

# **Cobble Hill**

## **Custom Lot Subdivision**

**Special Use Permit for Grading  
Temporary Material Processing**

**Board of Adjustments Hearing  
January 4, 2024**

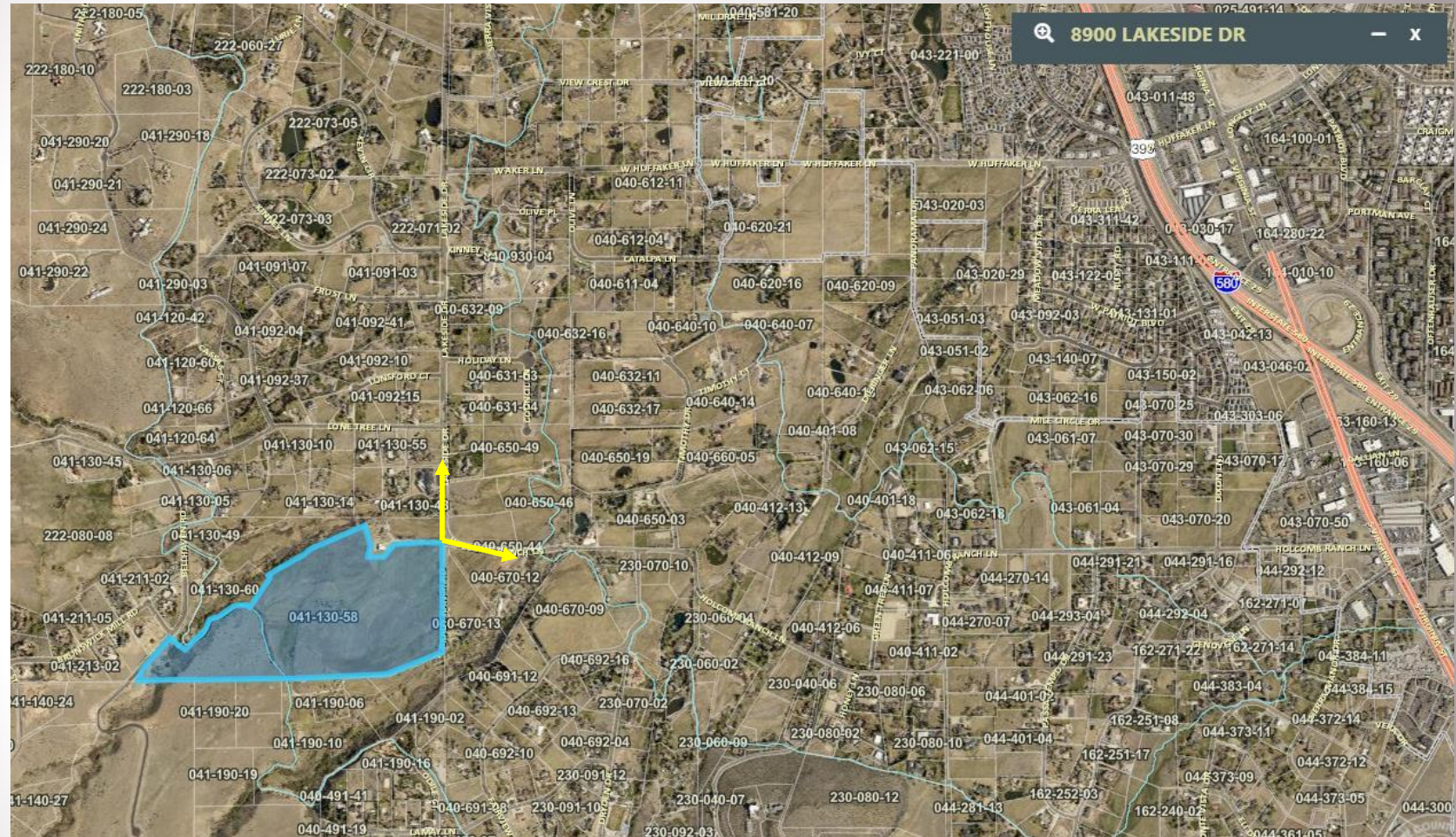


# Property Location

The subject property was approved for a 24 custom lot subdivision as the Lakeside Custom Lot Subdivision under WTM21-013 and WSUP22-0010

The total property size is 78.2+/- acres. (APN 041-130-58)

→ Construction Truck Routes



# Request

Special use permit for major grading resulting in a disturbance of up to  $\pm 1.02$  acres of the site for temporary material processing.

The proposed facility will allow for the efficient creation of rip-rap and structural material for use on the site for lining drainage channels and the construction of private streets and the emergency access road within the approved Cobble Hill (formerly Lakeside) Custom Lot Subdivision.

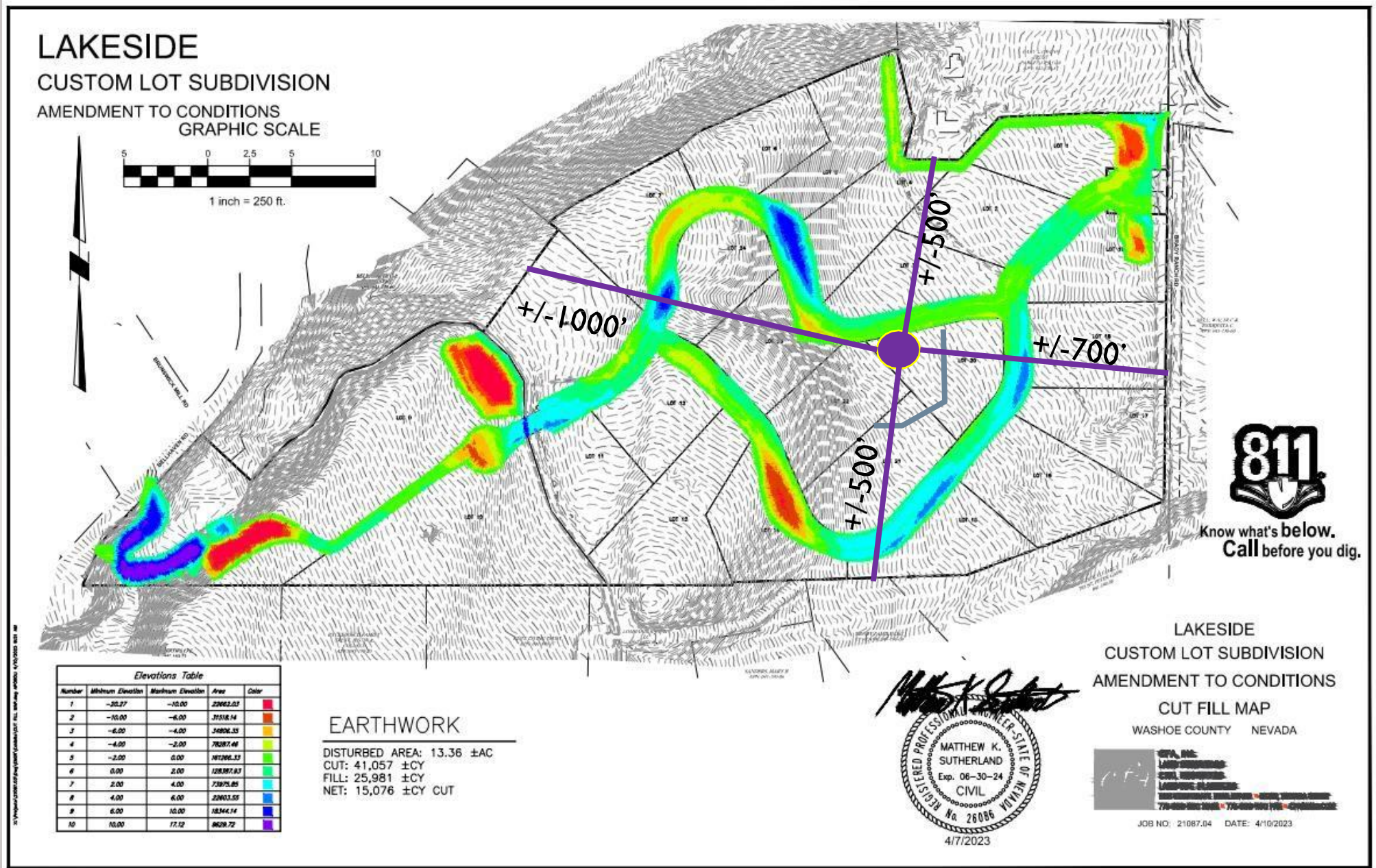
- Reduction in total trucks that will be necessary to bring material to the site by 1,800+/- round trips (truck).
- Limit to Hours equipment can operate 7:00 AM and 4:00 PM (Condition #1.e)
- Limit to total number of days equipment can be on-site 180-days (Condition 1.e)
- Processing would not be continuous – possibly a week or more of processing, then a break, then more processing.
- No processed material will be exported. (Condition 2.b)
- **This is not a commercial operation as suggested by opposition letters**



