

Special Use Permit Application **Washoe Valley Fire Station**

Submitted to Washoe County

March 8, 2023

ORIGINAL

Prepared for

Truckee Meadows Fire District

3663 Barron Way

Reno, NV 89511

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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

Table of Contents

Section 1

- ❖ Development Application
- ❖ Neighborhood Meeting Summary
- ❖ Special Use Permit Application

Section 2

- ❖ Executive Summary
 - Project Request
 - Background
 - Project Description
 - Building Architecture and Floor Plan
 - Traffic, Site Circulation and Parking
 - Landscaping
 - Fencing/Screening
 - Lighting
 - Signage
 - Utilities
 - Grading and Drainage
 - Development Statistics
- ❖ Special Use Permit Findings

Section 3

- ❖ Maps
 - Vicinity Map
 - Aerial Map
 - Master Plan Map
 - Zoning Map
 - Assessor's Parcel Map
 - Color Site Plan
 - Reduced Maps and Plans
 - Building Elevations and Floor Plans
 - National Wetland Inventory Map

Section 1

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: Truckee Meadows Fire District Washoe Valley Fire Station			
Project Description: Request for a Special Use Permit to allow a safety service use (ie - Fire Station) to be developed in the LDS zoning District.			
Project Address: 0 White Pelican Road, Washoe Valley			
Project Area (acres or square feet): ~6 acres			
Project Location (with point of reference to major cross streets AND area locator): The project site fronts old Highway 395 and is approximately 1 mile west of East Lake Boulevard			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See Attached List			
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: Truckee Meadows Fire Protection District		Name: Wood Rodgers, Inc	
Address: 3663 Barron Way		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-328-6123	Fax:	Phone:	Fax:
Email: CMoore@tmfpd.us		Email: shuggins@woodrogers.com	
Cell:	Other:	Cell: 775-250-8213	Other:
Contact Person: Chief Moore		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Truckee Meadows Fire Protection District
Washoe Valley Fire Station
Project APN's

050-220-61 – ~1.00 acre

050-220-62 – ~1.00 acre

050-220-63 – ~1.00 acre

050-220-64 – ~1.00 acre

050-220-65 – ~1.00 acre

050-220-66 – ~1.00 acre

Project Name: Washoe Valley Fire Station

Neighborhood Meeting

Meeting Location: 405 Surrey Drive, Reno (Pleasant Valley Elementary)

SUMMARY

Meeting Date: February 27, 2023

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Stacie Huggins **(Company):** Wood Rodgers, Inc

Contact (Email): shuggins@woodrogers.com **(Phone):** 775-823-5258

Public Concerns:

1. None at the time of meeting
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. None at this time
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

The applicant provided a brief presentation and then answered questions from the attendees for approximately 20 minutes. The attendees were supportive of the project and commented on how this project will be benefit the general area. Generally attendees welcome the project and look forward to seeing the project built/operational.

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

1. What is the project being requested?

This is a request for a special use permit to allow development of a safety service facility (ie - fire station) in the LDS zoning district.

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.)

The subject site is currently undeveloped. As depicted on the attached site plan, the proposed project includes a new fire station with apparatus bay, crew quarters, and administration offices. As designed the project meets all requirements noted in WC Code.

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

Construction is anticipated to begin in Spring 2024 and be substantially completed by November 2024.

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

The subject site is centrally located between West Washoe Valley and East Washoe Valley, making it an ideal location to respond to calls in southern Washoe County. Physically, the site is relatively flat consisting primarily of native vegetation. In addition, the site has direct access to Highway 395 limiting noise impacts to the surrounding neighborhoods.

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

This new station will replace the two existing stations in Washoe Valley, Station 30 at Bowers (which is now closed) and Station 32 at East Lake. The new station benefits the greater southern Washoe County residents by being centrally located on the north end of Washoe Valley where they can better respond to the volume and type of calls typically needed.

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

To mitigate for impacts associated with the project, the building has been cited on the northern portion of the site and oriented toward Hwy 395 (away from existing residential). This design allows emergency vehicles leaving the site direct access to Hwy 395 rather than Lake Drive through the residential neighborhood. It is worth noting that an advanced active warning system (Emergency Vehicle sign W11-8 with beacons) will be installed to alert drivers of emergency vehicles crossing Highway 395. In terms of lighting, any lights provided on the site (parking lot, building) will be down shielded to meet Dark Sky requirements. Landscaping will also be provided to buffer existing residents to the west and south and the proposed project.

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.

Refer to Special Use Permit plans included with this 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
------------------------------	-----------------------------

9. Utilities:

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

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

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

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

--

10. Community Services (provided and nearest facility):

a. Fire Station	Station 32 East Lake
b. Health Care Facility	Saint Mary's Galena Urgent Care
c. Elementary School	Pleasant Valley
d. Middle School	Herz Middle School
e. High School	Galena High
f. Parks	Davis Creek Regional Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Summit Mall

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

1. What is the purpose of the grading?

Grading is necessary to support development of the Fire Station.

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

Approximately 900 cubic yards of material will be excavated and used for fill.

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

Approximately 87,400 SF of surface will be disturbed, however, most areas will consist of buildings or pavement when the project is complete.

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

The project requires import of approximately 2,000 cubic yards of material.

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

Although grading is necessary, the project does not meet the threshold for a special use permit since areas disturbed will either consist of building or pavement on natural slopes less than 30%.

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.)

No grading has occurred on the project site as of the date of the SUP submittal.

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

Yes, all areas proposed for grading are identified on the site plan.

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

The disturbed area will be visible from all directions including Highway 395. To mitigate for visual impacts, the project includes landscape screening along the north, south, and southeast boundaries. Additionally, Browns Creek is located along the west side of the site and the exiting vegetation will screen project impacts.

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)?

No, all grading and access for the project are limited to the site.

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?

Slopes on the site range from 1% to 8%, with a 3:1 max slope on the small daylight areas on the perimeter of the developed area. Standard BMPs will be utilized to prevent erosion until landscaping is established.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
-----	------	--

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)?

The project does NOT require retaining walls.

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

Landscaping will be utilized for visual mitigation of the project/grading.

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

The majority of trees located onsite are within the Browns Creek drainage area. This area is planned to be preserved in its existing condition so no trees will be removed.

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?

The developed area will be landscaped, however, where revegetation is necessary, it will be treated with a native revegetation seed mix as noted on the landscape plan.

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

No temporary irrigation is planned. All landscaping will be irrigated with a permanent drip system.

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

No.

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

Yes	No X	If yes, please attach a copy.
-----	------	-------------------------------

Section 2

Executive Summary

Applicant: Truckee Meadows Fire Protection District
APN: 050-220-61, -62, -63, -64, -65, and -66
Request: A request to allow a Safety Service use in the Low Density Suburban (LDS) zoning district per Table 110.302.52 of the Washoe County Development Code.
Location: The 6-acre project site is located between Highway 395 and Lake Drive with access from White Pelican Road in old Washoe City.

Project Request

This application package contains the required Washoe County application and supporting information for the following request:

- A Special Use Permit (SUP) to allow a new safety service use (i.e. – Fire Station) to be constructed on parcels zoned LDS located in old Washoe City.
- Modification to address screening along the western property line adjacent to existing residential.

Background

Truckee Meadows Fire Protection District (TMFPD) previously had two fire stations in Washoe Valley, Station 32 East Washoe Valley and the now closed Station 30 at Bowers Mansion. Station 32, located on East Lake Boulevard, was constructed in 1979 and consists of a metal building with three apparatus bays and crew quarters. Station 30, previously located at Bowers Mansion, was constructed in 1950 and was originally a plow and sand station for the State of Nevada that was later converted to a fire station and leased by TMFPD.

In 2019, the Board of Fire Commissioners (Board) approved a plan to consolidate the two fire stations located in Washoe Valley. This was approved based on a study showing that one fire station could still provide response times consistent with a Standards of Cover adopted by the Board of County Commissioners and relatively low call volume in Washoe Valley and its rural land use. A key component of the consolidated fire station was the need to move resources north, given that 75% of responses are in the northern Battalion and 25% of the calls are in the south, despite the southern Battalion having six stations versus the north, with five.

In 2020, the Board approved the purchase of six undeveloped parcels (Project Site) in order to construct a new fire station in north Washoe Valley that can better respond to the volume and type of calls typically needed in southern Washoe County. The Project Site is bound by Highway 395 to the northwest, Lake Drive to the southwest and Middlefield Place, a private access easement along to the east. Surrounding uses include single family residential on the west and south, residential and non-residential uses on the east, and non-residential uses to the north across US 395. It is worth noting that a Reversion to Acreage to combine the six parcels into one is currently being processed through Washoe County.

As preliminary discussions proceeded with architectural work, the manifestation of bats and rodents at Bowers station 30 became critical. The Fire Chief recommended to the Board that the closure of the Bowers Station 30 be accelerated for health and safety reasons. In 2022, Bowers Station 30 was permanently closed and the lease between the District and the State of Nevada (owner of the Bowers Station) was terminated.

Physically the site is relatively flat and slopes in a predominant northwesterly to southeasterly direction with a gradient of 1 to 8 percent. The undeveloped site consists primarily of native vegetation with low-lying grasses and

sparsely located bushes. A segment of the Browns Creek drainage flows along the western property boundary where existing mature trees exist and will remain in their existing condition.

The subject properties are within the South Valleys Area Plan which identifies the parcels as having a zoning designation of Low Density Suburban (LDS) and a master plan designation of Suburban Residential (SR). The Area Plan further identifies the subject site as being within the Old Washoe City Historic District. It is worth noting that the safety service facility is consistent with the Old Washoe City Historic District Policy 8.1 which encourages a range of uses that provide services to local residents in the area.

The South Valleys Area Plan includes a "Development Suitability" map which identifies a "potential wetland" on the southeast corner of the property. Review of the National Wetlands Inventory (NWI) does not indicate wetlands currently exist on the property. While the proposed project design does not impact the southeast corner of the property, we believe the Development Suitability map incorrectly identifies wetlands on the site and therefore should not be a deciding factor in this request. A copy of the current NWI mapping is included in Section 3 of this application for reference.

Project Description

The project site is approximately 6 acres in size with development limited to the northern portion of the site. By keeping development of the project focused on the northern portion of the site, impacts to the adjacent existing residential uses are limited and emergency vehicles will have direct access to Highway 395. It is worth noting that the disturbed areas associated with the project are located 100' west of the existing Browns Creek drainage along the western property line. This design concept preserves the drainage in its existing natural condition, which further contributes to the rural character of the area.

In terms of the building area, the new fire station is approximately 11,700 sqft in size and includes an apparatus bay with front/back aprons, crew quarters, 7,500 sqft ancillary storage buildings, public and staff parking, and trash and green waste collection area. Specifically, the main station building will include an apparatus bay to house three large fire fighting vehicles and an ambulance with direct access to Highway 395. The main station building will also include living quarters for a 6 man fire crew. In addition to the main building, the project includes ancillary buildings that will be used primarily for storage of fire equipment.

Building Architecture and Floor Plan

The new Truckee Meadows Washoe Valley Fire Station is a single-story building that includes apparatus bays, residential & living spaces for fire department crews, and support rooms. The 11,700 sqft building will be constructed of materials that provide a durable structure and minimize future maintenance. The exterior walls will be concrete masonry units (CMU). The CMU walls will be integral color with complementary color accents. The upper portions of the CMU exterior walls will be clad with metal panels. The metal panels will be factory-finished with colors in the same color range as the CMU. The exterior materials are similar in material and color to other nearby commercial buildings. The exterior walls will have a parapet building form. The parapet wall system reduces building volume and helps manage impacts of water runoff caused by a sloped roof. This leads to a more energy efficient station with flexibility to grow efficiently if needed.

The building floor plan provides various functional components of the station. Public access, administration, apparatus room, living/fitness, operational support, and residential zones are clearly defined in the plan.

The apparatus room accommodates 6 response vehicles in 3 bays. The high-bay room has large four-fold doors for vehicle ingress and egress. The four-fold doors will be glazed for daylighting and to maximize sightlines. The

room will have trench drains, vehicle exhaust systems and overhead utilities. The plan includes space for an additional future bay for expansion of the apparatus room.

The living area is at the core of the building and includes a kitchen, dining room, dayroom, and fitness area. In addition, the station has five bedrooms for the on-duty crew, along with a Captain's bedroom. The bedrooms are separated from the rest of the station to provide a quiet environment. The residential section includes restrooms, showers and a laundry. There will be one restroom/shower that will be fully accessible. Each bedroom has a window for daylighting and views. The building also includes areas for turnout gear storage, hazardous materials decontamination, tool room, and equipment storage.

