



Board of Adjustment Staff Report

Meeting Date: December 4, 2014

Subject: Administrative Permit Case Number: AP14-005
Applicant: HealthCap Partners
Agenda Item Number: 7.A.
Summary: To construct and operate a 36 room inpatient medical facility for skilled nursing care and long term therapy
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Administrative Permit Case Number AP14-005 (HealthCap) – To construct and operate a 36 room inpatient medical facility (Convalescent Services) for patients that have been released from a hospital and require skilled nursing care and long term therapy after an injury. Care Meridian in not a nursing home or a traditional convalescent home.

- Applicant: HealthCap Partners
- Property Owner: Western Alliance Bancorp
- Location: 19900, 19936 and 19940 Thomas Creek Road
- Assessor's Parcel Numbers: 150-012-04, 150-012-05 and 150-012-06
- Parcel Size: ±2.96 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 25, T18N, R19E, MDM,
Washoe County, NV

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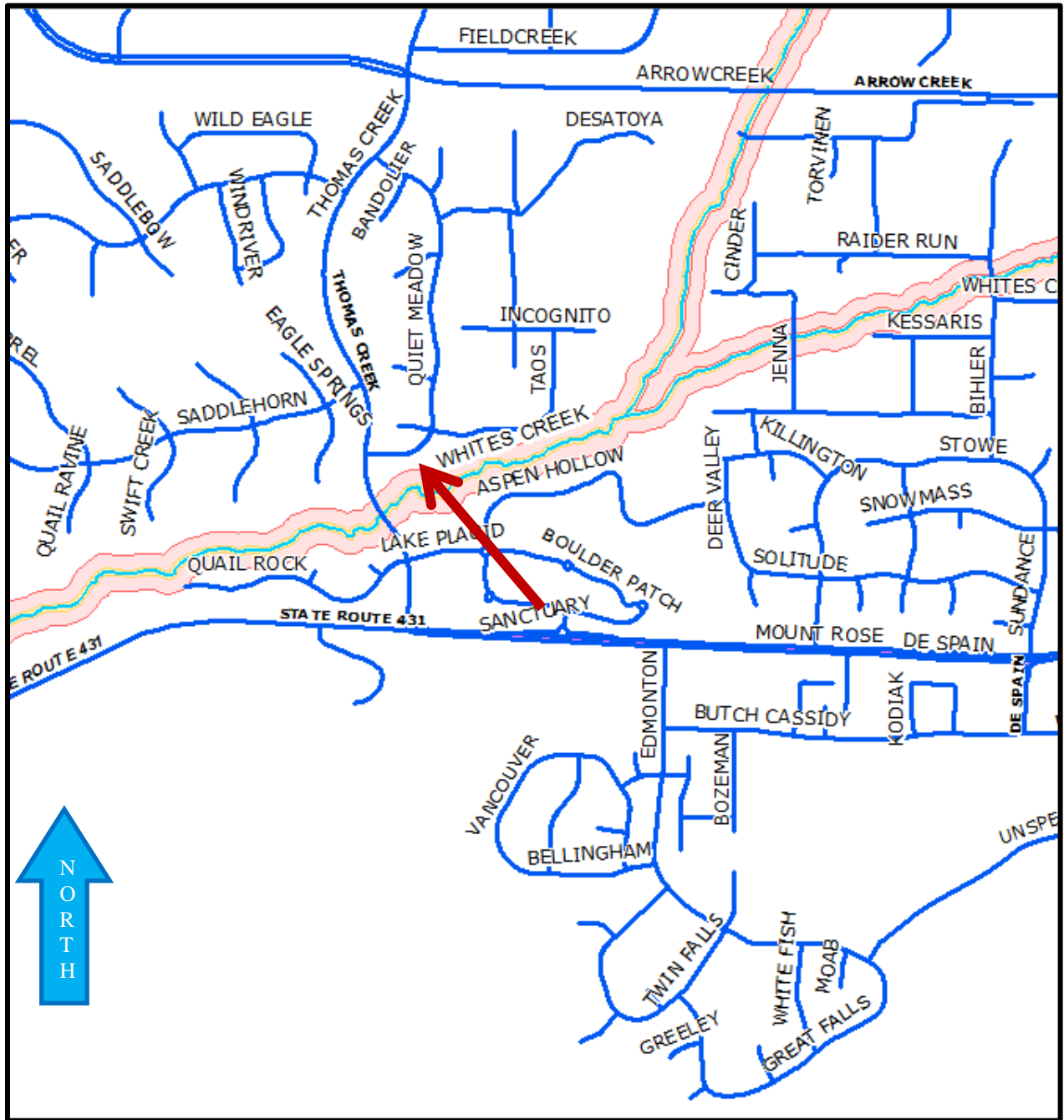
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Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level, any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

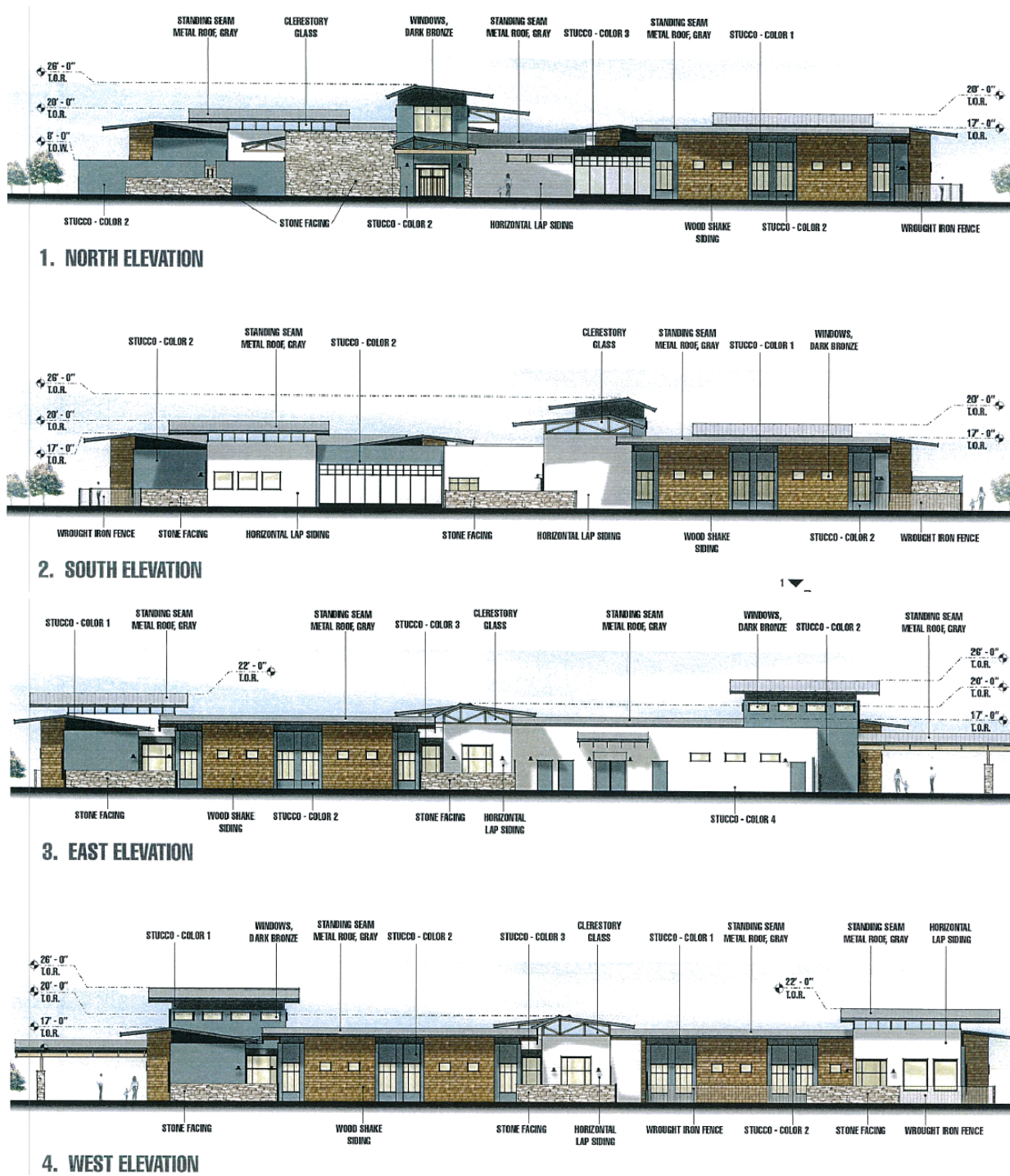
The Conditions of Approval for Administrative Permit Case Number AP14-005 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



Project Elevations

Project Evaluation

The applicant is requesting to construct and operate a 36 room inpatient medical facility for patients that have been released from a hospital and require skilled nursing care and long term therapy after an injury. This use falls under the Convalescent Services use type. Convalescent Services is permissible in the General Commercial (GC) zone with the approval of an

Administrative Permit by Washoe County. There are single-family dwellings to the north and east, a vacant parcel to the west and a commercial development to the south, consisting of a convenience store, gas station and carwash. Table 3 of the Land Use and Transportation Element of the Washoe County Master Plan assigns a "low" compatibility rating between General Commercial and Medium Density Suburban zonings. A "low" compatibility indicates that "significant screening and buffering is necessary" between the uses.

The subject site is essentially flat in the area proposed for development, as development of the area was previously anticipated. There is a slope to the east. The adjacent dwellings are located approximately ten feet lower in elevation than the proposed use. There is some existing landscaping around the perimeter of the site, which is proposed to be retained in the current request. The structure proposed is similar in height to surrounding dwellings. Impacts upon the surrounding area are not anticipated to be severe and are proposed to be mitigated by the design of the facility and conditions imposed by the County in the Administrative Permit process.

Conditions of Approval have been provided to require additional trees along the east property line to help screen and buffer the facility from the closest residences. Because the parking area is higher in elevation than the adjacent residences, a condition has been included to require a four-foot-tall berm, wall or fence along the east and south side of the parking areas on the eastern side of the facility to prevent headlights from shining into adjacent residences. Standard Code requirements include construction of a wall along the common property line between the commercial and residential uses.

Signage for the proposed use is minimal, consisting of one monument-style sign, four-and-a-half feet in height and seven feet in width. The application indicates that flood lights will illuminate the sign, however, up-lighting is not allowed by the Development Code, and a Condition of Approval has been included to require that the sign be down-lit.

Deliveries to the facility have been conditioned to take place between the hours of 9 a.m. and 5 p.m. daily to reduce larger truck traffic during night and evening hours. Construction activities have been conditioned to take place during daylight hours only.

South Truckee Meadows / Washoe Valley Citizen Advisory Board (STMWVCAB)

Administrative Permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting. The applicant, however, chose to place this item on the November 13, 2014 agenda. The memo from the recording secretary for that meeting was not available at the time of the writing of this report. It will be provided to the Board of Adjustment at the public hearing.

