



Board of Adjustment Staff Report

Meeting Date: April 7, 2022

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0006 (Reno Tahoe Business Gateway)

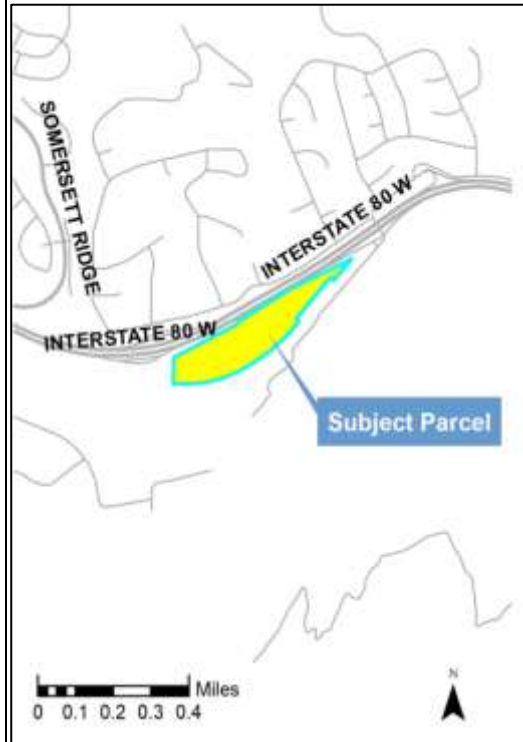
BRIEF SUMMARY OF REQUEST: Major grading necessary to facilitate future development of industrial uses on the project site.

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

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for major grading necessary to facilitate future development on the project site. The applicant is proposing excavation of 127,400 cubic yards of material and 104,040 cubic yards of fill material with approximately 27 acres of disturbed area – most of which has already been previously disturbed. The applicant is also requesting to vary the standards of section 110.438.45(c) to allow finished grades to vary by more than ten (10) feet from the natural slope.

Applicant: S3 Development Co.
Property Owner: Riverview Estates Properties LLC.
Location: 10355 Mogul Rd, Reno, NV 89523
APN: 038-181-01 (1.865 ac)
038-172-14 (26.03 ac)
Project Area: 27.98 acres
Master Plan: N/A
Regulatory Zone: Industrial
Area Plan: Verdi
Development Code: Authorized in Article 820 and 821
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0006 for Riverview Estates Properties LLC., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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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:

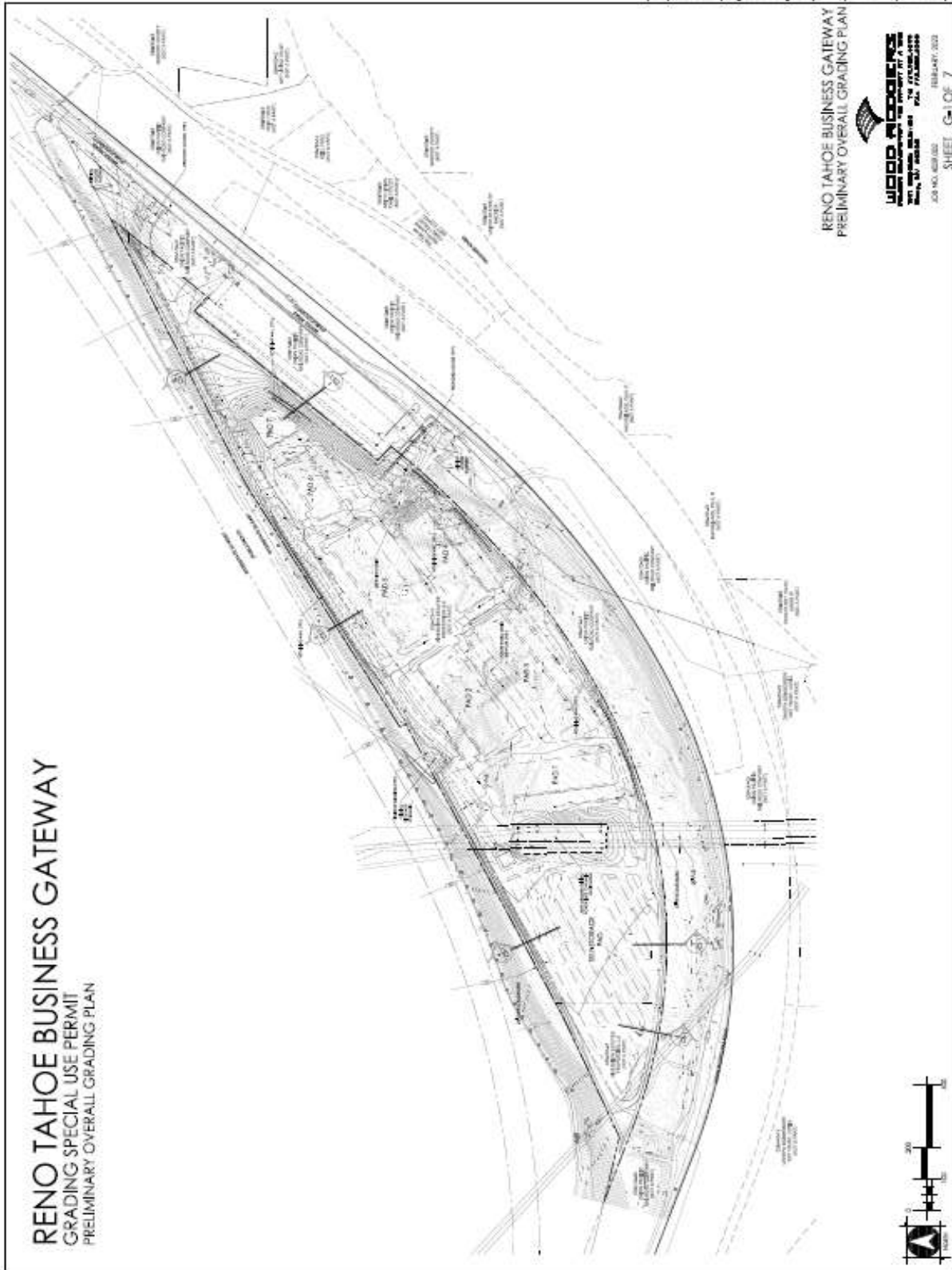
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” 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 WSUP22-0006 are attached to this staff report and will be included with the action order.

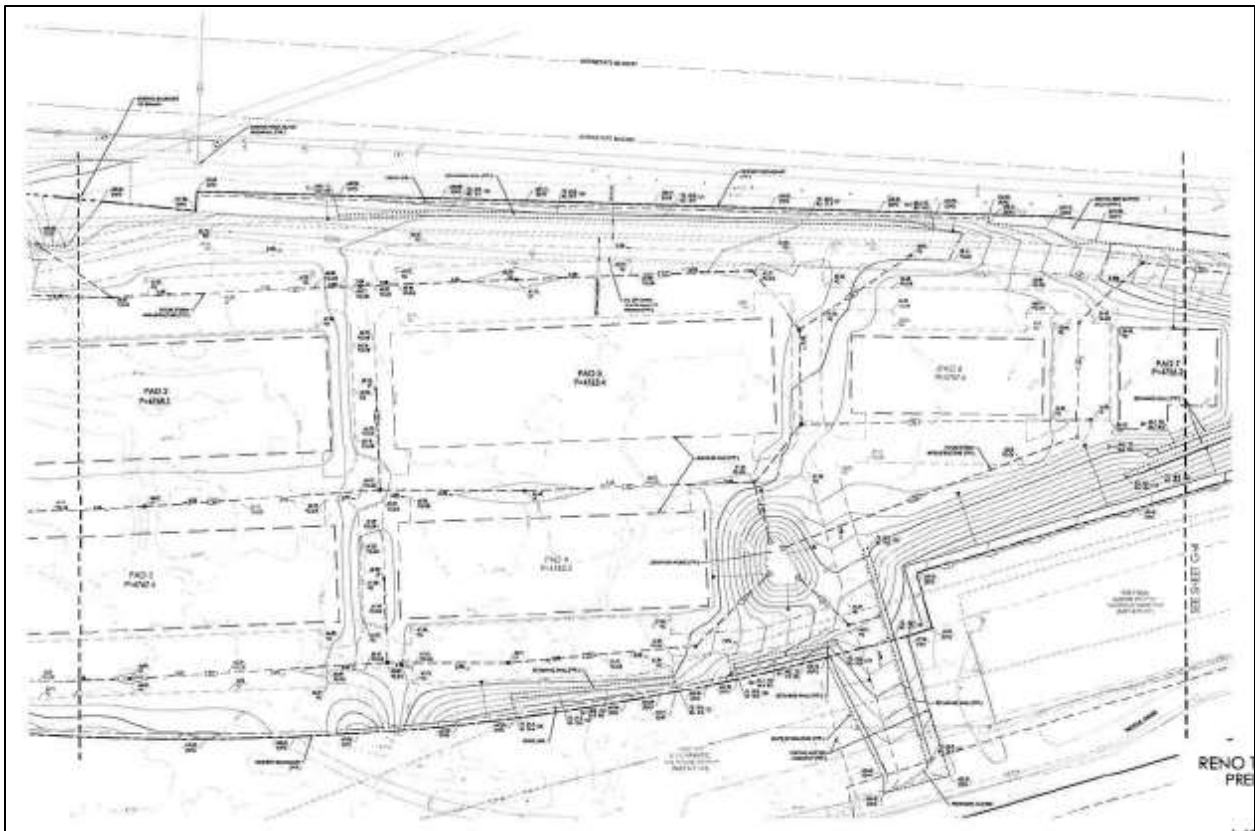
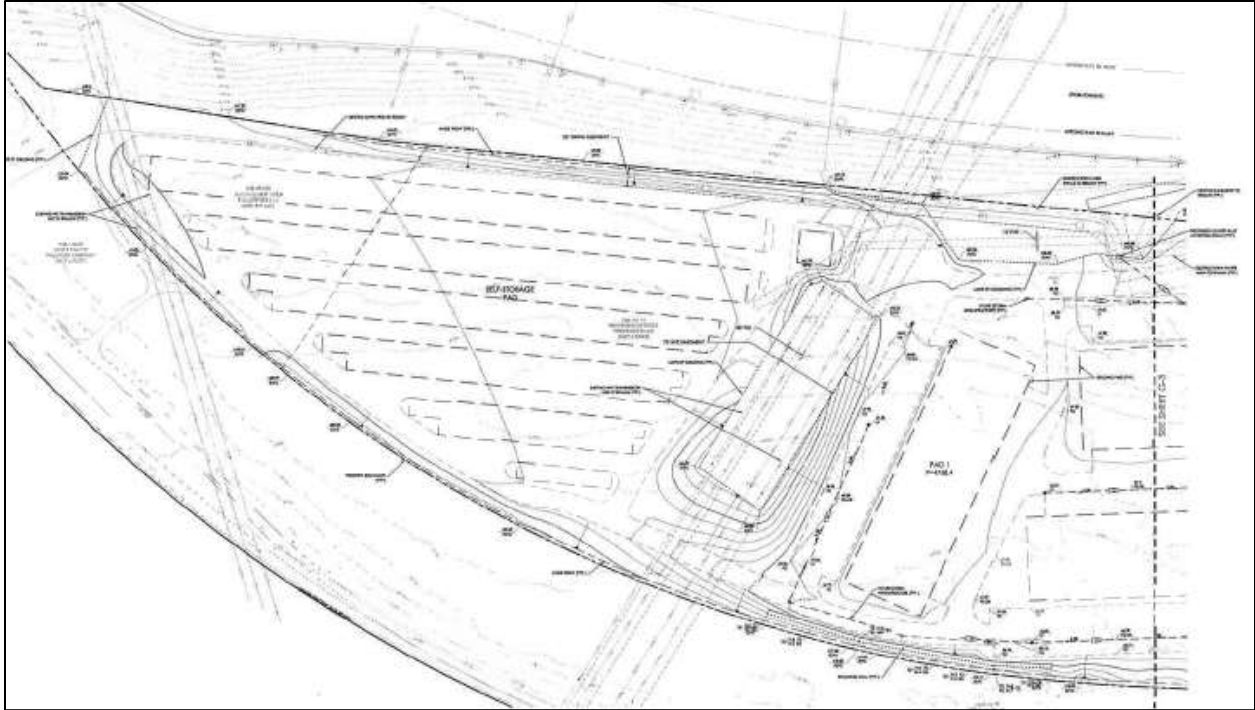
The subject properties are designated as Industrial (I) regulatory zone. The proposed grading triggers the major grading requirements and is permitted with a special use permit per Washoe County Code Section 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request(s) to vary standards below:

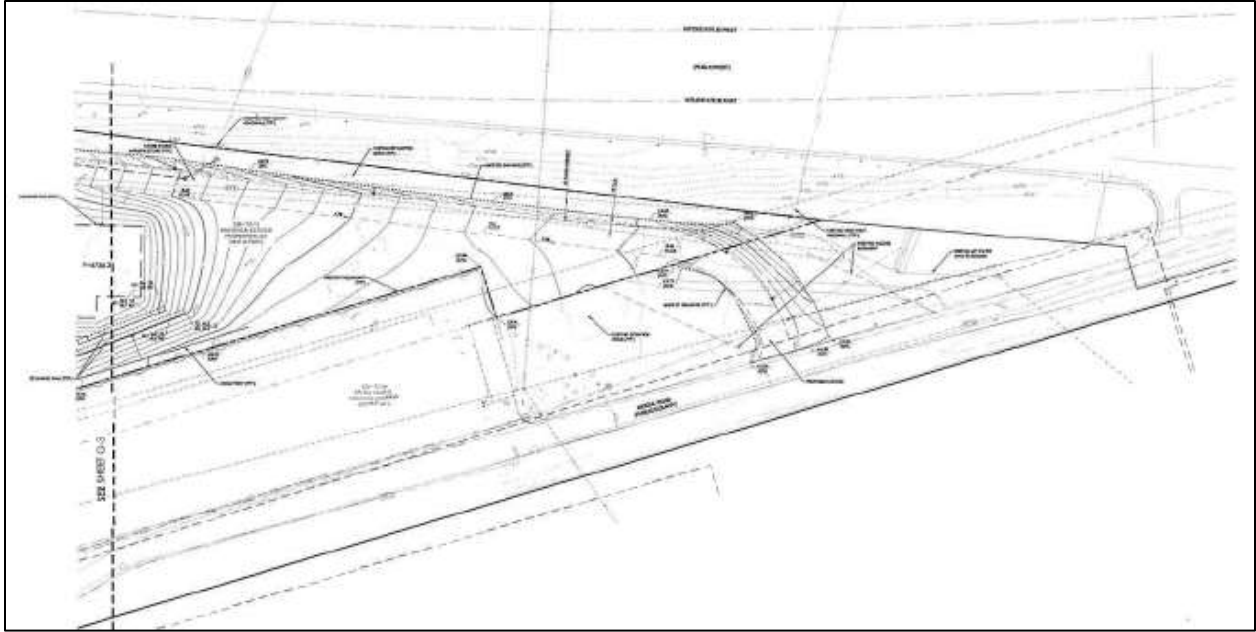
Variance(s) Requested	Relevant Code
438.45(c)	Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.