Traffic, Site Circulation and Parking

Headway Transportation prepared a Traffic Impact Study to identify potential impacts from the project and develop recommendations if necessary. According to the study, the proposed project is anticipated to generate 60 average daily trips (ADT), with 6 AM peak and 6 PM peak trips. The study indicated that the additional project traffic will be minor and have no significant impact on the overall intersection operations. To address emergency response events on Highway 395, the study recommends installing an advanced active warning system (Emergency Vehicle sign W11-8 with beacons). Traffic interruptions due to emergency response events would be sporadic and are not expected to significantly impact operations on Highway 395. Any construction related to Highway 395 will be coordinated with NDOT prior to construction.

In terms of on-site circulation, the site has been designed with ingress/egress via a driveway from Highway 395. Once on site, the project includes a drive aisle that accommodate two way access for vehicles. Guests visiting the station will utilize one of the two parking areas provided while emergency vehicles will continue to the apparatus bay where they will enter the bay from the south and be parked facing north toward Highway 395.

The project includes a total of 27 parking stalls, including three van accessible ADA stalls. Specifically, fifteen parking stalls are provided on the east and south side of the building for employees. An additional fifteen parking stalls for the occasional visitor or employee overflow, have been provided on the north side of the building and adjacent to Highway 395. Two of the ADA spaces have been located in the visitor parking area along the front of the building and are both van accessible with access to an ADA route to/from the main building. A third van accessible ADA space is provided in the employee parking lot on the east side of the building and will also have access to an ADA Route to/from the main building.

Landscaping

Twenty percent of the developed site is required to be landscaped. As designed, the developed portion of the site is approximately 67,200 sqft, which requires a minimum of 13,440 sqft of landscaping. In order to meet the landscaping requirements, the site includes trees strategically planted around the site complimented by drought tolerant plantings and a mix of inorganic groundcover and/or bark mulch for ground cover. All landscaping will be maintained by fire personnel on-duty (*Refer to Landscaping Plan in Section 3 and Map pocket*)

As required by WC Code, trees are required along streets and when non-residential uses are adjacent to residential uses. Specifically for this project, where the site abuts Highway 395, trees are provided at a rate of 1 tree per 50 lineal feet, which equates to six trees along the northern boundary.

In keeping with South Valleys Area Plan Policy 8.5, and as required by Code, development shall minimize its impacts on residential area by including buffers, limited on-site lighting, and other appropriate methods. As designed, where the project is adjacent to existing residential along the southeast, southern, and western

boundaries, landscape buffers have been planned. Specifically, along the southeast and southern boundaries, trees are planned at a rate of 1 tree per 20 lineal feet which equates to twenty-nine (29) trees.

Where the project site abuts residential to the west, the Applicant is seeking relief from the landscape requirement but rather agreeing to preserve the existing mature landscaping/trees along the existing Browns Creek drainage. It is worth noting that the existing residential house west of the project has a 6' wooden fence along the shared western boundary. Between the existing fence and the existing landscaping along Browns Creek, there is adequate screening/landscaping to mitigate for impacts of the new development on the existing residential.

Fencing/Screening

When a civic use adjoins a residential use, a solid wall or fence is required along the entire length of the common property line. As noted in the South Valley Area Plan Policy 2.9, perimeter fencing will be open view rather than a solid wall or fence. Open view fencing, rather than solid screening, contributes to the rural character of the area as outlined in the South Valleys Area Plan

In the case of this site, screening is required along the southeast, southern, and western boundaries. Specifically along the southeast and southern boundaries, screening in the form of open view fencing along with 1 tree per 20 lineal feet will be planted between the uses. Where fencing would be required along the western property boundary, rather than disturbing the Browns Creek drainage, the Applicant is seeking to modify the screening requirement, whereby in lieu of installing a fence and disturbing the creek along this boundary, the existing fence on the shared property line would be maintained and the existing mature landscaping along this property line would be preserved.

Lighting

The project is anticipated to include minimal lighting primarily focused on building and parking lot lighting. Where pole lighting is provided either along Highway 395 or in the parking areas, they will be limited to 12-foot tall and shielded to direct the light down to the ground. This design is consistent with SV Policy 2.7, which requires "dark sky lighting" standards.

Signage

Signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style and character of the building and will be oriented toward Highway 395.

Utilities

Utilities that will serve the project site are summarized as follows:

- Water – The proposed project will be served by Truckee Meadows Water Authority (TMWA). The project site is not currently served by TMWA but it will be annexed into TMWA's service area prior to the final design phase. The site is adjacent to two TMWA water mains that can serve the project. There is a 10-inch water main located along Highway 395 as well as an 8-inch main that runs along the eastern edge of the parcel.
- Sewer – The project will utilize a septic system. The septic tank and leach field components of the septic system have been preliminarily designed for the project. A preliminary sewer report is provided in Section 4 of this application.
- Electricity – Electric will be provided by NV Energy.
- Gas – A propane tank will be utilized to serve the project.

Grading and Drainage

In order to support development of the fire station, approximately 87,400 sqft of the site will be disturbed. As designed, approximately 900 cubic yards will be excavated and used as fill on-site and requires import of approximately 2,000 cubic yards of fill material. Areas disturbed for grading will be under a building footprint, paved roadway or parking lot on natural slopes less than thirty percent, therefore, the project does not require a Grading Special Use Permit.

In terms of drainage, the project site currently slopes from west to east. Generally stormwater sheet flows across the project site where it enters a drainage swale located off-site. Stormwater discharges into Little Washoe Lake which is located approximately 2,500 feet east of the project. The proposed project will convey stormwater from the improvement area via gutters where it will discharge to a riprap apron that will sheet flow stormwater easterly in a similar manner as the existing condition.

Where Browns Creek is located along the west side of the project site, no grading or improvements are anticipated adjacent to or within the Browns Creek drainage.

Development Statistics Summary

Total Site Area:	5.98± acres (260,487± sqft.)
Developed Area:	1.54 acres (67,200 sqft.)
Building Area:	22,100± sqft. (8.5%)
Parking/Paved Area:	45,100± sqft. (17%)
Landscape Area:	13,440± sqft. (20%)
Undeveloped Area:	4.12 acres (179,800sqft.)
Landscape Area Required:	13,440 ± sqft (20%)
Landscape Area Provided:	13,440 ± sqft.
Trees Required:	41 trees
Trees Provided:	50 trees
Parking Required:	12 stalls
Parking Provided:	27 stalls
Accessible Parking Required:	2 stalls
Accessible Parking Provided:	3 stalls

Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

Response: The proposed use is consistent with the Master Plan, which identifies the project site, as well as the surrounding properties, as Suburban Residential (SR). More specifically, the property and the surrounding land are located within the South Valleys Area Plan within the Old Washoe City Historic District (OWCHD). The conforming Low Density Suburban (MDS) zoning as defined within the Washoe County Master Plan and Development Code is supported within the OWCHD and allows Safety Services with approval of this Special Use Permit.

The proposed new fire station allows TMFPD to construct a new fire station centrally located in Washoe Valley that can better respond to volume and type of calls typically needed in southern Washoe County.

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

Response: All necessary facilities (water/septic/etc.) are either available nearby or can be provided to serve the project. All improvements will be designed in accordance with applicable codes and regulations.

Specifically, the proposed project will be served by Truckee Meadows Water Authority (TMWA). The project site is not currently served by TMWA but discussions with TMWA indicated it can be annexed into their service area prior to the final design phase. The site is adjacent to two TMWA water mains that can serve the project.

In terms of sewer, the project is designed to utilize a septic system. The septic tank and leach field components of the septic system have been preliminarily designed for the project. A preliminary sewer report is provided in Section 4 of this application.

In addition to utilities, the project includes a new driveway that connects to Highway 395. To ensure safety to vehicles on Highway 395, the project also includes an advanced active warning system (Emergency Vehicle Sign W11-8 with beacons), with a sign on each side of the road, to inform drivers when/if emergency vehicles are accessing the highway. It is also worth noting that the Applicant has designed the driveway in accordance with NDOT requirements and will work with NDOT to obtain the necessary approvals for such access.

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

Response: Physically the site is relatively flat with slopes predominant northwesterly to southeasterly at a gradient of 1 to 8 percent. The undeveloped site consists primarily of native vegetation with low-lying grasses and sparsely located bushes. A segment of the Browns Creek drainage flows along the western property boundary where existing mature trees exist and will remain in their existing condition.

The new fire station has been located on the project site to better respond to the volume and type of calls that are typical in this area of southern Washoe County. As noted previously, the site has direct access to Highway 395 which enables fire or emergency response throughout the area within approved response times as outlined in the Regional Fire Services Standards of Cover.

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

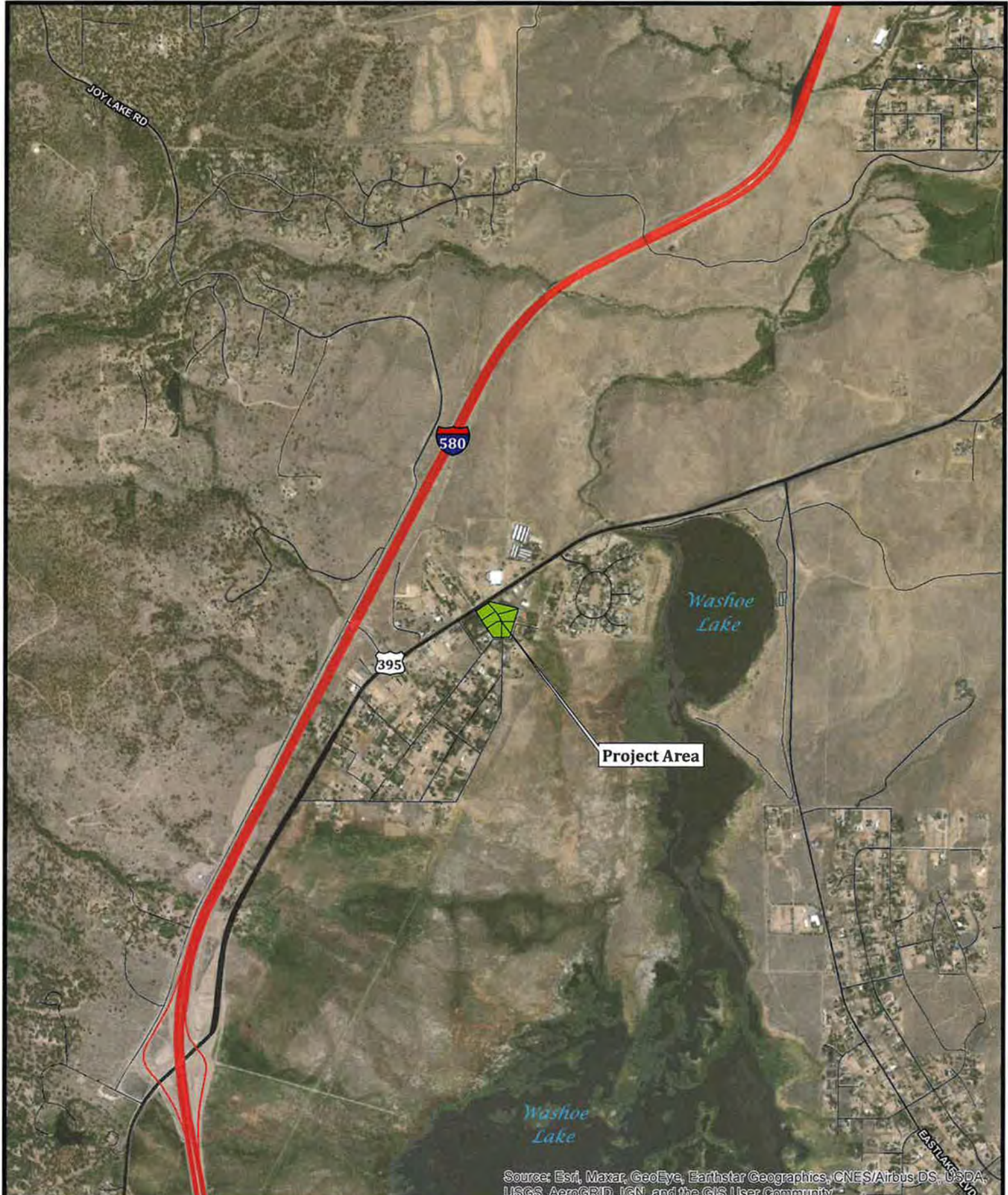
Response: The proposed use as a fire station will not be significantly detrimental to the public health, safety or welfare. In fact, with the recent closing of Station 30 at Bowers, this new fire station in north Washoe Valley, will allow the district to better serve Washoe Valley from one centrally located facility. The proposed project will serve as a community amenity that provides fire protection and emergency response to Washoe Valley.

In terms of impacts to the surrounding area, the new building has been cited on the northern portion of the site away from existing residential. Specifically, the project has been designed so that fire trucks enter and exit the apparatus bay directly from Highway 395, which will be equipped with an advanced active warning system to alert drivers of emergency vehicle crossing.

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

Response: N/A.

