



Board of Adjustment Staff Report

Meeting Date: June 1, 2017

Subject: Special Use Permit Case Number WSUP17-0009
Applicant: Truckee Meadows Water Authority
Agenda Item Number: 9F
Project Summary: Construction and operation of a temporary water treatment facility
Recommendation: Approval with Conditions
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Special Use Permit Case Number WSUP17-0009 (Truckee Meadows Water Authority) –

For possible action, hearing, and discussion to approve a special use permit to allow the construction and operation of a temporary water treatment facility (utility services civic use type) at an existing water well site. The treatment facility is proposed to be located within a tent-structure approximately 15 feet wide, 30 feet long and 15 feet in height. Operation of the treatment facility is proposed for a maximum of 24 months. With the review and possible approval of the special use permit, the applicant is seeking to vary the following Washoe County Chapter 110 (Development Code) standards: 1) Reduce all required building setbacks for the tent-structure as follows: side yard setback from 8 feet to 5 feet; rear setback from 20 feet to 7 feet; and front setback from 20 feet to 5 feet; 2) Reduce the required amount of landscaping from 20% of the site to that which is currently existing on the site; 3) Reduce the required parking surface from asphalt or concrete to the dirt or gravel currently existing on the site; and, 4) Allow one temporary parking space within the public right-of-way.

- Applicant/Property Owner: Truckee Meadows Water Authority
Attn: Paul Miller
PO Box 30013
Reno, NV 89520
- Location: 195 Milke Way, Sparks, approximately 300 feet north of its intersection with Horse Springs Drive
- Assessor's Parcel Numbers: 530-502-02 and 03
- Parcel Size: 1216 square feet and 2500 square feet (total: ±.085 acres)
- Master Plan Category: Suburban Residential(SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permits and Article 806, Variances
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 34, T21N, R20E, MDM,
Washoe County, NV

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Special Use Permit

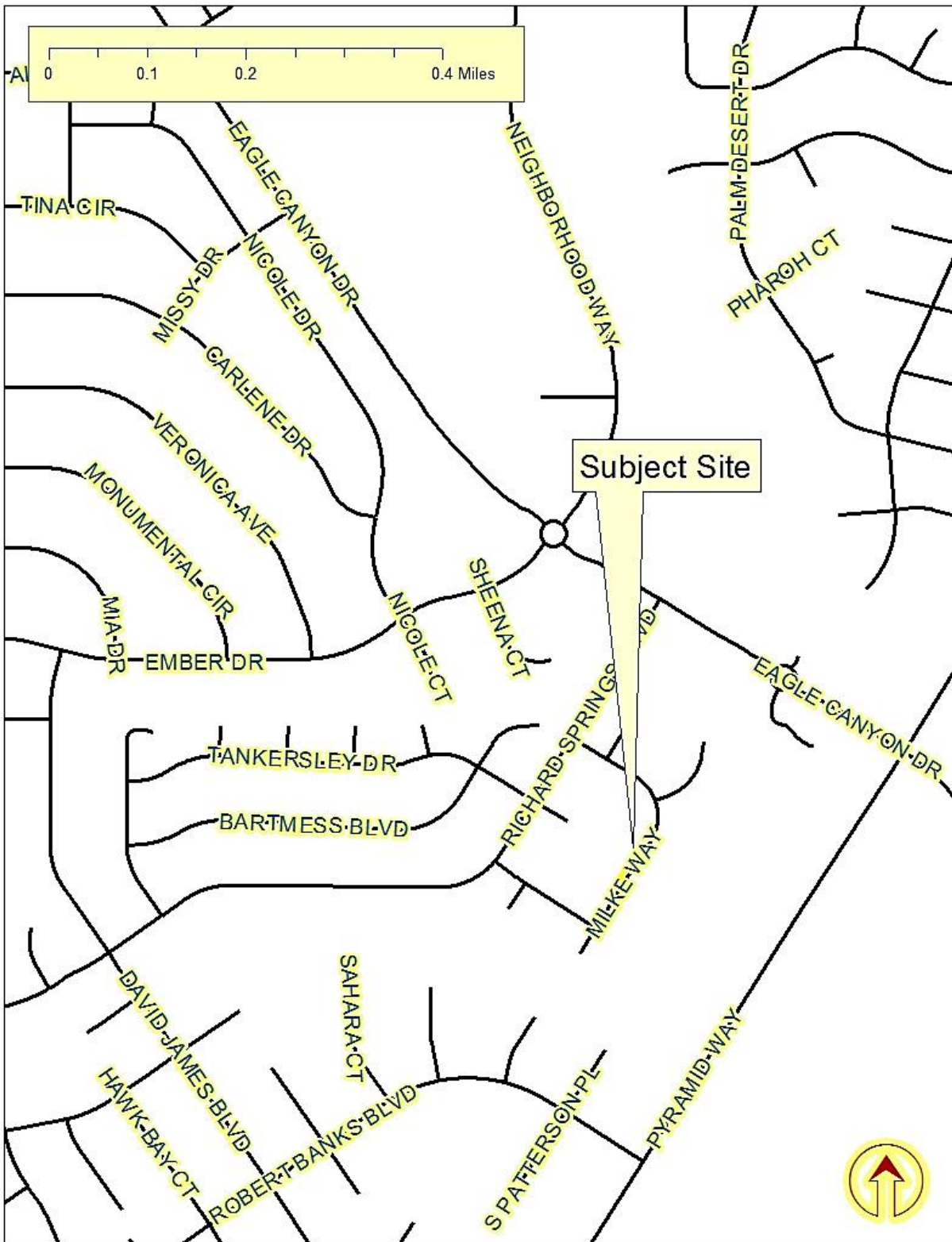
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting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

