



Board of Adjustment Staff Report

Meeting Date: May 5, 2022

Agenda Item: 8G

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0009 (Canine Rehabilitation & Cat Shelter)

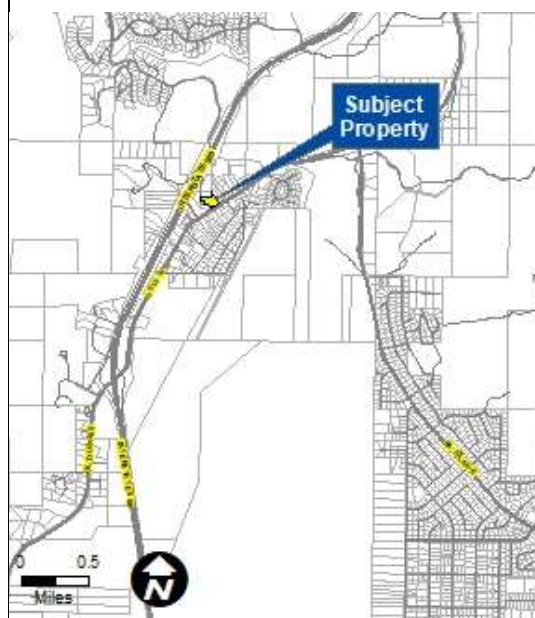
BRIEF SUMMARY OF REQUEST: To expand an existing commercial kennel

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit to add a new 4,000 sq. ft. cat shelter, with a 3,750 sq. ft. training facility, and 5,000 sq. ft. multi-purpose outdoor education center at a site with an existing commercial kennel.

Applicant/Property Owner:	Canine Rehabilitation Center & Sanctuary
Location:	555 US Hwy 395 S
APN:	046-080-16
Parcel Size:	5.2 acres
Master Plan:	Commercial (C)
Regulatory Zone:	General Commercial (GC)
Area Plan:	South Valleys
Development Code:	Authorized Article 302, Allowed Uses & 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 WSUP22-0009 for Canine Rehabilitation Center & Sanctuary, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 10)

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Public Notice Exhibit C

Project Application Exhibit D

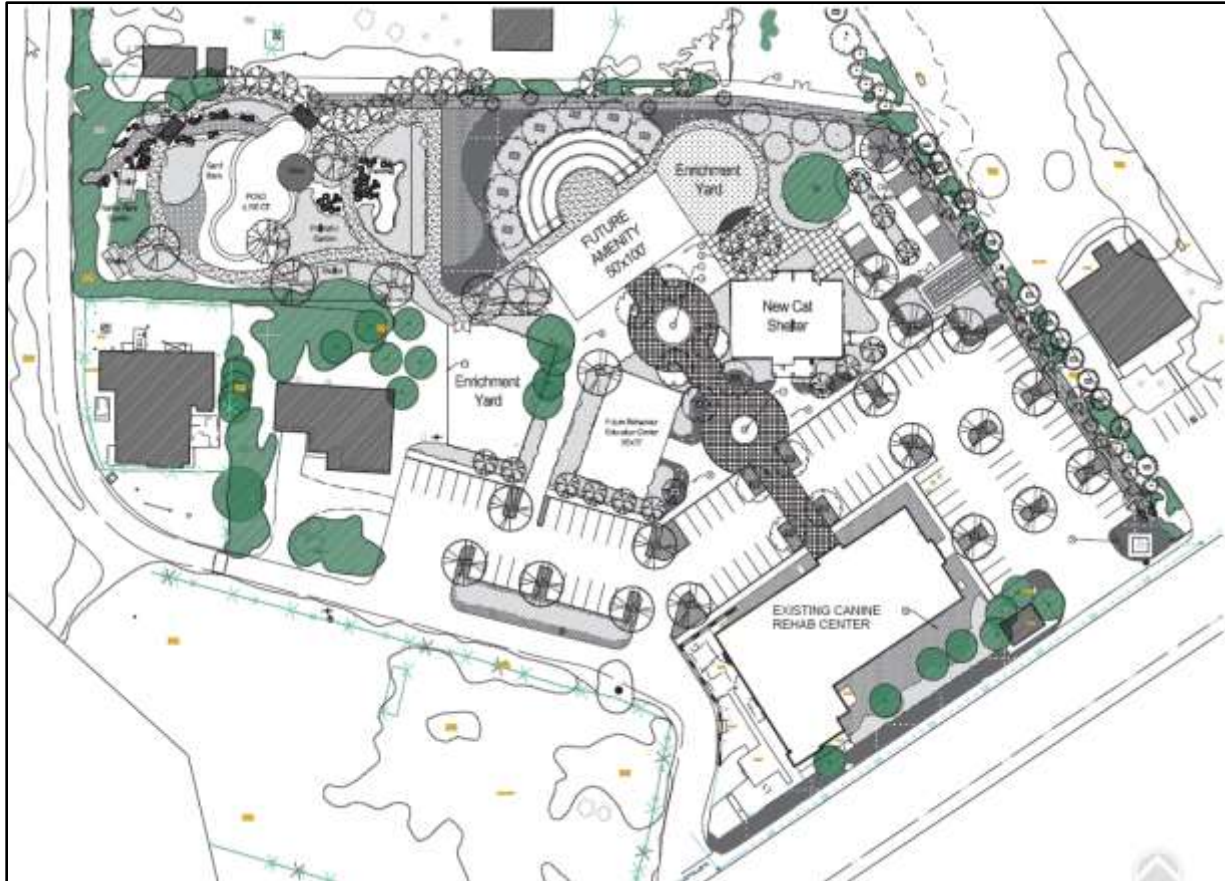
Special Use Permit

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:

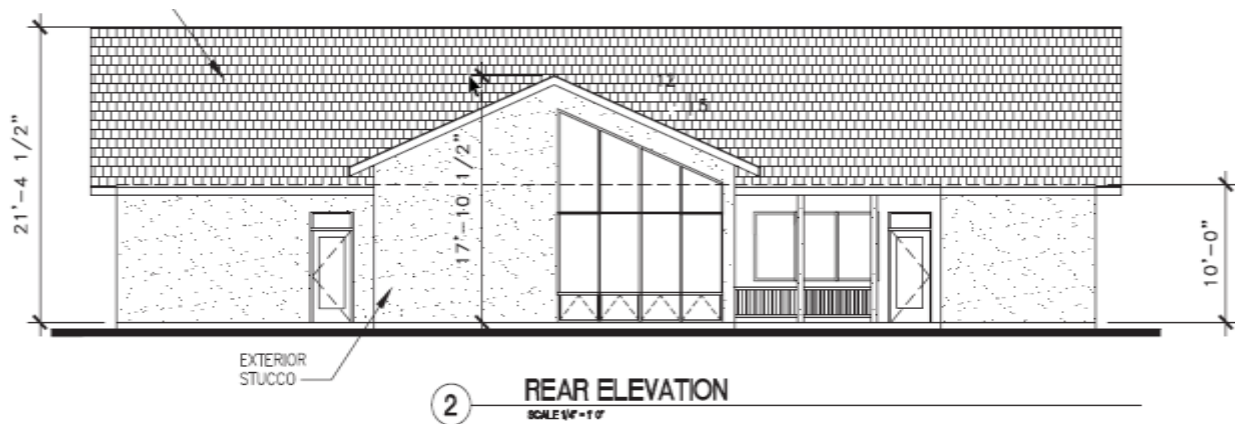
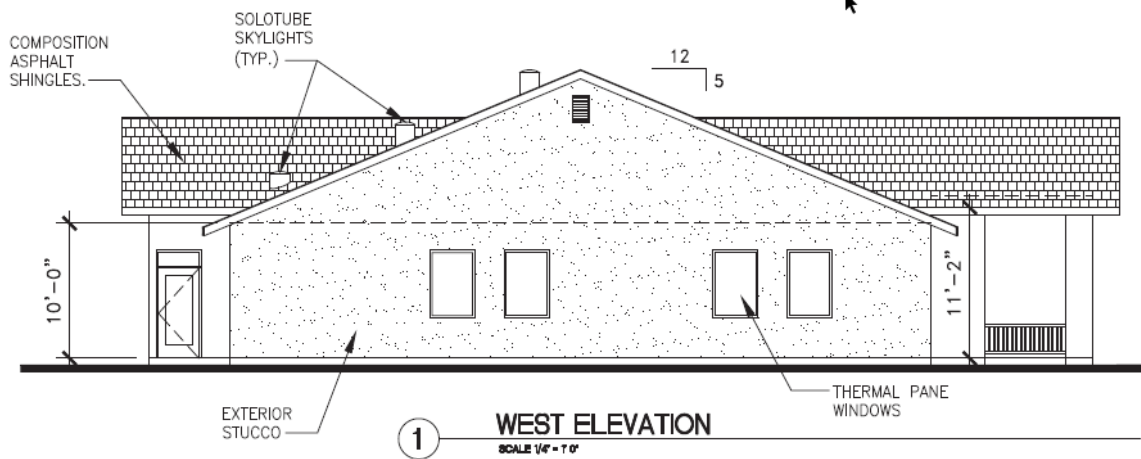
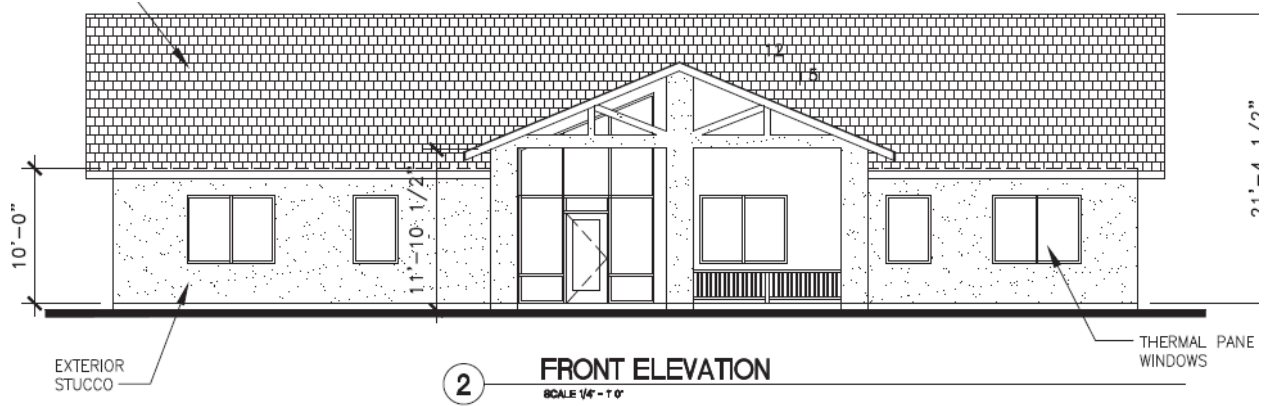
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