Section 3



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



Vicinity Map

TMFPD Washoe Valley Fire Station

December 2020



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel: 775.823.4068 Fax: 775.823.4066



Legend

 Project Area

Aerial Map

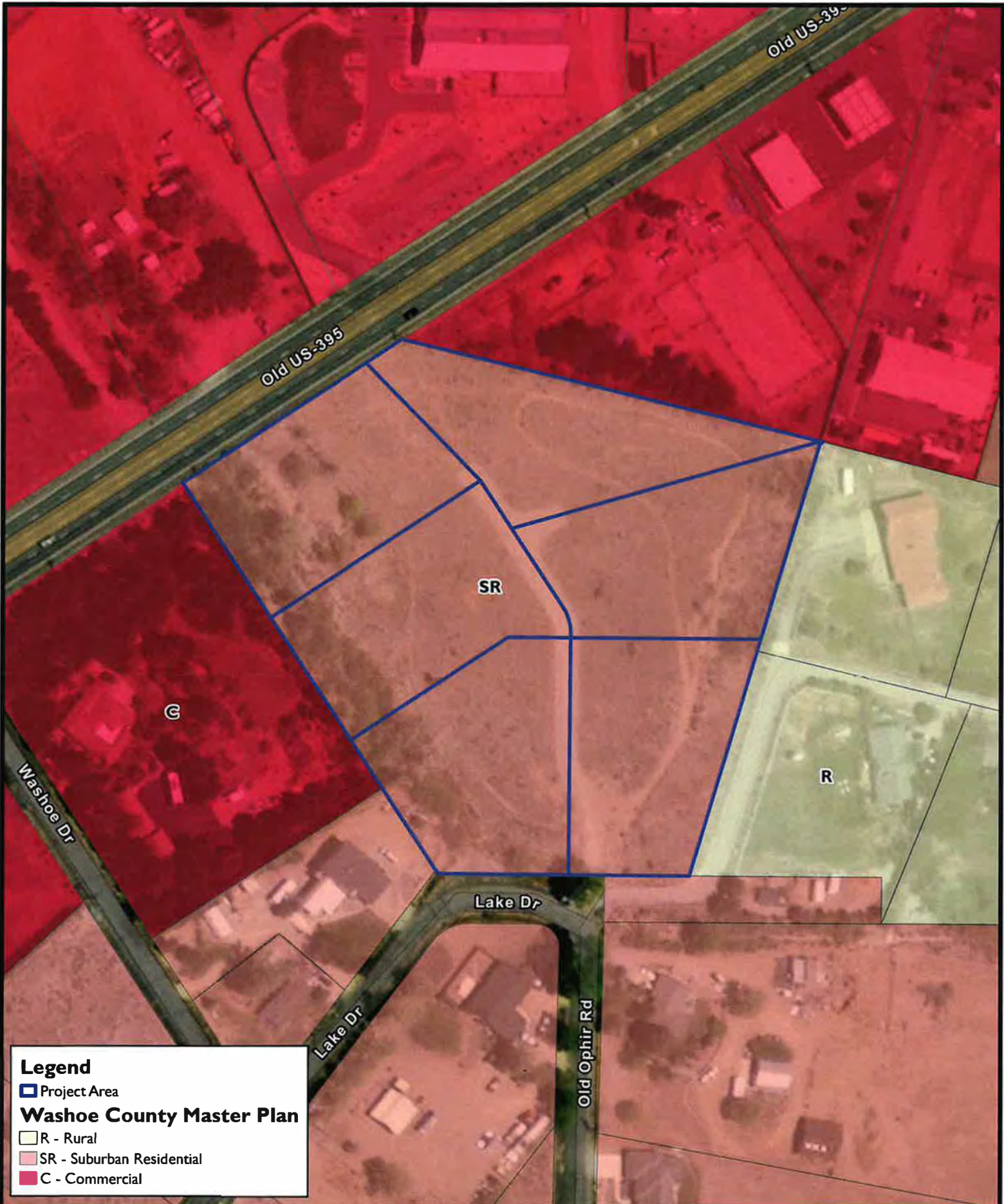
TMFPD Washoe Valley Fire Station

January 2023



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066





Legend

Project Area

Washoe County Master Plan

- R - Rural
- SR - Suburban Residential
- C - Commercial

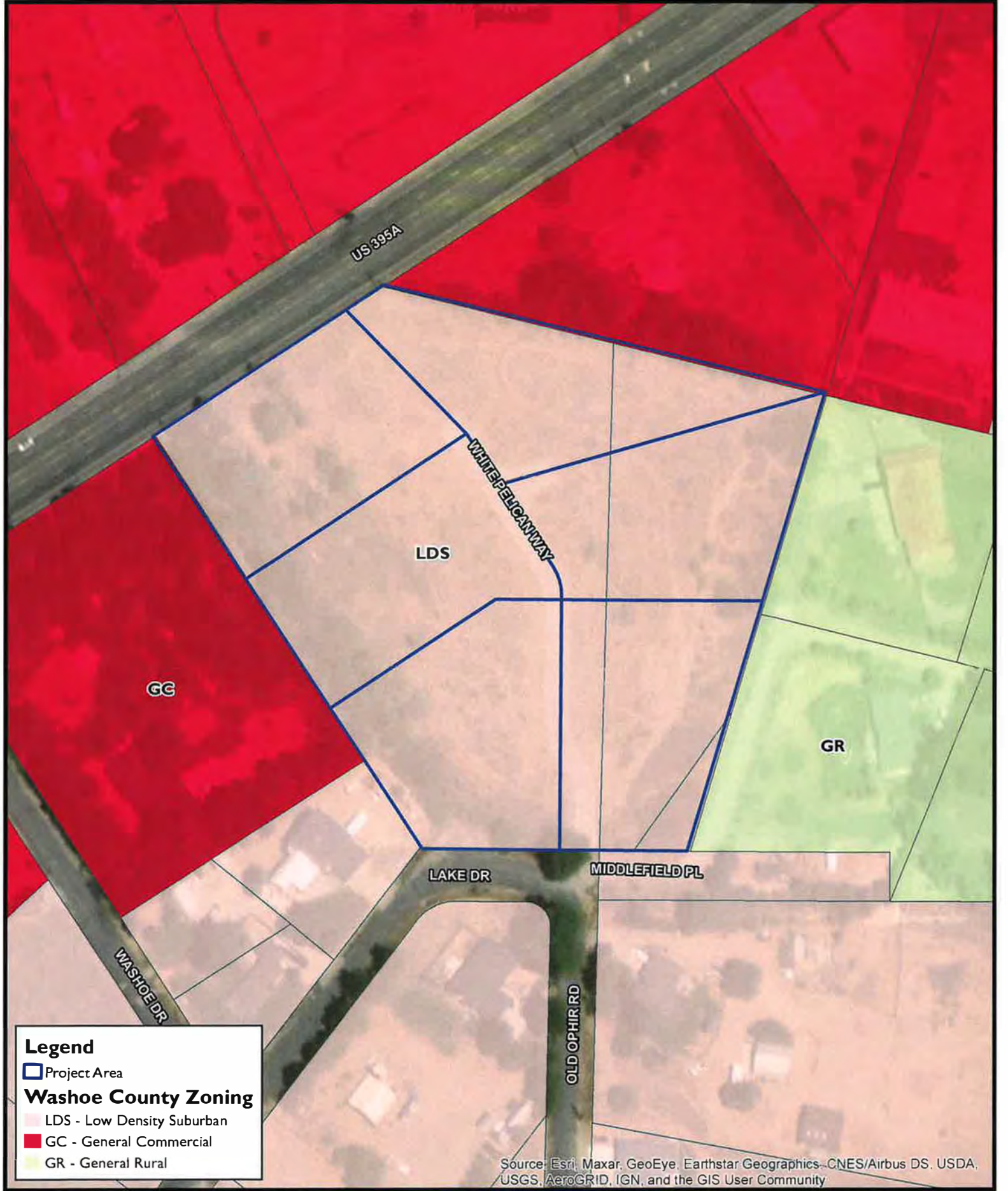
Master Plan

TMFPD Washoe Valley Fire Station

January 2023



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Legend

Project Area

Washoe County Zoning

LDS - Low Density Suburban

GC - General Commercial

GR - General Rural

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



Zoning
TMFPD Washoe Valley Fire Station
 December 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066

PORTION OF NW1/4 OF SECTION 24 &
 PORTION OF E1/2 OF SECTION 23
 T17N - R19E

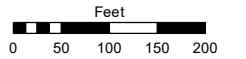
**(#429)
 WASHOE CITY
 ANNEX**

Assessor's Map Number

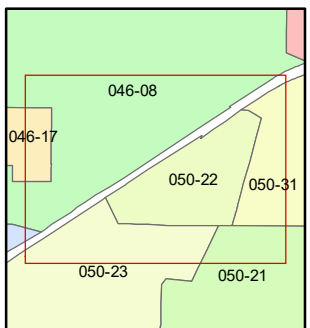
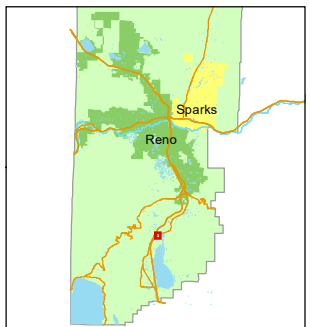
050-22

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 200 feet

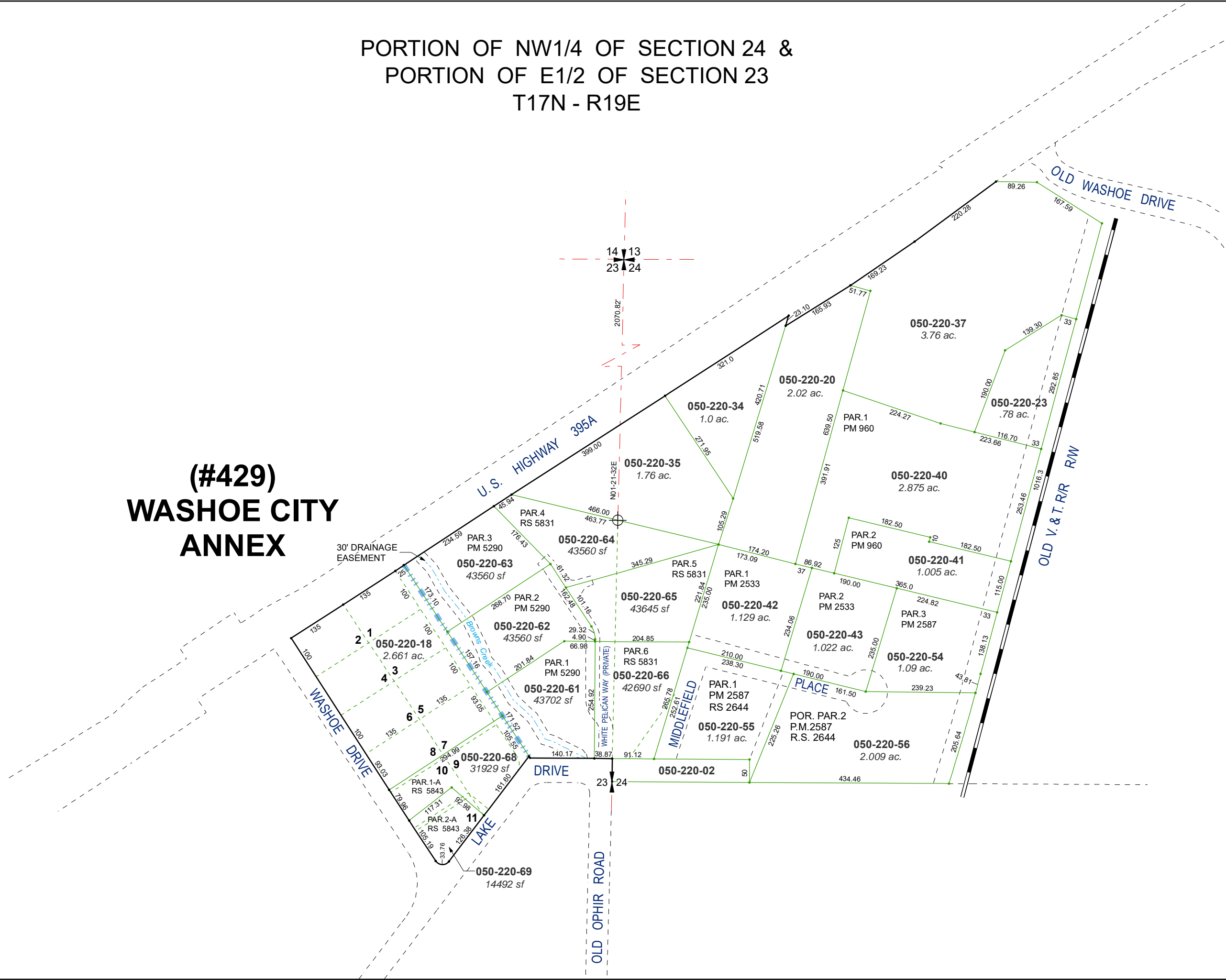


created by: CFB 06/05/2015

last updated: SR 6/21/17.v2

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.





