



Planning Commission Staff Report

Meeting Date: March 3, 2015

Subject: Special Use Permit Case Number SW14-001

Applicant: Truckee River RV Park – Vernon Waligora

Agenda Item Number: 9B

Project Summary: To develop a Commercial Campground Facility/Recreational Vehicle (R.V.) Park with up to 100 spaces

Recommendation: Approval with Conditions

Prepared by: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3608

E-Mail: smonsalve@washoecounty.us

Description

Special Use Permit Case Number SW14-001 (Truckee River R.V. Park) – To develop a Commercial Campground Facility/Recreational Vehicle (R.V.) Park with up to ±100 spaces for recreational vehicles, to include a recreation area, pool, general store, office, shop, and all appurtenances typically associated with R.V. Parks.

- Applicant/Property Owner: Vernon S. Waligora
P.O. Box 508
1001 Silver Fox Circle
Reno, NV 89439.
- Professional Consultant: Roy H. Hibdon, P.E.
4860 Hilton Court
Reno, NV 89439.
- Project Location: 34200 Cantlon Drive, near the interchange of Exit 43 and Interstate 80 in Wadsworth
- Assessor's Parcel Numbers: 084-292-13, 084-292-14, 084-292-15, 084-292-16
- Parcel Sizes: ±11.21, ±5.0, ±6.29, and ±6.57
- Master Plan Category: Commercial (C)
- Regulatory Zone: Tourist Commercial (TC)
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 302, Allowed Uses, Article 316 Recreational Vehicle Parks, and Article 810 Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 8, T20N, R24E, MDM, Washoe County, NV

Staff Report Contents

Description..... Page 1

Project Application (http://www.washoecounty.us/comdev/da/da_index.htm)..... Page 3

Special Use Permit Page 3

Vicinity Map Page 4

Site Plan Page 5

Preliminary Landscaping Plan..... Page 6

Project Evaluation..... Page 7

East Truckee Canyon Citizen Advisory Board (CAB) Page 13

Reviewing Agencies..... Page 13

Required Findings..... Page 16

Recommendation..... Page 17

Motion..... Page17

Appeal Process..... Page 17

Exhibits Contents

Conditions of Approval.....Exhibit A

Site PlanExhibit B

Preliminary Landscaping Plan..... Exhibit C

Sign Elevation..... Exhibit D

Agency Comments and Correspondence.....Exhibit E

Preliminary Traffic Counts by Solaegui Engineers.....Exhibit F

Health District Conditions..... Exhibit G

East Truckee Canyon Citizen Advisory Board Comments..... Exhibit H

Community Correspondence..... Exhibit I

Noticing Map..... Exhibit J

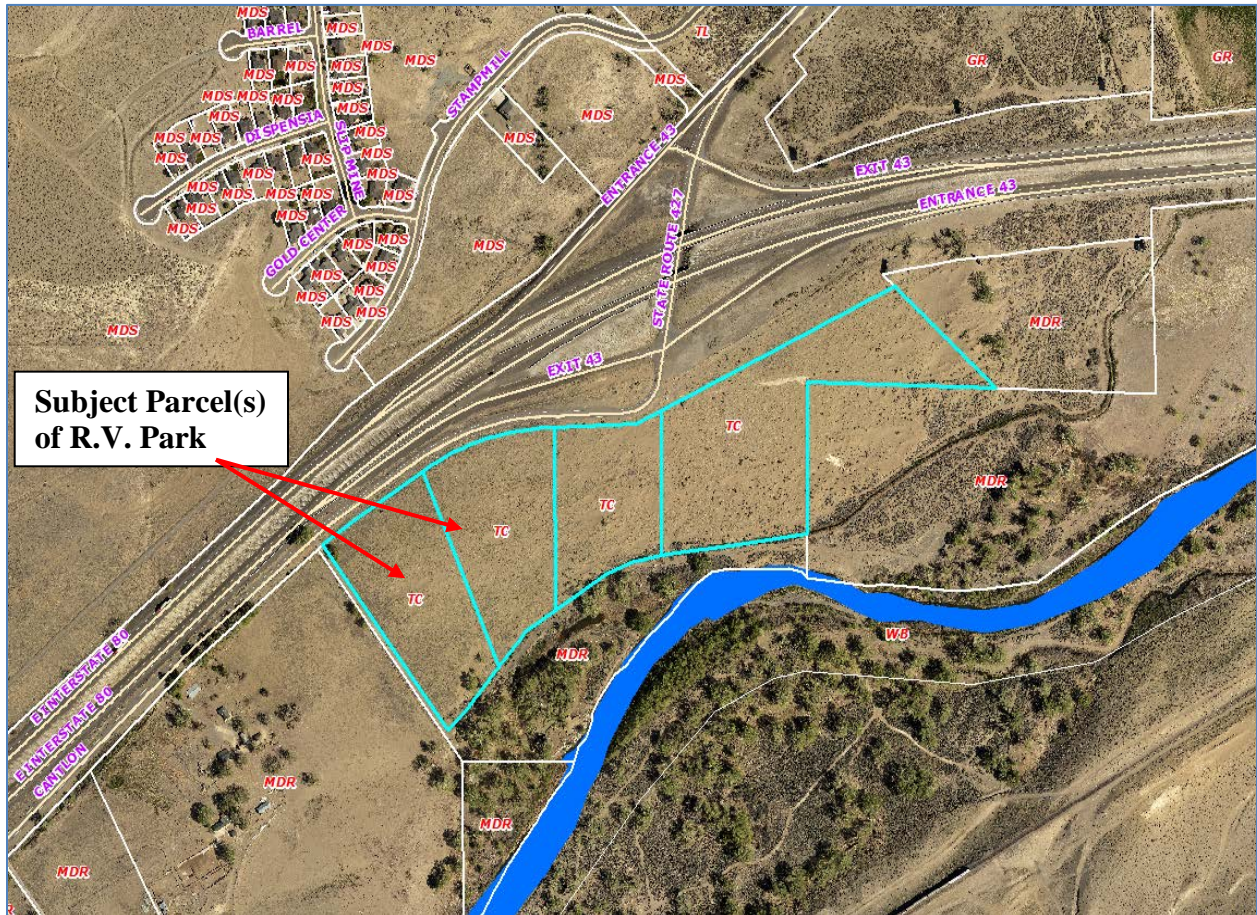
Project Application

The project application may be reviewed in its entirety on the Washoe County website at http://www.washoecounty.us/comdev/da/da_index.htm

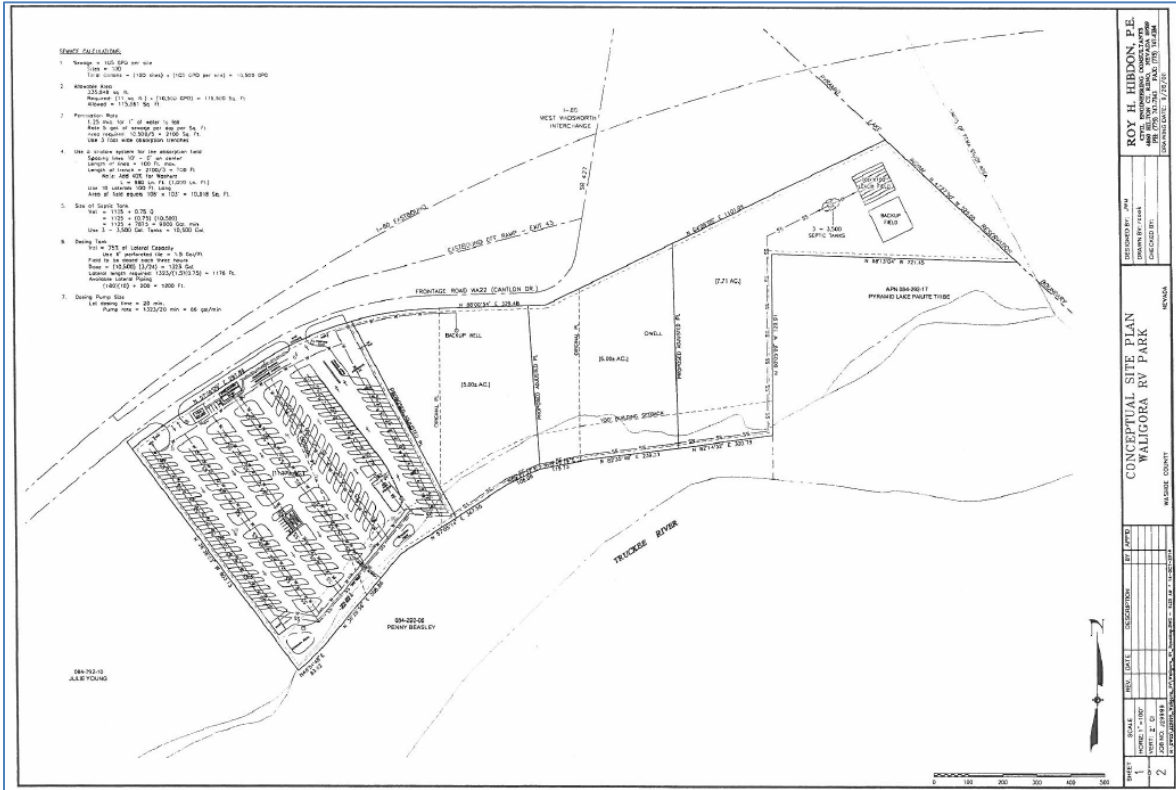
Special Use Permit

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. The Planning Commission is authorized to issue special use permits under NRS 278.315 and Washoe County Code Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Planning Commission must consider and make five Findings of Fact, Washoe County Code Section 110.810.30, which are discussed on page 14. The notice requirements and findings are discussed in this report. The Planning Commission is allowed to grant an approval of the special use permit that is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project. The Conditions of Approval for this case are attached to this staff report as Exhibit A and will be included with the Action Order.

