



**Washoe-Storey  
Conservation  
District**

**Natural Resource  
Conservation Service  
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Planning and Development Division  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512**

**Subject: March Agency Review – Case Nos. AP15-002; PM15-008; PM15-009; and PM15-007**

To whom it may concern,

Thank you for providing us the March Agency Review and the opportunity to review and provide comments. We have reviewed the subject proposed projects and we have the following comments:

**Case No. AP15-002– Owens Trust (Accessory Structure)**

The proposed project is to construct a new detached accessory dwelling unit and a new accessory structure located on 5.73 acres. We have the following comments on this proposed project:

1. The proposed project property is located adjacent to Dry Creek, which is a jurisdictional water of the United States under Section 404 of the Clean Water Act. Also there is an existing irrigation ditch along the westerly property line of the property, which may also be a jurisdictional water of the United States under Section 404 of the Clean Water Act. Drawing A-1.1 shows the installation of an irrigation culvert and some type of water intake head-gate. Under Section 404 of the Clean Water Act a permit may be required for the deposition of dredged or fill material in jurisdictional waters of the United States. If the applicant proposes to replace the existing irrigation ditch with a culvert then this activity would constitute placement of fill material into a water of the U.S. We recommend the applicant contact to the U.S. Army Corps of Engineers, Reno Regulatory Field Office, 300 Booth Street, to determine if a Jurisdictional Determination needs to be conducted to determine if a Department of the Army Permit will be needed for this work
2. The plans must include details on what type of BMP’s will be utilized and their placement for mitigation of soil erosion into Dry Creek during construction.
3. We noted that the applicant has not designated the limits of the 100-year flood plain, nor have the Ordinary High Water Mark of the Dry Creek delineated, nor is there any indication of whether or not there are any adjacent wetlands within the flood plain. We are concerned that there could be adjacent wetland in the designated flood plain area and that if any work occurs below the Ordinary High Water Mark, permits under Section 404 of the Clean Water Act would be required from the Corps of Engineers and under Section 401 of the Clean Water Act from the Nevada Department of Environmental Protection. We suggest the County add a condition that requires the applicant to have a wetland delineation conducted to delineate the Ordinary High Water Line and any adjacent wetlands prior to any approvals being given.

4. Overall Site Plan Drawing A1.1 – We noted that the applicant’s proposed Revegetation Plan. We recommend that the County required the applicant to coordinated with the Washoe/Storey Conservation District and provide there detailed Revegetation Plan to them for coordination with

the Natural resources Conservation Service to approve the seed mix to be used in the plan to ensure that no invasive species are included in the mix. We recommend the County condition the permit to maintain a native vegetation in this area and plant native willows along the bank of the river to minimize erosion.

5. The applicant must provide evidence that they are applying for any and all necessary permits from all state and Federal agencies, and that they have been issued prior to construction.

**Case Nos. PM15-008 and PM15-009 – (First and Second Parcel Map for Dynamic Diversified Development Enterprises, Inc.)**

The proposed project is to divide a 5.344 acre property into 4 parcels ranging in size from 1.05 acres to 2.10 acres and to further divide the 2.10 acre parcel into two 1.05 acre parcels each.

We have the following comments on this proposed project:

1. The proposed project is located adjacent to Jones Creek and is within a designated FEMA Flood Zone with a 0.2 percent annual Chance flood hazard. Although the drawings indicate that measures are being utilized to address flooding, there is no mention of the applicant's mitigation measures (berms or elevation of lots) to stay out of the flood zone or prevent flooding of the facilities in the application itself. Of primary concern is the potential of the proposed sanitary sewer lines proposed for the properties and the added flows into Jones Creek. There is no data on where the mitigation for the additional fill within the flood plain will be.
2. Items 18 - 19 – In response to Item 18 the applicant states that ... "Approximately 5,000 cubic yards of material is estimated to be excavated on site (combination of work associated with first and second Parcel Map applications)" ... Yet in Item 19 they state that ... "No import or export is anticipated." ... Drawing Sheet S-1 indicates a 22' wide with 6" aggregate base and 3" AC paving being constructed and fill material for elevation of the lots and excavation of a v-ditch and five detention basins. There are no data supporting these cuts and fills to show that they are balancing the worksite to construct these facilities.
3. Item 20 – In response to Item 20 regarding the mitigation measures to be taken for the impacts of the disturbed areas the applicant responded ... "The impacts for disturbance will be mitigated upon construction and paving of the road and construction of the single family residences. Disturbed areas will be Revegetated and are anticipated to be landscaped as homes are constructed." ... This does not fully address the disturbance during construction nor the temporal disturbance between the completion of grading of the lots and the finished construction of the home and landscaping. We recommend that the County condition the permit to require the applicant to provide a Comprehensive Revegetation Plan for review and approval by the County and the Washoe/Storey Conservation District.
4. Item 21 and 25 - We recommend the permit be conditioned to require that all seed mixes be provided to the Washoe/Storey Conservation District for coordination with the NRCS. 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
5. Item 25 – In response to Item 25 regarding the review of the Revegetation plan by the Washoe /Storey Conservation District, the applicant replied ... "Revegetation Plans have not yet been reviewed by WSCD." ... We recommend the permit be conditioned to require the applicant to coordinate their Revegetation Plan with the Washoe/Storey Conservation District.
6. The proposed plan drawings do not clearly show where and what type of BMPs will be installed and maintained during the grading operations. 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.
7. The project is also located adjacent to Jones Creek 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 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.

**CASE No. PM15-007 - (Jauron Family)**

The proposed project is to divide a parcel of +/- 1.44 acre into four parcels of 14,788 square feet; 15,328 square feet; 15,870 square feet and 16,977 square feet. WE have no comment on this action.

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](mailto:kevinjr_51@att.net).

Sincerely,

Kevin J. Roukey  
Washoe/Storey Conservation District