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

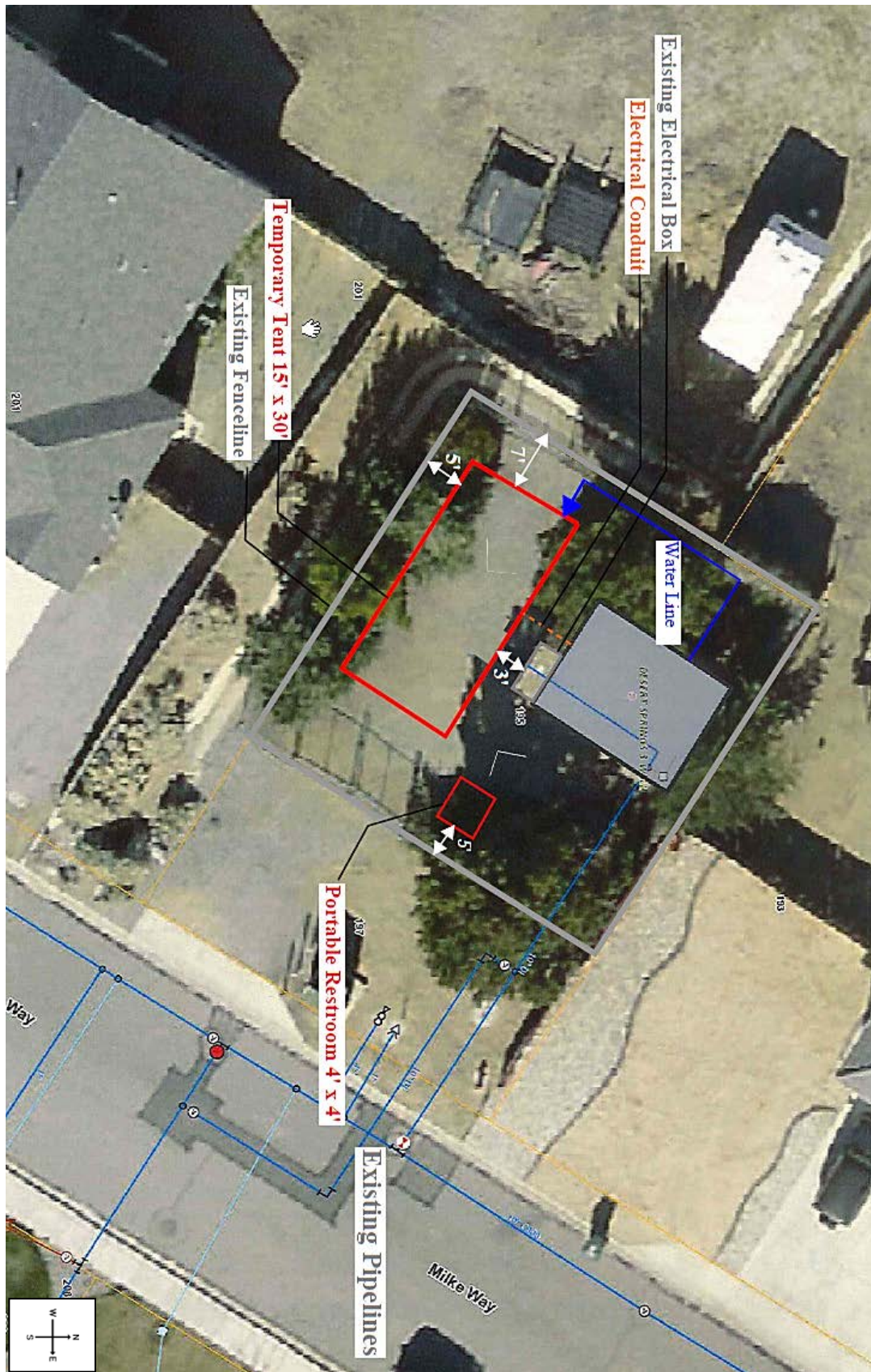
The Conditions of Approval for Special Use Permit Case Number WSUP17-0009 are attached to this staff report and will be included with the Action Order, if approval is granted.

The subject property is designated as Medium Density Suburban (MDS). The proposed use of a water treatment facility, which is classified a Utility Services Use Type, is permissible in the MDS regulatory zone subject to approval of a special use permit (SUP) per Washoe County Code (WCC) Table 110.302.05.2. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, the SUP regulations allow variances to be granted in conjunction with the approval process per WCC Section 110.810.20(e). The applicant is seeking a variance to setback, landscaping and parking requirements. The Board of Adjustment will also be ruling on those requests.



Vicinity Map



Site Plan

Project Evaluation

The applicant is proposing a temporary water treatment facility. According to the application the temporary facility is intended to evaluate a specific process that may be used to treat water that has been identified as having high nitrate and arsenic levels. The project site is an existing well operated by the Truckee Meadows Water Authority (TMWA). The well includes a small structure and is surrounded by a chain-link fence. The facility is generally not staffed. The following description of the proposed use is taken from the project application:

The groundwater associated with this well site has been identified as having elevated levels of nitrate and arsenic. TMWA is working on a solution to the contaminated water and plans to partner with a firm that specializes in groundwater treatment and perform a pilot study to gain a better understanding on the proposed system. A pilot study is needed to demonstrate the feasibility, operational requirements and sizing of an appropriate system that will remove both nitrate and arsenic from the groundwater source.

The pilot study will work by setting up a temporary test site, at the proposed TMWA well location, that will serve as a smaller scale version of the treatment operation that will treat the contaminated groundwater and improve the water supply. Once the pilot project is completed, TMWA will then look at the feasibility to construct a permanent facility that would be designed on a much larger scale. A future permanent facility would be in a different location, not associated with this well site.

The pilot project is temporary and is anticipated to be completed and the site returned back to its original conditions after two years. All of the testing operations will be conducted within the limits of a tent structure. The tent will be located adjacent to an existing well house on the south side of the property. Existing solid view fencing and mature landscaping will screen the views of the tent structure from the existing house on the south side. Existing mature landscaping and a well structure will screen the neighbor to the north. A separate TMWA owned parcel measuring 24' wide will buffer the adjacent property to the north.

The purpose of the temporary test site will be to do the following:

- Confirm site-specific design and operating criteria for the removal of nitrate and arsenic. These criteria will serve as the basis of design for a potential future full-scale facility.
- Demonstrate sustained nitrate and arsenic removal under steady-state operation.
- Demonstrate system stability, robustness, and flexibility based on actual site use and data.
- Collect data to expand TMWA's knowledge on the effectiveness of arsenic removal through the treatment process.
- Familiarize TMWA staff with the system and develop operational protocol.

Planning staff has several concerns regarding approval of this project including; the use is proposed to be very close to existing residential uses, the proposed temporary structure will not meet required setbacks, and there will be impacts associated with vehicles coming and going from the facility with potential parking on the street becoming inconvenient for the surrounding dwellings. The visual impact of the additional development on the site is also of concern.

Planning staff also believes most of the identified impacts can be sufficiently mitigated by a stringent set of conditions of approval so the effect on surrounding residents is minimal. Among the specific conditions of approval are: the duration of the project be limited to a maximum of 24 months; the tent fabric be a tan or earth-tone color to blend with the area; the existing open chain-link fencing be replaced with 8-foot-tall chain-link fencing with slats that provide at least 80% visual screening and the slats be a similar color to the tent structure; parking on the street is prohibited and the area used for parking be improved with a compacted surface so the dust and run-off is reduced. The applicant requested the facility be staffed during regular business hours, seven-days-a-week. Planning staff believes, given the extremely close proximity to adjacent residences, the facility should not be operated early or late in the day or on a weekend.

With limits on the duration, hours of operation, additional screening and buffering of the adjacent residences from the proposed temporary utility use, planning staff believes the necessary findings of fact can be made to support approval of the project.

Spanish Springs Citizen Advisory Board (SSCAB)

The proposed project was presented by the applicant and the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on May 10, 2017. The minutes from that meeting are not available as of the writing of this report, but Planning and Development staff attended the meeting. All comments from the CAB and community members in attendance were of a positive nature. No particular detriments were identified. The CAB took action to recommend approval of the proposed project.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Traffic Engineer
 - Building and Safety Division
 - Geographic Information Systems
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Washoe County Sheriff
- Regional Transportation Commission
- Nevada Department of Environmental Protection
- Washoe – Storey Conservation District

Three of the twelve above listed agencies/departments 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. The Conditions of Approval document is attached to this staff

report and will be included with the Action Order, if the SUP is approved by the Board of Adjustment.

