

JUNIPER | SAGE

SPECIAL USE PERMIT APPLICATION LEAD with Horses

OCTOBER 2024



FOCUSED STRATEGY.
INNOVATIVE RESULTS

Prepared for:

LEAD with Horses
PO Box 18045
Reno, NV 89503

Prepared by:

Juniper & Sage Consulting
10580 N. McCarran Blvd, Ste 115-120
Reno, NV 89509

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1.0 INTRODUCTION

General Information

Applicant: **Lead with Horses**
PO Box 18045
Reno, NV 89502
Contact: Jeane Spada-Allgood
Email: jeane@leadwithhorses.net

Prepared by: **Juniper & Sage Consulting**
10580 N. McCarran Blvd, Ste 115-120
Reno, NV 89511
Contact: AnnMarie Lain
Phone: 907-602-3382
Email: alain@dowl.com

Project Location: 2575 Lakeshore Drive
Reno NV 89704

Parcel ID Numbers: 05-330-03

Zoning: Low Density Rural (LDR)

Master Plan: Tahoe Area Plan

2.0 BACKGROUND

LEAD with Horses is a 501(c)(3) nonprofit organization committed to improving lives through quality equine assisted therapy and education (Appendix 2: Owner Affidavit). LEAD with Horses was co-founded in 2015 by Jeane Spada-Allgood. Mrs. Spada-Allgood has been in the field of education for over twenty years and has been working with Northern Nevada youth since 2008. She holds a Master of Arts in Youth Development and is a certified equine specialist.

Currently, LEAD is operating at 19440 Annie Lane (Parcel Number: 017-320-23), with an existing Special Use Permit (SB13-020). LEAD focuses on mental health and social and emotional learning. The LEAD mission is to improve the social, emotional, and behavioral development of children and youth through quality therapeutic and educational equine programs. Born out of a need for alternative services for youth struggling in traditional settings, LEAD assists families, foster children, children of veterans, youth at risk, and other underserved populations who may be struggling socially or emotionally.

The LEAD team includes qualified youth development and mental health professionals as well as equine specialists. All team members are certified by the Equine Assisted Growth and Learning Association (EAGALA), having passed through standardized hands-on training, assessment, and mentorship. LEAD is the only facility offering EAGALA programs in Washoe County. As LEAD has grown over the past decade, they have entered into several key partnerships, including with the nonprofit Center for Adaptive Riding (CAR), to provide powerful and effective Equine Assisted Services (EAS) for individuals and families in our community.

CAR's primary focus is therapeutic horseback riding and serves children and adults with a variety of physical, emotional, and developmental disabilities. Individually tailored lessons assist riders to achieve their highest physical, emotional, and developmental potential in a playful, fun environment. CAR is a Premiere Accredited Center through the Professional Association of Therapeutic Horsemanship (PATH) International. CAR is one of only three PATH Int'l Centers in Nevada, and the only one in Washoe County. Premiere accreditation requires compliance with over 100 standards for excellence in programming, site management, equine care, participant safety and administration. Instructors receive extensive training and pass stringent PATH International testing to become certified.

LEAD with Horses (LEAD) and Center for Adaptive Riding (CAR) serve the most vulnerable members of our community through the power of horses. They provide safe spaces to create an inclusive, supportive, and empowering environment where people with diverse abilities can experience the physical, emotional, psychological, and social benefits of EAS.

LEAD and CAR share a core belief that lives can be bettered through meaningful interactions with horses. With the recent acquisition of the subject site, they envision a single equine-assisted facility that will provide physical, emotional and behavioral support to our community. The two organizations plan to merge into a single nonprofit, with LEAD as the surviving entity.

3.0 PROJECT OVERVIEW

3.1 Project Description

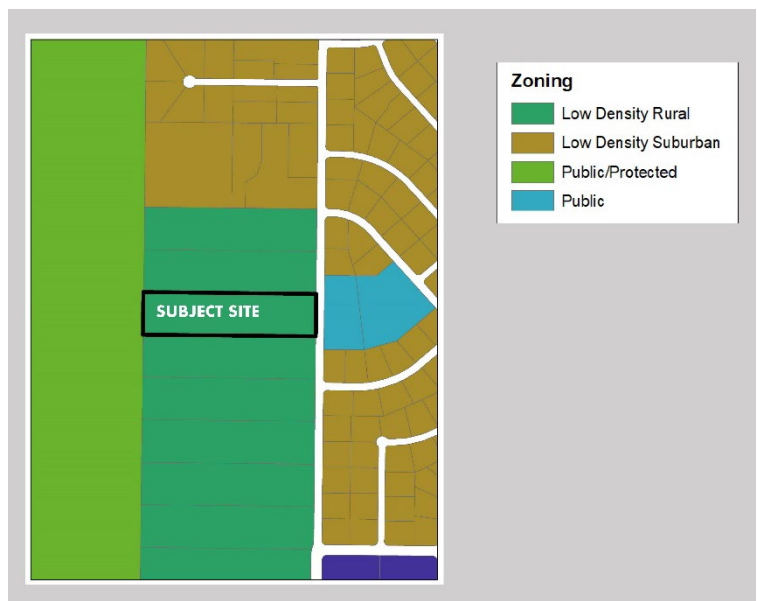
The applicants are proposing a Special Use Permit (SUP) to establish “Commercial Stables” as a permitted use to operate a non-profit Equine Assisted Services (EAS) facility on the subject property located at 2575 Lakeshore Drive, with a maximum capacity of up to 30 horses. The SUP would allow LEAD and CAR to establish a collaborative Equine Assisted Services (EAS) Facility (*Appendix 1: SUP Application*).

3.2 Zoning and Master Plan

The subject site is within the South Valleys Area Plan with a Master Plan designation of Rural Residential. Low Density Rural regulatory zoning district. The site is surrounded by a commercial agricultural use to the North, a single-family residential use to the South, a public park to the East. The property abuts Scripps Wildlife Management Area to the West.

The subject site is located within the Lakeshore Farms subdivision and is adjacent to the unincorporated community of New Washoe City to the East. New Washoe City was founded in 1961 as a planned community. New Washoe City is comprised of cattle ranching operations, agriculture equestrian facilities, residential development, and a small commercial node serving the local community. A proliferation of equestrian and hobby livestock related activities is characteristic of the area.

The subject site is within the Low Density Rural regulatory zoning district. The LDR regulatory zone is intended to preserve areas where agriculture, grazing, and/or open space is predominate. The minimum lot area in the regulatory zone is 8 acres. The Low Density Rural regulatory zoning district conforms with the underlying master plan. The existing parcel exceeds the minimum lot area at 9.849 acres (*Appendix 3: Site Plan*)



3.3 Land Use


Horse keeping is only allowed in Washoe County districts under the use of commercial stables or livestock for agriculture or personal use. Commercial stables are allowed with a Special Use Permit in all Rural zones. The proposed use is allowed with the approval of a special use permit in the LDR regulatory zoning district. Examples of uses that require a Special Use

Permit in the Low Density Rural Regulatory Zone include religious assemble, commercial stables, commercial kennels, and wholesale nursery sales.

Washoe County Code defines Commercial Stables as “Commercial Stables. The boarding or raising of three (3) or more horses but excludes horses used primarily for agricultural operations, which are classified under animal production. Typical uses include commercial stables, riding clubs, and riding instruction facilities. The SUP request satisfies the definition for the use definitions as allowed per code via a Special Use Permit.

The site is surrounded by a commercial agricultural use to the North, a single-family residential use to the South, a public park to the East. The property abuts Scripps Wildlife Management Area to the West.

Table 1: Surrounding Land Use

	Zoning	Master Plan	Land Use
North	Low Density Rural (LDR)	Rural Residential (RR)	Commercial Agricultural (Shinen-Times Ranch)
South	Low Density Rural (LDR)	Rural Residential (RR)	Residential, Single-Family
East	Parks & Recreation (PR)	Rural (R)	Recreation (Scripps Wildlife Management Area)
West	Public & Semi-Public Facilities (PSP)	Rural (R)	Recreation (New Washoe Park)

3.4 Project Details

The project is specific to the creation of a new EAS facility that addresses three critical community challenges: disability services, mental health, and youth development, recognizing that these areas of need often intersect. The new facility will house up to 30 horses and include several site improvements on the 9.849 acres parcel (*Appendix 3: Site Plan*). The hours of operation are from 7am to 6pm, seven days a week, with a on-site caretaker to provide 24-hour facility oversight.

The site contains several existing structures and features that make up the property. Each element plays a vital role in the functionality and character of the site, providing insight into how the applicant plans to enhance and utilize these spaces moving forward. The existing features on the site collectively contribute to the functional and aesthetic qualities of the site.