# Approved Grading

## Cut and Fill Map

Proposed location of material processing is on gentle sloped ground central to the site to be as far as reasonably possible from surrounding residential on all sides.



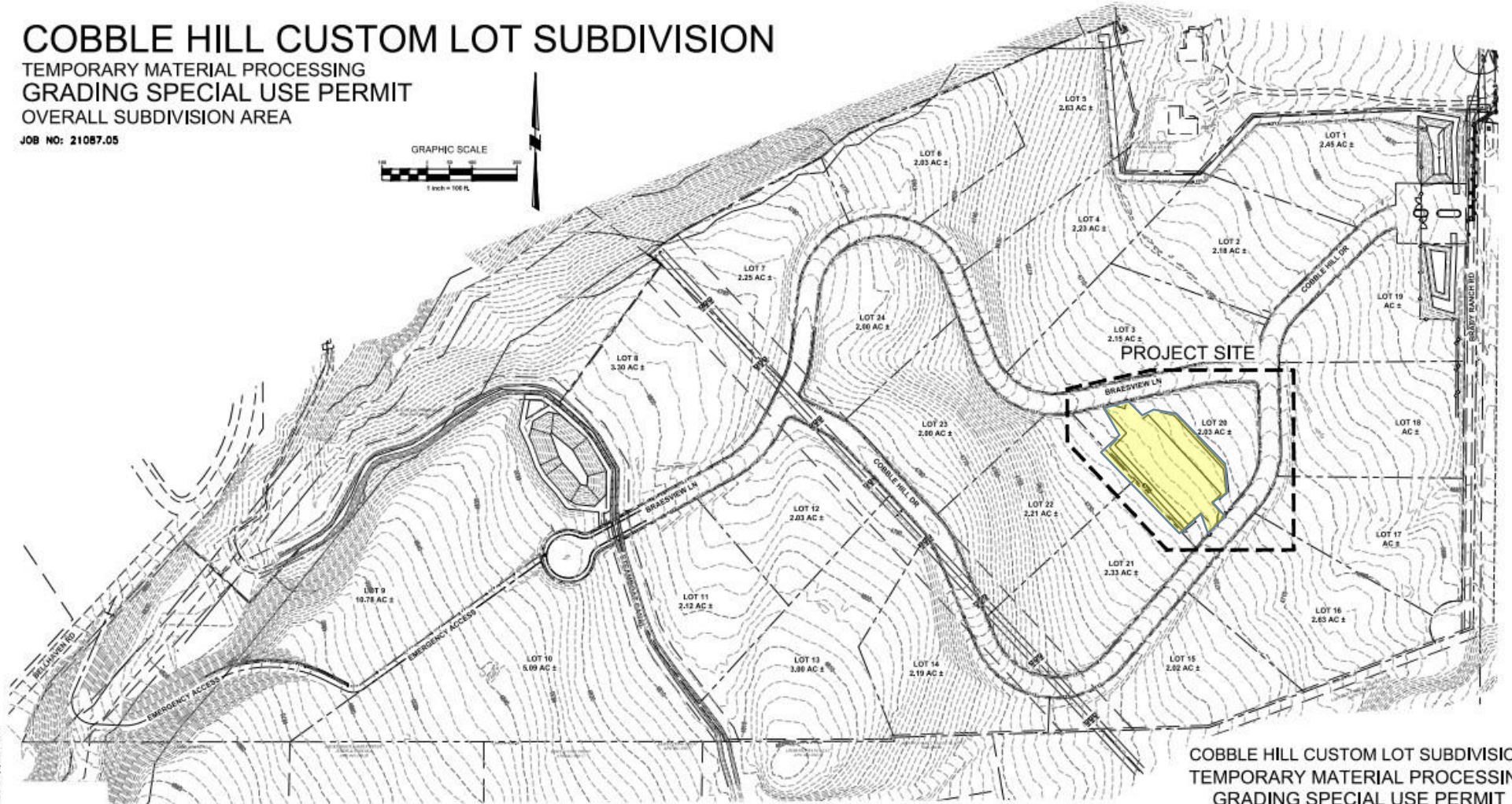
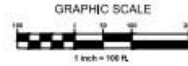


# Overall Site Exhibit

## COBBLE HILL CUSTOM LOT SUBDIVISION

TEMPORARY MATERIAL PROCESSING  
GRADING SPECIAL USE PERMIT  
OVERALL SUBDIVISION AREA

JOB NO: 21087.05



COBBLE HILL CUSTOM LOT SUBDIVISION  
TEMPORARY MATERIAL PROCESSING  
GRADING SPECIAL USE PERMIT  
OVERALL SUBDIVISION AREA  
RENO WASHOE NEVADA