- Washoe County Planning and Development Division addressed the hours of operation, and evaluated reductions to landscaping and parking standards.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Nevada Department of Environmental Protection has required that TMWA submit plans to the Nevada Bureau of Safe Drinking Water for review and approval.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov
- Washoe County Health District has required the applicant submit a Water Project for review of drinking water treatment infrastructure.
Contact: James English, 775.328.2434, jenglish@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows:

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

Staff Comment: There are no Policies or Action Programs within the Spanish Springs Area Plan that are contrary to the approval of the proposed temporary utility services use.

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 facility is proposed to be located at an existing well site and will not create the need for any additional utilities, roadway improvements, sanitation, water supply, or drainage.

3. Site Suitability. That the site is physically suitable for a temporary utility services use type and for the intensity of such a development.

Staff Comment: The facility is proposed to be located at an existing well site and will be completely removed after 24 months.

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: Because the facility is proposed to be located at an existing well site and will be completely removed after 24 months any detriment to the public health, safety, and welfare created by the project is outweighed by the benefit to the public in terms of exploring a process to provide cleaner water.

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 within the area required to be noticed for this permit, therefore there is no detrimental effect created.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project, or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP17-0009 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with conditions Special Use Permit Case Number WSUP17-0009 for the Truckee Meadows Water Authority, with the conditions of approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County 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 Spanish Springs 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 temporary utility services use type, 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 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: Truckee Meadows Water Authority
Attn: Paul Miller
PO Box 30013
Reno, NV 89520

Representatives: CFA
Attn: Pei-Shin Wu
1150 Corporate Blvd.
Reno, NV 89502



Conditions of Approval

Special Use Permit Case Number WSUP17-0009

The project approved under Special Use Permit Case Number WSUP17-0009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 1, 2017. 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, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

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 Health District must be appealed to the District Board of Health.**
- **Nevada Department of Environmental Protection (NDEP) has jurisdiction over state health regulations. Any conditions set by NDEP must be appealed to that agency.**

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 conformance to the plans approved as part of this special use permit.
- b. 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 administrative permit.
- c. Prior to operation of the facility the applicant shall:
 - i. Submit complete construction plans and obtain approval of building permits from Washoe County for the tent structure and the required fencing.
 - ii. Obtain final approval of issued building permits for the tent structure and the required fencing.
 - iii. Provide Planning and Development with documentation from the Nevada Department of Environmental Protection that the project has been approved by the Nevada Bureau of Safe Drinking Water.
 - iv. Provide Planning and Development with documentation from the Washoe County Health District that a Water Project has been approved.
- d. This special use permit is valid only during the time from June 1, 2017 until June 1, 2019. By June 1, 2019 all temporary improvements shall be removed.
- e. The fabric of the temporary tent structure shall be a tan or other earth-tone color, acceptable to the Director of Planning and Development.
- f. Prior to construction of the temporary tent structure or any related utility improvements, the open chain-link fencing on the subject site shall be replaced with 8-foot-tall chain-link fencing with vinyl slats that provide at least 80% visual screening. The slats in the fencing shall be a tan or other earth-tone color.
- g. Prior to construction of the temporary tent structure or any related utility improvements, the applicant shall install compacted road-base material to the entire area used for parking between the fence and Milke Way.

- h. Boulders, bollards or other barriers acceptable to the Director of Planning and Development shall be installed to inhibit parking on any area of the subject site that is not stabilized with compacted road-base material.
- i. Employee parking within the public right-of-way is prohibited.
- j. Construction and deconstruction of the temporary facility shall be limited to weekdays between the hours of 8am and 5pm. Construction or deconstruction is prohibited on weekends.
- k. While the facility is in operation, employees shall be on-site only between the hours of 8am and 5pm on weekdays.
- l. While the facility is in operation, employees shall be on-site only between the hours of 10am and 3pm on weekends.
- m. A sign that notes all operational restrictions shall be prominently displayed within the tent structure and all employees shall be familiarized with parking restrictions and operational restrictions, as detailed in the Action Order.
- n. Prior to operation of the facility the applicant shall facilitate a site inspection by staff of the Planning and Development Division to insure that all conditions of approval have been addressed.
- o. 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.

Washoe County Health District

- 2. The following conditions are requirements of the Health District, 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 Health District must be appealed to the District Board of Health.

Contact Name – Wes Rubio, 775.328.2635, wrubio@washoecounty.us

- a. This proposal will require a submittal to the WCHD for a complete Water Project since this proposal involves currently permitted drinking water infrastructure and would be considered a “Treatment” under the Safe Drinking Water Act and NAC445A.
 - i. The link to the application for submittal of plans to initiate the process can be found below:
 - ii. <https://www.washoecounty.us/health/forms-applications.php>

Nevada State Department of Environmental Protection

- 3. The following conditions are requirements of Nevada State Department of Environmental Protection, which shall be responsible for determining compliance with these conditions.

Contact Name – Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

Washoe County Conditions of Approval

- a. Prior to construction and operation of any water treatment facility, TMWA may be required to submit plans to the Nevada Bureau of Safe Drinking Water for review and approval. Please ensure that if Washoe County considers this project, that TMWA obtains plan review and approval from the Nevada Bureau of Safe Drinking water.

*** End of Conditions ***



**TRUCKEE MEADOWS
WATER AUTHORITY**
MILKE WAY SPECIAL USE PERMIT & VARIANCE
APRIL 17, 2017



This application package includes the following requests:

- Request for a Special Use Permit to allow utility services in the MDS zoning district per Washoe County Development Code Table 110.304.20.
- Request for a Variance to encroach in the MDS side, rear and front yard setbacks.

Project Description

Desert Springs Well #3 is located west of Milke Way and south of Eagle Canyon Drive in Spanish Springs. The site encompasses approximately 0.08 acres over two parcels (APN's 530-502-02 & 530-502-03). The property has a zoning designation of Medium Density Suburban (MDS) and a master plan designation of Suburban Residential (SR) and is within the Spanish Springs Area Plan.

The property has historically operated as a well site that was originally developed by Washoe County Water Resources, and was later transferred to the Truckee Meadows Water Authority (TMWA) when the two agencies merged into one.

The groundwater associated with this well site has been identified as having elevated levels of nitrate and arsenic. TMWA is working on a solution to the contaminated water and plans to partner with a firm that specializes in groundwater treatment and perform a pilot study to gain a better understanding on the proposed system. A pilot study is needed to demonstrate the feasibility, operational requirements and sizing of an appropriate system that will remove both nitrate and arsenic from the groundwater source.