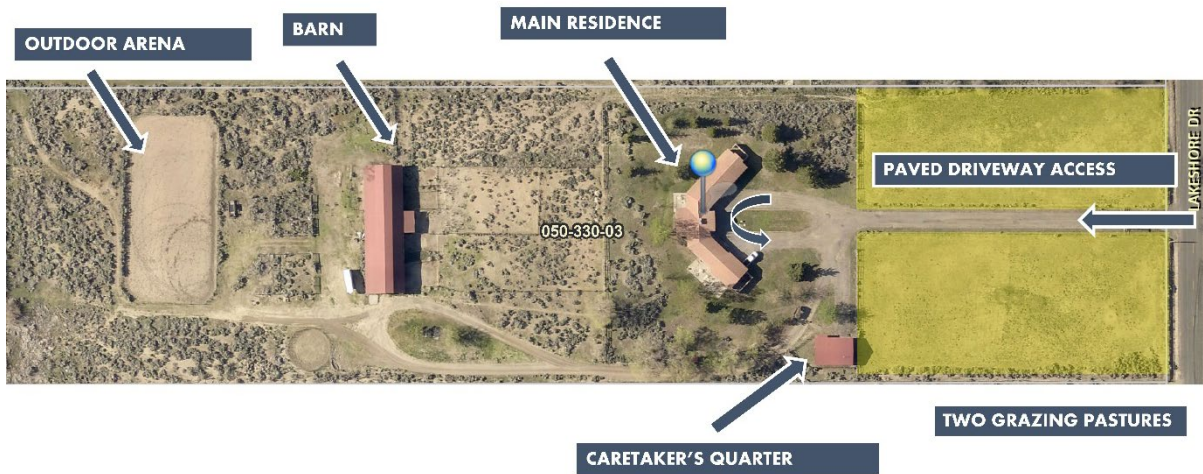


Table 2: Current Structures

Current Structures	
Paved Driveway Access	The site offers paved driveway access with a turnaround drop-off area, which will enhance convenience for visitors and operations.
Primary Residential Building	The main residential building will be retrofitted to accommodate LEAD offices and operations.
Grazing Pastures	Two large grazing pastures are situated along the front property line, adjacent to Lakeshore Drive. The applicant proposes to preserve these areas as grazing pastures to maintain the site's pastoral character.
Caretaker's Quarters	This facility provides on-site living accommodations for caretakers.
Existing Barn	The barn includes an existing bathroom that will be updated to comply with IBC (International Building Code) and ADA (American with Disabilities Act) requirements.
Outdoor Arena	The existing large outdoor arena is located behind the existing barn.

The existing features on the site collectively contribute to the functional and aesthetic qualities of the site.

The new facilities are strategically set back approximately 350 feet from Lakeshore Boulevard and are buffered by two front yard grazing pastures, ensuring a seamless integration with the surrounding landscape.

Table 3: Proposed Structures

Proposed Structures	
Parking Spaces	16 new paved parking spaces will be located at the front of the residence, providing convenient access for visitors, including one ADA parking and an additional parking space for the caretaker. Ten (10) new paved parking spaces will be located to the south of the proposed indoor arena, including one ADA parking space. The proposed site includes a total of 26 new parking spaces.
Indoor Arena	The applicant plans to construct an 8,000 sq ft indoor arena with an attached hay storage area and adjacent parking spaces. This facility will be located behind the existing barn. Benefits of an Indoor Arena include:
New Barn	The applicants are proposed to construct a new 3,024 sq ft barn to be built adjacent to the existing barn. This addition will enhance the site’s functionality for various activities and provide house for additional horses.
Covered Arena	The applicants propose to convert 8,000 sq ft of the existing arena into a covered space, which will improve its usability throughout the year

These site improvements are designed to enhance the property while maintaining a respectful distance from the roadway and adjacent uses.

The proposed request does not require any right-of-way dedications or street developments. Existing water service, electrical utilities, and sanitary sewer treatment serve the subject property, and no additional services or utilities are required.

The site will be served by the existing paved driveway that connects to Lakeshore Drive. The onsite driveway will remain private. Parking will be accessed via the existing private loop driveway, the loop driveway will be the main points of ingress and egress for all visitors and employees.

3.5 Traffic and Parking

The subject site has frontage and driveway access along Lakeshore Drive. There are no proposed changes to the driveway access. Traffic generated will be minimal with an estimated 6-8 average daily trips with less than 2 peak hour trips in the AM and PM for employees. These trips are calculated based on the maximum number of employees, and the maximum number of estimated visitors per day. The maximum number of anticipated employees onsite at one time is 12-15; therefore, this is a conservated estimate which is still well below the threshold to trigger a traffic study (80 or more weekday hour trips). Based on estimated traffic, it is anticipated that the surrounding property owners and road network will not be negatively impacted by this request.

The proposed parking lot layout and design provides for adequate parking area circulation including ingress, egress, on-premises circulation, and maneuvering. The proposed site layout provides necessary access for service and emergency vehicles and provides safe and convenient interaction between vehicles and pedestrians.

Off street parking is provided in accordance with Table 110.410.10.3 in Washoe County Code which requires one (1) space per employee during peak employment shift and 0.25 per horse at design capacity. Based on this the total parking required is twenty-four (24) spaces. The parking proposed will provide twenty-six (26) spaces and includes two (2) ADA spaces.

Table 4: Parking Analysis

Use	Requirements	Total
Commercial Stable	1 space per employee during peak employment shift	15 spaces
	Accessory Dwelling Unit (1 per unit)	1 space
	.25 per horse	8 spaces
Total Required		24 parking spaces
Total Available		26 parking spaces

3.7 Public Services

The nearest fire station is Truckee Meadows Fire Station 32, located approximately 1.7 miles north of the project. The applicant is working with Washoe County Fire staff to ensure all fire codes are being met. LEAD with Horses is developing an emergency operations manual for the facility, which will include evacuation procedures in case of fire.

3.8 Utilities

A commercial well and septic system are proposed with this request. There are commercial water rights available and will be purchased prior to operation of the facilities. The applicant is also working with the Washoe County Health District and State agencies to ensure the commercial septic onsite is designed to meet all applicable environmental and health requirements. A preliminary sewer report is attached as *Appendix 4: Preliminary Sewer Report*.

3.9 Manure Management Plan

The applicant is currently working with Washoe County Health District to develop a manure management plan to meet all health codes and to ensure this is not a nuisance to the horses and surrounding of neighbors. The cleaning of stalls and regular cleaning of any other areas that the horses occupy will occur a minimum of two times a day. Manure will be stored in accordance with local health regulations and removed from site as required by the Health Department.

4.0 COMMUNITY ENGAGEMENT

4.1 Neighborhood Meeting

Notification was sent to property owners within 750ft of the subject site on Wednesday, September 14, 2024. A neighborhood meeting was held on Wednesday, September 25, 2024, at Hampton Inn and Suites located at 10 Hospitality Way in Carson City, Nevada. The purpose of the neighborhood meeting was to inform residents about the proposed SUP application and gather community input. The comments, sign-in sheet, presentation, and meeting summary have been included in this application as *Appendix 5 – Neighborhood Meeting Packet*. The following sub-paragraphs are included in this narrative to address the concerns noted throughout the community engagement process.

4.2 Neighborhood Concerns - Traffic

One of the concerns mentioned during public engagement was the concern of increased traffic in the area, including compliance with speed limits. The traffic pattern for the facility prohibits pick-up and drop-off on Lakeshore drive to avoid impeding thru traffic in the area. To ensure compliance with the traffic pattern the applicant proposes a condition of approval that requires all parents/guardians and participants of the facility to sign an agreement acknowledging receipt of the facilities official drop-off and pick-up policy (*Appendix 6 - Condition No. 1*).

4.2 Neighborhood Concerns - Noise

Washoe County Code of Ordinances establishes noise limitations based on the Community Noise Equivalent Level (CNEL), which is a measure of noise that is the logarithmic average of single noise event values as measured by a noise monitor. It is not anticipated that the proposed facility would exceed the noise level threshold, and code enforcement actions would be followed by Washoe County should a noise complaint be filed against the facility. To address neighborhood noise concerns the applicant proposes a condition of approval that limits operations to specific time periods and prohibits the use of outdoor speakers. (*Appendix 6 - Condition No. 2 and Condition No. 3*).

4.2 Neighborhood Concerns - Lighting

A few neighbors expressed concern about the facilities lighting fixtures having a negative impact to area. To minimize the impact on surrounding areas, the applicant has proposed a condition that would prohibit the applicant from installing any stadium-style lighting. The proposed condition requires the applicant to submit a detailed lighting plan to the county for review and approval prior to building permit issuance (*Appendix 6 – Condition No. 4 and Condition No. 5*).

4.2 Neighborhood Concerns – Water Rights

A few neighbors expressed concern about the availability of water rights for the facility. Water rights are regulated by the State of Nevada Department of Water Resources and NRS Chapter 533. The State of Nevada requires commercial equine uses to obtain a commercial water right

permit with a specific request for the number of horses, fixtures, etc., to be included in the permit. A commercial water rights permit is required for all commercial uses prior to business license issuance. The applicant will be required to purchase water rights within the Washoe Valley hydro-basin prior to obtaining a commercial water rights permit. Water rights are considered real property and must be conveyed by deed and recorded with the appropriate county where the water is diverted and used beneficially. This process is fairly common and is not typically a concern for neighboring property owners, as water rights transactions are regulated and documented.

4.2 Neighborhood Concerns – Expansion of Commercial Development

Another neighborhood concern is the impact of granting the Special Use Permit to potentially increase the expansion of commercial development in the area. The right to apply for special uses within a zoning district is a property right granted to all property owners in that district. This means that every owner has the ability to seek permission to use their property in a way that is allowed under the current zoning regulations, as long as it meets certain criteria and goes through the correct approval processes.

The ability to apply for a special use permit is a fundamental aspect of property ownership within a zoning district. Denying this right based on concerns about future applications would infringe on individual property rights and therefore should not be a concern when evaluating this or any other special use application.