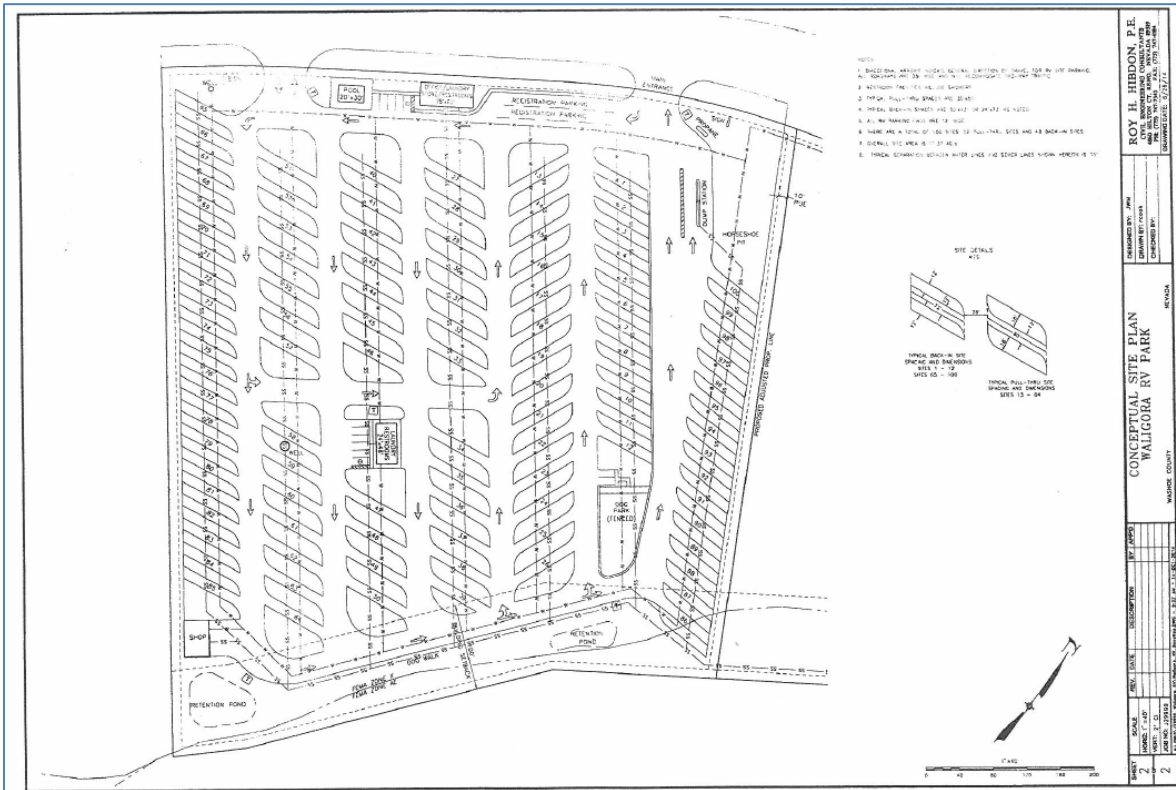
Vicinity Map



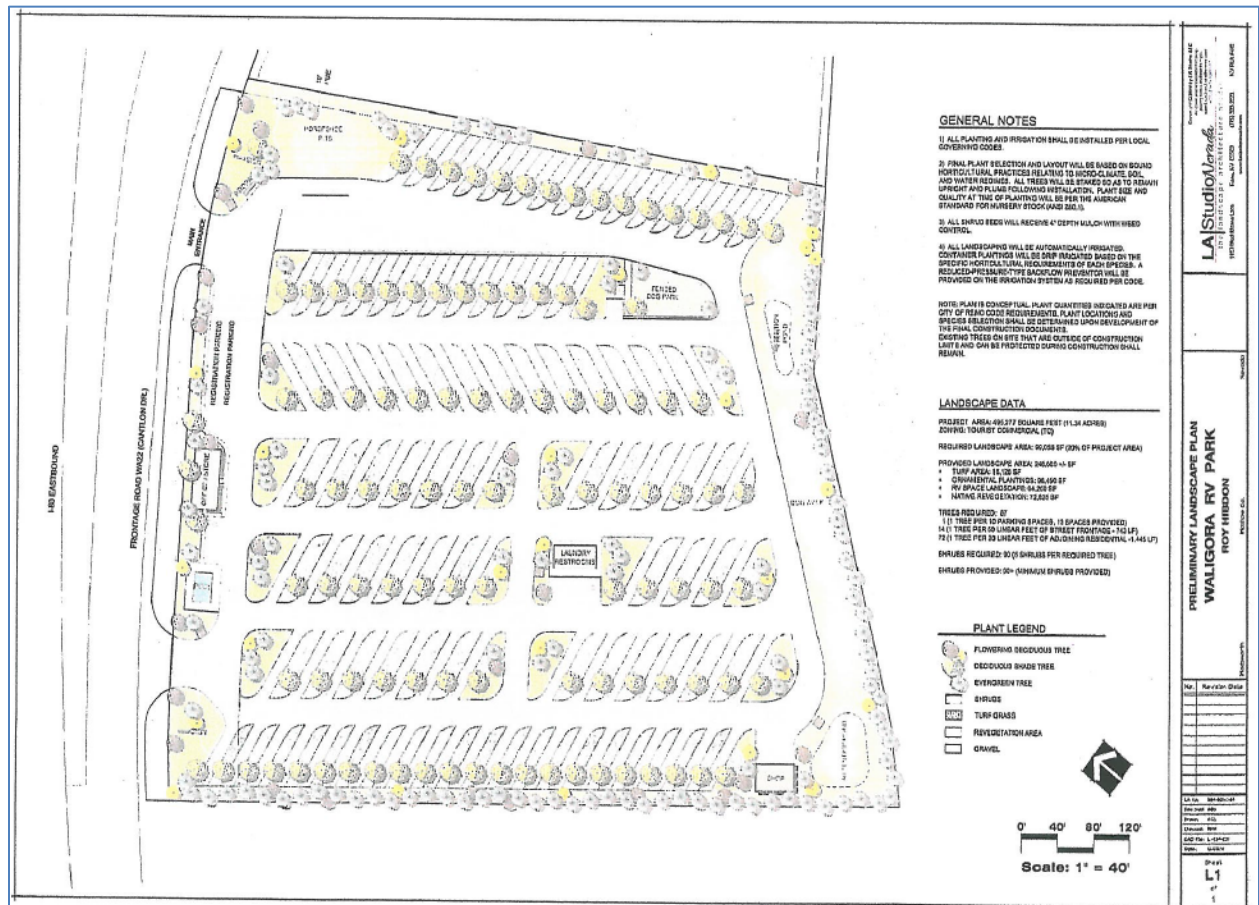
Preliminary Site Plan



Proposed R.V. Park Layout



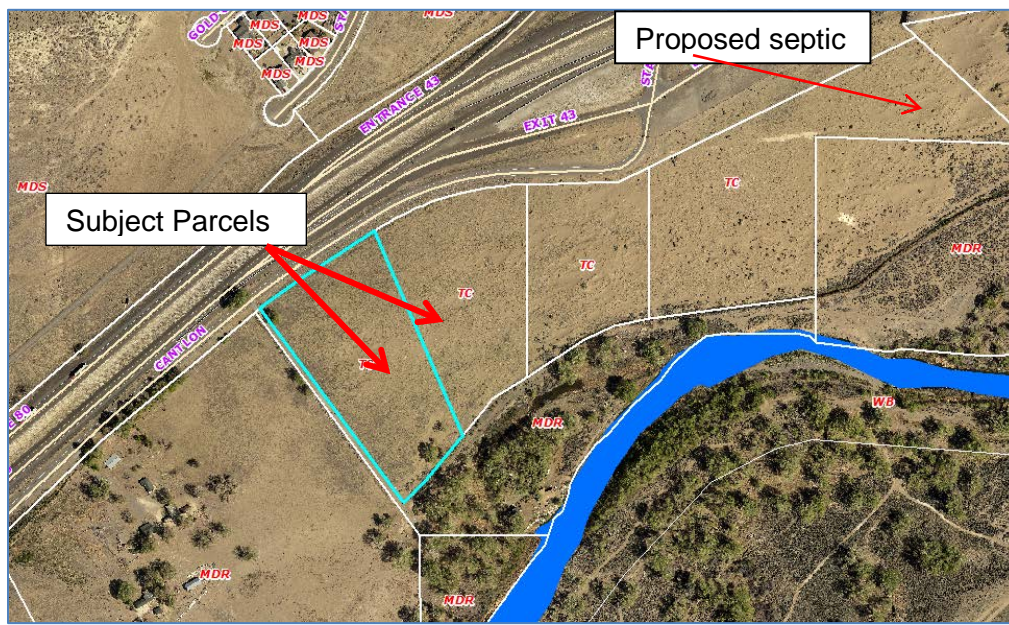
Preliminary Landscaping Plan



Existing Conditions

The proposed project encompasses four parcels (084-292-13, 084-292-14, 084-292-15 and 084-292-16) one and one-half of which will consist of the actual R.V. Park after the boundary line adjustment is completed, (084-292-16 and 084-292-15), totaling $\pm 11.37 - 15$ acres, currently undeveloped. The proposed leach field will be on parcel 084-292-13, and will have a connecting sewer line anticipated to traverse all parcels to the west in order to serve the R.V. Park. The applicant will be required to complete a Boundary Line Adjustment (BLA) for all parcels, approved by the Washoe County Engineer, prior to the issuance of final grading permits, and prior to the submittal of the Design Review application.

The zoning on the subject properties regulatory zone is Tourist Commercial (TC). The proposed project site is adjacent to other properties to the east with a regulatory zone of Tourist Commercial (TC). To the south and west are properties with regulatory zones of Medium Density Rural (MDR), two of which are developed with single-family residences. Approximately 395 feet to the southeast of the subject parcel is the Truckee River, which is considered Waters of the United States, and is regulated by the U.S. Army Corp of Engineers, and owned by the State of Nevada.



Analysis

This is a request by the applicant to develop a Commercial Campground Facility/Recreational Vehicle (R.V.) Park with up to 100 spaces for recreational vehicles, to include a recreation area, pool, general store, office, shop, and all appurtenances typically associated with R.V. Parks. The proposed name for the facility is the "Truckee River R.V. Park."

The proposed project will be located at 34200 Cantlon Drive, on the south side of I-80 at the Wadsworth interchange (Exit 43) and Cantlon Drive, in the Truckee Canyon planning area.

Scope of Project

The applicant is proposing a full service recreational vehicle (R.V.) park with up to 100 R.V. sites with hook-ups. The site will include a small store and office; pool, laundry and restrooms; recreation area (i.e., horseshoe pits), fenced dog park, and a small maintenance shop. The project will be required to comply completely with Washoe County Code, Chapter 110, Article 316, Recreational Vehicle Parks, and all Conditions of Approval (Exhibit A).

Land Use

The project site has a regulatory zone of Tourist Commercial (TC), which allows for an R.V. Park with the approval of a Special Use Permit by the Board of Adjustment. However, per Washoe County Code, Section 110.316.45, Accessory Commercial Services, this proposed project will be reviewed by the Washoe County Planning Commission due to the snack shop, laundry and/or mini-market being proposed on-site.

Use Type

The Use Type explains the uses of land as categorized within the Washoe County Development Code. The proposed project is classified as a Commercial Campground Facilities/R.V. Park, which falls under the category in the Development Code as Commercial Recreation. Below are descriptions of the use type as found within Article 304, Use Classification Types:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (h) **Commercial Recreation.** Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports, entertainment or recreation for participants or spectators. The following are commercial recreation use types:
 - (1) **Commercial Campground Facilities/RV Park.** Commercial campground facilities/RV Park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds

Infrastructure

Propane/Sewage Disposal and Trash

There will be propane available on-site for re-fill purchase, and on-site sewage disposal system. Both must be constructed, monitored, and comply with all requirements of the Washoe County Health District, in conjunction with the Nevada Division of Environmental Protection (NDEP)/Bureau of Water Pollution Control. All garbage storage and removal must comply with all District Board of Health requirements and standards. Additionally, the applicant will be responsible to submit a will-serve letter to the Health District from a solid waste company that will be responsible for trash bin locations and removal services.

Water

The applicant has indicated that the necessary water rights to serve the project will be purchased and provided according to Conditions of Approval from the Washoe County Health District. The Health District, Environmental Health Services has conditioned that the applicant provide water to the R.V. Park by a public water system or via the creation of a new public water system. See Exhibit A, conditions 3 (a – j).

Access/Traffic/Site Preparation

The primary access of the R.V. Park will be provided from Cantlon Drive. Driveway design and potential additional access will be finalized by the applicant, Washoe County Engineering, and the Nevada Department of Transportation (NDOT), prior to the issuance of grading and/or building permits. The applicant has provided preliminary trip generation counts recently completed by Solaegui Engineers (Exhibit F). The trip generation calculations are based on the Ninth Edition of the ITE Trip Generation (2012). The anticipated average daily trips (ADT) resulting from the proposed project is 270 trips; with 21 a.m. Peak Hour Trips and 27 p.m. Peak Hour Trips. The threshold of 80 Peak Hour Trips will not be triggered; consequently, a full traffic study may not be required for this project. Final determination will be made by Washoe County Traffic Engineer.

The applicant's engineer anticipates minimal site disturbance, as the site is relatively flat. Washoe County Planning and Development, in conjunction with Engineering and Capital Projects, will require the submittal and approval of final, detailed grading plans prior to the issuance of grading permits. Additionally, the Washoe-Storey Conservation District has included conditions addressing Best Management Practices (BMPs) to be used during site preparation in order to minimize impacts to water quality from storm water runoff; the submittal of a detailed grading plan, irrigation and landscape plans, and the completion of a wetland delineation due to the proximity of the project site to the Truckee River. Additional conditions can be found within Exhibit A to this staff report.

