



Board of Adjustment Staff Report

Meeting Date: October 6, 2016

Subject: Special Use Permit Case Number SB16-009
Applicant: CSA Pre-K School, Attn: Kristen Demara
Agenda Item Number: 8D
Project Summary: Preschool facility for up to 20 children
Recommendation: Approval with Conditions
Prepared by: Roger D. Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Special Use Permit Case Number SB16-009 (CSA Pre-K School) – Hearing, discussion, and possible action to approve a preschool facility for up to 20 children in the teen center building at the Sun Valley Community Park.

- Applicant: CSA Pre-K
- Property Owner: Sun Valley General Improvement District
- Location: 115 W. 6th Avenue
- Assessor's Parcel Number: 085-211-03
- Parcel Size: 26.086
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 18, T20N, R20E, MDM,
Washoe County, NV

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Exhibits Contents

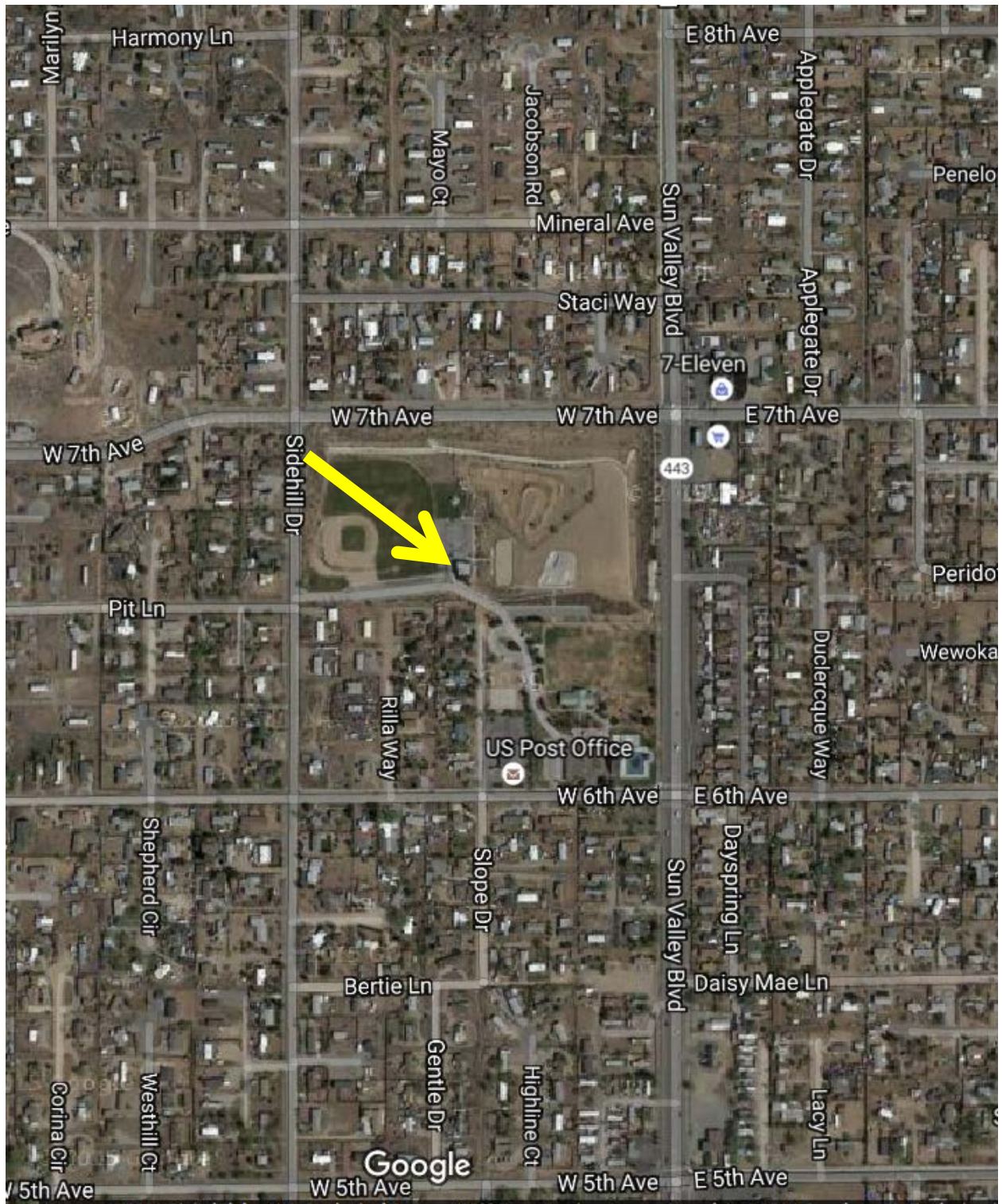
Conditions of Approval.....Exhibit A
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Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The Conditions of Approval for Special Use Permit Case Number SB16-009 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Project Evaluation