4.2 Neighborhood Concerns – Impact to Property Values

The applicant understands that property values are a significant concern to homeowners. Home values are influenced by a variety of indicators, ranging from location-specific factors to broader economic conditions. Commercial developments and their associated site improvements and facilities can stimulate local economies by creating jobs and attracting consumers. This increased economic activity can lead to higher demand for residential and commercial properties, driving up property values.

5.0 APPROVAL CRITERIA

5.1 Findings

To approve a Special Use Permit, the Planning Commission shall find, in accordance with Section 110.810.30 Washoe County Development Code, that;

- 1) Consistency: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plans:

Response: The request for a Special Use Permit to allow commercial stables meet all applicable goals and policies of the Washoe County Master Plan and the South Valleys Area Plan.

- 2) Improvements: Adequate utilities, roadway improvements, sanitation, water supply,

drainage, and other necessary facilities have been provided, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: All necessary facilities will be provided on site and are designed in accordance with all applicable codes and regulations includes well water, septic, and hydrologic improvements. The existing paved driveway will connect to Lakeshore Drive and is not anticipated to be a large traffic generator that will required additional offsite improvements.

- 3) Site Suitability. The site is physically suitable for the type of development and for the intensity of development.

Response: The project site is located in an area comprised of similar uses such as cattle ranching operations, agriculture equestrian facilities, and equestrian and hobby livestock related activities. The site has historically been used for equine activities and will maintain the undeveloped pastures for horse grazing. Examples of commercial stables with special use permits in the area include two-cent ranch (WSUP17-0019) and Looking Stone Farm (WSUP22-0021). The proposed use is allowed with the approval of a special use permit and is an ideal location for the project.

- 4) Issuance Not Detrimental: Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injuries to the property or improvement of adjacent properties, or detrimental to the character of the surrounding area; and

Response: The project is specific to a commercial stable for LEAD with Horses which will house a maximum of up to thirty (300) horses and include site improvements. Operations specific to LEAD with Horses vary from traditional boarding and/or horse training facilities as the focus is to provide an equine-assisted facility that will provide physical, emotional and behavioral support services to the community. Approval of the SUP will improve the quality of the region for residents by providing local access to these services. Approval of the SUP will not significantly change the existing development pattern in the area.

The proposed use will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region. The applicant has taken reasonable steps to protect against any such injury and has provided recommended conditions of approval to address neighborhood concerns (**Appendix 6 – Recommended Conditions of Approval**).

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

Response: The proposed SUP is not in proximity to a military installation on therefore will not have detrimental effect on the location, purpose or mission of the military installation.

6.0 CONCLUSION

As evidenced throughout this narrative and attached exhibits, the requested special use permit to establish “Commercial Stables” as a permitted use to operate a non-profit Equine Assisted Services (EAS) facility on the subject property located at 2575 Lakeshore Drive, with a maximum capacity of up to 30 horses is consistent with the governing approval. Therefore, the applicant respectfully requests Washoe County approval of this request.

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: Lead with Horses			
Project Description: A Special Use Permit (SUP) request to establish "Commercial Stables" as a permitted use to operate a non-profit Equine Assisted Services (EAS) facility on the subject property located at 2575 Lakeshore Drive, with a maximum capacity of up to 30 horses.			
Project Address: 2575 Lakeshore Drive			
Project Area (acres or square feet): 9.849 acres			
Project Location (with point of reference to major cross streets AND area locator): Located on Lakeshore Drive, across from New Washoe Park			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-330-03	9.849		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: LEAD with Horses		Name: AnnMarie Lain	
Address: PO Box 18045		Address: 10580 N. McCarran Blvd, Ste 115-120	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89509
Phone:	Fax: N/A	Phone: 907-602-3382	Fax: N/A
Email: jeane@leadwithhorses.net		Email: 050-330-03	
Cell: N/A	Other: N/A	Cell: N/A	Other: N/A
Contact Person: Jeane Spada-Allgood		Contact Person: AnnMarie Lain	
Applicant/Developer:		Other Persons to be Contacted:	
Name: N/A		Name: N/A	
Address: N/A		Address: N/A	
N/A	Zip: N/A	N/A	Zip: N/A
Phone: N/A	Fax: N/A	Phone: N/A	Fax: N/A
Email: N/A		Email: N/A	
Cell: N/A	Other: N/A	Cell: N/A	Other: N/A
Contact Person: N/A		Contact Person: N/A	
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)

1. What is the project being requested?

A Special Use Permit (SUP) request to establish "Commercial Stables" as a permitted use to operate a non-profit Equine Assisted Services (EAS) facility on the subject property located at 2575 Lakeshore Drive, with a maximum capacity of up to 30 horses.

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.)

See attached Appendix 3

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

The applicant intends to phase the project. They would like to start operating with 17 horses.

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?

See attached Application Narrative

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

See attached Application Narrative

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

See attached Application Narrative

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.

See attached Application Narrative

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

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	ATT/Charter Communications
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	N/A
g. Water Service	Well

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 #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

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

Water rights are available and will be purchased prior to operating

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station #32
b. Health Care Facility	Carson Tahoe Hospital (about 6 miles)
c. Elementary School	Pleasant Valley Elementary School
d. Middle School	Marce Herz Middle School
e. High School	Galena High School
f. Parks	New Washoe Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Herz Blvd and Mt Rose Highway

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

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

There will be a maximum of 30 horses at full buildout capacity.

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

Currently 17 horses. They anticipate growing over the years with a maximum of 30 horses.

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

No other services will be offered as part of this facility. This is not a boarding facility for horses. This is entirely for EAS services.

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

No competitions, trail rides, fox hunts, or breaking. The horses are used to assist with therapeutic services.

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

See Attached Narrative

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

See Attached Narrative

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

There will be one on-site care taker who will stay in the care takers quarters noted on the site plan.

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

A total of 26 spaces will be available. The site has an existing paved turnaround.

9. What are the planned hours of operation?

7am to 6pm, seven days a week.

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

See attached narrative.

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

Phasing and construction completion is dependent on the outcome of fundraising efforts. The applicant will be able to provide more information once they are closer to fundraising goals.

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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

See attached narrative.

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

The site is heavily buffered by trees from adjacent uses. No landscaping is proposed at this time.

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

No signs. Lighting is limited to reduce impacts to adjacent uses. See attached narrative.