The pilot study will work by setting up a temporary test site, at the proposed TMWA well location, that will serve as a smaller scale version of the treatment operation that will treat the contaminated groundwater and improve the water supply. Once the pilot project is completed, TMWA will then look at the feasibility to construct a permanent facility that would be designed on a much larger scale. A future permanent facility would be in a different location, not associated with this well site.

The pilot project is temporary and is anticipated to be completed and the site returned back to its original conditions after two years. All of the testing operations will be conducted within the limits of a tent structure. The tent will be located adjacent to an existing well house on the south side of the property. Existing solid view fencing and mature landscaping will screen the views of the tent structure from the existing house on the south side. Existing mature landscaping and a well structure will screen the neighbor to the north. A separate TMWA owned parcel measuring 24' wide will buffer the adjacent property to the north.

The purpose of the temporary test site will be to do the following:

- Confirm site-specific design and operating criteria for the removal of nitrate and arsenic. These criteria will serve as the basis of design for a potential future full-scale facility.
- Demonstrate sustained nitrate and arsenic removal under steady-state operation.
- Demonstrate system stability, robustness, and flexibility based on actual site use and data.

- Collect data to expand TMWA's knowledge on the effectiveness of arsenic removal through the treatment process.
- Familiarize TMWA staff with the system and develop operational protocol.



Figure 1 - Vicinity Map

Temporary Tent Structure

The site is currently developed with a well house structure, mature landscaping, perimeter chain link fencing and utilities. The pilot project will include the erection of a temporary industrial tent that will be used to house all the equipment and to serve as the base for employees when they come to the site. The tent will measure approximately 15' wide by 30' long and will be 15' in height. The height of the tent is necessary to accommodate the testing equipment. The tent structure will be used on a temporary basis and designed to withstand the elements of the weather including rain, snow and wind.

Utilities

The property is in the middle of an existing residential subdivision with sewer, water and utility lines and services already in place. Electricity will be provided by the existing well building and connected to the tent structure. No outdoor lighting is proposed for the project. All operations will be conducted within the tent structure and no outdoor lighting is needed. The hours of operation from 8 a.m. – 5 p.m. also limit the need for outdoor lighting. A portable restroom facility with a sink will be installed within the fenced area.

Timing

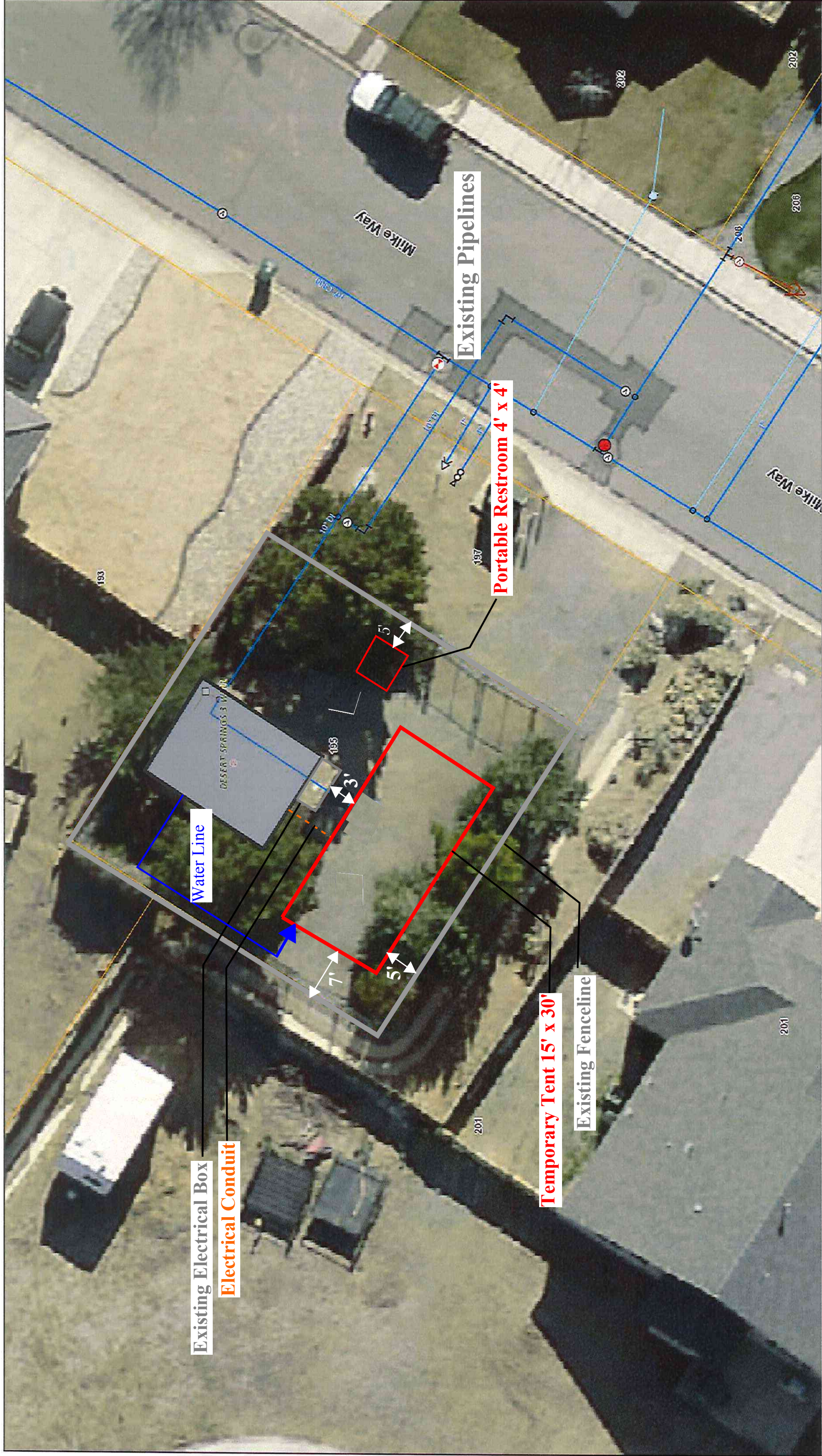
The proposed operation is a temporary facility and is not anticipated to be in operation for more 18 months. To allow sufficient time to get the facility up and running and then 18 months to perform the testing, this special use permit request is for a 24-month period.

Hours of Operation

On average, one employee will be visiting the site during normal hours of operation. Up to three employees may be there for any short period of time. Hours of operation will be limited to seven days a week, 8 a.m. to 5 p.m. Weekend activity is anticipated to be very limited, but a possibility, if the need arises.


Parking

Parking for the temporary facility will utilize the existing site layout. There is an existing driveway cut into the parcel where two cars can park. In addition, on-street parking provides for one parking space. No site improvements are planned for the project related to parking. This is a temporary operation and will revert to its existing use as a TMWA well site after the pilot project is completed.



DATE: Mar 17, 2017
MAP BY:
WORK ORDER #:
SCALE: NTS

Desert Springs #3 Well biottta Pilot Proposed Site Plan
 APN: 530-502-02 & 03


TRUCKEE MEADOWS WATER
 AUTHORITY
Quality. Delivered.