The applicant is seeking approval of a preschool facility for up to 20 children to be located within an existing building at the Sun Valley Community Park. The building, located in the central portion of the park used to house a “teen center.” The applicant is requesting to use the facility Monday through Friday only. Children will be present from 8 a.m. to 1 p.m.

Because the facility was previously used for similar activity, there is relatively little improvement required to meet Code provisions. Upon site inspection staff found that the landscaping in the islands in the parking area adjacent to the facility do not meet current Code and a condition of approval has been required to restore that area back into compliance. There is sufficient parking and area for circulation. Some of the exterior lighting fixtures are not compliant with current Code provisions and have been conditioned to be modified or replaced with fixtures that emit light downward only.

The location within a community park is ideal for provision of recreational opportunities to the children within the preschool facility.

The requested use is relatively low-intensity and the impacts upon the surrounding residential uses are anticipated to be minimal.

Sun Valley Citizen Advisory Board (SVCAB)

The proposed project will be considered by the Sun Valley Citizen Advisory Board, during their regular meeting, on Monday, October 3, 2016. This staff report is required to be completed prior to that date. Staff intends to attend that meeting and will make the Board of Adjustment aware of any comments made at that meeting.

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
 - Utilities
 - Traffic
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Truckee Meadows Fire Protection District
- Washoe County School District
- Washoe/Storey Conservation District
- Regional Transportation Commission

Three out of the eleven 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 the hours of operation, as well as conditions to bring landscaping within the parking area and lighting up to current standards.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering noted that no additional Regional Road Impact Fee will be charged as it is an existing facility.
Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us
- Washoe County Health District addressed standards for control of mosquitos and standards for operation of a kitchen at the school.
Contact: Bob Sack, 775.328.2434, bsack@washoecounty.us

Staff Comment on Required Findings

Section 110.810.30 of Article 810, Special Use Permits, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

Staff Comment: A preschool is a permissible use, subject to approval of a Special Use Permit at the subject site.

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 facility is existing. Landscaping within the parking areas and lighting will be improved to comply with current Development Code standards.

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

Staff Comment: The facility was previously used as a teen center and is appropriate for a preschool.

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: There are no significant detrimental impacts that have been identified during the evaluation of the Special Use Permit request.

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

Staff Comment: The facility is not located in close proximity to any military installation and therefore this finding is not required to be made for approval of the requested Special Use Permit.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB16-009 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number SB16-009 for CSA Pre-K School, having made all four findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 a preschool, and for the intensity of such a development; and
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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

xc: Applicant: CSA Pre-K School
 Attn: Kristen Demara
 1100 E. 8th Street
 Reno, NV 89512

Property Owner: Sun Valley General Improvement District
 Attn: Darrin Price
 5000 Sun Valley Boulevard
 Reno, NV 89433



Conditions of Approval

Special Use Permit Case Number SB16-009

The project approved under Special Use Permit Case Number SB16-009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2016. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development 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 Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

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

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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

