



# Board of Adjustment Staff Report

Meeting Date: May 7, 2020

Agenda Item: 7D

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)

BRIEF SUMMARY OF REQUEST: Special use permit to allow the construction and operation of a booster pump station (Utility Services Use Type)

STAFF PLANNER: Roger Pelham, Senior Planner  
775.328.3622  
rpelham@washoecounty.us

### CASE DESCRIPTION

Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station) – For possible action, hearing, and discussion to approve a special use permit to allow the construction and operation of a booster pump station (Utility Services Use Type) to enhance domestic water distribution. The applicant is also asking that the Board vary the paving requirements of all parking and circulation areas as required in section 110.310.25(e) of the Washoe County Code.

Applicant: Truckee Meadows Water Authority

Property Owner: Washoe County

Location: North side of Arrowcreek Parkway, approximately 600 feet west of its intersection with Tremolite Drive

APN: 142-020-06

Parcel Size: ±24.48 Acres

Master Plan: Suburban Residential (SR)

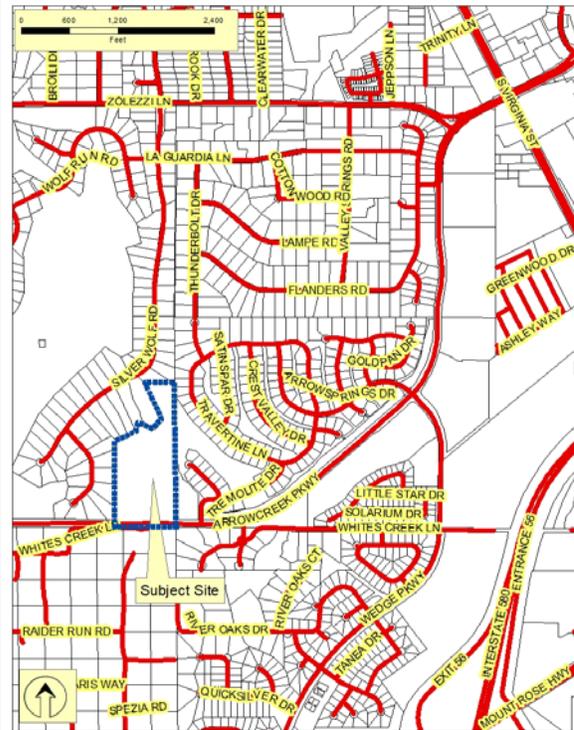
Regulatory Zone: Public and Semi-Public Facilities (PSP)

Area Plan: Southwest Truckee Meadows

Citizen Advisory Board: South Truckee Meadows / Washoe Valley

Development Code: Authorized in Article 810 Special Use Permits

Commission District: 2 – Commissioner Lucey



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0006 for Truckee Meadows Water Authority, having made all five findings in accordance with Washoe County Code Section 110.810.30.

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### **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The conditions of approval for Special Use Permit Case Number WSUP20-0006 are attached to this staff report and will be included with the action order, if approval is granted.

The subject property has a regulatory zone designated of Public and Semi-Public Facilities (PSP). The proposed use of booster pump station which is classified a Utility Services Use Type is a permissible use in the PSP zoning, subject to the approval of a special use permit per WCC 110.302.05.2. Therefore the applicant is seeking approval of this SUP from the Board of Adjustment.

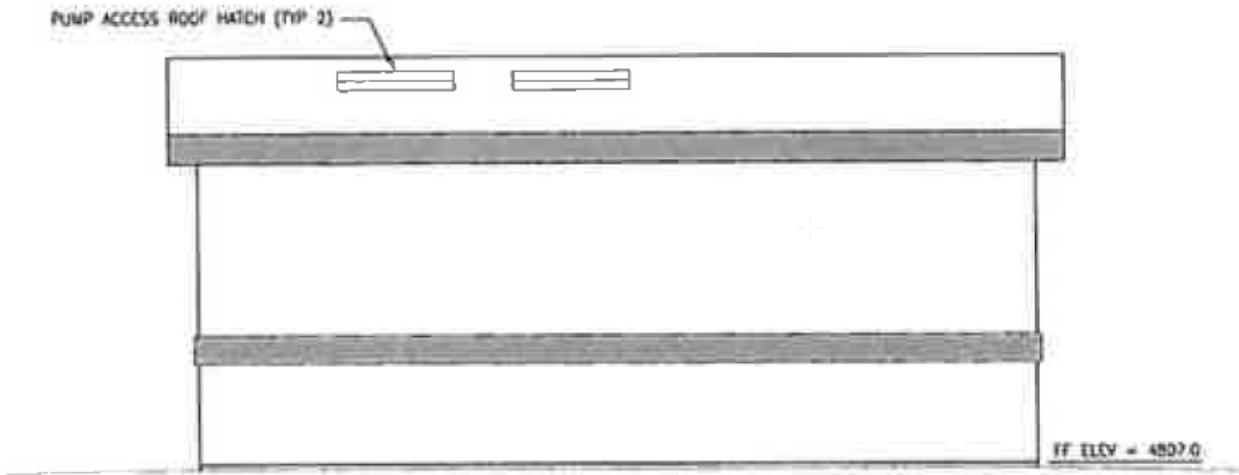
Additionally, the SUP ordinance allows variances to be granted in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking a variance of parking standards to eliminate the requirement for pavement of parking and maneuvering areas. The Board of Adjustment will also be ruling on this request.



**Site Plan**

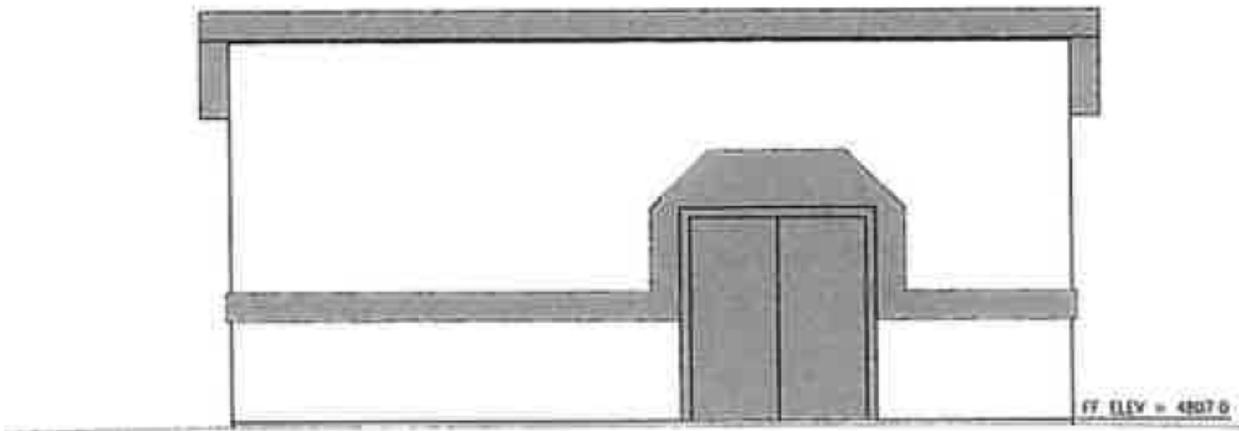
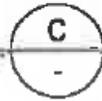


**Over Head Photo of Site**



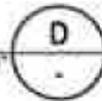
WEST ELEVATION

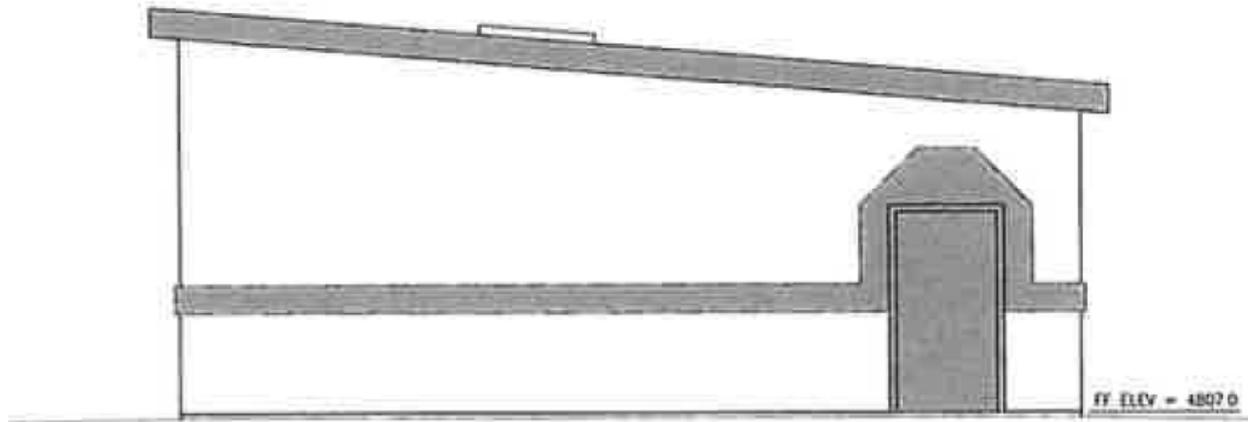
SCALE: 1/4" = 1'-0"



EAST ELEVATION

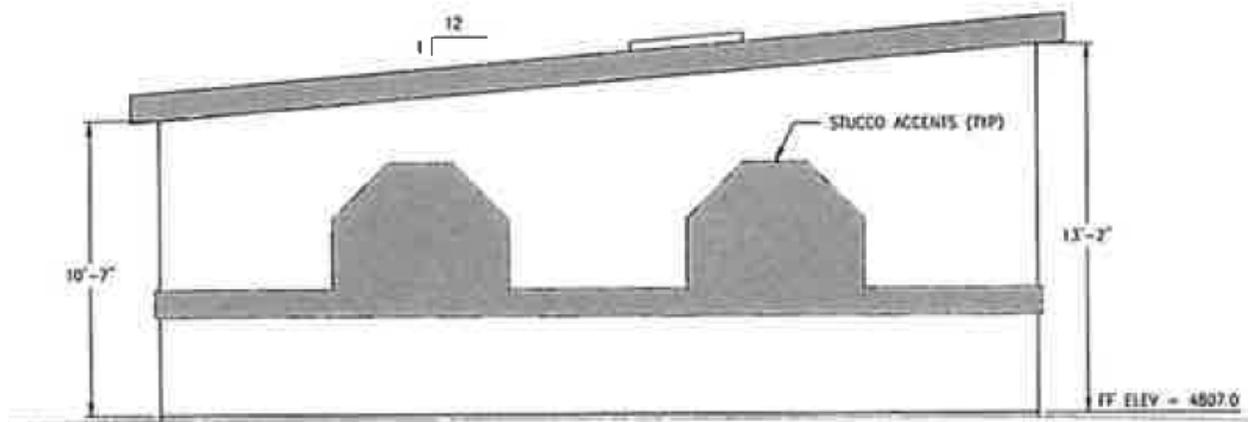
SCALE: 1/4" = 1'-0"





NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



**Project Evaluation**

The applicant, Truckee Meadows Water Authority (TMWA) is seeking approval of a booster pump station to enhance the delivery of domestic water in the Mount Rose Fan area of the Southwest Truckee Meadows Area Plan. This is classified as a Utility Services use type and is permissible with the approval of a special use permit by Washoe County.