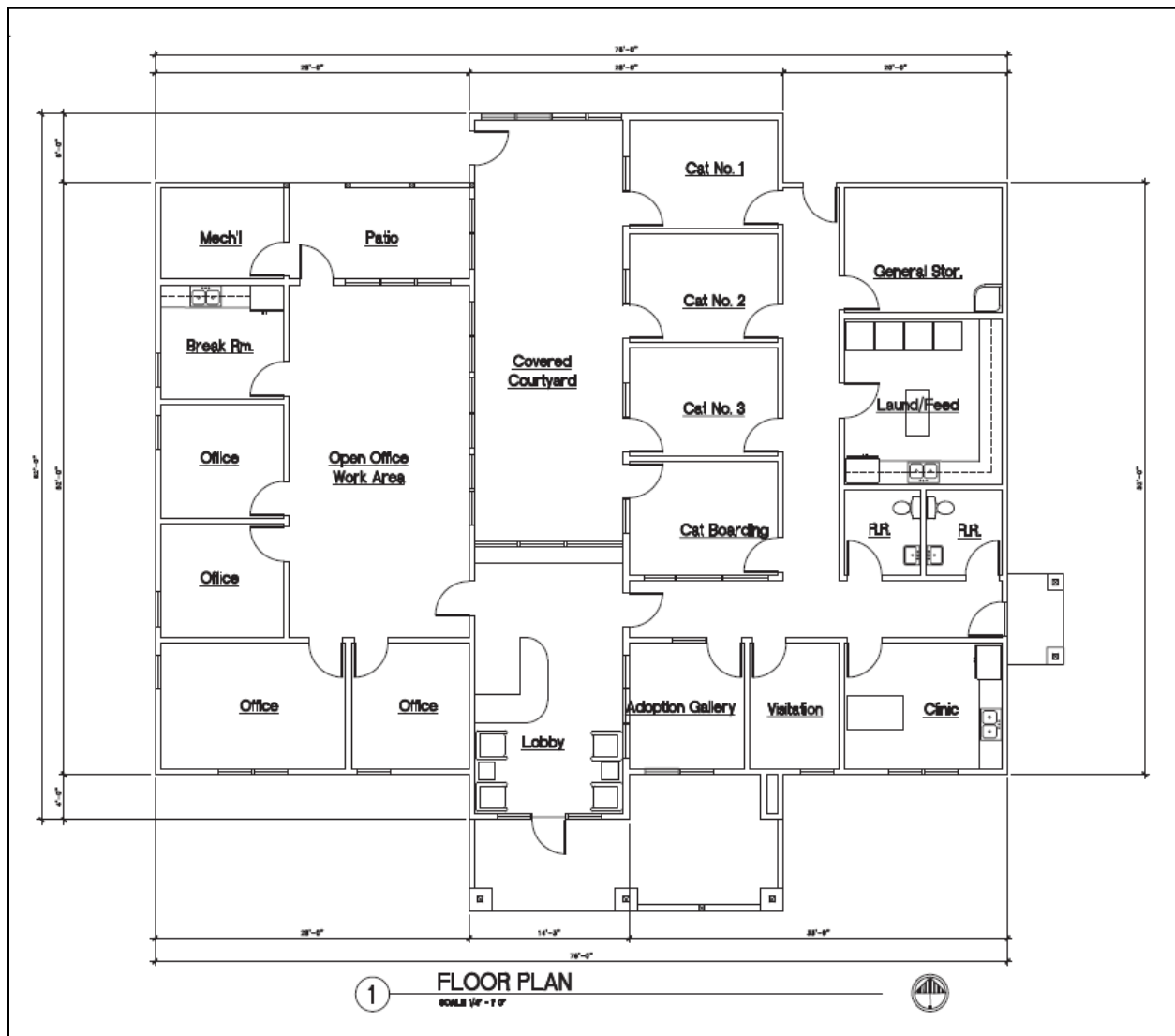
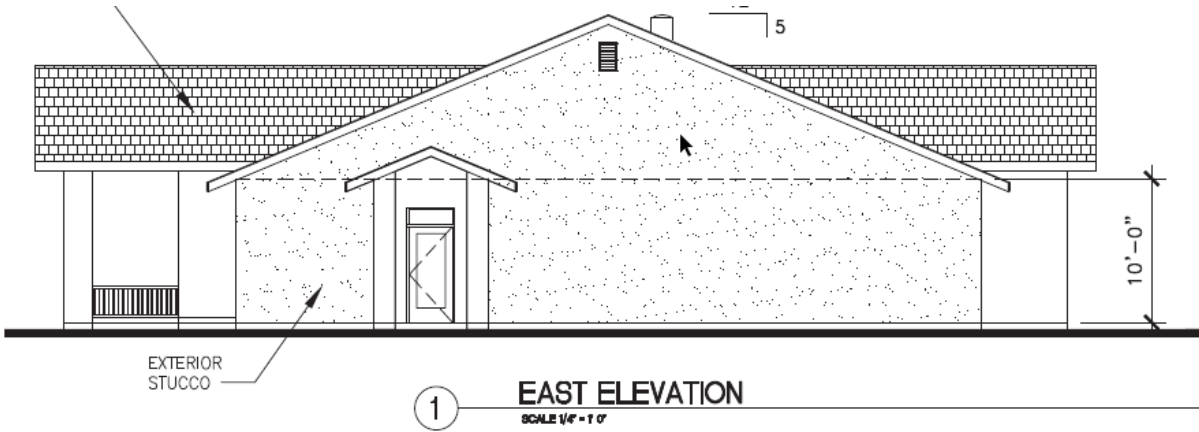
The conditions of approval for Special Use Permit Case Number WSUP22-0009 are attached to this staff report and will be included with the action order.

The subject property is designated as GC. The proposed use of cat shelter which is classified a commercial kennels which is permitted in GC with a special use permit per WCC Table 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Site Plan





Floor Plan for Cat Shelter

Project Evaluation

The Canine Rehabilitation Center & Sanctuary is applying for a special use permit (SUP) to construct a 4,000 SF cat shelter, a 5,000 SF outdoor education center, a 3,750 SF education center and site improvements to an existing canine rehabilitation center. The Center has a regulatory zone of General Commercial (GC) and per Appendix A of the South Valleys Area Plan and Table 110.302.05.3 for commercial kennels use type a SUP is required. The site is expanding by more than 10% of the existing 12,800 building and a SUP is required for the expansion. The applicant has indicated the cat shelter will be completed first and the outdoor education center and education center are planned to be construction in the future, as funds become available. The outdoor education center will be a seating area that is tiered upward, where a trainer can speak to groups.

The canine center is a rescue facility and has been operating since November 2013. The Center currently fosters, shelters and trains dogs that are in need of a temporary home before adoption and a long-term home for dogs that have adoptability issues. The proposed cat shelter would provide similar services.

Site Characteristics

The site currently has only one building that is used as the canine rehabilitation center. The site has a large, paved area surrounding the center building. An old log cabin is located fronting US 395 and the applicant has indicated that they have contacted the State of Nevada Historic Preservation Office (SHPO) and have been informed that the “structure has no historic significance”. The parcel and the surrounding parcels are master planned Commercial (C) and have a regulatory zone of Commercial (C). There is a cemetery located to the southwest of the parcel and is master planned Rural (R) and has a regulatory zone of Public Semi-Public Facility. The site is within the South Valleys Area Plan and in the Old Washoe Historic District, known as Old Washoe City. Commercial kennels are permitted with approval of a special use permit within the South Valleys Area Plan, Appendix A, Old Washoe City Historic Commercial District Character Management Area for Commercial regulatory zoned parcels.

Traffic

The entrance to the Center is from US 395 Highway, which is classified as a minor arterial by Nevada State Department of Transportation (NDOT). The applicant indicates that the proposed buildings will result in 28.73 peak hour trips. This is below the 80 peak hour trips threshold and no traffic impact study is required. The applicant states that combining the existing building square footage with the proposed square footage results in 77.75 peak hour trips, which is still under 80 peak hour trips. The application further indicates that the traffic from the center will have negligible impact on the adjacent street network and no changes to the roadway are required.

Parking and Landscaping

Currently the area around the canine shelter is paved with no parking spaces marked. The applicant indicates that 90+ parking spaces will be provided and will meet Article 410, Parking and Loading for Commercial Kennel use type, which requires .25 per animal. There will be ADA spaces, which the applicant states, “will be further detailed when the facilities are submitted for building permit”.

The site is only landscaped with indigenous vegetation and the applicant is proposing to meet Article 412, Landscaping, which requires 20% of the disturbed area to be landscaped. The applicant is primarily planning to utilize a xeriscape style of landscaping which will incorporate low water intensive/native plant and landscaping materials to the site, except with lawn areas as shown in the landscape plan above.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.2.15	Reviewed by Health Dept.	yes	yes
SV.2.16	Mitigate negative impacts	yes	yes

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Animal Services	X	X		Twines-jennings@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Planning & Building Director	X	X	X	Julee Olander, jolander@washoecounty.gov
Washoe County Traffic	X			Mitch Fink, mfink@washoecounty.gov
Washoe County Water Rights Manager	X	X	X	Timber Weiss, P.E., tweiss@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

South Valleys Area Plan findings

SV.2.16 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The proposed site is located in an area of commercially zoned properties, within Old Washoe City Historic District. The District is recognized as an “area of mixed commercial and residential land uses” and “commercial uses provide an array of services to support the Washoe Valley community”. The proposed commercial kennels will available to be used by the Washoe Valley community and others throughout Washoe County.

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 South Valleys Area Plan.

Staff Comment: Commercial kennels are allowed within the South Valleys Area Plan, Appendix A, Old Washoe Old Washoe City Historic Commercial District Character Management Area with a special use permit in Commercial regulatory zoned parcels. The Area Plan further states that, "mixed commercial and residential land uses" and "commercial uses provide an array of services to support the Washoe Valley community". The proposed development is a commercial use type that will have the ability to provide services for both cats and dogs to the area.