Landscaping/Signage/Lighting

Landscaping

Washoe County Code Section 110.412.40, Civic and Commercial Use Types, sets forth standards for landscaping for civic and commercial uses. Specifically, the following minimum landscaping requirements shall apply to the total developed land area:

- (a) Coverage. A minimum twenty (20) percent of the total developed land area shall be landscaped. Any disturbance to undeveloped portions of a site shall be mitigated.
- (b) Required Yards Adjoining Street. All required yards which adjoin a public street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet of street frontage, or fraction thereof.

The proposed landscaping will consist of a mixture of evergreen and deciduous trees and shrubs, with a balanced mix of ground cover. Trees will be a mixture of columnar, accent, evergreen and deciduous varieties. Additionally, all shrubs and groundcover will be a combination of native and ornamental plants specific to the soil types found in the immediate

area, and comply with the requirements of the Washoe-Storey Conservation District's conditions (Exhibit A, condition 5).

The approximate total project area is ±11.34 acres or 495,277 square feet. The required amount of landscaping is approximately 99,055 square feet (20% of project area: 495,277 x 20% = 99,055 sq/ft.). The applicant has provided a preliminary landscaping plan which shows approximately 248,660 sq/ft. of landscaping; more than double the required amount of landscaping. This figure includes:

- Ornamental planting beds = 96,450 sq/ft.
- Turf Area = 15,125 sq/ft.
- RV Space Landscaped Area = 64,260 sq/ft.
- Native Revegetation Area = 72,825 sq/ft.
- Trees required = 87
 - 1 tree per 10 parking spaces (13 spaces provided)
 - 14 trees for street frontage (1 tree per 50 linear feet (LF) = 743 LF)
 - 72 trees for areas adjoining residential uses (1 tree per 20 LF of adjoining residential = 1,445 LF)
- Shrubs required = 90 (6 shrubs per required tree)
 - 90+ (minimum shrubs provided)

The applicant has stated their desire to preserve as many healthy, mature trees found on site, as possible. The applicant will be required, per Conditions of Approval and Development Code requirements, to comply with all applicable landscaping standards of Article 412, Landscaping, in addition to all related conditions from the Washoe-Storey Conservation District. (See Exhibit A)

Signage

The applicant has proposed one (1) of three (3) signage concepts for the site (Exhibit D). The conceptual signs range from an eight foot to ±10 foot tall, freestanding sign to be placed at the northeast corner of the project site. No other signs are proposed. All proposed signage must be in compliance with the Washoe County Code, Article 504, Sign Regulations.

Lighting

The applicant anticipates minimal lighting for the R.V. Park. Only safety lighting, internal roads lighting and other necessary lighting will be provided. Additionally, all on-site lighting must be Dark Sky certified, down shielded, and not have spillover glare, pursuant to Washoe County Code, Article 414, Lighting and Noise. Lights cannot exceed 12 feet in total height if within 100 feet of a residentially zoned property. All lighting must be in compliance with Washoe County Code, Section 110.316.20 (c) as applicable to Recreational Vehicle Parks.

Parking

Washoe County Code, Section 110.410.10, Required Parking Spaces, and Table 110.410.10.3 require the following for the proposed use of Commercial Recreation: Commercial Campground

Facilities requires one parking space per employee per peak employment shift. The applicant has indicated a total of five parking spaces, which includes one handicap space adjacent to the registration office/store.

Management

The applicant has indicated there will be an on-site manager for the R.V. Park. The Park will be required to follow the standards and regulations as outlined in Washoe County Code Section 110.316.55, Management.

Design Review Committee

The applicant will be required (per Conditions of Approval) to meet with the Design Review Committee for final review and approval of all project site designs, prior to the issuance of grading and/or building permits. This review shall include all landscaping, lighting, signage, trash enclosures, architectural styles/features, building colors, fencing and all irrigation.

Said review shall address, but not be limited to: type and color of building materials, general architectural design, parking, signage, exterior and interior lighting, fencing, trash enclosures, landscaping materials (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, final grading plans, revegetation, retention/detention areas, and financial assurances that landscaping will be planted and maintained accordingly.

Relevant Truckee Canyon Area Plan Policies

Water Resources

- Policy TC2.2: Ensure that development proposed within the wetland areas of the Truckee Canyon planning area complies with federal wetland regulations.
- TC.2.2.1 During development review, Washoe County Department of Community Services staff will require documentary evidence of compliance with the requirements of the Federal Clean Water Act.

Staff comment: The Washoe-Storey Conservation District has recommended in the conditions of approval (Exhibit A) that the applicant have a jurisdictional wetland delineation and Ordinary High Water Line determination performed and submitted to the Army Corp of Engineers for approval.

Article 222, Truckee Canyon Area Modifiers

The purpose of Article 222, Truckee Canyon Area, is to set forth special regulations to supplement the general regulations as set forth in Washoe County Code and to implement the Truckee Canyon Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

Specific to this Section are the Truckee River Corridor Standards found in Washoe County Code Section 110.222.10 which establish regulations to develop, preserve, protect and improve the inherent water quality of the river. The following are applicable [(a,1), (b) (c) (d) (e,3)] to this proposed project:

- (a) Applicability. The Truckee River corridor extends from the U.S. Geological Survey - Vista gauge to the jurisdictional line of the Pyramid Lake Paiute Reservation.
 - (1) All new residential developments which result in over eighty (80) peak hour trips on the local and regional streets and highways system; new civic, **commercial** and industrial use types; and agricultural processing and commercial animal slaughtering uses established within one (1) mile of the center of the Truckee River shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (b) Grading: A special use permit shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater;
- (c) Structural Setback: No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (d) Water Quality Report: All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measureable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection (NDEP). This report shall be submitted with any application for approval by the County, including new business license applications and new construction permits.

The above referenced report shall be approved by the NDEP and subsequently submitted to the staff of the Planning and Development Division of the Community Services Department.
- (e) Development Agreement: A development agreement, as enumerated in Article 814, Development Agreements, shall be required for:
 - (3) Developments which require connection to either a community water system or a community wastewater treatment plant.

Staff Comment: The applicant/owner shall be required to submit a Development Agreement application with said Development Agreement, for processing and approval by the Board of County Commissioners prior to the issuance of grading permits.

Staff Comment: The applicant/owner has been conditioned (Exhibit A) to meet the above mentioned Article 222 standards prior to the issuance of grading and/or building permits, whichever occurs first in the phasing of the R.V. Park.

Staff comment: The applicant will be required to comply with all Area Plan Policies; and Area Plan Modifiers (Article 222) as conditioned from Planning and Development, the Health District in conjunction with the Nevada Division of Environmental Protection (NDEP) and the Bureau of Water Pollution Control, and all other applicable standards of the Development Code.

East Truckee Canyon Citizen Advisory Board (ETCCAB)

The proposed project was reviewed and discussed at the East Truckee Canyon Citizen Advisory Board meeting on February 4, 2015. The applicant presented the project, and Washoe County Planning and Development Division staff explained the planning process for Special Use Permit applications. The minutes of the meeting are attached as Exhibit H, as are all public correspondence on the proposed project received by staff. After extensive discussion of the project and comments/concerns heard from community members, the ETCCAB made a motion to support the project: The motion/discussion carried, with two (2) in favor, one (1) opposed, and two (2) abstained.

Summary of comments/concerns heard: traffic concerns, compatibility concerns within the planning area, water supply and water rights, potential transient population, safety/security of Park guests and surrounding properties, lighting, hours of operation, runoff into the Truckee River; waste disposal/sewerage, oil drainage, and the DePoali Ditch adjacent to the Truckee River.

Staff comment: Staff has included discussion within the body of this staff report addressing some of the issues raised. Other items are addressed within the Conditions of Approval (Exhibit A) in addition to conditions received from all reviewing agencies.

Reviewing Agencies

The following reviewing agencies were sent copies of the application for their review, comments and/or conditions:

- Nevada Department of Environmental Protection (NDEP)
- Nevada Department of Transportation (NDOT)
- Nevada Department of Wildlife (NDOW)
- Washoe County Community Services Department
 - Planning and Development
 - Parks and Open Space
 - Washoe County Engineering and Capital Projects

- Land Development
 - Roads
 - Traffic
 - Water/Sewer
- Washoe County Sheriff: Law Enforcement
 - Washoe County Health District
 - Air Quality
 - Environmental Health
 - Mosquito/Vector Control
 - Truckee Meadows Fire Protection District
 - East Truckee Canyon Citizen Advisory Board
 - Regional Transportation Commission (RTC)
 - Washoe-Storey Conservation District
 - Pyramid Lake Paiute Tribe

Of the applications sent out to the above agencies, the following is a brief **summary** of those that provided agency comments and/or recommended Conditions of Approval and their contact information. The Conditions of Approval document (Exhibit A) is attached to this staff report and will be included with the Action Order:

Washoe County Planning and Development: addressed site design and screening requirements, and operational conditions including hours of operation, and code requirements specific to the Truckee Canyon Area Plan. Additional conditions are provided in the Conditions of Approval.

- Contact: Sandra Monsalve, AICP, 775.328.3608, smonsalve@washoecounty.us

Washoe County Engineering and Capital Projects Division, Land Development: addressed construction improvement plans, grading, traffic, hydrology/hydraulic report, and drainage. Additional conditions are provided in the Conditions of Approval.

- Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us

Health District, Environmental Health Division: provided comments in regard to wells, the creation of a new public water system, safe water quality for bathing facilities and the pool, storm drainage, food handling/storage and preparation areas, garbage facilities and solid waste disposal and a package treatment plant in conjunction with NDEP review. Additional conditions are provided in the Conditions of Approval. Health District conditions are attached and can only be appealed to the District Health Board.

- Contact: Chris Anderson, 775.328.2632, CAnderson@washoecounty.us

Health District, Mosquito/Vector Control: provided comments in regard to catch/detention basins, solid waste management plan, and infiltration trenches. Additional conditions are provided in the Conditions of Approval. Health District conditions are attached and can only be appealed to the District Health Board.

- Contact: J.L. Shaffer, 775.785.4599, JShaffer@washoecounty.us

Washoe-Storey Conservation District: provided comments in regard to storm water drainage, grading plans, landscaping and irrigation plans, sewage system, wetlands delineation plan, and BMPs for water quality impacts/drainage during construction. Additional conditions are provided in the Conditions of Approval.

- Contact: Kevin Roukey, 775.232.1571, kevinjr_51@att.net

Nevada Division of Environmental Protection (NDEP): Although conditions have not been received at the time of staff report publication, there has been correspondence with NDEP, the Health District, and Planning staff. Discussion included the necessity of a package treatment plant for waste disposal requirements. All necessary permits will be reviewed for design and function, and be provided by NDEP when the applicant satisfies any and all necessary waste disposal requirements, in conjunction with the State Bureau of Water Pollution Control.

- Contact: Charlie Lee, 775.687.9538, cle@ndep.nv.gov

Nevada Department of Transportation: addressed right-of-way, drainage, occupancy permits within the State's right-of-way, driveway accesses, and potential traffic study. Additional conditions are provided in the Conditions of Approval. All NDOT conditions will be to the satisfaction of the Nevada Department of Transportation (NDOT).

- Contact: Michael Fuess, P.E., PTOE, District Traffic Engineer, and Anita Lyday, 775.834.8300, alyday@dot.state.nv.us

Washoe County Sheriff's Office, Patrol Division: sent correspondence to Planning and Development Division staff on January 27, 2015 indicating "concern of potential additional calls for service that likely could arise from the R.V. Park". The Sheriff anticipates service calls could be similar to the Gold Ranch R.V. Park, however, difficult to know due to the location of this proposed project.

- Contact: Captain Duane Meyer, Washoe County Sheriff's Office, 775.328.3354, dmeyer@washoecounty.us

Truckee Meadows Fire Protection District: addressed requirements of Washoe County Code 60, to include infrastructure, access, and water for fire suppression.