Site/Grading Plans



Site/Grading Plans



Site/Grading Plans

Background

In 2021, the Reno City Council voted in favor to remove the two subject parcels, 038-181-01 and 038-172-14, from the City of Reno Sphere of Influence. Truckee Meadows Regional Plan, Table 3.3, Policy RC 2 – Spheres of Influence (SOI), provides translatable land uses between each jurisdiction. Although the previous City of Reno master plan designation of mixed employment (ME) has a translation of commercial (C) per Table 3.3, Washoe County is not obligated to adopt a commercial master plan land use.

The property has a Washoe County regulatory zone of industrial and there is currently a master plan amendment in process to adopt a master plan land use on the property. Washoe County staff will be recommending a master plan land use category of Industrial (I) consistent with the existing Industrial (I) regulatory zone as described above. The proposed master plan amendment (WMPA22-0001) is scheduled for the May 3, 2022 Planning Commission meeting and the TMRP conformance review will occur pending approval from the Washoe County Board of County Commissioners.

Although the master plan amendment has not been adopted, the proposed grading is an allowed use in the Industrial regulatory zone subject to approval of a special use permit (WSUP22-0006). A recommended condition of approval is proposed for the Boards consideration to require the master plan amendment be adopted and in effect prior to the issuance of any grading and/or building permits in association with the entitlements of this special use permit. Pending adoption of the MPA, the master plan and zoning will both reflect Industrial designations and therefore be in conformance.

Project Evaluation

The applicant is requesting a special use permit for major grading in anticipation for future development of a flex space industrial park. The request will allow the development of “super pads” that can be developed with a mix of industrial uses as allowed in the Industrial (I) regulatory zone. The project is located on the south side of Interstate 80 off Exit 7 and north of Mogul Road.

The project area encompasses two undeveloped parcels, APN's 038-172-14 & 038-181-01, totaling approximately 27.9 acres. While the parcels are vacant, significant disturbance to the site has occurred as a result of the railroad, I-80 corridor and various utility projects in the immediate vicinity. To the north of the project site is Interstate 80, to the east is an existing self-storage facility, to the south is Union Pacific Railroad and undeveloped land. The project area has multiple public utility easements, including NV Energy utility poles to remain in place and surrounding area undisturbed. The site plan indicates a desire to remove and relocate overhead utility poles. Any relocation of utility poles will require coordination with the applicable utility company directly and is not a part of this special use permit approval. All appropriate agencies were notified of the application and no comments in opposition were received.

The following major grading thresholds triggered are:

- **Section 110.438.35 (a)(1)** – Grading on slopes less than or flatter than 15%
 - **Area – (i)(C)** – Grading of an area of more than four (4) acres on a parcel of any size.
 - **Volume – (ii)(A)** - Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- **Section 110.438.35 (a)(2)** – Grading on slopes of 15% or greater (steeper)
 - **Area – (i)(c)** - Grading of more than two (2) acres on any size parcel.
 - **Volume – (ii)(A)** - Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- **Section 110.438.35 (a)(3)** - Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper).
- **Section 110.438.35 (a)(4)** - Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance.

The applicant is proposing the excavation of 127,400 cubic yards of material, and 104,040 cubic yards of fill material. The applicant states a large portion of the approximately 23,360 cubic yards of excess cut will consist of oversized rocks that will be processed and utilized on-site for dry stacked wall construction. The remaining portion of excess cut is expected to include vegetation and unsuitable material that will need to be exported from the site. The maximum height is 8' for single wall designs and 6' high with 6' of bench width between walls for terraced wall designs.

Although the site requires major grading to accommodate development, the project area is relatively flat with over 80% of the site having slopes of less than 15% or less. The applicant has requested to vary Washoe County Development Code §110.438.45(c): "*Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.*" Varying from this standard is allowed per WDCDC Article 810.209(e), Special Use Permits which allows the Board of Adjustment to vary development code standards in conjunction with the approval for a special use permit.

The grading design includes a maximum depth of cut of approximately 25', and a maximum depth of fill of approximately 22', however those depths are localized to only a few locations on site. The majority of the site has depth of cuts and fills that are considerably shallower at approximately 6.1' and 4.7'. Any finish grade varying from natural slope by any more than 10' in elevation is required to meet the following requirements, specified as a proposed condition of approval:

- (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;*
- (ii) The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).*
- (iii) Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.*
- (iv) Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.*
- (v) Bench widths shall be at least four (4) feet.*

The applicant is not requesting to vary any of the below grading standards and all slopes must comply with Washoe County Code 110.438.45, which are summarized in the table below:

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured

Mogul Road will provide access to the project area via one of two driveways on either side of the existing self-storage complex. The driveways are proposed to be 30' wide and will connect to drive aisles designed to loop through the project site. All internal drive aisles depicted in the application, Exhibit E, are intended to be conceptual and will be formally designed in accordance with Washoe County design standards as individual projects are developed. The special use permit request is limited to grading; landscaping, parking and lighting requirements will be addressed with future permit requirements for build out of the project. Washoe County Engineering will require a detailed traffic study which will address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control.

Area Plan Evaluation

The subject parcel is located within the Verdi Area Plan. The following is a pertinent policy from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
V.3.1	Design standards for grading that minimize the visual impact of all residential and non-residential hillside development.	Yes	

Neighborhood Meeting

On September 14, 2021, S3 Development held a virtual neighborhood meeting regarding the proposed project. The meeting lasted approximately two hours with forty-two (42) people in attendance. A detailed presentation was given on the development plan and multiple questions and concerns were raised and answered during the meeting. Primary concerns included 18-wheel truck traffic, proximity and safety of the railroad, crime, lack of public transportation, light pollution and impacts to existing pedestrian uses.

During the meeting, S3 Development and its representatives elaborated that the property is completely encompassed by both Interstate 80 and the Union Pacific Railroad there is no desire for residential uses. In addition, clarified that while the land is zoned Industrial in the county, that S3 Development’s Plan is to build non-traditional large industrial “Big Box” distribution buildings but instead develop a “flex” style product with smaller buildings for local businesses and would therefore be a significantly less intense use for the land. Additionally, the applicant pledged that the site plan will be designed to deter 18-wheel trucks to be able to navigate to or back into the storage bays.

For a full summary of the neighborhood meeting, see Exhibit E.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jen Heeran jheeran@washoecounty.gov
Washoe County Sherriff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, grosa@washoercounty.us
WCHD – Environment Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon blemon@tmfpd.us

RTC Washoe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County School District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed use of major grading is consistent with the action programs, policies, standards, and maps of the Master Plan with the conditions recommended in Exhibit A.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The proposed use is to provide for future construction of industrial use types. There are no utility, sanitation, or water supply facilities necessary at this time. All required utilities and necessary improvements will be subject to future applicable permitting requirements.

- (c) Site Suitability. That the site is physically suitable for a mix of industrial type uses, and for the intensity of such a development.

Staff Comment: The proposed site is already substantially disturbed. The proposed grading will facilitate for the future development of industrial uses as allowed by the regulatory zone.

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

Staff Comment: The proposed grading is subject to the conditions of approval as indicated in Exhibit A. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

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

Staff Comment: There are no military installations within the notice area.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0006 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 WSUP22-0006 for Riverview Estates Properties LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a mix of industrial type uses, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: S3 Development Co.
blakejr@s3devco.com
blake@s3devco.com

Property Owner: Riverview Estates Properties LLC
chichi@bentar.com

Professional Consultant: Wood Rogers, Inc.
shuggins@woodrogers.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0006

The project approved under Special Use Permit Case Number WSUP22-0006 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 7, 2022. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through 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.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

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

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

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The actions granted by WSUP22-0006 shall not be in effect until and after the Master Plan Amendment land use designation has been established with the adoption of WMPA22-0001 - SOI Rollback.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- d. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. Finish grading that vary the natural slope by more than ten (10) feet in elevation shall meet the following requirements:
 - I. The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;
 - II. The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).
 - III. Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.
 - IV. Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.
 - V. Bench widths shall be at least four (4) feet.
- e. Prior to building permit submittal, project site plans shall be revised to confirm and indicate all retaining walls meet the maximum height as follows: front yard setback is no more than six (6) feet; rear and side yard setback shall be no more than a maximum of eight (8) feet. Retaining walls outside of the setbacks are limited to ten (10) feet.

Washoe County Engineering and Capital Projects

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

**Contact Name – Jennifer Heeran, Senior Licensed Engineer, 775.328.3603,
jheeran@washoecounty.gov**

- 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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

- a. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- b. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
- c. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- d. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- e. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. 775.328.2050, mfink@washoecounty.gov

- a. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- b. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
- c. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- d. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for onsite paving shall be 3 inches asphalt on 6 inches granular base.
- e. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- f. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

- g. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.

Truckee Meadows Fire Protection District

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

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

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

Engineering Water - Rights Division

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

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. Applicant shall coordinate with TMWA new development staff to determine grading and infrastructure needs.

Washoe County Air Quality Management

5. The following conditions are requirements of Washoe County Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Genine Rosa, 775.784.7204, grosa@washoecounty.gov

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Washoe County Parks and Regional Open Space

2. The following conditions are requirements of Washoe County Air Quality Management, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman, Park Planner, 775.328.3623, skirschenman@washoecounty.gov

1. The applicant shall either: (1) preserve the historical trail marker in place and maintain public access to this historical location; or (2) provide the trail marker to the Parks Program for incorporation into the interpretive program on the neighboring Carcione Open Space property. Option 2 is contingent upon approval by the appropriate entity, which may be the State Historical Preservation Office, the Bureau of Land Management, or another agency or nonprofit organization.

*** End of Conditions ***

Weiche, Courtney

From: Rosa, Genine
Sent: Tuesday, February 15, 2022 10:06 AM
To: Weiche, Courtney
Subject: Review of Applications Submitted February 2022 – Memo II

Categories: WSUP22-0006

Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway Grading)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
Link to application: [Dust Control Permit Application](#)

Genine

Environmental Engineer II
O: (775) 784-7204

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

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



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Weiche, Courtney

From: GORDON, BRYSON <BG1853@att.com>
Sent: Tuesday, February 15, 2022 10:38 AM
To: Weiche, Courtney
Cc: COOPER, CLIFFORD E
Subject: Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway Grading)
Attachments: February Agency Review Memo II.pdf
Categories: WSUP22-0006

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

Hello Courtney,
AT&T does have aerial facilities running through Parcels 038-172-14 and 038-181-02 parallel to NV Energy power lines. After review of drawings and design, they appear to be protected by the designed plan.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: February 28, 2022

To: Courtney Weiche, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Reno Tahoe Business Gateway Grading WSUP22-0006**
APN 038-181-01 & 038-172-14

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an industrial park and is located on approximately 27.9 acres at the south side of Interstate 80, off Exit 7 and north of Mogul Road. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

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

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. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.



Subject: **Reno Tahoe Business Gateway Grading WSUP22-0006**
Date: February 28, 2022
Page: 2

6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

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

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5-year storm shall be detained on site to the satisfaction of the County Engineer.
3. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

1. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control. The

Subject: **Reno Tahoe Business Gateway Grading WSUP22-0006**
Date: February 28, 2022
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County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.

2. Driveway locations shall conform to the Washoe County Code Article 436 for commercial driveways.
3. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
4. The applicant shall submit a detailed geotechnical analysis and report for pavement design recommendations to the County Engineer for review and approval. The report shall be based on the estimated traffic loadings for a 20-year design life and shall include assumptions concerning the distribution of trucks and buses, to include project construction truck traffic. The resultant pavement thickness in the geotechnical analysis must be used if the report indicates a structural section that is stronger than minimum if required. The minimum pavement requirements for on site paving shall be 3 inches asphalt on 6 inches granular base.
5. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
6. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.
7. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
8. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
9. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility comments.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

February 22, 2022

TO: Courtney Weiche, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway Grading)

Project description:

The applicant is proposing to approve Special Use Permit for major grading on two (2) parcels (APNs 038-181-01 and 038-172-14) to establish building pads, parking and driveways for future development.

Location: 10355 Mogul Rd., across the freeway from Mogul to the south, Assessor's Parcel Numbers: 038-181-01 and 038-172-14

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and/or conditions:

Comments:

Recommendation of approval of this permit.

This parcel will be annexed to TMWA service area, which may include a discovery process. Presentation of a water will serve letter from TMWA prior to approval of any building permits (as per TMWA requirements).

Conditions:

Coordination with TMWA new development staff to determine grading and infrastructure needs.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Courtney Weiche, Senior Planner

FROM: Sophia Kirschenman, Park Planner

DATE: March 3, 2022

SUBJECT: Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway)



I have reviewed the application for case number WSUP22-0006 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this special use permit would allow for major grading to facilitate the construction of building pads, parking and driveways for a future development project. The site is located 5-6 miles west of Reno, in between Interstate 80 and the Union Pacific Railroad in Mogul. The site is in close proximity to two Washoe County open space properties (Carcione Open Space and Canepa Ranch Open Space). A master planning effort is currently underway to develop a recreation access plan for these two open space parcels.

Pursuant to information received from the public, there appears to be an existing historical marker on the subject parcel commemorating the Emigrant Trail and identifying the parcel as part of the trail route (see Attachment 1). The applicant has indicated that they are open to preserving the marker on site and keeping the area open to the public or providing the historical marker to the Parks Program for preservation on a neighboring open space property. Parks Program staff have reached out to the State Historic Preservation Office to understand whether there are specific requirements for these historical trail markers. Given that this is a historical/cultural artifact, it is possible that it will need to remain on site. However, based on a map from the National Park Service (see Attachment 2) the Emigrant Trail does appear to pass through the County’s neighboring Carcione Open Space property, so a relocation may be possible. Parks Program staff are currently researching this opportunity.