Washoe County Planning and 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 special use permit. The Planning and Development Division shall determine compliance with this condition.
- 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. Prior to approval of a business license, the applicant shall submit a landscaping design plan to the Planning and Development Division for review and approval. Said plan shall address landscaping within the parking areas adjacent to the existing building to the north and to the west. The landscape islands within those parking areas shall meet all applicable provision of Articles 410 and 412 of the Development Code, prior to approval of a business license. The plans shall address planting 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.
- e. 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 Planning and Development Division. The letter(s) shall certify that all applicable landscaping provisions of Articles 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of Planning and Development has waived.
- f. Prior to approval of a business license the applicant shall replace or modify all exterior lighting fixtures such that light is emitted downward only. Appropriate building permits shall be obtained prior to any work.
- g. The following **Operational Conditions** shall be required for the life of the project:
 1. This special use 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 and/or the special use 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 special use permit. Any subsequent purchaser/operator of the site and/or the special use 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. Children may be present at the facility during the hours between 8 a.m. through 1 p.m. only.
5. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005, aray@tmfpd.us

- a. The building shall meet the requirements of Washoe County Code 60 for the use and occupancy.

Washoe County Health District

3. The following conditions are requirements of the Health District, 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 Health District must be appealed to the District Board of Health.

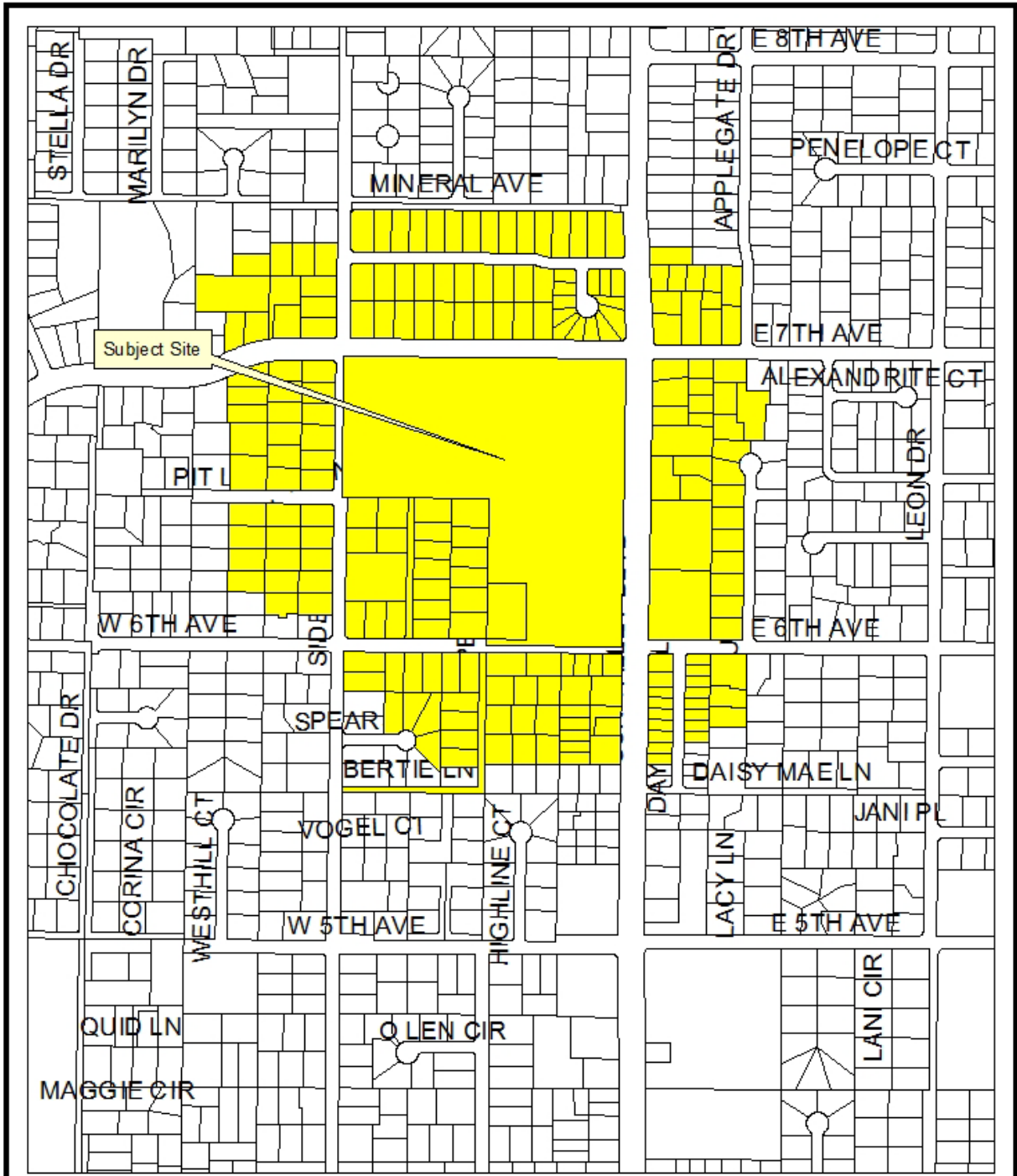
Contact Name – Bob Sack, 775.328.2434, bsack@washoecounty.us