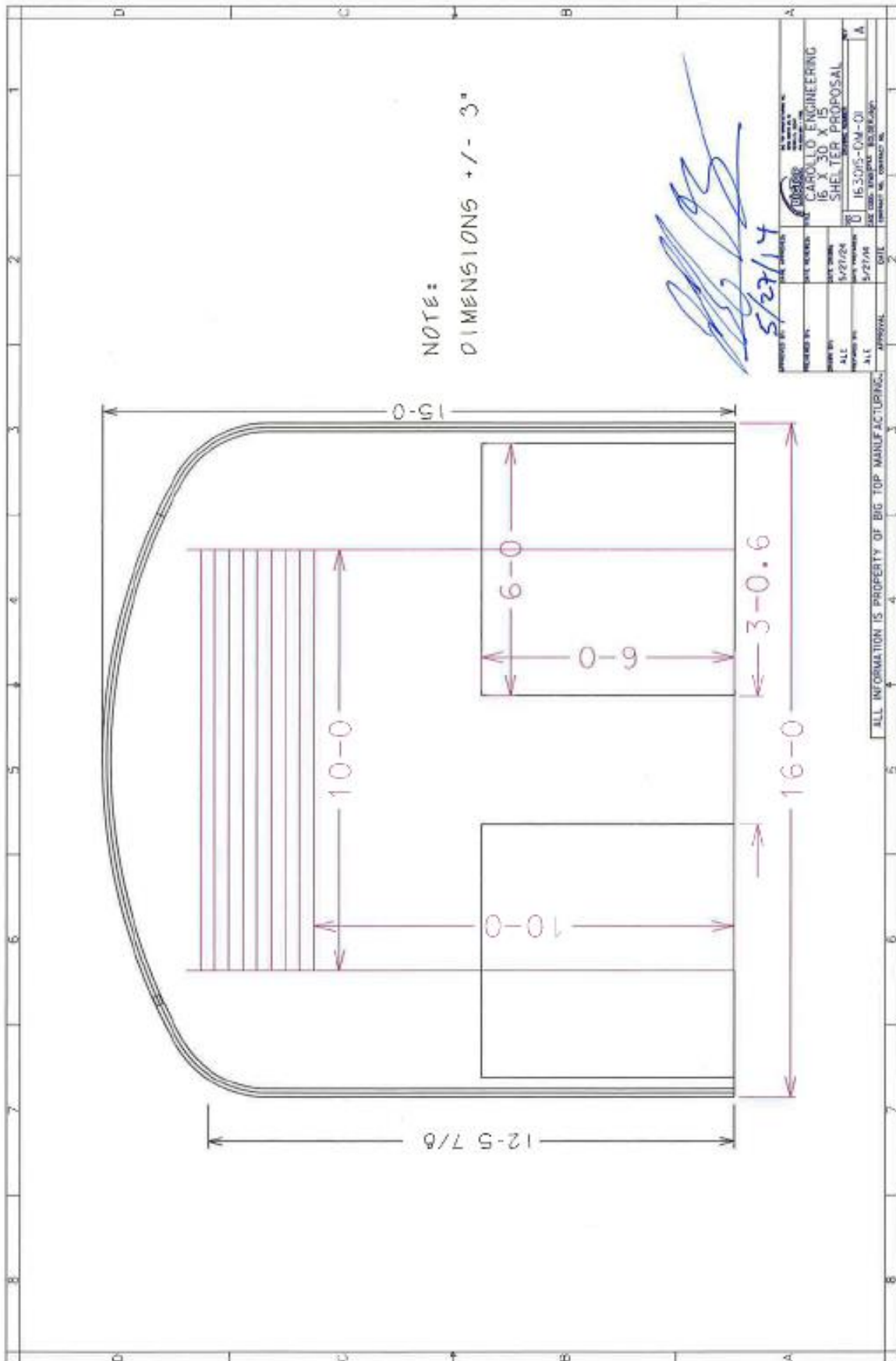


Figure 3 – Example of a Tent Elevation



Figure 4 – Examples of Tent Structure



Front of existing well site facing northwest



Front of existing well site facing southwest

Figure 5 – Site Photo's

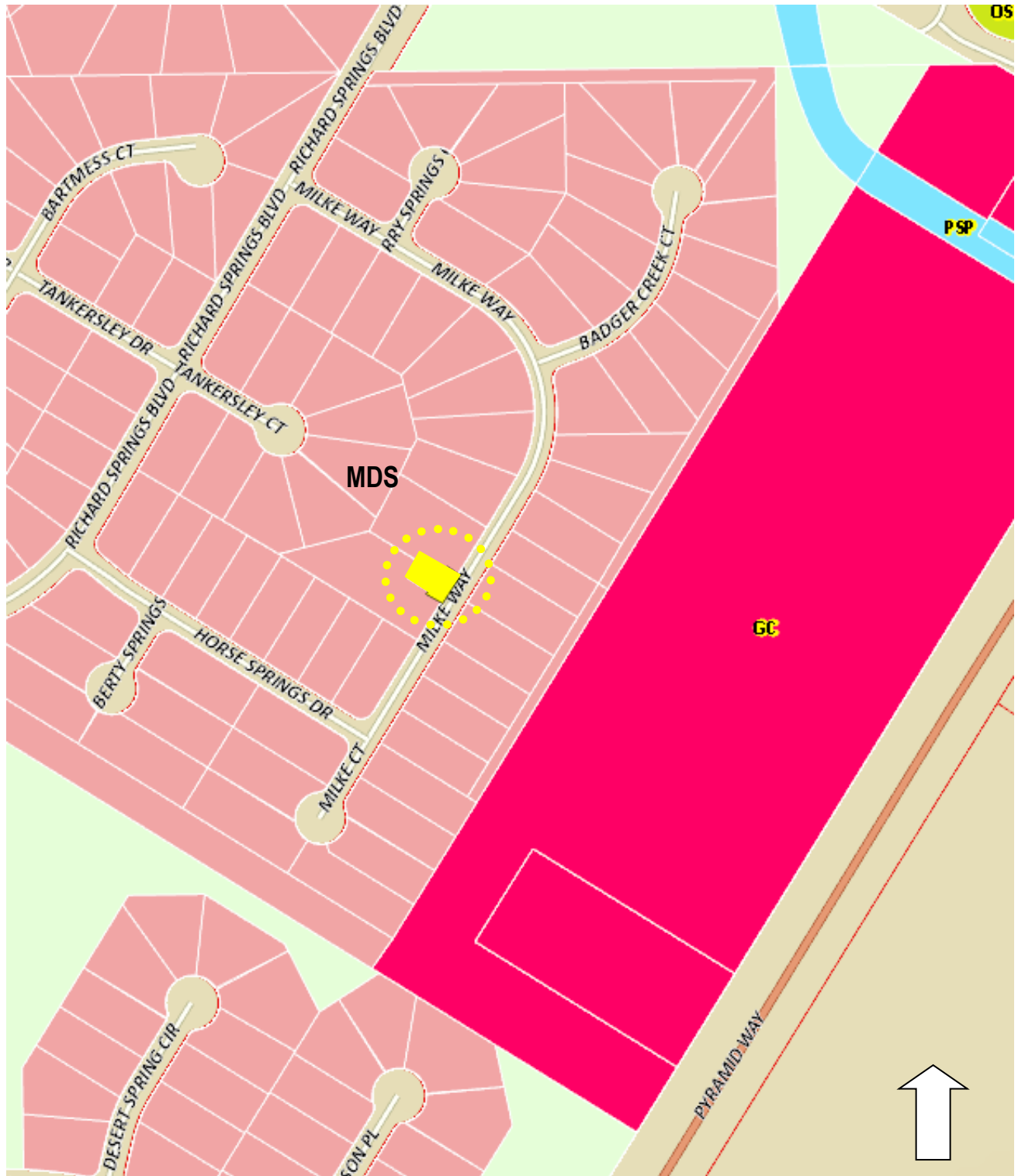


Figure 6 – Zoning Map

Special Use Permit Findings

Section 110.810.30 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:

1) 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 Spanish Springs Area Plan. Specific Goals and Policies include the following:

Water Resources – Supply

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.

Policies

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

SS.12.2 To the extent that reuse water is available to meet a new proposed non-potable water demand that is consistent with the use of reclaimed water, potable water shall not be supplied to meet the demand.

SS.12.6 Washoe County strongly encourages the City of Sparks to apply the adopted Spanish Springs Area Plan water resources policies for development using groundwater resources within the Spanish Springs Hydrographic Basin and located in their sphere of influence as shown on the adopted Truckee Meadows Regional Plan Spheres of Influence (SOI), SOI Study Areas map.

SS.12.9 Existing water rights (permitted and certificated) and water resources shall be retained in the valley whenever possible. Transfer of water (except those transfers in compliance with Policy SS.12.1) shall be discouraged unless the social, economic and environmental consequences are identified and mitigation measures are established.

SS.12.10 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

Water Resources – Quality

Goal Thirteen: The quality of water from the Spanish Springs Hydrographic Basin will be protected from degradation resulting from human activities.

Policies

SS.13.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for the Spanish Springs Hydrographic Basin.

SS.13.2 Washoe County will continue to pursue the Spanish Springs Nitrate Occurrence Project until remediation of the nitrate occurrence problem is complete.

- 2) 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;**

Development of a temporary structure is not anticipated to have any impacts on utilities or roadways. The site already has existing sewer, water and electrical lines to serve the development. Milke Way is a residential roadway and at a maximum, only three vehicles will be at the site at any one time. It is anticipated that one vehicle will be at the site during the daytime.

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

The property is an existing TMWA well site. The proposed temporary use is ideal at this location because it is already being used for a water related use. This site was selected because of its proximity to the groundwater that needs to be tested. The proposed use has very minimal impacts and everything will be done within the tent structure. The temporary operation is not anticipated to impact the surrounding neighbors.

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

The proposed temporary use is not anticipated to have any negative impact on the public health, safety or welfare or injurious to the property or improvements on adjacent properties. The tent structure will be screened from the adjacent neighbors by an existing fence and by the tall mature landscaping.

- 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.**

There are no military installations in the area.

Variance Findings

Section 110.804.25 Findings. Prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that findings (a) through (d) apply to the property and, if a military installation is required to be noticed, finding (e):

1) Special Circumstances. Because of the special circumstances applicable to the property, including either the:

a) Exceptional narrowness, shallowness or shape of the specific piece of property, or

The existing site is being used as a temporary facility to operate a pilot project that will eliminate arsenic and nitrates from the groundwater. The well site parcel measures 50' wide by 50' long and is already developed with a small well structure. The proposed temporary tent will measure approximately 15' by 30' long and will be located adjacent to the well house. A Variance is needed to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5'. The property is zoned MDS, which requires a minimum lot size of 12,000 square feet. The lot is only 2,500 square feet in size, and is well under the minimum lot size requirements.

b) Because of exceptional topographic conditions, or