Preserving and highlighting the community’s history is integral to the Parks Program, as noted in its mission, which is “To provide exceptional parks, open space and recreational opportunities while preserving our natural, historical and cultural resources.” Additionally, there are policies, several of which are highlighted below, in various Washoe County planning documents identifying the importance of preserving and celebrating historical resources. Open Space and Natural Resource Management Plan Recreational Resource Policy 2.1 states, “Maximize the potential for building upon existing and historical infrastructure in the development and connection of trail corridors and facilities.” Land Use and Transportation Element Policy 13.1 states, “The County shall identify and work to assure the preservation of Environmental Conservation Areas, sensitive species habitats and corridors, riparian habitat, historical and



Memo to: Courtney Weiche
Subject: WSUP22-0006
Date: March 3, 2022
Page: 2

archaeological sites, significant agricultural land, and visually important landforms.” The Verdi Area Plan (Goal 4 and Policies V.4.1 and V.4.2) also identifies the importance of both public and private developments respecting the value of historic resources and states that Washoe County shall provide interpretive and educational materials about nearby historical resources at parks and trailheads.

Given that the Parks Program is currently working on a recreation access plan to improve public access and recreational opportunities on two neighboring properties and that interpretive signage will ultimately be installed to highlight the area’s unique history, the historical marker would make a welcome addition to the Park Program’s interpretive program. Additionally, the Emigrant Trail does appear to have traversed Washoe County’s Carcione Open Space property, so it would likely be historically accurate to relocate the trail marker to this parcel. It would also provide a great opportunity for the public to learn more about the area’s history. Given these considerations, the Parks Program offers the following condition of approval:

1. The applicant shall either: (1) preserve the historical trail marker in place and maintain public access to this historical location; or (2) provide the trail marker to the Parks Program for incorporation into the interpretive program on the neighboring Carcione Open Space property. Option 2 is contingent upon approval by the appropriate entity, which may be the State Historical Preservation Office, the Bureau of Land Management, or another agency or nonprofit organization.

Weiche, Courtney

From: Kirschenman, Sophia
Sent: Thursday, March 3, 2022 3:38 PM
To: Weiche, Courtney
Subject: Parks Comments Re: WSUP22-0006
Attachments: Parks Comments_WSUP22-0006 Reno Tahoe Gateway.docx; Parks Comments_WSUP22-0006 Reno Tahoe Gateway.pdf; Attachment 1 - Truckee Trail Historical Park Proposal.pdf; Attachment 2 - California National Historic Trail (U S National Park Service).png

Categories: WSUP22-0006

Hi Courtney,

I have reviewed WSUP22-0006 (Reno Tahoe Business Gateway Grading) on behalf of the Washoe County Regional Parks and Open Space Program and prepared the attached comments/conditions. There are also two attachments associated with the memo. Please let me know if you have any questions or concerns.

Thank you,



Sophia Kirschenman

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.

Weiche, Courtney

From: Lemon, Brittany
Sent: Wednesday, February 16, 2022 9:53 AM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WSUP22-0006 (Reno Tahoe Business Gateway Grading) Conditions of Approval

Categories: WSUP22-0006

Hi Courtney,

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

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

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

3663 Barron Way, Reno, NV 89511



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

From: Blake Smith II
To: Washoe County Planning Staff
CC: Stacie Huggins, Blake Smith
Subject: S3 Development - Reno Tahoe Business Gateway Neighborhood Meeting
Date: 3/16/2022

Ms. Weische,

S3 Development held a virtual neighborhood meeting regarding the proposed Reno Tahoe Business Gateway Project in Mogul on September 14, 2021. The meeting lasted approximately two hours and forty-two people participated in the meeting. A detailed presentation was given on the development plan and multiple questions and concerns were raised and answered during the meeting.

Primary concerns included 18-wheel truck traffic, proximity and safety of the railroad, crime, lack of public transportation, light pollution and impact to pedestrian uses. Recommendations for the property provided in the meeting included changing the use to a cemetery or more public use such as a park, rodeo ground, public swimming pool, public open space or a public transit facility. At the conclusion of the meeting there were individuals both concerned and against the project but also many were supportive of the land plan and architecture .

During the meeting, S3 Development and its representatives elaborated that the property is completely encompassed by both Interstate 80 and the Union Pacific Railroad with no potential for residential uses. That while the land is zoned industrial in the county, that S3 Development's Plan is to build not traditional large industrial "Big Box" distribution buildings but a "flex" product with smaller buildings with local businesses and therefore would be a significantly less intense use for the land. Additionally, it was pledged that the site plan will be designed to deter 18-wheel trucks to be able to navigate to or back into the storage bays.

Also noted to the audience was that as much as they are seeking public open space and parks for the area, that the County has with great wisdom acquired over the past several years the Canepa and Carcione Ranches with wonderful waterfront lands and direct access to the National Forest. That the planning of these new regional parks is currently happening and will be a great addition to the Mogul area, but also the Northern Nevada Community as a whole.

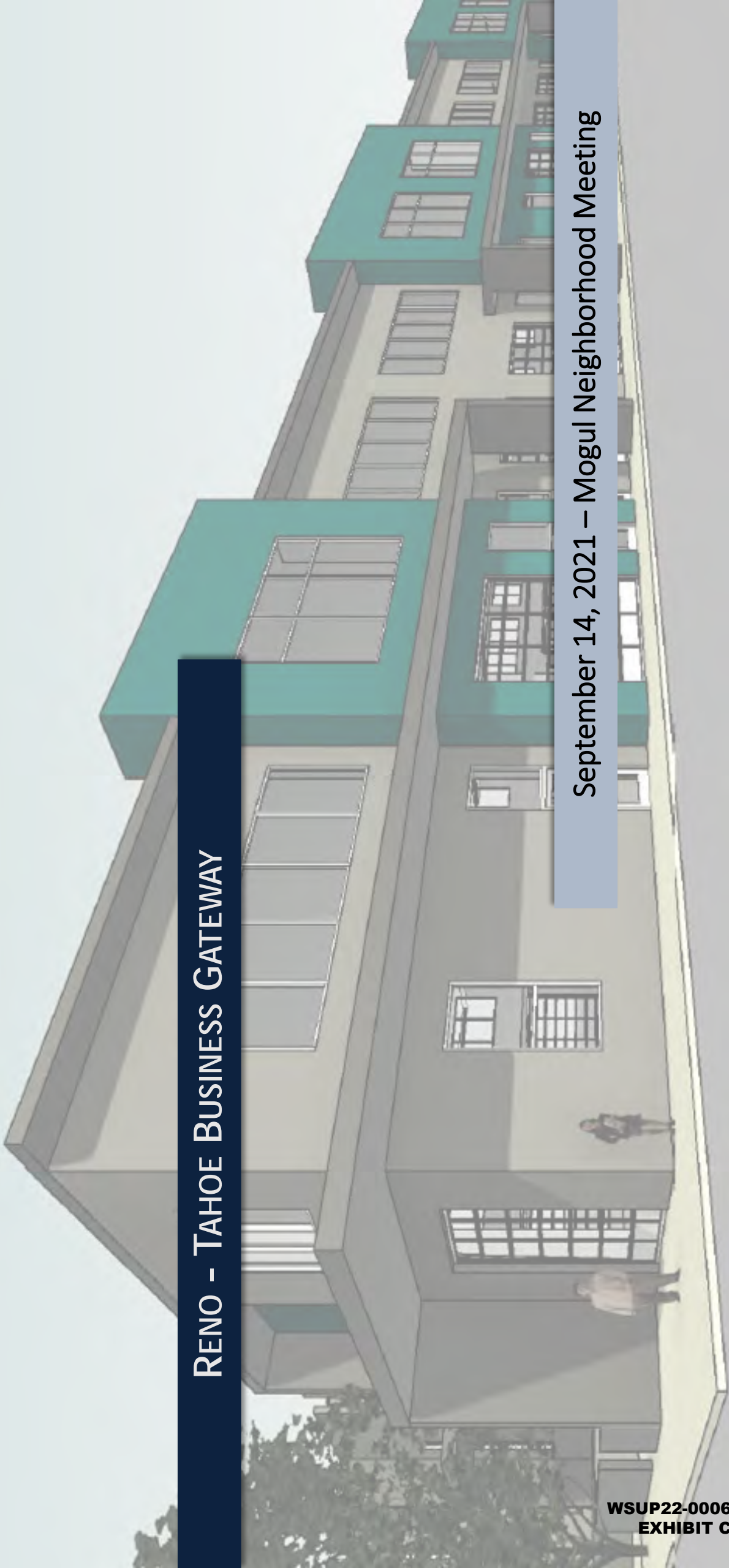
Attached under a separate cover is the PowerPoint presentation that was presented during the meeting. In summary, we believe that the presentation and commentary brought some level of comfort to the neighbors on what S3 Development intends to build, but please note few of the concerns raised are not exclusive to proposed use of the property but rather any future development on this property.

I am available at blakejr@s3devco.com to answer any questions or concerns regarding this meeting.

Best,



Blake Smith II



RENO - TAHOE BUSINESS GATEWAY

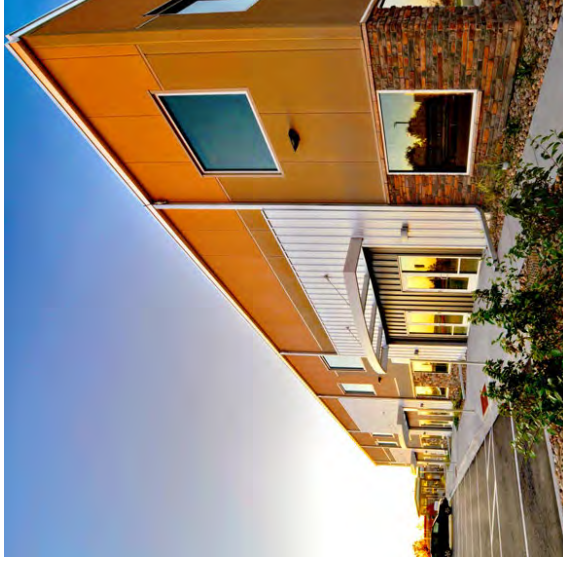
September 14, 2021 – Mogul Neighborhood Meeting



What is the “Flex” product?

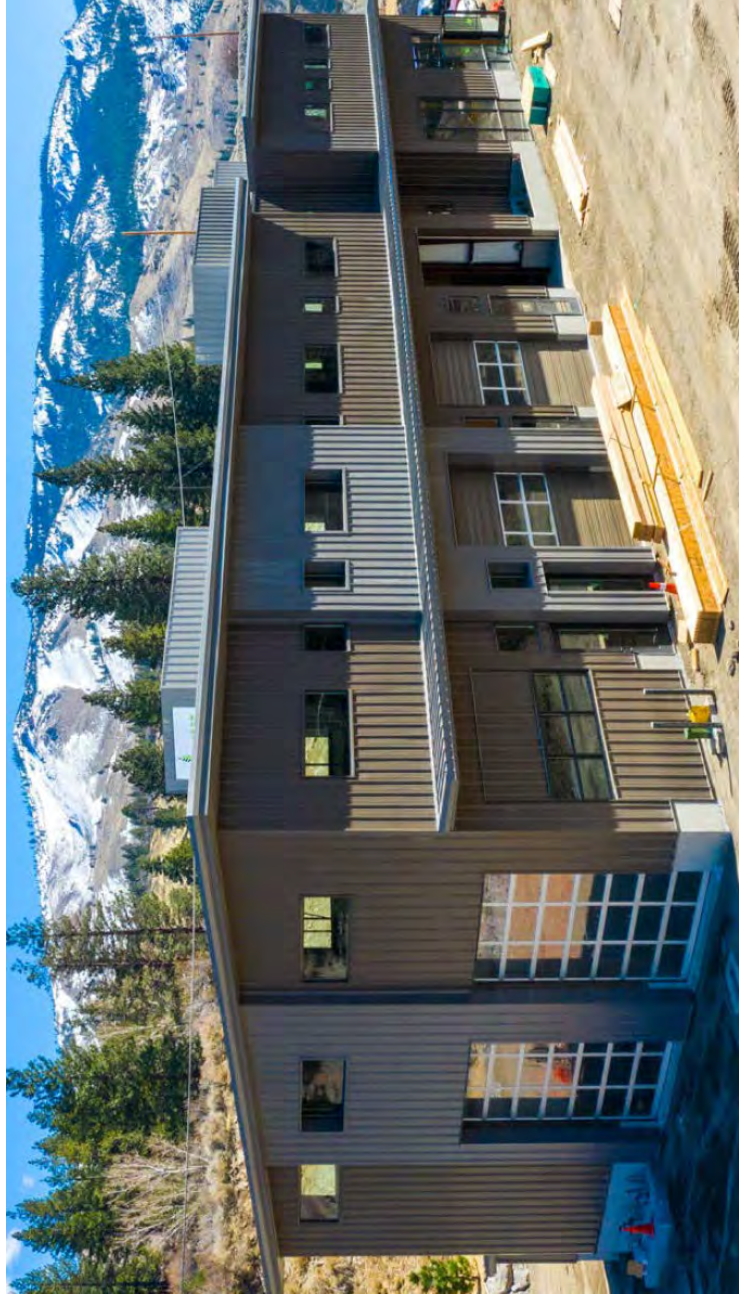
36

- “Flex” buildings which include small offices and storage areas in small buildings.
 - Typical tenant space is 5,000 – 15,000 SF with roughly 15% of the space being office.
- Typical Users include:
 - Small local companies with inventories
 - Showrooms
 - Contractors
 - Artists
 - Engineering/Consulting Firms





WSUP22-0006
EXHIBIT C





- Drive Aisles narrowed to deter 18-wheel truck access
- Business park with a mini-storage component

What is the “preliminary” Project?



