

Chair Hill, Members of the Washoe County Board of Adjustment and Commissioner Lucey:

We are writing in support of the above referenced special use permit as proposed by the Dethmers, to include construction of the new driveway. We reside on Lone Tree Lane to the southeast of the subject property.

After reviewing the BOA Staff Report, we believe the improvements planned by the Dethmers will help achieve the highest and best use of this vacant lot contributing to increased value of this and neighboring properties. Historically, our neighborhood was part of an area known as the "Rancheros", an enclave of gentleman ranches and equestrian estates. Equestrian properties with pastureland are rapidly disappearing in Reno and those that remain are highly desirable. Planting pasture and building equestrian facilities will help preserve our western heritage, increase the value of the neighborhood, and maintain the rural lifestyle many of us sought when buying our homes.

Thank you for your interest and attention.

David and Pamela Castagnola

The Dethmers are tremendously humble, kind, and respectful neighbors. A couple years ago they purchased the house above the adjoining lot and were excited to make improvements. They looked forward to providing grazing land for their beloved horses, while striving to maintain and preserve the character within the area. Their intent was and still is to plant a multitude of trees, shrubs and grass that will benefit a location that had been overgrown and contributed to a potential wildfire risk. As a neighbor of the adjoining lot, I am confident the improvements will bring value and beauty to the area.

The grading of the parcel has provided access to the irrigation ditches running through the property for maintenance, which has helped limit water loss caused by overgrown vegetation. This has continually caused flooding to the areas below and wasted precious water resources drawn from the Truckee River. The Dethmers reduced dead vegetation and made improvements, at their own expense and with permission of the ditch authorities, to the failing irrigation pipes. Repairs have prevented water loss and additional evaporation from affecting downstream users. Drainage into the open unnamed creek has also been improved to keep runoff contained in the central area of the creek bed and maximize water flow within the drainage area. These improvements are beneficial to create a cleaner water resource that provides improved habitat for waterfowl and other wildlife.

With the decline of moisture due to changes in weather patterns, wildfires have become a heightened concern in our area. Creating defensible space and adding living healthy vegetation to the land is one of the best methods of reducing potential fire threats. Prior to vegetation removal of the dead and dying undergrowth the lot posed a high fire risk to all neighbors.

Grading of the lot has decreased irrigation water loss, reduced flooding of adjacent properties and greatly reduced the risk of wildfire. In addition, the Dethmers plans for use of the parcel will improve the aesthetic look of the area while benefiting wildlife and providing the beauty of horses roaming open fields. They plan to bring back the natural beauty by planting trees, grass and vegetation native to the area. While the Dethmers excitement to improve the land and provide aesthetic beauty to the community compelled them to step ahead of the process, their ultimate goal and intent was, and always has been to be an asset to a community where they were born and raised, and they call home.

Brian D. Cason, S.E., P.E.  
Capital Projects Manager  
City of Sparks, Community Services  
Engineering Division

February 25, 2022

Washoe County Planning  
Roger Pelham, Senior Planner

Special Use Permit Case Number: WSUP21-0028 (Dethmers Major Grading)

The following comments were prepared by Frost Ranch Association (FRA) after review of documents for WSUP21-0028, Exhibits A & B. The Frost Ranch Association is a nonprofit corporation which is composed of and represents the 27 property owners and irrigation water users located downstream from Parcel 041-120 11. The association members receive water from 3 gates on the Steamboat ditch and 1 of which passes through the subject parcel. We have reviewed the Board of Adjustments Staff report for parcel 041-120-11 and please to provide the following comments.

1. Page 18, J. Operational Conditions of Approval. We request that the conditions also include:  
    “ iv. Maintain the existing irrigation gates and lateral serving Frost Ranch Association downstream water users within the recorded irrigation easement; and allow access to water users to maintain the ditch. Do not create, in any manner, any diversions from the lateral to Parcels 041-120-11 and 041-120-12 without approval of the downstream water users.  
    Do not relocate any portion of the existing lateral without approval of the downstream water users.  
    If the driveway from Lone Tree Lane to subject parcel remains and is permitted with a culvert in the irrigation lateral, the owners of Parcel 041-120-11 shall maintain the existing lateral for a distance at 6 feet upstream of the culvert inlet and 6 feet downstream from the culvert outlet, and the structural and hydraulic integrity of the culvert pipe.
2. Page 23, FRA concurs with the comments prepared by Vahid Behmaram.
3. Page 25, These comments also provide a response to the requirements requested by Robert Wimer, PE (Washoe County Community Services Department) shown on WSUP21-0028, and on page 19, Item 2.d.

Respectfully submitted on behalf of Frost Ranch Association members,

Colleen Barrett  
President  
Frost Ranch Association

Mary Allen  
Secretary  
Frost Ranch Association

Paula Gonsalves  
Treasurer  
Frost Ranch Association

Marvin Davis, P.E.  
Property owner and water user

Louis Test, ESQ  
Property owner and water user