PRELIMINARY NOT  
FOR CONSTRUCTION



JOB NO: 21087.05 DATE: 11-8-23

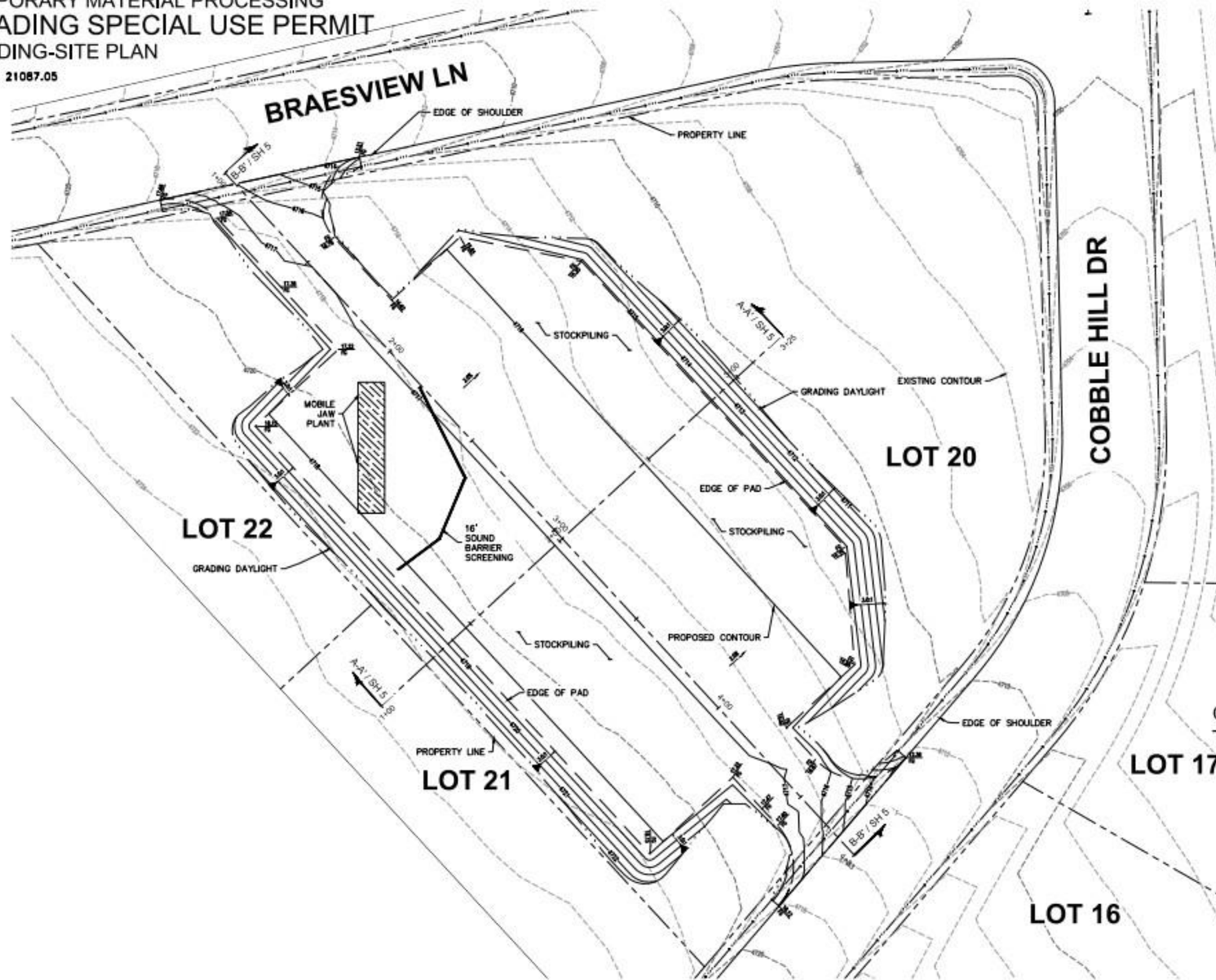
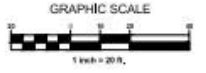
# Project

## Grading-Site Plan

### COBBLE HILL CUSTOM LOT SUBDIVISION

TEMPORARY MATERIAL PROCESSING  
 GRADING SPECIAL USE PERMIT  
 GRADING-SITE PLAN

JOB NO: 21087.05



PRELIMINARY NOT  
 FOR CONSTRUCTION



**EARTHWORK**

DISTURBED AREA:	1.02 SAC
CUT:	1,300 ACY
FILL:	2,200 ACY
NET TO BE CUT:	
MAX DEPTH OF CUT:	3.66' -0"
MAX DEPTH OF FILL:	4.00' -0"

COBBLE HILL CUSTOM LOT SUBDIVISION  
 TEMPORARY MATERIAL PROCESSING  
**LOT 17** GRADING SPECIAL USE PERMIT  
 GRADING-SITE PLAN

RENO WASHOE NEVADA



JOB NO: 21087.05 DATE: 11-8-23

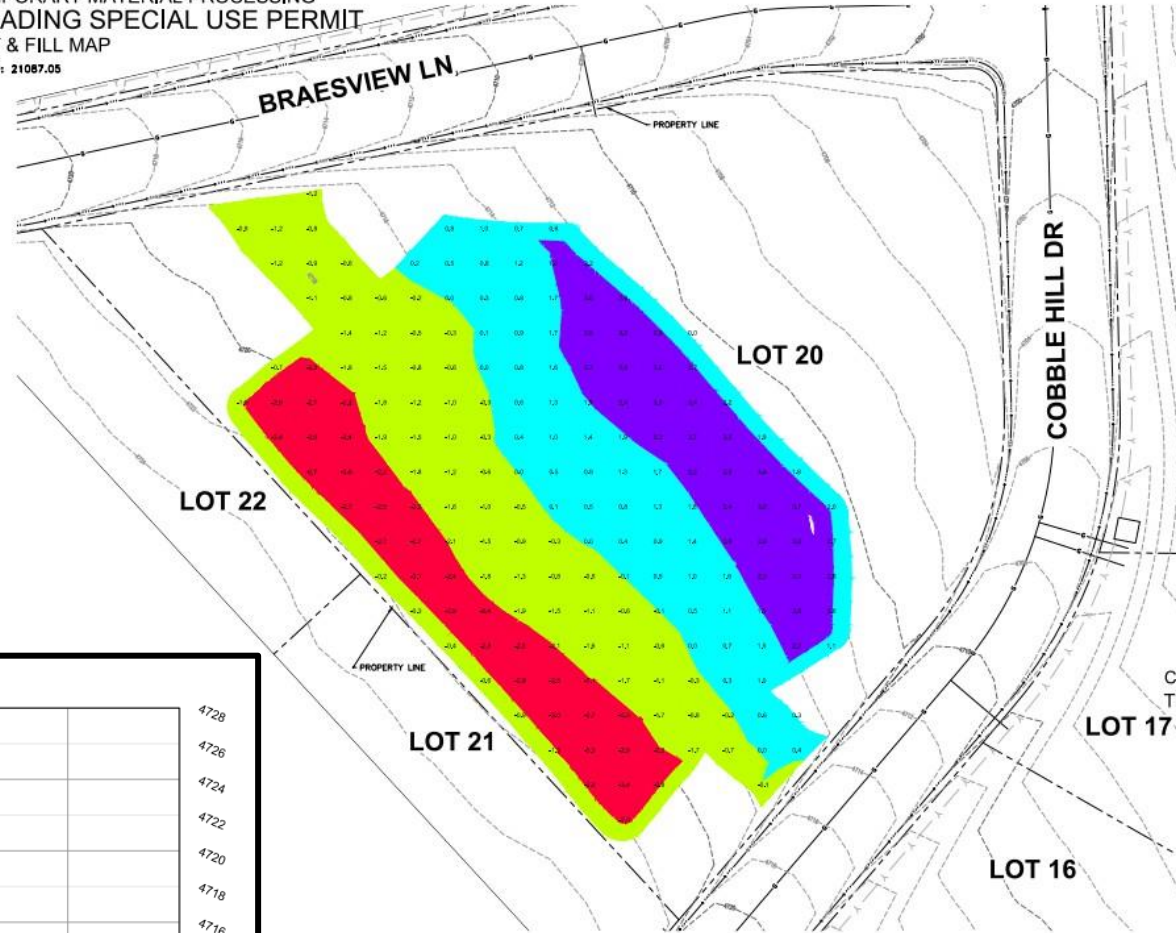


# Project Site Plan

## COBBLE HILL CUSTOM LOT SUBDIVISION

TEMPORARY MATERIAL PROCESSING  
GRADING SPECIAL USE PERMIT  
CUT & FILL MAP

JOB NO: 21087.05



PRELIMINARY MAP  
FOR CONSTRUCTION



### EARTHWORK

CUT/FILL AREA: 1.02 AC  
CUT: 1,300 SCY  
FILL: 1,000 SCY  
MAX DEPTH OF CUT: 3.08 FT  
MAX DEPTH OF FILL: 4.00 FT

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-4.00	-2.00	7598.30	Red
2	-1.99	0.00	18138.34	Yellow
3	0.01	2.00	13033.09	Cyan
4	2.01	4.00	7202.14	Purple