- Flex space warehouse buildings
- Steel construction
- No dock doors or semi-trucks (garages are only for cars and pickup trucks)

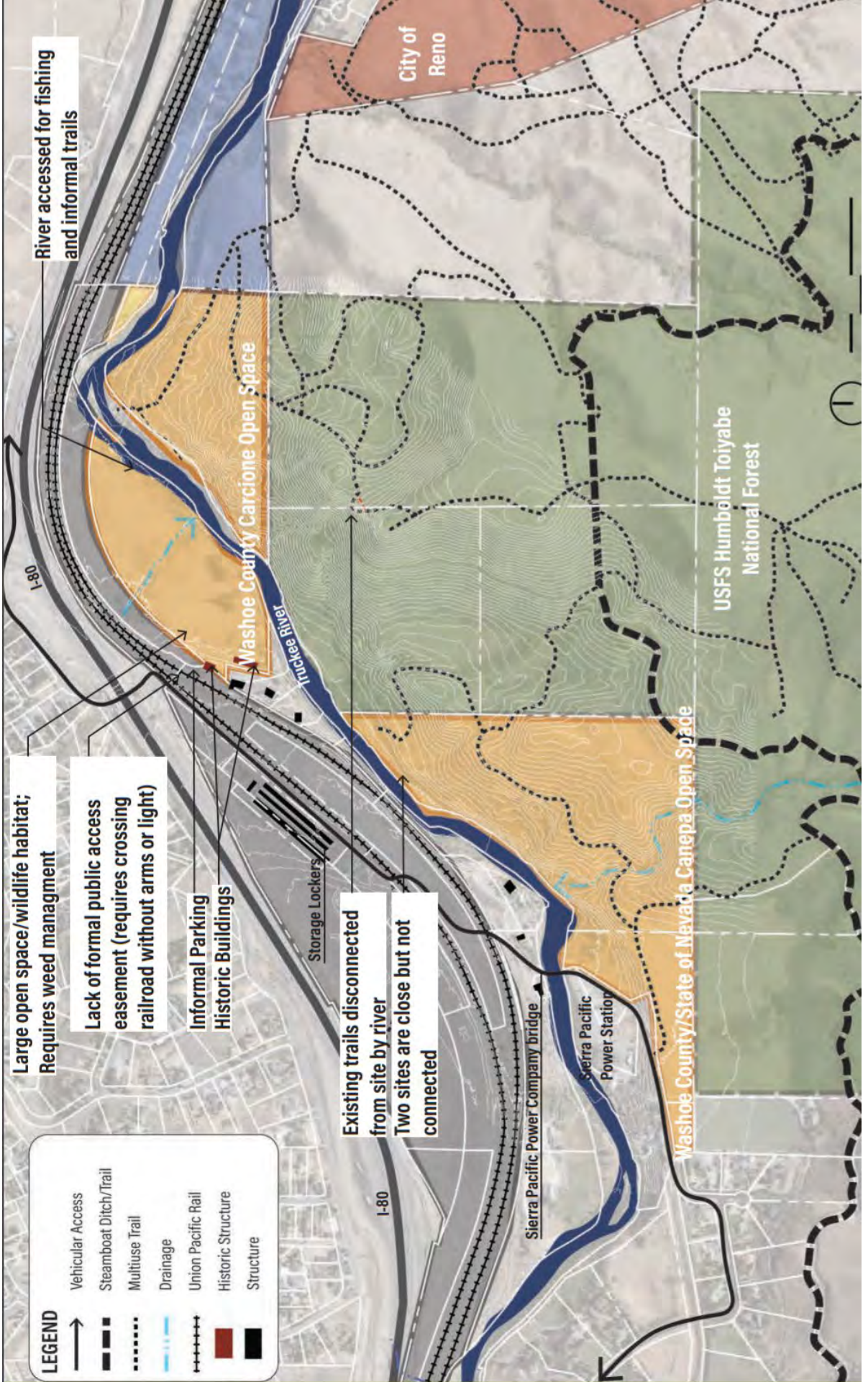




- Flex space warehouse buildings
- Concrete tilt-up construction
- No dock doors or semi-trucks (garages are only for cars and pickup trucks)

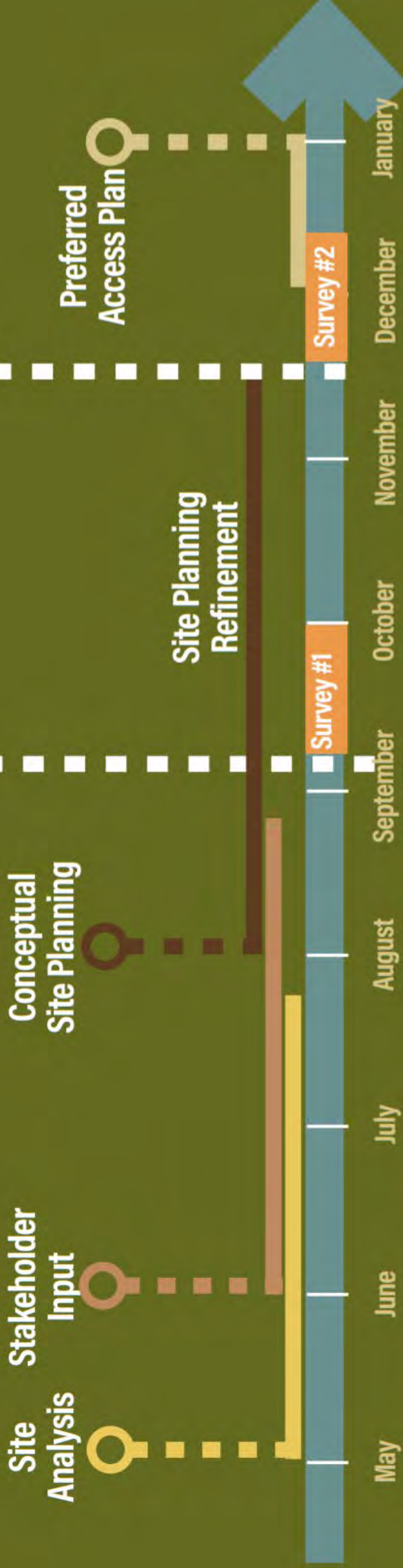


Carcione and Canepa Ranch Recreation Access Plan



CARCIONE OPEN SPACE

SCHEDULE



2021
Project Kickoff

2022+
Adoption and Implementation

Grading Special Use Permit Application **Reno Tahoe Business Gateway**

Submitted to Washoe County

February 8, 2022

Prepared for

S3 Development

1 East Liberty St, Ste 444

Reno, NV 89501

Prepared by



WSUP22-0006
EXHIBIT D

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

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 - Vicinity Map
 - Site Aerial
 - Assessor's Parcel Map
 - Existing Master Plan Map
 - Existing Zoning Map
 - Slope Analysis Map
 - Reduced Grading Plans

Section 1

- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

✓7. **Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

✓8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

N/A 9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

N/A 10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
- ~~N/A~~ 11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
- ~~N/A~~ 12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
- ~~N/A~~ 13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Packets:** Six (6) packets and a flash drive - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Reno Tahoe Business Gateway			
Project Description: This request includes a Special Use Permit to allow for Major Grading per Section 110.438.35 in anticipation of future development.			
Project Address: 0 Interstate 80 West			
Project Area (acres or square feet): ~27.9 acres			
Project Location (with point of reference to major cross streets AND area locator): Project site is located on south side of Interstate 80, off Exit 7 and north of Mogul Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-172-14	26		
038-181-01	1.9		
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: Riverview Estates Properties LLC		Name: Wood Rodgers, Inc	
Address: 7641 W Post Road		Address: 1361 Corporate Blvd	
Las Vegas, NV Zip: 89113		Reno, NV Zip: 89502	
Phone: 702-326-7102 Fax:		Phone: 775-823-5258 Fax:	
Email: chichib@bentar.com		Email: shuggins@woodrodgers.com	
Cell: Other:		Cell: 775-250-8213 Other:	
Contact Person: Amador "ChiChi" Bengochea		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: S3 Development Company		Name:	
Address: 1 East Liberty St, Ste 444		Address:	
Reno, NV Zip: 89501		Zip:	
Phone: Fax:		Phone: Fax:	
Email: blakejr@s3devco.com & blake@s3devco.com		Email:	
Cell: 775-287-7595 Other:		Cell: Other:	
Contact Person: Blake Smith		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: S3 Development Company, LLC

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, Ammon Bengochea
(please print name)

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

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

Assessor Parcel Number(s): 038-172-14 and 038-181-01

Printed Name Ammon Bengochea

Signed [Signature]

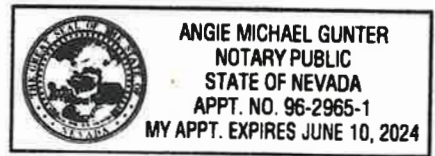
Address 7641 W Foss Rd. CV-NV 89115

Subscribed and sworn to before me this 6th day of January, 2022.

[Signature]
Notary Public in and for said county and state

My commission expires: June 10, 2024

(Notary Stamp)



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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A SUP to allow Major Grading per Section 11.438.35 resulting in super pads for future development.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached preliminary site/grading plan.

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

Pad grading is anticipated to begin in mid-2022 with vertical construction to follow.

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

The subject site has been significantly disturbed over the years from improvements related to the railroad, I-80 corridor, and various utility projects in the immediate vicinity. The request for major grading of the site will actually reduce the long term impact by grading all at once rather than on a building by building basis.

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

By mass grading the site (rather than grading on a building by building case) the Developer can reduce noise and traffic impacts on the overall area. Additionally, by mass grading the site, the earthwork will balance.

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

Given that the site is flanked by Interstate 80 to the north and UPRR to the south, negative impacts associated with the proposed mass grading will be minimal.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

As this request is limited to grading, landscaping and parking will be addressed with future permits that will include retaining walls and backbone infrastructure (ie - main road and landscaping).

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

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

9. Utilities:

a. Sewer Service	TMWRF
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter/Spectrum
g. Water Service	Truckee Meadows Water Authority

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

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

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station 40
b. Health Care Facility	Saint Mary's Northwest Urgent Care
c. Elementary School	Winnemucca
d. Middle School	Billinghurst
e. High School	McQueen
f. Parks	Canepa Ranch Open Space/Mogul Park
g. Library	Northwest Reno Library
h. Citifare Bus Stop	N/A

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

1. What is the purpose of the grading?

Grading will be used to establish building pads, parking, and driveways for future development in accordance with WC Development Code.

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

Approximately 127,400 cubic yards

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

Approximately 1,184,832 square feet

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

We anticipate approximately 23,260 cubic yards of excess cut. A portion of that is expected to be oversized rocks and boulders that cannot be used in fill areas but will be processed for use on-site as rockery walls. A portion will be true off-haul for existing debris and large brush that can't be placed in fills.

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

No. Due to the slopes on the property and the amount of excavation required to create buildable pads an SUP is required.

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

No, however, the site has been disturbed in the past and has numerous stockpiles and dirt roadways from both UPRR and Interstate 80 construction that will be removed as part of the mass grading operation proposed.

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

Yes, the site plan includes all areas that are planned to be disturbed as a part of this effort.

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

Yes, the site is currently visible from Interstate 80 to the north and Mogul Road to the south.

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

The available access points to the site are very limited as they are contained within existing public access easements granted over the adjacent UPRR parcels between the project site and Mogul Road.

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

Cut and fill areas will have a maximum slope of 3:1. All disturbed areas will be landscaped and/or revegetated with native vegetation. Erosion control measures will be provided on the final improvement plans.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
-----	------	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Retaining walls will be required, and are proposed as dry-stack rockery walls at a maximum height of 8' for single walls and 6' for tiered walls.

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

The perimeter areas of the site will be landscaped in accordance with WC Development Code requirements with a future civil improvements permit submitted for the project.

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

No

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

Areas to be revegetated will include a native seed mix approved by Washoe County.

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

If required, temporary irrigation can be provided at revegetation locations.

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

The revegetation plan has not been reviewed with the Washoe Storey Conservation District at this time.

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

Yes <input type="checkbox"/>	No X <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Section 2

Project Description

Background

On December 9, 2021, the Truckee Meadows Regional Governing Board (RGB) adopted a resolution regarding a mapping amendment to remove the subject site (~27.9± acres) from the City of Reno's Sphere of Influence and into Washoe County's jurisdiction. Following detachment, Washoe County indicated they would respect the existing Industrial zoning and submit a Master Plan Amendment to designate the land use as Industrial once the parcels are reverted fully to Washoe County. Pending adoption of the MPA, the master plan and zoning will both reflect Industrial designations and therefore be in conformance.

Location

The project is located at on the south side of Interstate 80 off Exit 7 and north of Mogul Road (*refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*). The property includes two parcels, identified by the Washoe County Assessor as APN's 038-172-14 & 038-181-01. To the north is Interstate 80, to the east is an existing self-storage facility, to the south is Union Pacific Railroad and Open Space, and to the west is Union Pacific Railroad land. Zoning surrounding the site includes Low Density Suburban (LDS) & Medium Density Suburban (MDS) to the north, Industrial (I) to the east, and Public/Semi-Public (PSP) to the south and west.

Current Request

The request includes:

- A **Special Use Permit** to allow for Major Grading that includes disturbance of approximately 1,184,832 square feet (27.2 acres) of the project and approximately 127,400 cubic yards of cut and 104,040 cubic yards of fill. It is anticipated that a large portion of the approximately 23,360 cubic yards of excess cut will consist of oversized rocks that will be processed and utilized on-site for dry stacked rockery wall construction. The remaining portion of excess cut is expected to include vegetation and unsuitable material that will be exported from the site.

This request will allow the developer to create super pads that can be developed with a mix of industrial/flex/self-storage uses as permitted in the Industrial zoning district.

Project Details

Layout

A preliminary site plan demonstrating future parcel boundaries for the super pads is located in Section 4 of this submittal packet. Any future buildings on this site will require a building permit, site improvement permit, and/or other entitlement permits that require review by Washoe County staff for compliance with the Washoe County Development Code.

It is worth noting that Interstate 80 is approximately 40 feet higher at the western end of the site and tapers to approximately 10 feet above the eastern end of the site. It is anticipated that buildings will front Interstate 80 and all truck loading and unloading will generally occur on the interior of the site in order to limit impacts on the surrounding area. These large grade changes and the existing interstate creates a natural buffer between the existing built environment north of the Interstate and the proposed project site.

Mix of Uses

The project outlined in this application would commonly be referred to as a “flex space Industrial Park”. Specially, the request for grading will allow the Developer to create super pads, which will then be developed with a mix of flex space industrial buildings that can be used for industrial commercial type uses. Although it is uncertain what the precise uses will be for the future flex space buildings, a wide range of uses are allowed by right or with entitlements within the Industrial zoning district. For the purposes of this submittal and associated technical engineering studies, a mix of 70 percent industrial park uses and 30 percent self storage use is assumed and felt to be market feasible for this area.

It is worth noting that the Developer hosted a virtual neighborhood meeting on September 14, 2021, to share plans for the site and solicit community feedback. Notices were sent to nearby property owners and over 40 people participated in the meeting. Attendees voiced concerns regarding traffic and 18 wheel trucks utilizing the Mogul Interchange. It is worth noting that while the proposed site plan is substantially the same as what was presented at the neighborhood meeting, the Developer has reduced the “flex” space product by approximately 34 percent than what was presented at the Neighborhood meeting.

Landscaping

Landscaping throughout the site will conform to standards within Section 110.412.25 of the Development Code. As designed, landscaping will primarily be provided along streets and roadways within and around the development.

Any disturbed areas outside of this application will be landscaped at the time of future development and reviewed with the associated entitlement request or revegetated if left vacant for an extended period of time after grading.