Letters from Catherine and Brian Clark as well as Kelly Werner, dated November 13, 2014, are attached to this report and recommend denial of the permit. They express that a commercial center to serve the area would be a preferable use of the site. A letter from Allen Della, dated November 14, 2014, also recommends denial and expresses that a restaurant or market would be a better use at that location.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects
 - Building and Safety
 - Sewer Services
 - Traffic
- Washoe County Sheriff
- Washoe County District Health
 - Air Quality Management
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection
- Regional Transportation Commission
- Truckee Meadows Water Authority

Three of the twelve above-listed agencies/departments provided 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 Development addressed landscaping, signage and lighting standards, set construction hours and imposed operational conditions that will be in effect for the life of the project.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering provided standard Conditions of Approval requiring sidewalk along Lake Placid Drive and standard conditions regarding drainage and engineering standards.
Contact: Leo Vesely, 775.325.8032, lvesely@washoecounty.us
- Washoe County Health – Vector Control Program provided standard Conditions of Approval requiring irrigation to be setback from impervious surfaces and a wind sensor for the irrigation system
Contact: Jim Shaffer, 785.4599, jshaffer@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.808.25 of Article 808, Administrative 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 Administrative Permit request. Staff has completed an analysis of the 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: The proposed use is permissible in the General Commercial zone with the approval of an Administrative Permit by Washoe County. There are no policies in the Master Plan or Area Plan that prohibit the proposed use.

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 subject site is zoned General Commercial. Community services are in place and available on the subject site.

3. Site Suitability. That the site is physically suitable for the Convalescent Services use, and for the intensity of such a development.

Staff Comment: The subject site has previously been graded and is suitable for commercial 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: Impacts identified with the proposed use will be mitigated with the conditions of approval recommended by Staff. No significant detriment to the public health safety or welfare, injury to surrounding property, or detriment to the character of the surrounding area has been identified.

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

Staff Comment: There is no military installation in the vicinity of the proposed development.

6. SW.2.14. The Community Character as described in the Southwest Truckee Meadows Area Plan character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: "The Southwest Truckee Meadows defines itself as an area characterized by mature communities, evoking a pastoral sensibility in a suburban setting." (Southwest Truckee Meadows Area Plan page 4) The proposed use will include substantial landscaping, and will be a single story in height, in order to be consistent with the character of the surrounding suburban development.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number AP14-005 is being recommended for Approval with Conditions.

Motion

Staff offers the following motion for the Board's consideration:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve

Administrative Permit Case Number AP14-005 for HealthCap Partners, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

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 the Convalescent Services use, 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; and
6. SW.2.14. The Community Character as described in the Southwest Truckee Meadows Area Plan character statement can be adequately conserved through mitigation of any identified potential negative impacts.

Appeal Process

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

xc: Applicant: Healthcap Partners
Attn: Keith Underwood
5910 N Central Expressway, Ste. 1000
Dallas, TX 75206

Property Owner: Western Alliance Bancorp
Attn: Anne Marie Berg
2700 West Sahara Blvd.
Las Vegas, NV 89102

Representatives: KLS Planning and Design Group
Attn: John Krmptic
9480 Double Diamond Parkway, Suite 299
Reno, NV 89521

Others to be contacted:

TEC Engineering Consultants
Attn.: Jason Gilles
9480 Double Diamond Parkway, Suite 299
Reno, NV 89521



Conditions of Approval

Administrative Permit Case Number AP14-005

The project approved under Administrative Permit Case Number AP14-005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 4, 2010. 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 Administrative Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Administrative 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 Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Planning and Development Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Development Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Administrative 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 District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

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

Washoe County Planning and Development

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

Contact Name – Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. The applicant shall submit complete construction plans and 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.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. Best practice design guidelines shall be implemented to mitigate visual impacts. Architectural articulations shall be used to break-up long blank walls
- e. There shall be complete screening of roof mounted HVAC equipment.
- f. There shall be complete screening of ground mounted HVAC equipment.
- g. The three subject parcels shall be combined into one parcel prior to issuance of any building or grading permit.
- h. All exterior lighting fixtures shall be shielded such that light is emitted downward only.
- i. Prior to approval of any building permit the applicant shall submit a photometric study showing that there will be no light spill-over at any property line with a residential use.

- j. To ensure compatibility with the surrounding residential uses, signage for this project shall be limited to one monument sign. The sign shall not exceed four-and-a-half feet in height and seven feet in width. The sign shall be placed near the northern driveway, adjacent to Lake Placid Drive. Lighting for the sign shall be shielded such that light is emitted downward only. Up-lighting of the sign is prohibited.
- k. The location of the monument sign shall be approved by the County Traffic Engineer.
- l. Building-mounted signage is prohibited, unless this Administrative Permit is amended.
- m. A four-foot-tall berm, wall or fence (having at least 95% opacity) shall be constructed along the east and south sides of the two parking areas on the eastern side of the facility to prevent headlights from shining into adjacent residences.
- n. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- o. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- p. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped.
- q. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- r. In addition to all existing landscaping, and the landscaping shown on the proposed plans, one additional evergreen tree shall be planted each 20 feet along the eastern

property line, to help create significant screening and buffering. Irrigation shall be provided to all trees.

- s. All areas designated to be re-vegetated with native vegetation shall be provided with temporary irrigation for at least three years or until vegetative coverage of 50% has been achieved, whichever is longer.
- t. All trees planted shall meet the minimum size requirements of Development Code Article 412, Landscaping.
- u. Temporary fencing shall be utilized to protect all existing landscaping during construction activities.
- v. Construction activities shall take place during daylight hours only.
- w. A solid wall or fence (having at least 95% opacity) shall be constructed along the east property line where the proposed use is adjacent to residences. The wall/fence height shall be at least six feet, but shall not exceed eight feet.
- x. The following **Operational Conditions** shall be required for the life of the development:
 - 1. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
 - 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - 4. This Administrative Permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capitol 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, 775.325.8032, 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 (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. A 5' sidewalk shall be installed along Lake Placid Drive from Thomas Creek Road to the project access driveway.
- c. Sidewalk access shall be provided from the building to either the Thomas Creek Road or Lake Placid Drive sidewalks.
- d. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- e. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- f. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
- g. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.
- h. A drainage 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
- i. Any increase in storm water runoff resulting from the development shall be detained on site to the satisfaction of the County Engineer.
- j. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- k. The minimum pavement requirements for on-site paving shall be three inches (3") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.
- l. All improvements in the County right of way shall be constructed in accordance with County standards.

Washoe County District Health Department

- 3. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Any new private catch basins will require a water quality insert placed within all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (040.013).
- b. The common area landscape with turf will require a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff (040.038).
- c. A wind sensor control unit will be required for any proposed/existing landscape turf and/or common areas to assist in reducing the nuisance water runoff associated with irrigation (040.038).
- d. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection is required for the above condition(s).

*** End of Conditions ***

From: Lawson, Clara
Sent: Friday, November 07, 2014 3:38 PM
To: Pelham, Roger
Subject: Administrative Permit Case Number AP14-005 (HealthCap) -

- To Construct and operate a 36 room inpatient medical facility (Convalescent Services)
The volume of traffic is low and they propose to use an existing d/w. I have no conditions or comments.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering & Capital Projects Division
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699 | 1001 E. Ninth St., Reno NV
89520
connect with us: cMail | Twitter | Facebook | www.washoecounty.us



REGIONAL TRANSPORTATION COMMISSION
Public Transportation · Streets and Highways · Planning

November 13, 2014

FR: Chrono/PL 183-14

Mr. Roger Pelham, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: AP14-005 (HealthCap)

Dear Roger,

We have reviewed the above application and have no comments.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Debra Goodwin". The signature is written in a cursive, flowing style.

Debra Goodwin
Planning Administrator

DG/jm

Copies: Bill Whitney, Washoe County Community Services Department
Marchon Miller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission

.Washoe County no comment 111314



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

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

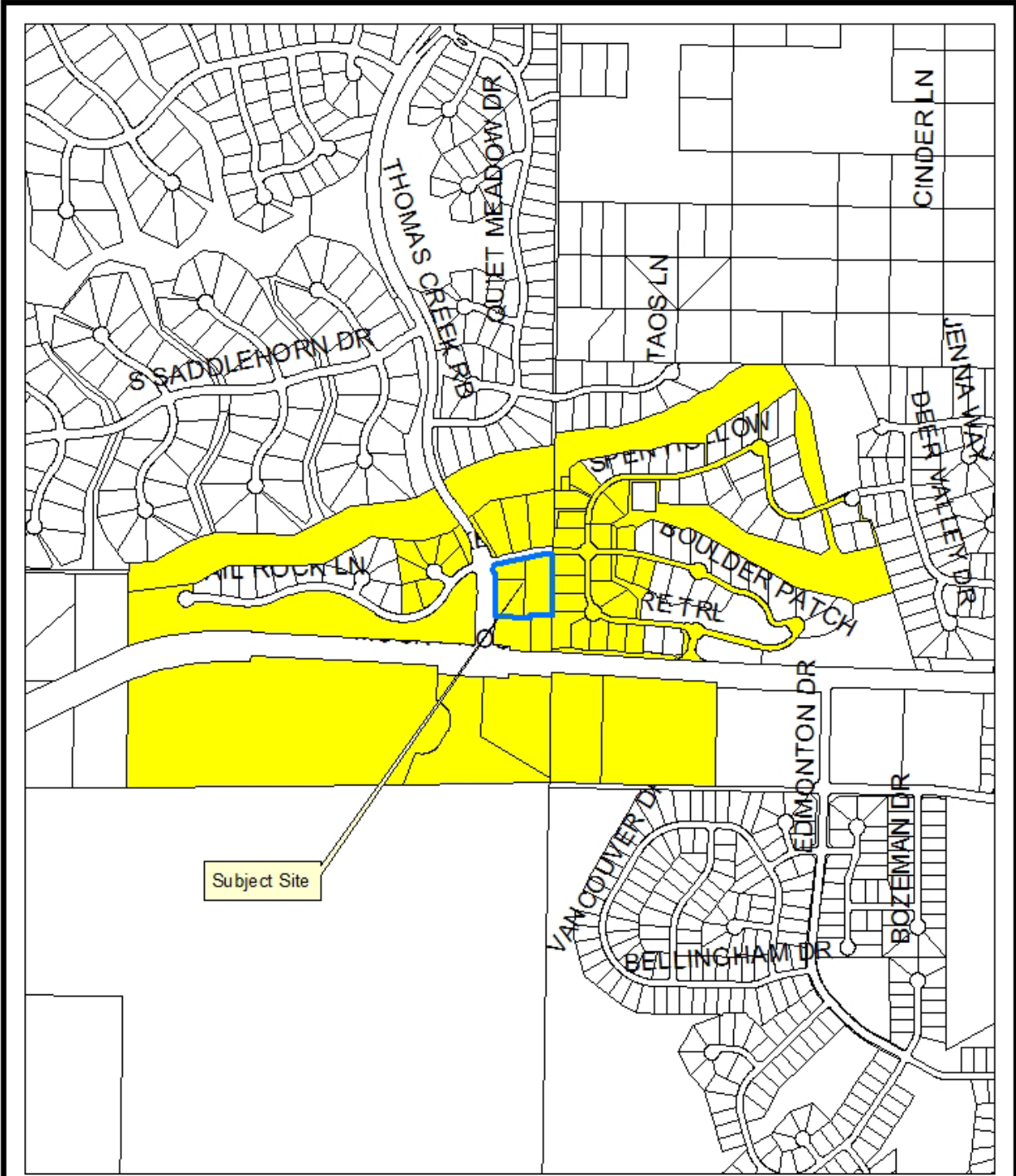
INTEROFFICE MEMORANDUM

DATE: November 13, 2014
TO: Roger Pelham, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capital Projects Division
SUBJECT: **AP14-005**
APN 150-012-04, 05 and 06
HEALTHCAP PARTNERS

I have reviewed the referenced administrative permit and have the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. A 5' sidewalk shall be installed along Lake Placid Drive from Thomas Creek Road to the project access driveway.
3. Sidewalk access shall be provided from the building to either the Thomas Creek Road or Lake Placid Drive sidewalks.
4. The applicant shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
5. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
6. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to issuance of a grading permit.
7. 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 re-vegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District.