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: The center has a 12,800 existing building on site and it currently has all the needed utilities and improvements. The new addition with the proposed conditions of approval, will continue to provide the needed utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided.

3. Site Suitability. That the site is physically suitable for commercial stables and for the intensity of such a development.

Staff Comment: The site is physically suitable for the type of development and currently a dog shelter is located on the parcel. The surrounding properties are commercially zoned with similar commercial activities and intensity.

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: The applicant is requesting to expand the commercial kennel use and improve the site with additional buildings, designated parking and landscaping. The conditions of approval will further provide requirements for the facility to operate without significant negative impact upon the surrounding area and 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 within the required noticing distance for this application. Therefore, there is no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0009 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 WSUP22-0009 for Canine Rehabilitation Center & Sanctuary, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for commercial kennel, and for the intensity of such a development;
- (d) 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;
- (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.

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/ Property Owner: Canine Rehabilitation Center & Sanctuary, Attn: Kristen Campbell
krsiten@crsdogs.com

Professional Consultant: Architects + LLC Attn: Gregory Erny FAIA, NCARB
gerny@architectsplusreno.com
enrygregory@gmail.com



Conditions of Approval

Special Use Permit Case Number WSUP22-0009

The project approved under Special Use Permit Case Number WSUP22-0009 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 5, 2022. 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 – Julee Olander, Planner 775.328.3627, jolander@washoecounty.gov

- 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. The building permit(s) for the cat shelter shall be issued within two years from the date of approval by Washoe County and the building permits for the remaining buildings and structures shall be issued within four 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. 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.

- d. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- e. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- f. The special use permit will remain in effect for four years.
- g. A business license will be obtained to for the new use.
- h. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

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 – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- 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 (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
- e. Exported materials shall not be sold without the proper business license.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- g. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- h. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- i. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- j. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm event shall be detained on site to the satisfaction of the County Engineer.
- k. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
- l. Obtain approval of the owner of the water main and District Health for the construction of outfall drainage channel located adjacent to existing water main.
- m. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

- n. The following note shall be added to the construction drawings; “All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, 775.328.2050, mfink@washoecounty.gov

- o. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- p. Regional Road Impact Fees (RRIF) will apply to the applicable proposed building improvements and will be assessed and paid through with the procurement of the building permit.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.26.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Water Management Planner Coordinator

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name: Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. The property is served by TMWA. Recommend approval of this permit, with written approval or will-serve from TMWA to provide service for the additional use on this property prior to building permit issuance.

Washoe County Health District- Environmental

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

Contact Name – James English, EHS Supervisor, 775.328.2434 jenglish@washoecounty.gov

- a. Based on the application the WCHD will need confirmation that the existing on-site sewage disposal system has adequate capacity and permitting from the Nevada Division of Environmental Protection.
- b. Based on overall expansion plans as proposed in this application, applicant may need to procure additional commercial water rights and become a permitted public water system per NAC 445A.

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

From: [Wines-Jennings, Tammy L](#)
To: [Olander, Julee](#)
Subject: WSUP22-009 (canine rehabilitation & cat sanctuary)
Date: Wednesday, March 23, 2022 9:14:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi,

We would like to have any information regarding a disaster plan in the event of an emergency, but other than that we see no issues from a WCRAS standpoint.

Thanks,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

Twines-jennings@washoecounty.gov | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 28, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for ***Canine Rehabilitation Center Cat Sanctuary WSUP22-0009***
APN 046-080-16

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a 4,000 square foot cat shelter and site improvements and is located on approximately 5.2 acres at 555 US 395 South in Washoe Valley. 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 Architects + LLC. 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: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. Exported materials shall not be sold without the proper business license.



Subject: **Canine Rehabilitation Center Cat Sanctuary WSUP22-0009**
Date: March 28, 2022
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6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
7. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
8. 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. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 5-year and 100-year storm event shall be detained on site to the satisfaction of the County Engineer.
3. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416.
4. Obtain approval of the owner of the water main and District Health for the construction of outfall drainage channel located adjacent to existing water main.
5. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
6. The following note shall be added to the construction drawings; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

Subject: **Canine Rehabilitation Center Cat Sanctuary WSUP22-0009**

Date: March 28, 2022

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1. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
2. Regional Road Impact Fees (RRIF) will apply to the applicable proposed building improvements and will be assessed and paid through with the procurement of the building permit.

UTILITIES (County Code 422 & Sewer Ordinance)

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

1. No utility related conditions.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP22-0009 (Canine Rehabilitation and Cat Shelter) Conditions of Approval
Date: Tuesday, March 22, 2022 11:30:00 AM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

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

March 15, 2022

Washoe County Community Services
Planning and Development Division

RE: Canine Rehabilitation & Cat Shelter; 046-080-16
Special Use Permit Review; WSUP22-0009

Dear Washoe County Staff:

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

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: Based on the application the WCHD will need confirmation that the existing on-site sewage disposal system has adequate capacity and permitting from the Nevada Division of Environmental Protection.
- b) Based on overall expansion plans as proposed in this application, applicant may need to procure additional commercial water rights and become a permitted public water system per NAC 445A.

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

Sincerely,



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





Washoe-Storey Conservation District

Bret Tyler Chairmen
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 21, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

WSUP22- 0009 Canine Rehabilitation & Cat Shelter

Dear Julee,

In reviewing the addition of a 4,000 square foot cat shelter, the District has the following comments on the project.

With the proposed detention basins, we recommend as a condition for approval to construct a low flow channel between the inlet to outlet pipe, lining the flow line with 4–6-inch rock. Additionally construct two feet by three feet deep infiltration trench below the low flow channel to encourage ground water recharge and minimize downstream water runoff.

Additionally, we recommend lining the flow line with the same material that is being proposed on the sloping of the 135 linear feet of the drainage channel minimizing sedimentation flow downstream.

The District will require a revegetation plan or if one is proposed that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period.

To prevent the spread of noxious weeds in the relocation of 1,000 cubic yards of material, the applicant develops an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

The District will require an earth tone color palette for the exterior building finishes and roofing material that is environmentally friendly.

Thank you for the opportunity to review the project that may have impacts on our natural resources and any questions call us at 775-750-8272.

Sincerely,

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 24, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Special Use Permit Case Number WSUP22-0009 (Canine Rehabilitation & Cat Shelter)

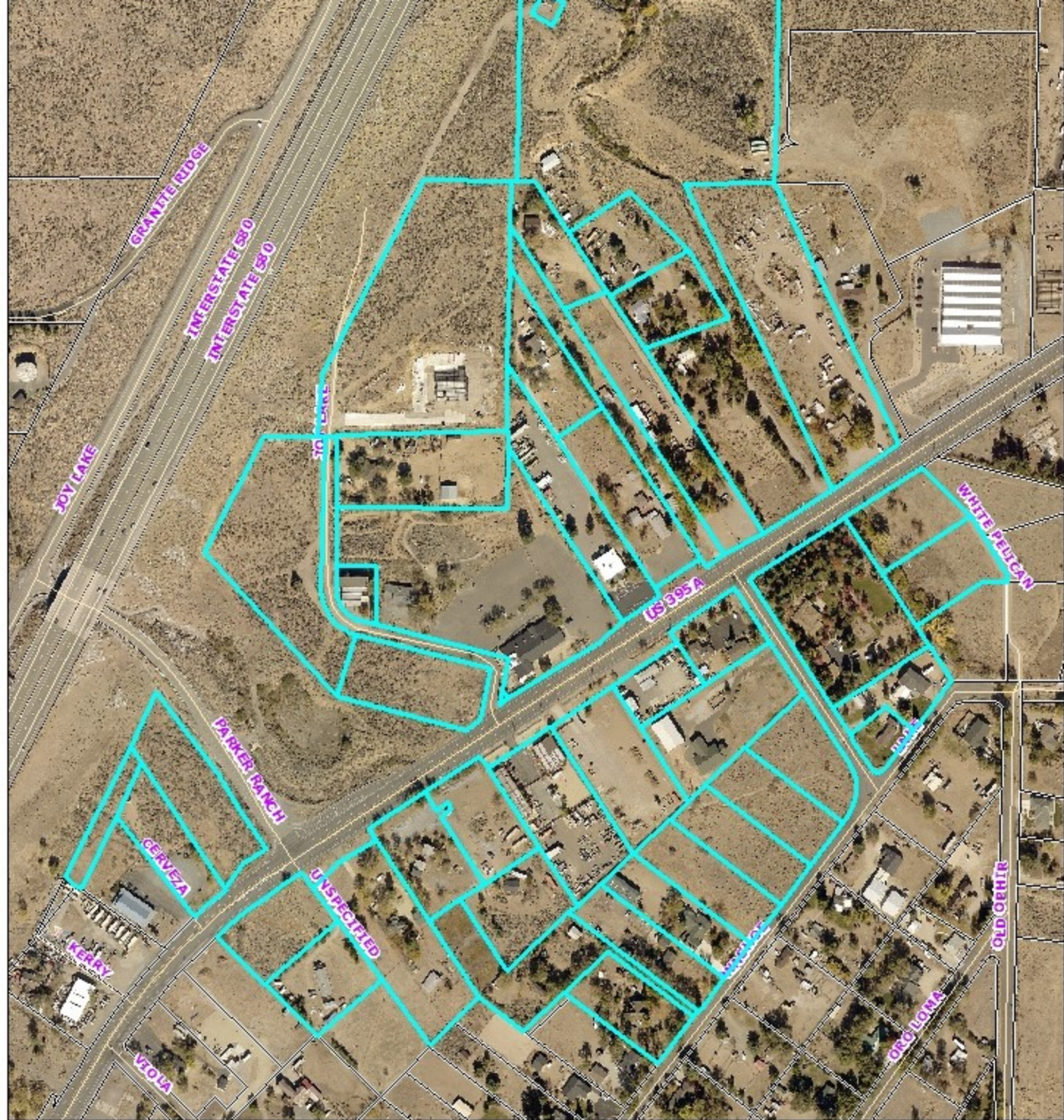
Project description:

The applicant is proposing to approve a permit to add a new 4,000 sq ft. cat shelter, with a training facility, multi-purpose pavilion and amphitheater at a site with an existing commercial kennel.