- a. The existing parcel is currently served by municipal sewer and water. Any change in operation must meet all of the requirements in the WCHD Food Establishment Regulations at:

https://www.washoecounty.us/health/files/regulations/ehs/Food_Regs_Filed_2015-06-15_with_hyperlinks.pdf

- b. The school will require permitting with the WCHD and depending on the operations proposed at the school for the utilization of the existing kitchen, there may be additional permitting required for foodservice. Please review the regulations at the link above to determine the permitting requirements that you will have based upon the proposed operations.
- c. Any existing catch basins will require a water quality insert with all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
- d. Prior to the sign off of the Special Use Permit, a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition.

*** End of Conditions ***



Mailing Label Map
 Special Use Permit Case Number SB16-009

214 Parcels selected at 500 feet.

Source: Planning and Development Division



Date: August 2016

Community Services
 Department
 Planning and
 Development Division
 WASHOE COUNTY
 NEVADA

Post Office Box 11120
 Reno, Nevada 89520
 (775) 222-2800

3243-
Bill -
328-361

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Property Owner Affidavit

Applicant Name: Community Services Agency

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, Sun Valley GID
(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 Planning and Development.

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

Assessor Parcel Number(s): 085-211-03

Printed Name Darrin Price

Signed [Signature]

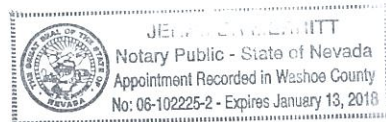
Address 5000 Sun Valley Blvd.
Sun Valley NV 89433

Subscribed and sworn to before me this 18th day of August, 2016.

(Notary Stamp)

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

My commission expires: 01/13/18



*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

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: CSA Pre-K			
Project Description: CSA, is a non-profit providing early education services to children 0-5 and we are wanting to put a classroom of 20 children in Sun Valley			
Project Address: 115 W. 6th Ave. Sun Valley 89433			
Project Area (acres or square feet): 2,000			
Project Location (with point of reference to major cross streets AND area locator): 115 W. 6th Ave located within SV community park at teen center			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-211-03	26.086 acres		
Section(s)/Township/Range: 18 / 20 / 20			
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: Sun Valley GID		Name:	
Address: 5000 Sun Valley Blvd.		Address:	
Zip: 89433		Zip:	
Phone: 673-2220 Fax: 673-7707		Phone: Fax:	
Email: dprice@svgid.com		Email:	
Cell: 848-9919 Other:		Cell: Other:	
Contact Person: Darrin Price		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Kristen Demara (CSA)		Name:	
Address: 1100 E 8th St.		Address:	
Reno, NV Zip: 89512		Zip:	
Phone: 786-6023 Fax: 284-1218		Phone: Fax:	
Email: kdemara@csareno.org		Email:	
Cell: 813-6923 Other:		Cell: Other:	
Contact Person: Kristen Demara		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Preschool services to 20 children - serving low income children + families with quality education + family engagement activities. Services are free to families

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

We would like to do preschool services in the clubhouse building ~~across from the ball park~~. Located within Sun Valley Park
Mary Hansen Building

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?