Lighting

This project involves major grading and infrastructure improvements to facilitate development of the property in the future. As such, no buildings are currently proposed for this site. Any future lighting requirements will follow code requirements outlined in Section 114.414.21 of the Development Code.

Site Circulation

As designed, Mogul Road will provide access to the site via one of two driveways on either side of the existing self-storage. The driveways are planned to be 30’ wide and will connect to drive aisles designed to “loop” through the site. At the western terminus, the drive-aisle includes a cul-de-sac designed to meet fire truck turn around requirements. All drive aisles shown internal to the site are intended to be conceptual and will be formally designed in accordance with typical Washoe County standards as individual projects are developed.

Public Services

Washoe County Sheriff and Truckee Meadows Fire Protection District will serve the subject site. TMFPD Station 40 is located approximately 1 mile from the project site. The Truckee River corridor and Canepa Ranch Open Space provide community recreation opportunities south of the subject site.

Utilities

Utilities that will serve the project are summarized as follows:

- Water – Truckee Meadows Water Authority (TMWA) will serve the project. Water rights to accommodate the project will be dedicated prior to the issuance of building permit.

- Sewer – The project will be served by a private sewer network that connects to an existing 30-inch public (City of Reno) sewer main within Mogul Road. Existing 8” sanitary stubs from the 30” public main have been extended to the site to aid in development at a number of locations. The Truckee Meadows Water Reclamation Facility (TMWRF) will provide treatment. Proposed 8” private sewer mains will be constructed within the backbone roads of the development to serve each of the areas of the proposed project.
- Gas and Electricity – Natural gas and electricity are provided by NV Energy.

Grading

The ground surface at the site slopes gently downward to the east/northeast. The majority (84%) of slopes contained on the site range from 0 – 15%. The areas identified as greater than 20% on the slope analysis included in Section 3 are a result of stockpiles placed on the site (by other) for previous work associated with Interstate 80 and the adjacent railroad.

Earthwork is expected to largely balance at time of final design. Based on the geotechnical studies for the project, the grading design does anticipate the generation of oversized rocks that will be processed and used on-site for dry stacked rockery retaining walls. The presence of large brush and debris from previous activities on-site is noted in the geotechnical studies as well. While final quantities are unknown at this time, a portion of the overall excess cut volume (approximately 23,360 cubic yards) is expected to be exported from the site as a result. Retaining walls and slopes of 3(H):1(V) will be utilized throughout the site. Visual impacts from the proposed grading will be limited.

In order to best utilize the oversized rocks and boulders that are present on-site, the proposed retaining walls are to be constructed as dry stacked rockery walls. The maximum retained height is 8’ for single wall applications, and 6’ with 6’ of bench width between walls for tiered wall applications.

Findings

Special Use Permit

Below is a summary of the required findings for a special use permit, the Planning Commission, Board of Adjustment, or a hearing examiner shall find that all of the following are true:

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

Response: The request to allow major grading to support future development of building pads meets all applicable goals and policies of the Washoe County Master Plan and the Verdi Area Plan.

Finding (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: The proposed grading plan has been completed with an eye towards the future development of the site as an industrial park type use, and as such, has provided for appropriate roadway access and circulation, storm water management, and utility design. Specifically, the grading plan provides for roadway connection points at two locations along Mogul Road where allowable by the existing public access easements that benefit the project site. In addition, the grading plan provides for appropriate storm water management, with an on-site system of open air and piped systems that are designed to capture, convey, and

detain post development flows. While the grading plan does not provide for utility connections that are not necessary for grading alone, the grading plan anticipates utility connection points at the roadway connection points, which is intended to include sanitary sewer, water, gas, electric, and communication services. The project will be served by Truckee Meadows Water Authority for domestic water, and will sewer to the Truckee Meadows Water Reclamation Facility. Electric and gas will be provided by NV Energy, and communications facilities will be provided by AT&T and Charter.

Although this project is not for a particular development, it is intended to facilitate the development of an industrial park type use that includes office, commercial, industrial, and self-storage uses. Future development of individual buildings will be required to provide plans and final reports in accordance with Washoe County Development Code requirements.

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

Response: The project site and surrounding area has been significantly disturbed by the adjacent railroad, I-80 corridor and various utility projects as well as onsite fill piles and cuts (by others) over the course of several years. Physically, although the site requires major grading to accommodate development, the site is relatively flat with over 80 percent of the site having a slope of 15% or less as indicated on the included slope analysis. The grading design includes a maximum depth of cut of approximately 25', and a maximum depth of fill of approximately 22', however those maximum depths are localized to a few areas on-site. The majority of the site has depths of cuts and fills that are considerably shallower at approximately 6.1' and 4.7' respectively.

In terms of future development, the site is bound by the Union Pacific Railroad and Interstate 80. Future development of the site in accordance with the Industrial zoning is not anticipated to have increased impacts over the already present vehicular traffic.

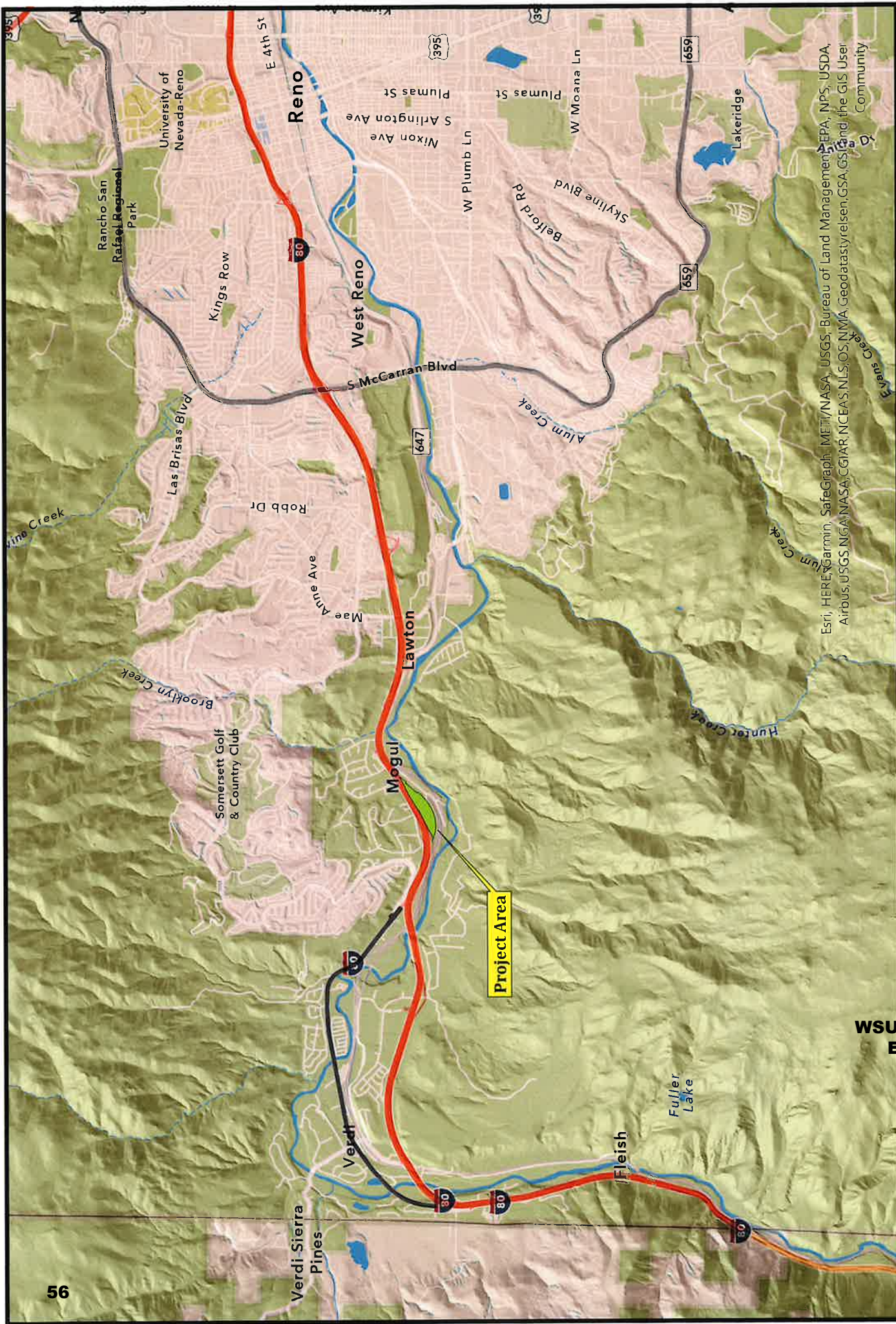
Finding (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: The request to allow major grading associated with future development of the subject site will not be detrimental to public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. The request to allow major grading of the site allows the Developer to balance the site and minimize the duration of road and noise impacts on the surrounding area. Based on the major grading, it is anticipated that future development of the site will be consistent with the existing Industrial zoning.

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

Response: Not applicable to the project.

Section 3




WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1381 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4088
 Fax: 775.823.4066

Vicinity Map
Reno Tahoe Business Gateway
 January 2022

WSUP22-0006
EXHIBIT D




Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, GSA, GS, and the GIS User Community

Y:\woodrogers\loc\Production\Map\Jobs\Reno\Map\Review\Review_Mogul_Property_DWG\ArcGIS_Pra\Reno_Tahoe_Business_Gateway_20220111\MyProject\MyProject.aprx 1/13/2022 12:27 PM ethompson



Existing Conditions

Reno Tahoe Business Gateway

January 2022

WSUP22-0006
EXHIBIT D

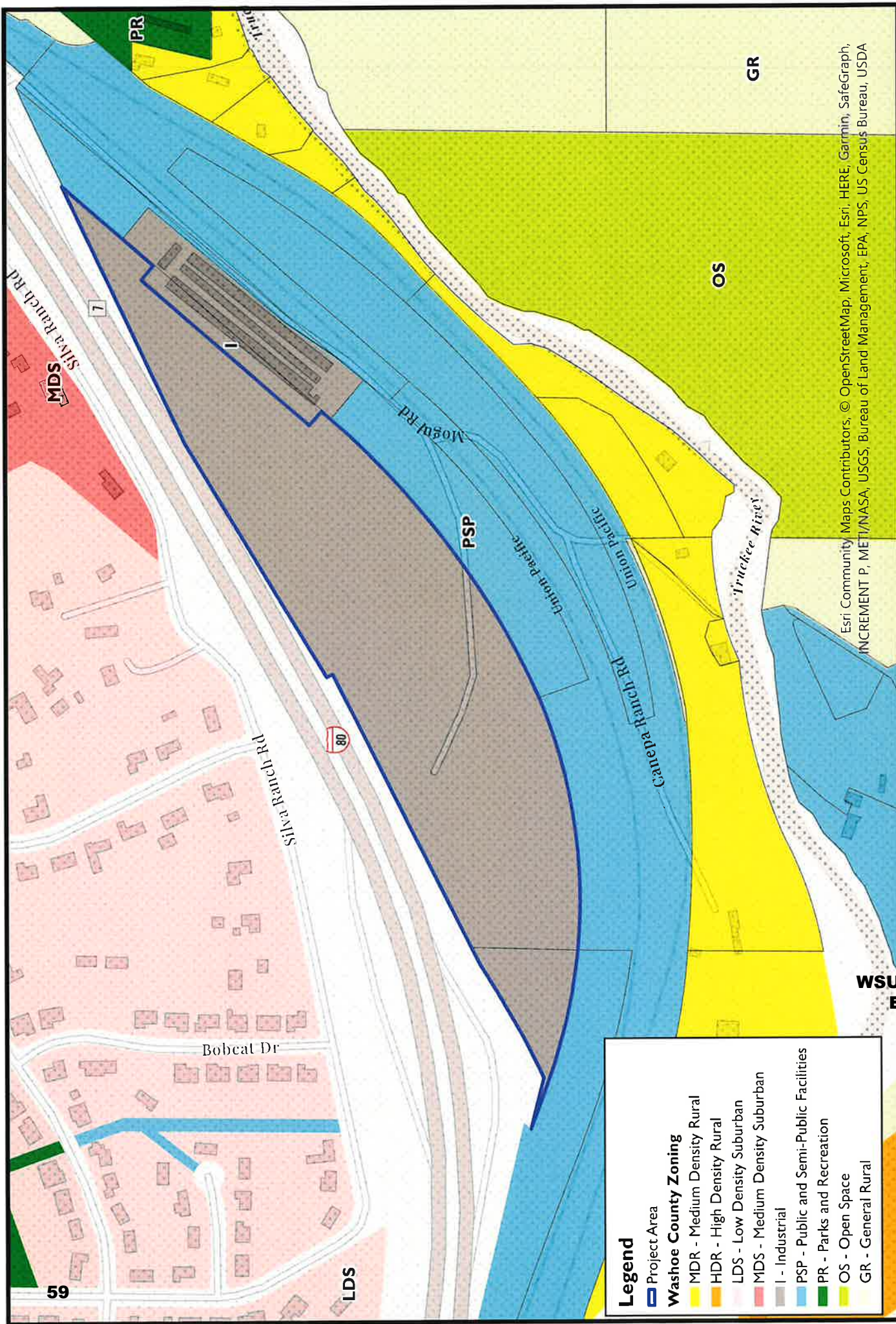


Legend

- Project Area

Truckee River
Mogul Rd
Silva Ranch Rd
Bobcat Dr
Canache Ranch Rd
Union Pacific
Mogul Rd
Truckee River
Mogul

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

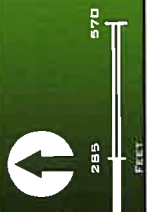


Zoning
Reno Tahoe Business Gateway
January 2022

WSUP22-0006
EXHIBIT D

Legend

- Project Area
- Washoe County Zoning**
- MDR - Medium Density Rural
- HDR - High Density Rural
- LDS - Low Density Suburban
- MDS - Medium Density Suburban
- I - Industrial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- OS - Open Space
- GR - General Rural