- Contact: Amy Ray, Fire Marshall, 775.326.6005, ARay@tmfpd.us

REQUIRED FINDINGS

Findings required by Washoe County Code Section 110. 810.30 for a Special Use Permit:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;

Staff Comment. Staff has reviewed the Master Plan and the Truckee Canyon Area Plan and has not identified any provisions or policies that are not in compliance with the proposed project.

2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;

Staff Comment. The proposed project is in compliance with Division Seven of the Washoe County Development Code, and has been conditioned accordingly by the applicable reviewing agencies in regard to (and at a minimum) roads, utilities, sanitation, drainage and water supply.

3. **Site Suitability.** That the site is physically suitable for an R.V. Park, and for the intensity of such a development;

Staff Comment. The proposed project site is relatively flat, undeveloped, and the project will be mitigated accordingly by conditions of approval from all reviewing agencies.

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

Staff Comment. Based on the requirements of the Washoe County Development Code, including the discretionary permit process, the project is in compliance. Any potential negative impacts will be mitigated accordingly to the satisfaction of all reviewing agencies with Conditions of Approval.

5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment. There is no military installation within the required noticing distance for the project. Therefore, there are not detrimental effects of the project on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SW14-001 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration:

Motion

I move to approve Special Use Permit Case Number SW14-001 for the Truckee River R.V. Park, with the conditions contained in Exhibit A to the Staff Report. This approval is based on the information contained in the Staff Report (including, but not limited to the staff comments regarding the findings) and all exhibits as well as testimony and exhibits presented at the public hearing. This approval is based on the following five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;
3. Site Suitability. That the site is physically suitable for an R.V. Park, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and,
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc:

Property Owner/Applicant: Vernon S. Waligora
P.O. Box 508
1001 Silver Fox Circle,
Reno, NV 89439

Professional Consultant: Roy H. Hibdon, P.E.
4860 Hilton Court
Reno, NV 89439

Landscape Architect: LA Studio Nevada
Attn: Greg Satterfield
1109 West Moana Lane
Reno, NV 89509



Conditions of Approval

Special Use Permit Case Number SW14-001

The project approved under Special Use Permit Case Number SW14-001 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on March 3, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

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

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

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 Development Division

1. The following conditions are requirements of the Planning and Development Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

Contact Name – Sandra Monsalve, AICP, 775.328.3608

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans, (for the four (4) parcels identified in this report for the development of the R.V. Park) and all grading and building permits shall be issued, and the project constructed and completed prior to the seven (7) year expiration date. If construction/development of the subject properties is not complete after the seven year time frame, this special use permit shall be reviewed (prior to the expiration date) by the appropriate reviewing body for possible extensions of time and/or amendment of conditions. The expiration date for said project shall be from the date of approval by Washoe County. If no extensions of time are granted and/or amendment of conditions approved, the special use permit will become null and void. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the Action Order approving this project to all Administrative Permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. The applicant shall complete a Boundary Line Adjustment (BLA) for the following parcels: 084-292-13, 084-292-14, 084-292-15 and 084-292-16, (to be processed by the Engineering Division, including recordation) prior to the issuance of any and all grading permits, and prior to the submittal of the Design Review Application.
- f. All perimeter site fencing shall be a minimum of six feet and a maximum of eight feet in height, and must meet the fencing standards Washoe County Code, Article 412, Landscaping.
- g. All mechanical equipment, tanks, ventilating fans or similar equipment, whether located on the roof or on the ground, shall be screened from view from adjoining properties and streets. Screens shall be integrated into the overall architectural style of the associated buildings and shall be measured from the highest point of the object being screened.
- h. All project signage shall match the overall architectural style of the project by incorporating similar building materials and colors. All project signage must comply with Development Code, Division Five, Signs, and receive a sign permit(s) from the Building and Safety Division prior to installation.
- i. The applicant shall comply with all applicable portions of Washoe County Development Code, Article 316, Recreational Vehicle Parks.
- j. Per Section 110.222.10, Truckee River Corridor Standards (b)(c)(d)[(e)(3), the applicant/owner shall meet the following standards prior to the issuance of grading and/or building permits, whichever occurs first in the phasing of the R.V. Park:
 - (a) Grading: A special use permit shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater;
 - (b) Structural Setback: No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
 - (c) Water Quality Report: All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measureable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection (NDEP). This report shall be submitted with any application for approval by the County, including new business license applications and new construction permits.

The above referenced report shall be approved by the NDEP and subsequently submitted to the staff of the Planning & Development Division of the Community Services Department.

(d) Development Agreement: A development agreement, as enumerated in Article 814, Development Agreements, shall be required for:

(3) Developments which require connection to either a community water system or a community wastewater treatment plant.

The applicant/owner shall be required to submit a Development Agreement application for processing and approval by the Board of County Commissioners prior to the issuance of grading permits.

k. The following **Operational Conditions** shall be required for the life of the project:

1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
2. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division staff to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
4. The applicant shall obtain a Washoe County Business License after all conditions of approval for SW14-001 have been satisfied, and prior to opening the Truckee River R.V. Park for any and all business activity. The applicant shall comply with all Business License requirements on a yearly basis. The Planning and Development Division in shall determine compliance with this condition.
5. The applicant/owners/operators and/or on-site management shall be required to enforce nighttime "quiet hours" from 10:00 p.m. through 6:00 a.m., 7-days per week, 365-days per year. The Planning & Development Division, in conjunction with Code Enforcement, shall determine compliance with this condition.
6. The applicant/owners/operators of the R.V. Park shall either:
 1. Post "No Trespassing" signage along the adjacent properties to the south, between the R.V. Park parcels and the Truckee River; or

2. Create an "Agreement" (to be submitted to Planning & Development staff), with the adjacent southern property owners, including the Pyramid Lake Paiute Tribe, for access to the Truckee River for guests of the R.V. Park. Said Agreement shall include a statement that any and all guests accessing the Truckee River along the "path/access" shall be responsible for any and all trash/liter they create, either along the path and/or along the banks of the Truckee River.

Staff Comment: Said above conditions (6)(1) and (6)(2), could potentially be written into the future Development Agreement which will be required per condition (j-e) above.

I. The following **Landscaping and Design** conditions shall be fulfilled:

1. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan(s) shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping (if plant material: type, size at time of planning, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained accordingly.
2. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.

m. The following **Design Review** conditions shall be fulfilled:

1. Prior to the issuance of building/grading permits, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan(s) shall address, but not be limited to the following:
 - a. Type and color of building materials, including a color palette
 - b. Overall architectural design of on-site buildings
 - c. Parking
 - d. Outdoor furniture (if any and specialized paving materials (if any)
 - e. All project signage
 - f. All proposed project lighting, fixtures and poles, including intensity of illumination and containment of spillage upon the property.

- g. Landscaping and plant material, including type, size at time of planting, maturation size at full growth, period of time between planting and full growth.
- h. Revegetation plan
- i. Drainage and detention/catch basin pond(s)
- j. Landscaping irrigation system
- k. Fencing/wall material(s) and design
- l. Trash enclosure materials and screening

Washoe County Engineering and Capital Projects Division - Land Development and Traffic

2. The following conditions are requirements of the Engineering and Capital Projects Division, Land Development and Traffic, which shall be responsible for determining compliance with these conditions.

Contact Name - Leo Vesely, 775.328.2040 and Clara Lawson, 775.328.2040

- 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 (BMPs) 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. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and the Performance Standards Compliance Checklist prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering and Capital Projects Division prior to the issuance of a grading permit.
- e. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will coming from, and a grading permit shall be obtained for the import/export site.
- f. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- g. All on site roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

- h. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery/solid waste/fire 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.
- i. Driveway locations shall conform to NDOT requirements and Washoe County Code, Article 436 for commercial driveways.
- j. 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.
- k. A 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.
- l. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.
- m. The FEMA 100-year floodplain 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.
- n. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
- o. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- p. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
- q. The developer shall verify and submit proof of acceptable traffic movements for fire trucks, solid waste and delivery trucks, and large RVs within the project. The County Engineer shall determine compliance with this condition..

Washoe County Health District, Environmental Health Services

3. The following conditions are requirements of Washoe County District Health Department, Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact Name: - Chris Anderson, 775.328.2632

- a. Any existing wells on the property that do not meet the conditions for use as a source for a public water system shall be abandoned in accordance with Sections 020.020, 020.025, and 060.005 to 060.070, inclusive, of the Washoe County District Board of Health Regulations Governing Well Construction or incorporated into the Public Water System per Condition 3.
- b. The RV Park must be served by a Public Water System or a via the creation of a new Public Water System in compliance with all of the preliminary engineering, construction, water quality and permitting requirements of Nevada Administrative Code 445A.
 1. The proposed RV Park water service from a Public Water System must be properly protected for cross-connection and backflow per NAC 445A.67195. Approval of a building permit from this Division will require that a letter from the Public Water System be submitted to this Division stating that the proper backflow device(s) has been installed.
 2. All Public Water System facilities must have dedicated easements granting the right to access in order to maintain all components of the system.
- c. The recreation building plans must be submitted to this Division with a complete swimming pool construction permit application prior to building permit approval.
 1. An application for the construction and operation of a public bathing facilities (public pools and spas), to ensure safe water quality and to protect the health of the public and environment, must be submitted to Washoe County Health District.
 2. All plans submitted for the pool/spa construction require the building plan for the pool house or any associated building and/or club house to be submitted in conjunction with the construction plans. Any plans submitted without the associated pool building may be denied until a complete set is submitted for review.
- d. Any storm drainage discharged into natural drainage channels or irrigation ditches must have pretreatment for petrochemicals and silts.
- e. Construction plans and equipment specifications for any food handling facilities, detailing food storage and preparation areas, shall be submitted to District Health for review and approval prior to the issuance of a building permit. Food handling facilities shall comply with requirements stipulated in the Washoe County District

Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.

- f. Garbage facilities, dumpsters, and compactors shall have raised wash down pads which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
- g. A Will-Serve letter from the solid waste disposal company must be submitted to this Division with the building permit application. The letter must indicate that the trash bin sites are located in a manner which allows for the proper pickup and disposal of the trash, in accordance with the Washoe County District Board of Health Regulations Governing Solid Waste Management.
- h. The construction plans for the proposed RV Park must be submitted to and approved by this Division in compliance with the District Board of Health Regulations Governing Mobile Home and RV Parks.
- i. The Division of Environmental Protection, Bureau of Water Pollution Control shall approve the sewage disposal system prior to any grading or building permit approval by this Division.
 - 1. If a Package Treatment Plant is proposed, an Industrial Waste Permit must be obtained per the Washoe County District Board of Health Regulations Governing Solid Waste Management.
 - 2. A Package Treatment must meet all NAC 445A and NRS 445A requirements as applicable including bonding to Washoe County per NRS 445A.540.
 - 3. All facilities associated with a permitted sewage and sanitation facility must have dedicated easements granting the right to access in order to maintain all components of the system.
- j. A permit to construct an RV Dump Station must be filed with Environmental Health Services Division.
- k. The RV Park shall have one access to comply with NDOT's access management standards, Table 4.2.
- l. Access must be maintained to the eastern two lots (APN: 084-292-13 & 14) through an access easement to the third most eastern lot (APN: 084-292-15).
- m. Trip generation for the RV Park shall be submitted by the applicant.
- n. The proposed driveway(s) shall accommodate a WB-67 design vehicle.

Washoe County Health District, Mosquito/Vector Control

4. The following conditions are requirements of the Health District, Mosquito/Vector Control, which shall be responsible for determining compliance with these conditions.

