50% OF REQUIRED: 9,820 S.F.  
 LANDSCAPE AREA PROVIDED: 19,640 S.F.  
 NEW LANDSCAPE: 6,515 S.F.  
 NATIVE VEGETATION RETAINED: 7,705 S.F.  
 INERT GROUND COVER: 5,420 S.F.

**C** Landscape Data  
NO SCALE

INSTALL LANDSCAPE AND IRRIGATION IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES. BRING SITE CONDITIONS THAT PREVENT THE PROPER EXECUTION OF THE WORK TO THE ATTENTION OF THE CONTRACT REPRESENTATIVE FOR WRITTEN DIRECTION.

LANDSCAPE AND IRRIGATION WORK SHALL BE ACCOMPLISHED USING LOCALLY ESTABLISHED, HORTICULTURALLY SOUND TRADE METHODS. REFER TO THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1-2004), LANDSCAPE MAINTENANCE SPECIFICATIONS / STANDARDS MANUAL, PRODUCED BY THE NEVADA LANDSCAPE ASSOCIATION AND THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

INSTALL GROUND COVER MULCH IN LANDSCAPE AREAS, SEE PLAN. INSTALL WEED SUPPRESSION MATERIALS COMPATIBLE WITH THE PROPOSED LANDSCAPE TREATMENTS IN MULCH AREAS.

INSTALL AUTOMATIC DRIP / TRICKLE IRRIGATION SYSTEM TO NEW PLANT MATERIAL PART OF THIS PROJECT. PROVIDE PVC LATERALS FOR GENERAL DISTRIBUTION OF DRIP IRRIGATION WATER, WITH LIMITED RUNS OF FLEXIBLE TUBING FOR DRIP EMITTERS.

PROVIDE IRRIGATION CONTROL SYSTEM WITH ADEQUATE CAPACITY AND CAPABILITY OF LONG TIME CYCLES. PROVIDE PRESSURE COMPENSATION IRRIGATION WATER SUPPLY FOR PROPER OPERATION OF EQUIPMENT. VERIFY SUPPLY PRESSURE WITH LOCAL UTILITY PURVEYOR.

VERIFY COMPLIANCE OF WATER METER AND CROSS CONNECTION CONTROL REQUIREMENTS WITH FINAL DESIGN AND LOCAL GOVERNING AUTHORITIES. A SEPARATE WATER METER SHALL BE PROVIDED FOR THE IRRIGATION SYSTEM.

INSTALL TREES WITH ADEQUATE STAKING OR GUYING FOR PROPER ESTABLISHMENT IN CONSIDERATION OF THE PREVAILING WIND CONDITIONS OF THE SITE.

PREPARE A COMPLETE MAINTENANCE PLAN AND SUBMIT AS PART OF AND BASED ON THE FINAL LANDSCAPE AND IRRIGATION DESIGN. THE MAINTENANCE PLAN SHALL INCLUDE THE IRRIGATION APPLICATION SCHEDULE, SEASONAL ADJUSTMENT, PROPER WINTERIZATION AND SPRING START UP PROCEDURES, FERTILIZATION AND OTHER REQUIREMENTS OF LOCAL GOVERNING AUTHORITIES.