Location: 555 US Hwy 395 S., APN: 046-080-16

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

This property is served by TMWA. Recommend approval of this permit, with written approval or will-serve from TMWA to provide service for the additional use on this property prior to building permit issuance.



**SPECIAL USE PERMIT
APPLICATION**

to

**WASHOE COUNTY
PLANNING AND BUILDING
DIVISION**

for the

**CANINE REHABILITATION CENTER
AND CAT SHELTER**

March 8, 2022

architects + LLC

35 Martin Street Reno, Nevada 89509

Phone: (775) 329-8001 Fax: (775) 329-8292 Email: ernygregory@gmail.com

Gregory L. Erny, FAIA

Paul D. Walsh, AIA





March 8, 2022

Washoe County Planning Program
Planning and Building Division
1001 E. Ninth Street
Reno, Nevada 89512

Re: Special Use Permit Application
Proposed New Cat Sanctuary
555 US 395 S
Washoe Valley, NV 89704

To Whom It May Concern,

On behalf of the Canine Rehabilitation Center and Cat Sanctuary, please accept this Special Use Permit Application for the construction of a new Cat Cottage facility along with associated site improvements at their existing shelter facility at 555 US 395 S, Washoe Valley, Nevada.

The proposed Cat Cottage will be an approximately 4000 sq. ft. new facility that will provide a home to foster cats, cats with adoptability issues, administrative and offices for both the Canine Rehabilitation Center and Cat Sanctuary. Proposed site improvements include new parking, landscaping, site drainage improvements, canine exercise and training paths, canine enrichment yards, a canine city simulation area, a future Canine Behavior and Education Center, and future multi-purpose pavilion and amphitheater.

The proposed new Cat Cottage is a complimentary addition to the existing canine rescue center and site amenities that have been operating on the site since November of 2013. The existing Canine Center provides valuable foster, shelter, and training facilities for dogs that are in need of either a temporary home before adoption, or a long-term home for those canines that have adoptability issues. The proposed new Cat Cottage will allow the Canine Rehabilitation Center and Cat Sanctuary to provide a home for felines requiring similar care and services in the Truckee Meadows.

If there are any questions regarding either the attached Special Use Permit Application documents, the operations associated with the existing Canine Rehabilitation Center, or the new Cat Cottage, please do not hesitate to contact us.

Respectfully,

Architects + LLC

Gregory L. Erny FAIA, NCARB
President

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

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 type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

--

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

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

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

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

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

--

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

--

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

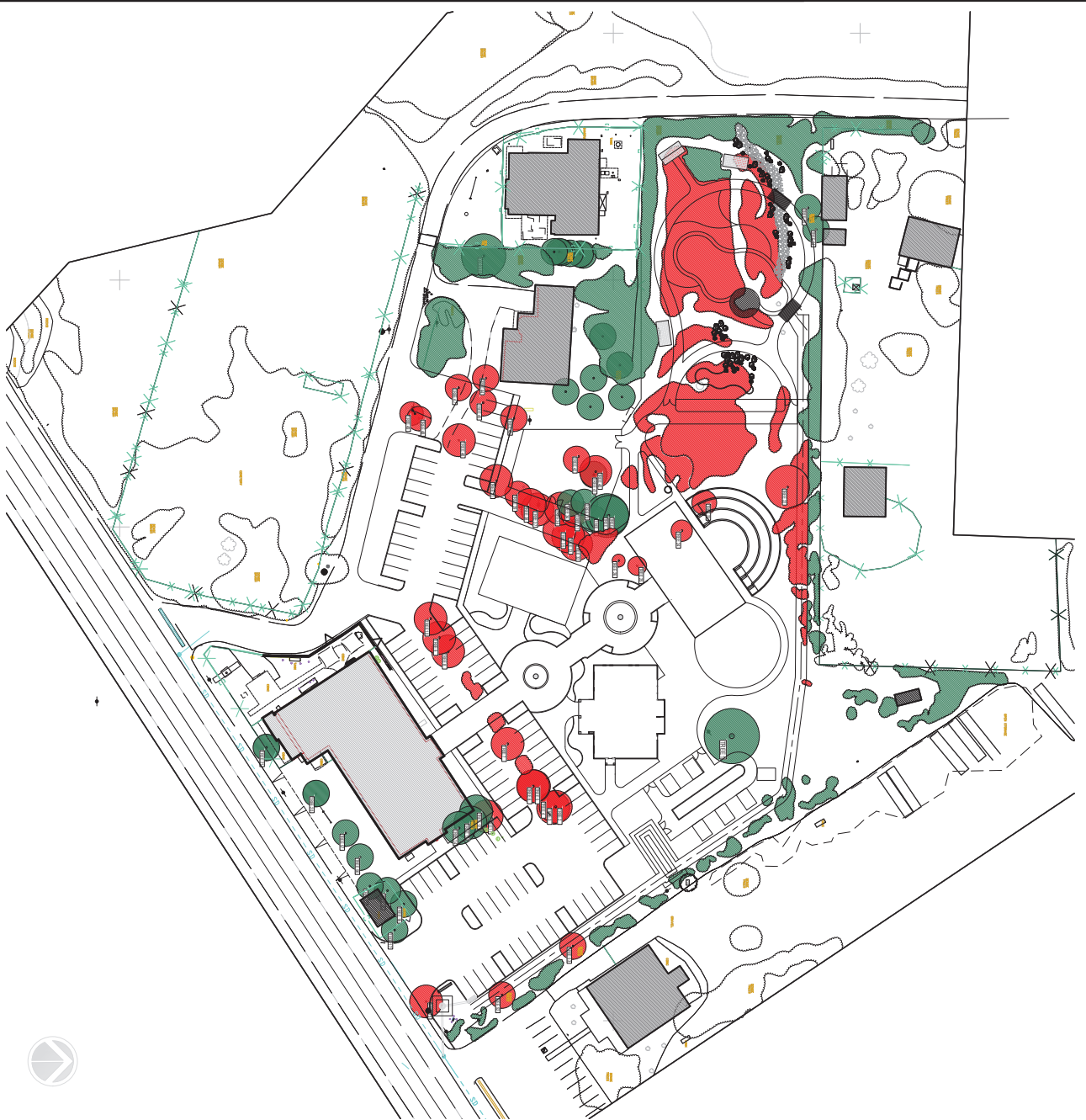
<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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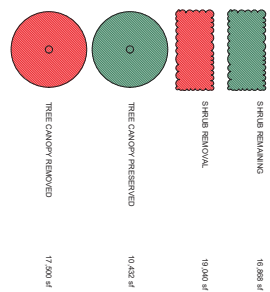
EXISTING VEGETATION LEGEND

Symbol	Scientific Name	Common Name	Deciduous or Evergreen	DBH (inches)	Action
TREE 1	Pinus jeffreyi	Jeffrey Pine	Evergreen	30"	Remove
TREE 2	Ulmus parviflora	European Elm	Deciduous	18"	Remove
TREE 3	Ulmus parviflora	European Elm	Deciduous	12"	Remove
TREE 4	Ulmus parviflora	European Elm	Deciduous	12"	Remove
TREE 5	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 6	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 7	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 8	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 9	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 10	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 11	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 12	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 13	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 14	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 15	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 16	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 17	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 18	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 19	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 20	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 21	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 22	Ulmus parviflora	European Elm	Deciduous	30"	Remove
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TREE 97	Ulmus parviflora	European Elm	Deciduous	30"	Remove
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TREE 99	Ulmus parviflora	European Elm	Deciduous	30"	Remove
TREE 100	Ulmus parviflora	European Elm	Deciduous	30"	Remove

LANDSCAPE PROTECTION NOTES

- PROTECT IN PLACE TREES NOTED TO REMAIN AND ALL NATIVE SAGE BRUSH AREAS NOTED TO REMAIN.