Contact Name – J.L. Shaffer, 775.785.4599

- a. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. The retention basins will require the bottom of the basin lined with 4-6 inch cobble rock to a depth of two feet. In addition, we will require a 2 feet wide 3 feet deep cobble line infiltration trench constructed the length of the basin to reduce the downstream effects of storm water runoff to the river (040.023).
- c. If vegetation is planted in the retention basin, no planting shall occur in the bottom of the basin. The following maintenance language shall be noted on the civil plans, "all vegetation, debris and blockages shall require removal in the bottom of the retention basin on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).
- d. If roadside ditches are proposed Health District will require 4-6 inch cobble rock in the flow line of these ditches (040.021).
- e. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff to the Truckee River (040.038).
- f. A wind sensor control unit and minimum 24 inch catchment area will be required for any proposed turf in common areas (040.038).
- g. All manure generated by domestic animals shall be picked up and removed weekly (Washoe County Solid Waste Management Regulations 050.0150). The manure shall be stored in such a manner that there shall be no escape of odor, no attraction, harborage or breeding of vectors or vermin and no creation of nuisance (Washoe County Solid Waste Management Regulations 050.155). The emergence of flies will be eliminated through the timely pick up and storage of manure removing the annoyance to the adjacent residents.
- h. The Health District will require an inspection of the premises to ensure that effective management practices of manure pick up and storage is in place.
- i. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

Washoe-Storey Conservation District

5. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Kevin Roukey, 775.232.1571

- a. The applicant shall submit a detailed grading plan and SWPP that clearly show the BMPs to be utilized during construction and during operation of the facility to minimize impacts to water quality from storm water runoff. The conditions shall be to the satisfaction of the Washoe County Engineer in conjunction with the Washoe-Storey Conservation District.
- b. To ensure that native species of trees shrubs and grasses are planted on the project that the applicant shall submit their proposed planting plan to the Washoe-Storey Conservation District (prior to the Washoe County Design Review Committee), who in coordination with the USDA Natural Resources Conservation Service, will review and approve the plants and seed mix to be used.
- c. The applicant shall provide a detailed irrigation plan for review. The plan should include the calculations for how much water is proposed for use to maintain the landscaping plan and to confirm there are adequate water rights for the amount calculated. This condition shall be to the satisfaction of the Washoe-Storey Conservation District.
- d. The project is also located adjacent to the Truckee River which is a jurisdictional water of the United States under Section 404 of the Clean Water Act. We recommend the applicant have a jurisdictional wetland delineation and Ordinary High Water Line determination performed and submitted to the Corps of Engineers for approval. This will allow the applicant to be ensured that his proposed project will not involve the deposition of fill or dredged material into jurisdictional waters of the United States. Should jurisdictional waters and wetlands be identified on the property the applicant shall comply with any and all requirements/regulations of the Army Corp of Engineers.

Truckee Meadows Fire Protection District

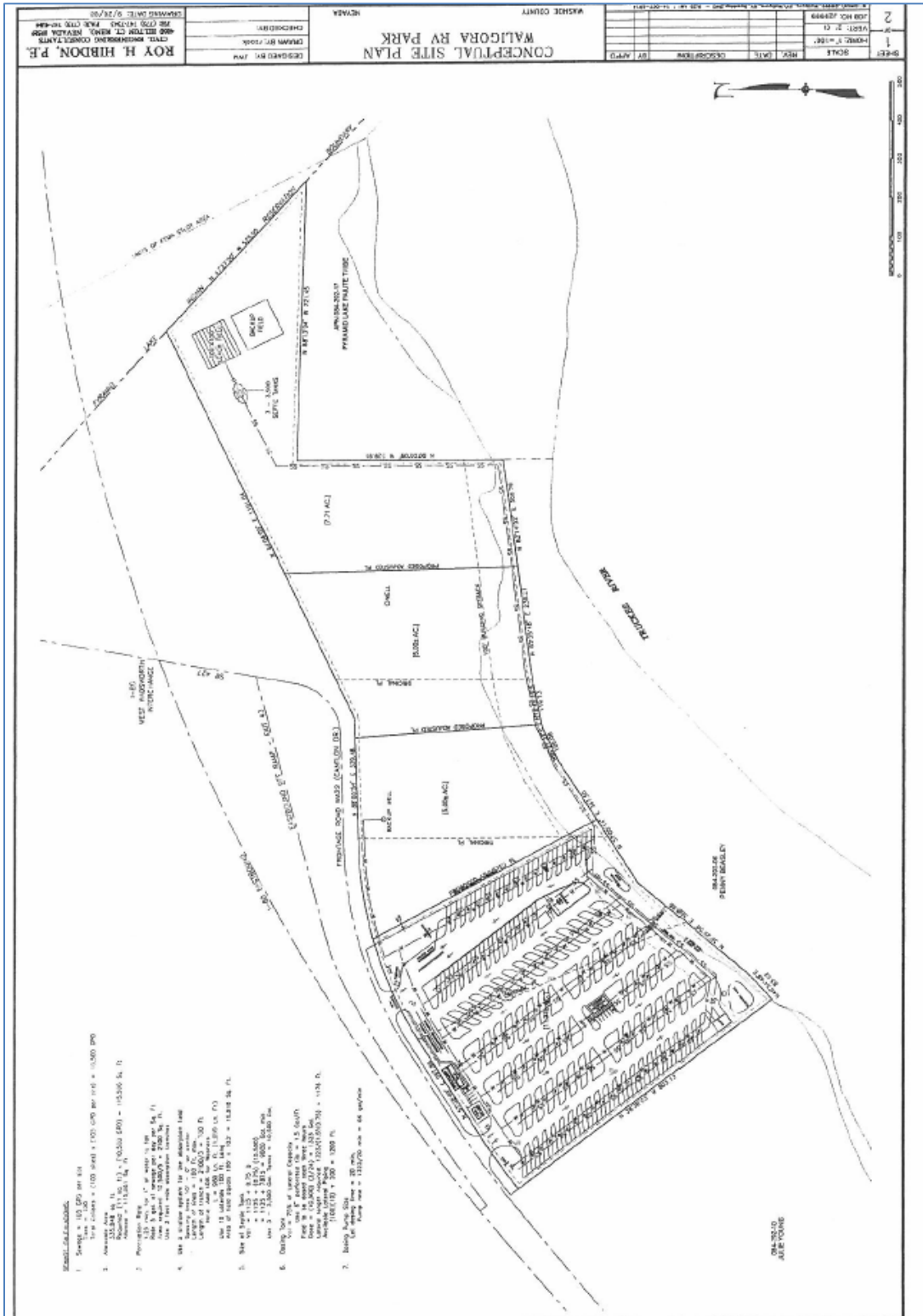
6. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

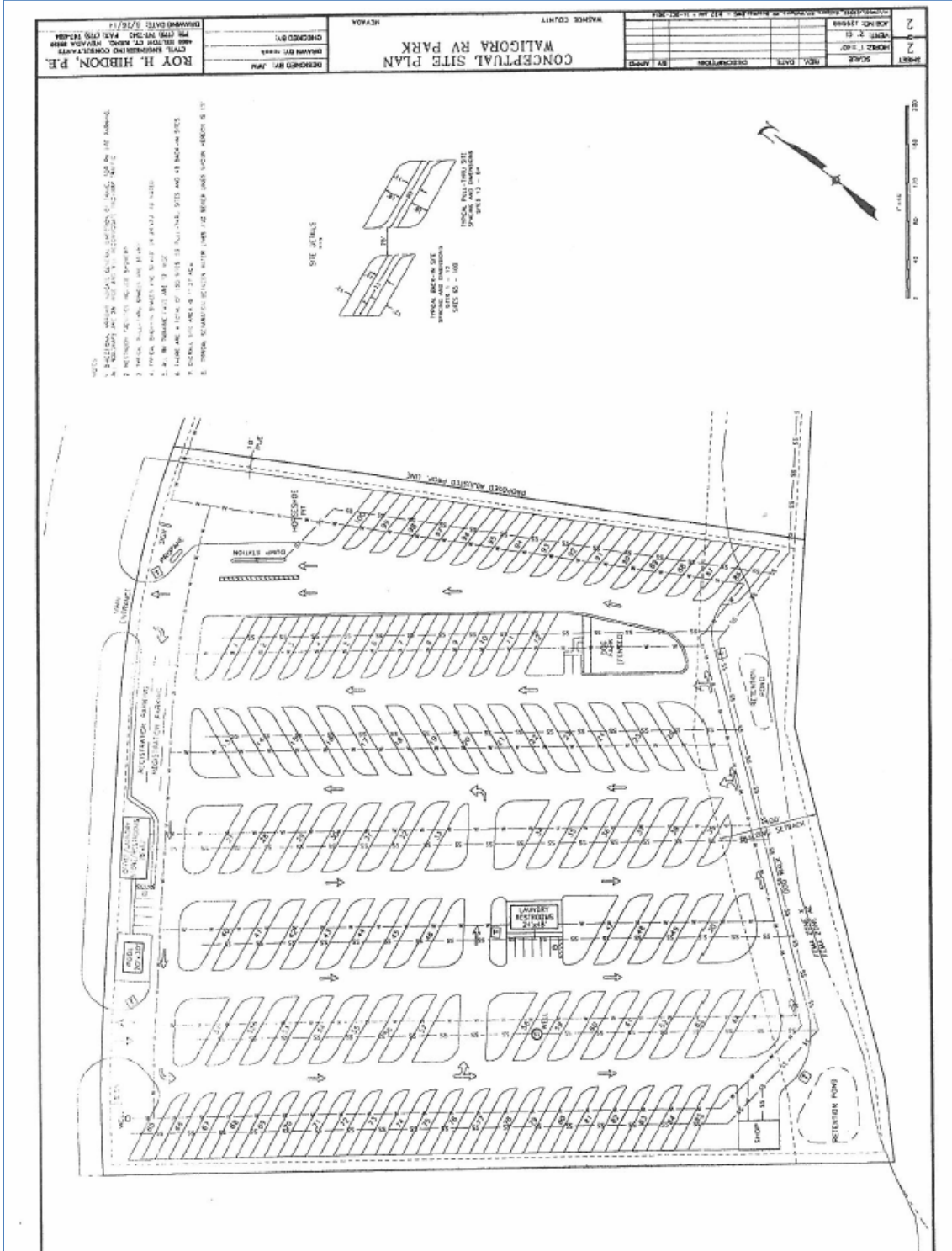
Contact Name – Amy Ray, 775.326.6005

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

***** End of Conditions *****

Preliminary Site Plan

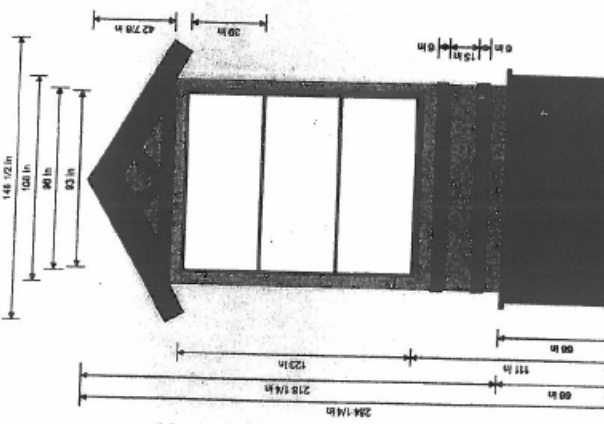
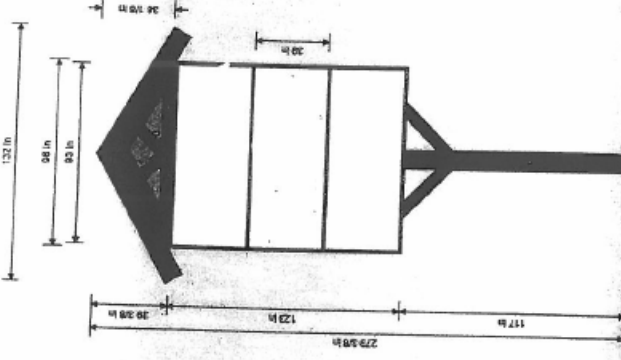
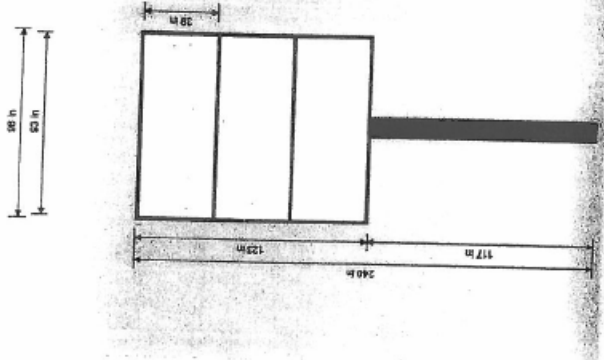






Preliminary Signage Options

Sign concepts
CHICO Majestic Neon



SIGN A OPT. 1: DOUBLE FACED FREESTANDING SIGN

SIGN A OPT. 2: DOUBLE FACED FREESTANDING SIGN

SIGN A OPT. 3: DOUBLE FACED FREESTANDING SIGN



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

INTEROFFICE MEMORANDUM

DATE: February 3, 2013
TO: Sandra Monsalve, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **SW14-001**
APN 084-292-15 & 16
TRUCKEE RIVER RV PARK

I have reviewed the referenced special use permit and have the following conditions:

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. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The owner/applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist prior to obtaining a grading/building permit. The County Engineer shall determine compliance with this condition.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. If the import or export of materials is required, the applicant shall indicate on the plans where the exported material will be taken or where the imported material will be coming from, and a grading permit shall be obtained for the import/export site.
6. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
7. All on site roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer.