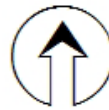
8. A drainage report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas 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
9. Any increase in storm water runoff resulting from the development shall be detained on site to the satisfaction of the County Engineer.
10. The applicant shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
11. The minimum pavement requirements for on-site paving shall be three inches (3") of asphalt over six inches (6") of granular base to the satisfaction of the County Engineer.
12. All improvements in the County right of way shall be constructed in accordance with County standards.



Subject Site

Case No AP14-005
 Healthcap Partners
 56 Parcels selected at 500 feet.

Mailing Label Map



Department of
 Community
 Development
 WASHOE COUNTY
 NEVADA

Post Office Box 11120
 Reno, Nevada 89520
 (775) 335-3800

Source: Planning and Development

Date: November 2014

Care Meridian – Thomas Creek

AP14-0005

Exhibit D

Application to Washoe County for an:

Administrative Permit

Prepared by:



Devenney Group Ltd., Architects
201 W. Indian School Road
Phoenix, AZ 85013



John F. Krmpotic, AICP
KLS Planning & Design Group



TEC Civil Engineering Consultants
9480 Double Diamond Parkway
Reno, Nevada 89521

Prepared for:
HealthCap Partners
Attn: Keith Underwood
910 N. Central Expressway, Suite 1000
Dallas, TX 75206

November 3, 2014

**AP14-005
EXHIBIT D**

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- Lighting Plans
 - Parking Lot Fixture
 - Full Cutoff LED Bollard
 - Full Cutoff LED wall mount
 - Wall Mount Up-down light
 - Signage Flood Light



Figure 2 – Proposed Site Plan

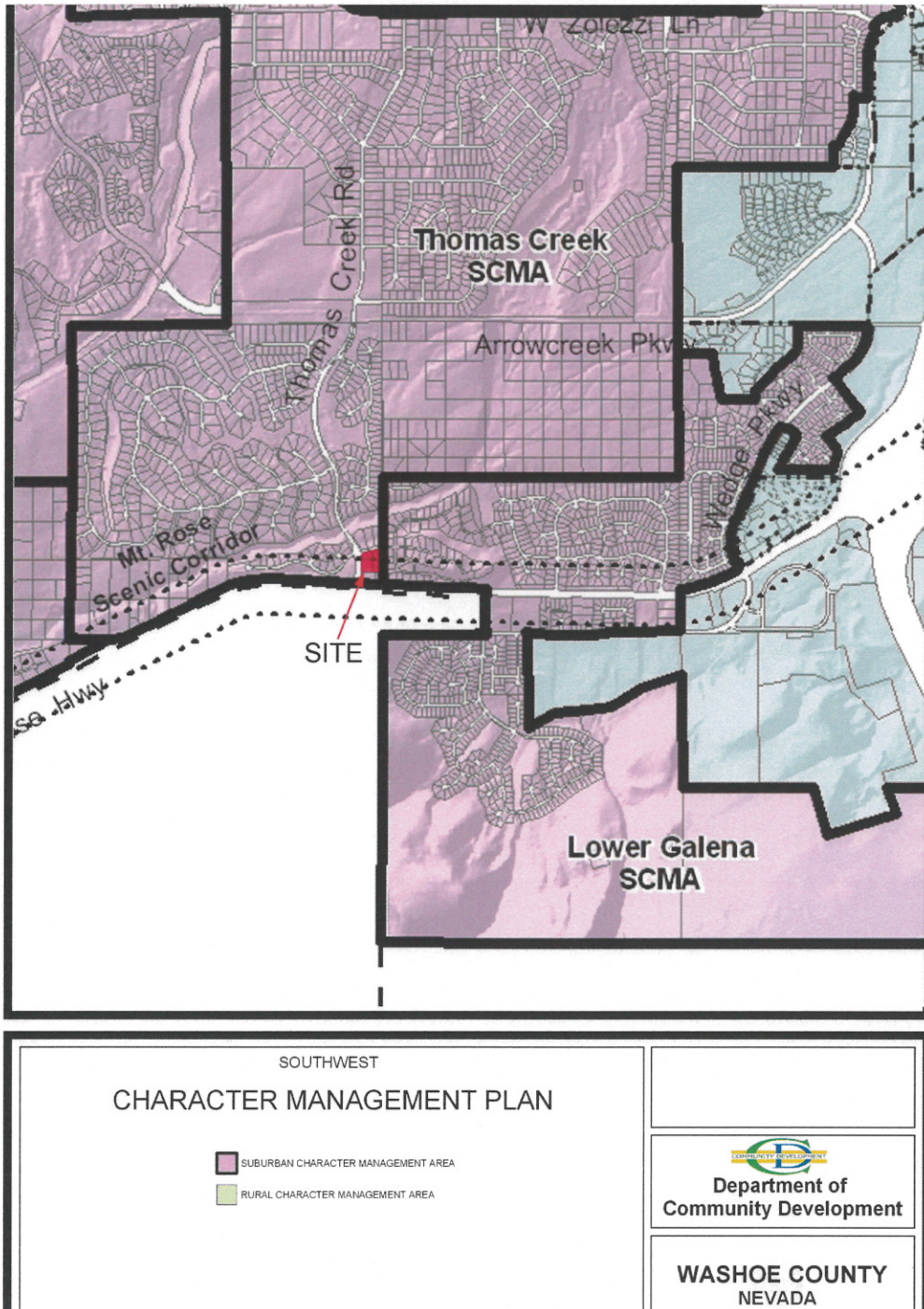


Figure 3 - Existing Character Management Area

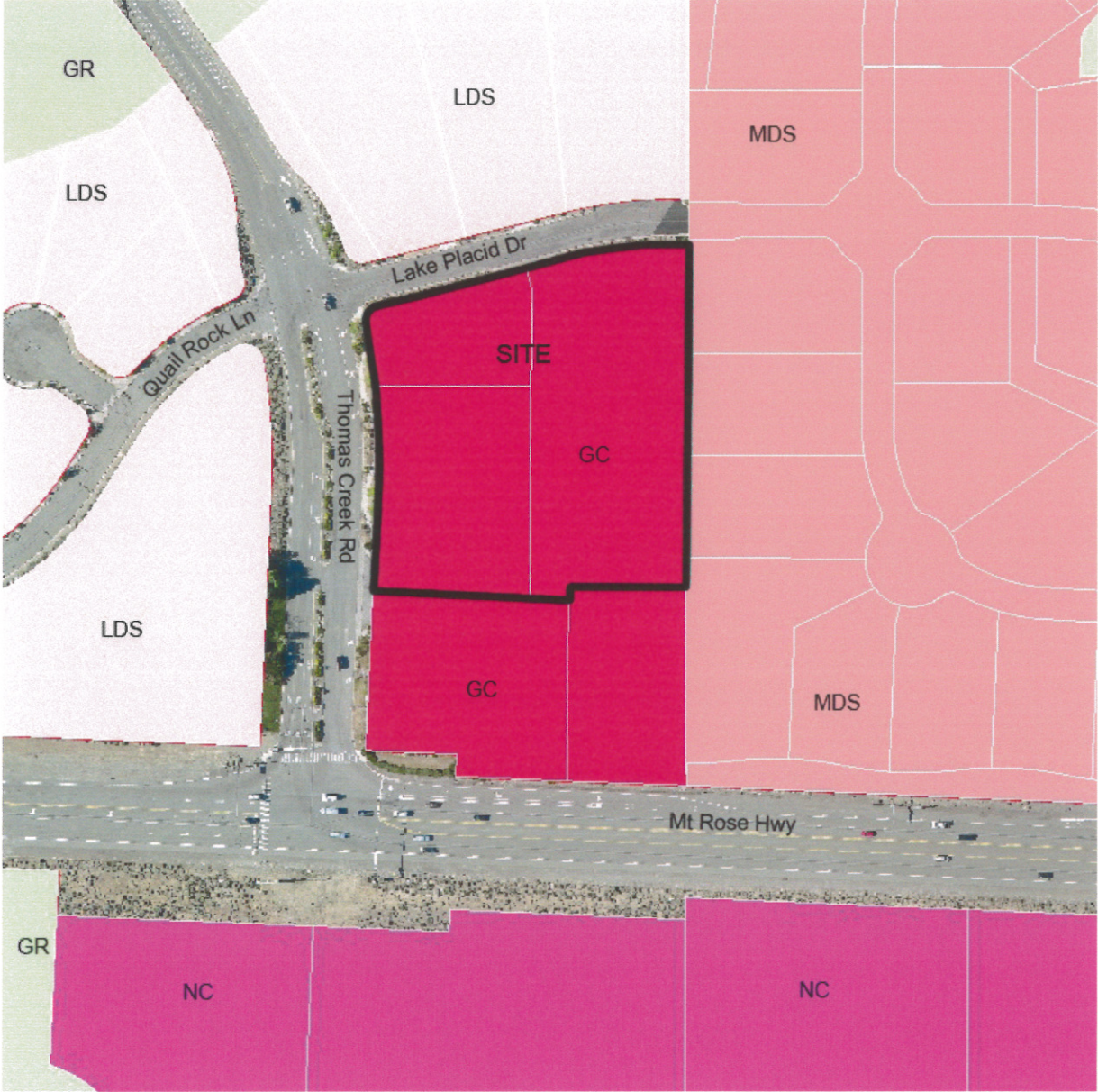


Figure 4 – Existing Regulatory Zone Map

Project Description

Care Meridian is a 36 room inpatient medical facility that provides long term care for patients needing physical therapy and rehabilitation with skilled nursing. Care Meridian is not a nursing home or convalescent home in a traditional sense. A simple description of the operation is a skilled nursing facility that provides long term therapy and care, mostly for injured patients. The type of therapy rendered includes physical, speech, occupational, and respiratory therapy.

The operation involves admitting patients directly from a hospital via non nonemergency ambulance or patient transport van once they have been stabilized. Admissions and discharges are generally scheduled during day time hours Monday through Friday. Emergency ambulance visits are infrequent as the majority of patient concerns can be handled onsite by the nursing staff. Patients do have the ability to transport from the facility on a regular basis via patient transport van, which is typically scheduled for one or two departures daily. Nursing is provided on a full time 24/7 basis.

Project Summary

The following were items evaluated for impact assessment:

Business Operation – The business will operate as a single occupant in a single tenant building that totals 24,100 square feet. Basic elements of the operation for the patients include patient rooms, therapy rooms, dining areas, a courtyard, and medical treatment areas. There will typical building features for employees including a work area, a break room, office area, storage, and restrooms. This is expected to be a very low intensity operation in terms of parking, traffic volume and activity.

Employees/Hours of Operation - There will a total of 18 to 20 full time employees working at the location. The hours of operation are 24/7/365 with two 12 hour shifts for the employees. The employee types include facilities (maintenance and janitorial) and dietary staff. Administration support for the facility consists of a facility Administrator, Director of Nursing, Case Manager(s), and a Patient Activity Director

Parking – Parking code for this section of code is 1 space per employees plus .25 spaces per bed. The entire building is programmed at the convalescent cares in the code as shown in the parking analysis table below. There are 36 improved parking spaces designed for the site that serve this building.