PLANT LEGEND

- EVERGREEN TREE
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- NATIVE RIPARIAN REVEGETATION
- NATIVE REVEGETATION SEED MIX
- INORGANIC GROUNDCOVER &/OR WALK-ON BARK

LANDSCAPE REQUIREMENTS

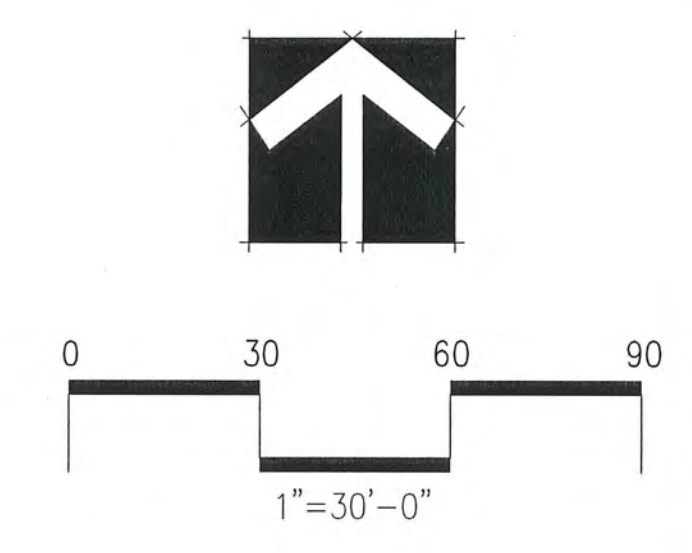
REQUIRED: 1 TREE / 10 PARKING SPACES
 27 SPACES = 3 TREES
 PROPOSED: 6 TREES

SITE INFORMATION

TOTAL SITE AREA: 5.98 +/- AC
 UNDEVELOPED AREA = 179,800 SF
 DEVELOPED AREA = 67,200 SF
 BUILDING AREA = 22,100 SF
 PARKING / PAVED AREA = 45,100 SF
 LANDSCAPE AREA (20% OF DEVELOPED AREA) = 13,440 SF

NOTES

1. LANDSCAPE TO COMPLY W/ WILDLAND FIRE SAFETY REQUIREMENTS AND ALL LOCAL GOVERNMENT REQUIREMENTS
2. PROPOSED LANDSCAPE EMPHASIZES NATIVE PLANT MATERIAL (WC-SV.2.11)
3. ALL NEW PLANT MATERIAL TO BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.

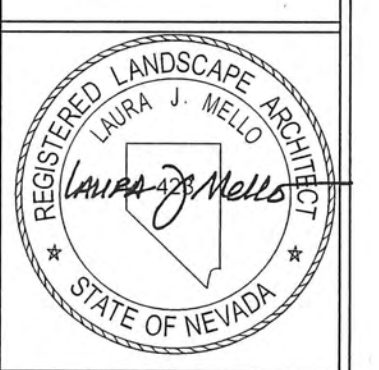


REVISIONS	BY

LANDSCAPE ARCHITECTURE AND PLANNING
L J M
 DESIGN GROUP
 Post Office Box 507
 Truckee, CA 96160
 Tel: 530.587.6003
 Email: ljm@lajm.com
 CA Lic. #45828 NV Lic. #423

WASHOE VALLEY FIRE STATION
 HWY 395
 RENO, NV. 89402
 APN:

**SPECIAL USE PERMIT -
 PRELIMINARY SITE PLAN**



DATE	MAR 3 2023
SCALE	AS SHOWN
DRAWN	LJM - KHB
JOB #	
Details	
SHEET NUMBER	1
OF	SHEETS

WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT

TITLE SHEET

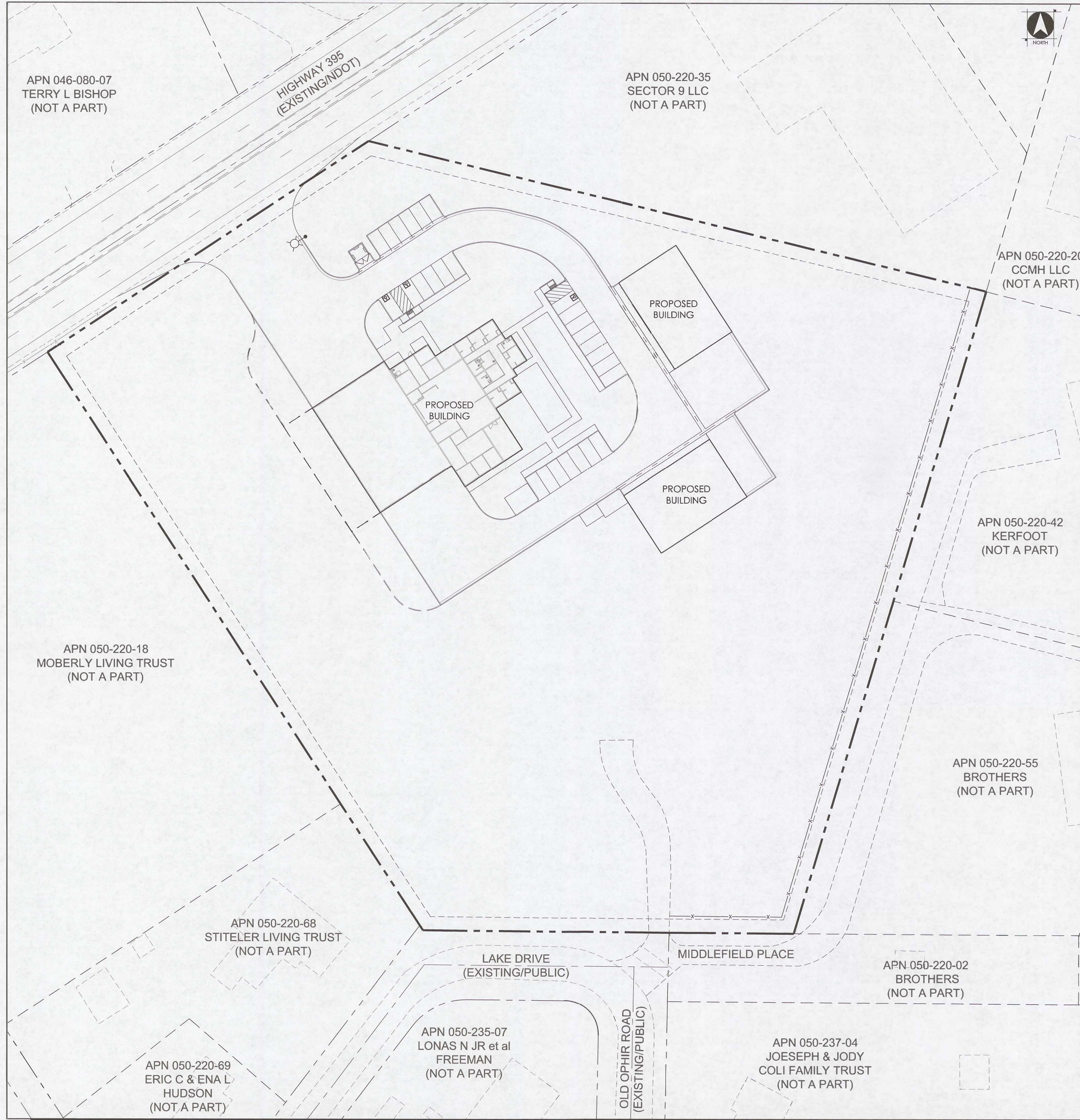
OWNER/APPLICANT:
 TRUCKEE MEADOWS
 FIRE PROTECTION DISTRICT
 3663 BARRON WAY
 RENO, NV 89511

BASIS OF BEARINGS

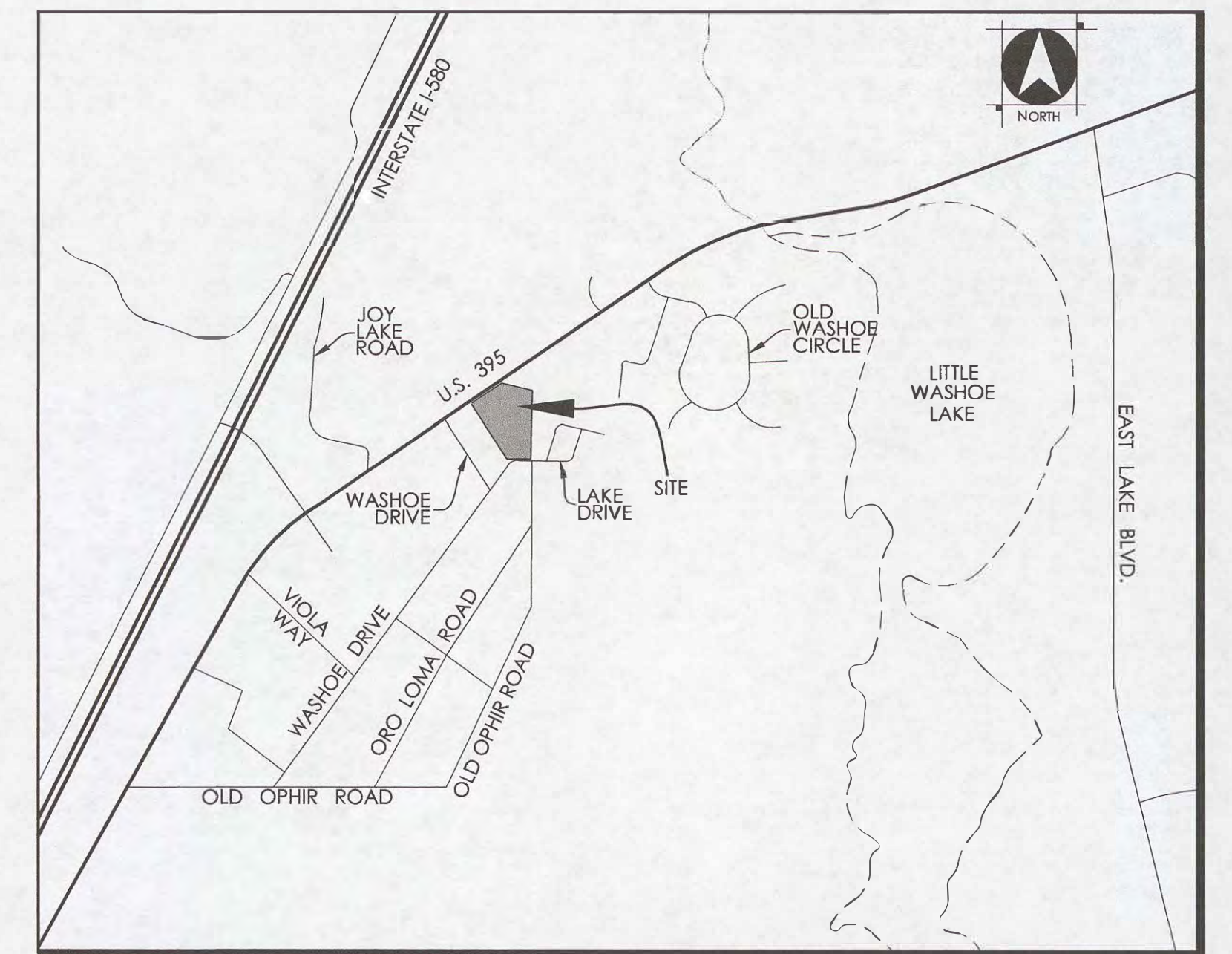
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY WASHOE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "W ZOLEZZI" - S625M01279 AND "RNW RENO" - N745M01028. THE BEARING BETWEEN CORS "W ZOLEZZI" - S625M01279 AND CORS "RNW RENO" - N745M01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR = 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM NATIONAL GEODETIC SURVEY (NGS) "E 357 RESET", WITH A PUBLISHED ELEVATION OF 5099.6 FT. BENCHMARK "E 357 RESET" IS DESCRIBED AS 4" BRASS DISK STAMPED USGS E 357 RESET, LOCATED 0.1 MILE SOUTHWEST ALONG A PAVED ROAD FROM THE POST OFFICE AT STEAMBOAT, THENCE 4.5 MILES SOUTHWEST ALONG U.S. HIGHWAY 395, AT THE SUMMIT OF A HILL, 261 FEET SOUTHWEST OF THE CENTERLINE OF THE HIGHWAY, 152 FEET EAST FROM CATTLE GUARD ON COUNTRY ROAD, 3 FEET NORTH OF A FENCE, 2 FEET NORTH OF A WITNESS POST, ABOUT 10 FEET HIGHER THAN THE HIGHWAY, AND SET IN A CONCRETE POST ABOUT 0.1 FOOT BELOW THE GROUND.