The site is flat and has not topographical challenges.

c) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

The nature of the request being a temporary use for conducting a pilot test project to test the feasibility of removing both nitrates and arsenic from the groundwater, make it an extraordinary condition that is unique to the site and situation. The existing use as a well site, owned and operated by TMWA, contribute to the need to be sited at this location, as opposed to a large parcel outside of the aquifer boundaries. The proposed size of the tent is needed to house all the testing equipment under one roof.

2) The strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

TMWA is in the process of undergoing a pilot project that will remove nitrate and arsenic from the existing groundwater. By not approving this variance request, TMWA will have to look for another site location that meets their criteria. The site needs to be in an area that has historical high levels of the contaminants. This location is idea for the pilot project and because it already exists as a TMWA facility, the neighbors are used to the well house and TMWA vehicles coming to the site periodically. The property has sufficient room for parking and is already developed with mature landscaping, which will help to screen the temporary tent from the adjacent homes.

3) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

The project is temporary and only anticipated to be constructed for up to 24 months, after which time, the facility will go back to its current use as a well house operated by TMWA. The impacts to the neighbors are minimal and are not anticipated to create a nuisance by anyone. On average, one TMWA employee will be at the site, and typically during the work day and work week. No noise, lighting, dust or fumes will be generated by the project and all activities will be done within the tent structure.

4) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and

The proposed request to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5' is not out of character with the neighborhood. The side is already developed with mature landscaping that will screen the tent structure. The front setback will have very little impact on the project because a separate parcel measuring 24' wide physically separates the proposed parcel with the tent structure from the roadway, thereby creating a buffer between the property and the home across the street.

5) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

This is a temporary use and will not have any negative or detrimental impacts on the neighbors in terms of noise, lighting, fumes, traffic, etc. All the activities will be conducted in a structure that will be screened with existing landscaping and only be on the site for no more than two years. Maintenance and operation of this parcel is already being conducted by TMWA and will continue to be operated by TMWA during the two-year project.

6) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

There are no military installations in the area.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Spanish Springs Nitrate Pilot Treatment Study			
Project Description: Special Use Permit and Variance for Pilot Treatment study at Desert Springs Well #3			
Project Address: 195 & 197 Milke Way, Sparks NV 89436			
Project Area (acres or square feet): 450 sf (15' x 30')			
Project Location (with point of reference to major cross streets AND area locator):			
Milke Way and Horse Springs Drive (see attachment)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-502-02	1,216 sf		
530-502-03	2,500 sf		
Section(s)/Township/Range: S34, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Truckee Meadows Water Authority		Name: CFA	
Address: P.O. Box 30013		Address: 1150 Corporate Blvd.	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89502
Phone: 775-834-8106	Fax: 834-8150	Phone: 856-7073	Fax: 856-1160
Email: pmiller@tmwa.com		Email: afuss@cfareno.com	
Cell: 775-813-4116	Other:	Cell: 771-6408	Other:
Contact Person: Paul Miller, P.E.		Contact Person: Pei-Shin Wu	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Truckee Meadows Water Authority

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Mark Force, General Manager
(please print name)

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

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

Assessor Parcel Number(s): 530-502.02 + 03

Printed Name Mark Force

Signed Mark Force

Address P.O. Box 3003

Reno, NV 89520

Subscribed and sworn to before me this 1 day of March, 2017.