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

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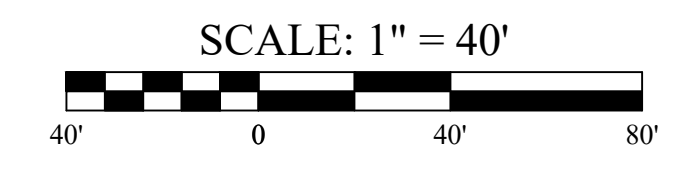
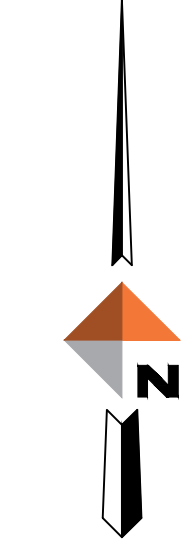
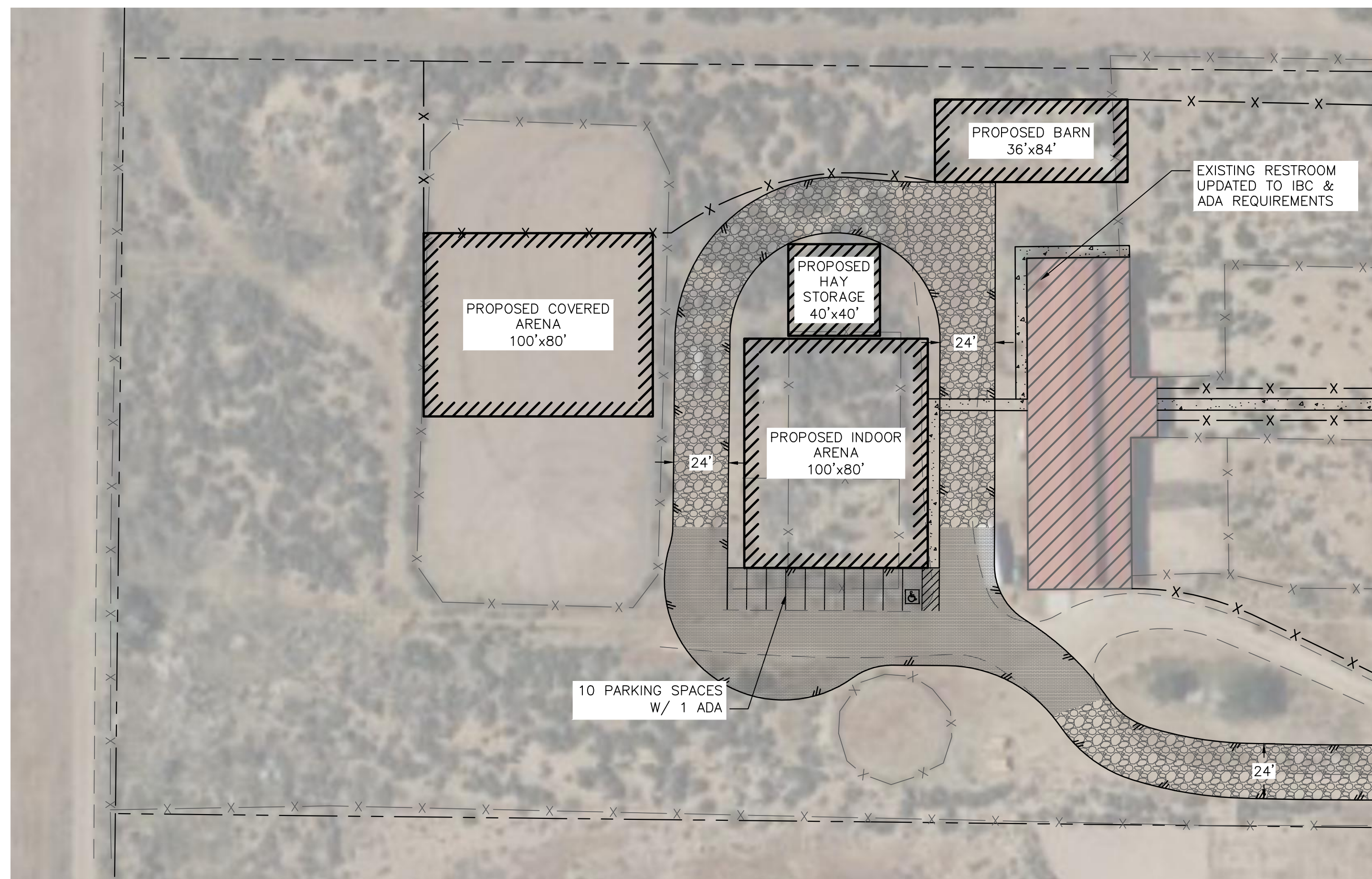
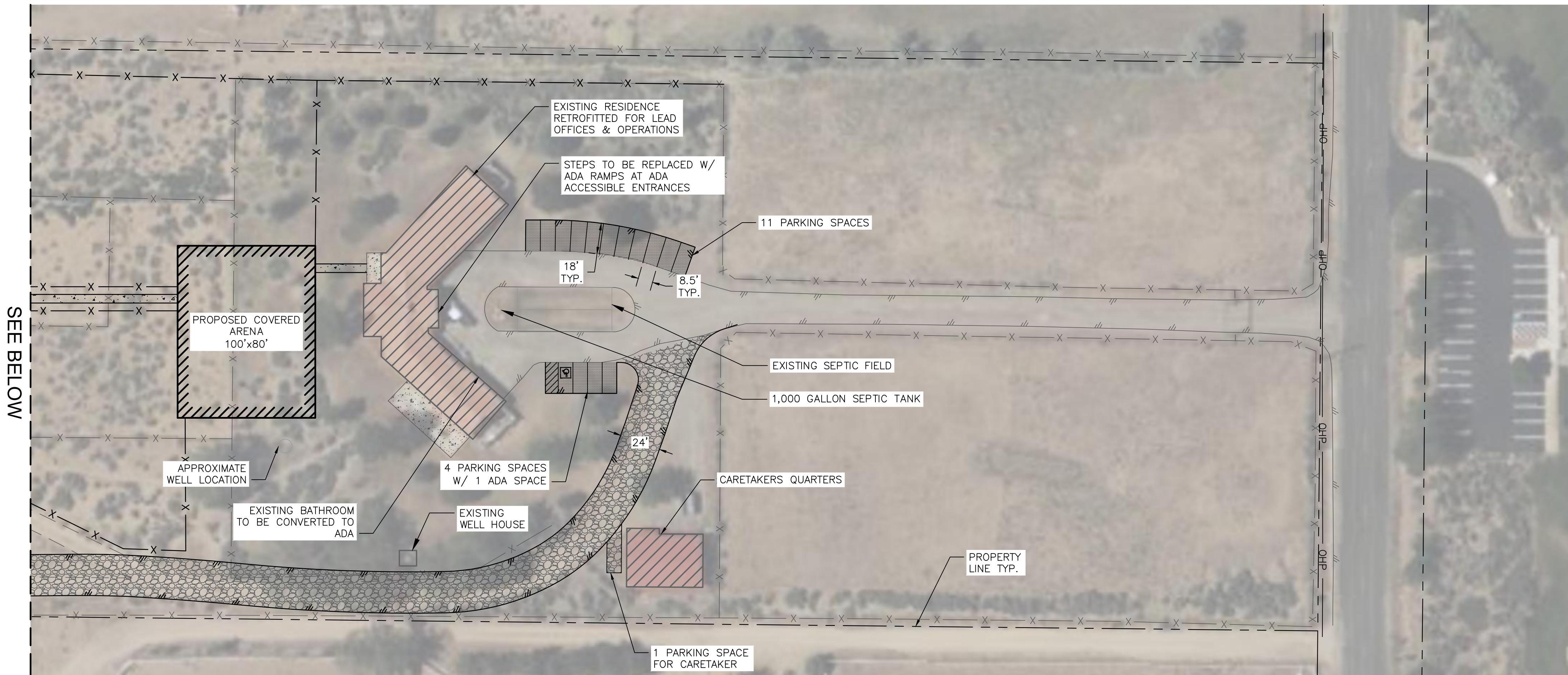
19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

\\dowl.com\Projects\80_30495-01\65CAD_Locad\Sheets\Civil\30495_SITE_PLAN.dwg PLOT DATE 2024-10-04 16:01 SAVED DATE 2024-10-04 15:56 USER: jboethe



EXISTING LINETYPE LEGEND

- 1. EDGE OF PAVEMENT
- 2. DIRT ROAD
- 3. BUILDING OUTLINE
- 4. FENCE
- 5. EDGE OF CONCRETE
- 6. SEWER STRUCTURE

HATCHING LEGEND

- 1. BUILDING
- 2. CONCRETE

PROPOSED LINETYPE LEGEND

- 1. DIRT ROAD
- 2. FENCE
- 3. BUILDING OUTLINE
- 4. SURFACING (AC OR OTHER)
- 5. CONCRETE WALKWAY

HATCHING LEGEND

- 1. GRAVEL WITH GEOCELL SUPPORT GRID
- 2. CONCRETE
- 3. ASPHALT

REV	DATE	DESCRIPTION	BY

DOWL
WWW.DOWL.COM
 5510 Longley Lane
 Reno, Nevada 89511
 775-851-4788

JUNIPER AND SAGE CONSULTING
 LEAD SPECIAL USE PERMIT
 CONCEPT SITE PLAN

PROJECT	30495
DATE	10/4/2024
DESIGNED	SC
DRAWN	AS

ON-SITE DISPOSAL SYSTEM REPORT

LEAD Special Use Permit

DOWL Project 30495.01

October 2024

Prepared for:

Juniper and Sage Consulting
105580 N. McCarran Blvd
Reno, NV 89509

Prepared by:



Silas Callahan, PE
Davis Buckley, EI
5510 Longley Lane
Reno, NV 89523

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1.0 INTRODUCTION

1.1 Project Location

The project is located at 2575 Lakeshore Dr, Washoe Valley, Nevada 89704 (APN 050-330-03). The extent of this project will include the construction of new covered and indoor horse facilities, as well as the repurposing of existing structures and utilities for the purpose of providing a facility for equestrian kenneling.



Figure 1: Vicinity Map

2.0 EXISTING CONDITIONS

2.1 Septic tank

The On-Site Disposal System (OSDS) for this property is located in front of the main building, in the center of the loop of the driveway leading up to the structure. The OSDS consists of a septic tank and leach field system. The septic tank holds a capacity of 1,000 gallons, and the leach fields include three 2' wide trenches that are 220' in length and approximately 3' 4" in depth. The system was installed around 7/8/1980.

2.2 Leach Field

The soil in the leach field consists of fine sand and sandy loam, therefore an absorption capacity of 2.5 gallons per square foot was assumed for use in the calculations based off of table H 2.1(2) of the Uniform Plumbing Code. The trenches are 220 feet in total length, with sidewalls that are 2 feet deep. The effective leaching area is equal to the products of the trench length and the two sidewalls. This calculation comes out to 880 square feet, shown below.

$$220 \text{ feet} * (2 \text{ ft. sidewall} + 2 \text{ ft. sidewall}) = 880 \text{ sq. feet}$$

3.0 PROPOSED

The current proposed designs include no change to the on-site disposal system, given that it continues to meet demand under its new proposed service.

3.1 Septic Tank Proposed Demand

According to the National Division of Environmental Protection OSDS guidance manual, commercial offices require 20 gallons per day per employee during a maximum employment shift. This means that total site demand per day is the product of these two values, 300 gallons per day. Calculations are shown below.

$$\text{Flow requirement per employee} * \text{Number of employees} = \text{Site flow per day}$$

$$20 \text{ gallons/day} * 15 \text{ employees} = 300 \text{ Gallons/day}$$

The maximum visitor/guest is estimated based on visitor parking calculations using Washoe County off-street parking code and estimated as 15 guests. Guest occupancy sewage flow of this facility type is not listed but is approximated as a similar rate to a camp with flush toilet. This rate is 25 gpd/day and total is:

$$25 \text{ gallons/day} * 15 \text{ guest} = 375 \text{ Gallons/day}$$

Given that this flow is less than 3,000 gallons per day (per: OSDS manual), we multiply the daily flow by 1.5 to get the minimum required size for the septic tank. This value is 1013 gallons and slightly above the current tank size of 1,000 gallons.