None

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

No construction but trying to provide service to these children as soon as possible as our other schools start September 12th, 2016

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 location is already designed to meet the needs of serving children breakfast + lunch, as it has a kitchen area. And bathrooms will accommodate the children + staff needs. And the space has adequate amount to meet the 35 sq. ft per licensing.

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

We will serve 20 children in the sun valley area providing quality early childhood education so they are prepared for kindergarten. We also provide services for families + provide parents in community parent training + access to resources.

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

Our operating hours are during the day so no real major impacts. All children will be supervised and there will be 2 teachers with the 20 children at all times.

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

Mon-Fri 8:00-1:00 w/children

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

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

Artificial turf will be put on back cement area + a fence will be installed around the cement to create an outdoor play area for the children.

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.)

No signs or additional lighting will be added.

12. 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 checked="" type="checkbox"/> No
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13. Community Sewer

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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West Elevation



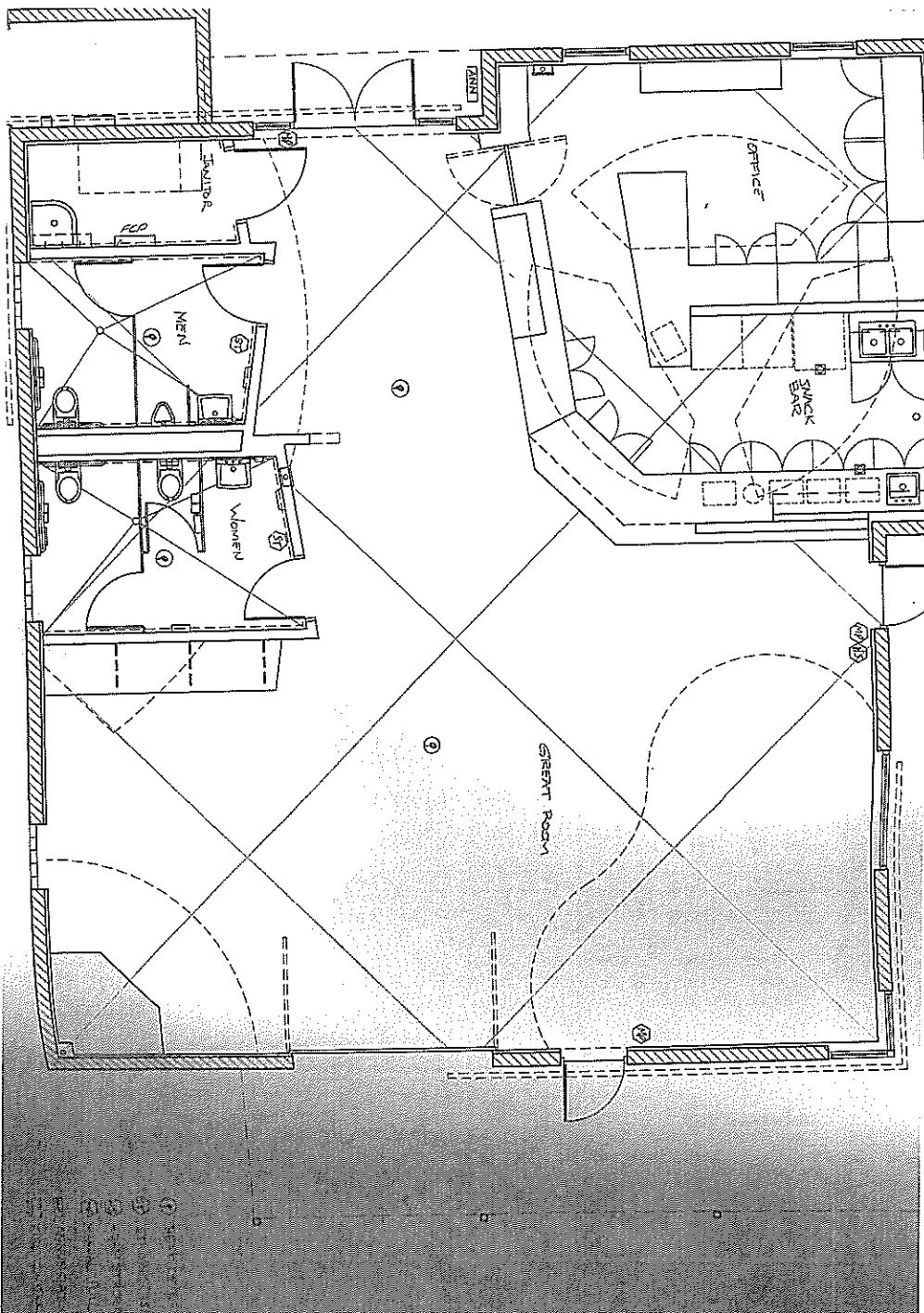
North Elevation

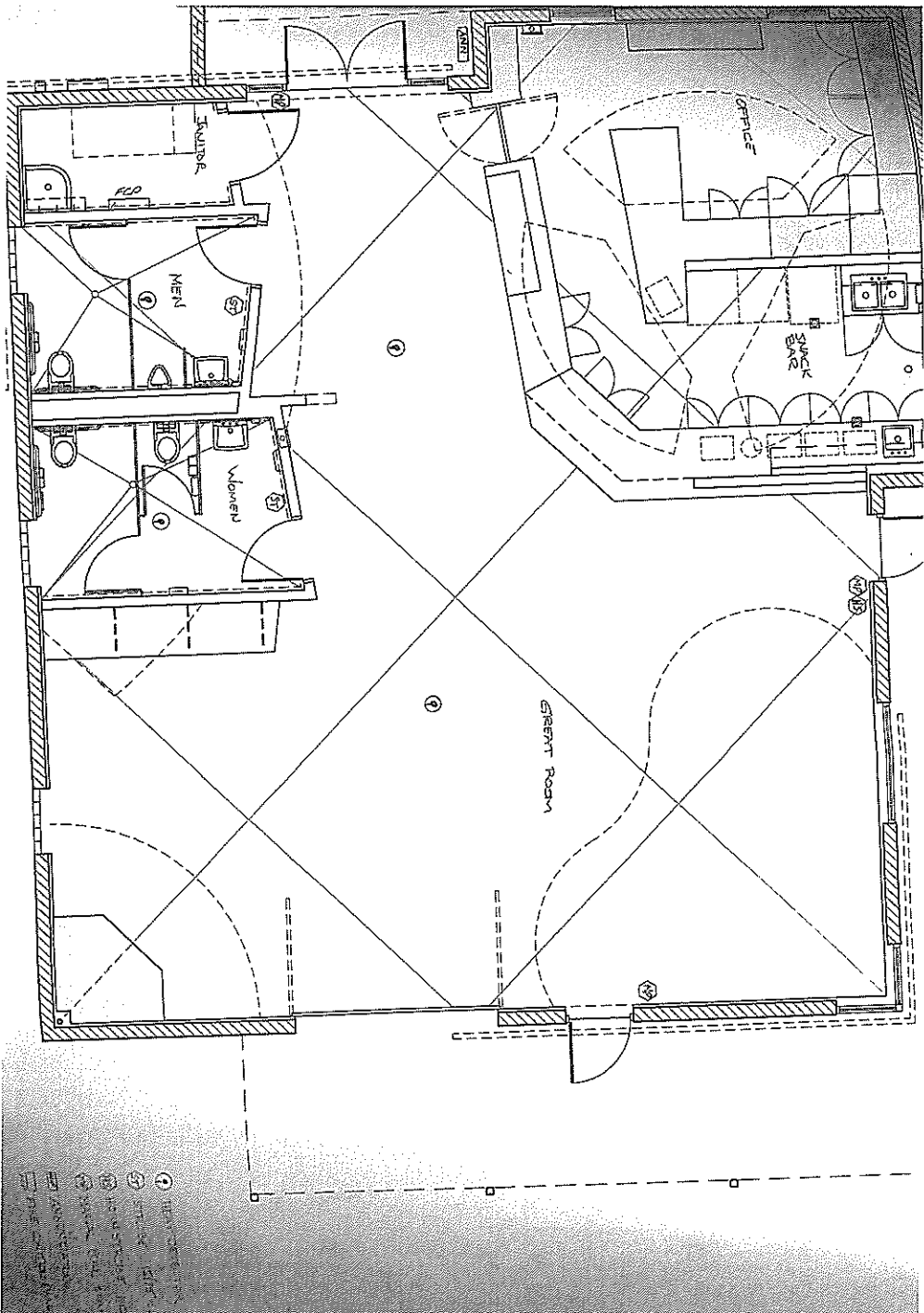


East Elevation



South Elevation





Mobile Home
Park Address
Tables

Current Resident
5630 Sun Valley Blvd. #1
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #2
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #3