LANDSCAPE AREA LEGEND



NEW REPAVEMENT LANDSCAPE 20382 SF
 LAWN AREA 3272 SF
 RESURFACING AREA 9177 SF
 NON-REPAVEMENT NATIVE AREAS 16388 SF

EXISTING VEGETATION PLAN:
 555 US HWY 395
 WASHOE VALLEY, NV 89704

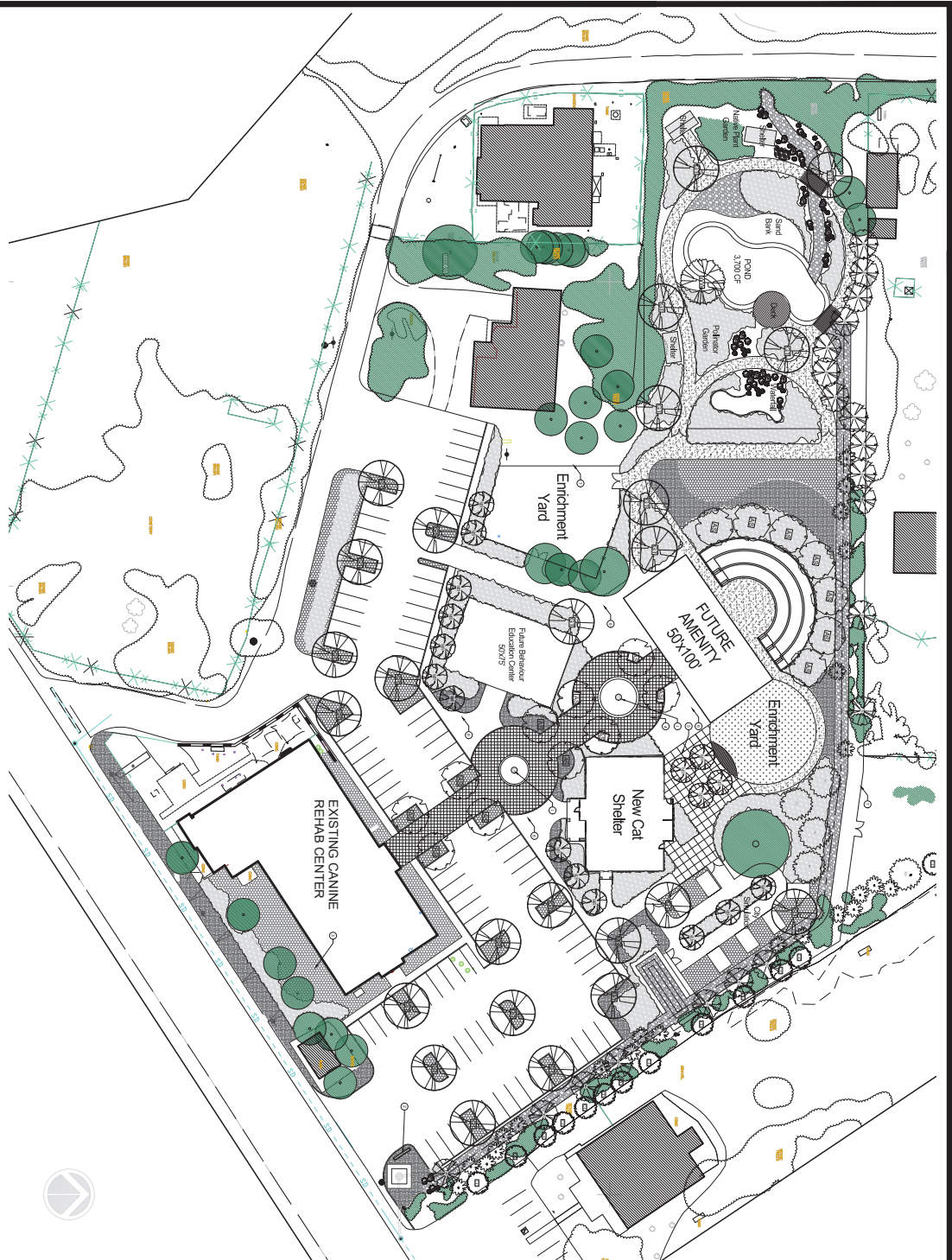
JLLA
 LANDSCAPE
 ARCHITECTURE

14475 HURON TRAIL
 RENO, NEVADA 89521
 PHONE: 775-750-0258
 letoiles@charter.net



REVISIONS:	DATE:

WSUP22-0009
EXHIBIT D



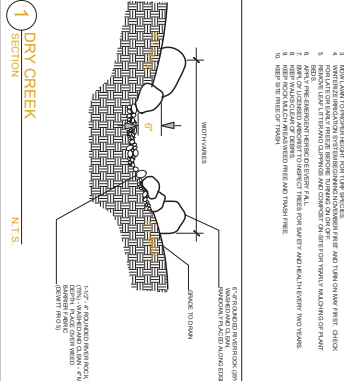
PLANTING LEGEND

Symbol	Plant Name	Quantity	Size	Spacing	Notes
[Symbol]	DOG	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Mature Dogwood	4	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Redbud	4	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Shrub Dogwood	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Flowering Quince	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Flowering Quince	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Flowering Quince	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
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[Symbol]	Flowering Quince	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid
[Symbol]	Flowering Quince	3	7' Caliper	12' x 12'	Plant in 1/4" x 1/4" grid

- ### LANDSCAPE KEY
1. EXISTING PLANTING
 2. NEW PLANTING
 3. EXISTING PLANTING TO BE REMOVED
 4. PLANTING TO BE REPLACED
 5. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 6. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 7. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 8. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 9. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 10. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 11. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 12. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 13. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 14. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 15. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 16. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 17. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 18. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 19. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING
 20. PLANTING TO BE REPLACED WITH SPECIFIC PLANTING

LANDSCAPE MAINTENANCE SCHEDULE

Plant Name	Frequency	Notes
DOG	Quarterly	Watering, pruning, fertilizing
Mature Dogwood	Quarterly	Watering, pruning, fertilizing
Redbud	Quarterly	Watering, pruning, fertilizing
Shrub Dogwood	Quarterly	Watering, pruning, fertilizing
Flowering Quince	Quarterly	Watering, pruning, fertilizing



JLLA LANDSCAPE ARCHITECTURE

14475 HURON TRAIL
RENO, NEVADA 89521
PHONE: 775-750-0258
letoiles@charter.net

LANDSCAPE PLAN:
555 US HWY 395
WASHOE VALLEY, NV 89704

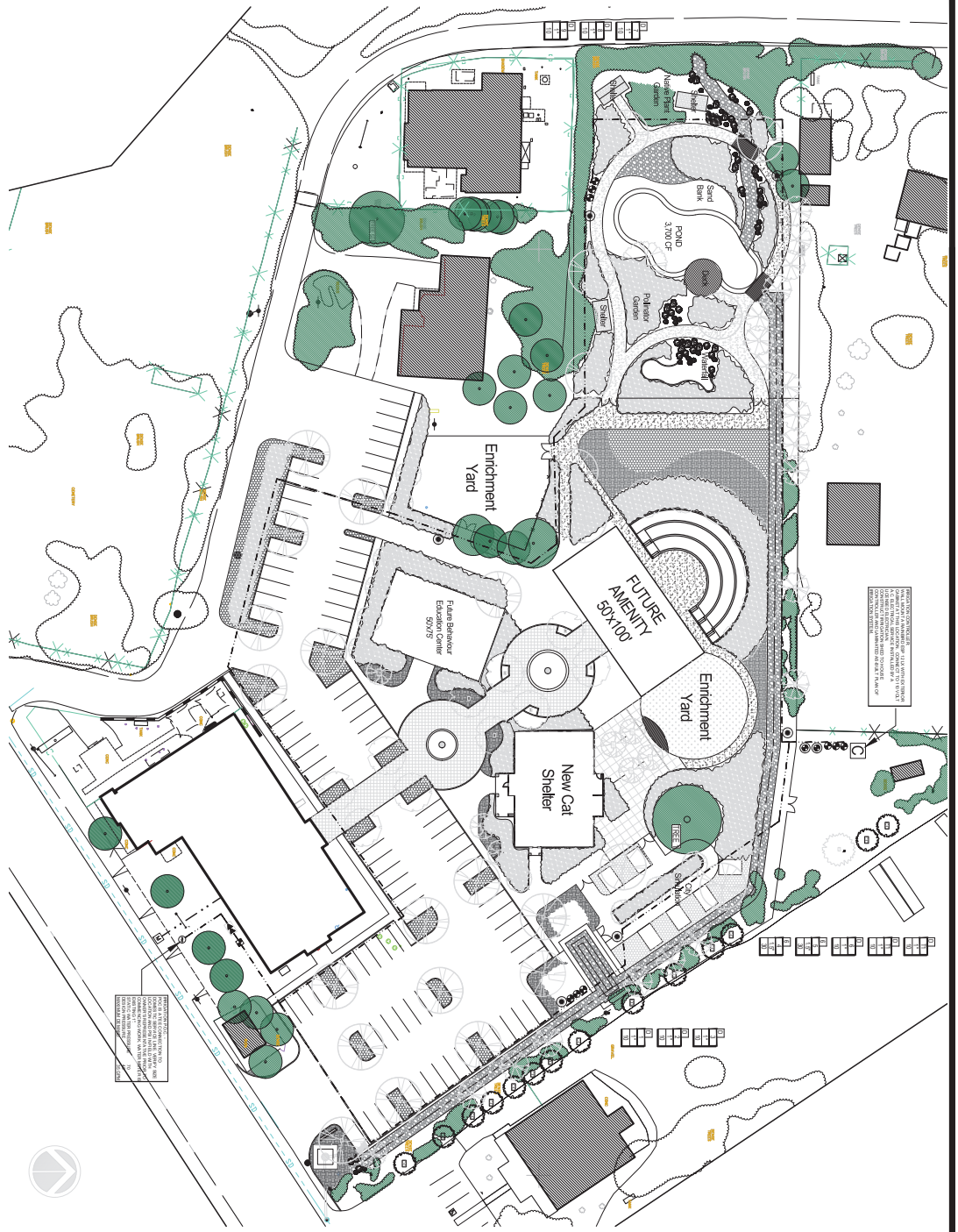
SCALE: 1"=40'
CHECKED: [Signature]
DATE: 3/30/22

REVISIONS: [Table]
DATE: [Table]

SHEET
IP

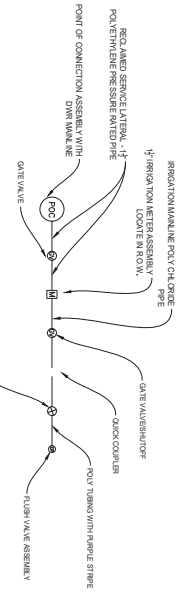
37

WSUP22-0009
EXHIBIT D



PLEASE REFER TO THE IRRIGATION PLAN FOR THE LOCATION OF ALL VALVES AND EQUIPMENT. ALL VALVES AND EQUIPMENT SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN. ALL VALVES AND EQUIPMENT SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN.

ALL VALVES AND EQUIPMENT SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN. ALL VALVES AND EQUIPMENT SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THIS PLAN.



IRRIGATION SCHEMATIC

IRRIGATION EQUIPMENT LEGEND

MANUFACTURER / MODEL #	DESCRIPTION	DET.
WATER METER	EXISTING 1"	
REDUCED PRESSURE PRINCIPLE	REDUCED PRESSURE PRINCIPLE	NA
RAINING	DWP REMOTE CONTROL VALVE ASSEMBLY	NA
RAINING	TURF REMOTE CONTROL VALVE	NA
HOSE BBS	PRESSURE REGULATOR	NA
RAINING ESP-12 LX IN	1/2 STATION AUTOMATIC CONTROL IN PLASTIC OUTDOOR VALVE ASSEMBLY	NA

PIPING & SLEEVING

SVM	DESCRIPTION	DETAIL
1	PVC SCHEDULE 40 PRESSURE MAINLINE, 1.516"	NA
2	PVC SLEEVING FOR LATERALS, MAINLINE AND CONTROL WIRES	NA
3	BODY HEIGHT: 1" VALVE STATION NO. GPM	NA
4	BODY HEIGHT: 12" VALVE STATION NO. GPM	NA
5	BODY HEIGHT: 15" VALVE STATION NO. GPM	NA
6	BODY HEIGHT: 12" VALVE STATION NO. GPM	NA



**WSUP22-0009
EXHIBIT D**

CANINE REHABILITATION CENTER
RENOVATIONS

SHEET C0
EXISTING CONDITIONS SITE PLAN

WASHOE COUNTY
PROJECT NO: 11-126-02-001

NO	DESCRIPTION	DATE	BY	CHKD
1	FIRST SUBMITTAL SPECIAL USE PERMIT (SUP)	2022-03-08	BMF	NER

NO	DESCRIPTION	DATE	BY	CHKD
1	RECORD OF SURVEY 2683706			
2	FEMA MAP 32031C3350G			
3	FEMA MAP 32031C3330G			
4	RENG TOPO 2022-02-17			