3.2 Leach Field Proposed Demand

Soil is believed to be fine sand to loamy sand with a long-term acceptance rate (LTAR) of 1.1 gallons/sf-day, per NAC445A.9674. Using the septic tank as the field size variable and given a 1,000-gallon tank, the required area is:

$$\frac{1000 \text{ gallons}}{1.1 \text{ gallons/sf}} = 910 \text{ sq. feet}$$

Given the existing effective leaching area of 880 sq. feet, the field may be undersized for both employees and guests. Additional investigation is needed to verify the trench wall depth and assumed LTAR. Depending on field investigations, the leach field size may need to be increased for commercial sizing requirements.

4.0 CONCLUSION

Given a current tank capacity of 1,000 gallons, and a leach field area of 880 sq. feet, the existing on-site disposal system is undersized for the proposed use, based on assumed parameters.

Additional investigation should be conducted including verifying the leach field side wall depth and LTAR. This information will be needed to determine appropriate design for commercial system design and state permitting requirements. Either field expansion or new field installation should be considered to meet requirements and ensure good septic system operations.

Neighborhood Meeting
Comment Card

Project Name: LEAD with Horses SUP

Name: BOB CORNMESSEUR

Company/Organization (if applicable): _____

Address: 2190 LAKESHORE DR

.....
Comment:

1) TRAFFIC IMPACT ON LAKESHORE.

2) lighting

3) IMPACT OF A COMM. SUP WOULD HAVE IN THE AREA.

Neighborhood Meeting
Comment Card

Project Name: LEAD with Horses SUP

Name: TEENA PARK

Company/Organization (if applicable): N/A

Address: 31695 WHITE PINE DR

.....
Comment:

WONDERFUL PROGRAM - GREAT ADDITION
TO THE VALLEY.

Neighborhood Meeting
Comment Card

Project Name: LEAD with Horses SUP

Name: SUSAN ROLL

Company/Organization (if applicable): _____

Address: 19440 ANNIE LANE

.....
Comment:

I AM THE CURRENT HOST PROPERTY OWNER.
WE LOVE THE PROGRAM AND HAVE LOVED HAVING THEM
THERE. LEAD IS INCREDIBLY RESPECTFUL AND
HAS ALWAYS WORKED WITH US TO WORK
OUT ANY DETAILS WITH THE BARN + PROPERTY.

Neighborhood Meeting
Comment Card

Project Name: LEAD with Horses SUP

Name: Jen Stahl

Company/Organization (if applicable): _____

Address: 300 Andrew Lane, Reno, NV

.....
Comment:

As someone familiar w LEAD with Horses at it's current location,
I can say it only provides a positive impact on the community. It's
a positive influence on many children's lives and being able to expand
these offerings to more people will only serve to enhance our
community.



FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	STATE	ZIP
1	STATE OF NEVADA	901 S STEWART ST STE 5003	DIVISION OF ST LANDS	CARSON CITY	NV	89701
2 GAIL S	MCGUIRE	2275 LAKESHORE DR		WASHOE VALLEY	NV	89704
3	SALAUN FAMILY TRUST	2375 LAKESHORE DR		WASHOE VALLEY	NV	89704
4	LEAD WITH HORSES	PO BOX 18045		RENO	NV	89511
5 LINDA D	BROWN	2775 LAKESHORE DR		WASHOE VALLEY	NV	89704
6 RICHARD & MARY	WERSCHKY FAMILY TRUST	2905 LAKESHORE DR		WASHOE VALLEY	NV	89704
7	GUYTON FAMILY 1987 TRUST	PO BOX 11706		RENO	NV	89510
8 RYAN	PARDULA	645 OXBOW CT		RENO	NV	89511
9 CASTEN R	PIGMAN et al	2400 WHITE PINE DR		WASHOE VALLEY	NV	89704
10 BARBARA	PHELPS TRUST	70 BEAR ST		WASHOE VALLEY	NV	89704
11 JESSICA	PAUL	60 BEAR ST		WASHOE VALLEY	NV	89704
12 ROBERT D & TANYA L	CORNMESSER	2190 LAKESHORE DR		WASHOE VALLEY	NV	89704
13 DEBORAH A	ANDERSON et al	2165 BEAVER DR		WASHOE VALLEY	NV	89704
14	THOMPSON FUZERE TRUST	2225 BEAVER DR		WASHOE VALLEY	NV	89704
15 SIERRA MOUNTAINVIEW PROPERTIES LLC		4945 GRAYS STARLIGHT CT		WASHOE VALLEY	NV	89704
16 NIELS M	CHRISTENSEN TRUST	2395 BEAVER DR		WASHOE VALLEY	NV	89704
17 WAYNE & EUGINA	THOMPSON	2380 WHITE PINE DR		WASHOE VALLEY	NV	89704
18 GENE	VIGIL	2270 WHITE PINE DR		WASHOE VALLEY	NV	89704
19 KEVIN A & CYNTHIA S	BOEGE et al	2220 WHITE PINE DR		WASHOE VALLEY	NV	89704
20 LAURANCE & PATRICIA	ETTER	2110 WHITE PINE DR		WASHOE VALLEY	NV	89704
21 DEBRA J	HEINZ	180 E COYOTE DR		WASHOE VALLEY	NV	89704
22 TRACY	SALAUN	2105 WHITE PINE DR		WASHOE VALLEY	NV	89704
23	BARON VON DRAKE TRUST	2265 WHITE PINE DR		WASHOE VALLEY	NV	89704
24	WCSD	PO BOX 30425	ATTN BUSINESS/CFO	RENO	NV	89520
25 JOHN L	DIGIROLAMO et al	2495 WHITE PINE DR		WASHOE VALLEY	NV	89704
26 TIA	OROS et al	936 MANZANITA AVE		EUREKA	CA	95503
27 GEORGE A & DIANE F	HATCHER TRUST	345 W COYOTE DR		WASHOE VALLEY	NV	89704
28	WEST COYOTE LLC	2685 WEYMOOR CT	C/O CLIFFORD R SPRINGMEYER	RENO	NV	89521
29 DAVID & DONNA J	BURROUGHS	385 W COYOTE DR		WASHOE VALLEY	NV	89704
30 JOHN R & JO ANN	OLIVER	2490 LAKESHORE DR		WASHOE VALLEY	NV	89704
31	WASHOE COUNTY	1001 E 9TH ST BLDG A	COMMUNITY SERVICES DEPT	RENO	NV	89512
32 RONALD L & KIM C	EWELL	2940 LAKESHORE DR		WASHOE VALLEY	NV	89704
33 JOHN G	MANLEY	2920 LAKESHORE DR		WASHOE VALLEY	NV	89704



34	DAVID SR & VICKY	LEE FAMILY TRUST	2900 LAKESHORE DR	WASHOE VALLEY	NV	89704
35	DONATHAN & SUSAN	BUSH TRUST	380 W COYOTE DR	WASHOE VALLEY	NV	89704
36	JOHN D & CATHERINE M	COTUGNO	370 W COYOTE DR	WASHOE VALLEY	NV	89704
37	FLOYD & KATHERINE	NELMS	360 W COYOTE DR	WASHOE VALLEY	NV	89704
38	CYNTHIA K	WEIR	340 W COYOTE DR	WASHOE VALLEY	NV	89704
39	CHRIS	DENNISON et al	310 W COYOTE DR	WASHOE VALLEY	NV	89704
40	STEFAN	RODRIGUES et al	365 PUMA DR	WASHOE VALLEY	NV	89704
41	CARLOS S	HARVEY LIVING TRUST	325 PUMA DR	WASHOE VALLEY	NV	89704
42	JOHN & JANE	MCKINNEY LIVING TRUST et al	10425 MOTT CT	RENO	NV	89521
43	DEBORAH C	VISCARRET	405 PUMA DR	WASHOE VALLEY	NV	89704
44	LORNA	BENEDICT FAMILY TRUST	PO BOX 1115	RENO	NV	89504
45		SCHULTZ FAMILY TRUST	2165 LAKESHORE DR	WASHOE VALLEY	NV	89704
46	SC & JZ	SMITH FAMILY TRUST	2235 LAKESHORE DR	WASHOE VALLEY	NV	89704

Project Name: LEAD with HORSES: SUP

Neighborhood Meeting Sign-In Sheet

Meeting Location: Hampton Inn and Suites: 10 Hospitality Way, Carson City, NV 89706

Meeting Date: Wednesday, September 25, 2024

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Dan & Irena Saloun	2375 Lake Shore Dr.	Western appraisers & charter.net
2	TRACY SALAUN	2105 WHITE PINE DR.	TRACY.SALAUN@GMAIL.COM
3	TEENA PARK	3695 WHITE PINE	epark10375@gmail.com
4	BOB CORNMESSER	2190 LAKE SHORE DR.	CHECK WUNU@GMAIL.COM
5	SUSAN ROLL	19440 ANNIE LN	SUSAN@ROLL-CHAIRKEN.COM
6	Robbin Muller	19310 Annie Ln.	robbineroll-chairken.com
7	Jen Stahl	300 Andrew Ln, Reno	jenajstahl@ca.com
8			

Disclaimer: A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

JUNIPER | SAGE

LEAD with Horses



NEIGHBORHOOD MEETING

AUGUST 2024



JUNIPER | SAGE

*FOCUSED STRATEGY
INNOVATIVE RESULTS*

LEAD with Horses

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QUESTIONS/COMMENTS	



LEAD

with HORSES

NEIGHBORHOOD MEETINGS

A MESSAGE FROM WASHOE COUNTY



Neighborhood Meetings are conducted by the applicants at Washoe County's request. While these meetings are not managed or organized by Washoe County, all parties in attendance are expected to demonstrate civility and proper conduct.