SW14-001
EXHIBIT E

8. A detailed traffic report shall be prepared by a registered engineer and shall address driveway locations and turning movements, delivery/solid waste/fire truck 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.
9. Driveway locations shall conform to NDOT requirements and Washoe County Code Article 436 for commercial driveways.
10. 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.
11. A 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.
12. Any increase in storm water runoff resulting from the development of the site shall be detained on site to the satisfaction of the County Engineer.
13. The FEMA 100-year floodplain 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.
14. Washoe County will only maintain drainage easements which are at least 15 feet wide and piped to the satisfaction of the County Engineer.
15. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
16. All regulatory traffic signs shall meet County standards and the Manual on Uniform Traffic Control Devices.
17. The developer shall verify and submit proof of acceptable traffic movements for fire trucks, solid waste and delivery trucks, and large RVs within the project. The County Engineer shall determine compliance with this condition.

LRV/lrv

Amy Ray
Fire Marshal



Tim Leighton
Deputy Fire Chief

Charles A. Moore
Fire Chief

February 17, 2015

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Case Number: SW 14-001 – Truckee River RV Park

The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520

Office 775.326.6000 Fax 775.326.6003

**SW14-001
EXHIBIT E**



BRIAN SANDOVAL, Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8390

RECEIVED
JAN 30 2015
WASHOE COUNTY
COMMUNITY DEVELOPMENT

RUDY MALFABON, P.E., Director

January 28, 2015

Washoe County Dept. of Engineering
P.O. Box 11130
Reno, NV 89520-0027

SW15-001
SB14-001
Commercial Campground Facility
I-80/FRWA22

Attention: Sandra Monsalve, AICP, Senior Planner

Dear Ms. Sandra Monsalve:

I have reviewed the development application permit to construct a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to 100 spaces for recreational vehicles, to include a recreational area, pool, general store, office, shop and all appurtenances. I have the following comments:

1. Prior to any grading adjacent to the Nevada Department of Transportation right-of-way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. A Drainage Information Form is attached. Please contact the Permit Office at (775) 834-8330 for more information.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. Existing approaches are personal and not transferable with the sale of property. All driveway accesses to the state highway system will be required to comply with the NDOT access management guidelines current at the time of application.
4. The proposed development could have significant impact to FRWA22 (Cantlon Dr.) and I-80 Wadsworth Interchange. NDOT currently does not have plans to upgrade this roadway. NDOT suggest considering any potential impact to the roadway and any required mitigation. Any required mitigation will require a permanent encroachment permit and appropriate coordination with NDOT District II Permit staff at (775)834-8330.
5. The applicant may be required to provide a Traffic Study to determine the impacts of any new driveways to the state highway system and any required mitigation strategies. Developer is encouraged to coordinate traffic study review and seek NDOT traffic study approval early in the development planning process.
6. Turning exhibits for the design vehicle will be required as part of NDOT permit process. NDOT typically requires the design to accommodate a WB-67 design vehicle.

7. The state defers to municipal government for land use development decisions. Public involvement for development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way, developed after the public involvement process, may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. The Department reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775)834-8320, if you have any further questions or comments.

Sincerely,



Anita Lyday, PE, PTOE
Urban Traffic Engineer

cc: File

Monsalve, Sandra

From: Meyer, Duane
Sent: Tuesday, January 27, 2015 2:50 PM
To: Monsalve, Sandra
Cc: Boxx, Sherman
Subject: Special Use Permit Case Number SW14-001

Hi Sandra,

Back to the grindstone with more Special Use Permits I see.

Anyway, regarding the listed Permit, the concern I have from the Sheriff's Office perspective is the additional calls for service that are likely to arise from the RV Park in Wadsworth. Although I won't be able to provide any legitimate numbers for calls for service we would be likely to see an increase. If we base it upon the Gold Ranch RV Park that we probably won't see an increase. However, this being on the opposite side of the County, and arguably more remote, may provide a different clientele than Gold Ranch and may not be as quiet.

Beyond that, I don't see any other real impact for the Sheriff's Office.

Again, thank you for the opportunity to review the permits, we do greatly appreciate it!!

Duane

*Duane Meyer, Captain
Washoe County Sheriff's Office
Patrol Division
Office: 775-328-3354 or 832-4114
E-Mail: dmeyer@washoecounty.us*



Washoe County COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

MEMORANDUM

To: Sandy Monsalve, Senior Planner
From: Clara Lawson, PE, PTOE, Licensed Engineer
CC: Kristine Klein, PE, Senior Engineer
Dwayne E. Smith, PE, Division Director
Date: February 4, 2015
Re: Special Use Permit, SW14-001 Truckee River R.V. Park

I recommend the following conditions of approval:

The RV Park shall have one access to comply with NDOT's access management standards, Table 4.2.

Must maintain access to the eastern two lots (current A.P.N. 084-292-13 & 14) through an access easement to the third most eastern lot (current A.P.N. 084-292-15)

Trip generation for the RV Park shall be submitted.

The driveway(s) shall accommodate a WB-67 design vehicle.



**Washoe-Storey
Conservation
District**

**Natural Resource
Conservation Service
1365 Corporate Blvd.
Reno, NV 89502**

**Tel: (775) 857-8500
ext. 131
Fax: (775) 857-8525**

Board of Supervisors:

**Bret Tyler
Chairman**

**James Shaffer
Secretary
County Appointee**

**Kevin Roukey
Treasurer**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**OPEN
Supervisor
City Appointee**

**Sandra Monsalve, AICP, Senior Planner
Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
1001 E. Ninth St., Bldg. A
Reno, NV 89512**

Subject: January Agency Review – Case Nos. AB15-001 and SW14-001

Sandra and Roger,

Thank you for providing us the January Agency Review and the opportunity to review and provide comments. We have reviewed the Abandonment Case Number AB15-001, (Stein Trust – Gonowabi Road) to abandon a 619 square feet portion of Gonowabi Road and the Application for Special Use Permit for the Proposed 100 Unit Truckee River Recreational Vehicle Park, Case Number SW14-001.

We have the following comments:

AB15-001 – Stein Trust – Gonowabi Road – Abandonment

The proposed project is to abandon 619 s.f. of the area between the extensions of the right-of-way of Gonowabi Road and the eastern portion of the turn-around at 500 Gonowabi Road.

Although this application is for the abandonment of the 619 s.f. of property, the plans indicate that the applicant plans on constructing an elevated parking structure that may involve soil disturbance during construction. We recommend that the county abandonment contain special conditions that:

1. Require that prior to construction the applicant provide detail plans for the construction of the parking structure.
2. The plans must include details on what type of BMP's will be utilized and their placement for mitigation of soil erosion.
3. The applicant must provide evidence that they are applying for any and all necessary permits from all agencies within the Tahoe Basin regulatory community and that they have been issued prior to construction.

SW14-001 – Vernon Waligora - Proposed Truckee River 100 Unit Recreational Vehicle Park – Special Use Permit

The proposed project is to construct a 100 unit recreational vehicle park that will include three buildings (office, shop and laundry), road improvements, sewer system, water supply system, drainage, parking, lighting, signage and landscaping on the 11.5 acre project site.

We have the following comments on this proposed project:

1. The proposed project is located within a designated FEMA Flood Zone and there is no mention of this on the entire application other than an aerial photo showing the area. There is no mention of the applicant's mitigation measures to stay out of the flood zone or prevent flooding of the facilities. Of primary concern is the potential of the proposed sanitary sewer line which traverses the length of the properties along the river's high water line back to the septic tanks and leach fields.
2. The proposed plan drawings do not clearly show how the storm water drainage will handle parking lot and unit run offs. The only statement regarding runoff is a statement in Roy H.

Hibdon (Consulting Engineer) letter dated January 6, 2015. In which he states, under Item 3 - Grading... "All runoff will be handled by surface flow."... If the untreated runoff from the parking lot and facility is allowed drain directly into the Truckee River it would degrade water quality downstream.

We recommend that the County require the applicant to submit a detailed grading plan and SWPP that clearly show the BMPs to be utilized during construction and during operation of the facility to minimize impacts to water quality from storm water runoff.

3. Item 5 – Landscaping Plans - Roy H. Hibdon – Letter dated January 6, 2015 – Mr. Hibdon refers to the L.A. Studio Nevada landscape plan. He states... "The plan shows all proposed turf area, ornamental plantings, shrub beds and trees." The plant legend on the Preliminary Landscape Plan indicates generalized labels for Flowering Deciduous Tree; Deciduous Tree; Evergreen Tree; Shrubs; Turf Grass; Revegetation Area and Gravel. In Section 10 of the Application the applicant states... "Foliage Native to the area will be planted.

We recommend to ensure that native species of trees shrubs and grasses are planted on the project that the County require that applicant, by Special Condition to the permit, submit their proposed planting plan to the Washoe/Storey Conservation District, who in coordination with the USDA Natural Resources Conservation Service, will review and approve the plants and seed mix to be used.

4. Item 6 – Conceptual Irrigation Statement - Roy H. Hibdon – Letter dated January 6, 2015 – Mr. Hibdon states... "All landscaped areas, including turf areas, ornamental plantings, shrubs and trees will be irrigated by an automatic irrigation and drip system properly designed to water all materials.", there is no indication of an irrigation system shown on any of the drawings provided. We recommend that the applicant be required to provide a detailed irrigation plan for review. The plan should include the calculations for how much water is proposed for use to maintain the landscaping plan and is there adequate water rights for the amount calculated.

5. Item 8 – Lighting Plans – Roy H. Hibdon – Letter dated January 6, 2015 – Mr. Hibdon states... "There is no proposed outside lighting for the property."... However, in Item 11 of the application, the applicant states... "There will be low lights on the roads leading in and out of the park. There will be signs on the site advertising the park."

We recommend this be clarified and if lighting is planned that it needs to be shown on the plan drawings for review.

6. Item 9 – Buildings – Roy H. Hibdon – Letter dated January 6, 2015 – Mr. Hibdon states... "There are three proposed small buildings, office, shop, and laundry. All will be single story, wood frame with truss roofs on concrete slab floors." The applicant states in Item 4 of the application that an office building and a convenience store are proposed. Also the Conceptual Site Plans indicate a 20' x 30' swimming pool.

We recommend the total number of buildings be resolved and resubmitted for review.

7. In Item 3 of the applicant states that a sewage system – treatment plant would be part of the improvements constructed. The Conceptual Site Plans indicate the "plant" will be three 3,500 gallon septic tanks and a 100'x100' leach field with another 100' x 100' back-up field. There are no calculations provide for review as to the sizing of the system and what is the containment plan in case of failure of the septic tanks.

We recommend the applicant be required to submit the sizing calculations for the septic system and develop and submit a contain plan for submittal and review.