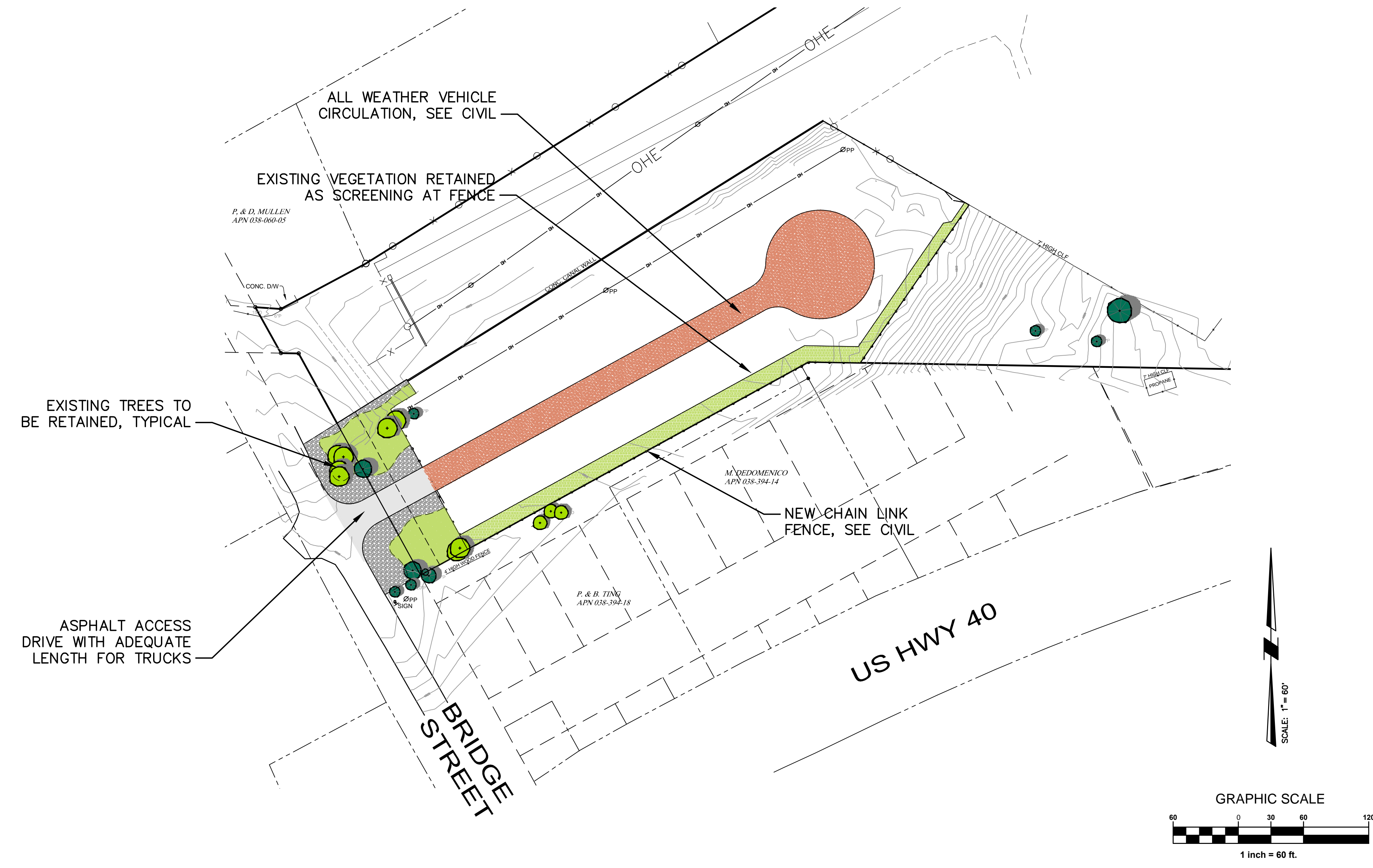
THE FINAL LANDSCAPE DESIGN SHALL REFLECT PLANT SELECTION AND PLACEMENT IN COMPATIBLE WATER USE ZONES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO PLANT MATERIAL FOR THRIVING GROWTH OF THE PLANT MATERIAL.

LANDSCAPE TREATMENTS AND PLANTING IN PUBLIC RIGHTS OF WAY SHALL BE ACCOMPANIED WITH THE PROPER ENCROACHMENT PERMITS FROM APPLICABLE GOVERNING AUTHORITIES.

PLANT MATERIAL QUALITY SHALL BE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

SOIL PREPARATION SHALL BE BASED ON THE CONDITION OF THE SOILS OF THE PROJECT SITE AFTER MASS GRADING IN ACCORDANCE WITH AN AGRICULTURAL SOILS TEST.

**H** General Notes  
NO SCALE



**B** Landscape Site Plan  
SCALE: 1" = 60'-0"

BY	
REVISIONS	
MARK	
DATE	
PROFESSIONAL SEAL:	
PLANNERS *ENGINEERS *LANDSCAPE ARCHITECTS SURVEYORS *CONSTRUCTION OBSERVATION	
1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1160 WWW.CFARENO.COM	
<b>cfa</b>	
NEVADA	
TMWA VERDI STORAGE FACILITY PROJECT SPECIAL USE PERMIT L1-1-SITE PLAN	
JOB NO. 14-007.01	
BY ML	
DATE 4-01-14	
SHEET	
5	
OF	
VERDI	

WARNING: WRITTEN CONSENT IS REQUIRED OF CFA, OWNER OF RECORDS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND/OR DISTRIBUTION OF DOCUMENTS.