Any person or group of persons who disrupt the orderly or safe conduct of the meeting may be asked to leave. Irrelevant, uncivil, disrespectful, offensive, unduly repetitious statements and/or personal attacks are examples of speech that may be reasonably limited.



The Applicant may pause or cancel the meeting at their discretion.



Washoe County has instructed the applicant to provide an audio recording of this meeting. Your attendance signifies consent. If you do not consent to recording, you may fill out a comment card in lieu of attending the meeting.

MEETING PURPOSE

- Inform residents about the proposed Special Use Permit
- Gather Your Input





LEAD with HORSES: SUP
PROJECT REQUEST

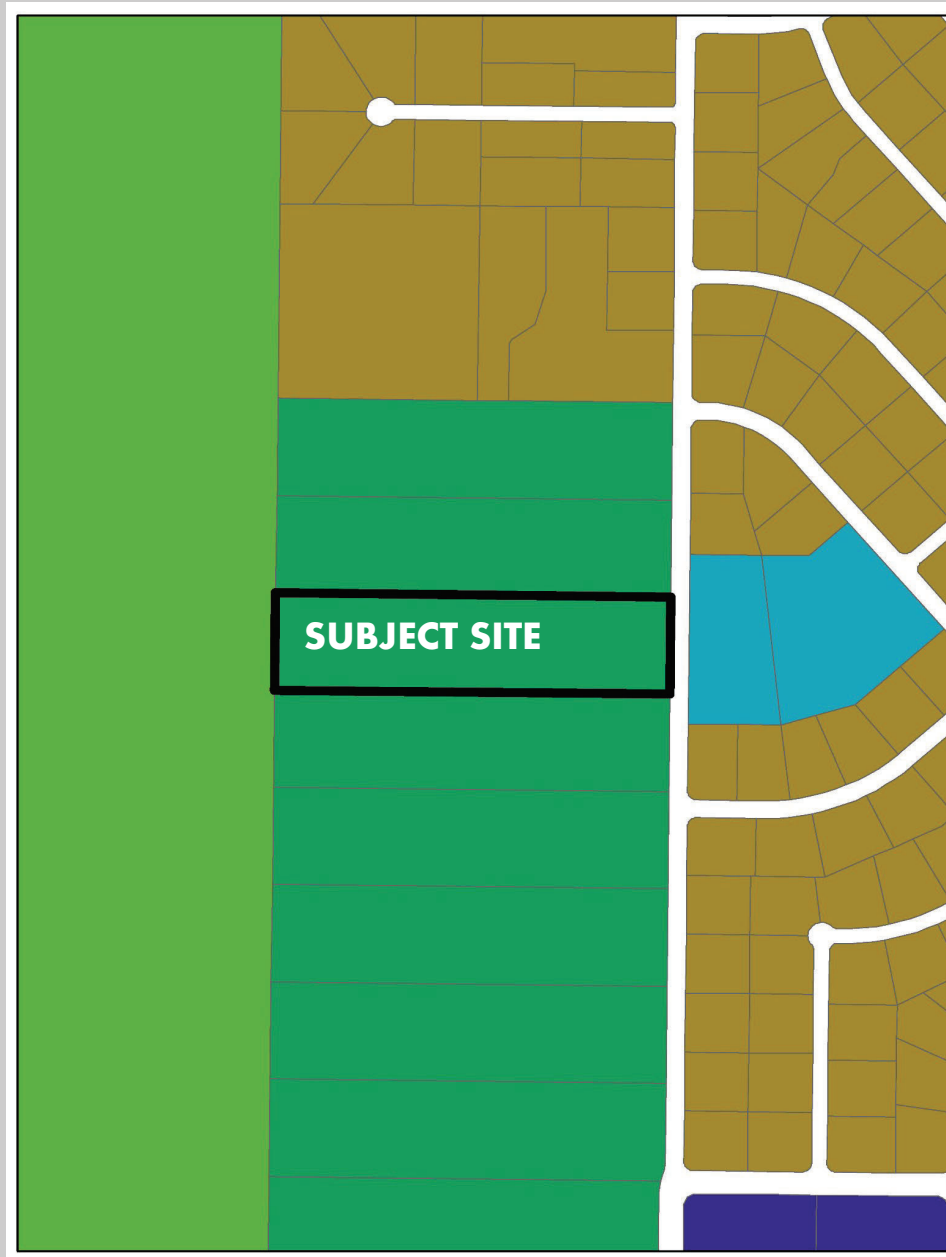
REQUEST

- A Special Use Permit to establish Commercial Stables as a permitted use on the subject site.







LOCATION

ZONING



Zoning

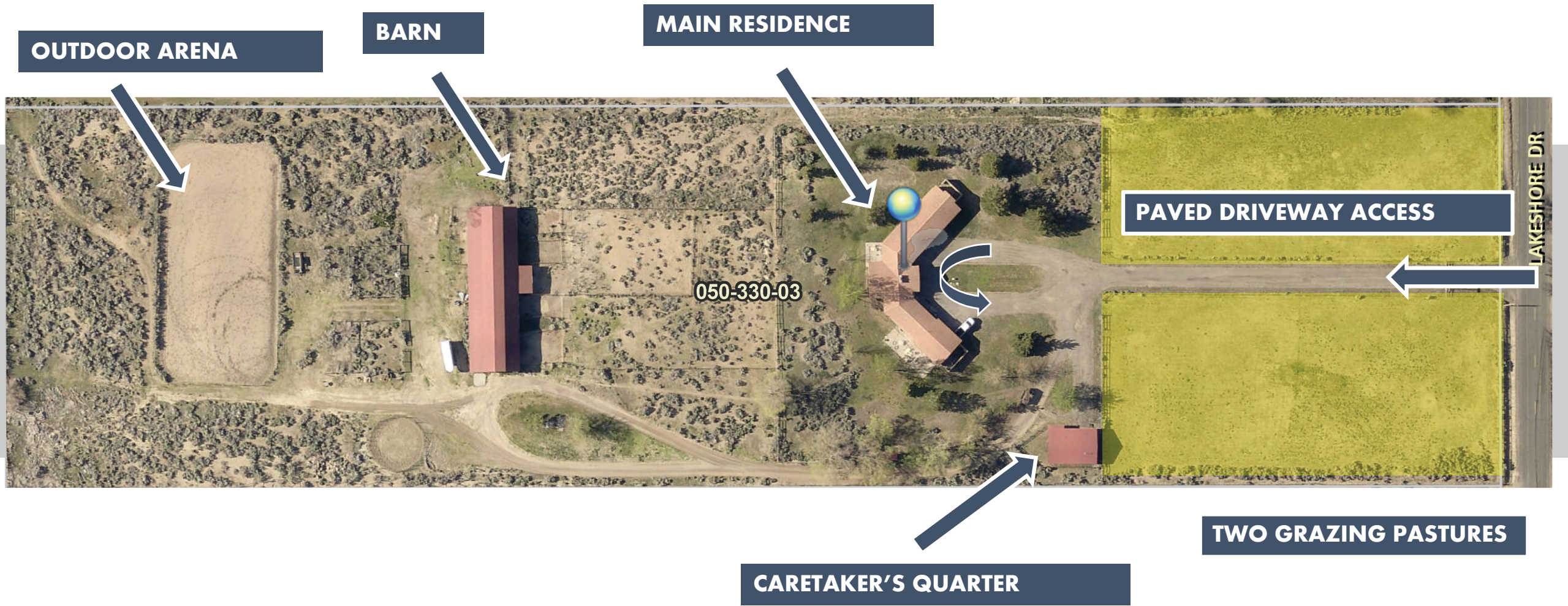
-  Low Density Rural
-  Low Density Suburban
-  Public/Protected
-  Public

LOW DENSITY RURAL REGULATORY ZONE

Is intended to preserve areas where agriculture, grazing, and/or open space is predominate.