SITE PLAN
 NOT TO SCALE



VICINITY MAP
 NOT TO SCALE

SITE INFORMATION:

EXISTING ASSESSOR PARCEL NUMBERS:
 050-220-61, 050-220-62, 050-220-63,
 050-220-64, 050-220-65, AND 050-220-66

SITE INFORMATION:

TOTAL SITE AREA: 5.98± AC
 UNDEVELOPED AREA: 179,800 SF
 DEVELOPED AREA: 67,200 SF
 BUILDING AREA: 22,100 SF
 PARKING/PAVED AREA: 45,100 SF
 LANDSCAPE AREA (20% OF DEVELOPED AREA): 13,440 SF

PARKING STATISTICS:

TOTAL PARKING REQUIRED: 12
 TOTAL PARKING PROVIDED: 27 STALLS
 TOTAL ACCESSIBLE PARKING REQUIRED: 1 STALLS
 TOTAL ACCESSIBLE PARKING PROVIDED: 3 STALLS

ENGINEERS STATEMENT:

I, JILLIAN G. WILBRECHT, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8TH DAY OF MARCH, 2023.

JILLIAN G. WILBRECHT P.E. #22522



SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	DM-1	PRELIMINARY DEMOLITION PLAN
3	S-1	PRELIMINARY SITE PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	G-2	PRELIMINARY GRADING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	CS-1	PRELIMINARY CROSS SECTIONS
8	LS-1	PRELIMINARY LANDSCAPE PLAN

WASHOE VALLEY FIRE STATION

TITLE SHEET



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel 775.823.4068 Fax 775.823.4066

JOB NO. 8754.005

MARCH, 2023

WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT PRELIMINARY DEMOLITION PLAN

DEMOLITION KEY NOTES:

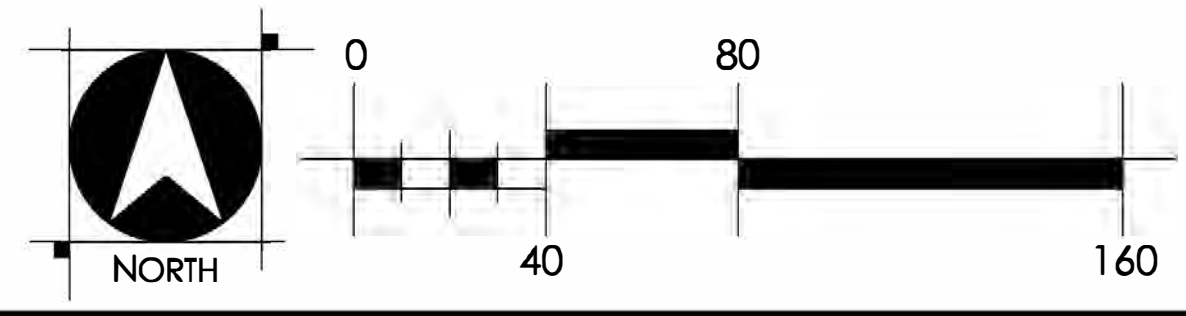
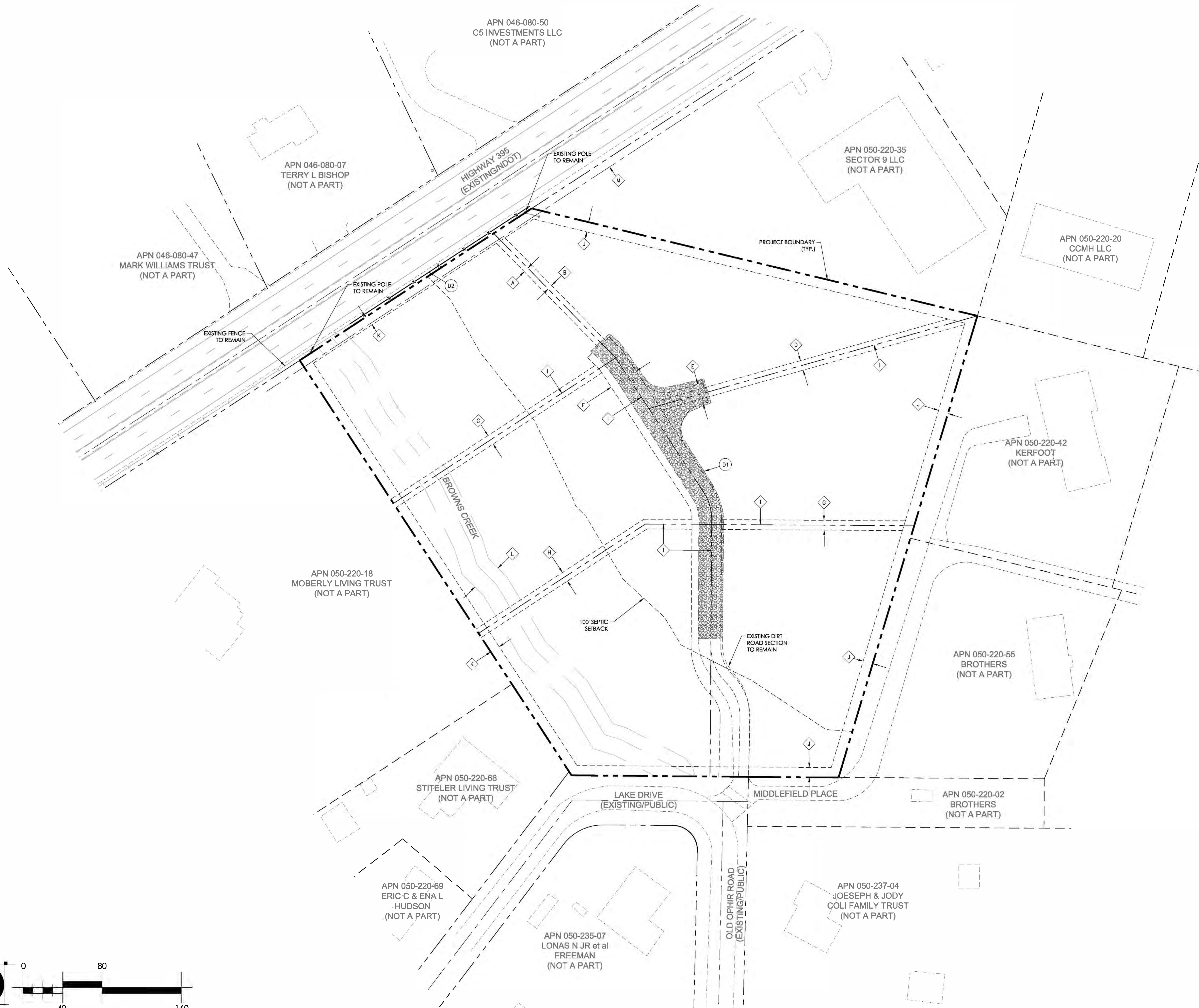
- (D1) EXISTING DIRT ROAD TO BE REMOVED (TYP.)
- (D2) EXISTING FENCE TO BE REMOVED (TYP.)

EASEMENT LEGEND

- (A) 5' P.U.E. PER PARCEL MAP NO. 5290, FILE NO. 4706484 (TO BE RELINQUISHED)
- (B) 5' P.U.E. PER DOCUMENT NO. 4706485 (TO BE RELINQUISHED)
- (C) 10' P.U.E. (TO BE RELINQUISHED)
- (D) 10' P.U.E. (TO BE RELINQUISHED)
- (E) EMERGENCY ACCESS EASEMENT PER PARCEL MAP NO. 5290, FILE NO. 4706484 (TO BE RELINQUISHED)
- (F) 30' PRIVATE RECIPROCAL ACCESS EASEMENT, PUBLIC EMERGENCY ACCESS, PUBLIC UTILITY EASEMENT, AND PRIVATE AND PUBLIC WATERLINE EASEMENT PER PARCEL MAP NO. 5290, FILE NO. 4706484 (TO BE RELINQUISHED)
- (G) 10' P.U.E. (TO BE RELINQUISHED)
- (H) 10' P.U.E. (TO BE RELINQUISHED)
- (I) PARCEL LINE (TO BE REVERTED)
- (J) 10' P.U.E. PER DOCUMENT NO. 4706485
- (K) 10' P.U.E. PER PARCEL MAP NO. 5290, FILE NO. 4706484
- (L) 30' DRAINAGE EASEMENT PER PARCEL MAP NO. 5290, FILE NO. 4706484
- (M) CENTERLINE ELECTRIC POWER LINE EASEMENT PER DOCUMENT NO. 140461

LEGEND:

- (Hatched Box) EXISTING DIRT ROAD TO BE REMOVED



WASHOE VALLEY FIRE STATION PRELIMINARY DEMOLITION PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066

JOB NO. 8754.005 MARCH, 2023
SHEET DM-1 OF 8


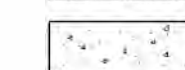
WASHOE VALLEY FIRE STATION

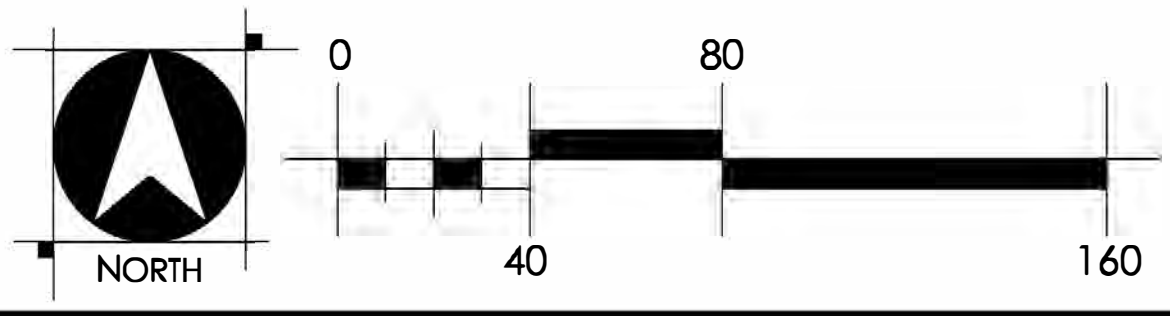
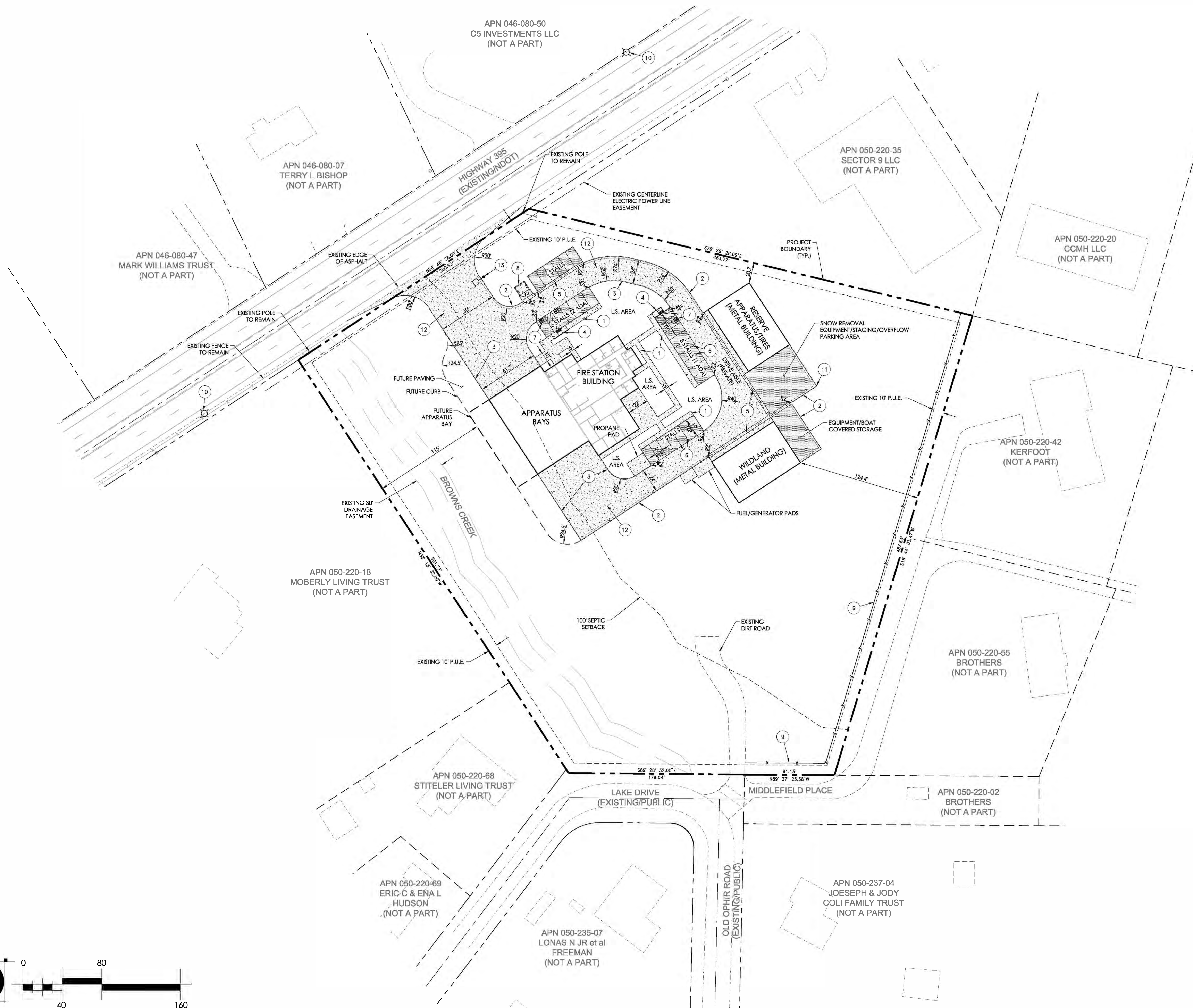
SPECIAL USE PERMIT PRELIMINARY SITE PLAN