(Notary Stamp)

Heather Edmunson

Notary Public in and for said county and state

My commission expires: 11-20-17



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

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

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53050202	Active	4/17/2017 2:10:22 AM
Current Owner: TRUCKEE MEADOWS WATER AUTHORITY ATTN LANDS DEPARTMENT PO BOX 30013 RENO, NV 89520		SITUS: 197 MILKE WAY WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Township 21 Lot A Range 20 SubdivisionName NORTH SPRINGS EST-CIMARRON W 1		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53050203	Active	4/17/2017 2:10:22 AM
Current Owner: TRUCKEE MEADOWS WATER AUTHORITY ATTN LANDS DEPARTMENT PO BOX 30013 RENO, NV 89520		SITUS: 195 MILKE WAY WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Section 34 Township 21 Range 20		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

Pay Online

No payment due for this account.


\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER


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

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

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The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

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?

The groundwater associated with this well site has been identified as having elevated levels of nitrate and arsenic. TMWA is working on a solution to the contaminated water and plans to partner with a firm that specializes in groundwater treatment and perform a pilot study to gain a better understanding on the proposed system. A pilot study is needed to demonstrate the feasibility, operational requirements and sizing of an appropriate system that will remove both nitrate and arsenic from the groundwater source.

The pilot study will work by setting up a temporary test site, at the proposed TMWA well location, that will serve as a smaller scale version of the treatment operation that will treat the contaminated groundwater and improve the water supply. Once the pilot project is completed, TMWA will then look at the feasibility to construct a permanent facility that would be designed on a much larger scale. A future permanent facility would be in a different location, not associated with this well site. The pilot project is temporary and is anticipated to be completed and the site returned back to its original conditions after two years.

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

The fence and access gate around Desert Springs #3 Well will remain in place and will provide security for the temporary tent structure. The site is already developed with a curb cut for a driveway and for two parking spaces. Mature landscaping surrounds the parcel perimeter and will help to screen the indoor tent operation from the adjacent homes.

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?

One temporary portable restroom with sink will be installed within the fenced area. A temporary tent measuring 15' wide by 30' long and 15' tall will be located on the site's southern side. The property is located in an existing residential subdivision with existing sewer, water and electrical utility lines and services currently exist. The project is anticipated to be fully constructed within one week and remain in place for no more than two years. After which time, it will revert to its current condition and use by TMWA.

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

The entire temporary operation is anticipated to be completed in one week. The pilot study and operation will be in place for up to two years.

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?

The property is currently owned and maintained by TMWA and is used as a well house. This site is particularly suited for the proposed temporary use because it has high nitrate and arsenic levels in the groundwater, making it ideal for this pilot project. All utilities already exist on-site and no permanent improvements are needed to service the temporary project.

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

The pilot study will provide a fundamental basis for TMWA in their consideration for nitrate and arsenic removal, not only at Desert Springs #3 Well, but also at other groundwater wells in the surrounding area. This ensures that the community continues to have safe drinking water sources for many years to come.

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

No negative impacts or effects are anticipated with the project. All construction and installation work will be completed within the fenced area and minimal noise and/or dust will be produced due to the nature of the work. All testing work will be conducted with the tent structure. The project is not anticipated to create any negative impacts on the neighbors related to noise, fumes, dust, traffic or lighting. Education and community outreach efforts can be made if the nearby neighborhood has any questions and/or issues regarding the pilot study.

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

Hours of operation will be limited from 8 a.m. to 5 p.m. seven days a week. The project is anticipated to have one staff person at the facility during the business days/hours of the week, and occasionally up to three employees at any one time. The project is temporary in nature and will be removed after two years. Since the project is temporary, the applicant requests that no additional site improvements be required in relation to parking, landscaping, lighting or paving.

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

The site is already developed with a curb cut and driveway from Milke Way. The site accommodates two vehicles within the parcel boundaries and one parking stall that is on-street.

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

This is a temporary operation that will only last two years. The site is already developed with mature landscaping that will screen the tent structure from the adjacent neighbors.

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.)

No exterior signs or lighting will be provided. Lights will be installed within the tent to provide the operator with adequate visibility in the event that its dark outside.

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 checked="" type="checkbox"/> No
------------------------------	--

13. Utilities:

a. Sewer Service	None
b. Electrical Service	NV Energy
c. Telephone Service	None
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	None
f. Cable Television Service	None
g. Water Service	TMWA

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

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

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire
b. Health Care Facility	Northern Nevada
c. Elementary School	Jessie Hall
d. Middle School	Spanish Springs
e. High School	Spanish Springs
f. Parks	Washoe County
g. Library	Washoe County
h. Citifare Bus Stop	N/A

Variance 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 variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

This is a request to vary from the MDS setbacks as follows:
Side setback from 8' to 5'
Rear setback from 20' to 7'
Front Setback from 20' to 5'

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The existing site is being used as a temporary facility to operate a pilot project that will eliminate arsenic and nitrates from the groundwater. The well site parcel measures 50' wide by 50' long and is already developed with a small well structure. The proposed temporary tent will measure approximately 15' by 30' long and will be located adjacent to the well house. A Variance is needed to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5'. The property is zoned MDS, which requires a minimum lot size of 12,000 square feet. The lot is only 2,500 square feet in size, and is well under the minimum lot size requirements.

The site is flat and has no topographical challenges.

The nature of the request being a temporary use for conducting a pilot test project to test the feasibility of removing both nitrates and arsenic from the groundwater, make it an extraordinary condition that is unique to the site and situation. The existing use as a well site, owned and operated by TMWA, contribute to the need to be sited at this location, as opposed to a large parcel outside of the aquifer boundaries. The proposed size of the tent is needed to house all the testing equipment under one roof.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

All operations will be conducted within an enclosed tent structure. The tent will be hidden from adjacent homes by the existing fence and mature landscaping. The hours of operation will be limited from 8 a.m. to 5 p.m., when most people are at work for the day. Traffic will be minimal and will typically be one person, but up to three staff members on-site at a time. The project is not anticipated to generate any noise, lighting, fumes or traffic and will have very little impact on the surrounding neighborhood.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The temporary project will benefit the community by seeking to come up with a solution for removing nitrates and arsenic from the contaminated ground water. The site is already being used as a TMWA facility and comes already designed with fencing and mature landscaping for screening the temporary facility.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The property is used for a public purpose and is not a residential use. The parcel is well below the MDS zoning minimum lot size of 12,000 square feet. The small size of the parcel, measuring 50' x 50' make meeting the required setbacks difficult to achieve.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

TMWA

8. What is your type of sewer service provided?

Washoe County



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: May 04, 2017
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WSUP17-0009**
APN 530-502-02 & 03
TMWA TEMPORARY TREATMENT FACILITY

I have reviewed the referenced special use permit case and have no conditions or comments.