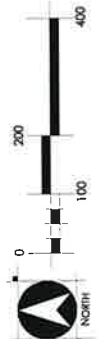
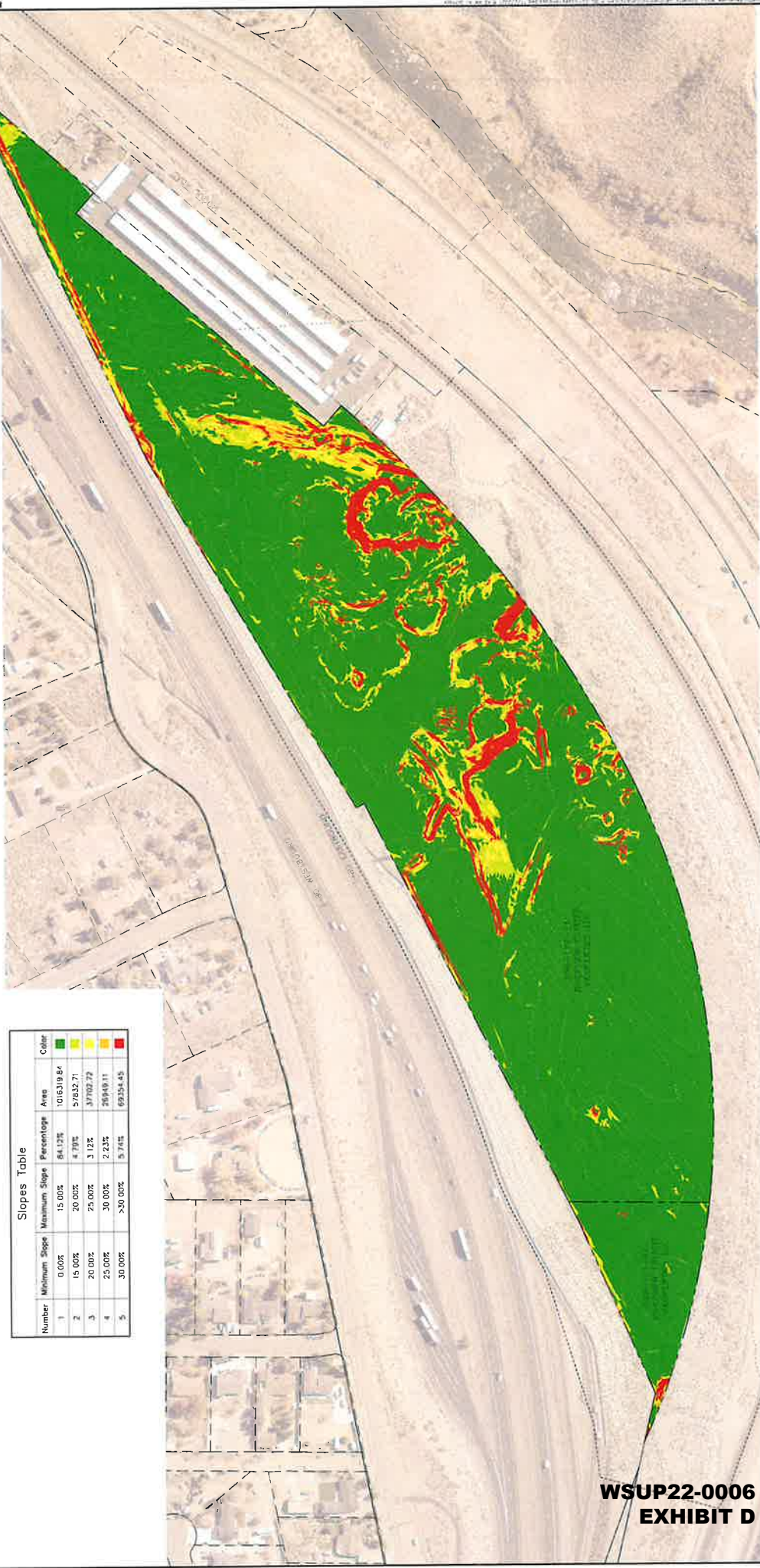


Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

EXISTING SLOPES ANALYSIS RENO TAHOE BUSINESS GATEWAY

WASHOE COUNTY, NEVADA
NOVEMBER, 2021

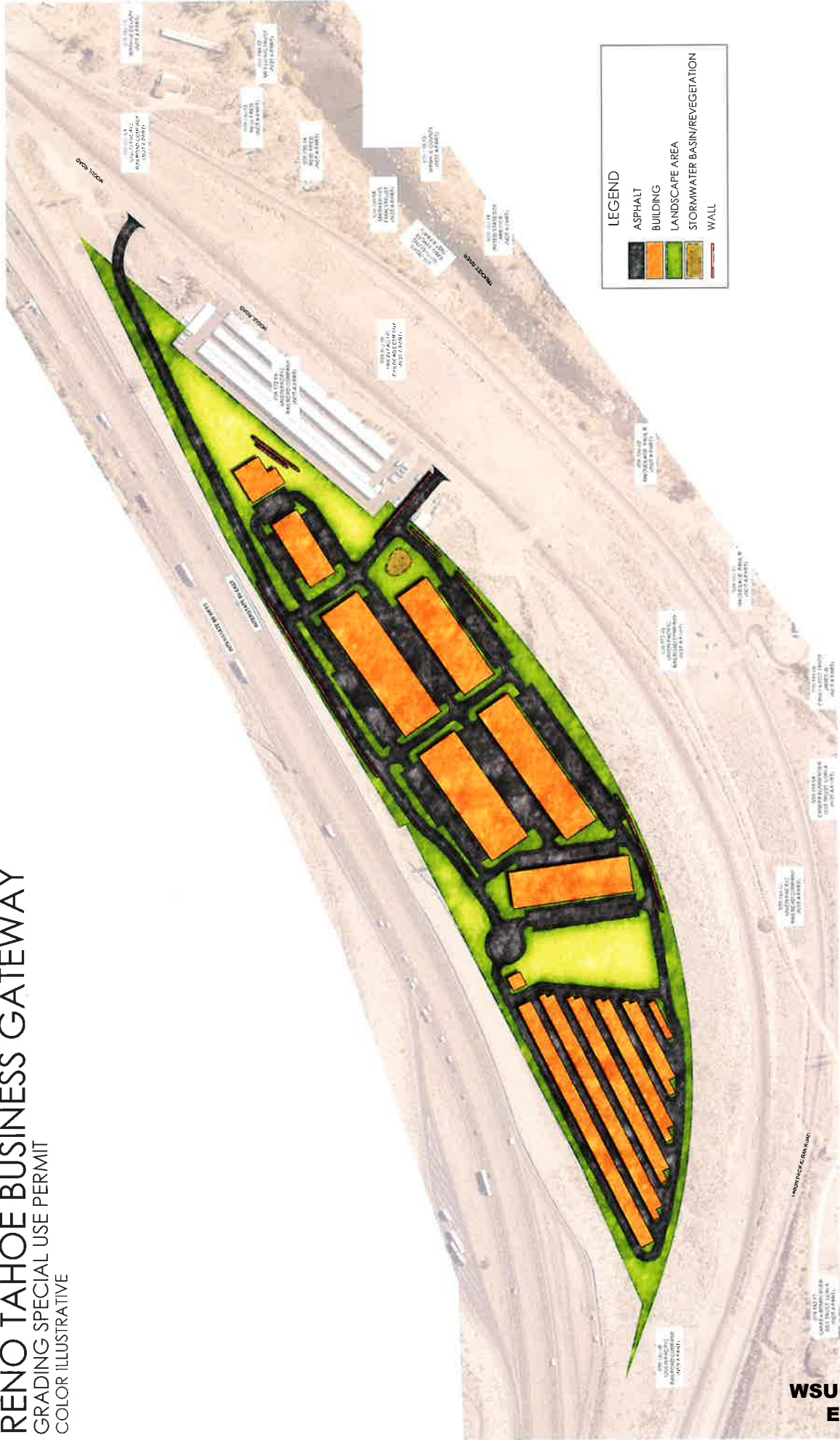
Slopes Table			
Number	Minimum Slope	Maximum Slope	Percentage
1	0.00%	15.00%	84.12%
2	15.00%	20.00%	4.79%
3	20.00%	25.00%	3.12%
4	25.00%	30.00%	2.23%
5	30.00%	>30.00%	5.74%



**WSUP22-0006
EXHIBIT D**

RENO TAHOE BUSINESS GATEWAY

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT COLOR ILLUSTRATIVE



LEGEND

- ASPHALT
- BUILDING
- LANDSCAPE AREA
- STORMWATER BASIN/REVEGETATION
- WALL

RENO TAHOE BUSINESS GATEWAY
COLOR ILLUSTRATIVE

WOOD RODGERS
 1000 Fitzgerald Boulevard, Suite 200, Reno, NV 89502
 Phone: 775.784.4800
 Fax: 775.784.4801
 www.woodrogers.com

JOB NO. 4039-002
 FEBRUARY, 2022

**WSUP22-0006
EXHIBIT D**

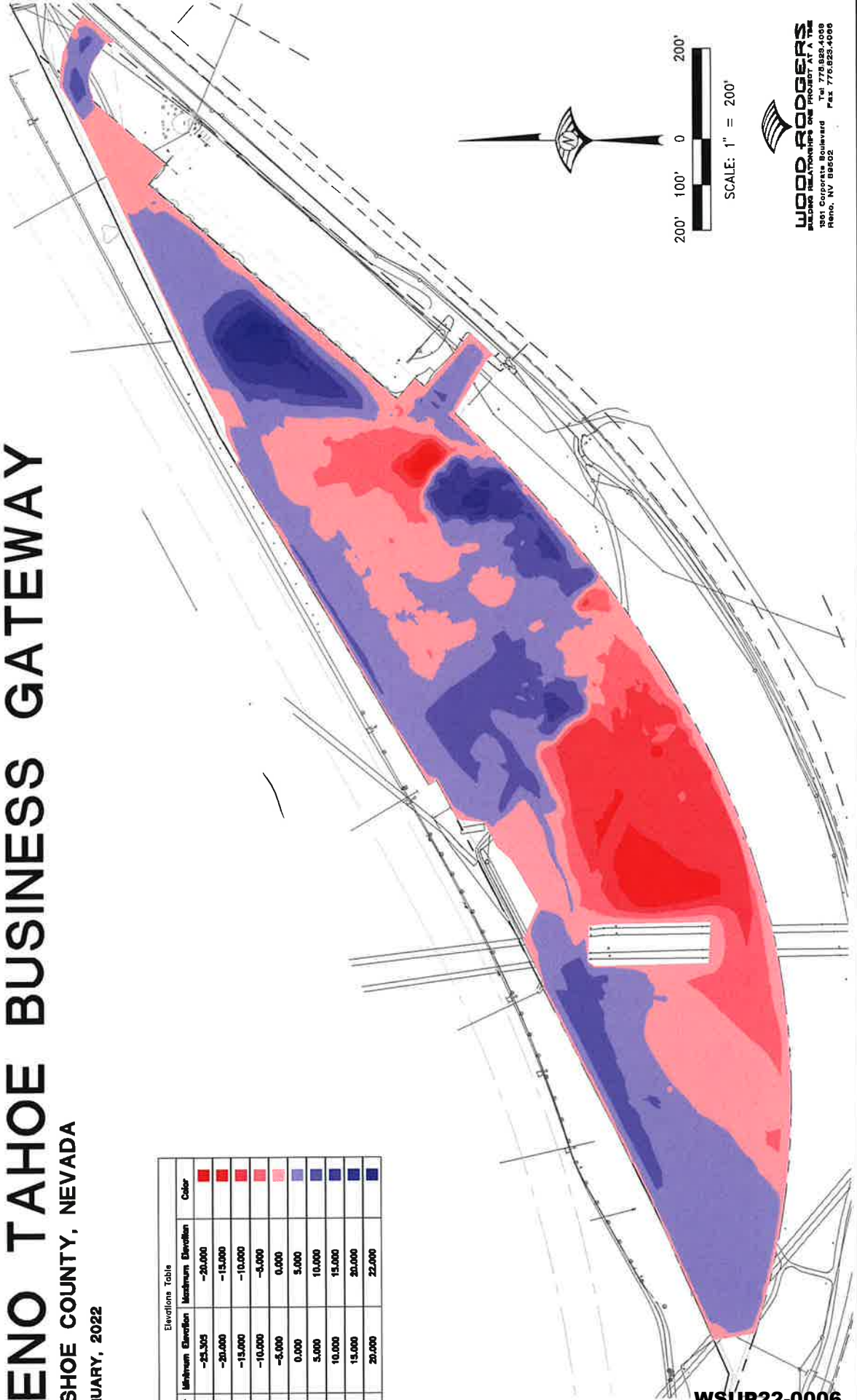


PRELIMINARY CUT-FILL EXHIBIT RENO TAHOE BUSINESS GATEWAY

WASHOE COUNTY, NEVADA
FEBRUARY, 2022

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Color
1	-25,000	-20,000	Red
2	-20,000	-15,000	Light Red
3	-15,000	-10,000	Light Pink
4	-10,000	-5,000	Pink
5	-5,000	0,000	Light Purple
6	0,000	5,000	Purple
7	5,000	10,000	Dark Purple
8	10,000	15,000	Blue
9	15,000	20,000	Dark Blue
10	20,000	22,000	Very Dark Blue



**WSUP22-0006
EXHIBIT D**

WOOD ROGERS
SPECIALIZED CONSULTANTS AND PROJECT MANAGERS
1901 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4000
Fax: 775.823.4000