SITE KEY NOTES:

- ① PROPOSED SIDEWALK (TYP.)
- ② PROPOSED CURB AND GUTTER (TYP.)
- ③ PROPOSED POST CURB (TYP.)
- ④ PROPOSED PEDESTRIAN RAMP (TYP.)
- ⑤ PROPOSED PCC VALLEY GUTTER (TYP.)
- ⑥ PROPOSED PAVEMENT MARKINGS (TYP.)
- ⑦ PROPOSED ACCESSIBLE MARKINGS (TYP.)
- ⑧ TRASH ENCLOSURE
- ⑨ OPEN VIEW FENCE (TYP.)
- ⑩ ADVANCED ACTIVE WARNING SYSTEM
- ⑪ CURB CUT
- ⑫ PROPOSED PCC DRIVE AISLE
- ⑬ SITE LIGHT

LEGEND:

-  A.C. PAVING (PARKING)
-  P.C.C. CONCRETE



WASHOE VALLEY FIRE STATION PRELIMINARY SITE PLAN

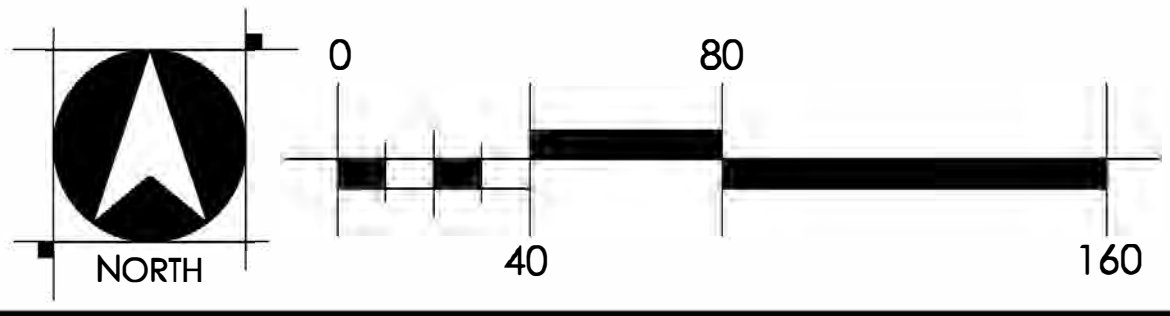
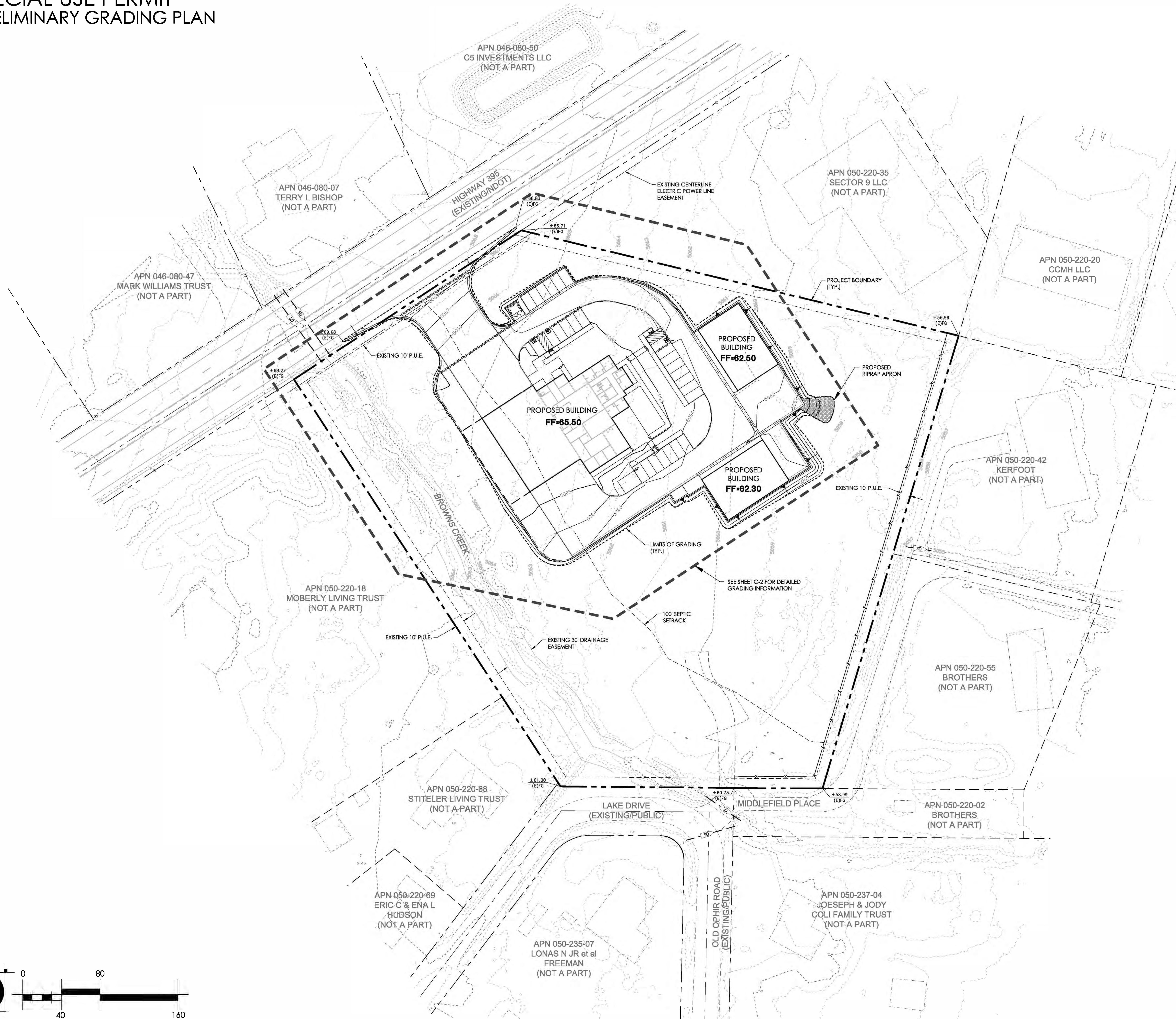


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068
Fax 775.823.4066

JOB NO. 8754.005 MARCH, 2023
SHEET S-1 OF 8

WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT
PRELIMINARY GRADING PLAN



WASHOE VALLEY FIRE STATION
PRELIMINARY GRADING PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005 MARCH, 2023

SHEET G-1 OF 8

WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT PRELIMINARY GRADING PLAN

GRADING NOTES:

1. ADD 5000' TO ALL ELEVATIONS.

APN 046-080-07
TERRY L BISHOP
(NOT A PART)

HIGHWAY 395
(EXISTING/NDOT)

APN
050-220-35
SECTOR 9 LLC
(NOT A PART)

PROJECT BOUNDARY
(TYP.)

PROPOSED BUILDING
FF-62.50

PROPOSED RIPRAP APRON

APN
050-220-42
KERFOOT
(NOT A PART)

APN 050-220-18
MOBERLY LIVING TRUST
(NOT A PART)

EXISTING 30' DRAINAGE
EASEMENT

PROPOSED BUILDING
FF-65.50

PROPOSED BUILDING
FF-62.30

LIMITS OF GRADING (TYP.)

EXISTING 10' P.U.E.

BROWNS CREEK

100' SEPTIC SETBACK

EXISTING 10' P.U.E.

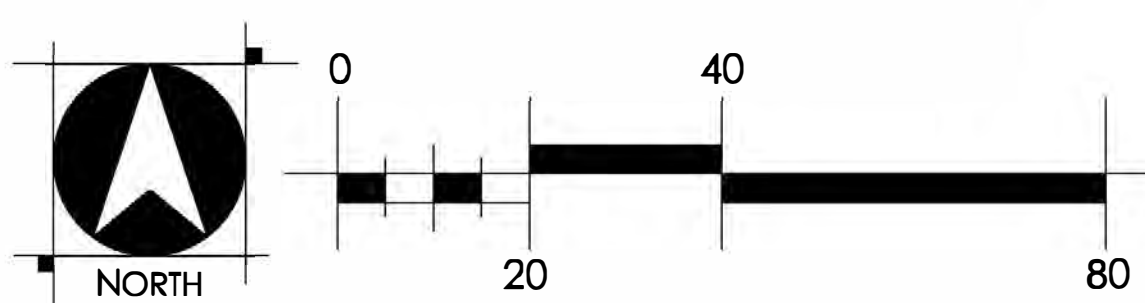
WASHOE VALLEY FIRE STATION
PRELIMINARY GRADING PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

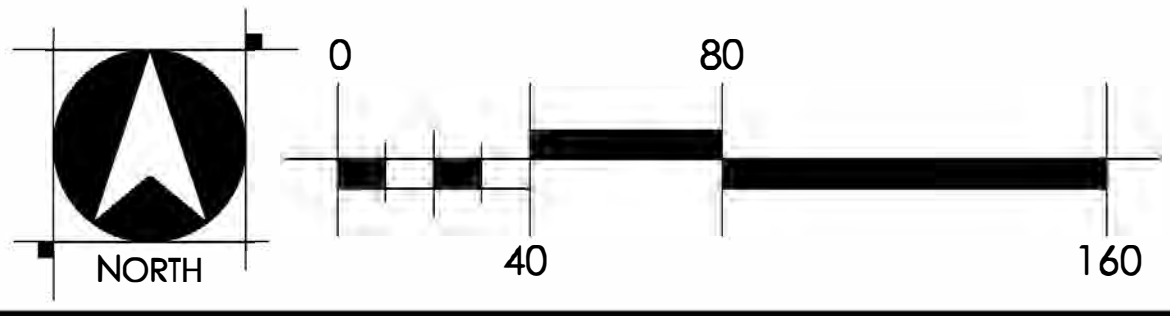
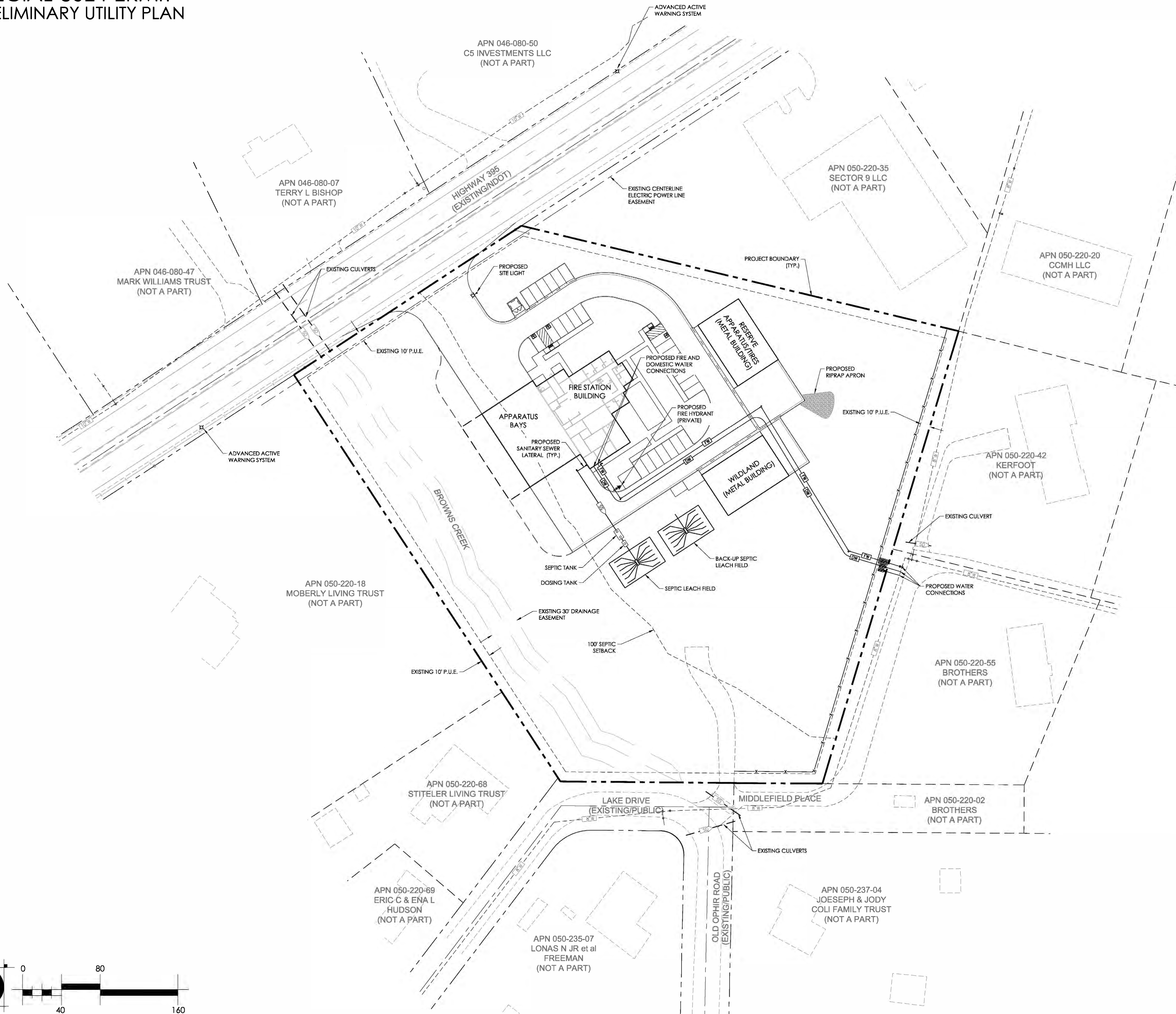
JOB NO. 8754.005 MARCH, 2023

