

Existing Condition 1.d. The applicant shall replace rocks and boulders at the base of the slope from which they were excavated. Replacement of rocks and boulders shall be done in a manner to mimic the adjacent undisturbed area. Replacement of rocks shall be conducted under the direction of a landscape architect, registered in the State of Nevada.

Condition 1.d. Modification Suggestion – it is requested by the applicant that this condition be deleted.

Condition 1.d. Deletion Rationale – The Applicant's believes that the boulders that were removed from the rock outcropping were loose boulders that could potentially fall. Replacement of the boulders will replicate the loose nature that was initially believed by the applicant. The applicant requests that loose boulders not be required to be replaced.

WSUP18-0012
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Condition 1.e. The applicant shall replace rocks and boulders along both sides of the natural drainage way, where the new roadway was graded. The contour of the land shall be returned to its pre-disturbance state. Replacement of rocks and boulders shall be done in a manner to mimic the adjacent undisturbed area.

Condition 1.e. Modification Suggestion – it is requested by the applicant that this condition be deleted.

Condition 1.e. Deletion Rational – There were not rocks or boulders that were pre-existing nor taken from the edge of the natural drainageway, rocks and boulders were only taken from the base area of the rock outcropping. As such, replacement of boulders where not originally located does not meet with target of reconstructing the previous condition.

Condition 1.g. The applicant shall place rocks and boulders along existing roads and dirt tracks to inhibit access. Replacement of rocks and boulders shall be done in a manner to mimic the adjacent undisturbed area.

Condition 1.g. Modification Suggestion - *The applicant shall place rocks and boulders along existing roads and dirt tracks where legal access is not required as part of an easement or other access rights exist to inhibit access where not legally required. ~~Replacement of rocks and boulders shall be done in a manner to mimic the adjacent undisturbed area.~~*

Condition 1.g. Modification Rationale – There are legal rights-of-way and easements that cross the property for utility lines where access is required as part of the right-of-way or easement. These cannot be blocked off. Additionally, the adjacent undisturbed area does not contain boulders sitting at the surface, only sagebrush. As such, blocking of a road or dirt track with boulders cannot be done in such a manner so as to “mimic the adjacent undisturbed area.” It is requested that the final sentence be removed.

Existing Condition 1.i. The applicant shall provide temporary irrigation to all disturbed areas for at least three years.

Condition 1.i. Modification Suggestion - *The applicant shall either provide temporary irrigation to all disturbed areas or shall revegetated the disturbed areas using stippings, scarifying the ground with native vegetation remaining (just crushed) and hydroseeding or another means that is acceptable to the Administrator. Revegetation shall be reestablished with the same or greater number of natural plants per 25 square feet as the adjacent undisturbed natural ground within three years.*

Condition 1.i. Modification Rationale – The site does not have water service existing nor a well from which water for temporary irrigation can be drawn. In consultation with a local landscape architect, the use of stippings, combined with hydroseeding is the next best method of revegetation when water service is not available. The provision of water to the areas of revegetation would entail some level of additional ground disturbance (grading) to the site, which seems counter-productive to the goal.

Existing Condition j. - Prior to any work on the site and prior to any equipment being brought onto the subject site, the applicant shall place temporary construction fencing around all disturbed areas to inhibit access during and after grading and construction activities and allow revegetation efforts to proceed.

Condition j Modification Suggestion – Suggest deletion of condition.

Condition j Modification Rationale – The requirement to place boulders to block the graded area (Condition f), which is agreed accomplishes the same thing as any fencing would. The existing natural vegetation is of sufficient height so as to act as a barrier. Fencing should be placed at the outside edge of the work area such that any necessary work and revegetation can occur. As such, the location of the fencing would be in currently undisturbed areas where additional vegetation disturbance (which counts as grading the Washoe County Code) would likely be incurred.

WSUPI8-0012
PDA - July 11, 2010