The subject site shows evidence of substantial previous disturbance and is generally flat with little natural vegetation or contour to protect. The project consists of an enclosure of approximately 100 feet by 100 feet. A building of approximately 30 feet by 30 feet as well as a generator are proposed to be located within the enclosure.

Directly west of the proposed pump station and enclosure there is a reservoir that is used by Washoe County in the distribution of treated effluent. Between the reservoir and Arrowcreek Parkway there is an existing landscape berm that substantially screens the facility from view of

passing motorists. This is an effective mitigation of impacts. Conditions of approval have been included to require that the landscape berm and landscape treatment (including evergreen trees and juniper bushes) be extended to buffer the new facility as well.

Fencing has been proposed to surround the project area. Conditions of approval have been included to require slats within the fencing to help screen the facility.

The applicant is requesting to vary the applicable Development Code standard that requires the parking, loading and maneuvering areas to be paved with asphalt or concrete, and to instead, use a gravel surface. Planning staff does not support this request. Washoe County Utilities has informed planning staff that a water truck fill station is being planned to be constructed on the same site, conditions of approval have been recommended to require the parking and maneuvering areas to be designed in consultation with Washoe County Utilities. All parking, loading and maneuvering areas will be paved, prior to a final inspection for the facility.

With the mitigation measures outlined above, staff recommends approval of the proposed special use permit.

### **South Truckee Meadows / Washoe Valley Citizen Advisory Board (STM/WV CAB)**

The STM/WV CAB did not meet during the review time for this permit due to the governor's "Stay at Home Directive" in response to COVID-19. The proposed project was provided to each CAB member and individual comments were requested. No comments were received by planning staff.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Parks and Open Spaces
- Washoe County Health District
  - Air Quality Management Division
  - Vector-Borne Diseases Program
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Washoe-Storey Conservation District
- Regional Transportation Commission
- Truckee Meadows Water Authority
- City of Reno
- City of Sparks

Two out of the thirteen above listed agencies/departments provided substantive comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Building Division addressed mitigation of impacts by imposition of landscaping and fencing standards.

**Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us**

- Washoe County Engineering addressed general requirements for submission of permits for building and grading at the subject site.

**Contact: Leo Vesely, P.E., Licensed Engineer, 775.328.2313, lvesely@washoecounty.us**

- Washoe County Health Division noted that generally-applicable Health standards will be addressed during review of building permits.

**Contact: James English, 775.328.2434, jenglish@washoecounty.us**

### **Staff Comment on Required Findings**

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

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

Staff Comment: There are no action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan that are particularly relevant to the proposed project. The conditions of approval that are recommended address all relevant provisions of the master 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.

Staff Comment: There is an existing similar facility on the subject site at this time, therefore there are 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.

3. Site Suitability. That the site is physically suitable for a booster pump station (Utility Services Use Type) and for the intensity of such a development.

Staff Comment: There is an existing similar facility on the subject site at this time, therefore the site is physically suitable for a booster pump station (Utility Services Use Type) 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.

Staff Comment: There is an existing similar facility on the subject site at this time, therefore 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.

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 in the area required to be noticed for this permit therefore the facility cannot have a detrimental effect on the location, purpose or mission of any military installation.

## **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0006 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0006 for Truckee Meadows Water Authority, having made all 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 Southwest Truckee Meadows 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;
3. **Site Suitability.** That the site is physically suitable for a booster pump station (Utility Services Use Type) 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;
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**

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

Applicant/Developer: Truckee Meadows Water Authority  
 Attn: Juan Esparza  
 1355 Capital Blvd  
 Reno, NV 89502

Owner: Washoe County  
 1001 E. 9<sup>th</sup> Street  
 Reno, NV 89512

Representatives: Wood Rodgers  
 Attn: Stacy Huggins  
 1361 Corporate Boulevard  
 Reno, NV 89502



# Conditions of Approval

Special Use Permit Case Number WSUP20-0006

The project approved under Special Use Permit Case Number WSUP20-0006 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 7, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

**Washoe County Planning and Building Division**

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

**Contact Name – Roger Pelham775.328.3622, rpelham@washoecounty.us**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. The applicant shall submit landscape plans that include extending the existing landscape berm (located to the west of the project site) across the width of the south side of the project area, and as possible, along the east of the project area. The landscape berm shall continue the vegetation and tree pattern as the existing berm. The landscape plans shall meet all otherwise-applicable provisions of Article 412 of the Washoe County Development Code.
- e. All exterior lighting fixtures shall be shielded such that light is emitted earthward only. The applicant shall supply a photometric study showing that there will be no spill-over of light at any property line.
- f. All fencing materials shall consist of chain-link with vinyl slats. All fencing materials shall be non-reflective. Vinyl slats shall be tan, brown or another color that blends with the surrounding area and is acceptable to the Director of Planning and Building. Slats shall achieve at least 95% visual obscurity.
- g. All parking loading and maneuvering areas shall be permanently stabilized with asphalt or concrete. Driveways and parking areas shall be designed in coordination with Washoe County Engineering to accommodate a future water truck fill station at the subject site.
- h. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

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

- i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.

### **Washoe County Engineering and Capital Projects**

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

**Contact Name – Leo Vesely, P.E., Licensed Engineer, 775.328.2313, lvesely@washoecounty.us**

- 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. If the total area of ground disturbance is equal to one acre or more, the following will be required:
  - i. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
  - ii. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
  - iii. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- c. All grading shall be in accordance with Article 110.438 Grading Standards.
- d. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

### **Washoe County Health District**

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions.

**Contact Name – James English, jenglish@washoecounty.us**

- a. All plans and permits must be reviewed and approved by the Washoe County Health District prior to any construction commencing.
- b. The WCHD supports the issuance of this special use permit to help support and improve the infrastructure of region's main supplier of potable water.

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

**From:** [Holly, Dan](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)  
**Date:** Tuesday, March 24, 2020 10:59:55 AM

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Good Morning Roger: I have reviewed the above referenced permit application on behalf of Building and have no comments at this time. Thank you,

**From:** [Angela Fuss](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Fwd: March Agency Review Memo II  
**Date:** Wednesday, March 25, 2020 8:01:27 AM  
**Attachments:** [image001.png](#)  
[March Agency Review Memo II.pdf](#)

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

Hi Roger,  
Happy Wednesday! The City of Reno has no comment for planning case WSUP20-0006.  
Thanks  
Angela

**From:** [Holly, Dan](#)  
**To:** [Pelham, Roger](#)  
**Subject:** Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)  
**Date:** Tuesday, March 24, 2020 10:59:55 AM

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Good Morning Roger: I have reviewed the above referenced permit application on behalf of Building and have no comments at this time. Thank you,



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328.3600  
FAX (775) 328.3699

Date: April 8, 2020

To: Roger Pelham, Senior Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case W SUP20-0003 – TMWA Arrowcreek Booster Pump Station  
APNs 142-020-06

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow for the construction and operation of a booster pump station (Utility Services Use Type) to enhance domestic water distribution. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers. The County Engineer shall determine compliance with the following conditions of approval.

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

**GENERAL CONDITIONS**

Contact Information: Leo Vesely, P.E. (775) 328-2313

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 (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.
2. If the total area of ground disturbance is equal to one acre or more, the following will be required:
  - A. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
  - B. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
  - C. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
3. All grading shall be in accordance with Article 110.438 Grading Standards.



WWW.WASHOECOUNTY.NV.US

Subject: **WSUP20-0006 – TMWA Arrowcreek Booster Pump Station**

Date: April 8, 2020

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4. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. There are no drainage related conditions of approval.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

1. There are no traffic related conditions of approval.

**UTILITIES (County Code 422 & Sewer Ordinance)**

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

1. There are no utility related conditions of approval.

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

April 5, 2020

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

RE: Truckee Meadows Water Authority, Arrowcreek Booster Pump Station; 142-020-06  
Special Use Permit; WSUP20-0006

Dear Washoe County Staff:

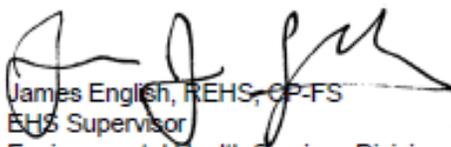
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)

- a) Condition #1: All plans and permits must be reviewed and approved by the Washoe County Health District prior to any construction commencing.
- b) Condition #2: The WCHD supports the issuance of this special use permit to help support and improve the infrastructure of region's main supplier of potable water.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services Division  
Washoe County Health District

ec: Accela File



Washoe-Storey Conservation District

Bret Tyler Chaimen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

March 27, 2020

Washoe County Community Services Department

C/O Roger Pelham, Senior Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0006 (Truckee Meadows Water Authority Arrow creek booster pump station)

Dear Roger,

In reviewing the special use permit to allow the construction of a booster pump station, the Conservation District has the following comments.