SPECIAL USE PERMIT

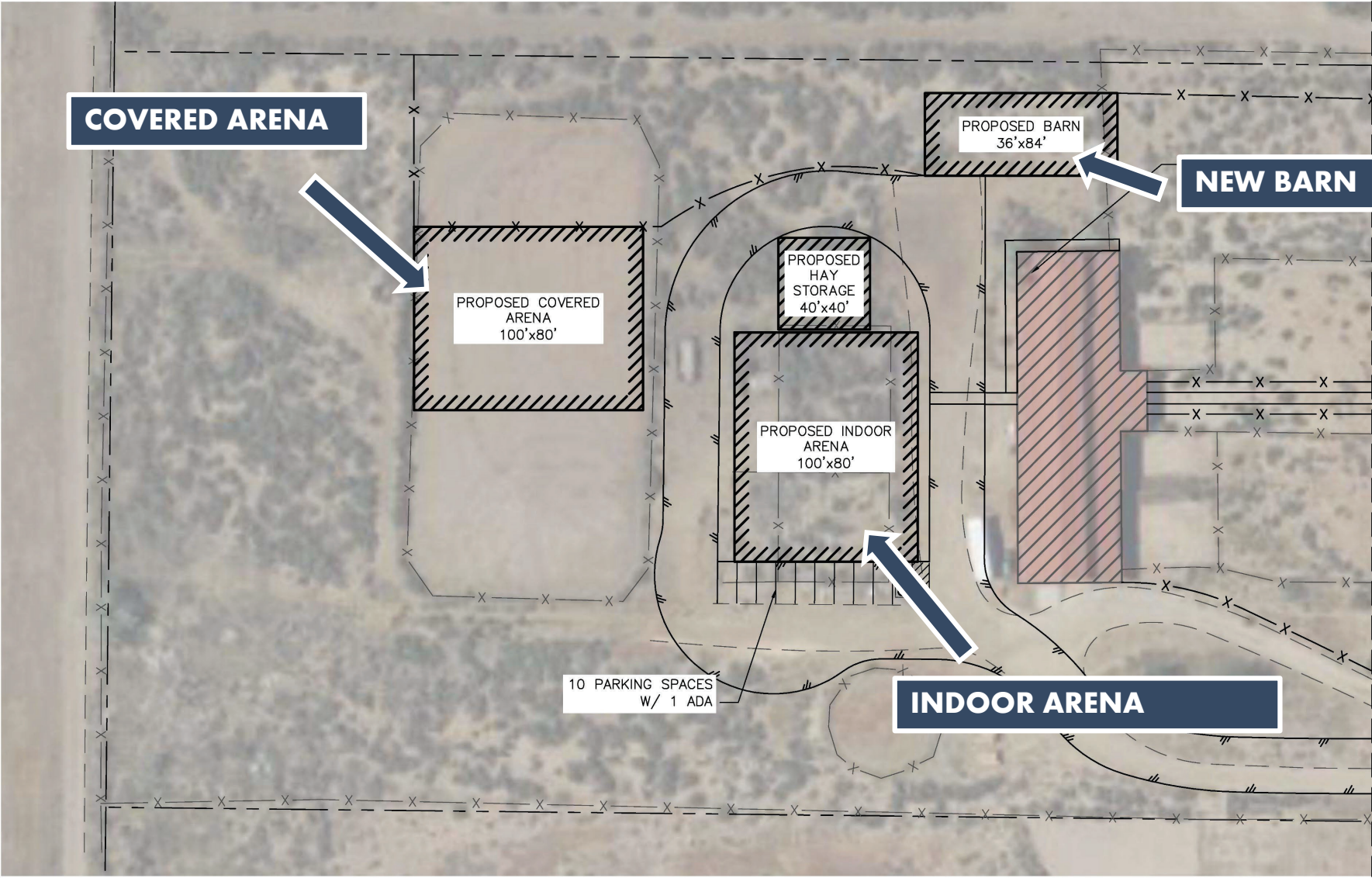
The evaluation of a site-specific use.



CURRENT SITE CONDITIONS



SITE PLAN- NEW FACILITIES



SITE PLAN- NEW FACILITIES



Special Use Permit
PROCESS OVERVIEW

PROCESS OVERVIEW

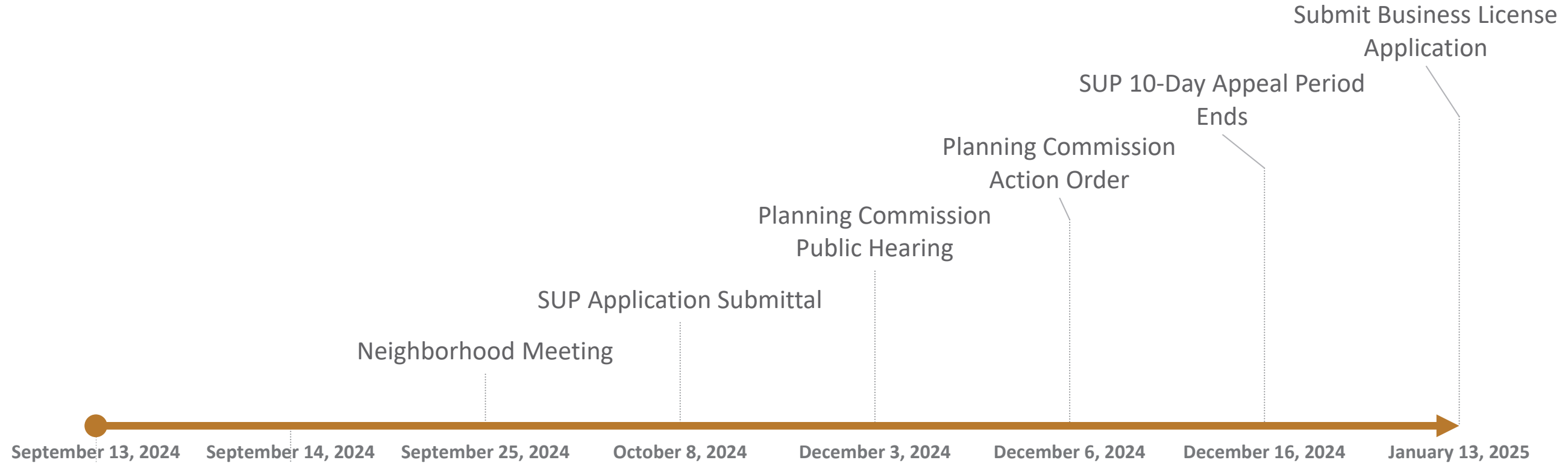


Public Hearing



Washoe County Planning Commission Approval

PROCESS TIMELINE



September 13, 2024 September 14, 2024 September 25, 2024 October 8, 2024 December 3, 2024 December 6, 2024 December 16, 2024 January 13, 2025

Notifications Mailed

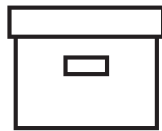
Pre-Application Meeting

NOTE: Public hearing meeting dates are at the discretion of Washoe County & TMRPA and are subject to change.

HOW TO SUBMIT YOUR COMMENTS



Although neighborhood meetings are intended for residents near the subject site, this is not a closed meeting and any member of the public with interest can attend or provide comments.



Place comment card in the comment box in the back of the room.



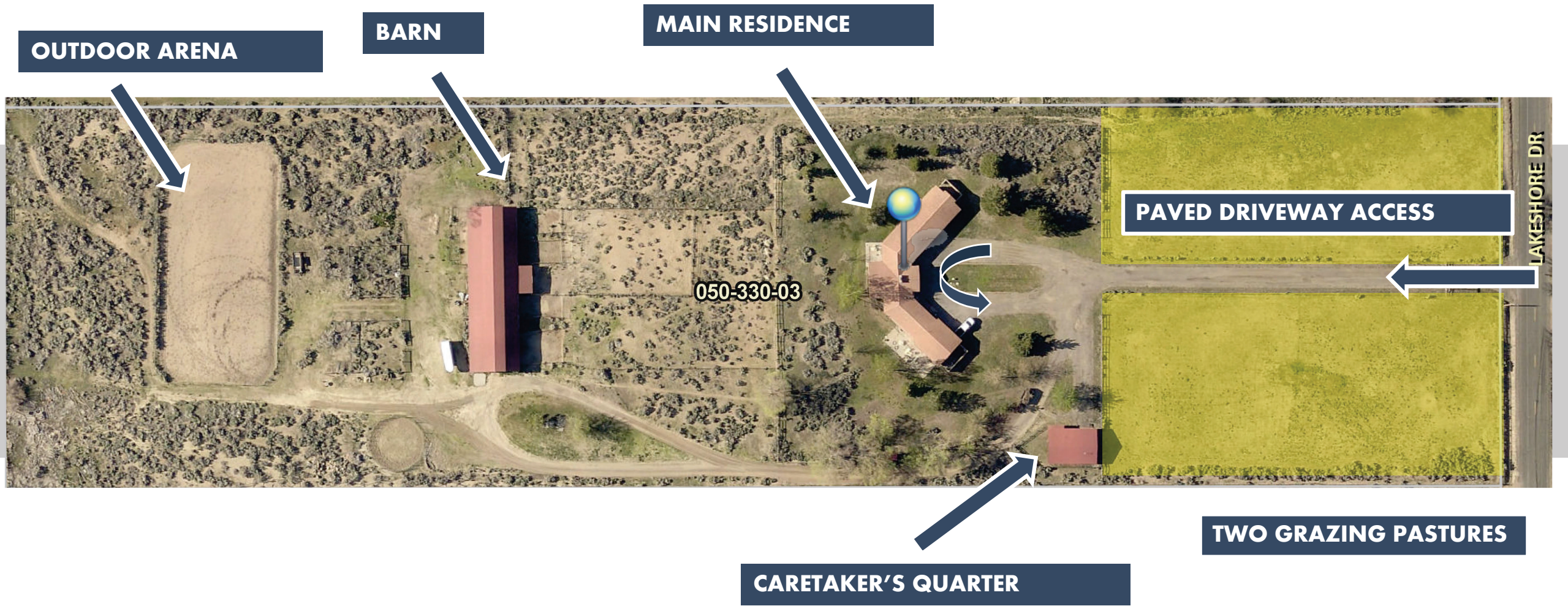
Comment cards will be scanned and uploaded to the Washoe County neighborhood meeting website and included in the application packet.