# Special Use Permit Case Number SB14-012

## Truckee River Restoration

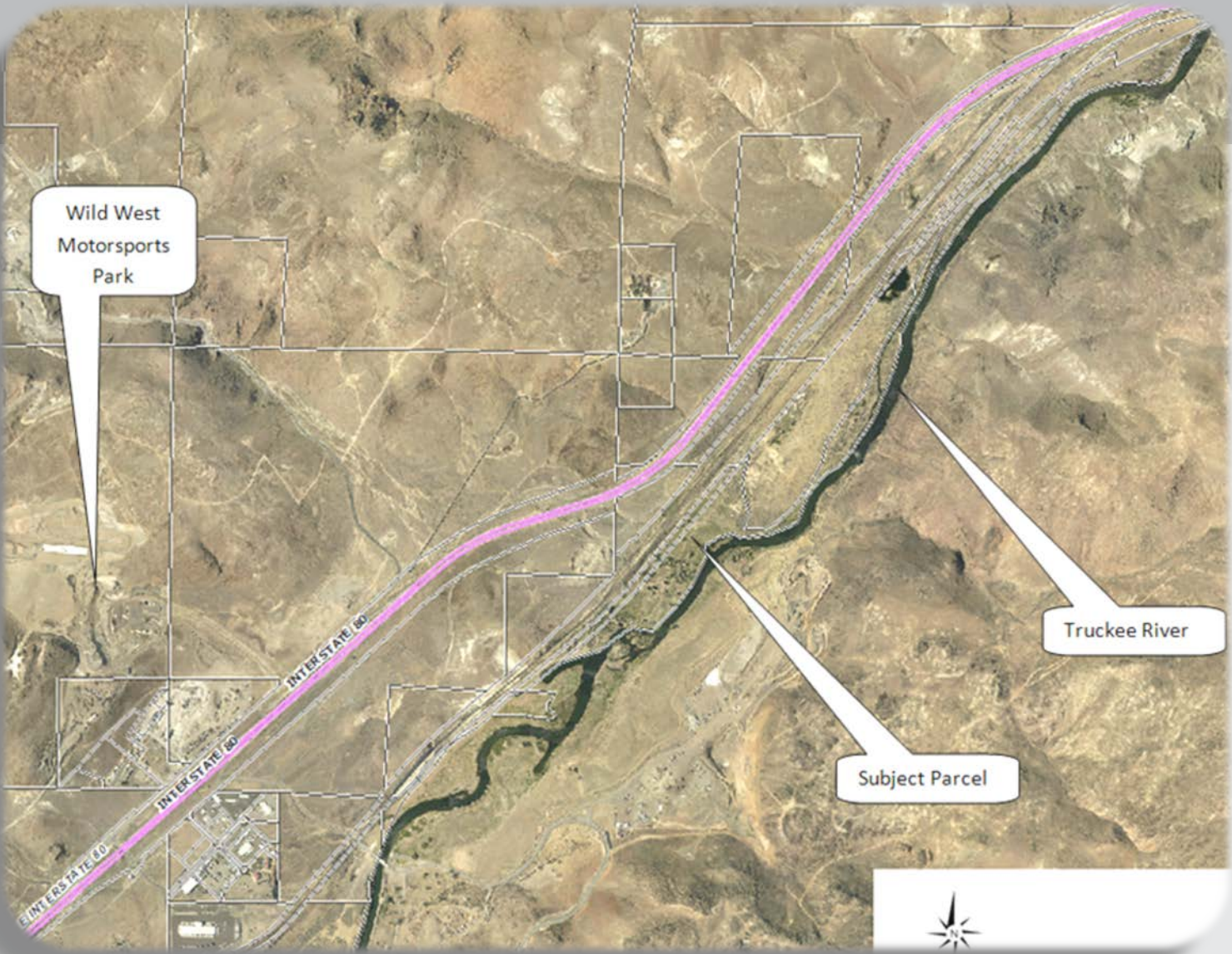
**Washoe County  
Board of Adjustment**

**August 7, 2014**



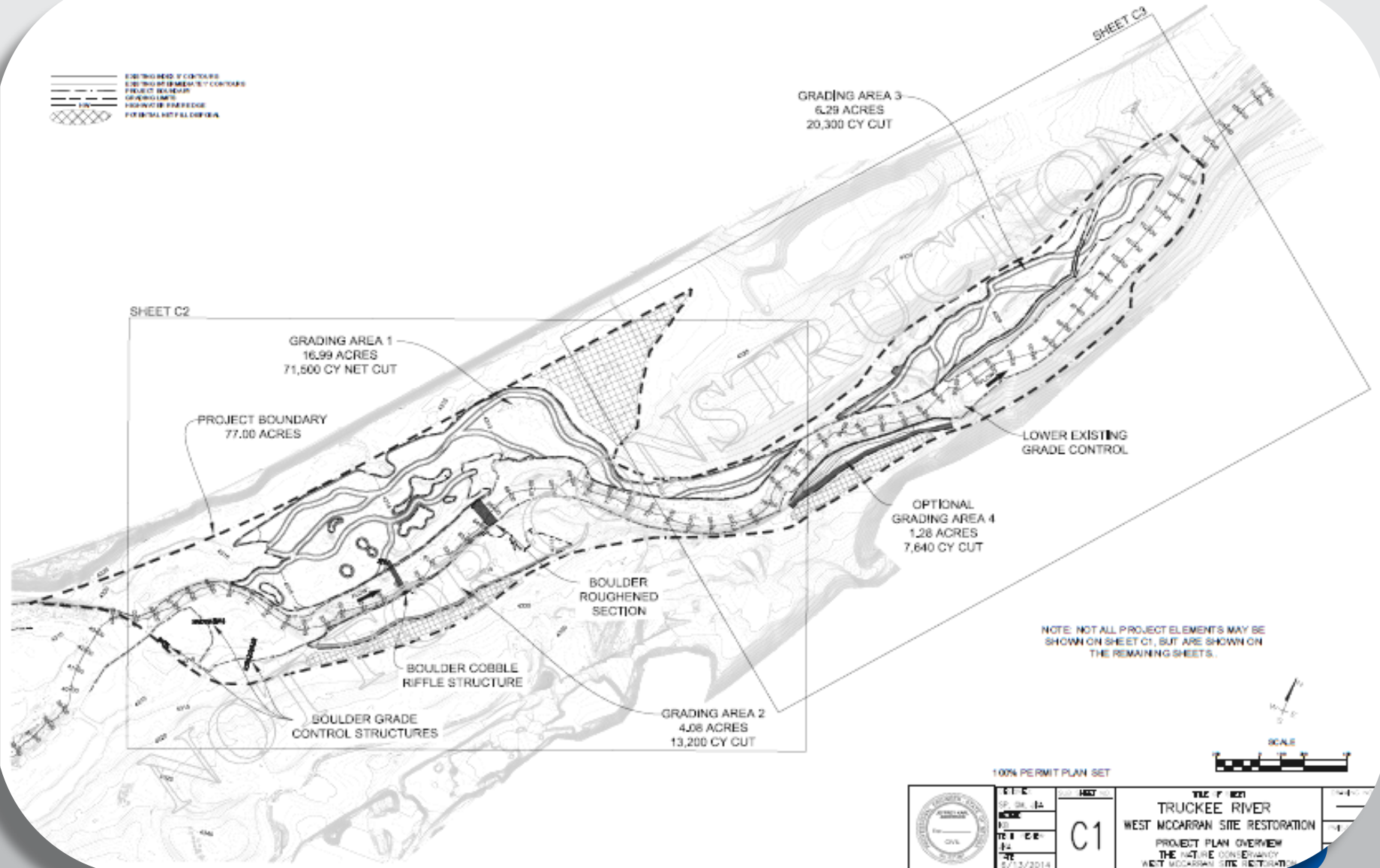


# Vicinity Map

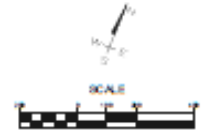


# Site Plan

- EXISTING BOUNDARY OF CONTIGUOUS
- EXISTING OR GRADING AREA BOUNDARY
- PROJECT BOUNDARY
- GRADING LIMIT
- HIGHWAY RIGHT OF WAY
- POTENTIAL NATURAL OBSTACLE



NOTE: NOT ALL PROJECT ELEMENTS MAY BE SHOWN ON SHEET C1, BUT ARE SHOWN ON THE REMAINING SHEETS.