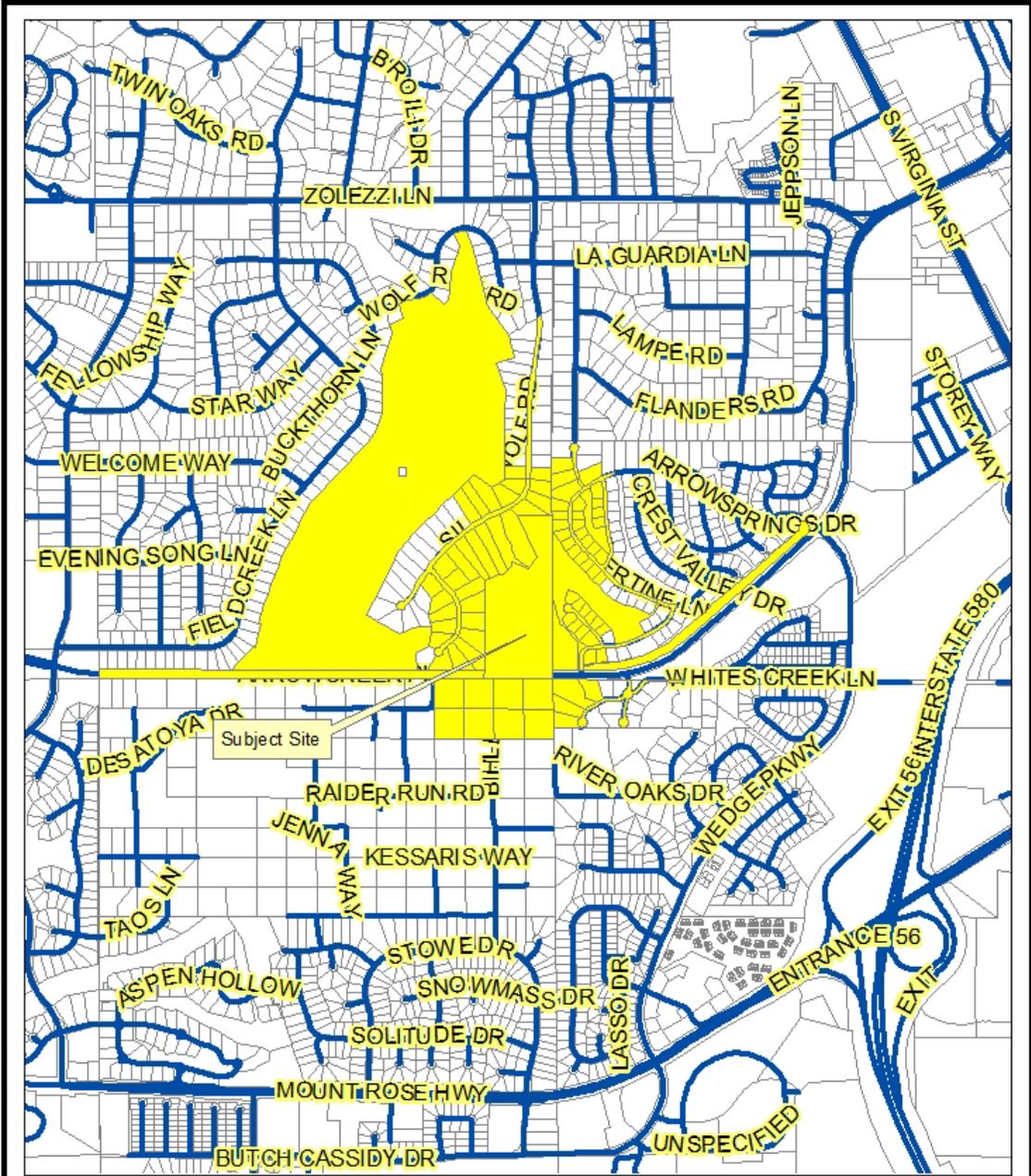
The District will require either a green or brown coated galvanized fencing for the perimeter of the pump station.

In addition the exterior building materials for the pump station utilized earth tone colors.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

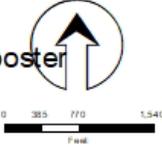
Tyler-Shaffer



Mailing and Vicinity Map  
 Special Use Permit Case Number WSUP20-0006  
 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station)

94 parcels selected at 500 feet

Source: Planning and Building Division  
 Path: P:\ArcGIS Templates\Facilities\vicinity\_mailing\_map\_2019.mxd  
 Date: 3/18/2020



Community Services Department

1001 E. Ninth St.  
 Reno, Nevada 89512 (775) 328-3800

# Special Use Permit TMWA Arrowcreek Booster Pump Station

Submitted to Washoe County

March 16, 2020

Prepared for

Truckee Meadows Water Authority

1355 Capital Blvd

Reno, NV 89520

Prepared by



**WOOD RODGERS**

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

**WSUP20-0006**

**EXHIBIT D**

## **Table of Contents**

- ❖ Washoe County Application Forms
  - Washoe County Development Application
  - Grant of Water Facilities Easement
  - Application for Special Use Permit
  
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  - Executive Summary
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  - Project Request
  - Findings
  
- ❖ Maps and Supporting Information
  - Vicinity Map
  - Aerial Map
  - Assessor's Parcel Map
  - Existing Zoning Map
  - Existing Master Plan Map
  - Civil Site Plans



Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
Collection Cart	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
14202006	Active	3/16/2020 2:08:34 AM

**Current Owner:**  
 WASHOE COUNTY  
 ATTN COMMUNITY SERVICES DEPT  
 1001 E 9TH ST BLDG A  
 RENO, NV 89512

**SITUS:**  
 0 ARROWCREEK PKWY  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Section 19 Township 18 Range 20 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2019</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$5.27	\$5.27	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



3/16/2020

Account Detail

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**DOC # 4732739**

08/09/2017 12:14:29 PM

Requested By  
WASHOE COUNTY CSD  
Washoe County Recorder  
Lawrence R. Burtress - Recorder  
Fee: \$0.00 RPTT: \$0.00  
Page 1 of 13

A.P.N: #142-020-06

After Recordation Return To:

Truckee Meadows Water Authority  
P.O. Box 30013  
Reno, Nevada 89520-3013  
Attn: Heather Edmunson, SR/WA, Land Agent



**EASEMENT DEED  
GRANT OF WATER FACILITIES EASEMENT**

THIS GRANT OF WATER FACILITIES EASEMENT ("Deed") is entered into this 8<sup>th</sup> day of August, 2017, by and between WASHOE COUNTY, a political subdivision of the State of Nevada ("Grantor") and the TRUCKEE MEADOWS WATER AUTHORITY, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277 ("Grantee").

**WITNESSETH:**

WHEREAS, Grantor is the owner of certain real property situate in the County of Washoe, State of Nevada, currently Assessor's Parcel No. 142-020-06 commonly known as Effluent Reservoir Parcel ("Grantor's Property"); and

WHEREAS, Grantor and Grantee have entered into an Easement Purchase and Sale Agreement dated August 8, 2017, pursuant to which Grantor has agreed to convey a permanent non-exclusive public utility easement to Grantee across a portion of Grantor's Property; and

NOW THEREFORE, GRANTOR, for and in consideration of the sum of Twelve Thousand One Hundred Thirty Six Dollars (\$12,136.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a permanent and non-exclusive easement and right of way to construct, alter, maintain, inspect, repair, reconstruct, and operate water system facilities, together with the appropriate pumpstations, mains, markers, conduits, pipelines, valve boxes, meters, fixtures, and any other facilities or appurtenances deemed necessary or convenient by Grantee to provide water service (hereinafter called "Water Facilities"), over, across, upon, under, and through that portion of the Grantor Property more

fully described on Exhibits "A", "B" and "C", and shown on Exhibits "A-1", "B-1", and "C-1" attached hereto and made a part hereof (the "Easement Property").

2. Easement Access. Grantee shall have at all times ingress and egress to the Easement Property for the purposes set forth above, including without limitation constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Water Facilities. Grantee understands that the Easement Property is located on a public facility and Grantee will not unreasonably interfere with the Grantor's operation, maintenance of the Grantor's Property.

3. Warranties and Representations by Grantor. Grantor warrants and represents that Grantor owns Grantor's Property and there are no prior encumbrances or liens running with the Grantor's Property which will frustrate or make impossible Grantee's enjoyment of the Easement Property. Grantor has full power and authority to sell and convey the Easement Property to Grantee and to enter into and perform its obligations pursuant to this Agreement. The person signing this Deed and other instruments required under this Deed on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor. Grantee acknowledges that the Grantor owns and operates the County Property subject to certain Deed Restrictions and covenants, and that use of the Easement Property does not interfere with the restrictions placed on the County Property and shall not interfere with the Deed Restrictions at any future time.

4. Hold Harmless. Subject to the limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or injury suffered or sustained by Grantor or third parties for any injury or damage caused by any act or omission of Grantee in its use of the Easement Property.

5. Grantor's Reservation of Rights. Subject at all times to the limitations and provisions of Section 5.1, Grantor reserves to itself, and to its successors, agents and assigns, (i) the right of ingress and egress over the surface of the Easement Property and to use the surface area of the Easement Property for purposes and uses by the general public; (ii) the non-exclusive right to construct, operate, inspect, repair and maintain utilities or equipment within the Easement Property. Grantor reserves the right to make reasonable improvements to Easement Property for public purposes and consistent with its use.

5.1 No Unreasonable Interference. Grantor shall not erect any buildings or structures on the Easement Property or otherwise use the Easement Property in a manner that places an unreasonable burden on or unreasonably interferes with TMWA's full use and enjoyment and the rights granted herein.

Grantee acknowledges by acceptance of the Easement Property that Grantor's present public uses of, and practices on, the surface area of Grantor's Property are compatible with the purpose of this Easement. Grantor reserves the right to use and enjoy the Grantor Property and surface area of Easement in accordance with those present practices and uses now and in perpetuity. Grantor and Grantee recognize that the future uses of, and practices on, the surface Grantor's Property may change over time as a result of the development and the public's need. TMWA acknowledges that the County owns this property and that TMWA's use of the Easement Property shall be subject to and not interfere with the any existing restrictions placed on the County Property.

6. Reimbursement for Breach. Each party shall reimburse the other party for all reasonable expenses, damages, and costs, including attorney fees, incurred by the injured party as a result of either party's breach of any covenant set forth herein.

7. Relocation of Water Facilities. If the Easement Property as defined herein and shown on Exhibit A-1, B-1, and C-1 is unsuitable for the purposes of the Grantee or the Grantor, then the location may, subject to prior written consent of both parties, be changed to an area mutually satisfactory to both the Grantor and Grantee herein. The newly agreed to locations shall be indicated and shown by an amended easement. Any relocations requested after the initial installation and use of the water facilities shall be at the sole cost and expense of the requesting party.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon and shall inure to the benefit of Grantor and Grantee, and the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee their successors, agents, contractors, licensees and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

(signatures and notaries to follow on next page)

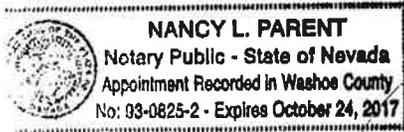
“GRANTOR”

WASHOE COUNTY, a political subdivision  
of the State of Nevada

By: [Signature]  
Bob Lucey, Chair  
Washoe County Commission

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 8<sup>th</sup> day of August, 2017, Bob Lucey personally  
appeared before me, a Notary Public, and acknowledged to me that he/she executed the above  
instrument for the purpose therein contained.



[Signature]  
Nancy L. Parent  
Notary Public

“GRANTEE”

TRUCKEE MEADOWS WATER AUTHORITY,  
a joint powers authority

By: [Signature]  
John Enloe, Director  
Natural Resources – Planning  
And Management

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 17<sup>th</sup> day of July, 2017, John Enloe, Director of Natural Resources  
- Planning and Management personally appeared before me, a Notary Public, and acknowledged to me  
that he/she executed the above instrument for the purpose therein contained.



[Signature]  
Heather Edmundson  
Notary Public

## EXHIBIT A

### LEGAL DESCRIPTION FOR A PUMP HOUSE EASEMENT

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

**COMMENCING** at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

**THENCE**, North 60°37'21" West, a distance of 208.41 feet to the **POINT OF BEGINNING**;

**THENCE**, North 88°52'16" West, a distance of 100.00 feet;

**THENCE**, North 01°07'44" East, a distance of 100.00 feet;

**THENCE**, South 88°52'16" East, a distance of 100.00 feet;

**THENCE**, South 01°07'44" West, a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing 10,000 square feet of land, more or less.