8. The project is located adjacent to the Pyramid Lake Paiute Tribal Lands. We recommend that the applicant coordinate with the Tribal authorities and submit the plan for their review and comment.
9. The project is also located adjacent to the Truckee River which is a jurisdictional water of the United States under Section 404 of the Clean Water Act. We recommend the applicant have a jurisdictional wetland delineation and Ordinary High Water Line determination performed and submitted to the Corps of Engineers for approval. This will allow the applicant to be ensured that his proposed project will not involve the deposition of fill or dredged material into jurisdictional waters of the United States. Should jurisdictional waters and wetlands be identified on the

property the applicant may be required to obtain a Department of the Army Permit unless they can avoid impacts to those areas identified.

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions please contact Kevin J. Roukey by phone at 775-232-1571 or email kevinjr_51@att.net.

SOLAEGUI
ENGINEERS

February 3, 2015

Ms. Clara Lawson, P.E.
Washoe County Public Works
1101 East Ninth Street
Reno, Nevada 89520

Re: Waligora RV Park, Wadsworth Exit 43

Dear Clara:

This letter contains the findings of our traffic engineering review of the proposed RV Park on Cantlon Drive south of the I-80 Wadsworth Interchange in Washoe County. The attached preliminary RV Park site plan shows the property. Primary access will be provided from Cantlon Drive. Agency staff prefer one full movement RV Park access however because of the size of the vehicles agency staff may consider two one way driveways. Driveway design will be confirmed prior to obtaining the Nevada Department of Transportation permits. It is also contemplated that agency staff will ultimately require the developer's other parcels, located to the east, will take access via a shared driveway.

Trip generation calculations are based on the Ninth Edition of *ITE Trip Generation* (2012). The calculation sheet is attached for ITE land uses #416: Camp Sites of Campground / RV Park. Table 1 shows the trip generation summary for the 100 space plan.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Camp sites of Campground / RV Park							
100 Spaces	270*	8	13	21	18	9	27

* Estimated assuming 10% PM peak hour factor

As indicated in Table 1, the average daily trip total is 270 trips with 21 AM peak hour trips and 27 PM peak hour trips. These volumes are below the Washoe County traffic study threshold of 80 peak hour trips which triggers the need for a full traffic study. Based on these trip totals a full traffic study is not required. We trust that this information will be adequate for your review. Please contact us if you have any questions or comments.

Very truly yours,

SOLAEGUI ENGINEERS, LTD

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

PAUL W. SOLAEGUI

Enclosures
Letters/Waligora RV

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

SW14-001
EXHIBIT F

2-3-15
EXP 6-30-16

Average Rate Trip Calculations
 For 100 Occupied Camp Sites of Campground / RV Park(416) - [R]

Project:
 Phase:

Open Date:
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0
7-9 AM Peak Hour Enter	0.08	0.00	1.00	8
7-9 AM Peak Hour Exit	0.13	0.00	1.00	13
7-9 AM Peak Hour Total	0.21	0.46	1.00	21
4-6 PM Peak Hour Enter	0.18	0.00	1.00	18
4-6 PM Peak Hour Exit	0.09	0.00	1.00	9
4-6 PM Peak Hour Total	0.27	0.53	1.00	27
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC



WASHOE COUNTY HEALTH DISTRICT



Public Health
Prevent. Promote. Protect.

February 10, 2015

Sandra Monsalve, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Truckee River RV Park; APN 084-292-13 through 16
Special Use Permit; SW14-001

Dear Ms. Monsalve:

Washoe County Health District, Environmental Health Services Division (Division) has reviewed the above referenced proposal with regard to sewage disposal, water supply, solid waste, pools/spas, mobile homes/recreational vehicle (RV) parks, and water quality. The proposal proposes to develop a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to ±100 spaces for recreational vehicles, to include a recreation area, pool, general store, office, shop, and all appurtenances typically associated with RV Parks.

Approval by this Division is subject to the following conditions:

1. Any existing wells on the property that do not meet the conditions for use as a source for a public water system shall be abandoned in accordance with Sections 020.020, 020.025, and 060.005 to 060.070, inclusive, of the Washoe County District Board of Health Regulations Governing Well Construction or incorporated into the Public Water System per Condition 3.
2. The RV Park must be served by a Public Water System or a via the creation of a new Public Water System in compliance with all of the preliminary engineering, construction, water quality and permitting requirements of Nevada Administrative Code 445A.
 - a. The proposed RV Park water service from a Public Water System must be properly protected for cross-connection and backflow per NAC 445A.67195. Approval of a building permit from this Division will require that a letter from the Public Water System be submitted to this Division stating that the proper backflow device(s) has been installed.
 - b. All Public Water System facilities must have dedicated easements granting the right to access in order to maintain all components of the system.
3. The recreation building plans must be submitted to this Division with a complete swimming pool construction permit application prior to building permit approval.
 - a. An application for the construction and operation of a public bathing facilities (public pools and spas), to ensure safe water quality and to protect the health of the public and environment, must be submitted to Washoe County Health District.
 - b. All plans submitted for the pool/spa construction require the building plan for the pool house or any associated building and/or club house to be submitted in conjunction with the construction plans. Any plans submitted without the associated pool building may be denied until a complete set is submitted for review.

4. Any storm drainage discharged into natural drainage channels or irrigation ditches must have pretreatment for petrochemicals and silts.
5. Construction plans and equipment specifications for any food handling facilities, detailing food storage and preparation areas, shall be submitted to the Health District for review and approval prior to the issuance of a building permit. Food handling facilities shall comply with requirements stipulated in the Washoe County District Board of Health Regulations Governing Food Establishments and with requirements of the appropriate disposal service.
6. Garbage facilities, dumpsters, and compactors shall have raised wash down pads which drain into a sanitary sewer. Refer to Sections 100.025 and 100.040 of the Washoe County District Board of Health Regulations Governing Food Establishments.
7. A Will-Serve letter from the solid waste disposal company must be submitted to this Division with the building permit application. The letter must indicate that the trash bin sites are located in a manner which allows for the proper pickup and disposal of the trash, in accordance with the Washoe County District Board of Health Regulations Governing Solid Waste Management.
8. The construction plans for the proposed RV Park must be submitted to and approved by this Division in compliance with the District Board of Health Regulations Governing Mobile Home and RV Parks.
9. The Division of Environmental Protection, Bureau of Water Pollution Control shall approve the sewage disposal system prior to any grading or building permit approval by this Division.
 - a. If a Package Treatment Plant is proposed, an Industrial Waste Permit must be obtained per the Washoe County District Board of Health Regulations Governing Solid Waste Management.
 - b. A Package Treatment must meet all NAC 445A and NRS 445A requirements as applicable including bonding to Washoe County per NRS 445A.540.
 - c. All facilities associated with a permitted sewage and sanitation facility must have dedicated easements granting the right to access in order to maintain all components of the system.
10. A permit to construct an RV Dump Station must be filed with Environmental Health Services Division.

If you have any questions regarding the foregoing, please call me at 328-2632.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Environmental Health Services

CA/JE:ca

Cc: Roy Hibdon, PE- Civil Engineering Consultants
Vernon Walicore



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

Washoe County
Community Development
C/O Sandra Monslave
1001 E Ninth St.
Reno, NV 89512

February 24, 2015

Dear Sandy,

After having reviewed the special use permit request from Truckee River R.V. Park (SW14-001), please be advised of the following.

1. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
2. The retention basins will require the bottom of the basin lined with 4-6 inch cobble rock to a depth of two feet. In addition, we will require a 2 feet wide 3 feet deep cobble line infiltration trench constructed the length of the basin to reduce the downstream effects of storm water runoff to the river (040.023).
3. If vegetation is planted in the retention basin, no planting shall occur in the bottom of the basin. The following maintenance language shall be noted on the civil plans, "all vegetation, debris and blockages shall require removal in the bottom of the retention basin on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than 7 days" (040.022).
4. If roadside ditches are proposed District Health will require 4-6 inch cobble rock in the flow line of these ditches (040.021).
5. The typical front lot containing turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff to the Truckee River (040.038).
6. A wind sensor control unit and minimum 24 inch catchment area will be required for any proposed turf in common areas (040.038).
7. All manure generated by domestic animals shall be picked up and removed weekly (Washoe County Solid Waste Management Regulations 050.0150). The manure shall be stored in such a manner that there shall be no escape of odor, no attraction, harborage or breeding of vectors or vermin and no creation of nuisance (Washoe County Solid Waste Management Regulations 050.155). The emergence of flies will be eliminated through the timely pick up and storage of manure removing the annoyance to the adjacent residents.
8. The Health District will require an inspection of the premises to ensure that effective management practices of manure pick up and storage is in place.
9. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

Sincerely,

J. L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Division



East Truckee Canyon Citizen Advisory Board

AMENDED MEMORANDUM

To: Commissioner Vaughn Hartung
From: Misty Moga, Administrative Recorder
Re: **SPECIAL USE PERMIT CASE NO. SW14-001 (Truckee River R.V. Park)**
Date: February 14, 2015

The following is a portion of the draft minutes of the East Truckee Canyon Citizen Advisory Board held February 4, 2015

9. *DEVELOPMENT PROJECTS - The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: http://www.washoecounty.us/comdev/da/da_index.htm.

A.SPECIAL USE PERMIT CASE NO. SW14-001 (Truckee River R.V. Park) - To develop a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to ±100 spaces for recreational vehicles, to include a recreation area, pool, general store, office, shop, and all appurtenances typically associated with RV Parks. Location: 34200 Cantlon Drive, near the interchange of Exit 43 and Interstate 80 in Wadsworth. APN Numbers: 084-292-13, 084-292-14, 084-292-15, 084-292-16. Staff Representative: Sandra Monsalve, AICP, Senior Planner Washoe County Community Services Department, Phone: (775)328-3608. E-mail: smonsalve@washoecounty.us. The application is tentatively scheduled to be heard by the Planning Commission on March 3, 2015.

Sandra Monsalve introduced applicants Vernon Waligora and Roy Hibdon. She said they are proposing to have a 100 space RV Park with a pool, rec area, store, and restrooms, located on Cantlon Drive. It's zoned as tourist-commercial. Mr. Waligora owns 29 acres, however just one parcel, 6-10 acres will be used for the proposed RV park. Because of the zoning, the applicant had to submit an application. Sandra said she had to do an analysis and review the master plan, goals, planning codes for the East Truckee Canyon. The applicant will have to address any conditions and mitigate any negative impacts. Washoe County Engineering and NDOT will review this project; conduct studies, reports, easements, access, health department, septic, water, conduct traffic counts, potential impacts and how to address those impacts. Sandra said she will pull all the reports together to present it at the planning commission meeting. The Planning Commission can approve this application with conditions or deny the project. The Planning Commission will meet on March 3, 6:30pm. There will be a public hearing at the planning commission meeting. If denied, the applicant can appeal it. The public can appeal as well.

Mr. Waligora said he got a trip generator report. He said Clara Lawson wrote up conditions as well as NDOT. Bambi asked when the trip generator was conducted. Mr. Waligora said NDOT will conduct new traffic counts in July. He said he had last year's traffic counts. Mr. Waligora said he started this process in 1979 when the Stampmill subdivision had started, and there were changes in the zoning. He said this proposal got turned down by the people. Washoe County approved it in 1980. He clarified the sewer system isn't near the river. Mr. Waligora said this is parcel 16, and they still have other parcels to go through this process.

Bambi Van Dyke asked about traffic, congestion, wells, and water rights for present day. Mr. Waligora said the traffic engineer said they will use only 1/3 what is approved for that site.

Sandra Monsalve said the Health Dept and District Health Board will have their own conditions in regards to the Treatment plant and water rights. Nevada Department of Environmental Protection (NDEP) will be part of the approval process as well. They suggest an industrial waste permit regulating solid waste management. Sandra Monsalve said growth is difficult for everyone, but trusts things are being done correctly.