100% PERMIT PLAN SET



DATE: 07/13/2014

**C1**

**TRUCKEE RIVER**  
**WEST MCCARRAN SITE RESTORATION**  
 PROJECT PLAN OVERVIEW  
 THE NATURE CONSERVANCY  
 WEST MCCARRAN SITE RESTORATION

100% PERMIT PLAN SET

# Background

- Purpose is to contribute to the ecological restoration of the lower Truckee River
- Lowering the elevation of the land adjacent to the river channel, restoring that area to more natural contours, including meandering the river channel and replanting the area with native vegetation
- approximately 100,500 cubic yards of excavation and approximately 26 acres of disturbed area.
- Previous disturbance resulted in a very straight river channel that has lowered the water table as there is much less area of water to infiltrate into the groundwater table and the channel of the river continuing to erode the riverbed



# Background

- **5th phase of river restoration undertaken by The Nature Conservancy**
- **Some small to medium-sized willow and cottonwood trees may be removed during grading, but many more will be planted as the area is seeded with native vegetation and irrigated until the re-vegetation is established**
- **Intent of the project is to mimic the natural terrain and to return the area to a more natural contour**



# Background



# Analysis

- **Most standards of the Grading Code are intended to provide for development of land while maintaining some level of a natural aspect of the undisturbed area**
- **The proposed project is restoring a disturbed area to a more natural aspect and, therefore, few grading standards are applicable**



# Reviewing Agencies

- Washoe County Community Services Department
  - Planning and Development
  - Engineering
  - Water Resources
  - Regional Parks and Open Space
- Washoe County Health District
  - Vector-Borne Disease Prevention Program
  - Environmental Health Services Division
  - Air Quality Management Division
- US Army Corps of Engineers
- State of Nevada
  - Environmental Protection
  - Department of Wildlife
  - Historic Preservation
- Washoe Storey Conservation District
- Regional Transportation Commission



# Reviewing Agencies Responses

**Typical conditions for control of weeds, dust, vector-borne diseases and erosion.**





# Citizen Advisory Board

- **East Truckee Canyon is inactive at this time.**



# Conditions of Approval

**No unique conditions of approval have been included.**

**All conditions are related to the grading proposed.**



# Special Use Permit Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

*Staff Comment: The Truckee Canyon Area Plan, Policy and Action Program, TC.1.2 reads as follows, “Encourage uses and developments, which will protect the Truckee River as a scenic, natural feature in the Truckee Canyon planning area.” This development is specifically intended to restore a section of the Truckee River to a more natural and healthy condition.*



# Special Use Permit Findings

2. **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: The proposed grading is intended to restore a section of the Truckee River to a more natural and healthy condition, no utilities, roadways, sanitation infrastructure or water supply are required by the improvements proposed.*



# Special Use Permit Findings

**3. Site Suitability.** That the site is physically suitable for grading to facilitate river restoration, and for the intensity of such a development.

*Staff Comment: The site does not function in a natural manner at this time. The site has been modified from its natural state during the past decades and is proposed to be restored so that it functions as a more natural meandering riverbed and floodplain. The site is physically suitable, as it is located adjacent to the Truckee River.*



# Special Use Permit Findings

4. **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: The site does not function in a natural manner at this time. The site has been modified from its natural state during the past decades and is proposed to be restored so that it functions as a more natural meandering riverbed and floodplain. The site is physically suitable, as it is located adjacent to the Truckee River.***



# Special Use Permit Findings

**5. 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 is no military installation in the vicinity of the proposed grading project.***



# 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 SB14-012 for The Nature Conservancy, having made all five findings in accordance with Washoe County Code Section 110.810.30.