#### BASIS OF BEARING:

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

See attached Exhibit A1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
227 Vine Street  
PO Box 3299  
Reno, Nevada, 89505



7-13-17

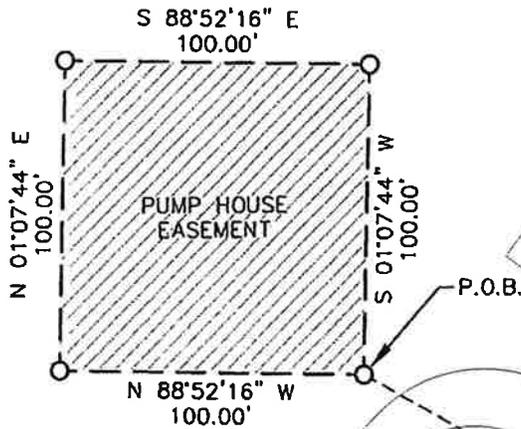
**BASIS OF BEARING:**

NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).

**TOTAL AREA OF EASEMENT:**

10,000 SQ. FT. ±

WASHOE COUNTY  
APN: 142-020-06



HADI S. KAR  
APN: 142-350-02

**ARROWCREEK PARKWAY**

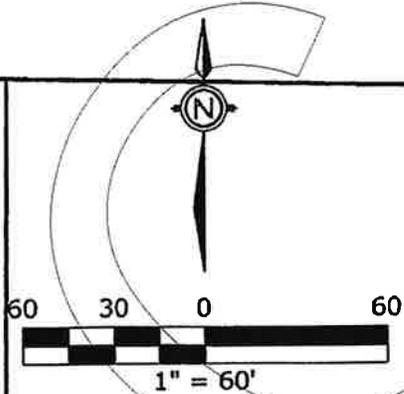
CENTERLINE ESTABLISHED PER R.O.S. NO. 3660

N 60°37'21" W  
208.41'

FOUND BRASS CAP  
RE 933  
SE CORNER OF SECTION 19

LARRY SLITER FAMILY TRUST  
APN: 142-241-01

SUSAN K. SEDLAK  
REVOCABLE TRUST  
APN: 142-271-04



**EXHIBIT A1**

TRUCKEE MEADOWS WATER AUTHORITY  
PUMP HOUSE EASEMENT

**A PORTION OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 19, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1  
of  
1



P.O. Box 3299  
Reno, NV 89505  
p. 775.786.5111  
f. 775.786.5114  
www.usgeomatics.com

## EXHIBIT B

### LEGAL DESCRIPTION FOR AN ACCESS EASEMENT

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

**COMMENCING** at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

THENCE, North 00°34'43" East, a distance of 23.00 feet along the easterly boundary of said Section 19 as shown on said Tract Map No. 3876 to the **POINT OF BEGINNING**;

THENCE, North 89°25'17" West, a distance of 30.00 feet;

THENCE, North 00°34'43" East, a distance of 39.55 feet;

THENCE, a distance of 70.25 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of 89°26'59";

THENCE, North 88°52'16" West, a distance of 107.99 feet;

THENCE, North 01°07'44" East, a distance of 40.00 feet;

THENCE, South 88°52'16" East, a distance of 59.35 feet;

THENCE, a distance of 88.32 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of 112°27'04";

THENCE, North 21°19'21" West, a distance of 10.00 feet;

THENCE, North 68°40'39" East, a distance of 40.00 feet;

THENCE, South 21°19'21" East, a distance of 126.70 feet to said easterly boundary;

THENCE, South 00°34'43" West, a distance of 93.44 feet along said easterly boundary to the **POINT OF BEGINNING**.

Containing 14,515 square feet of land, more or less.

**BASIS OF BEARING:**

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

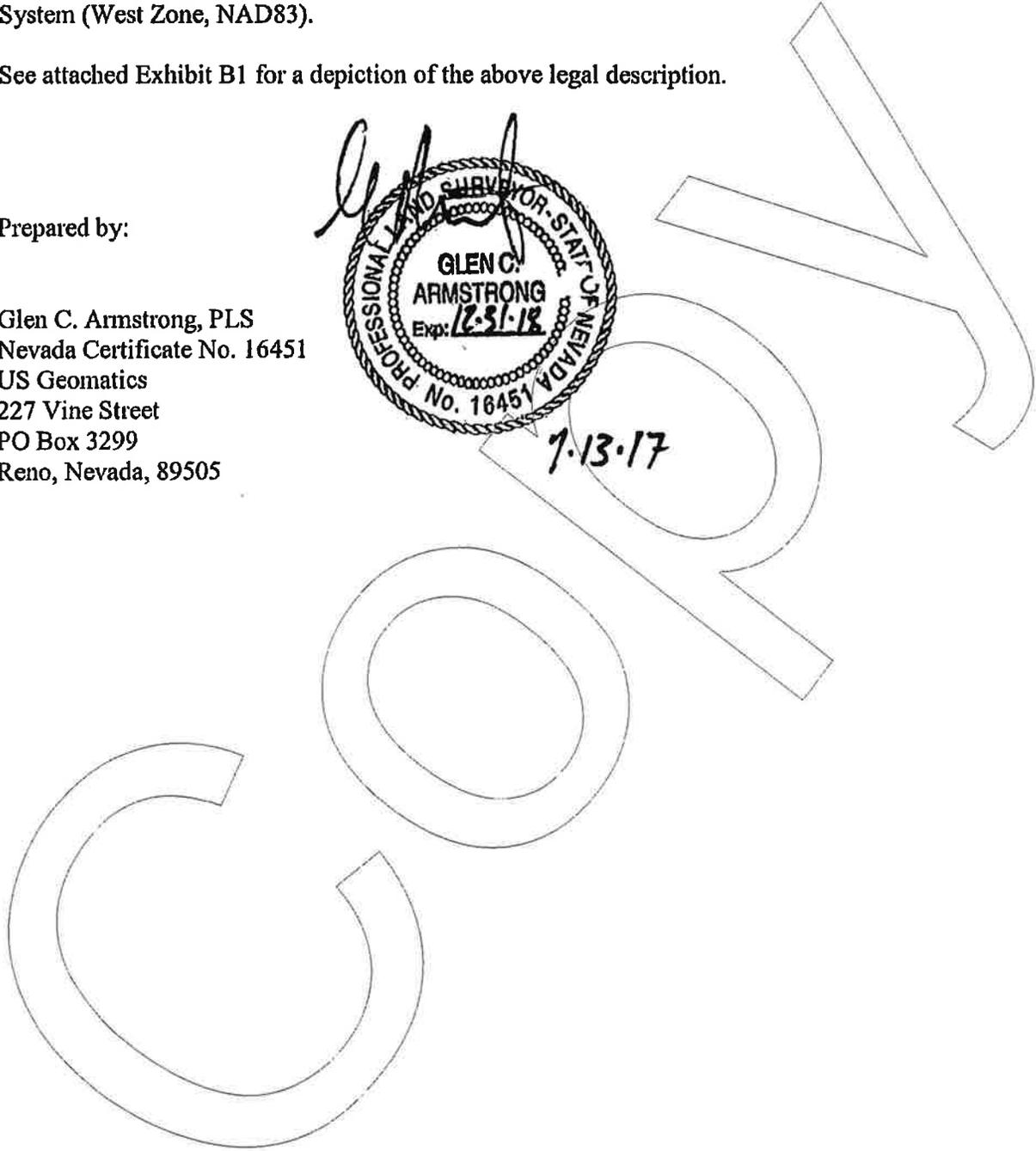
See attached Exhibit B1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
227 Vine Street  
PO Box 3299  
Reno, Nevada, 89505



7-13-17



**BASIS OF BEARING:**

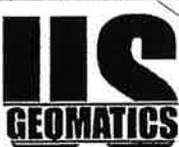
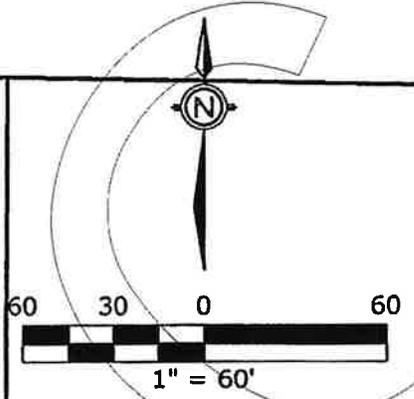
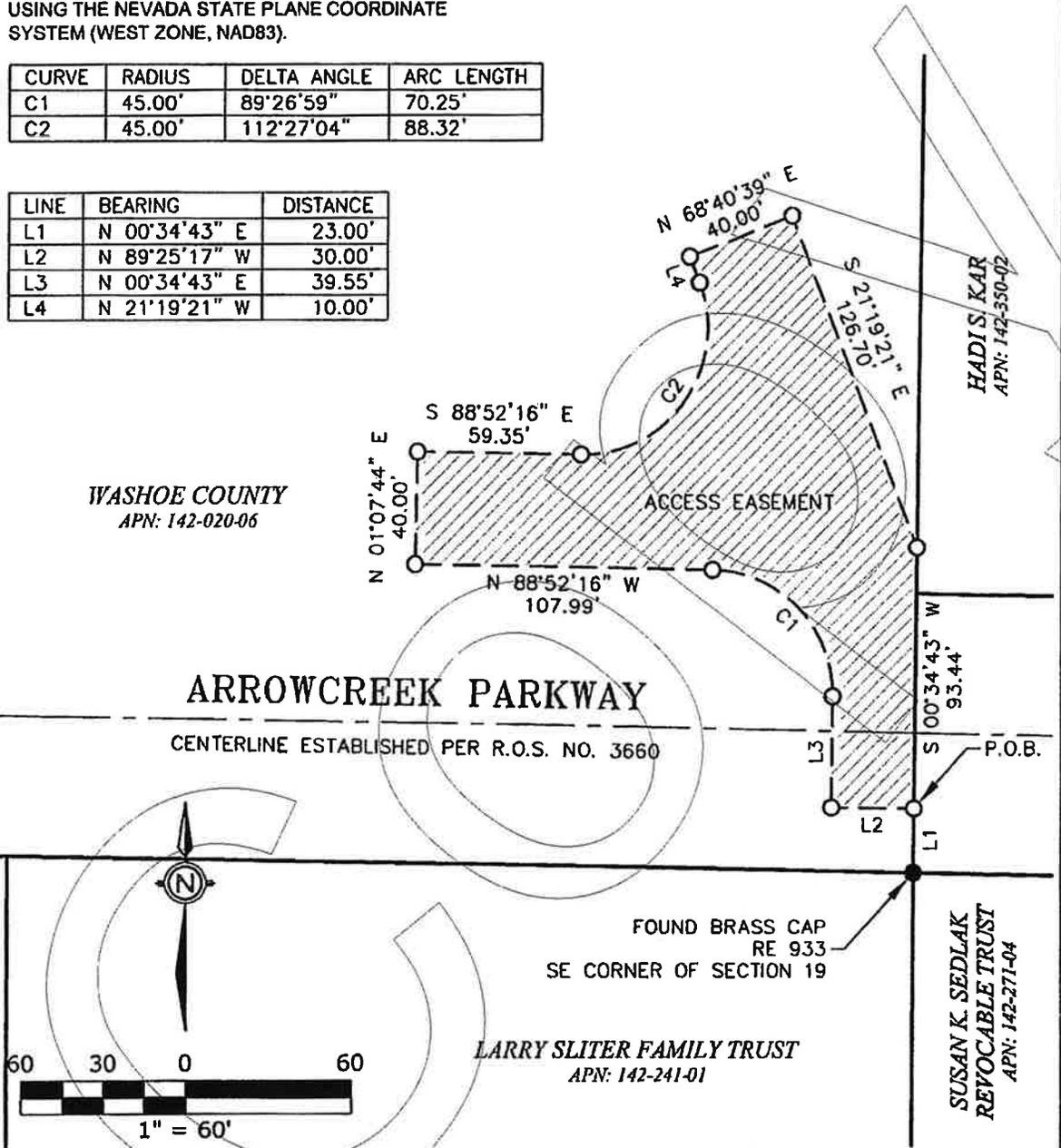
NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).