## COBBLE HILL CUSTOM LOT SUBDIVISION TEMPORARY MATERIAL PROCESSING GRADING SPECIAL USE PERMIT CUT & FILL MAP

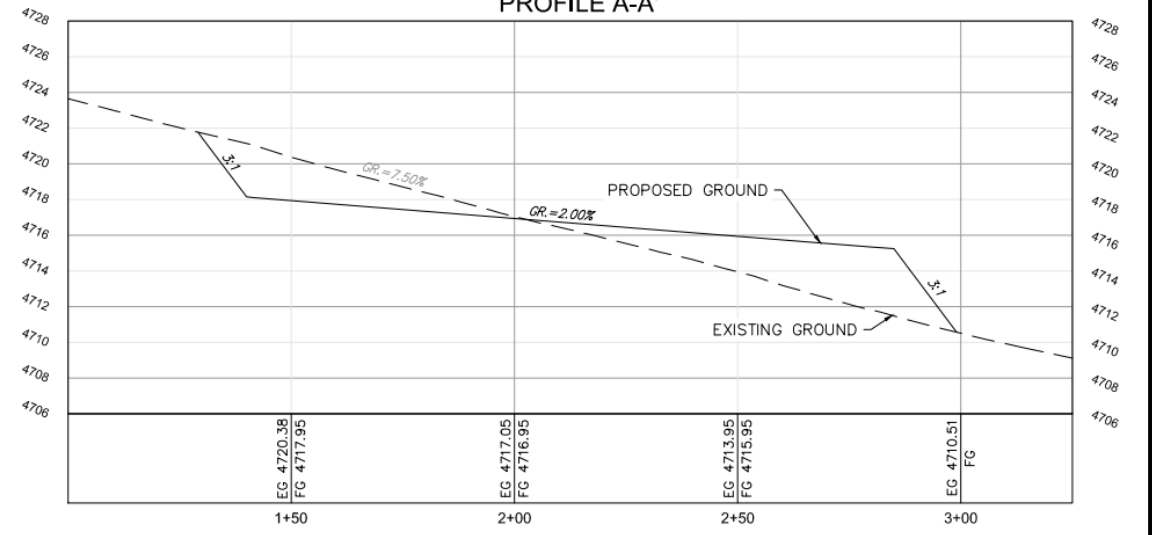
RENO WASHOE NEVADA



JOB NO: 21087.05 DATE: 11-8-23

SHEET 2 OF 5

### PROFILE A-A'



# Noise Modeling Report

Prepare by Behrens @ Associates, Inc.

-Environmental Noise Control

Figure 4-4 below shows the layout of the recommended mitigation.

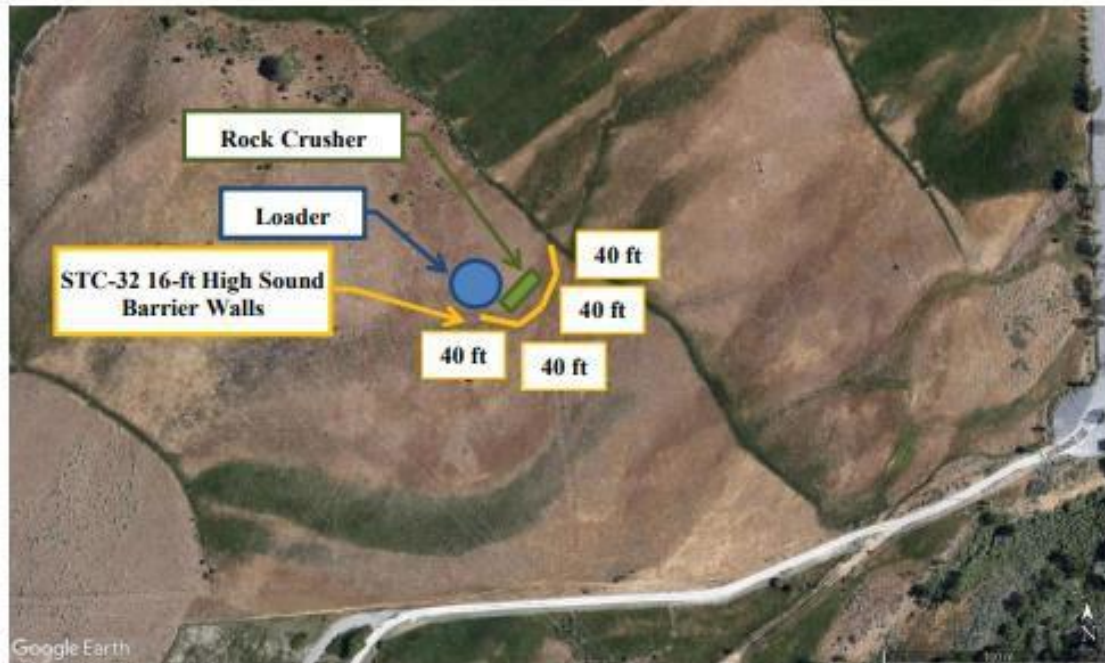


Figure 4-4 Modeled Sound Barrier Layout

## Temporary Material Processing Facility Noise Modeling Report

November 8, 2023

Prepared for:

Thomas Creek Development  
2100 Manzanita Lane  
Reno, Nevada 89509

Prepared by:

