

May 1, 2025

City of Reno  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: High Desert Paving Storage Yard; 082-101-71  
Conditional Use; LDC25-00055

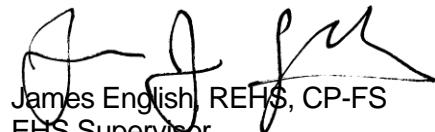
Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above-mentioned project.

1. EHS has reviewed the above referenced application and notes the parcel where the storage yard is proposed is served by a private community water system.
2. EHS has concerns that the proposed storage yard may adversely affect the onsite water well. EHS would request a vulnerability study be completed prior to the approval of this application.
3. The parcel is also a permitted mobile home park with EHS, as such the storage area would have to meet all the requirements of the mobile home park and have paved access and storage areas. Including but not limited to signage and contact information and garbage/trash storage.
4. Emergency response plans and response kits would be required for this area to be utilized for any storage of equipment or vehicles which contain hazardous materials.
5. If the application is approved all subsequent building plans and permits must be routed to EHS for review and approval.

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

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health



**From:** [English, James](#)  
**To:** [Jeff Foster](#)  
**Subject:** RE: LDC25-00055 (High Desert Paving Storage Yard): response to your May 1, 2025 comment letter  
**Date:** Monday, May 19, 2025 2:10:11 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Hi Jeff,

What they provided meets what health was looking for and it addresses our concerns/initial comments. Let me know if you need anything further to move forward.

Thanks,  
Jim



**James English, REHS, CP-FS**  
*EHS Supervisor*  
*Environmental Health Services*

M: 775-900-7239  
1001 E Ninth St. Bldg. B Reno, NV 89512

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**From:** Jeff Foster <FosterJ@reno.gov>  
**Sent:** Monday, May 19, 2025 11:53 AM  
**To:** English, James <JEnglish@nnph.org>  
**Subject:** RE: LDC25-00055 (High Desert Paving Storage Yard): response to your May 1, 2025 comment letter

Jim,

I need to wrap up my draft staff report by Wednesday. Would you be able to get back to me by tomorrow?

**Jeffrey A. Foster**



*Associate Planner*  
Development Services Department  
775.393.4165 (o) or 775.399.5153 (c)  
[fosterj@reno.gov](mailto:fosterj@reno.gov)  
1 E. First St., Reno, NV 89505

[Reno.Gov](http://Reno.Gov)

**Please be advised that my working hours are as follows:**

*Mon-Fri - 8:00 am to 4:30 pm*

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**From:** Jeff Foster

**Sent:** Monday, May 12, 2025 9:53 AM

**To:** English, James <[JEnglish@nnph.org](mailto:JEnglish@nnph.org)>

**Subject:** RE: LDC25-00055 (High Desert Paving Storage Yard): response to your May 1, 2025 comment letter

Sounds good, thank you.



**Jeffrey A. Foster**

*Associate Planner*  
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**Please be advised that my working hours are as follows:**

*Mon-Fri - 8:00 am to 4:30 pm*

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**From:** English, James <[JEnglish@nnph.org](mailto:JEnglish@nnph.org)>

**Sent:** Monday, May 12, 2025 9:45 AM

**To:** Jeff Foster <[FosterJ@reno.gov](mailto:FosterJ@reno.gov)>

**Subject:** RE: LDC25-00055 (High Desert Paving Storage Yard): response to your May 1, 2025 comment letter

Thanks Jeff,

I will take a look and let you know.

Jim



**James English, REHS, CP-FS**

*EHS Supervisor  
Environmental Health Services*

M: [775-900-7239](tel:775-900-7239)  
1001 E Ninth St. Bldg. B Reno, NV 89512

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**From:** Jeff Foster <[FosterJ@reno.gov](mailto:FosterJ@reno.gov)>

**Sent:** Friday, May 9, 2025 1:33 PM

**To:** English, James <[JEnglish@nnph.org](mailto:JEnglish@nnph.org)>

**Subject:** LDC25-00055 (High Desert Paving Storage Yard): response to your May 1, 2025 comment letter

James,

Please find attached a response letter from the applicant for the referenced project; responses to the items listed in your attached May 1, 2025, letter are toward the bottom. I have also attached the referenced NDEP vulnerability study that they provided with their responses.

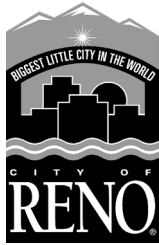
Please let me know if your items are now satisfied or if you have any further concerns or recommended conditions of approval.

Thank you.

**Jeffrey A. Foster**

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## Environmental Control

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### MEMORANDUM

**Date:** May 1, 2025  
**To:** Mike Railey – Planning Manager  
Planning Desk  
**From:** Eric Farrar, Environmental Control Officer  
**Subject:** **April 18, 2025 Current Development Projects Review/Comments**

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The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated April 18, 2025. We offer the following comments or conditions:

**Shafer Equipment- SPR25-00010**

Any proposed gravity interceptors associated with the project must be sized and installed in accordance with Reno Municipal Code 12.16.555. An Environmental Control Permit will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

**California Building Remodel- COA25-00001**

Environmental Control has no comment on the proposed Certificate of Appropriateness.

**High Desert Paving Storage Yard - LDC25-00055**

Environmental Control has no comment on the proposed Conditional Use Permit to allow for outdoor storage of paving equipment and vehicles. If future anticipated uses include maintenance and repair of equipment and vehicles, an Environmental Control Permit will be required. Applicants can call 775-334-4230 for more information about required permitting.

**Lemmon Valley Logistics Park - LDC25-00056**

Environmental Control has no comment on the proposed Master Plan Amendment and Zoning Map Amendment to allow for construction of an industrial park. If future anticipated uses require pretreatment devices or qualify as Significant Industrial Users, Environmental Control Permits will be required. Applicants can call 775-334-4230 for more information about required permitting.

**Seneca Hills Business Park Specific Plan District - LDC25-00057**

Environmental Control has no comment on the proposed Master Plan Amendment and Zoning Map Amendment to allow for construction of an industrial park. If future anticipated uses require pretreatment devices or qualify as Significant Industrial Users, Environmental Control Permits will be required. Applicants can call 775-334-4230 for more information about required permitting.

# Development Review Agency Comment

The review form has a new entry from a public agency or entity.

Case Number	LDC25-00055
Name of Agency	RTC Washoe
Comments	I appreciate the opportunity to review LDC25-00055—a conditional use permit application related to the High Desert Paving Storage Yard project (APN: 082-101-71)—on behalf of the Regional Transportation Commission of Washoe County (RTC). I have completed my review and have no comments at this time.
Name of Contact	Shay League
Email Address	sleague@rtcwashoe.com
Phone Number	

Submitted: 5/2/2025 11:28:53 PM

**From:** [COOPER, CLIFFORD E](#)  
**To:** [Jeff Foster](#)  
**Subject:** COA25-00001 & LDC25-00055  
**Date:** Monday, April 21, 2025 6:54:22 AM

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Jeff,

AT&T does not have any adverse comments for these projects.

CLIFF COOPER  
SR SPECIALIST-OSP DESIGN ENGINEER  
AT&T NEVADA  
1375 Capital Blvd rm 115  
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***TEXTING and DRIVING...It Can Wait***