NO	DESCRIPTION	DATE	BY	CHKD
1				
2				
3				
4				
5				
6				
7				
8				

NO	DESCRIPTION	DATE	BY	CHKD
1				
2				
3				
4				
5				
6				
7				
8				

435 US HIGHWAY 395
RENO, NV 89509
TEL: 775-784-7100
WWW.BRENTNERICKSON.COM

PREPARED FOR:
ARCHITECTS + ENVIRONMENTAL DESIGNERS

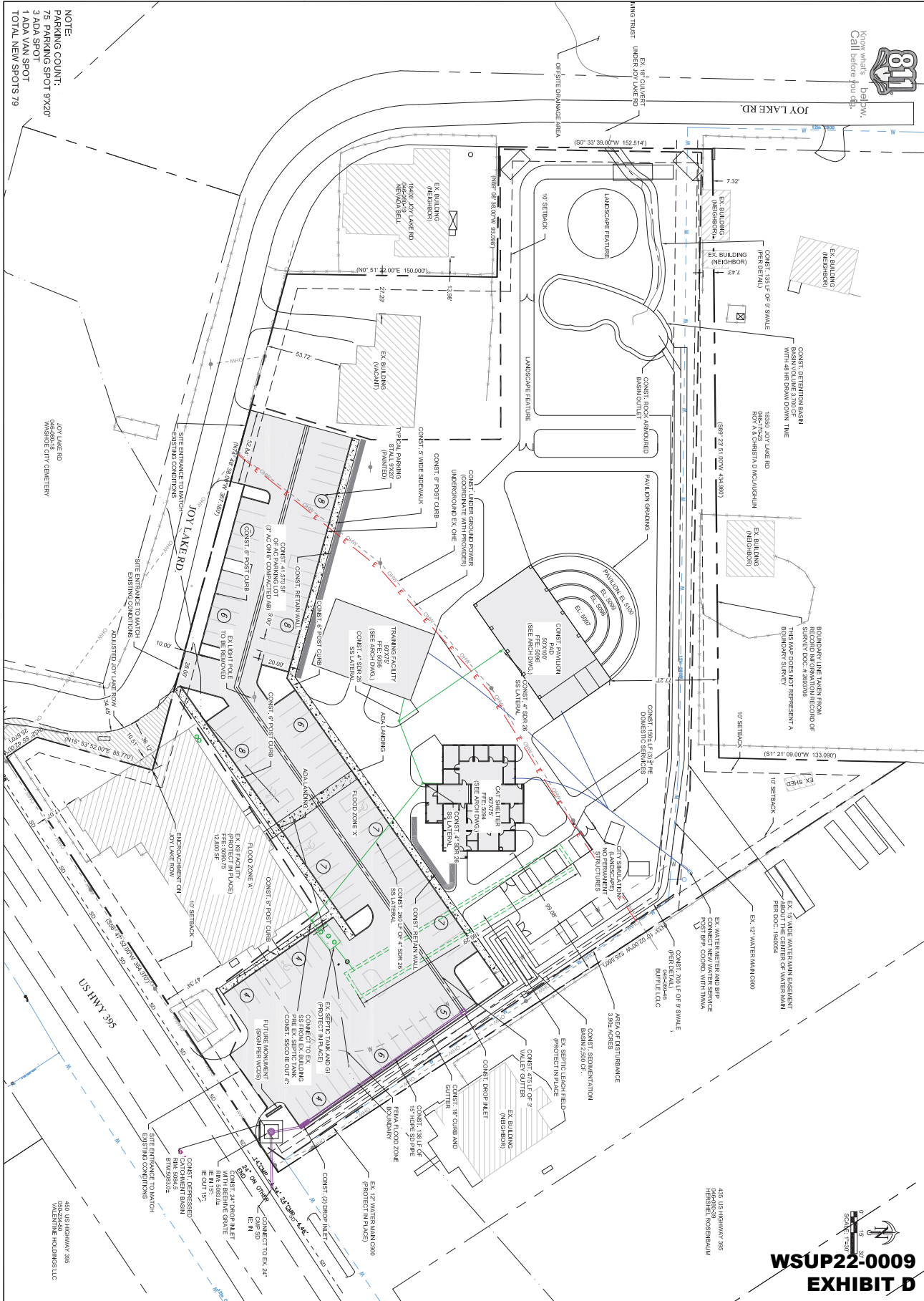
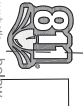
35 MARTIN ST.
RENO, NV, 89509
(775)-320-8001

DRAWN: BMF
DATE: 2022-03-08

THE WET-STRAPPED AND PERMITTED DISCHARGE POINT OF THE LEACH FIELD VENTING INCLUDES: 1. DATA AND CONTRACT AGREEMENT.

0" = 1"
1/2" = 1"
1" = 1"

1/8" = 1/8" FULL SCALE



NOTE:
 PARKING COUNT:
 75 PARKING SPOT 9'x20'
 3 ADA SPOT
 1 ADA VAN SPOT
 TOTAL NEW SPOTS 79

JOY LAKE RD
 WASHCOE CITY CEMETERY

US HWY 305
 440 US HIGHWAY 305
 WASHINGTON HOLDINGS LLC

WSUP22-0009
EXHIBIT D

CANINE REHABILITATION CENTER
 RENOVATIONS
 SHEET C1.2
 PROPOSED SITE & UTILITY PLAN
 WASHCOE COUNTY NV
 PROJECT NO: 1-1736-02-001

NO	DESCRIPTION	DATE	BY	CHKD
1	FIRST SUBMITTAL SPECIAL USE PERMIT (SUP)	2022-03-08	BMF	NER
REVISIONS				

NO	DESCRIPTION
1	RECORD OF SURVEY 2693706
2	FEMA MAP 32031C3350G
3	FEMA MAP 32031C3330G
4	RENG TOPO 2022-02-17
5	
6	
7	
8	

APPROVALS

C 12

440 US HIGHWAY 305
 WASHINGTON HOLDINGS LLC

435 US HIGHWAY 305
 HERBERT ROSENBAUM

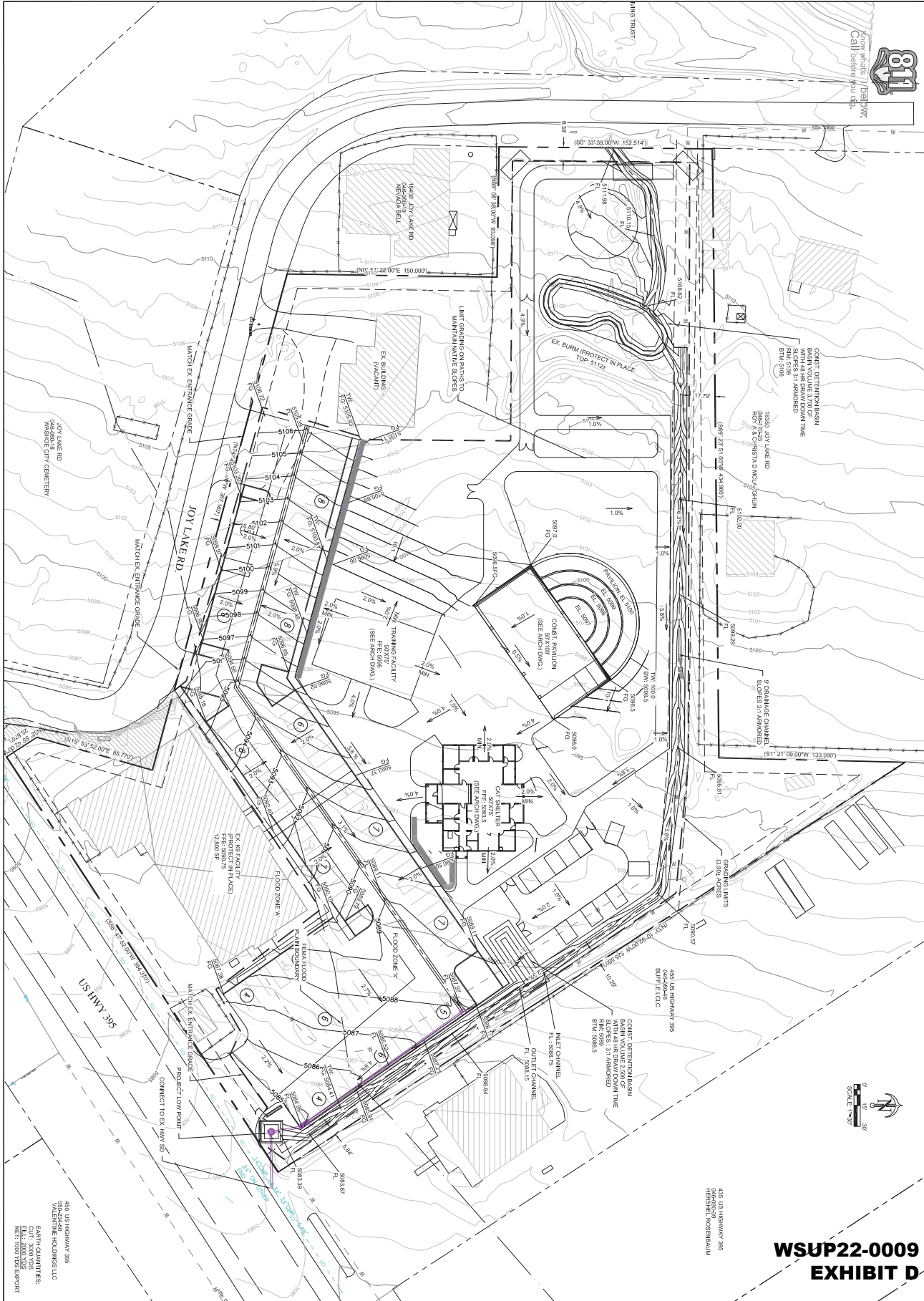
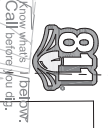
PREPARED FOR:
ARCHITECTS + ENVIRONMENTAL DESIGNERS

35 MARTIN ST.
 RENO, NV, 89509
 (775) 320-8001

DATE: 2022-03-08

THE WET-SEALED AND PERMITSUBSCRIBED COPY OF THIS PLAN AND ALL ATTACHED VERTICALS INCLUDING CONSTRUCTION DETAILS, SHALL BE THE DATA SET PROJECT WORTH AND CONTRACT AGREEMENT.