Behrens and Associates, Inc.  
2320 Alaska Avenue  
El Segundo California, 90245

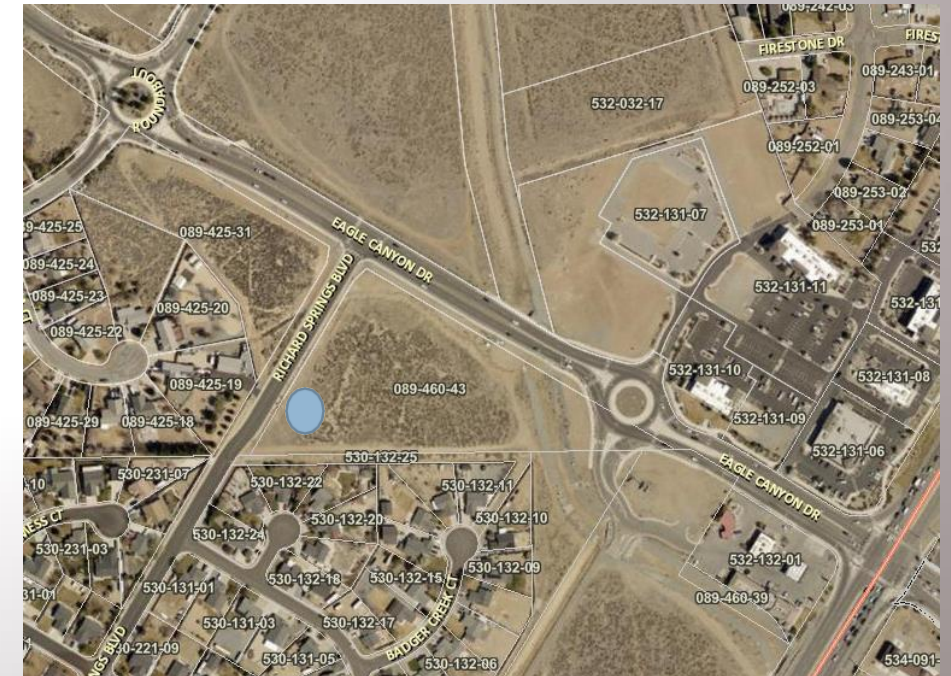
Simon Kim  
Acoustical Engineer

Jason Peetz  
Engineering Manager



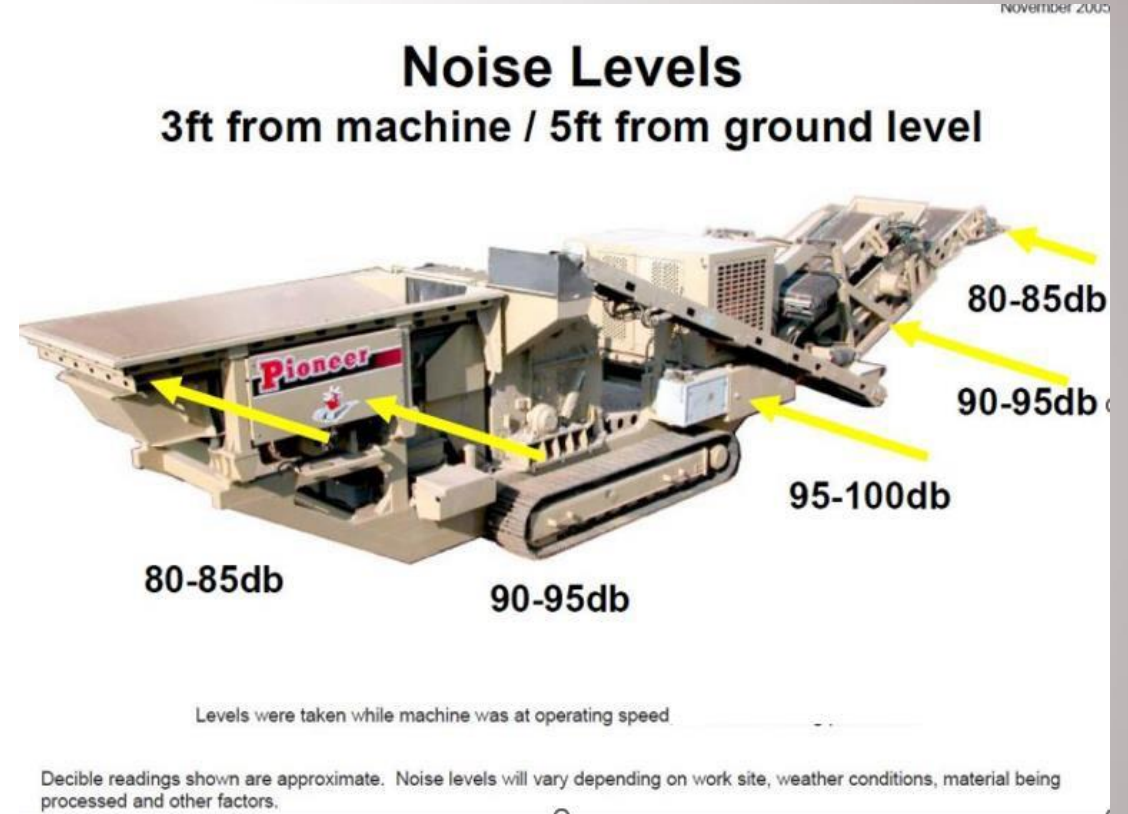
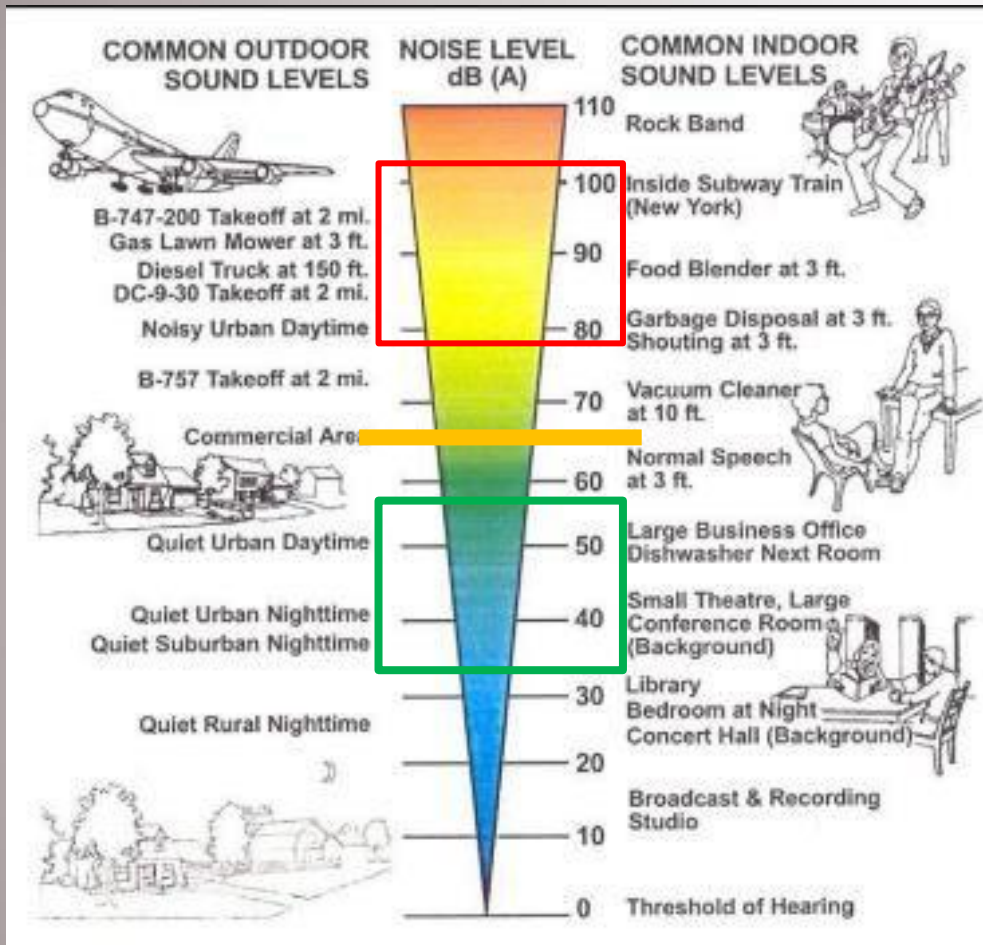
# Example Noise Barrier – S & W Sides

Sound Transmission Class (STC) acoustical barrier  
TMWA Well Site at Eagle Canyon Drive and Richard Springs Blvd.