**TOTAL AREA OF EASEMENT:**

14,515 SQ. FT. ±

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	45.00'	89°26'59"	70.25'
C2	45.00'	112°27'04"	88.32'

LINE	BEARING	DISTANCE
L1	N 00°34'43" E	23.00'
L2	N 89°25'17" W	30.00'
L3	N 00°34'43" E	39.55'
L4	N 21°19'21" W	10.00'



P.O. Box 3299  
Reno, NV 89505  
p. 775.786.5111  
f. 775.786.5114  
www.usgeomatics.com

**EXHIBIT B1**

**TRUCKEE MEADOWS WATER AUTHORITY  
ACCESS EASEMENT**

**A PORTION OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 19, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

**SHEET**

1  
of  
1

**EXHIBIT 'C'**

**WATER FACILITIES EASEMENT**

An easement for water facility purposes and related appurtenances over, under and across the following described tract of land:

A portion of the tract of land granted to County of Washoe as described in Document No. 1325714 recorded on May 19, 1989; Official Records of Washoe County, situate within the Southeast one-quarter of Section 19, T.18 N., R.20 E., M.D.M., Washoe County, State of Nevada.

BEGINNING at a point on the West line of said tract of land granted to County of Washoe, from which the Section corner common to Sections 19, 20, 29 and 30, T.18N., R.20 E. M.D.M, bears the following two consecutive courses and distances:

- 1) Along said West line of said tract of land granted to County of Washoe, South  $01^{\circ} 36' 05''$  West for a distance of 9.27 feet to a point on the South line of said Section 19; thence
- 2) Along said South line of Section 19, South  $88^{\circ} 52' 40''$  East for a distance of 764.17 feet;

Thence from said POINT OF BEGINNING and along said West line of the said tract of land granted to County of Washoe North  $01^{\circ} 36' 05''$  East for a distance of 45.37 feet;

Thence leaving said West line the following seven consecutive courses and distances:

- 1) North  $43^{\circ} 00' 00''$  East for a distance of 73.25 feet; thence
- 2) South  $89^{\circ} 21' 00''$  East for a distance of 412.12 feet; thence
- 3) South  $88^{\circ} 06' 44''$  East for a distance of 165.80 feet; thence
- 4) South  $85^{\circ} 46' 17''$  East for a distance of 48.23 feet; thence
- 5) South  $83^{\circ} 05' 48''$  East for a distance of 38.37 feet; thence
- 6) South  $83^{\circ} 00' 44''$  East for a distance of 32.75 feet; thence
- 7) South  $86^{\circ} 47' 17''$  East for a distance of 17.07 feet to a point on the East line of said tract of land granted to the County of Washoe; said line being common to the East line of said Section 19;

Thence along said East line South  $00^{\circ} 34' 10''$  West for a distance of 30.03 feet; thence leaving said East line the following seven consecutive courses and distances;

- 1) North  $86^{\circ} 47' 17''$  West for a distance of 19.44 feet; thence
- 2) North  $83^{\circ} 00' 44''$  West for a distance of 33.72 feet; thence
- 3) North  $83^{\circ} 05' 48''$  West for a distance of 37.64 feet; thence
- 4) North  $85^{\circ} 46' 17''$  West for a distance of 46.91 feet; thence
- 5) North  $88^{\circ} 06' 44''$  West for a distance of 164.86 feet; thence
- 6) North  $89^{\circ} 21' 00''$  West for a distance of 398.55 feet; thence
- 7) South  $43^{\circ} 00' 00''$  West for a distance of 94.03 feet to the POINT OF BEGINNING.

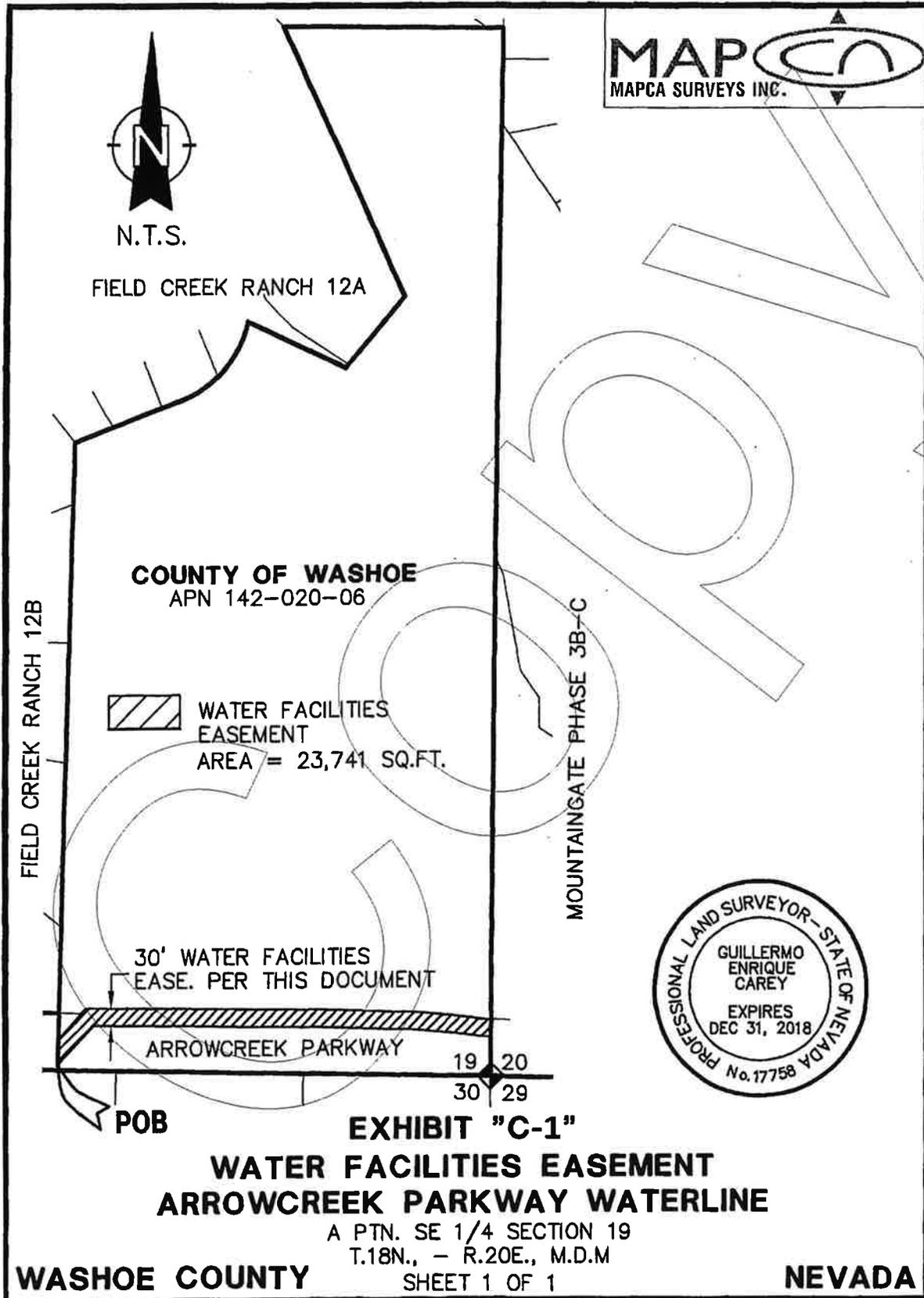
Containing 23,741 square feet, more or less.

The Basis of Bearing for this description is NEVADA STATE PLANE COORDINATE SYSTEM,  
NAD 83/94 DATUM, West Zone.

**LEGAL DESCRIPTION PREPARED BY:**

Guillermo Enrique Carey, PLS 17758  
MAPCA SURVEYS, INC.  
580 Mount Rose Street  
Reno, NV 89509

COPY





# WASHOE COUNTY RECORDER

OFFICE OF THE COUNTY RECORDER  
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3661  
FAX (775) 325-8010

## LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

*Catherine Smith*

Signature

8/9/17

Date

*Catherine Smith*

Printed Name

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Request for a special use permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code.

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

A site plan has been included with application package that identifies parcels lines, buildings, and roads.

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

The project will be constructed in one phase with construction anticipated in 2020.

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

The property is partially developed with a Washoe County utility services (reclaimed water reservoir and pump station) similar to the requested booster pump station for TMWA.

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

The new Booster Pump Station (BPS) has become necessary in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. Specifically, this project will provide needed maximum day supply for buildout conditions, and provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory.

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

The proposed project is located on a parcel that is already partially developed with similar uses. Any negative impacts resulting from the new booster pump station will be mitigated through fencing and landscaping in accordance with Code. To further mitigate impacts, where the proposed building fronts on Arrowcreek Parkway, stucco accents have been added to make the building look and feel more like a residential structure and tie with the surrounding community.

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

The proposed project will provide a minimum of 174 square feet of landscape (20% of developed area) and a minimum of two trees along Arrowcreek Parkway per requirements of a civic use.

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

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

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	TMWA

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

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

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District #36
b. Health Care Facility	Saint Mary's Galena
c. Elementary School	Hunsberger Elementary
d. Middle School	Depoali Middle
e. High School	Galena High
f. Parks	South Valleys Regional Park
g. Library	South Valleys Library
h. Citifare Bus Stop	N/A

## **Project Description**

### **Executive Summary**

District #: 2 – Commissioner Lucey  
Applicant: Truckee Meadows Water Authority  
APN Number: 142-020-06  
Request: A request has been made for a Special Use Permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code Section 110.304.20  
Location: The project is located on Arrowcreek Parkway 1 mile east of the intersection of Arrowcreek Parkway and Thomas Creek Road.