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #4
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #5
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #6
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #6
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #1
Sun Valley, NV 89433

Current Resident
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5630 Sun Valley Blvd. #34
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #35
Sun Valley, NV 89433

Current Resident
5630 Sun Valley Blvd. #36
Sun Valley, NV 89433

From: Lawson, Clara
Sent: Friday, August 26, 2016 3:14 PM
To: Darrin Price; Corbridge, Kimble; Pelham, Roger
Cc: Vesely, Leo; Smith, Dwayne E.
Subject: RE: SUP SB16-009 CSA Pre-K

I spoke with Julie Masterpool with RTC and she felt no additional fee should be charged. However if there was an addition a fee for a school would be charged.

Clara Lawson, Washoe County
clawson@washoecounty.us | 775-328-3603

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

September 7, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Special Use Permit Case Number: SB 16-009 (CSA Pre-K)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above permit with the following conditions:

- The building shall meet the requirements of Washoe County Code 60 for the use and occupancy.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

September 8, 2016

Roger Pelham Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: CSA Pre-K; APN: 085-211-03
SB16-009; Special Use Permit

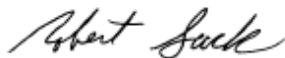
Dear Mr. Pelham;

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project.

1. The existing parcel is currently served by municipal sewer and water. Any change in operation must meet all of the requirements in the WCHD Food Establishment Regulations at:
 - a. https://www.washoecounty.us/health/files/regulations/ehs/Food_Regs_Filed_2015-06-15_with_hyperlinks.pdf