# Anticipated Equipment



Decible readings shown are approximate. Noise levels will vary depending on work site, weather conditions, material being processed and other factors.

**Dust control will be incorporated with spray bars**

Washoe County Development Code  
Article 414 NOISE AND LIGHTING STANDARDS

Sections 110.414.05 Standards. Sound Levels shall not exceed the standards set forth in this section.

(b) Residential Abutment. For property abutting areas developed residentially, or shown as residential on the area plan maps: sixty-five (65) Ldn at the property line.



# Material Processing

## Surrounding Properties and Noise Contour Map

from Draft Noise Study – Behrens & Associates

Table 4-2 Details of the Receptors

Receptor	Address	Land Use/Zone
R1	220 Brunswick Mill Rd.	Single Family Residence
R2	210 Brunswick Mill Rd.	Single Family Residence
R3	299 Brunswick Mill Rd.	Single Family Residence
R4	8520 Bellhaven Rd.	Single Family Residence
R5	8540 Bellhaven Rd.	Single Family Residence/Agricultural Deferred
R6	8530 Bellhaven Rd.	Single Family Residence
R7	3640 Lone Tree Ln.	Single Family Residence
R8	8895 Lakeside Dr.	Single Family Residence
R9	3600 Holcomb Ranch Ln.	Single Family Residence
R10	3855 Fairview Rd.	Single Family Residence
R11	4020 Odile Ct.	Single Family Residence
R12	8990 Lombardi Rd.	Single Family Residence
R13	9000 Bellhaven Rd.	Single Family Residence



Table 4-3 A-Weighted Noise Modeling Results Ldn (dBA)

Receptor	Predicted Noise Level
R1	34.8
R2	33.7
R3	34.8
R4	37.9
R5	43.2
R6	40.1
R7	39.8
R8	56.1
R9	57.0
R10	55.4
R11	55.5
R12	58.0
R13	40.0

Washoe County  
Development Code    65 dBA Ldn  
Noise Limit

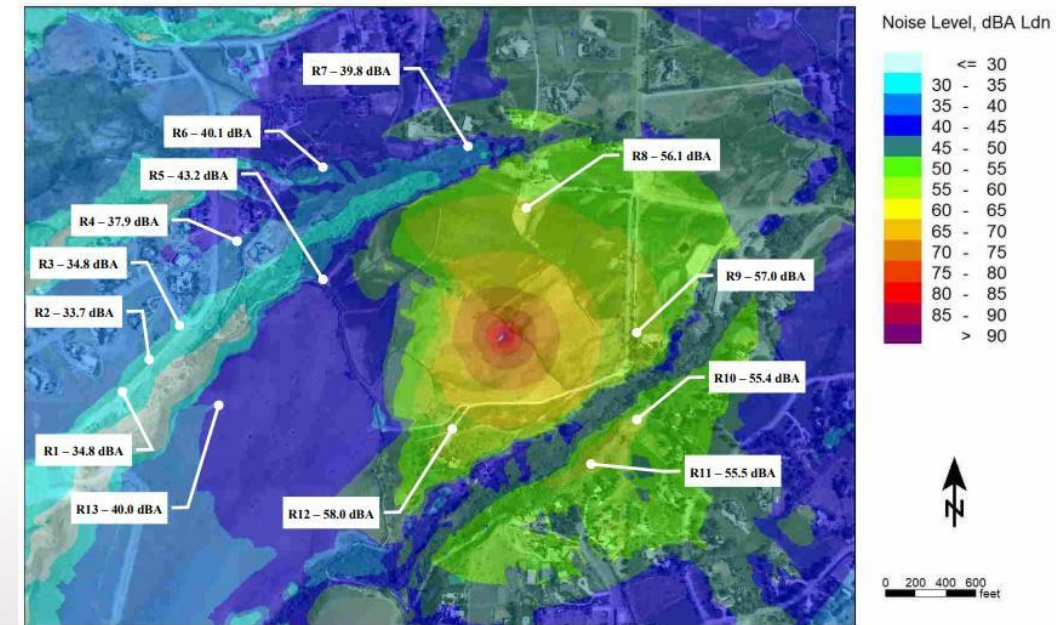


Figure 4-3 Unmitigated Rock Crushing Operations Noise Contour Map (dBA Ldn)