Parking Analysis

<i>Use</i>	<i>Rate</i>	<i># Beds/ employees</i>	<i>Required Spaces</i>	<i>Provided Spaces</i>
Proposed Convalescent use	.25 per bed	36 beds	9	16
	1 per emp	20 emp	20	20
Total	--	---	29	36

Access – There is good vehicle access to the building with singular access driveway between Lake Placid and the shared access road on the south

Residential Adjacency - There are single family homes adjacent to the site on the north and east. The applicant is sensitive to the adjacent use and there are several features about the use and design that ensure this is compatibility. Those features are;

- Proposed use is very low intensity with respect to site coverage, traffic, parking, lighting, and noise, and building height (single story).
- Excellent separation of the building and parking away from the residential
- An existing landscape buffer and screen is already established along the shared property line. In addition, that buffer will be enhanced where the new parking area is being added (see landscape plan)
- Given the broad list of allowed uses in General Commercial, this is a very low intensity use in that regulatory zone. This should be a highly desired use at this location for compatibility reasons. .

Signs – There is one proposed monument sign for the site (see Monument Sign figure). The applicant is proposing the sign near the intersection of Lake Placid and Thomas Creek Road which is near the entry to the site.



Photo 1 – East side of site (facing west)



Photo 2 – Shared driveway (south end) Facing West



Photo 3 – South end of site facing north



Photo 4 – East property line buffer (next to SF residential)

Appendix A

Washoe County Development Application
Administrative Permit Supplemental Information
Owner Affidavit
Preliminary Title Report
Trip Generation Letter

List of Maps/Drawings:

Architecture Drawings

- Exterior Elevations - Page 1
- Exterior Elevations - Page 2
- Floor Plan
- Lighting Plan
- Monument Sign Elevations
- Signage Plan

Civil Drawings

- C1 – Preliminary Site & utility Plan
- C2 – Preliminary Grading Plan

Preliminary Landscape Plan

Lighting Plans

- Parking Lot Fixture
- Full Cutoff LED Bollard
- Full Cutoff LED wall mount
- Wall Mount Up-down light
- Signage Flood Light

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Care Meridian – Thomas Creek			
Project Description: A request for a 36 bed Skilled Nursing facility proposed by HealthCap Partners as the developer and owner of this project. This is located on a 2.96 acre site in a General Commerical zone.			
Project Address: SE corner of the intersection of Lake Placid Drive and Thomas Creek Road			
Project Area (acres or square feet): 2.96 acres			
Project Location (with point of reference to major cross streets AND area locator): Major intersection to the south is Mt Rose Highway and Thomas Creek Road. Lake Placid Drive is abutting the project to the north and the existing Monte Rosa community is abutting to the east.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-012-04	.95 ac	150-012-06	1.54 ac
150-012-05	.47 ac		
Section(s)/Township/Range: Section 25 Township 18N, Range 19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Western Alliance Bancorp		Name: KLS Planning & Design Group	
Address: 2700 West Sahara Blvd		Address: 9480 Double Diamond Parkway	
Las Vegas, NV	Zip: 89102	Suite 299, Reno, NV	Zip: 89521
Phone: 702 248 4200	Fax: N/A	Phone: 775-852-7606	Fax: 852-7609
Email: ABerg@torreypinesbank.com		Email: johnk@klsdesigngroup.com	
Cell: 619-997-0248 Other: N/A		Cell: 775-857-7710 Other: N/A	
Contact Person: Anne Marie Berg		Contact Person: John F Krmptotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Healthcap Partners		Name: Jason Gilles, P.E.	
Address: 5910 N Central Expressway, Ste 1000		Address: TEC Engineering Consultants	
Dallas, TX	Zip: 75206	9480 Double Diamond Parkway Zip: 89521	
Phone: 480 286 5550	Fax: n/a	Phone: 352 7800	Fax: N/A
Email: KU@healthcappartners.com		Email: jasong@tecreno.com	
Cell: 480 286 5550 Other: N/A		Cell: 846 0164 Other: N/A	
Contact Person: Keith Underwood		Contact Person: Jason Gilles	
For Office Use Only			
Date Received: _____ Initial: _____		Planning Area:	
County Commission District: _____			
CAB(s): _____		Land Use Designation(s): _____	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

This project is a 36 room inpatient medical facility that is classified as Convalescent Services in the Washoe County Development code. Care Meridian is not a nursing home or convalescent home in a traditional sense. It only fits the definition of such a use for land use classification purposes. The simplest description of the operation is a skilled nursing facility that provides long term therapy and care for patients that were injured. The type of therapy rendered includes physical, speech, occupational, and respiratory therapy.

The business operation is to admit patients directly from a hospital via non-emergency ambulance or patient transport van once they have been stabilized. Admissions and discharges are generally scheduled during day time hours Monday through Friday. Emergency ambulance visits are infrequent as the majority of patient concerns can be handled onsite by the nursing staff. Patients do have the ability to transport from the facility on a regular basis via patient transport van, which is typically scheduled for one or two departures daily. Nursing will be provided on a full time 24/7 basis.

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

There are no developed portions of the site. This is vacant undeveloped land consisting of three parcels.

3. What improvements (e.g. new structures, roadway 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?

The improvements will consist of a new building that includes 36 rooms and all of the amenities and related elements totaling 24,405 sq ft, a parking lot consisting of 36 spaces, a new north/south drive aisle connecting between the existing shared access road on the south and Lake Placid Drive to the north. Utilities being extended to the site are sanitary sewer, water, and electric. A small monument sign is being proposed at the northwest corner of the site near the intersection of Lake Placid Drive with Thomas Creek Road.

The Construction timeframe is to begin as soon as permitting is complete and be prepared for occupancy with 6 months of pulling a grading and/or building permit.

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

The first phase will consist of 24 rooms and 19,100 square feet which is about 80% of the total structure. The 2nd and final phase will add the patient wing toward the south end of the site that includes 12 more beds. All of the site improvements including parking, circulation, and landscaping will be completed with the first phase.

The Construction timeframe is to begin as soon as permitting is complete and be prepared for occupancy with 6 months of pulling a grading and/or building permit. The 2nd phase is based entirely on when Care Meridian determines the demand is adequate to expand the nursing facility.

5. 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 size of the site, location of the site, shape of the site, relatively flat topography, and surrounding uses make this location ideal for the proposed use in terms of physical characteristic. The low intensity nature of the project makes it ideal in terms of blending in with surrounding uses and ensuring compatibility with the adjacent uses. Traffic for example, is about 8 pm peak trips per day and 85 ADT. That is only 10% of the threshold that triggers any further traffic study.

They predict deliveries to be a maximum of 10 per week in single axle box trucks.

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

Probably compatibility is the key beneficial aspect of the project on adjacent uses. The use is very specialized and likely has neutral impact to most people in the immediate area. But, the intensity of the site given the single family adjacency in three directions (to the north, west, and east) make for a good project and use of the site.

The architecture is carefully done to blend well with the primary use in the area being residential. The architect uses wood and stone elements as required in the Mt Rose Scenic Corridor standards that make the building look like one large single family residence.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The only expected negative impact is the perception that something is being developed on the property and that project will create some impact. We have proposed a denser landscape screen along the east side of the site. However, it is noted that an existing screen is already in place in addition to good separation of the building and the parking from that residential. Also, there is significant grade separation to help with visual impact.

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

The voluntary operational parameter and design condition are the dark sky lights with very subtle light standards, the primary parking area be located maximum distance from the residential, and the landscape screening along the east side of the site.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There will be 36 parking spaces provided with the project. It is expected to be excessive based on demand created by employees and visitors but, it does meet the code. The WC Development code requires .25 spaces per bed and 1 per employee. The operator projects a maximum of 20 employees for the 36 bed facility in the peak employment period for the 12 hour daytime shift. That yield is roughly 29 spaces.

As a practical measure of parking demand, they expect on average about 25-30% of the patient population would receive a visitor on any given day. It would be unusual for each patient to receive visitors every day. That means about 9 total visitor trips per day plus employee parking.

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

There is a broad mix of landscaping material proposed as typical for a development project in Washoe county these include a mix of evergreen and deciduous trees and a mix of shrubs types that in total will exceed code requirements.

There is no fencing being proposed with the project.

Please see the preliminary landscape plan for details on plant material.

11. 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.)

Signs: There is one monument sign being proposed that is 4½' in height and 7' in length.

Parking lot lighting, types SA1, SA2, & SA3 are proposed using 150 watt high pressure sodium vapor lamped fixtures with 90 degree cut-off, flat lens, dark bronze finish and fixture heads are to be pole mounted at 12 feet in height. The parking lot fixtures are specified to provide various light distribution to avoid spillover beyond the property line, except onto public thoroughfares.

Walkways and site lighting use LED bollard light fixture for the front walkway, type SB, that are 42 inches in height, 8 inches wide, 31 watt, full cut-off, and dark bronze finish. The bollard LED's will be 3000 K color temperature to match the high pressure sodium pole lights and to replicate natural light as much as possible.

Building mounted light fixtures are type SC with a decorative arm mounted, full cut-off, 3000 K color temperature, 21 watt LED fixtures with dark bronze finish and are intended to provide building accent lighting as well as emergency egress at specific locations. The building mounted light fixtures installed under the front canopy, type SD, are 70W halogen, cylinder with up and down light to accent canopy architectural features.

Monument sign lighting will be externally illuminate with, type SE, LED flood lights that are 19 watts with an output of 1316 lumens and dark bronze finish. The flood lights feature an LED reflector system that produces low field-to-beam ratios for minimal spill light and visor for shielding.

All lighting has been designed to be installed as to reflect away from adjoining properties and with no lamps extending below the bottom of the cover to avoid glare.

Refer to the attached Light Pole Detail and Light Fixture Cut-Sheets for additional information.

12. 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
------------------------------	-----------------------------

13. Utilities:

a. Sewer Service	Existing 15" sewer line in easement east of the building
b. Electrical Service	NV Energy – Service from Lake Placid Drive
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy - Service from Lake Placid Drive
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Cable
g. Water Service	Washoe County DWR

For most uses, the 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 #	None	acre-feet per year	
i. Certificate #	None	acre-feet per year	
j. Surface Claim #	None	acre-feet per year	
k. Other, #	None	acre-feet per year	

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

Not applicable as there are no water rights tied to this property.
--

14. Community Services (provided and nearest facility):

a. Fire Station	TM Station 36 (Thomas Creek and Arrowcreek Parkway)
b. Health Care Facility	ST Mary's Galena Medical Facility
c. Elementary School	Hunsberger Elementary School
d. Middle School	Pine Middle School
e. High School	Galena High School
f. Parks	Whites Creek Park & Saddlehorn Park
g. Library	South Valleys
h. Citifare Bus Stop	Damonte Ranch Parkway/S. Virginia Street (Route 56)

Property Owner Affidavit

Applicant Name: Health Care Partners

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Jason K. Dodd
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 150-012-04, 150-012-05, 150-012-06

Printed Name Jason K. Dodd

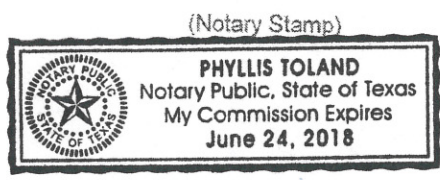
Signed [Signature]

Address 5910 N Central Expressway, Suite 1000
Dallas, TX 75206

Subscribed and sworn to before me this 30th day of October, 2014.