2. The school will require permitting with the WCHD and depending on the operations proposed at the school for the utilization of the existing kitchen, there may be additional permitting required for food service. Please review the regulations at the link above to determine the permitting requirements that you will have based upon the proposed operations.

If you have any questions regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

cc: File - Washoe County Health District

ec: Kristen Demara – kdemara@csareno.org

ENVIRONMENTAL HEALTH SERVICES
001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
75-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
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**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

September 7, 2016

Mr. Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
P.O. Box 11130
Reno, NV 89520-0027

RE: CSA Pre-K; APN: 085-211-03
Special Use Permit SB16-009

Dear Mr. Pelham;

The Washoe County Health District Vector Division has reviewed the above referenced project. Approval by this Division is subject to the following condition.

1. Any existing catch basins will require a water quality insert with all basins to improve water quality downstream and prevent mosquitoes from colonizing this infrastructure (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).
2. Prior to the sign off of the Special Use Permit, a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition.

If you have any questions regarding the foregoing, please call Jim Shaffer at 785-4599.

Sincerely,

J. L. Shaffer
Vector-Borne Diseases Program
Environmental Health Services

JLS/ss



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 24, 2016

FR: Chrono/PL 183-16

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

RE: SB16-009 (CSA Pre-K)

Dear Mr. Pelham,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads 'Rebecca Kapuler'. The signature is fluid and cursive, with the first name being more prominent.

Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Daniel Doenges, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
David Jickling, Regional Transportation Commission

Washoe County no comment 090816