A public member asked about the waste disposal system or plant to handle the RV Park. He asked if their septic system would be tied into that. Sandra said no. Nevada Department of Environmental of Protection, Nevada Division of Wildlife (NDOW), Nevada Department of Transportation (NDOT), Regional Parks and Open Space, Engineering, Law Enforcement, Air Quality, Health, Mosquito (Vector), Truckee Meadows FPD, CAB, Regional Transportation Commission (RTC), Washoe/Storey County Conservation District, Pyramid Lake/Piute Tribe, and Commissioner Hartung are all involved in this process. Sandra said they are having a meeting on Friday with agencies for the applicant to present and iron out conditions. Sandy said you can email her with questions.

Discussion:

Bambi Van Dyke said she is submitting a CAB member worksheet. Ann Owen reminded everyone to email Sandra.

Shirley Gutierrez (jr.) asked about security measures. Mr. Waligora said the RV Park is marketed to the middle class.

Shirley Gutierrez (sr.) asked about what they were going to do during Burning man; will you turn away these kids? Bambi said burners have been there every year anyway. Mr. Waligora said there will be an onsite manager and he will be there with his family as well.

Roy Hibdon, the civil engineer representing Mr. Waligora, said they submitted the applications and it was approved before. It's not new to the staff. Roy showed the plan, asking for 100 units for the RV Park. He said they are applying for two new wells and a waste disposal system.

Bambi asked Mr. Hibdon about the waste disposal. Mr. Hibdon said his firm has designed similar disposal systems in the past. He has discussed this with the State, and they are requesting a package treatment plant. It would be a package treatment plant where it says 'septic' on the plans. Package treatment plants provide primary treatment; when it's treated, it goes through secondary treatment.

Robert Coupe asked about how the system covers 4 parcels. Roy said there will be an easement for the pipeline to the plant. Robert asked about retention ponds. Roy said its gravity flow and pumped into the plant.

Bambi asked about the existing house. Mr. Waligora says the tribe owns it, and he wanted to buy it to put a park there. Mr. Waligora clarified and said it's not next to the river.

Ken Dallimore said he is concerned about runoff leaching into the river. He said with a 100 units, these people will out with their quads and go riding through the hills. Mr. Hibdon said the RV Park is a managed property; they will make sure that won't happen. Ken said he is concerned about people turning around in front of his ranch. Bambi said she is concerned about waste, water rights, and traffic. Mr. Waligora mentioned Gold Ranch and how it's not a big impact. A public member said Gold Ranch is a different environment; it's spread out over 50 acres, and Mr. Waligora's proposal is in a small area.

Robert Coupe asked about lighting. Mr. Hibdon said there will be minimal lighting. Sandra Monsalve said there is required lighting for dark skies with down shield lights. Additionally, there will be security lighting on the store with 4 ft tall lights. There are code enforcement and standards. People can call and make sure they are obeying.

Shirley Gutierrez (Sr.) asked about gas pumps. Mr. Waligora said there will be a propane refill station.

Jim Young asked Sandra about getting updates about this project. Sandra said this will be on website with ongoing updates. 20% landscaping of the project, fencing, lighting standards will be spelt out for the community so they understand. Sandra invited everyone to call her with any questions. Jim Young said there should be safe guards and communication. Sandra Monsalve said there are checks and balances throughout the process.

Bambi said this is our opportunity to hear it because our next meeting isn't until May. This is early in their process. Sandra said there are many conditions being made before they can move forward.

Ken Dallimore asked about the DePoali Ditch open ditch near the river and said he was concerned for oil seeping into the ditch.

MOTION: Bambi Van Dyke called for a vote for the approval of this project. Those in favor were Ann Owen and Carrie Silas. Those who were opposed were Robert Coupe. Those members who abstained were Bambi Van Dyke, Marci Duncan. **(POST MEETING: Marci Duncan rescinded her position to abstain, and voted in favor of the project; those in favor: Ann Owen, Carrie Silas, and Marci Duncan; Bambi Van Dyke abstained; Robert Coupe opposed. The vote passed in favor of the project).**

CC: Bambi Van Dyke, Chair
Vaughn Hartung, Commissioner
Al Rogers, Constituent Services
Andrea Tavener, Constituent Services

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: EAST TRUCKEE CANYON

Meeting Date: 2/4/2015

Topic or Project Name (include Case No. if applicable): SW14-001
TRUCKEE RV PARK

Please check the appropriate box:
My comments were (or) were not discussed during the meeting.

- Identified issues and concerns:
- 1) WHY WAS THE WELL PERMIT CANCELLED? IS THERE ONE?
 - 2) WATER RIGHTS? HOW MANY? FROM THIS BASIN?
 - 3) SEWAGE SYSTEM? WHAT TYPE? SHOULD BE COMPLETED PRIOR TO OPERATION. SAME WITH WELL WATER & WATER RIGHTS.
 - 4) TRAFFIC? STUDY DONE? WHAT ARE THE NUMBERS OF VEHICLES PRESENTLY VS. NUMBER OF VEHICLES IN SVRS UPON COMPLETION, & SIZE/LENGTH OF VEHICLES USING ~~THIS RD~~ 'CANTON DRIVE'? LAST TRAFFIC STUDY DONE IN 1978!
 - 5) RIVER FRONTAGE/ACCESS OR EASEMENT TO RIVER?

- Suggested alternatives and/or recommendations:
- 6) EGRESS - SIZE/WIDTH OF OPENING?
 - 7) LONG TERM STAY? HOW MANY?

NEED WELL PERMIT; NEED WATER RIGHTS (ALL PRIOR TO GRANTING USE) SEWAGE SYSTEM, TRAFFIC STUDY - CURRENT ONE.
MUST BE PRIOR TO GRANTING

Name BAMBI VAN DYKE Date: 2/4/2015
(Please Print)

Signature: Bambi Van Dyke

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

You may also complete this worksheet and send it separately to your County Commissioner.
Commissioner's Name: V. Hartung

Use additional pages, if necessary. Worksheets may be mailed to:
Washoe County Community Development
Attn: CAB Program
Post Office Box 11130
Reno, NV 89520-0027

Revised February 2009

Monsalve, Sandra

From: Van Dyke, Bambi
Sent: Thursday, February 05, 2015 2:41 PM
To: Monsalve, Sandra
Subject: East Truckee Canyon CAB

Re: SW14-001 (Truckee River RV Park)

Ms. Monsalve,

Thank you so much for attending our CAB last night and giving us a heads up on the proposed Truckee River RV Park. I know it's difficult with the many agencies involved and replies/requests still coming in. And I apologize about the meeting getting a little out of hand. Interests vary and some are for or very against. I believe Mr. Waligora would have had an easier time accomplishing this RV Park in 1980 with my neighbors not to mention the many agencies involved now.

Mr. Waligora has contacted me in the past about this project and purchasing Water Rights. He has also contacted Mr. Dallimore (the bearded man sitting in the front row last night) about purchasing Water Rights and another neighbor for the same. But as prices for Water Rights rise I'm not sure how serious he is.

Another point is with the Evans Greenhouse project (contract with selling organic tomatoes) getting ready for truck trips on Cantlon Drive and Operating Engineers Training Facility off Cantlon Drive, which is more traffic and the existing 24 ranches/residences all off Cantlon Drive the traffic numbers quoted are definitely different. That is why I was asking how those numbers were collected. I have not seen any traffic collecting strips across the road in the past couple of years.

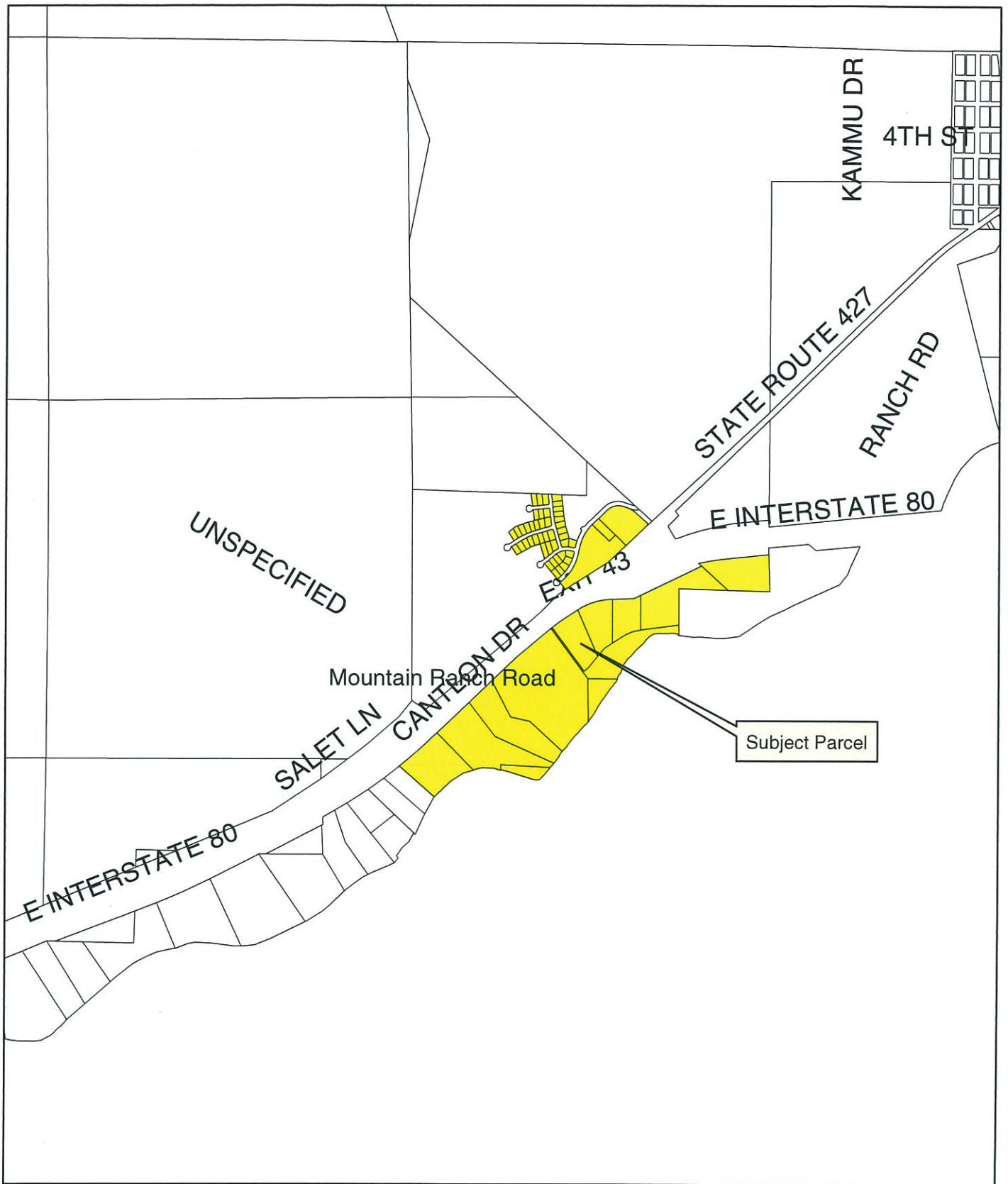
There are other issues one being the septic with leach fields and collecting ponds. Well, you know. I won't get into to any more.

Please keep us up on the findings as they come in from the other agencies. I did give a CAB Member Worksheet to Andrea Tavener of my own but I do not know if the other CAB members did. Maybe Andrea can get you a copy. Always my first and last issue will be water, Water Rights, surface and domestic.

Thank you so much for all your time and information.

Sincerely,

Bambi Van Dyke, Chair
East Truckee Canyon CAB
POB 550
Wadsworth, Nevada 89442
775.303.7123



Special Use Permit
 Case No. SW14-001
 34200 Cantlon Drive
 Wadsworth, NV

Mailing Label Map



CSD Planning and
 Development Div.
 WASHOE COUNTY
 NEVADA

Post Office Box 11130
 Reno, Nevada 89520
 (775) 328-3600

SW14-001
EXHIBIT J