[Signature]
Notary Public in and for said county and state

My commission expires: June 24, 2018



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



October 16, 2014

Keith Underwood
Senior Vice President
HealthCap Partners
#468
3217 E. Shea Blvd
Phoenix, AZ 85028

Trip Generation Letter for a Proposed Skilled Nursing Facility (19900 Thomas Creek Rd)

Dear Mr. Underwood,

This letter provides an overview of the anticipated trip generation for a 36 bed skilled nursing facility that specializes in traumatic brain and spine rehabilitation. The project site is located in the southeast quadrant of the Thomas Creek Road/Lake Placid Drive intersection. The initial phase of the project is expected to include 24 beds, with possible later expansion to 36 beds. We have presented trip generation values for the build-out scenario since there is little difference between the two scenarios.

Trip Generation

The proposed skilled nursing facility is anticipated to generate 85 total weekday daily trips which consists of 43 inbound and 42 outbound trips, 6 total weekday AM peak hour trips which include 3 inbound and 3 outbound trips, and 8 total weekday PM peak hour trips which include 3 inbound and 5 outbound trips. These trip generation estimates were calculated based on the ITE Trip Generation Manual, 8th Edition. Nursing Home (Lane Use Code 620) was used to calculate the trip generation as it is most similar data available for the proposed land use. **Table 1** provides the Daily, AM Peak Hour, and PM Peak Hour trip generation estimates.

Table 1. Trip Generation Estimates

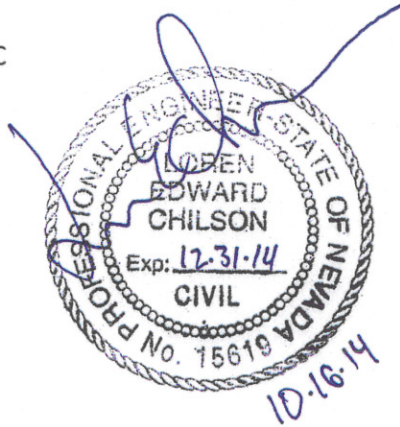
Nursing Home (36 beds)	Trip Generation Rate (per Bed)	Total Trips		
		Total	In	Out
Daily Trips	2.37	85	43	42
AM Peak Trips	0.17	6	3	3
PM Peak Trips	0.22	8	3	5

Traffic Works, LLC
6170 Ridgeview Court, Suite B, Reno, Nevada 89519
775.322.4300
www.Traffic-Works.com

Washoe County requires a Traffic Impact Study when the proposed development generates 80 or more weekday peak hour trips. Since this project generates less than 10 peak hour trips, the developer is not required to provide a Traffic Impact Study. We would not anticipate any notable traffic impacts at nearby intersections with a peak hour trip generation of less than 10 trips.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

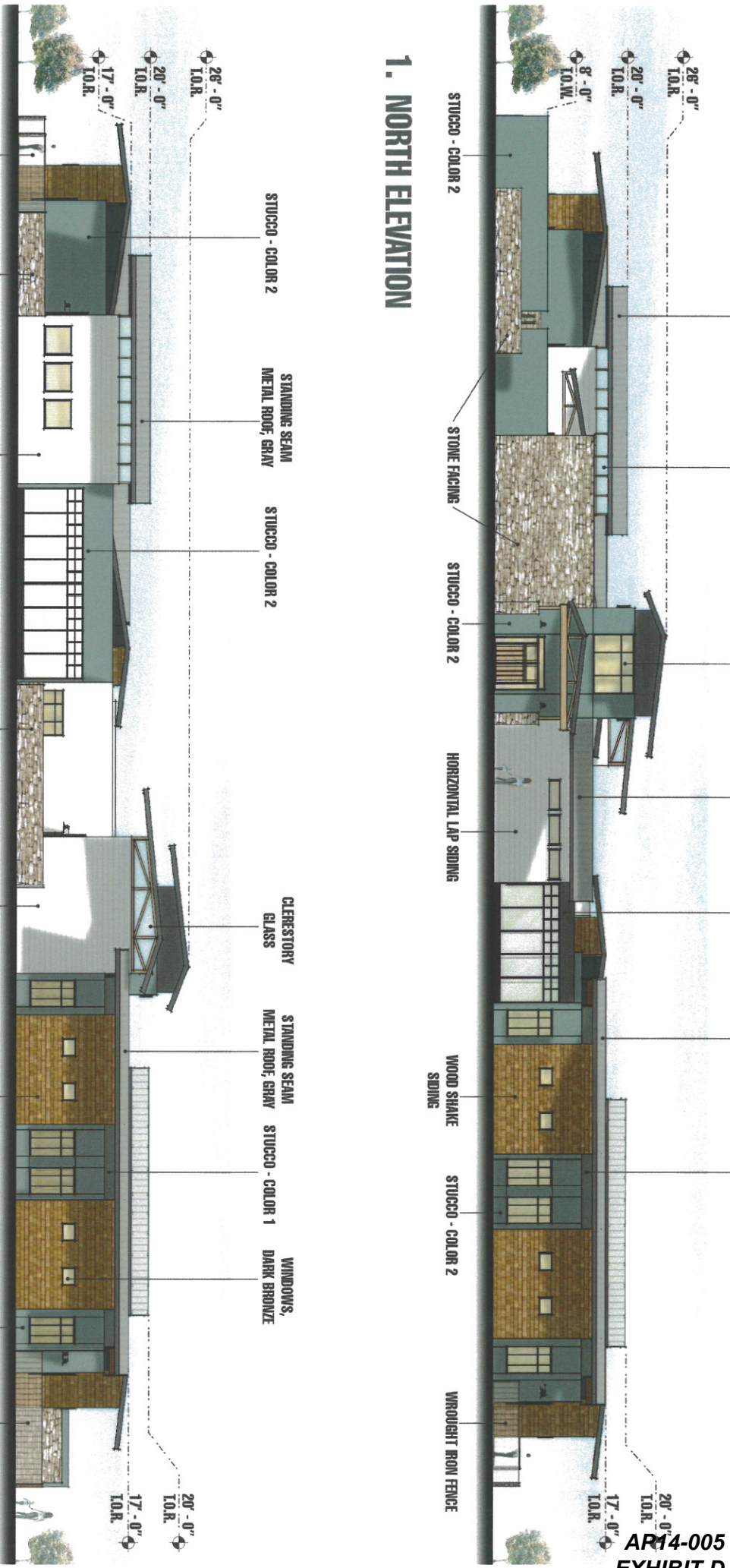
Sincerely,
TRAFFIC WORKS, LLC



Loren E. Chilson, PE
Principal

STANDING SEAM METAL ROOF, GRAY
 CLERESTORY GLASS
 WINDOWS, DARK BRONZE
 STANDING SEAM METAL ROOF, GRAY
 STUCCO - COLOR 3
 STANDING SEAM METAL ROOF, GRAY
 STUCCO - COLOR 1

1. NORTH ELEVATION

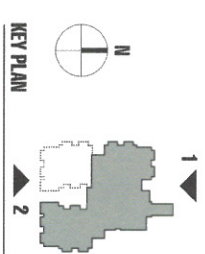


AR14-005
 EXHIBIT D

2. SOUTH ELEVATION



SCALE: 3/64" = 1' - 0"



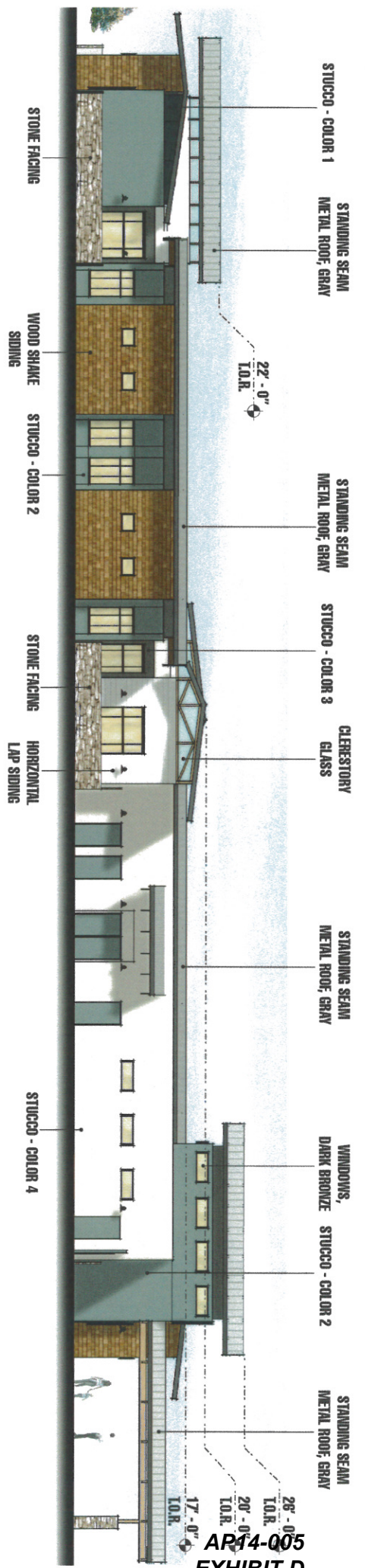
CARE MERIDIAN
THOMAS CREEK ROAD EXTERIOR ELEVATIONS



CARE MERIDIAN
THOMAS CREEK ROAD EXTERIOR ELEVATIONS

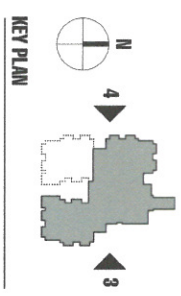
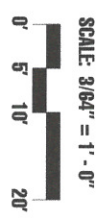
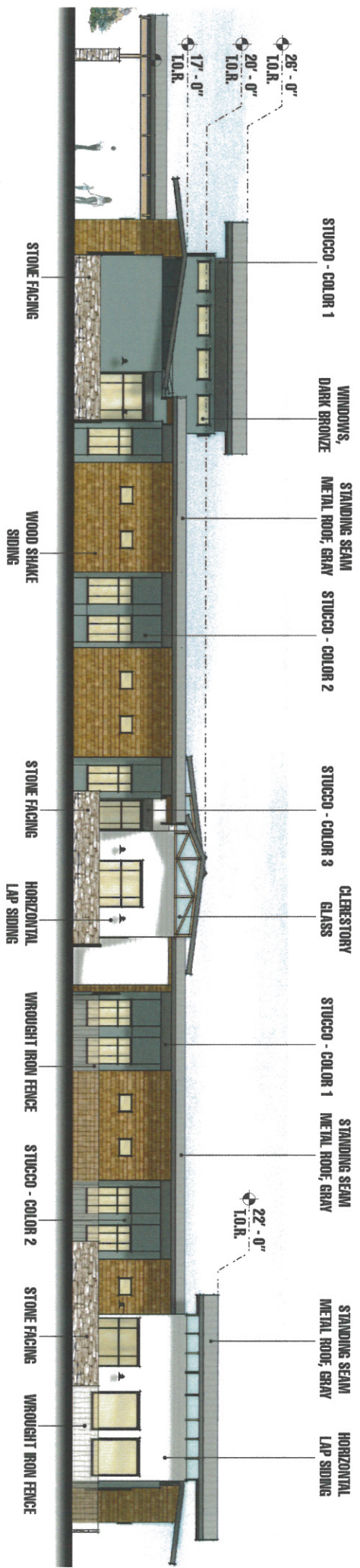


3. EAST ELEVATION



AP14-005
 EXHIBIT D

4. WEST ELEVATION





1

OVERALL FLOOR PLAN

1/32" = 1'-0"