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

**WSUP22-0006
EXHIBIT D**

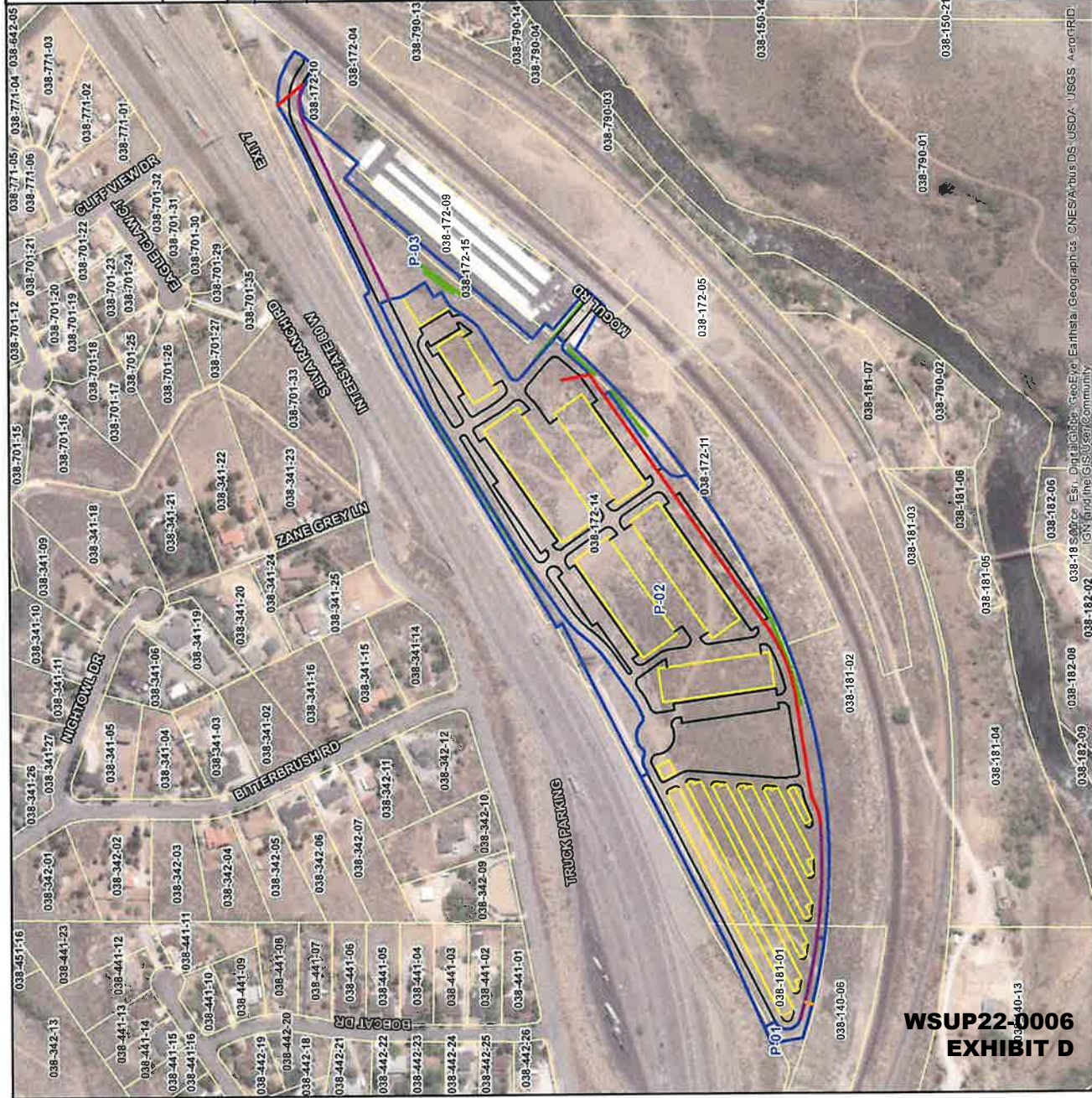
Existing Hydrologic Basins
Reno Tahoe Business Gateway
Washoe County
FEBRUARY 2022

Basin Name	Area (ac.)	C _{5yr}	C _{100yr}	I _{5yr}	I _{100yr}	Q _{5yr}	Q _{100yr}
E-01	2.75	0.20	0.50	1.55	3.81	0.9	5.2
E-02	25.48	0.20	0.50	1.17	2.88	6.0	36.7

Flowpath

- Channel
- Gutter
- Sheet
- Basin

WOOD RODGERS
BUILDING RELATIONSHIPS AND PROJECTS AT THE
CROSSROADS OF COMMUNITY
1000 West Boulevard
Reno, NV 89502
Tel: 775 823 4000
Fax: 775 823 4008



Proposed Hydrologic Basins
 Reno Tahoe Business Gateway
 Washoe County
 FEBRUARY 2022

Flowpath
 Channel
 Gutter
 Sheet
 Basin

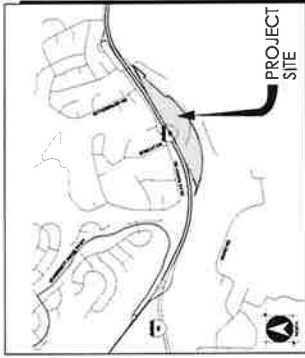
Basin Name	Area (ac.)	C _{5yr}	C _{100yr}	I _{5yr}	I _{100yr}	Q _{5yr}	Q _{100yr}
P-01	0.24	0.20	0.50	2.14	5.27	0.1	0.6
P-02	23.02	0.70	0.80	1.28	3.13	20.5	57.4
P-03	4.92	0.29	0.55	2.14	5.27	3.0	14.3

WOOD RODGERS
 WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER
 1000 S. BROADWAY
 PORTLAND, OR 97202
 Phone: 503.255.4000
 Fax: 503.255.4000

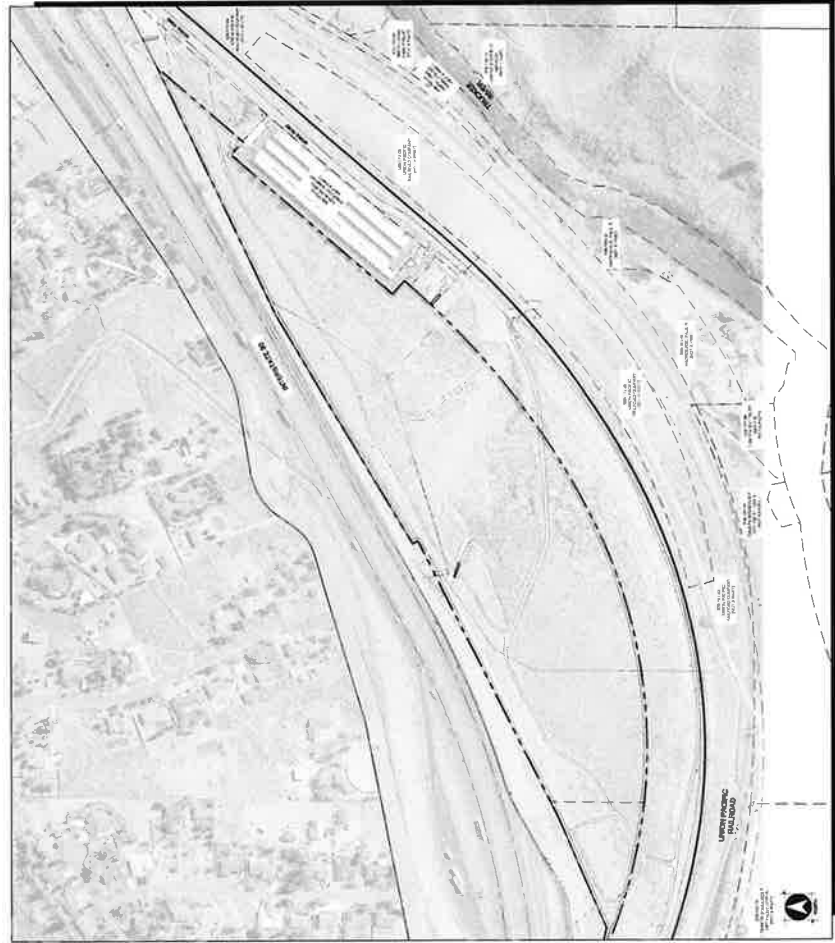
WSUP22-0006 EXHIBIT D

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT TITLE SHEET

APPLICANT:
S3 DEVELOPMENT COMPANY LLC,
1 EAST LIBERTY STREET, SUITE 444
RENO, NV 89501



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:
ASSessor PARCEL NUMBER: 0817914 (RMP# 4)
SITE AREA: 27.7 ACRES
PROJECT NUMBER: 2022-0006
OWNER: S3 DEVELOPMENT COMPANY LLC
DESIGNED BY: WOOD RODGERS
ESTIMATED START: 11/2022
ESTIMATED END: 01/2023
FOR POST-CONSTRUCTION

ENGINEER'S STATEMENT:
I, WOOD RODGERS, DO HEREBY CERTIFY THAT THE PLAN HEREON
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION
AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEVADA.

MAPLE CONDOGNATE #10174

SHEET INDEX

SHEET NO.	SHEET TITLE	DATE
1	11	11/2022
2	12	11/2022
3	13	11/2022
4	14	11/2022
5	15	11/2022
6	16	11/2022
7	17	11/2022

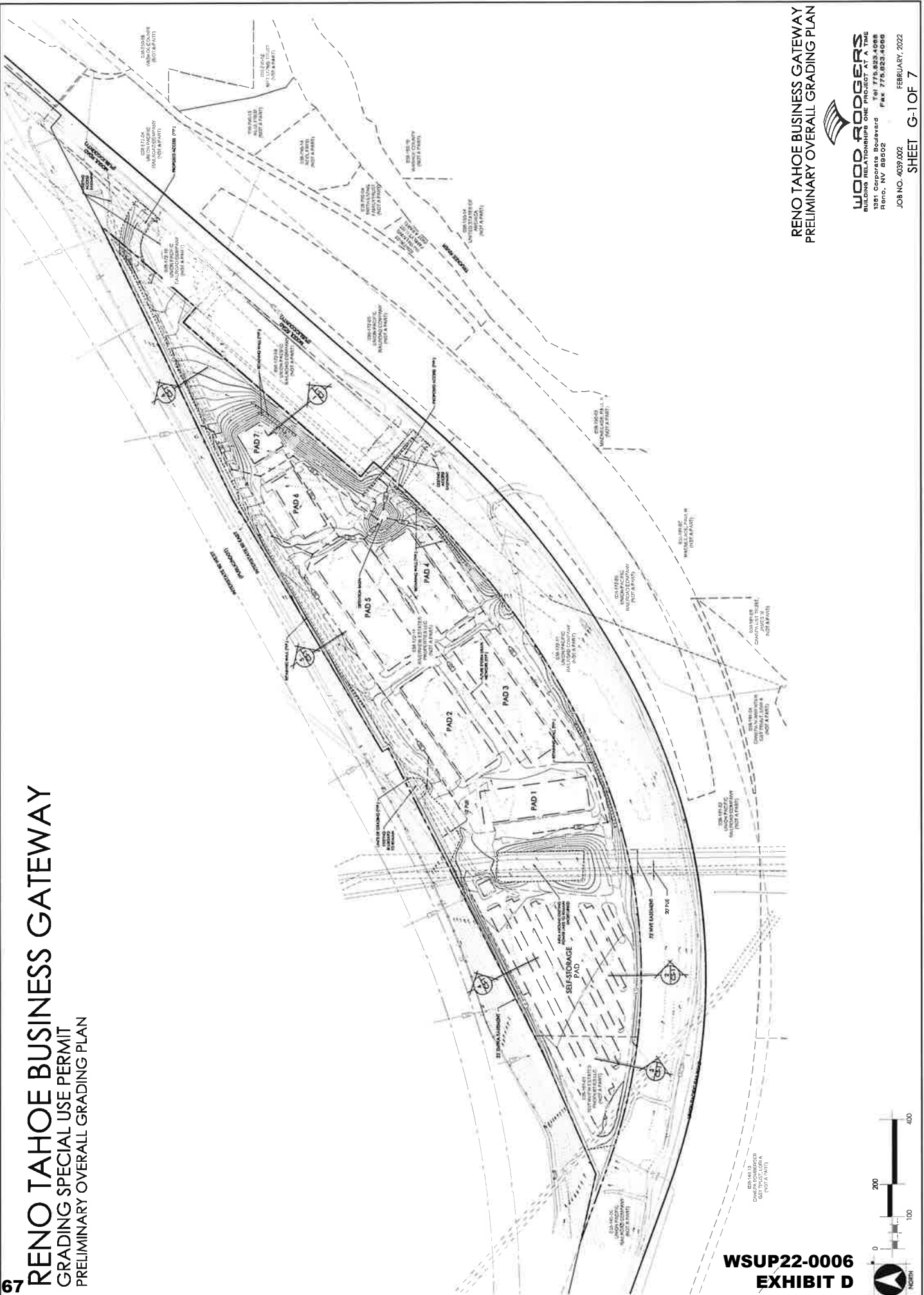
RENO TAHOE BUSINESS GATEWAY
TITLE SHEET

WOOD RODGERS
LAND SURVEYING & ENGINEERING
2000 UNIVERSITY AVENUE
RENO, NV 89502
PHONE: 775.853.4088
FAX: 775.853.4088

JOB NO. 4039.002
FEBRUARY, 2022

SHEET 1-1 OF 7

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT PRELIMINARY OVERALL GRADING PLAN