CONTACTS

Applicant Representative	County Representative
<p>NAME: AnnMarie Lain</p> <p>TITLE: Owner & Principal Consultant</p> <p>COMPANY: Juniper & Sage Consulting, LLC</p> <p>ADDRESS: 10580 N McCarran Blvd, Ste 115-120 Reno, NV 89503</p> <p>EMAIL: juniperandsage.consulting@gmail.com</p> <p>PHONE: 775-462-7518</p>	<p>NAME: Courtney Weiche</p> <p>TITLE: Senior Planner</p> <p>AGENCY: Washoe County, Community Services Department</p> <p>ADDRESS: 1001 E. Ninth Street Reno, NV 89512</p> <p>EMAIL: cweiche@washoecounty.gov</p> <p>PHONE: 775-328-3608</p>

THANK YOU

JUNIPER | SAGE



CURRENT SITE CONDITIONS

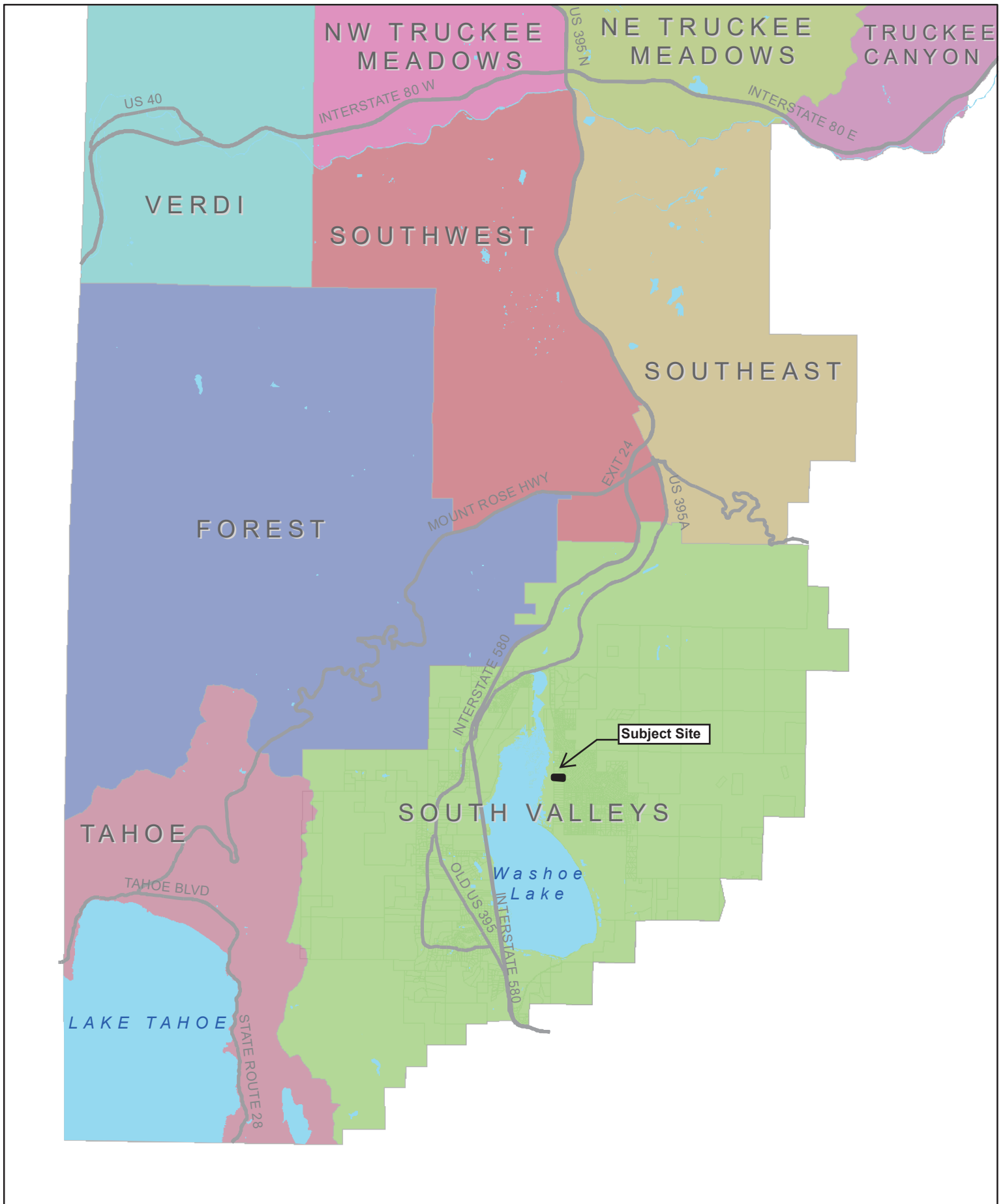


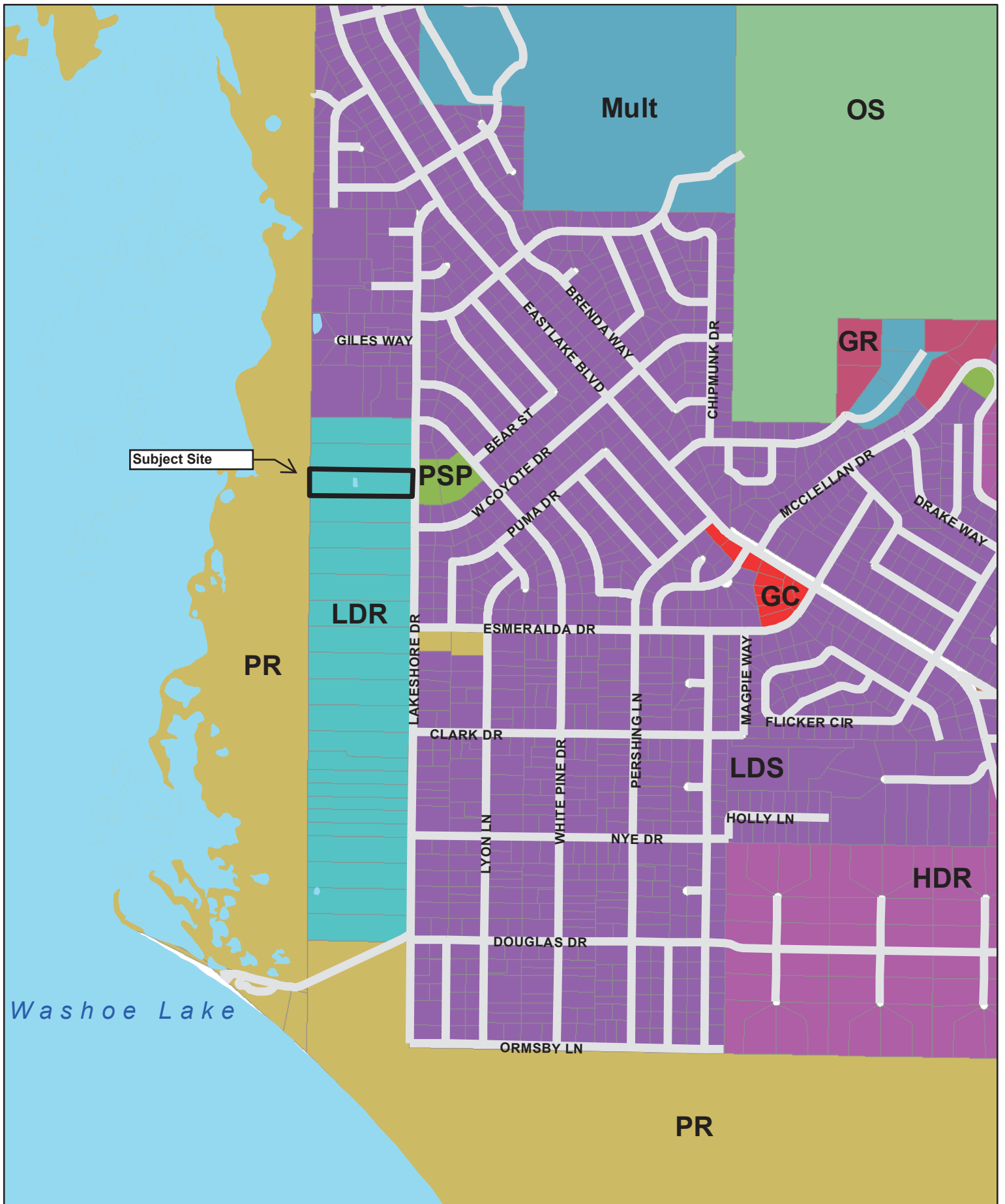
FOCUSED STRATEGY.
INNOVATIVE RESULTS

Recommended Conditions of Approval LEAD – Special Use Permit

- 1) **Traffic Safety:** Before services begin, the applicant must ensure that all parents and guardians of enrolled participants sign an agreement confirming they have received and understood the facility's official drop-off and pick-up policy. This agreement must also affirm their commitment to adhering to the designated traffic patterns and all posted traffic signs in the vicinity. The facility shall maintain documentation of these signed agreements and make it available for review upon request by the appropriate Washoe County regulatory authorities.
- 2) **Hours of Operation:** The applicant shall not operate outside the hours of 8:00 AM to 6:00 PM.
- 3) **Prohibition of Outdoor Speakers:** The applicant shall not install or use outdoor speakers unless approved through a County-issued Temporary Use Permit for a special event.
- 4) **Prohibition of Stadium Lights:** The applicant shall not install any stadium-style lighting. All lighting installations must adhere to the standards outlined in this condition to minimize impact on surrounding residential areas.
- 5) **Lighting Plan Submission:** Prior to installation, the applicant shall submit a detailed lighting plan to the county for review and approval, demonstrating compliance with the specified residential adjacency standards.
 - a) Any lighting installed on the premises must comply with the county's residential adjacency standards. This includes restrictions on brightness, height, and directionality of lighting fixtures to ensure they do not adversely affect neighboring properties.
- 6) **Maximum Horses:** The applicant shall not exceed the maximum limit of 30 horses.









Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Aerial Image

LEAD WITH HORSES SUP