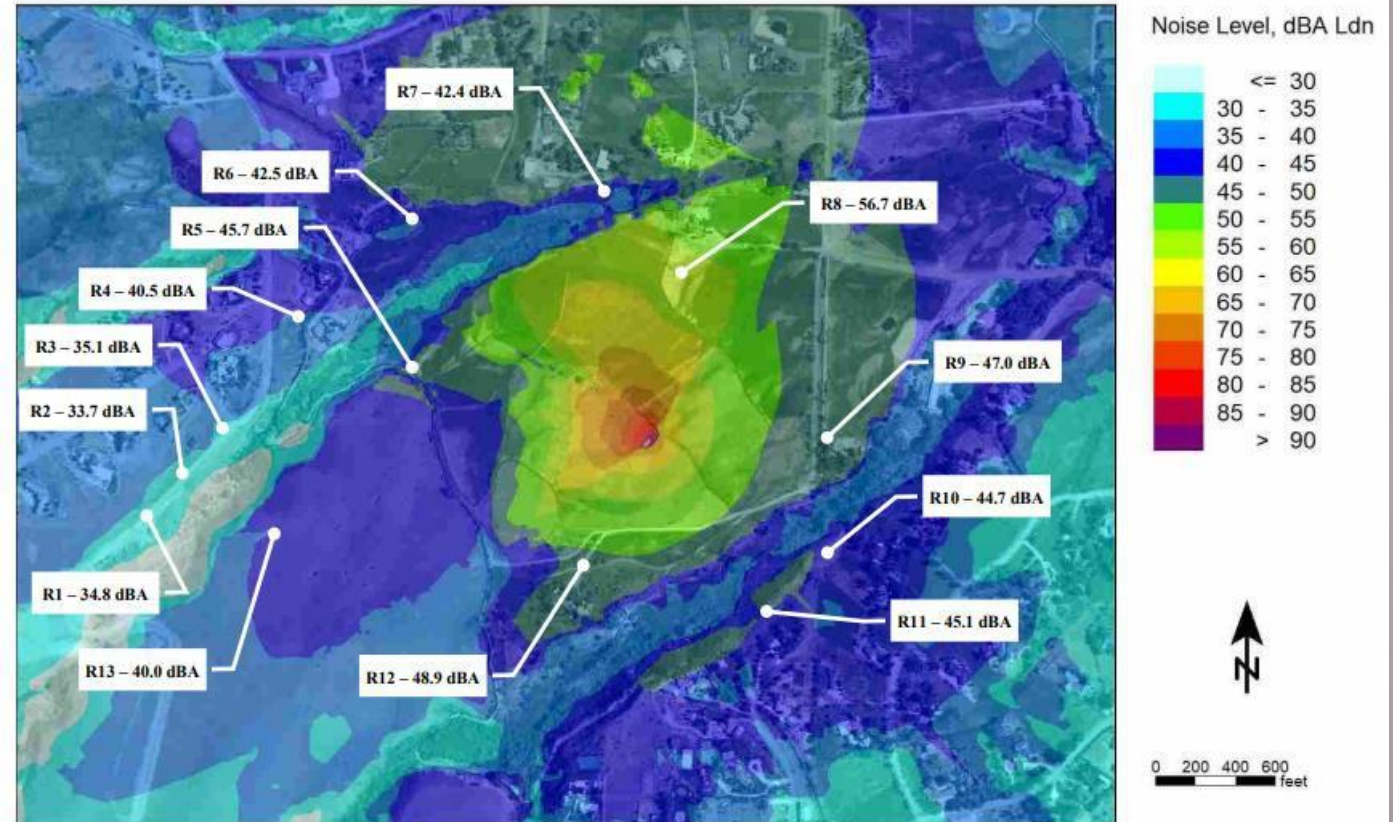
# Material Processing

## Surrounding Properties and Noise Contour Map – with Noise Barrier

from Draft Noise Study – Behrens & Associates

**Table 4-4 A-Weighted Mitigated Noise Modeling Results Ldn (dBA)**

Receptor	Unmitigated Predicted Noise Level	Mitigated Predicted Noise Level	Noise Reduction
R1	34.8	34.8	0.0
R2	33.7	33.7	0.0
R3	34.8	35.1	-0.3
R4	37.9	40.5	-2.6
R5	43.2	45.7	-2.5
R6	40.1	42.5	-2.4
R7	39.8	42.4	-2.6
R8	56.1	56.7	-0.6
R9	57.0	47.0	10.0
R10	55.4	44.7	10.7
R11	55.5	45.1	10.4
R12	58.0	48.9	9.1
R13	40.0	40.0	0.0
<b>County's Development Code Level Limit</b>	<b>65 dBA Ldn</b>		-



**Figure 4-5 Mitigated Temporary Material Processing Facility Operations Noise Contour Map (dBA Ldn)**



# Summary

- The equipment location proposed on gentle sloped land in central location to provide significant buffer distances to surrounding residential uses
- Reduction in total construction truck trips to and from site (*concern from original approval of tentative map*)
- Limit to hours and days of operation (Condition #1.e) (*concern from opposition Email*)
- Processing (operation of crusher/machinery) not continuous.
- Allow for rock rip-rap and structural material to be more natural color/site match and meet needed material size requirements per County specifications (*concern from opposition email*)
- Dust control is required by the NNPH - AQMD (*concern from opposition email*)

# Site Design History

Project applicant has consistently gone above and beyond requirements to benefit the neighborhood and address neighbor's concerns:

- Creating more stormwater detention than required
- Using surface water rights for irrigation to address concerns over well pumping
- New domestic wells will be required to have meters to confirm actual water use.
- Inclusion of emergency access that will provide benefit to neighbors to the west



The applicant agrees with the staff analysis and recommendation for this request.  
We, as does staff believe that all of the necessary legal findings can be made.

The applicant agrees with the conditions, as presented by staff and respectfully  
requests your approval.

## Questions







Extra Slides for Questions, if Necessary

# Findings

(a) Consistency.

**Response:** *The addition of on-site materials processing does not impact the review of findings that was made with the original tentative map and special use permit for grading that was approved under WTM21-013 & WSUP22-0010. The proposed addition of this facility and included pad grading will provide for fewer construction truck trips than have already been approved per the existing approval(s). It has been estimated by A&K Earthmovers that 1,800+/- round trips of material hauling trucks can be reduced from the local and regional roads with the allowance of this equipment for on-site processing of materials.*

(b) Improvements.

**Response:** *The materials that will be available, on-site from the allowance of this use will provide an efficient and readily available source of materials needed in the construction of many of the improvements that are identified in this finding. The materials generated from the processing machinery will create the rip-rap and structural material needed for lining drainage channels and the construction of private streets and the emergency access road that have been approved within the Cobble Hill project.*

(c) Site Suitability..

**Response:** *The applicant has located the machinery as reasonably far from any exterior property line while remaining in the gentler sloped areas of the site to minimize grading impacts from the creation of the necessary pad. The pad that will remain can be used by a future residential property owner as the development area for a future custom home, driveway and yard improvements, as was envisioned in the original approval of the 24-lot custom home subdivision.*

(d) Issuance Not Detrimental.

**Response:** *Noise associated with the operation of the proposed material processing equipment have been shown through the provided noise modeling report to be lower than allowed by the Washoe County Code at property line(s). Additionally, the applicant will incorporate sound buffer screening to help dampen noise levels to downhill adjacent properties and will voluntarily limit the hours that the machinery can be operated to coincide with the general hours during which construction and heavy equipment would already be operating on the site for the approved construction activities.*

(e) Effect on a Military Installation.

**Response:** *There are no military installations within proximity to the subject property.*



# Estimate of Material Processing and Truck Trip Reductions

Structural Fill of 1 ft under all Roadways and walking paths 15,500 cubic yards  
Converting to tons is +- 26,000 tons

Rip Rap for 2;1 slopes and all drainage improvements 6,600 cubic yards  
Converting to tons is +- 10,300 tons

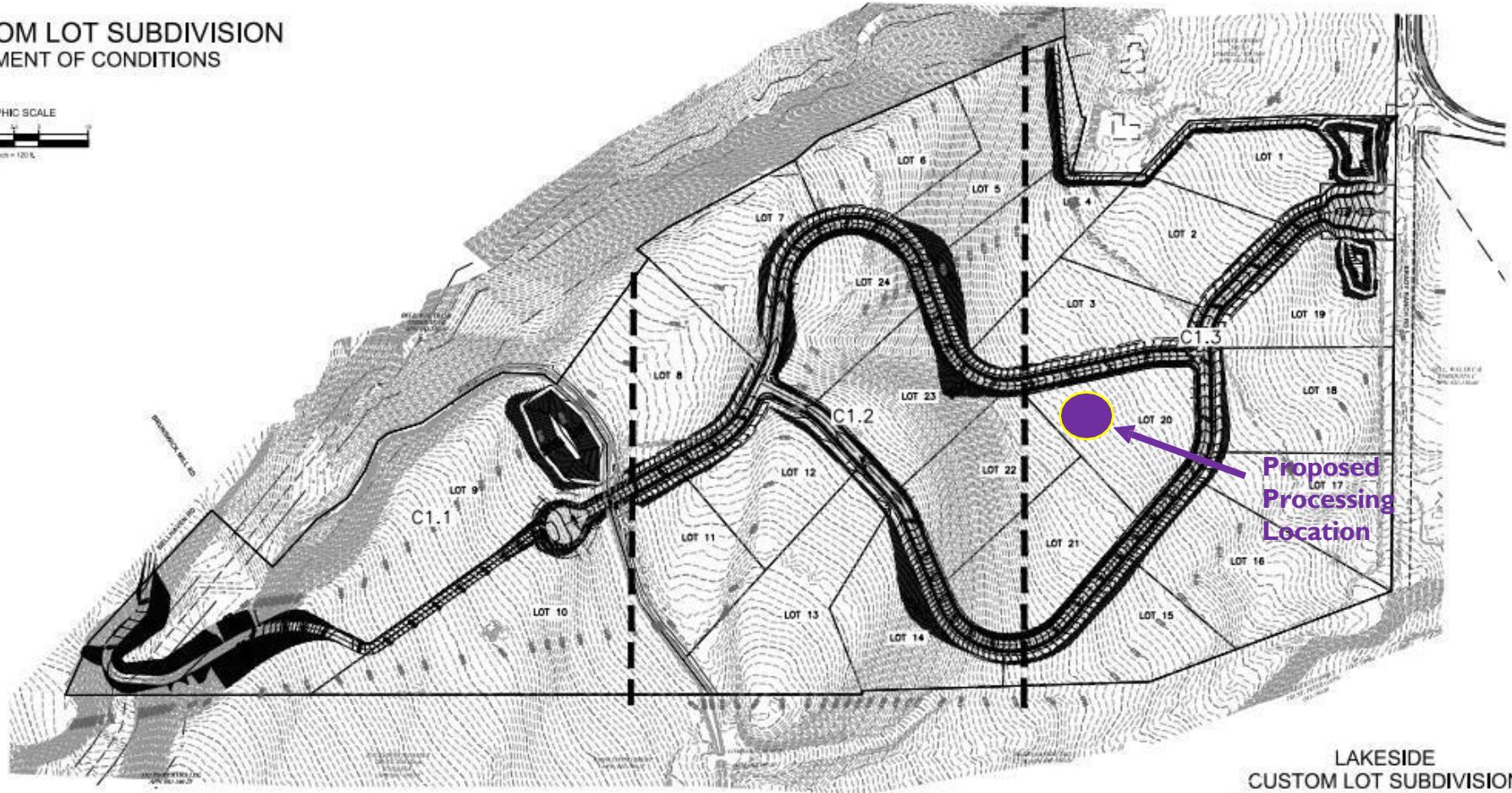
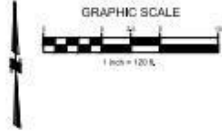
We would haul all this material in End Dump trailers at avg of 20 ton per load.