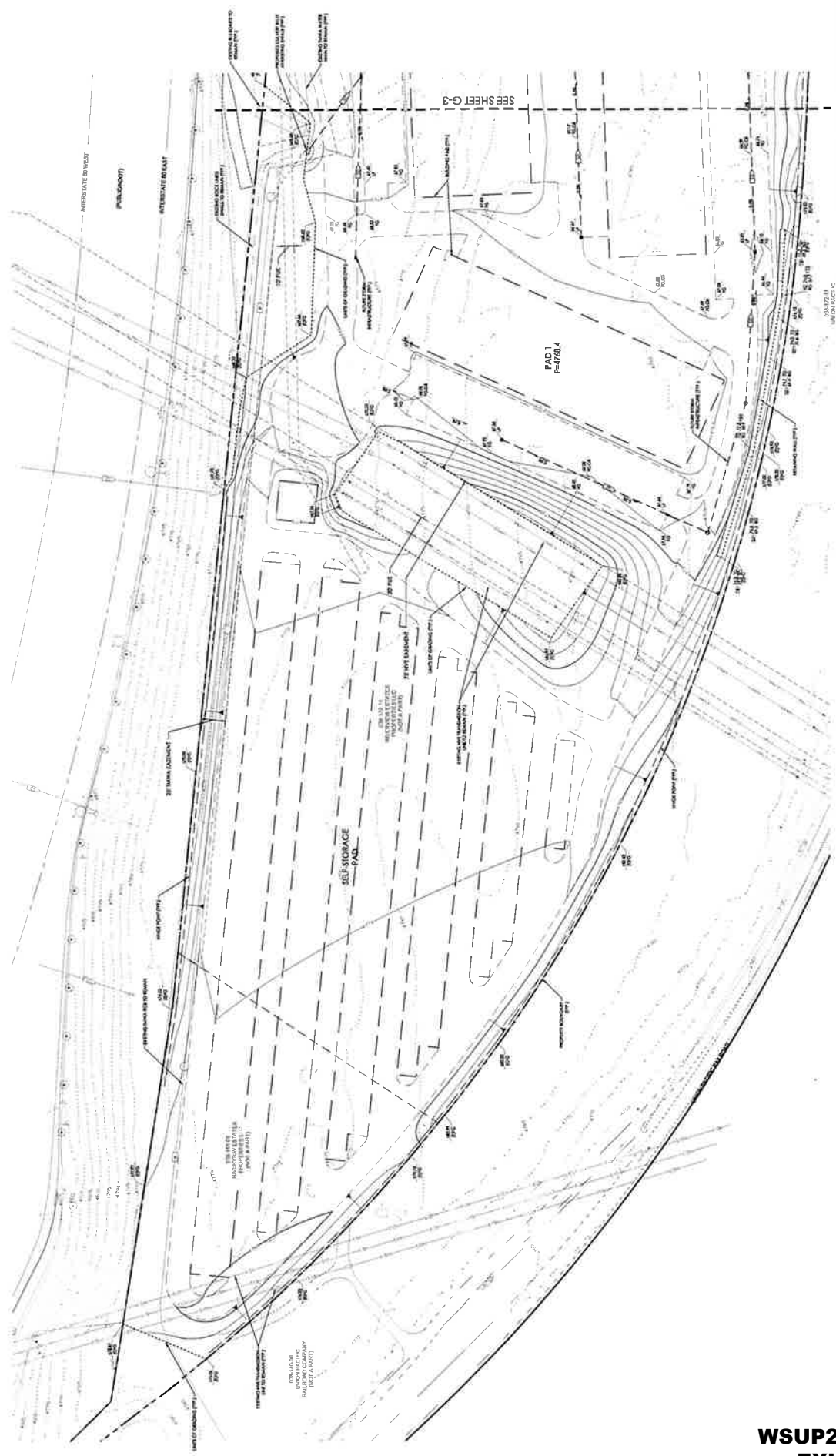


**RENO TAHOE BUSINESS GATEWAY
PRELIMINARY OVERALL GRADING PLAN**

WOOD ROGERS
 ARCHITECTS ENGINEERS
 1850 C STREET, SUITE 200
 RENO, NV 89502
 PHONE: 775.853.4088
 FAX: 775.853.4086

JOB NO. 4039.002 FEBRUARY, 2022
SHEET G-1 OF 7

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



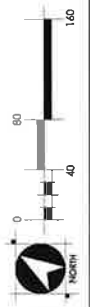
RENO TAHOE BUSINESS GATEWAY PRELIMINARY GRADING PLAN



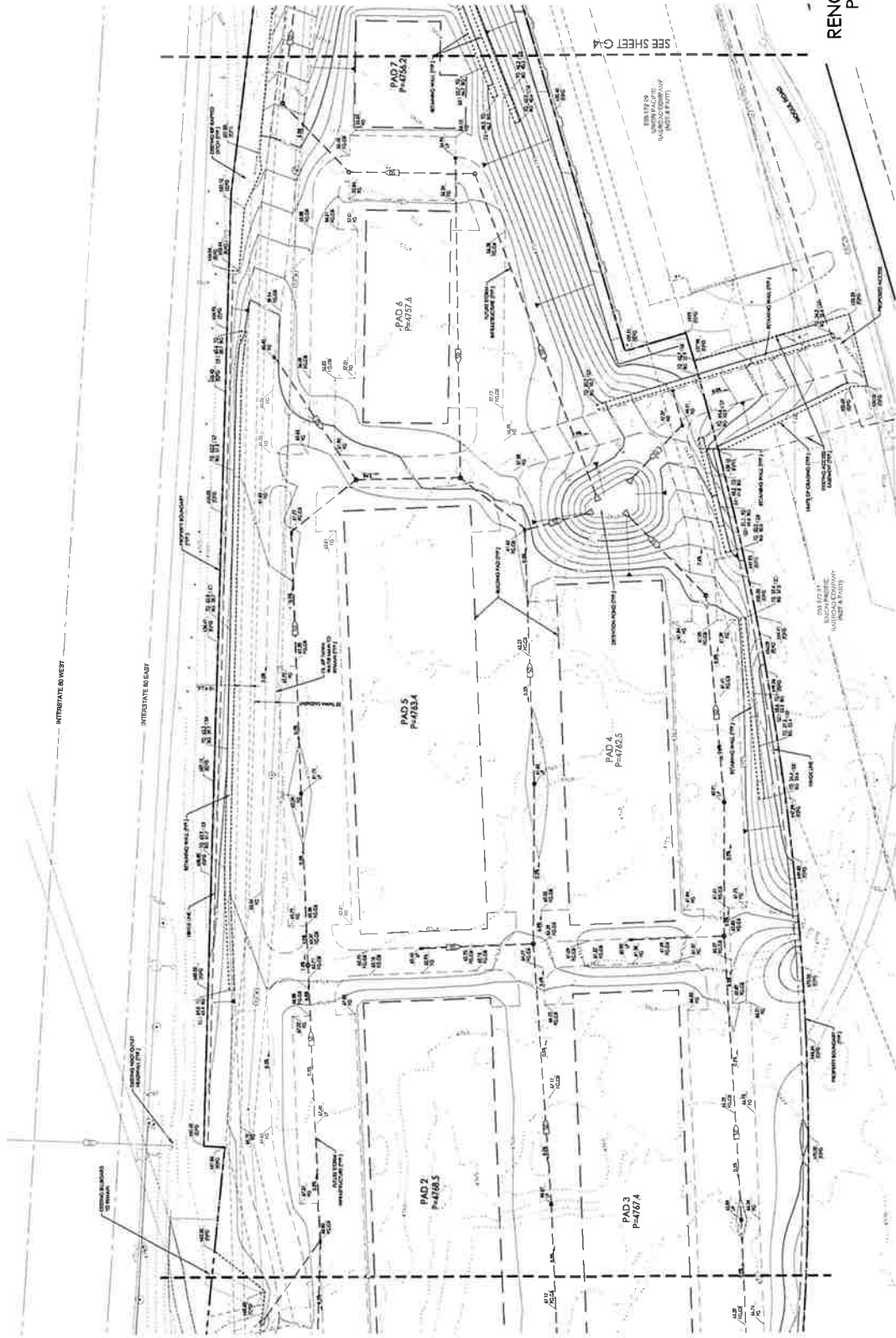
WOOD BOGERS
CONSULTANTS
1981 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4088
Fax: 775.823.4088

JOB NO. 4039.002
FEBRUARY, 2022
SHEET G-2 OF 7

**WSUP22-0006
EXHIBIT D**



RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



**WSUP22-0006
EXHIBIT D**

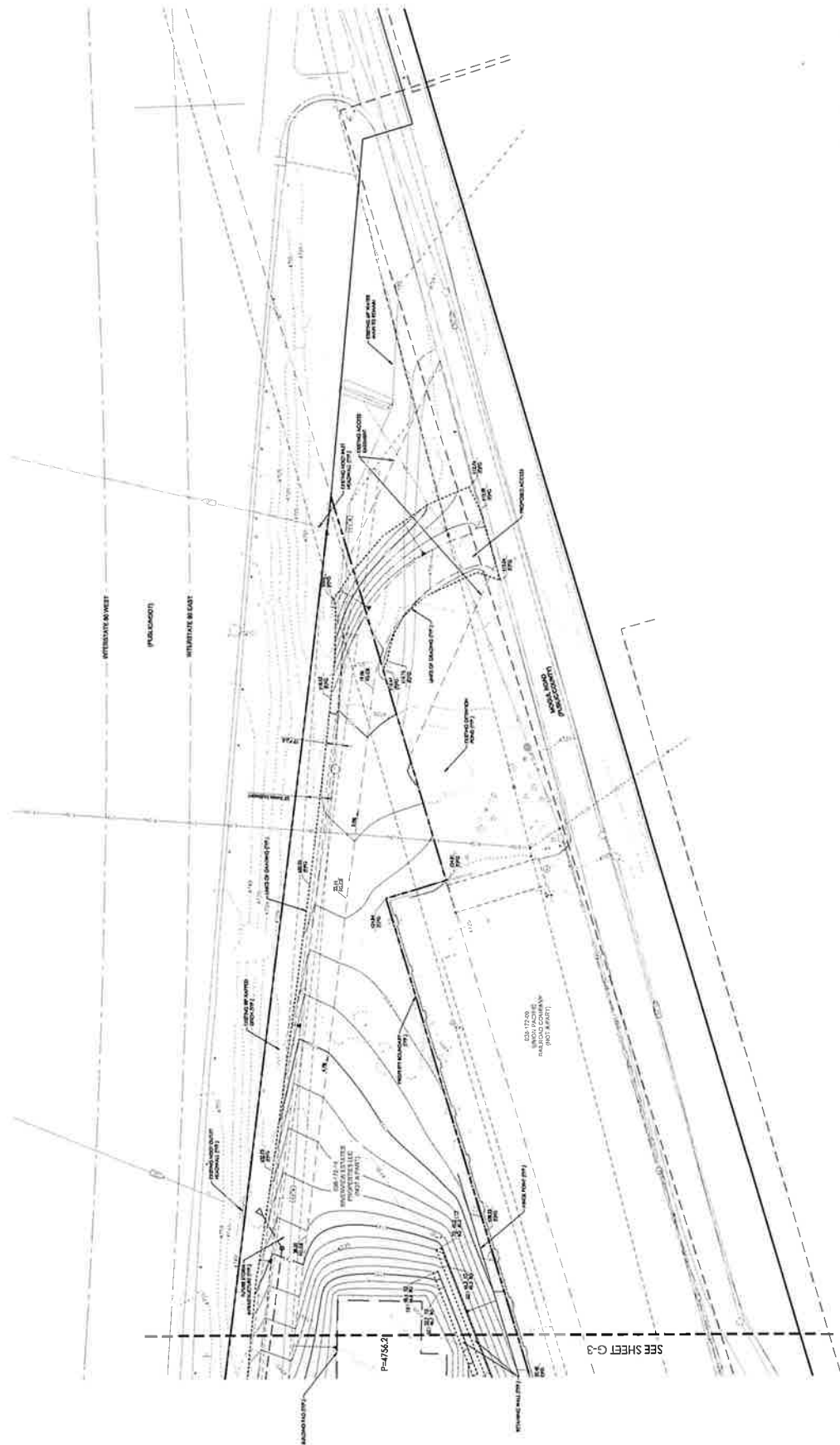
**RENO TAHOE BUSINESS GATEWAY
PRELIMINARY GRADING PLAN**



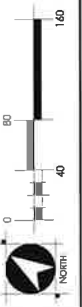
WOOD RODGERS
1000 RICHMONDS ONE CENTER DRIVE
1000 RICHMONDS ONE CENTER DRIVE
RENO, NV 89502 Phone: 775.853.4088
RENO, NV 89502 Fax: 775.853.4088

JOB NO. 4039.002 FEBRUARY, 2022
SHEET G-3 OF 7

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT PRELIMINARY GRADING PLAN



**WSUP22-0006
EXHIBIT D**



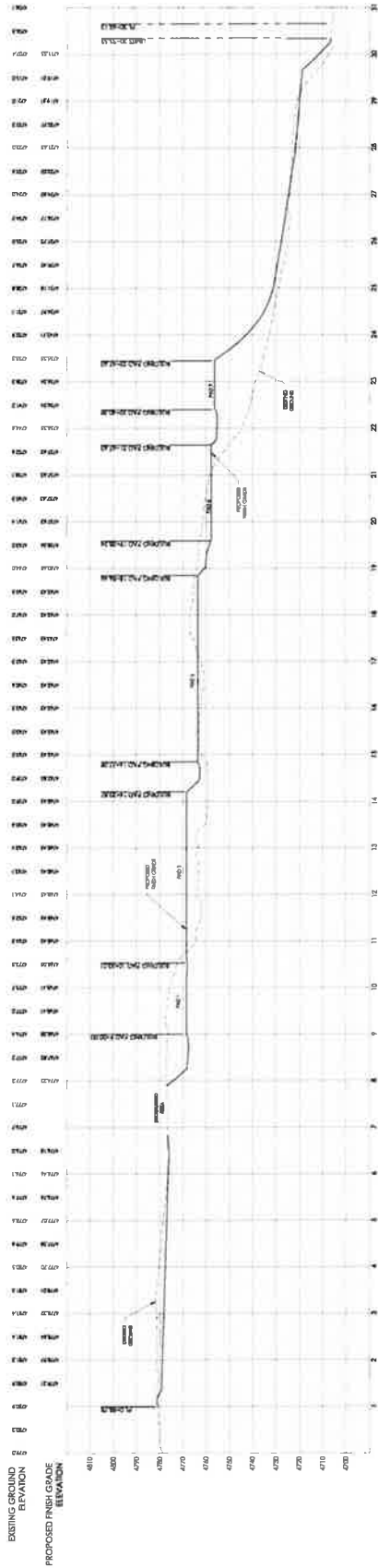
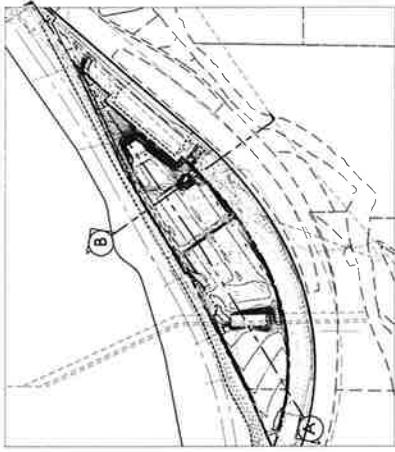
**RENO TAHOE BUSINESS GATEWAY
PRELIMINARY GRADING PLAN**



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1000 W. WASHINGTON BLVD
 RENO, NV 89502 Phone: 775.823.4000

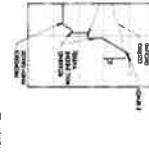
JOB NO. 4039.002 FEBRUARY, 2022
SHEET G-4 OF 7

RENO TAHOE BUSINESS GATEWAY GRADING SPECIAL USE PERMIT PRELIMINARY CROSS SECTIONS



CROSS SECTION A
SCALE: HORIZ. 1"=100'
VERT. 1"=10'

DETAIL 1
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



DETAIL 2
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



DETAIL 3
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



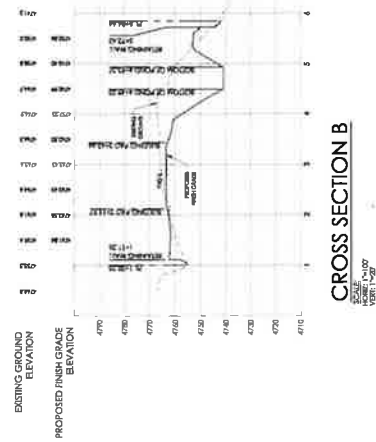
DETAIL 4
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



DETAIL 5
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



DETAIL 6
SCALE: HORIZ. 1"=10'
VERT. 1"=10'



CROSS SECTION B
SCALE: HORIZ. 1"=10'
VERT. 1"=10'

RENO TAHOE BUSINESS GATEWAY
PRELIMINARY CROSS SECTIONS

WOOD RODGERS
 1000 W. BELLAVILLE ONE PROJECT DRIVE
 SUITE C, RENO, NV 89502
 PHONE: 775.853.4088
 FAX: 775.853.4088

JOB NO. 4039.002 FEBRUARY, 2022
 SHEET CS-1 OF 7