0" = 1/2" = 1"
 INCHES FULL SCALE



440 US HIGHWAY 395
 EAST QUANTITIES:
 VALENTINE HOLDINGS LLC
 DATE: 2020 US
 FILE: 2017 US
 REV: 2017 US REPORT

445 US HIGHWAY 395
 64' x 16' x 6'
 64' x 16' x 6'

WSUP22-0009 EXHIBIT D

NO	DESCRIPTION	DATE	BY	CHKD
1	RECORD OF SURVEY 2693706			
2	FEMA MAP 32031C3350G			
3	FEMA MAP 32031C333G			
4	RENG TOPO 2022-02-17			
5				
6				
7				
8				

NO	DESCRIPTION	DATE	BY	CHKD
1	RECORD OF SURVEY 2693706			
2	FEMA MAP 32031C3350G			
3	FEMA MAP 32031C333G			
4	RENG TOPO 2022-02-17			
5				
6				
7				
8				

NO	DESCRIPTION	DATE	BY	CHKD
1	RECORD OF SURVEY 2693706			
2	FEMA MAP 32031C3350G			
3	FEMA MAP 32031C333G			
4	RENG TOPO 2022-02-17			
5				
6				
7				
8				

PREPARED FOR:
ARCHITECTS + ENVIRONMENTAL DESIGNERS
 35 MARTIN ST.
 RENO, NV, 89509
 (775)-320-8001

THE VET-STARRED AND PERMITTED PROFESSIONAL ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE. THE VISION INCLUDES ALL UTILITIES AND CONSTRUCTION DATA. SEE PROJECT MANUAL FOR CONTRACT AGREEMENT.
 0" = 12" = 1'
 EACH FULL SCALE
 WASHOE COUNTY
 PROJECT NO: 1-1736-02-001



1 FLOOR PLAN
SCALE 1/8" = 1'-0"



A-1	Project No.	03/07/2022
	Drawn by	JM
	Checked by	CE
	Date	03/07/2022
555 US Hwy 395 Reno, NV 89509		

Smart View
PROPOSED
FLOOR PLAN

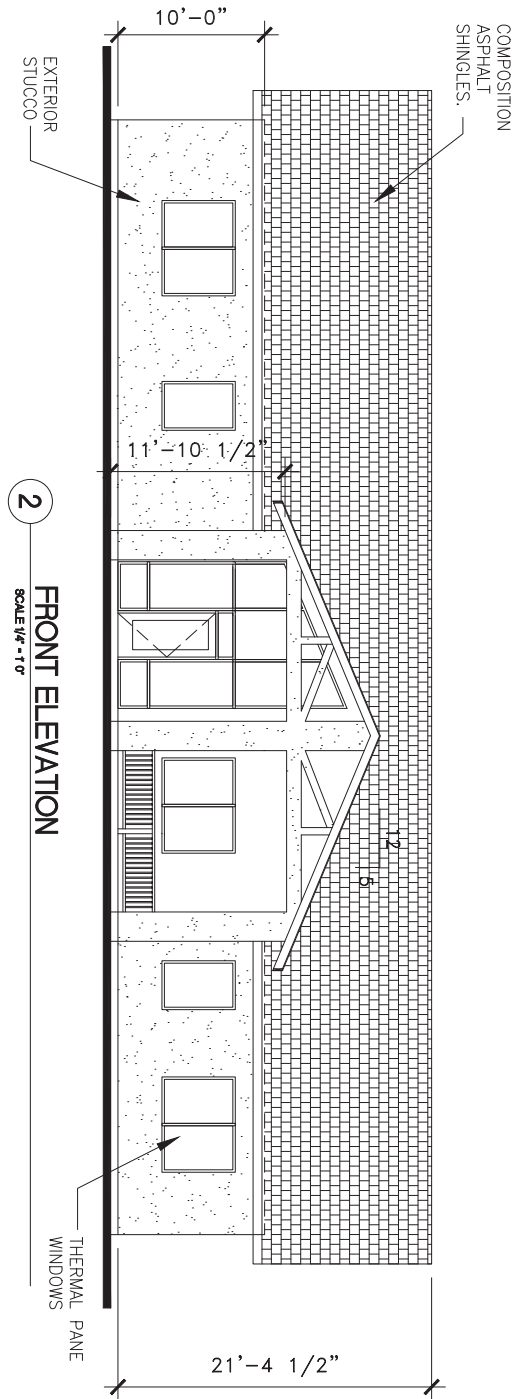
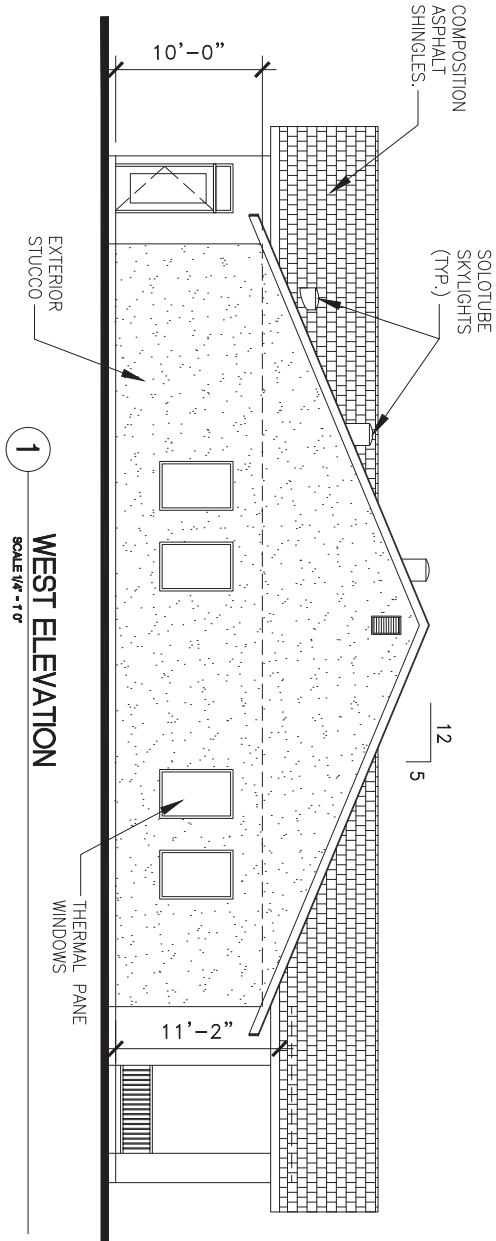
project
Canine Rehabilitation Center
Renovation
555 US Hwy 395, North Washoe Valley
Nevada, 89704



architects + llc
environmental
designers
25 Martin St.
Reno, NV 89509
775-329-8801
775-329-8292



WSUP22-0009
EXHIBIT D



A-2	DATE	03/27/2022
	JOB NO.	555 US HWY 395
	SHEET	2/2
	DESIGNED BY	CE

DATE: 03/27/2022
 JOB NO: 555 US HWY 395
 SHEET: 2/2
 DESIGNED BY: CE

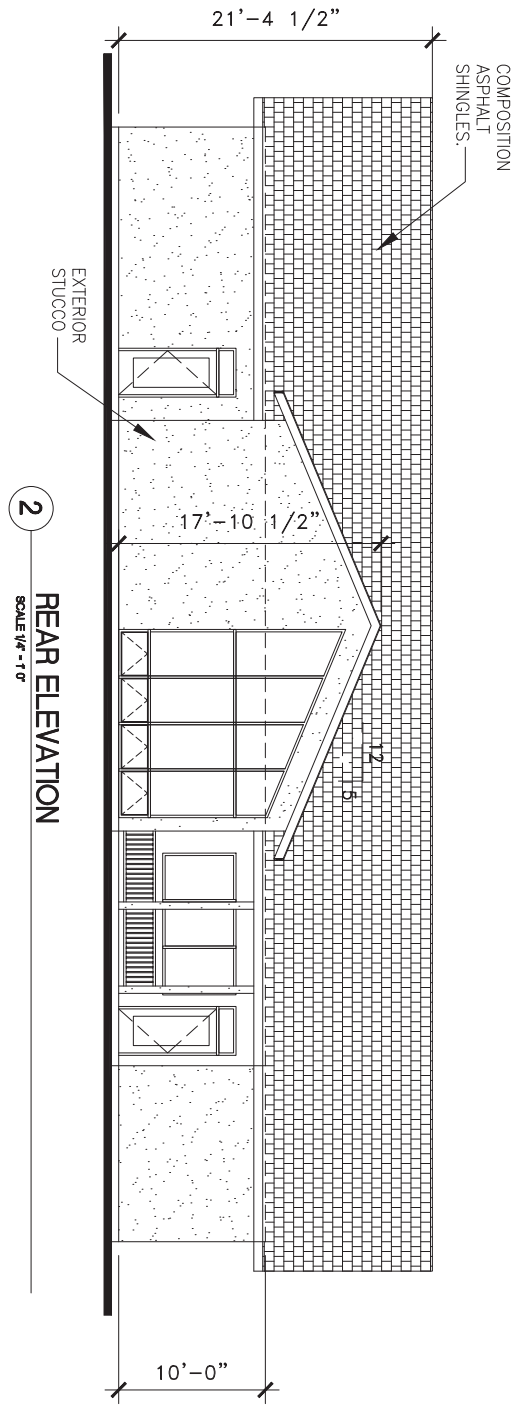
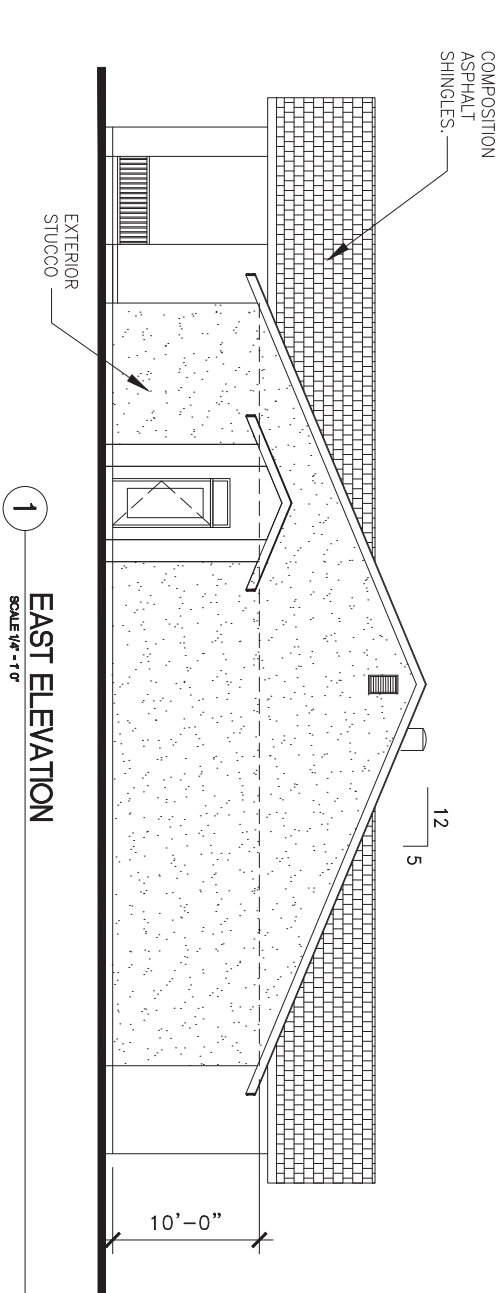
project
 Canine Rehabilitation Center
 Renovation
 555 US Hwy 395, North Washoe Valley
 Nevada, 89704