### **Background**

The proposed project is located on a portion of APN 142-020-06 which is located on Arrowcreek Parkway, east of its intersection with Thomas Creek Road. The property is currently zoned Public Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The parcel is surrounded by single family residential uses on all sides. The parcel is partially developed with Washoe County reclaimed water reservoir and pump station.

### **Project Request**

TMWA will be constructing a booster pump station (BPS) in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. This BPS will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA’s service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone.

The site plan includes a pump station building and above-ground accessory equipment (generator) located on a pad approximately 10,000 square feet in size in the southeastern corner of the parcel, as allowed by Grant of Water Facilities Easement Document #4732739 (included). The development area will be secured with 6-foot tall chain link fence around the perimeter. The project also includes underground piping from the booster pump station that extends south to an existing water line located within an existing 30’ wide pipeline easement running parallel to Arrowcreek Parkway.

Looking specifically at the pump station house, the proposed building measures approximately 868 square feet in size with a maximum height of 13’2” to the roof. The building materials and colors are designed to blend with the area. Specifically, the southern building elevation includes stucco accents that allow the building to look and feel like a residential structure and tie in with the surrounding development.

In addition to the building, the project also includes approximately 14,515 square feet for improved/new access road as permitted by Grant of Water Facilities Easement Document #4732739 (included). It is anticipated that the new access road will consist of decomposed granite (DG) to match the existing Washoe County access road.

### Landscaping

Development of the property is considered a civic use and requires 20 percent of the developed area to be landscaped. As proposed, approximately 868 square feet of the site will be developed with the remaining area to be undisturbed. In addition, all yards adjoining a public street (i.e. Arrowcreek Parkway) are required to be landscaped with at least one tree for every 50 linear feet of street frontage. As such, the project requires a minimum of 174 square feet of landscaping and two trees along Arrowcreek Parkway.

### Findings

#### Special Use Permit Findings

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

**Response:** The proposed project is in conformance with Washoe County Master Plan and the Southwest Truckee Meadows Area Plan, specifically the Thomas Creek Suburban Character Management Area. There are no programs, policies, or standards of the Master Plan or Southwest Truckee Meadows Area Plan that prohibit approval of utility services. Therefore, the proposed project is consistent with the Suburban Residential designation on the property.

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

**Response:** The booster pump station will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone. Access to the site will be from an existing access road that connects to Arrowcreek Parkway.

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

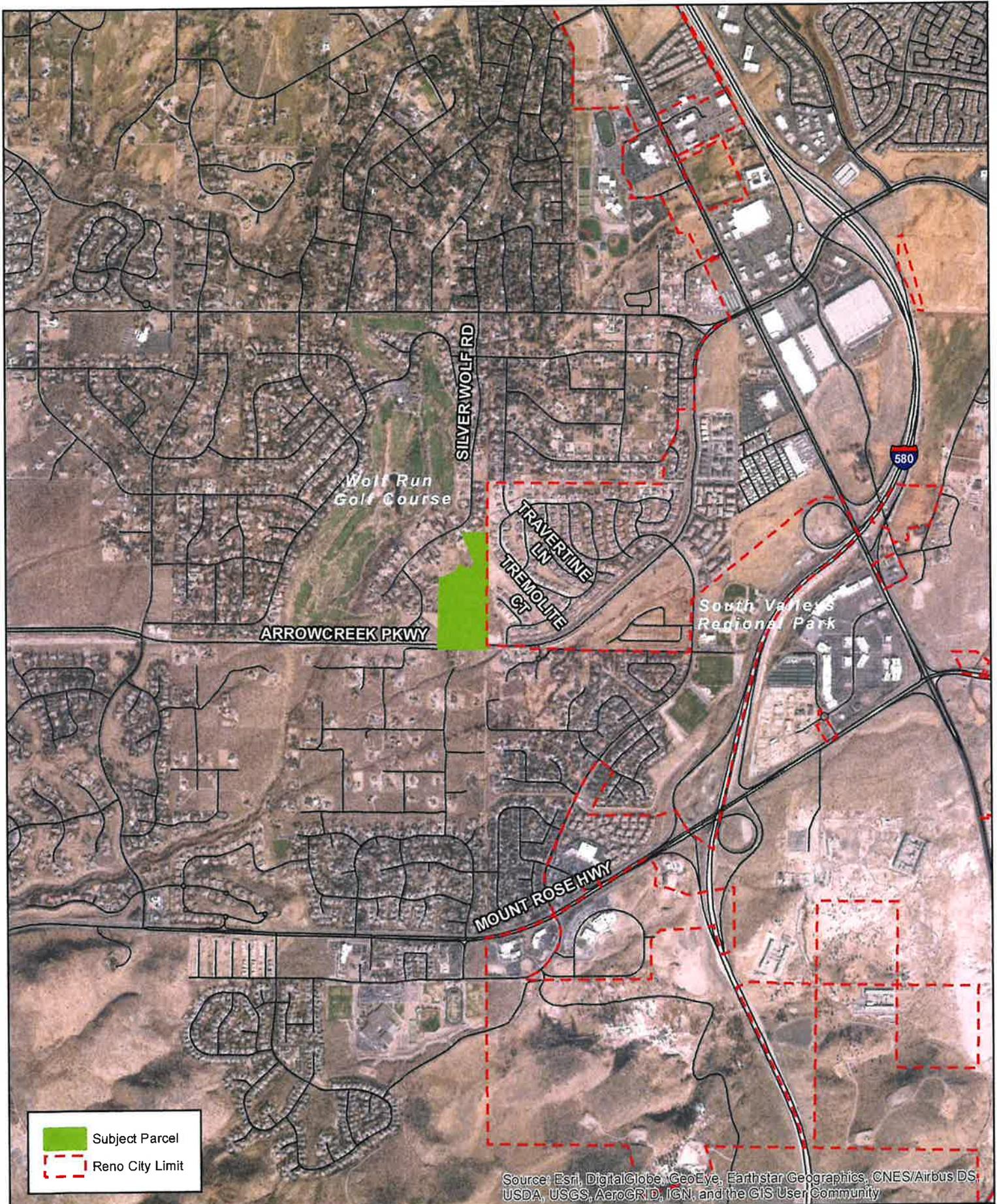
**Response:** The site is physically suitable for this type of development. The proposed project is located immediately adjacent to existing Washoe County utility facilities on the site. The pump station building measures 868 square feet in size and is 13'6" to the roofline. The building has been designed with materials and colors that blend with the area and include stucco accents where visible to the public to make the building look and feel more like a residential structure. The site will be fenced on all four sides and include landscaping and street trees as required by Code.

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

**Response:** Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, including placement of the building, fencing, and access.

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

**Response:** Not applicable as there are no military installations within the project area.

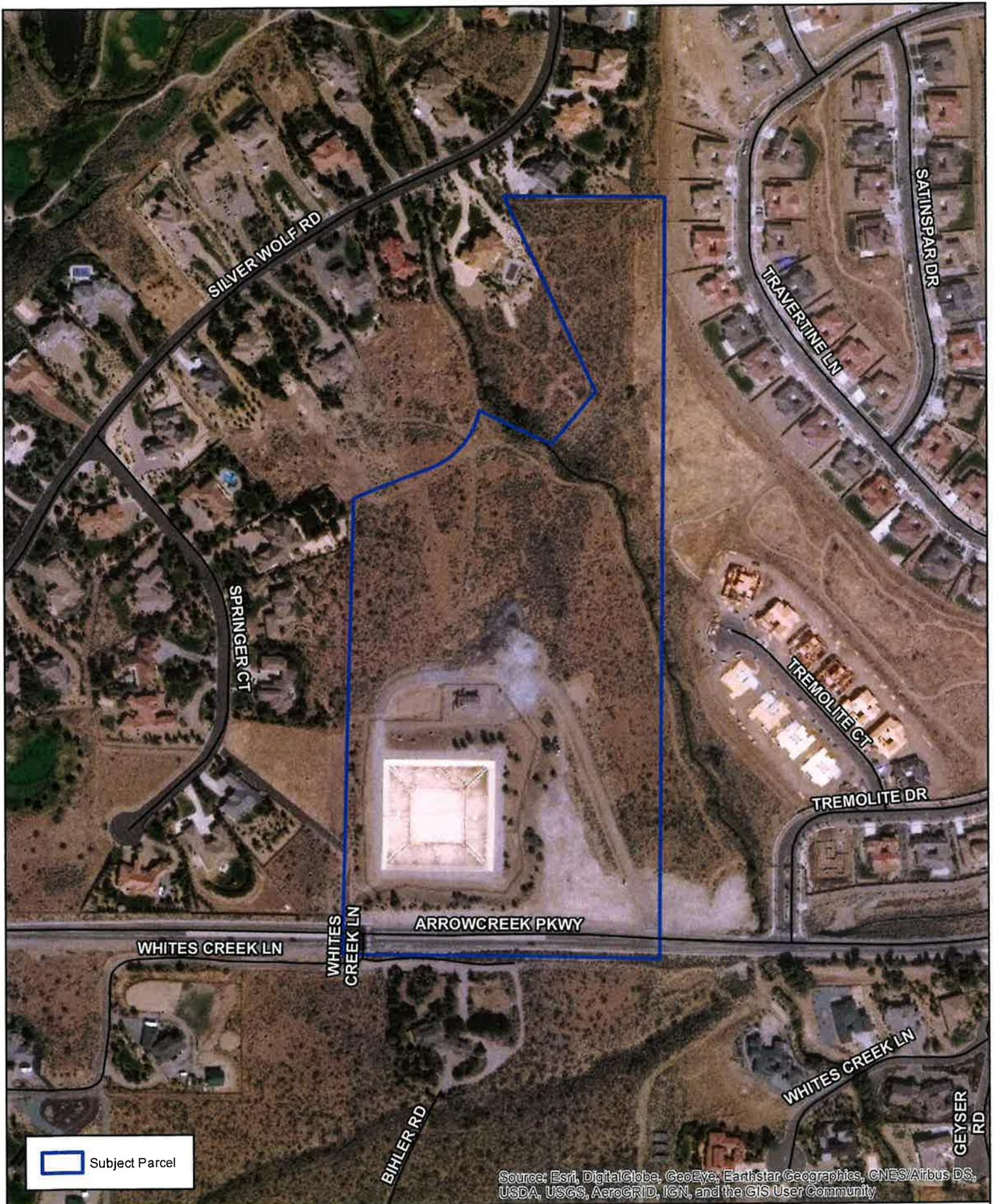


**Vicinity**  
**STMGID Arrowcreek Booster Pump Station**  
 Reno, NV  
 March 2020

**WOOD ROGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Phone: 775.823.4006  
 Fax: 775.823.4006

**WSUP20-0006**

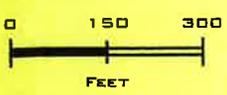
**EXHIBIT D**



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

 Subject Parcel

**Aerial**  
**STMGID Arrowcreek Booster Pump Station**  
Reno, NV  
March 2020



  
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
**WSUP 20-0006**  
Fax: 775.823.4066  
**EXHIBIT D**