$26,000 + 10,300 = 36,300 \text{ ton} / 20 \text{ ton per load} = 1,815 \text{ loads}$

The proposal to use a portable jaw crusher to process the existing material on site for the fill and rip rap would eliminate or significantly reduce the number of truck loads required.

# Approved Grading Grading Plan

## LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS



### LAKESIDE CUSTOM LOT SUBDIVISION AMENDMENT OF CONDITIONS

WASHOE COUNTY NEVADA

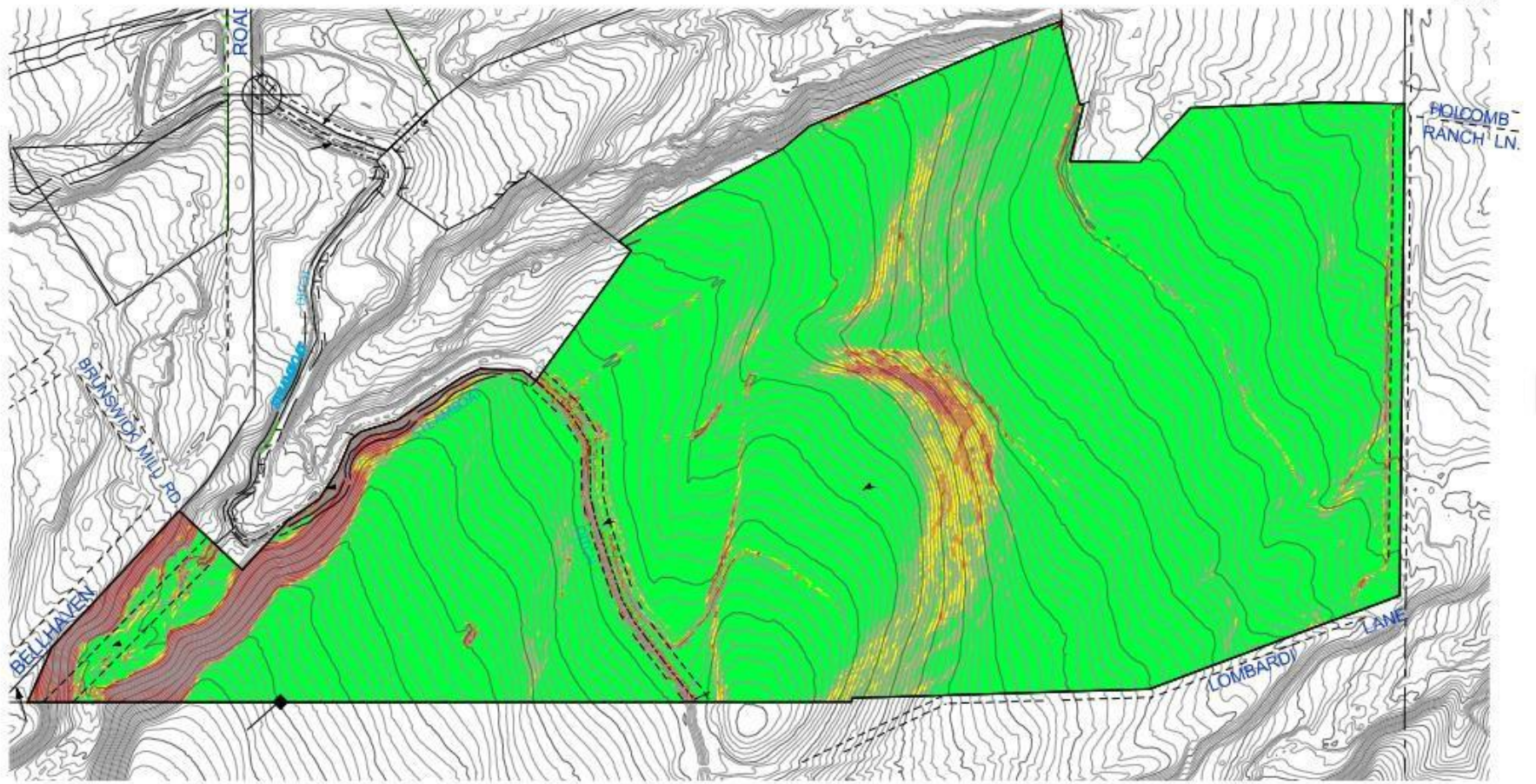


LAND USE TABLE	
RESIDENTIAL LOT	24 LOTS
GROSS AREA	72.8 AC
LOT AREA	66.53 AC
STREET RIGHT-OF-WAY AREA	5.84 AC
COMMON AREA	0.43 AC
GROSS DENSITY	80.34 D.U./AC
AVERAGE LOT SIZE	2.78 AC
LARGEST LOT SIZE	10.78 AC
SMALLEST LOT SIZE	3.00 AC

**CVI, INC.**  
 LAND SUBDIVISION  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 710-400-1001 FAX: 710-400-1010 - GVS0000000

JOB NO: 21087.04 DATE: 4-10-2023





**Slopes Table**

Number	Minimum Slope	Maximum Slope	Area (SQ)	Area (Ac)	Percentage of Total Area	Color
1	0.00%	15.00%	2628799.28	60.35	82.0%	Green
2	15.00%	20.00%	235360.72	5.40	7.4%	Light Green
3	20.00%	25.00%	19902.08	0.45	0.3%	Yellow
4	25.00%	30.00%	45887.84	1.04	1.4%	Orange
5	30.00%	100.00%	15705.52	3.53	4.8%	Red



**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

2. IF FOUND BY THE CONTRACTOR TO BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND STRUCTURES PRIOR TO ANY EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

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8900 LAKESIDE DR  
SLOPE ANALYSIS MAP

1/16/2018

SHEET