SHEET G-2 OF 8



WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT
PRELIMINARY UTILITY PLAN



WASHOE VALLEY FIRE STATION
PRELIMINARY UTILITY PLAN



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005

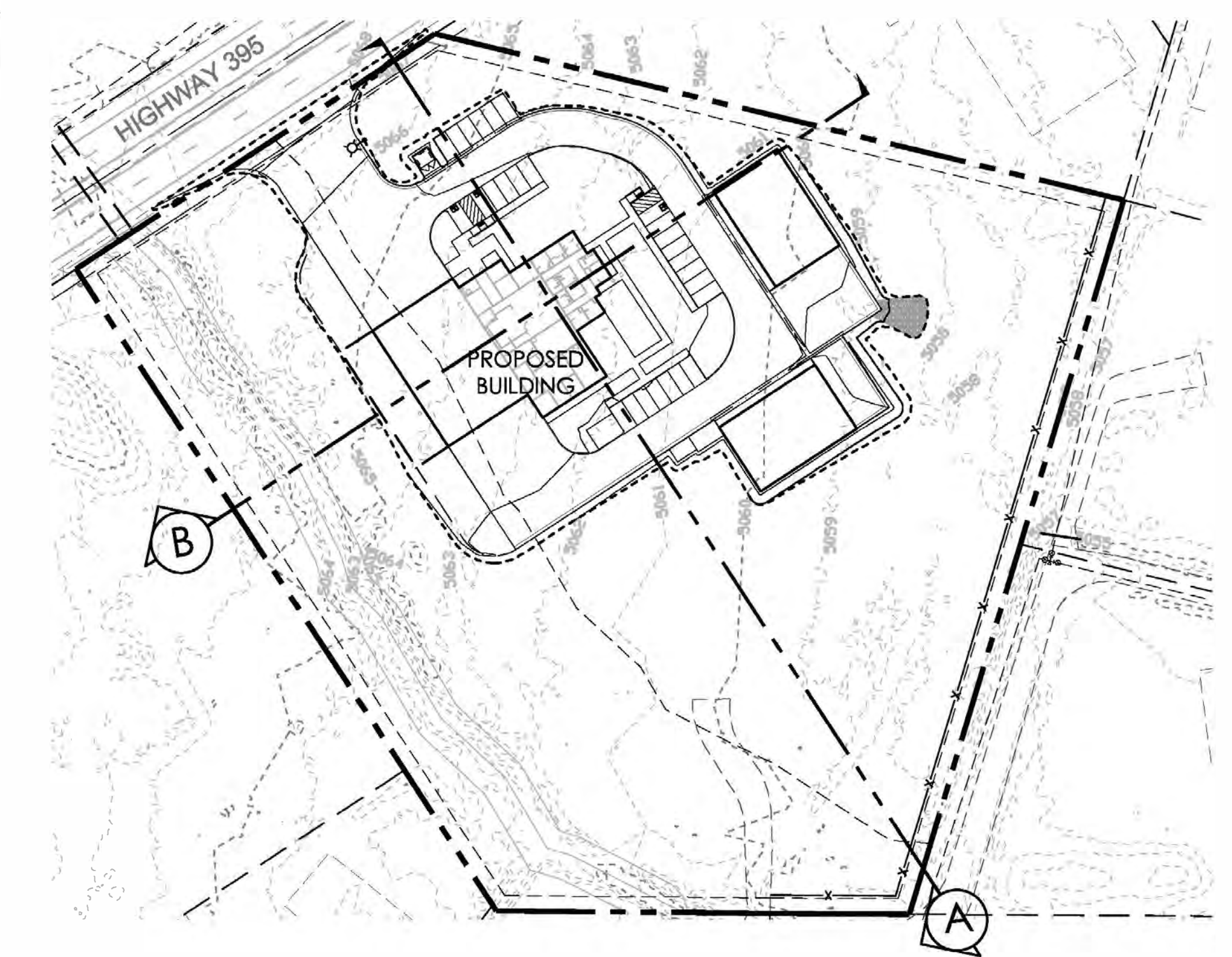
MARCH, 2023

SHEET U-1 OF 8

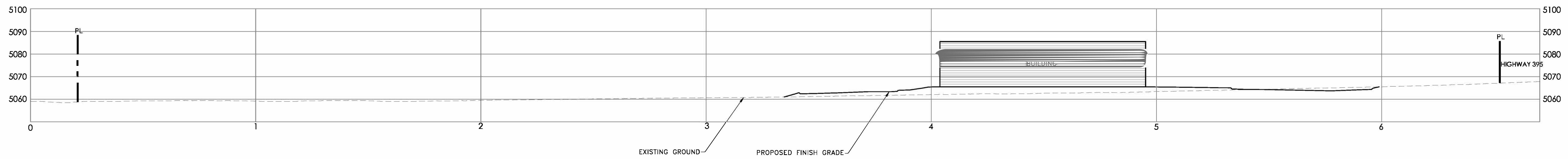
WASHOE VALLEY FIRE STATION

SPECIAL USE PERMIT

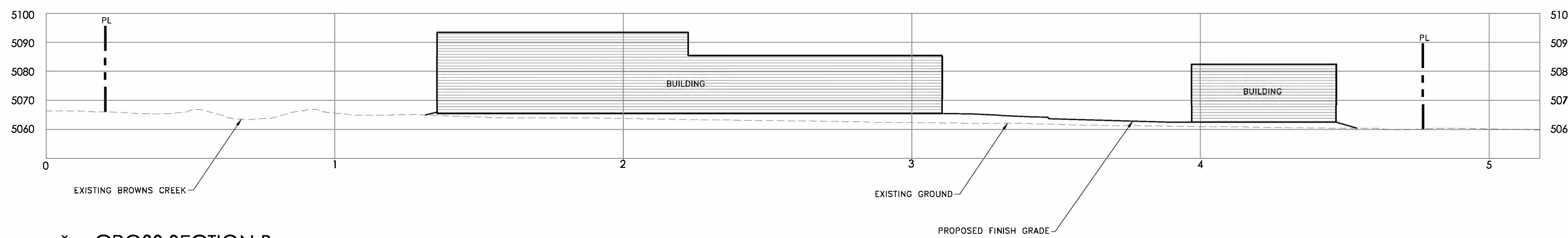
PRELIMINARY CROSS SECTIONS



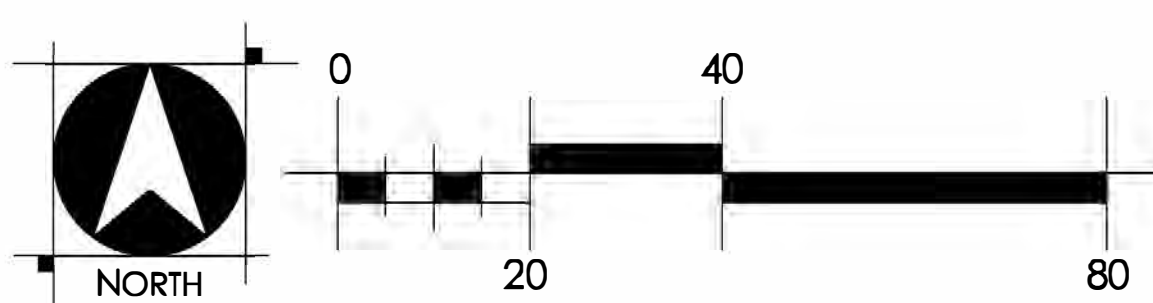
KEY MAP
NOT TO SCALE



CROSS SECTION A
SCALE:
HORIZ=1"=20'
VERT=1"=20'



CROSS SECTION B
SCALE:
HORIZ=1"=20'
VERT=1"=20'

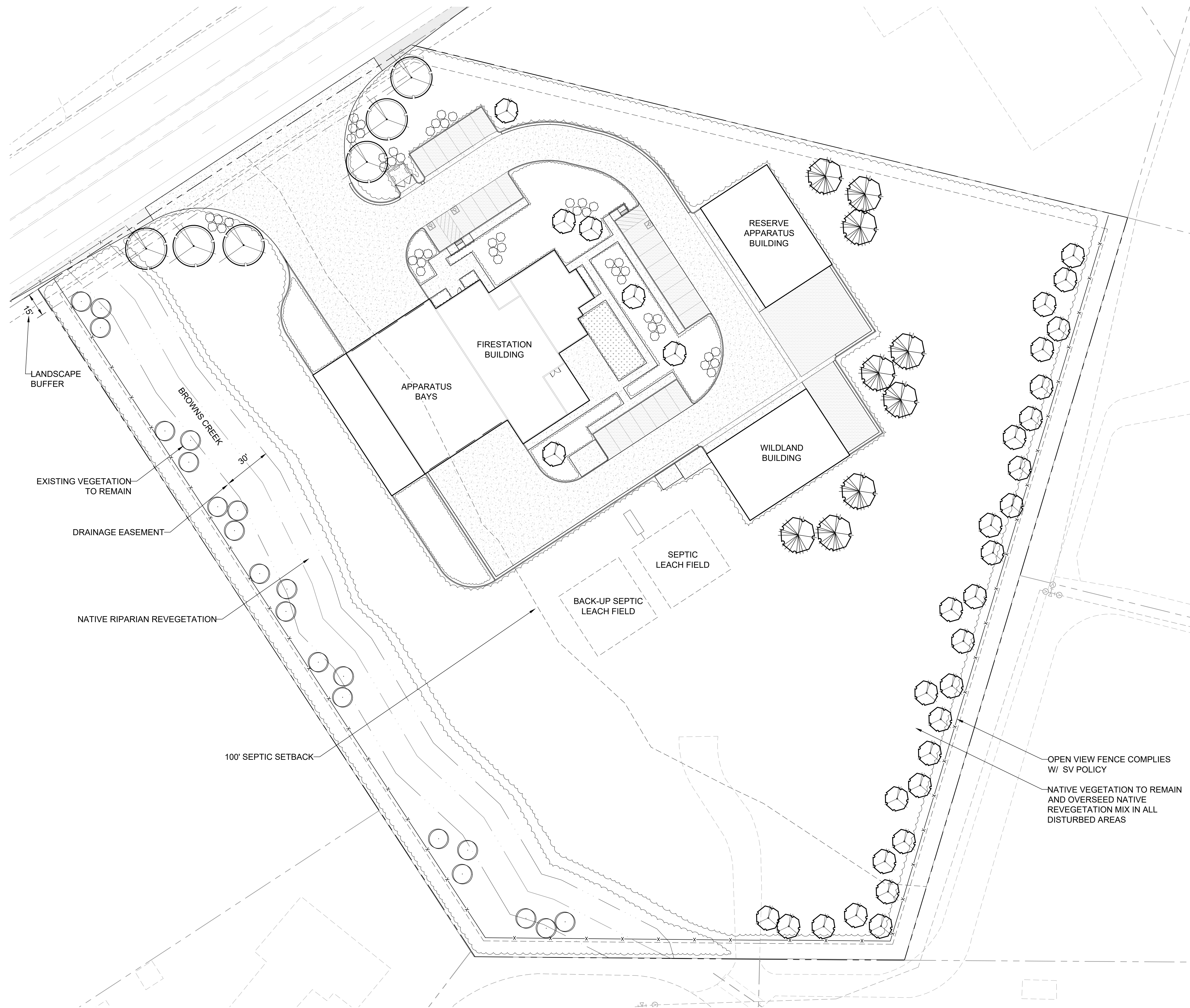


WASHOE VALLEY FIRE STATION
PRELIMINARY CROSS SECTIONS



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 8754.005 MARCH, 2023
SHEET CS-1 OF 8