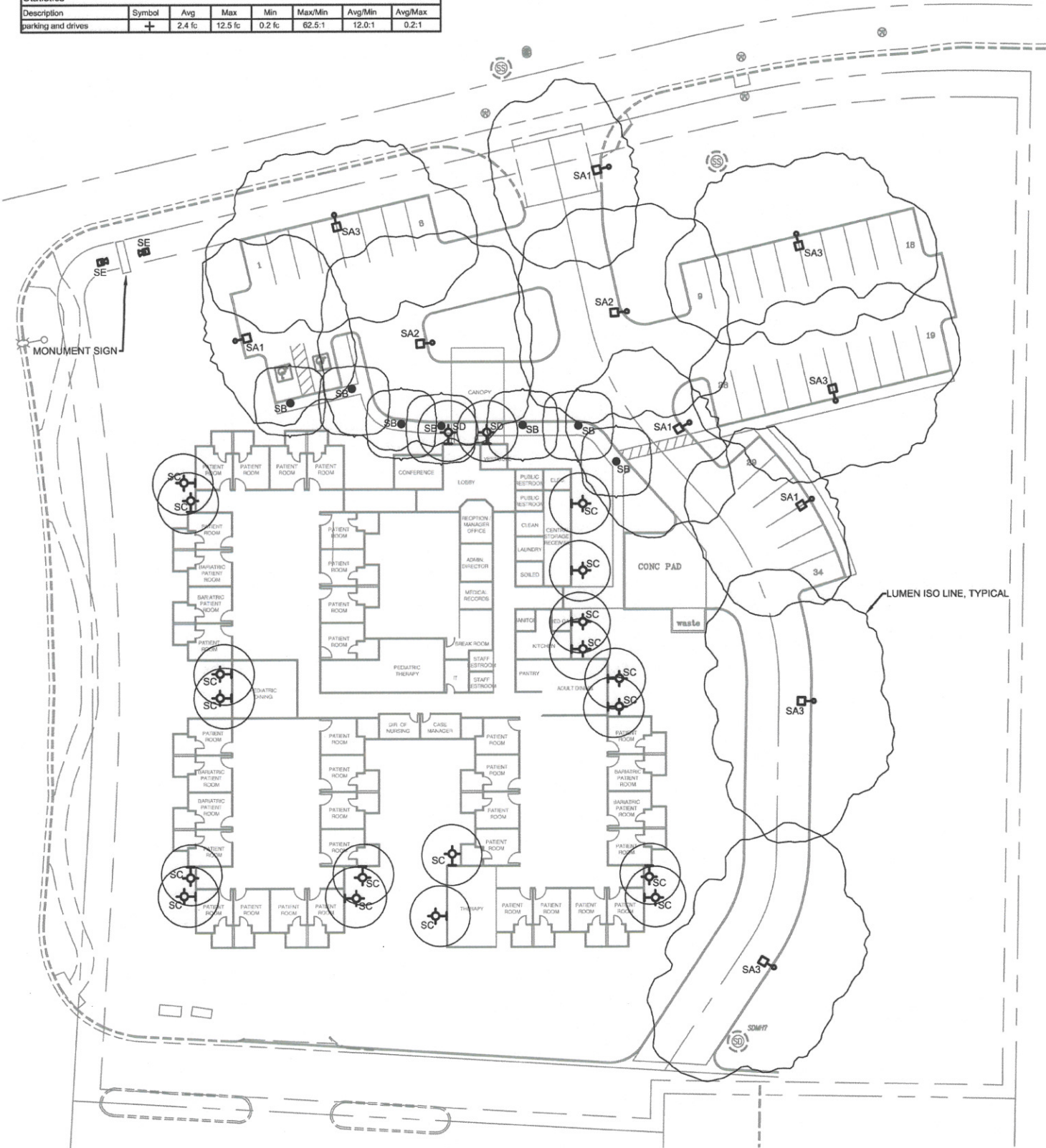
CARE MERIDIAN

THOMAS CREEK ROAD PHASING PLAN

DG
ARCHITECTURE

AP14-005
EXHIBIT D

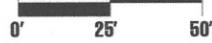
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
parking and drives	+	2.4 fc	12.5 fc	0.2 fc	62.5:1	12.0:1	0.2:1



LUMEN ISO LINE, TYPICAL



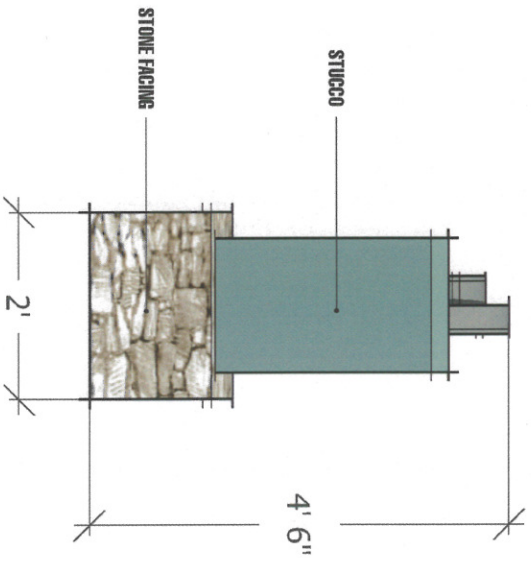
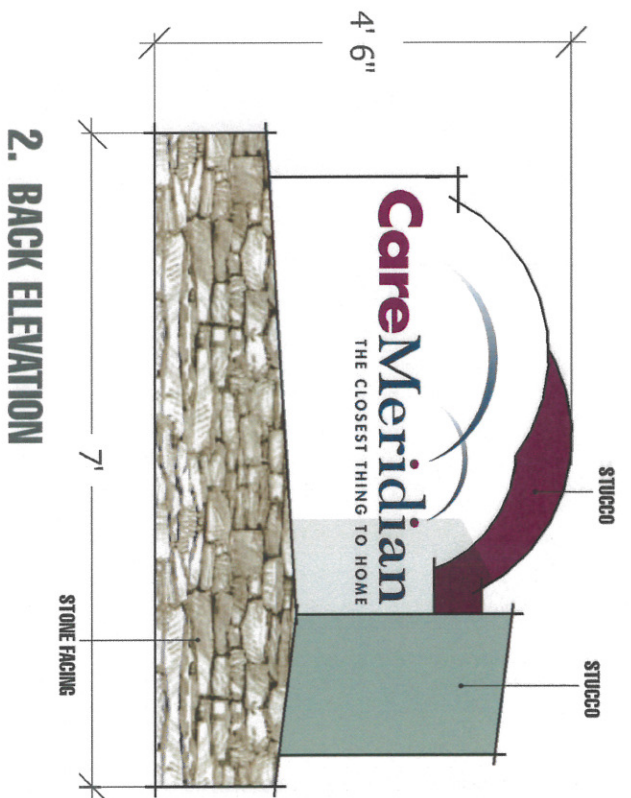
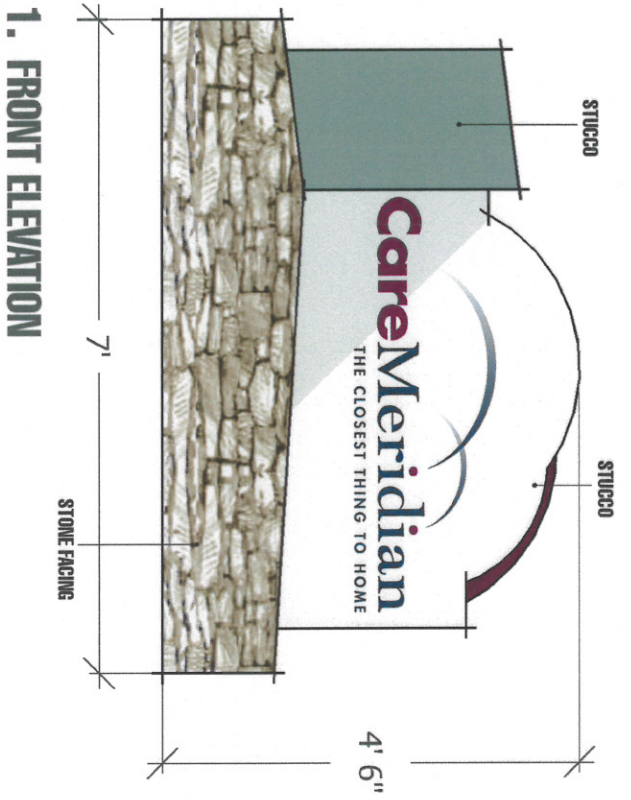
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CARE MERIDIAN
THOMAS CREEK ROAD LIGHTING PLAN

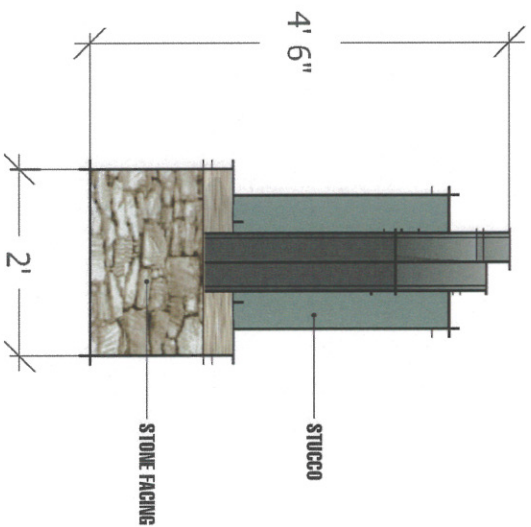


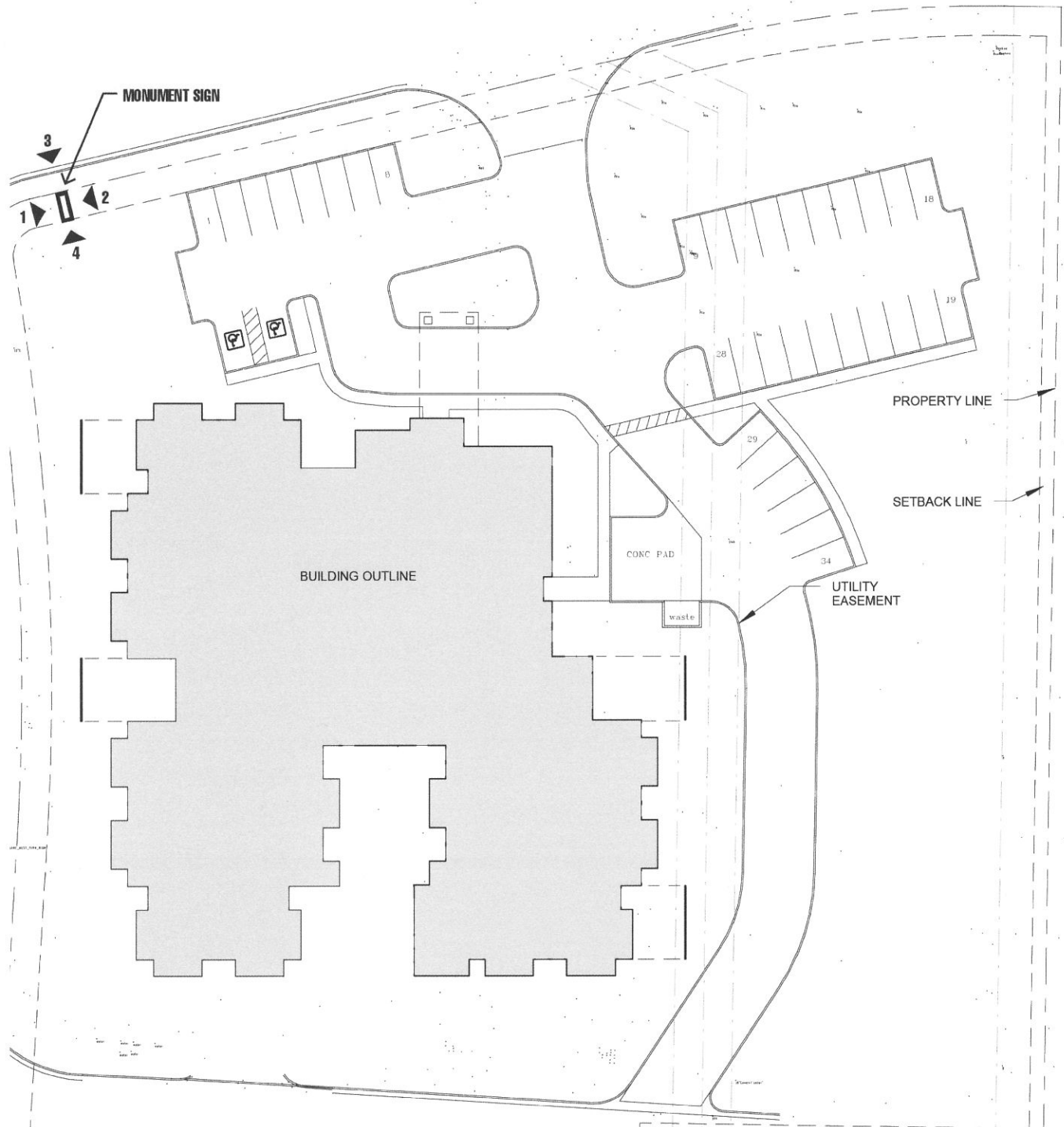
AP14-005
 EXHIBIT D



SIGNAGE NOTE:

- SIGNAGE TO BE LIT WITH LED FLOOD LIGHTS AT GROUND LEVEL.
- LED FLOOD LIGHTS ARE 19-WATTS EACH WITH AN OUTPUT OF 1,316 LUMENS, FEATURE AN LED REFLECTOR SYSTEM WITH A LOW BEAM-TO-BEAM RATIO FOR MINIMAL SPILL LIGHT AND A VISOR FOR SHIELDING.





SIGNAGE NOTE:

- SIGNAGE TO BE LIT WIT AT GROUND LEVEL
- LED FLOOD LIGHTS ARE AN OUTPUT OF 1,316 L REFLECTOR SYSTEM WI RATIO FOR MINIMAL SP FOR SHIELDING



SCALE: 1
0'

THOMAS CREEK ROAD SIGNAGE PLAN



LANDSCAPE LEGEND:

DECIDUOUS SHADE/STREET TREES: Qty: 19

(50% LARGE TREES @ 2" CAL. & 50% SMALL TREES @ 1" CAL.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

- FRAXINUS OXYCARPA & VYNOOP - RAYWOOD ASH
- QUERCUS ALBIFLORA - PIN OAK
- QUERCUS RUBRA - RED OAK

FLOWERING/ACCENT TREES: Qty: 8

(50% LARGE TREES @ 2" CAL. & 50% SMALL TREES @ 1" CAL.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

- ACER CINNABAL - AMUR MAPLE
- MAULS PRARIFERRE - PRARIFERRE GRABAPPLE
- PRULS CALLEBYANA - REDSPIRE*
- EVERGREEN TREES: Qty: 19

(50% LARGE TREES @ 7" HL. & 50% SMALL TREES @ 5" HL.)
IRRIGATED with AUTOMATIC DRIP IRRIGATION SYSTEM

BOTANICAL NAME COMMON NAME

- JUNIPERUS SCOPULORUM - ROCK MOUNTAIN JUNIPER
- PINUS NIGRA - AUSTRALIAN PINE
- PINUS FLEXILIS 'VANDEWOLF' - VANDEWOLF'S PINE

LAWN AREA - (Approx. 12,775 S.F.) IRRIGATED with TURF SPRAY IRRIGATION SYSTEM

PLANTING AREA with SHRUBS/GROUNDCOVERS/ORNAMENTAL GRASSES/PERENNIALS, ROCK MULCHES and BOUNDERS - (Approx. 29,185 S.F.) IRRIGATED with DRIP IRR. SYSTEM

NON-IRRIGATED NATIVE REVEGETATION AREA - (Approx. 17,856 S.F.) SEED AREA with DRY LAND/ NATIVE SEED MIX

EXISTING STREETSCAPE and LANDSCAPE SCREEN/BUFFER PRESERVE and PROTECT EXISTING TREES and SHRUBS - EXISTING DRIP SYSTEM TO BE PROTECTED IN-TACT, REPAIRED as NECESSARY

LANDSCAPE CALCULATIONS:

SITE AREA: 2.96 AC. ± (178,998 S.F.)
 ZONE DESIGNATION: GENERAL COMMERCIAL
 LANDSCAPE SUMMARY:
 TOTAL IRRIGATED LANDSCAPE AREA PROVIDED = 41,960 S.F. (321.5% SITE COVERAGE)

PRELIMINARY LANDSCAPE PLAN

From: Catherine Clark <bc.clark@sbcglobal.net>
Sent: Thursday, November 13, 2014 10:29 AM
To: Pelham, Roger
Cc: bc.clark@sbcglobal.net
Subject: Admin Permit Case No. 14-005

To Roger Pelham
November 13, 2014
Washoe County Community Development
1001 E. 9th Street
Reno, Nevada 89520
RE: Admin Permit Case No. 14-005

I recently became aware of tonight's South Valley's CAB meeting and the proposed Care Meridian Nursing Facility near the corner of Mt. Rose Hwy and Thomas Creek Road (Admin Permit Case No 14-005). The purpose of this email is to notify Washoe County and the Citizen's Advisory Board that I am opposed to the proposed location of this facility.

Since the early 1990s, the parcels in question, APN 150-012-04,05 and 06 HAVE ALWAYS been advertised as a site for a local restaurant or mini commercial center which would "serve the local residents". These parcels have NOT been advertised to be a skilled nursing care facility. Due to several reasons, I do not think a nursing care facility is appropriate for this location (due to the proximity to a major intersection SR431 & Thomas Creek Rd, proximity to upscale residential subdivisions, and the proposed nursing facility is not a restaurant or mini commercial center that would serve the local residents).

A more appropriate location for the Care Meridian nursing care facility would be closer to Galena High School (DeSpane Ln & Wedge Pkwy, adjacent to St. Mary's Medical Center). Additional alternate locations include adjacent to the fire station (corner of Arrowcreek and Thomas Ck Rd); adjacent to Hunsburger & Sage Ridge Schools (Arrowcreek Pkwy, west of Thomas Ck Rd); or along Wedge Pkwy north of the Raleys Shopping Center.

The existing Galena Market (at the SW corner of SR431 and Thomas Creek Rd) provides commercial services to the local neighborhood. Future facilities that locate adjacent to the Galena Market should be similar types of commercial uses (e.g., restaurant, bank, deli, etc.). A skilled nursing facility is not a similar use, will not serve the local neighborhood, and is not the right fit for this location.

I recommend Care Meridian to perform additional due diligence and investigation on alternative and more suitable locations for their facility. I recommend the Washoe County Citizen's Advisory Board to DENY Care Meridian's proposed nursing facility on APN 150-012-04, 05, 06 (Admin Permit Case No 14-005). Thank you for your time and continued efforts in the community.

Best Regards,

Catherine & Brian Clark
13190 W. Saddlebow Drive
Reno, Nevada 89511

From: kellywerner@gmail.com on behalf of Kelly Werner
<kwerner@kwerner.com>
Sent: Thursday, November 13, 2014 3:27 PM
To: Pelham, Roger
Subject: Admin Permit Case No. 14-005

Dear Mr. Pelham,

I am writing you today as I just became aware of tonight's South Valley CAB meeting and the proposal for a nursing facility near the corner of Mt. Rose Hwy and Thomas Creek Rd. Permit case # 14-005. I would like to notify the Washoe County and the Citizen's Advisory Board that I am opposed to this proposal for this facility at that location.

I am a local realtor and I was the Exclusive Listing Agent for the Saddlehorn sub-division from 1992 through 1999. I still do the bulk of my business in that community. Since the development of the Saddlehorn project, those parcels, 150-012-04, 05 and 06 were always slated for the site of a mini commercial center or restaurant, similar to the gas station/mini mart across the street on the east side of Thomas Creek Rd and SR431. A commercial center that would serve the local residents best. I do not believe that a nursing facility would be an appropriate use of those parcels or serve the residents. In fact, as a real estate professional I would have to say that it is my belief that a nursing facility in that location would be a detriment to the value of the homes in that area. It is very important that continuity be kept in a community in an effort to maintain value.

I would suggest a facility such as that would be more appropriately placed closer to the St. Mary's Medical Center off of SR431. I recommend that the committee suggest an alternate location for this nursing facility.

Sincerely,

Kelly Werner
RE/MAX Realty Affiliates
kwerner@kwerner.com
775-250-1617

From: Allen Della <allen.della@gmail.com>
Sent: Friday, November 14, 2014 11:44 AM
To: Pelham, Roger

The proposed location for a skilled long term nursing facility on Thomas Creek Blvd is inappropriate. I strongly oppose such construction. This site has always been designated for a restaurant or large market which would be ideal for the surrounding communities.

Allen Della
Concerned Saddlehorn Resident.

From: B & C Clark <bc.clark@sbcglobal.net>
Sent: Sunday, November 16, 2014 3:21 PM
To: Pelham, Roger
Subject: Admin Permit Case No. 14-005

Hi Roger -

I am emailing about Admin Case No. 14-005; Care Meridian Nursing Facility Project.

Question: When does this development project go before the Board of Adjustment? (date & time)?