Assessor's Map Number  
**142-02**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Main Street  
Building D  
Reno, Nevada 89512  
(775) 329-2231



Feet  
0 150 300 450 600  
1 inch = 600 feet



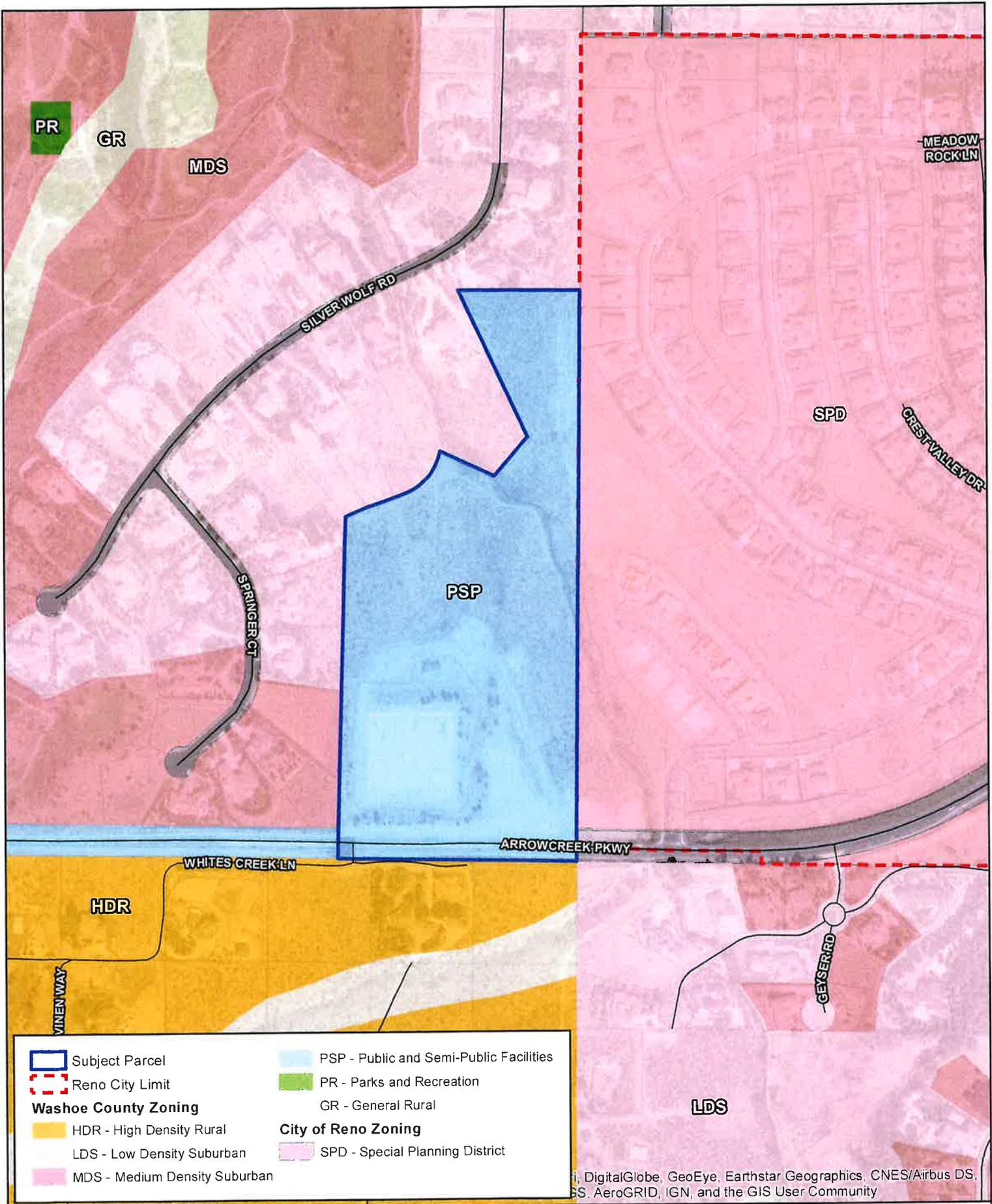
created by: **NLH 06/24/2012**  
last updated: **KSB 10/01/13**

area previously shown on map(s)  
**049-30**

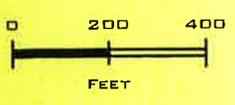
NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of title. No liability is assumed as to the sufficiency or accuracy of the data furnished herein.

**A PORTION OF SECTION 19  
T18N - R20E**



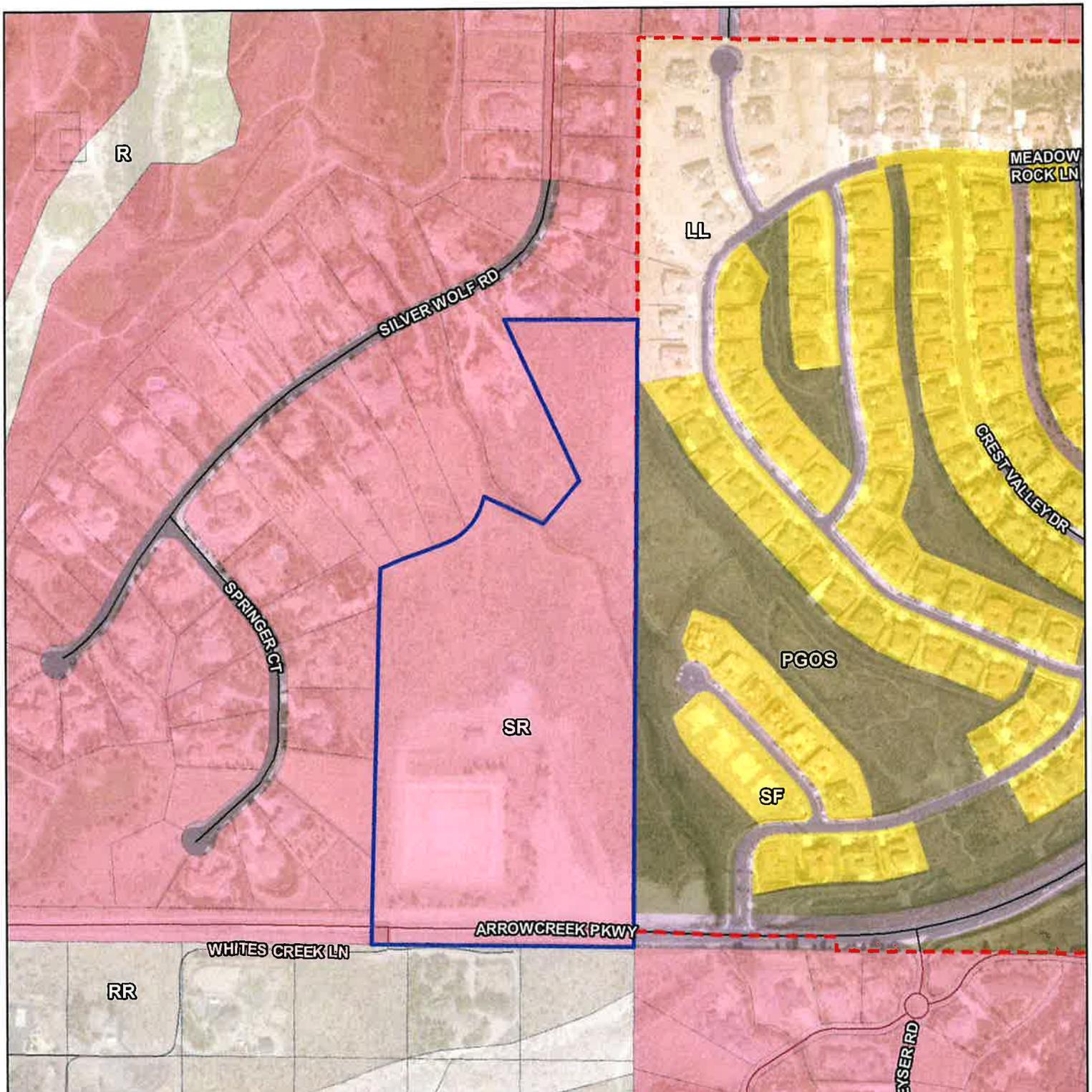


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**Existing Zoning**  
**STMGID Arrowcreek Booster Pump Station**  
 Reno, NV  
 March 2020

**WOOD ROGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Phone: 775.823.1066  
 Fax: 775.823.1066  
**WSUP20-0006**  
**EXHIBIT D**



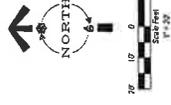
Subject Parcel	C - Commercial
Reno City Limit	I - Industrial
<b>Washoe County Master Plan</b>	
R - Rural	OS - Open Space
RR - Rural Residential	<b>City of Reno Master Plan</b>
SR - Suburban Residential	LL - Large Lot Neighborhood
UR - Urban Residential	PGOS - Parks, Greenways, and Open Space
	SF - Single-Family Neighborhood

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**Existing Master Plan**  
**STMGID Arrowcreek Booster Pump Station**  
 Reno, NV  
 March 2020