architects + llc
 environmental designers
 25 Martin St.
 Reno, NV, 89509
 775-329-8801
 FAX 775-329-8292



WSUP22-0009
EXHIBIT D



A-3	Sheet Title	PROPOSED EXTERIOR ELEVATIONS
	Project	Canine Rehabilitation Center Renovation
	Date	03/07/2022
	Scale	AS SHOWN

Author	AKP
Checked by	CE
Scale	AS SHOWN
Job No.	252
Sheet	252

project
 Canine Rehabilitation Center
 Renovation
 555 US Hwy 395, North Washoe Valley
 Nevada, 89704



architects + llc
 environmental designers
 25 Martin St.
 Reno, NV, 89509
 775-329-8901
 FAX 775-329-8292



<p>WSUP22-0009 EXHIBIT D</p>	<p>REVISED</p>
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Subject: Evacuation Plan and Procedure

Effective: August 1, 2016

Reviewed: April 5, 2022

Goal of Evacuation Plan: To protect the lives of staff, volunteers, visitors, and dogs in a life-threatening emergency.

Conditions:

Conditions inside building requiring evacuation: Gas leak, explosion, flood, fire

Conditions outside building requiring evacuation: Fire, flood, earthquake, toxic spill

Conditions to shelter in building: High winds, downed power lines, toxic spill

Evacuation Procedure:

1. An order to evacuate is received from Fire or Washoe County Sheriff personnel.
2. Visitors are asked to leave the property immediately. Staff and any volunteers willing to stay will prepare for evacuation.
3. One lead staff will be the orchestrator of the evacuation on-site and that will be determined immediately.
Management staff person will assume the lead position.
 - a. If no management staff is present at the time of the evacuation order, staff will determine lead by seniority. The most senior staff is the lead.
4. Lead must immediately notify ALL staff and all volunteers **present** at the facility, as well as primary and secondary phone-tree callers.
 - a. Primary and secondary phone-tree callers are designated on *Staff Roster (ref. 1)* by a * and ** respectively.
 - b. Primary and secondary phone-tree callers will place calls for outside volunteer assistance using the established *Volunteer Emergency Call List (ref. 2)*. Primary phone-tree caller * will call all names A-L. Secondary phone-tree caller ** will call all names M-Z.
 - c. Executive Director (ED) will notify receiving facilities using the *Facilities Accepting Evacuated Dogs (ref. 3)* of our order to evacuate and need for assistance. If ED is unable to make this call, Assistant Director OR Primary phone-tree caller will make the calls.
5. First staff to arrive at the facility will pull crates from the storage shed and back storage area. Dogs will be placed in crates at the door with Condo Card attached to the crate. All dogs should have collars and condo cards, and if possible, a leash to go with the dog.
6. Lead staff establishes chain of command with assignment of staff on-site. One staff will be assigned to ONE of the four exit doors (A, B, C, D) depending on the location of the threat and easiest access out. Escape routes for each area in the building are posted and managed by the staff present during the evacuation. *Dog Roster for Emergency Evacuation Form (ref. 4)* is located at each of the 4 exits and will be completed by staff/volunteer assigned to the exit. **NOTE: The primary exit door will always be the A door (main lobby door) unless the evacuation dictates otherwise.**

7. At the exit door, assigned staff person (wearing safety vest located near door) will assign and record arriving volunteers/staff to a dog:
 - a. Yellow collar, day camp and over-night visiting dogs will be assigned first.
 - b. Blue collar dogs will be assigned second.
 - c. Orange/purple collar dogs and select blue collar dogs to be handled by designated staff only. This determination will be made by lead staff.
 - d. Each volunteer or staff removing a dog for evacuation must ensure the Condo Card (ref. 5) is pulled and accompanies the dog when they take them out of the facility. The Condo Card will travel with the volunteer and dog until the dog is received at the receiving evacuation facility.
*Receiving facility will make a COPY of the Condo Card if they need one.
 - e. Any relevant notes (such as location of the dog in the facility, hours of operation, special instructions, or requests from the receiving facility etc.) that need to be taken when dog is dropped off at receiving facility may be written on the CRCCS copy of the Condo Card and returned to CRCCS management or lead staff.
 - f. Staff will instruct volunteer to use a Weiss Walkie (or Easy-Walk harness) if they are unable to crate the dog, keep dog a safe distance from other dogs, and place animal safely in car.
 - g. Skilled/Highly experienced volunteers may take a yellow collar or approved blue collar dog to their home for temporary foster but must get approval from management before doing so.
8. Escape route of travel from the facility is determined by the direction of the threat, and recommendations of fire or disaster personnel. Escaping to the north (Reno), volunteers with dogs in car can collect at the bottom of the Washoe Hill, in the parking lot next to the volunteer fire station. If escaping to the south (Carson City), cars can collect in the parking lot of Bully's in north Carson. It is on the west side just past the hospital on the west corner of Carson Street and College Parkway.
9. Executive Director (or Assistant Director if ED unable) will notify lead staff on-site which facilities are able to accept CRCCS dogs and provide a list of those facilities.
10. Staff manning exits are to take last dog(s), collect all rosters, complete a final walk through and count to ensure all rooms are empty. Then they will meet at designated north or south rendezvous location or go directly to receiving facility.
11. "Last man out" checks to see that all staff, volunteers and dogs are safely out of building. Dog medications and vaccinations** (**IN COLD CONTAINER) are bagged and taken. If possible, collect blue boarding binder, cleaning supplies for use at receiving facilities and photograph both medication boards and dog walk boards for reference. Fire personnel will instruct staff on need to turn off gas, electricity and water. Lock up as needed.
12. Volunteers transporting dogs will be instructed to meet at the determined rendezvous point and remain in the car with the dog in crate or contained until lead staff is at the receiving facility and able to direct where each dog will go from there.
 - a. At the rendezvous site, lead staff will ensure all rosters have been collected and every dog has been accounted for on the roster list. At this time, receiving location for each dog will be documented on the *Dog Roster for Emergency Evacuation (ref. 4)* form. Lead staff will keep all records of dog movement.
 - b. Dogs will be transferred to facilities with intake proceedings coordinated by a CRCCS management staff member and the receiving facilities staff.
13. As soon as possible after evacuation, staff will have a meeting to review the evacuation, ensure all dogs are safely evacuated and have additional care needs met (by CRCCS staff) while in transfer facilities and to resolve any issues while under the evacuation orders.
14. Once the evacuation order has been lifted, and provided the building is safe to return, procedures to begin return will be initiated per the *Return to CRCCS after Evacuation (ref. 6)* policy.

Subject: Return to CRCCS after Evacuation Procedure

Effective: August 1, 2016

Reviewed: April 5, 2022

Goal of Return to CRCCS after Evacuation Plan: To ensure all dogs are returned to CRCCS safely after an evacuation event.

Return Procedure:

1. "OK to return" notice is received by management from fire department or Washoe County Sheriff.
2. Management notifies all staff (including primary and secondary phone-tree callers) of "ok to return" order received.
3. Management will double check building for safe return and resumption of electricity, gas and water.
 - a. Staff to check all condos and ensure each has fresh water, bedding and any necessary supplies prior to return of dogs.
4. Management contacts all facilities housing CRCCS dogs and notifies we are able to pick-up and return CRCCS dogs to the facility.
 - a. Management will identify a contact person at each of the facilities that CRCCS staff or volunteers may ask for when picking up a dog.
 - b. Management will notify both phone-tree callers of contact person at each facility.
5. Staff will meet briefly and coordinate the return of all orange collar dogs first, if possible.
 - a. Management and staff will determine which staff or management members will assist in transport back to CRCCS and which will stay to aid in transferring incoming dogs to their condos.
6. Primary and secondary phone-tree callers will use established *Volunteer Emergency Call List (ref. 2)* to contact volunteers to aid in return transportation.
 - a. Those who assisted in the evacuation process will be contacted first.
 - b. Further calls will be placed as needed.
 - c. Volunteers transferring dogs will be made aware of the contact person at each facility that is housing CRCCS dogs.
7. Staff wearing yellow vests and carrying *Evacuation Return Roster (ref. 7)* will collect in main parking lot at A entrance to receive returning dogs.
 - a. Volunteers will be asked to wait in the car with their dog temporarily until staff is able to record the dog's return and take them safely to their condo.
 - b. All dogs must be leashed with Weiss Walkie or Easy-Walk harness. No loose dogs.
 - c. Dogs will be returned to their condo with *Condo Card (ref. 5)* placed on the condo.
 - d. Any medications transferred with dogs to other facilities will be returned to CRCS.
 - e. We may need to review with other facilities "last dose" of medication given.
8. Once all the dogs have been returned, a final count and walk through will be made to determine if all the dogs are back in the facility with the appropriate card on each condo.
9. Management and staff will meet to address any immediate needs and review the evacuation process noting any changes that need to be made to the procedures.