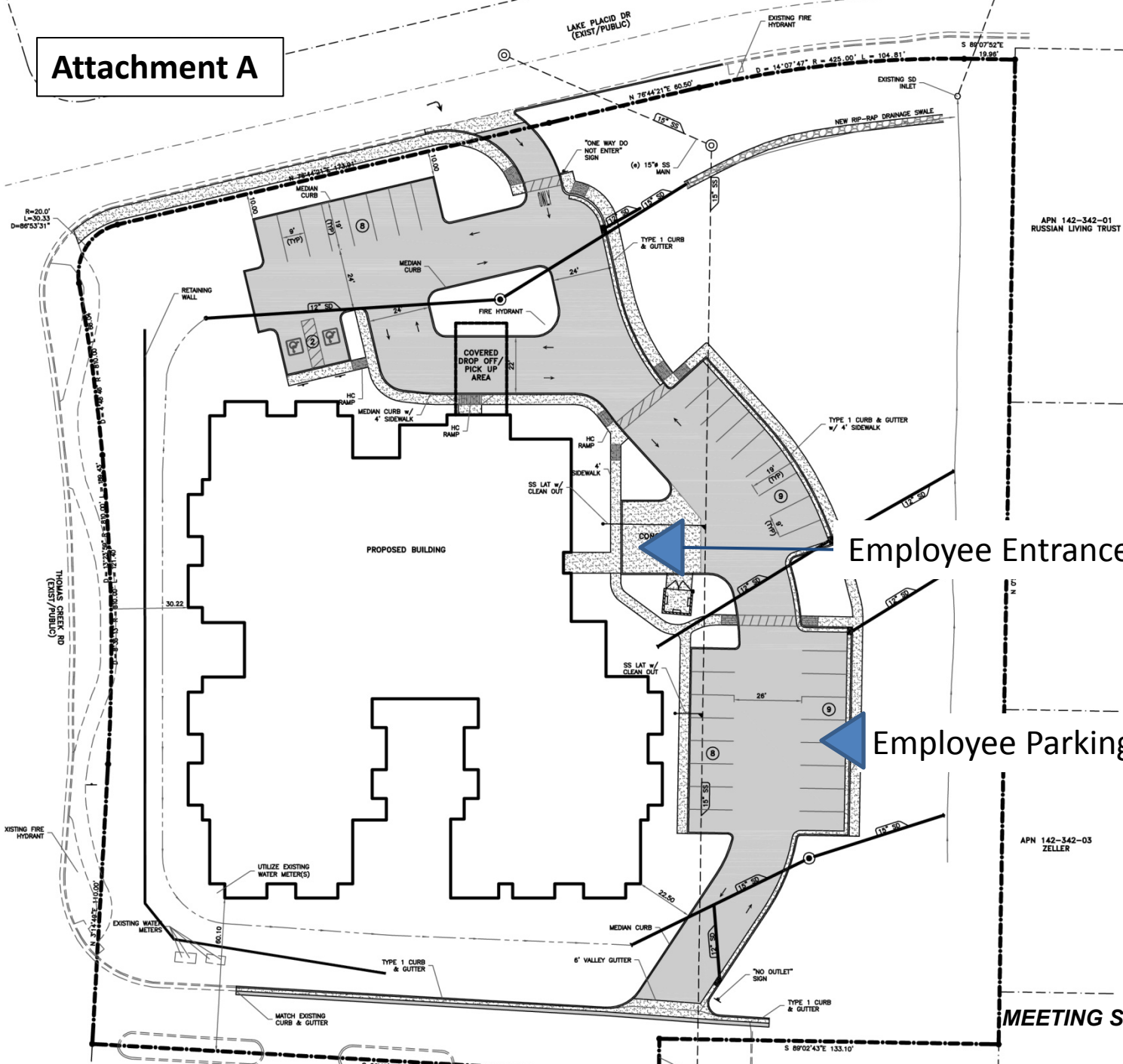
Also, as a recommendation to my earlier comment (sent on November 13 to you via email); I recommend the following "condition of approval". Should Washoe County recommend approval of the proposed Care Meridian Nursing Facility; I recommend that the Developer first be required to get the proposed site plan and landscape plan reviewed and approved by the Saddlehorn Homeowner's Association Design Review Committee. I am not in favor of the proposed development for the Saddlehorn neighborhood (I do not think it is the "right fit" for the neighborhood; however, should it be approved, I hope that it is constructed, developed, operated, and maintained with the same "level of quality and upscale nature" as is the Saddlehorn Development. All building plans, lighting, and landscape plans should first be reviewed and approved by the Saddlehorn HOA Design Review Committee to ensure that the Care Meridian development is a "quality development" and that similar to the Saddlehorn neighborhood.

I also recommend that the proposed lighting for this development be "as minimal" as possible and as allowed by the building code. Saddlehorn is a "dark sky" development; having minimal street lights and minimal outside nighttime lighting. I would recommend that the Care Meridian development is the same (e.g. dark sky with minimal lighting). I also recommend that the facility have additional landscaping requirements along Thomas Creek and Lake Placid, to screen the facility from the street. In addition, I recommend that their "signage" be small in very size, be minimal in number of signs allowed, be low to the ground (3 feet high or less) and definitely the facility's sign should not be lit up with bright lights at night (e.g., sign should be non-electric)...all so it fits into the Saddlehorn neighborhood residential environment.

Thank you for the opportunity to comment.

Best Regards,
Catherine Clark
13190 W. Saddlebow Drive.
Reno, NV 89511
Bc.clark@sbcglobal.net

Attachment A



MEETING SUBMISSION
AP14-005



South Truckee Meadows/Washoe Valley Citizen Advisory Board

MEMORANDUM

To: Roger Pelham, Staff Representative
From: Misty Moga, Administrative Recorder
Re: **Administrative Permit Case No 14-005 - Care Meridian Nursing Facility Project**
Date: November 13, 2014

John Krmpotic introduced Keith Underwood, the Project Developer of these care facilities.

Mr. Krmpotic gave a power point presentation:

- This project is 3 acres on 3 parcels, north of commercial center on Mt. Rose Highway at Thomas Creek Road
- There are 2 phases in which they are currently seeking entitlement for the entire facility.
- There will be a dense evergreen screen which will be a nice buffer.
- There are single family residential properties to the north and east of the proposed facility.
- The architecture will follow the South Truckee Meadow Area Plan and is also located on a scenic corridor. The building will be comprised of wood and stone in elements of architecture.
- On the north elevation is where the entry way would be.
- This facility is one story which is good conformance to surrounding area.
- John showed the size of the business sign which conforms to the sign codes.
- The topography works well as screening because the building sits below and there is a soft interface.
- This facility will have shared access with the Chevron station.
- The lighting plan might be sensitive to the neighbors. They will use low intensity and focused lighting.
- There is ½ acre more than needed which allows for more screening.

Questions or comments:

- Jim Rummings asked about the number of employees that will be working at this facility. John Krmpotic said 20 during the day, Monday through Friday. During the weekend, it would be lower. Jim was concerned with sufficient parking. John Krmpotic said they will have more than what code requires; they will have 29 spaces. The facility will experience 20 employees, with some visitors, and drop offs. Jim asked how many patients per room. John Krmpotic said one patient per room.
- Brad Stanley reconfirmed it was 36 rooms for 36 patients. Brad asked about the lighting. John Krmpotic said it will be dark sky compliant. Brad asked about the noise from the nearby businesses such as the gas station. Keith Underwood Underwood, the project developer, said they don't believe there will be a detriment from nearby businesses. Keith Underwood said they will build it with sound insulation. John Krmpotic talked about trip generation and said they ran the numbers with a traffic engineer. Approximately 85 trips daily will be generated. They understand their parking demand.
- Tom Daly asked about zone change. John Krmpotic said there will be no zone change in GC zone.
- Eric Scheetz asked about the Water rights and what is required for this use. John Krmpotic said they know they have to purchase them because there are no existing wells, and they will purchase what is required.
- Pat Phillips asked about the lights. She said people build out in that area because they want the rural atmosphere and sight line to the Sierras. She asked why the parking didn't go by Placid and Thomas Creek. John Krmpotic said this is the final iteration of the site plan. John Krmpotic showed the proposed parking, and said there will be plenty of screening. Mr. Krmpotic said it makes more sense where the proposed parking will be placed because it's minimal impact to the single family residents. Keith Underwood responded to Pat's question regarding the lighting. He said they are trying to be as residential as possible, however, they are required certain lighting for compliance. Keith Underwood said they would have muted lighting; however, they have to follow what is required. Washoe County Director of Community Services, Dave Solaro, said they have to follow Washoe County code. Mr. Krmpotic said it's the softest lighting for non-residential. The 12 foot lights have the cone for safety and security. Pat asked if they can require the employees to park away from the homes and make that a policy. She recommends requiring the lights to be turned off next to the residential homes.
- Brad Stanley said he has some experience with this topic. He has been to a facility and certain times during the day are 'lights out.' He asked if there are provisions for lowering the lights during lesser times of operations. Dave Solaro said certain lights have to be on according to code during certain hours.
- Eric Scheetz asked if there has been communication with the neighbors. John Krmpotic said this hasn't been brought to anyone and no one has said anything.

- Catherine Clark said she lives up a few blocks from Saddlebow. John Krmptotic asked about her concerns. She said there is a better location by St. Mary's, off of Wedge or behind Raley's. She said this particular parcel has been advertised as restaurant or small retail mall. She said she is concerned about this being a care facility and the lighting. She recommended the developer go to the Saddlehorn HOA to get their buy-in on lighting, landscaping, and building components. She said she encourages them to reach out to the Saddlehorn community. She said she wouldn't want this care facility in her neighborhood.
- Eric Scheetz said it's the best to speak with the neighbors. People would be excited for a restaurant in this area, or be adverse to it. However, because this is a long term care facility, he said please talk to the neighborhood, Monte Rosa, Saddlehorn HOA. He said, however, we do need these types of facilities.
- Tom Daly said this is a benign facility. He said he is all in favor of this project.
- John Krmptotic said this parcel has capacity for 12,000 sq feet of shopping center.
- Brad Stanley asked about hours of operation. Keith Underwood said it is 24/7 facility with visiting hours typically between 8am-8pm. Hustle bustle would be 8am-5pm, Monday through Friday with minimal traffic after 8pm.
- Tom Judy asked about development lighting; the County has required lighting that is focused down and not out, but it doesn't specify that in this information. John Krmptotic said he can get back with the specifics of the lighting. Keith Underwood said lighting is more specific in California, and they have done this before. Keith Underwood said lighting is the biggest concern.
- Mary Ann Oelsner said she wanted to comment on the number of employee. Keith Underwood said it is 20 employees is during peak hours. Skilled nursing with 36 patients, a 1 to 4 ratio. The 20 employees include cleaning, admin and nursing. Maryanne said she has been a nurse for 40 years, and one nurse for 4 patients isn't realistic. John Krmptotic read the employee plan. Maryanne said it reduces the skilled nursing staff.
- Jim Rummings said if this put into operation and it doesn't work, what is the backup plan. He asked where they can add additional parking. John Krmptotic showed potential additional parking if needed. He said they are over parked and they have the capacity. Jim asked if the building department agrees with it. John Krmptotic says they have 29, which is more than what the code requires.
- Brad Stanley said the ratio of nurses to patients is heavy. Keith Underwood said this is a higher ratio and follow guidelines. The facility is licensed with state of Nevada. It has basic requirements and meets the standards with physical and operations. Keith Underwood said, generally, they exceed the standards, and they have been doing this since 1989 and are familiar with regulations and requirements.
- Pat Phillips asked about parking on the Lake Placid Road. Mr. Krmptotic said it should be prohibited. It would be inconvenient. Keith Underwood said the patients that lives at the facility, none of the patients can drive.
- Marilyn Naylor asked about phase one and two. John said they are showing both phases. John said there are 24 beds in the first phase. Keith Underwood said they want to provide 24, but want to have the ability to grow if needed to put in 12 additional beds.
- Catherine Clark asked the Keith Underwood about the types of patients that will need this facility. Keith Underwood said those patients who have brain and spine injuries, those who have experienced severe work/car accidents and veterans. Keith Underwood said one of the programs they will have will be to serve the needs of pediatrics. Keith Underwood said we need to incorporate a pediatric program into our facility so families don't have to drive to southern Nevada for care.
- John Krmptotic asked when the next Saddlehorn HOA meeting is.
- Kathie Roberts asked about their experience building facilities since 1989. Keith Underwood said there are 29 facilities; the majority of them are in California, 2 in Nevada, Colorado, and Arizona. He said information is available on their website. The California facilities have a different classification and they are smaller. They are classified as Congregate Living Facilities.

MOTION: Tom Daly moved to approve this facility as described; Kathie Roberts seconded the motion to approve this facility. Eric Scheetz requested the motion be amendment to include the lighting best efforts.

Discussion: Tom Daly said we can't determine the lighting. John Krmptotic said they have to follow lighting code.

cc: Patricia Phillips, Chair
 David Humke, Commissioner
 Al Rogers, Constituent Services
 Sarah Tone, Constituent Services

← RESIDENTIAL →
← LAKE PLACID →

ONE-WAY
EMERGENCY
ACCESS

LANDSCAPE
SCREENING

PROPOSED FACILITY

THOMAS CREEK

← RESIDENTIAL →

GAS
STATION

MINI-
MART

CAR WASH

Submitted by
MEETING SUBMISSION, AICF
KOB
AP14-005