LRV/lrv



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 1, 2017

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WADMIN17-0004 (Classical Tahoe)
WPVAR17-0002 (Fisher/Kintz Front Yard Setback Reduction)
WSUP17-0008 (Quilici Group Care)
WSUP17-0009 (Truckee Meadows Water Authority)
WTPM17-0006 (Smith)
WTPM17-0007 (Kauffmann)

Dear Mr. Pelham,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Chad Giesinger, Washoe County Community Services
Kelly Mullin, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment: 05052017

RTC Board: Ron Smith (Chair) • Bob Lucey (Vice Chair) • Paul McKenzie • Marsha Berkbigler • Neoma Jardon
PO Box 30002, Reno, NV 89520 • 1105 Terminal Way, Reno, NV 89502 • 775-348-0400 • rtcwashoe.com

WSUP17-0009
EXHIBIT C

From: Patrick Mohn <pmohn@ndep.nv.gov>
Sent: Monday, April 24, 2017 7:59 AM
To: Pelham, Roger
Subject: SUP Case WSUP17-0009 TMWA Temporary Water Treatment Facility

Mr. Pelham,

The NDEP was asked to comment on the above SUP. Prior to construction and operation of any water treatment facility, TMWA may be required to submit plans to the Nevada Bureau of Safe Drinking Water for review and approval. Please ensure that if Washoe County considers this project, that the TMWA obtains plan review and approval from the Nevada Bureau of Safe Drinking Water.

Sincerely,

Pat Mohn

Patrick A. Mohn, M.Sc., P.E.
Technical Services, Compliance and Enforcement
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov

From: Lawson, Clara
Sent: Monday, April 24, 2017 9:53 AM
To: Pelham, Roger
Subject: SUP17-00009 Temp water treatment 195 Milke way

I don't have any conditions of approval.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV
89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

May 3, 2017

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: TMWA; APN 530-502-02
Special Use Permit; WSUP17-0009

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Special Use Permit and has the following comments and requirements:
 - a. This proposal will require a submittal to the WCHD for a complete Water Project since this proposal involves currently permitted drinking water infrastructure and would be considered a "Treatment" under the Safe Drinking Water Act and NAC445A.
 - i. The link to the application for submittal of plans to initiate the process can be found below:
 - ii. <https://www.washoecounty.us/health/forms-applications.php>

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

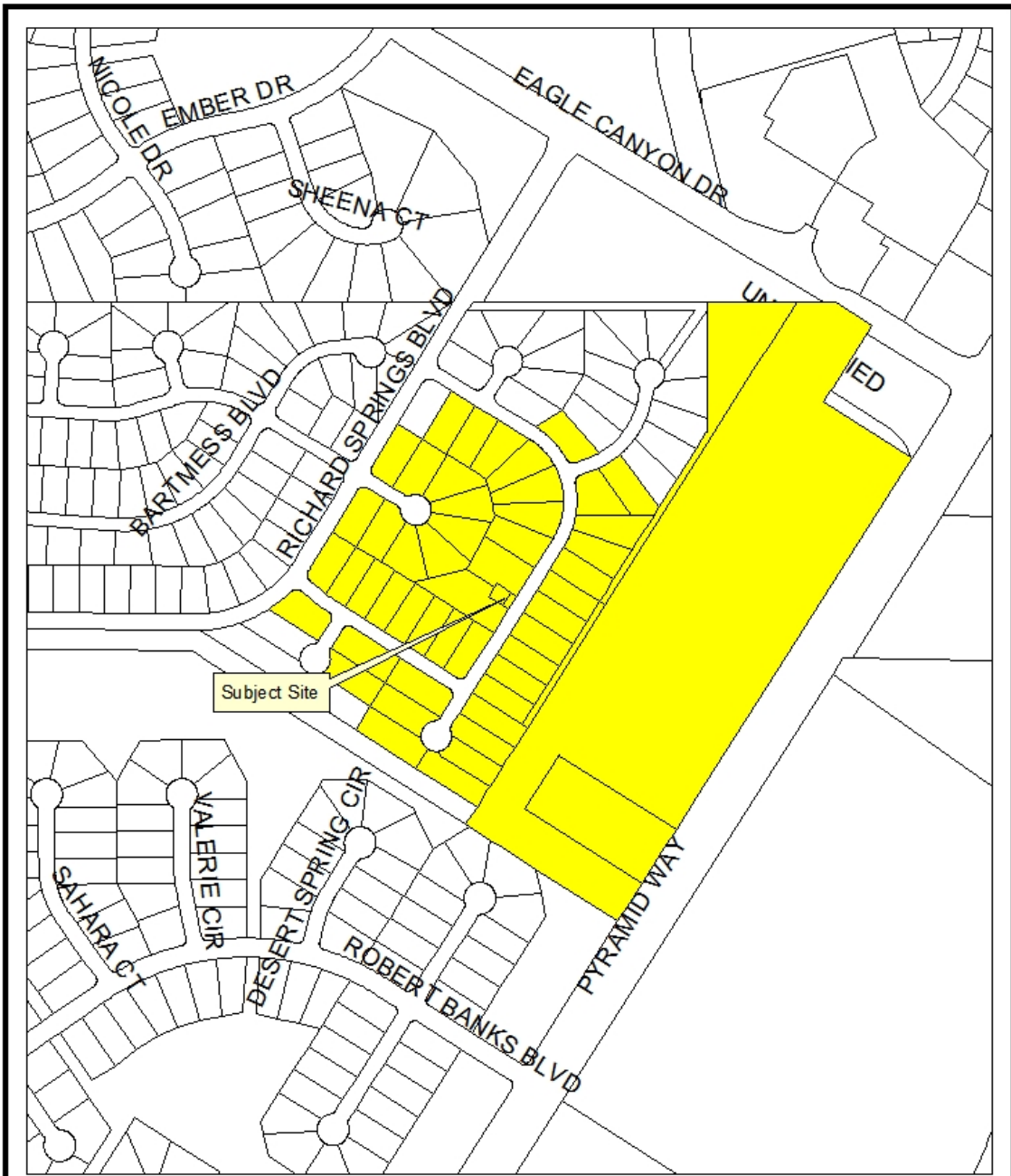


James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer





Mailing Label Map
**Special Use Permit Case Number WSUP17-0009 and
 Variance Case Number WPVAR17-0003**
(Truckee Meadows Water Authority)
 54 Parcels selected at 500 feet.

Source: Planning and Development Division



Date: April 2017

Community Services
 Department
 Planning and
 Development Division
**WASHOE COUNTY
 NEVADA**
 Post Office Box 11120
 Reno, Nevada 89520
 (775) 328-2800