PLANT LEGEND

- EVERGREEN TREE
- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- NATIVE RIPARIAN REVEGETATION
- NATIVE REVEGETATION SEED MIX
- INORGANIC GROUNDCOVER &/OR WALK-ON BARK

LANDSCAPE REQUIREMENTS

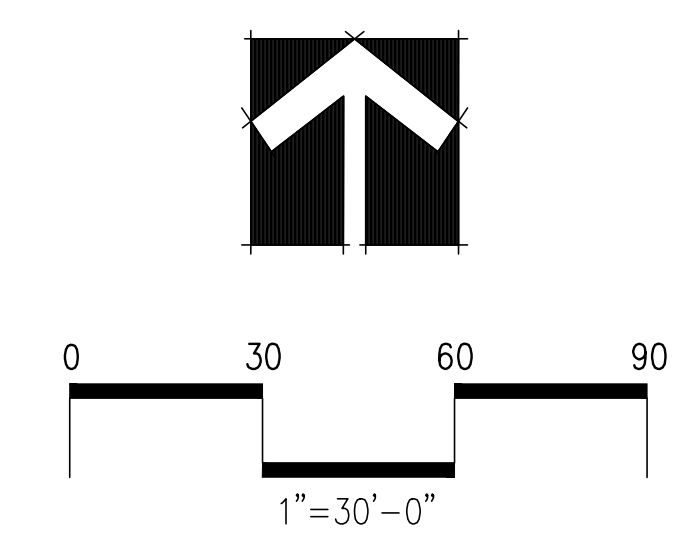
REQUIRED: 1 TREE / 10 PARKING SPACES
 27 SPACES = 3 TREES
 PROPOSED: 6 TREES

SITE INFORMATION

TOTAL SITE AREA: 5.98 +/- AC
 UNDEVELOPED AREA = 179,800 SF
 DEVELOPED AREA = 67,200 SF
 BUILDING AREA = 22,100 SF
 PARKING / PAVED AREA = 45,100 SF
 LANDSCAPE AREA (20% OF DEVELOPED AREA) = 13,440 SF

NOTES

1. LANDSCAPE TO COMPLY W/ WILDLAND FIRE SAFETY REQUIREMENTS AND ALL LOCAL GOVERNMENT REQUIREMENTS
2. PROPOSED LANDSCAPE EMPHASIZES NATIVE PLANT MATERIAL (WC-SV.2.11)
3. ALL NEW PLANT MATERIAL TO BE WATERED BY AN AUTOMATIC DRIP IRRIGATION SYSTEM.



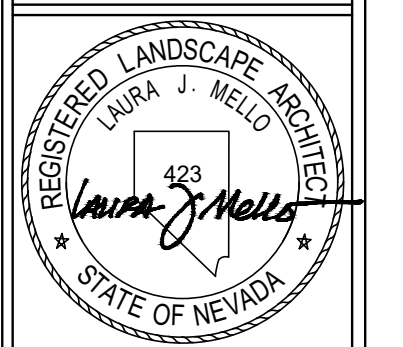
REVISIONS	BY

LANDSCAPE ARCHITECTURE AND PLANNING
 15000 E. 15th
 Tucson, CA 95700
 Tel: 530.597.6033
 Email: info@landscapedesign.com
 CA Lic. #S2825 NV Lic. #423

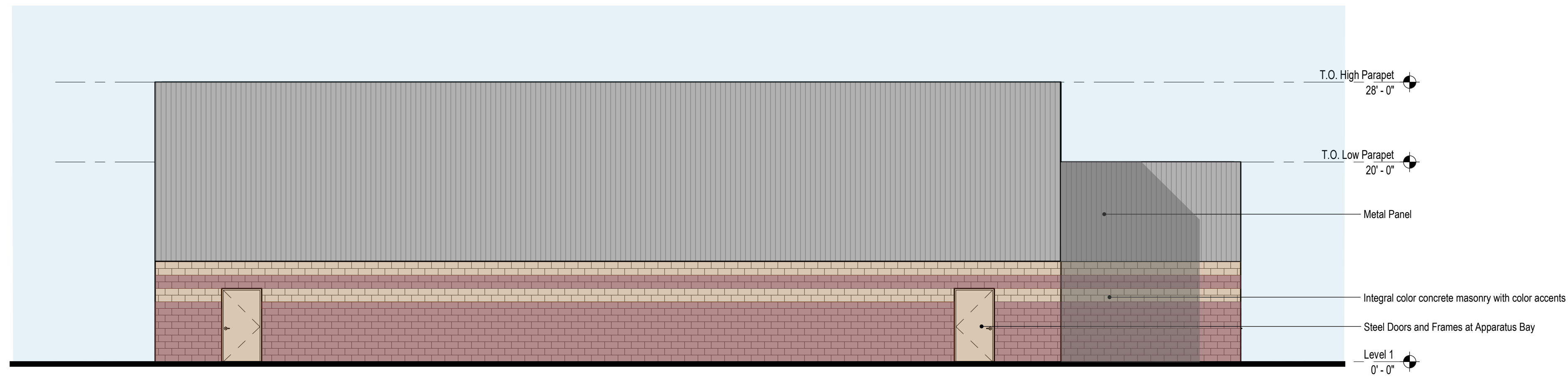
L J M
 DESIGN GROUP

WASHOE VALLEY FIRE STATION
 HWY 395
 RENO, NEVADA
 APN:

SPECIAL USE PERMIT -
 PRELIMINARY SITE PLAN



DATE	11/1/22
SCALE	AS SHOWN
DRAWN BY	KHBLJM
JOB #	
SHEET NAME	
SHEET NUMBER	L1



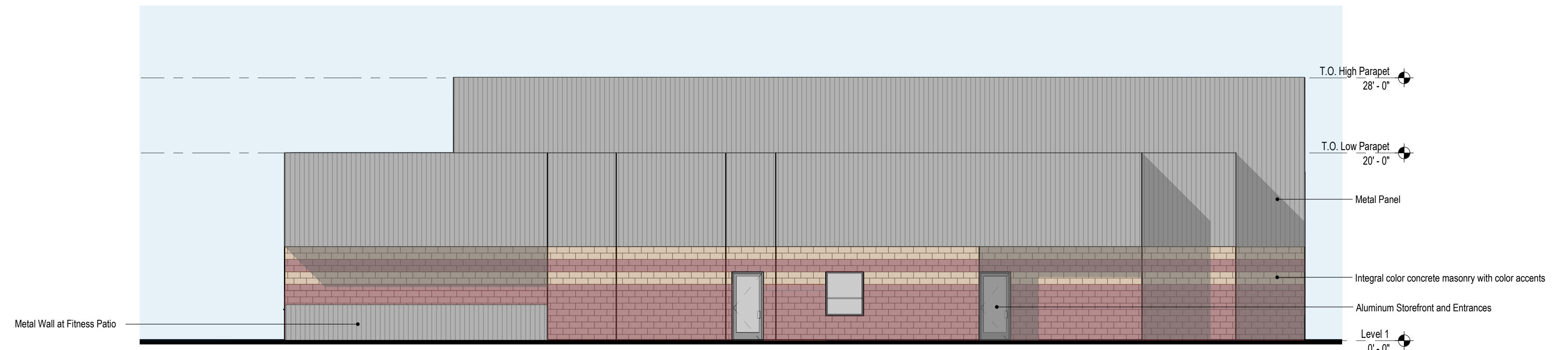
4 West Elevation

1/8" = 1'-0"



3 South Elevation

1/8" = 1'-0"



2 East Elevation

1/8" = 1'-0"



1 North Elevation

1/8" = 1'-0"

Z:\21\2023\10-41-19 AM C:\Users\jam\Documents\2235 Twelve Meadows Fire and Rescue_dmk\harkitects.rvt

PRELIMINARY
Not For Construction

Professional Seal △ Date Revision

© Copyright H + K Architects

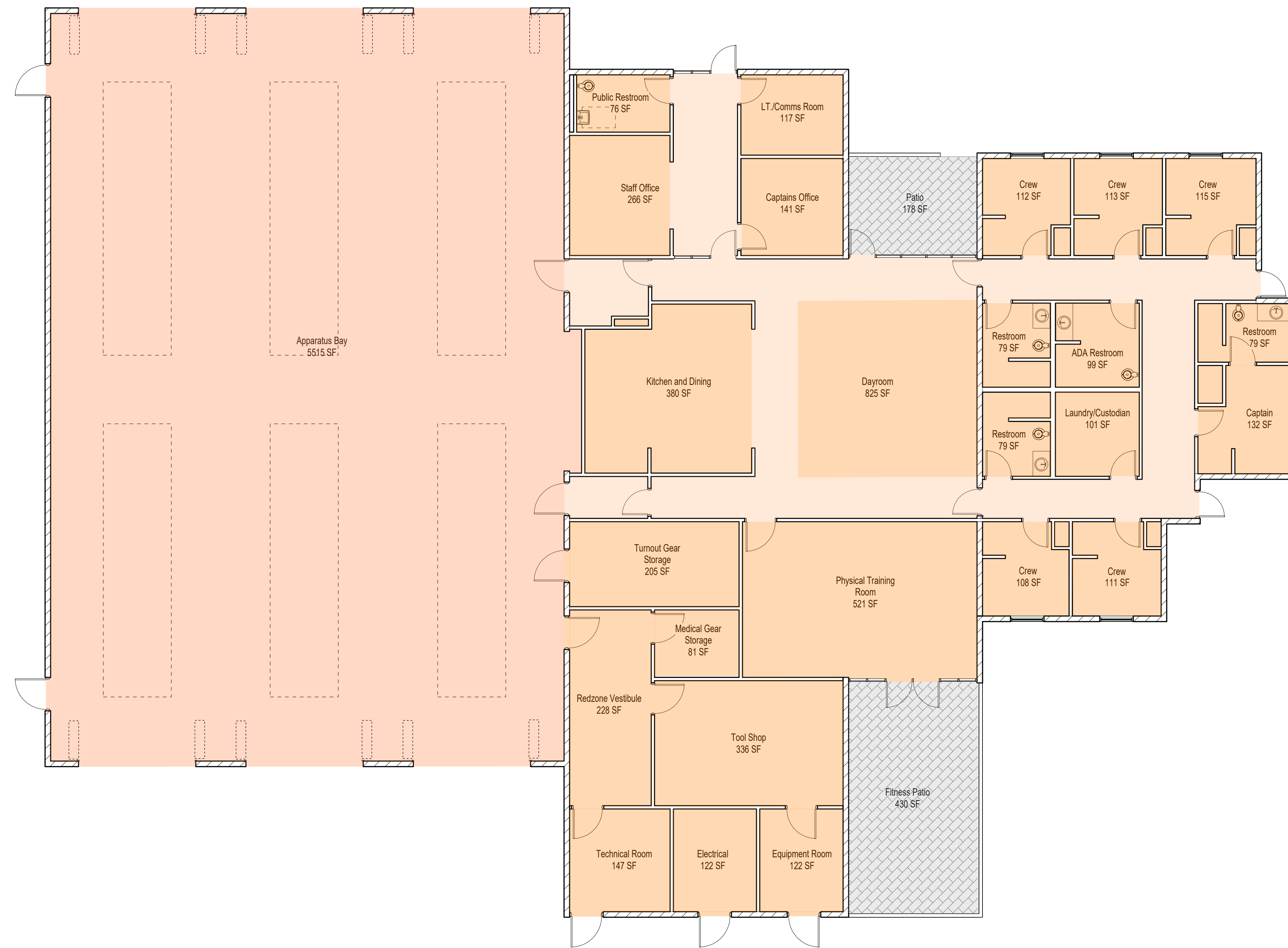
Consultant

H+K ARCHITECTS
5485 Reno Corporate Drive, Suite 100
Reno, Nevada 89511-2262
P 775+332+6640
F 775+332+6642
hkarchitects.com

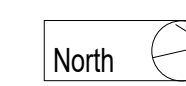
Washoe Valley Fire Station

Floor Plan
March 8, 2023
H+K Project No. 2235





1 Floor Plan
1/8" = 1'-0"



C:\Users\jam\Documents\2235 Truckee Meadows Fire and Rescue_dmkharchitects.rvt 1/18/2023 2:24:21 PM

PRELIMINARY
Not For Construction

Professional Seal
Date Revision
© Copyright H + K Architects

Consultant
H+K ARCHITECTS
5485 Reno Corporate Drive, Suite 100
Reno, Nevada 89511-2262
P 775+332+6640
F 775+332+6642
hkarchitects.com

Washoe Valley Fire Station









Floor Plan
March 8, 2023
H+K Project No. 2235





March 2, 2023

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.