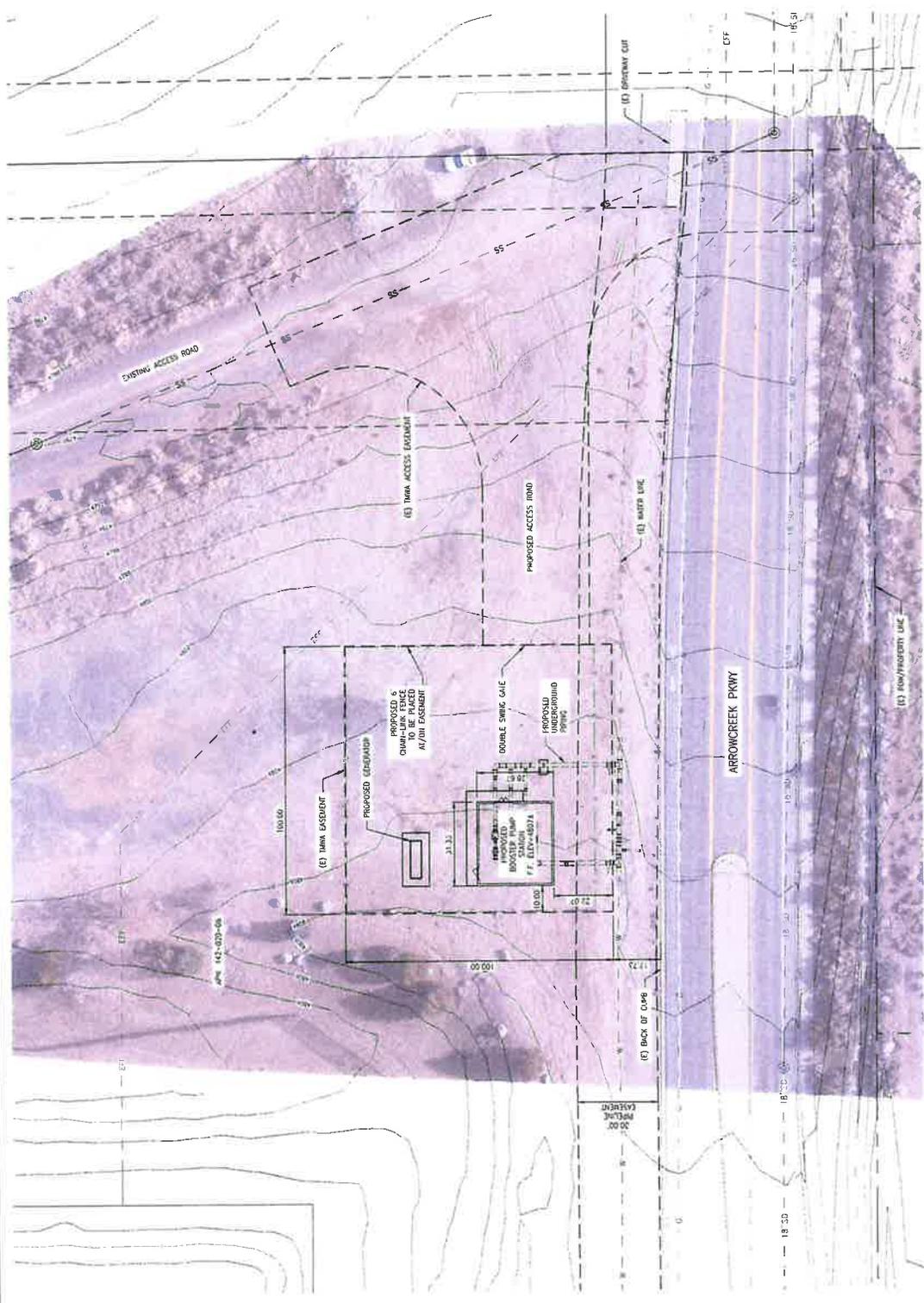


**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Phone: 775-823-4000  
 Fax: 775-823-4006  
**WSUP20-0006**  
**EXHIBIT D**



**LEGEND**

- FENCING
- (E) SEWER
- (E) RECLAIMED EFFLUENT
- (E) STORM DRAIN
- (E) WATER
- ESGUMENT
- ROW / PROPERTY LINE



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
MARCH 2020

SHEET NUMBER  
**C1**  
X OF XX



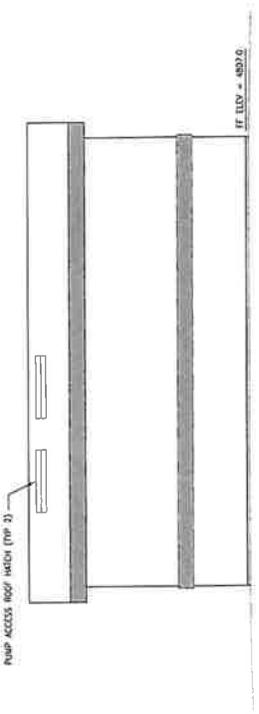
**STMIGID ARROWCREEK BPS**  
WASHOE COUNTY, NEVADA  
**CIVIL SITE PLAN**

**NOT REPRODUCIBLE**  
PROPERTY OF  
TRUCKEE MEADOWS WATER  
UTILITY  
NO REUSE OR REPRODUCTION  
WITHOUT WRITTEN PERMISSION  
COMPLETION OF PROJECT  
(Per Nevada Revised Statutes)

**TRUCKEE MEADOWS WATER**  
UTILITY  
1555 CAPITAL BLVD., PO. BOX 30013  
RENO, NV 89507-0013  
TEL: 775-831-8000 FAX: 775-831-8003

WORK ORDER NO.	30-0050.017
DESIGNED	
DRAWN	
DATE	MARCH 2020
CHECKED	
SUBMITTED	
RECOMMENDED	
APPROVED	

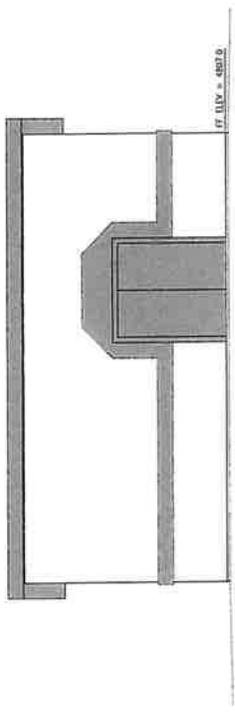
REVISION	DESCRIPTION	BY	DATE



WEST ELEVATION

SCALE: 1/4" = 1'-0"

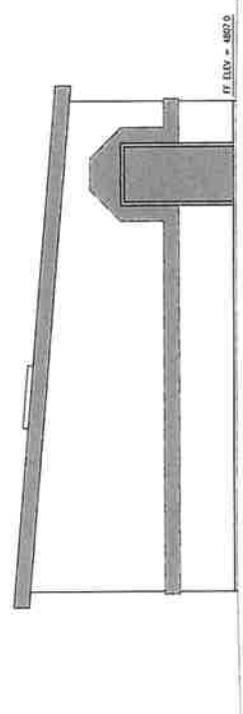
FF. ELEV. = 4822.0



EAST ELEVATION

SCALE: 1/4" = 1'-0"

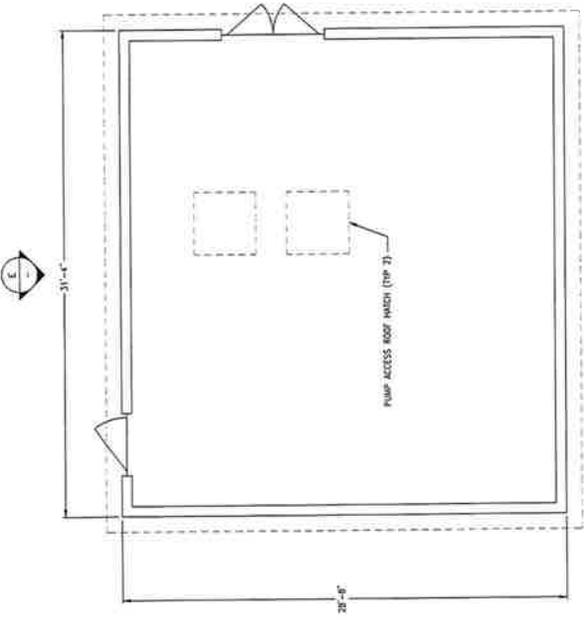
FF. ELEV. = 4822.0



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

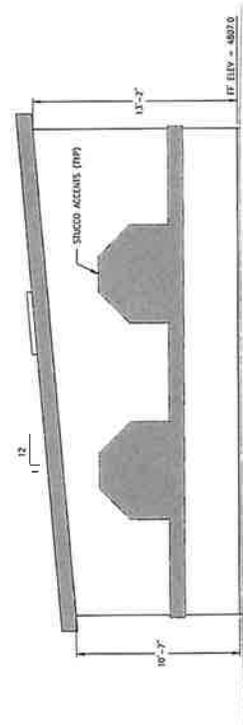
FF. ELEV. = 4822.0



FLOOR PLAN

SCALE: 1/4" = 1'-0"

PUMP ACCESS ROOF HATCH (PP 2)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

FF. ELEV. = 4822.0

PRELIMINARY  
NOT FOR CONSTRUCTION  
MARCH 2020

PROFESSIONAL SEAL OF NEVADA  
 ARCHITECT  
 TRUCKEE  
 STATE OF NEVADA  
 EX. NO. 107333  
 XXXIX  
 SHEET NUMBER  
**AX**  
 X OF XX

**STMIGID ARROWCREEK BPS**  
**WASHOE COUNTY, NEVADA**  
**BUILDING CONCEPT DRAWING**

NOT REPRODUCIBLE  
 PROPERTY OF  
 TRUCKEE MEADOWS WATER  
 SUPPLY SYSTEM  
 AFTER COMPLETION OF PROJECT  
 1616 Henderson County Rd

**TRUCKEE MEADOWS WATER**  
 R U T H O R I T Y  
 1555 CENTRAL BLVD / PO BOX 00013  
 TRUCKEE, NV 89406 / PH 775-834-8000 / FX 775-834-8003

REVISION	DATE	DESCRIPTION	BY	APP

WORK ORDER NO 50.0001.017  
 DESIGNED \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 DATE \_\_\_\_\_ MARCH 2020  
 CHECKED \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 APPROVED \_\_\_\_\_

# TMWA Mt. Rose Fan Conjunctive Use Plan

With construction well underway—and completion expected by mid-2021—the Mt. Rose Water Treatment Plant and the Arrowcreek Pkwy Pump Station represent important infrastructure additions to help TMWA secure a more reliable and sustainable water supply and protect groundwater resources on the Mt. Rose Fan. Due to the previous dependence on wells and the resulting decline in area groundwater levels, the Mt. Rose Fan Conjunctive Use Plan was conceived to provide a supplemental water supply for the area.

When flows are adequate, the Mt. Rose Water Treatment Plant will treat surface water from Whites Creek. The use of surface water to supplement groundwater is a well-documented water resource management approach known as conjunctive use. The new facility will accomplish this by furthering TMWA's ability to rest wells and store water in the local aquifer while improving supply reliability.

A 16-inch water main along Arrowcreek Parkway was completed in 2019. This project, along with the proposed Arrowcreek Pkwy pump station scheduled to begin construction in fall of 2020, will tie former customers of the South Truckee Meadows General Improvement District area into TMWA's distribution system- covering both the Saddlehorn and Thomas Creek Road areas. Together, these projects will extend TMWA's Truckee River and Whites Creek water supplies into the uppermost reaches of Arrowcreek, Callahan Ranch and Montreux.

## **Why are the Pump Station and Treatment Plant Needed?**

- To help improve water resource reliability for our customers and domestic well owners in the area.
- The Mt. Rose and Galena Fan areas have historically relied on groundwater for 100% of their water supply.
- To mitigate declining groundwater levels.
- To accommodate existing and future demands while pumping less groundwater from the aquifer.

## **How Will the Pump Station and the Mt. Rose Water Treatment Plant Help Replenish the Aquifer?**

- TMWA will rest and/or recharge specific wells in the area when Truckee River supplies and sufficient Whites creek water is available.
- Only a portion of the flow will be diverted from Whites Creek.
- Based on permits from Nevada Department of Wildlife and the Nevada State Engineer, TMWA will leave enough flow in the creek to maintain wildlife and habitat needs, as well as downstream irrigation requirements.
- There will be reduced or no diversions from the creek to the plant when creek flows are low.

Since 2016, TMWA's efforts combined with recent wet winters has helped raise local groundwater levels 15-20 feet.