

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 29, 2014

FILE NO.: SUP-14-080

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request for a Special Use Permit from WSCC, Inc. (property owner: Grace Note Real Estate LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (G!), located at 3493 Arrowhead Drive, APN 005-052-03.

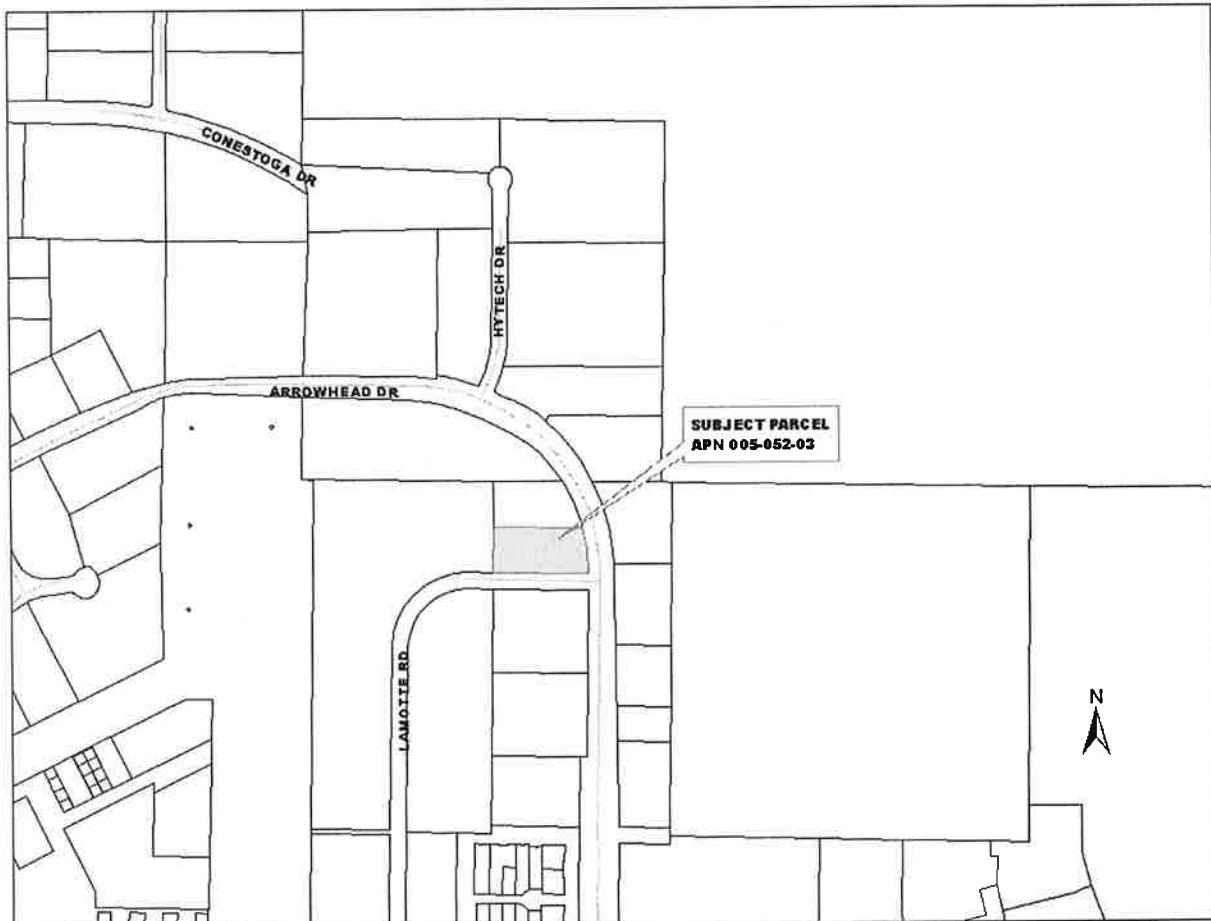
APPLICANT: WSCC, Inc.

OWNER: Grace Note Real Estate LLC

LOCATION: 3493 Arrowhead Drive

APN: 005-051-03

RECOMMENDED MOTION: "I move to approve SUP-14-080, a Special Use Permit request from WSCC, Inc. (property owner: Grace Note Real Estate, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 3493 Arrowhead Drive, APN 005-052-03, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. All on- and off-site improvements shall conform to NRS and NAC 453A and the Adopted Regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services, LCB File No. R004-14, as applicable at the time of development.
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
6. The applicant must obtain a State provisional certificate to operate a Medical Marijuana Establishment, specifically a cultivation facility, at the subject location prior to commencement of operation. Failure to obtain a State provisional certificate within the timeframe established in these conditions of approval (12 months) will render this Special Use Permit null and void.
7. The applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana cultivation facility.
8. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
9. The applicant shall submit proposed signage to the Planning Division for review and approval prior to installation. A Sign Permit may be required depending on the nature of the proposed signage. All signage shall conform to Division 1.20 and Division 4 of the Carson City Development Standards, as applicable.
10. The applicant shall re-stripe all existing parking spaces in the shopping center lot.
11. The applicant shall remove all weeds from the landscape areas on site. This weed removal shall be conducted regularly to ensure that existing landscaping is not overcome by weed material.

The following conditions shall be completed with any Building Permit application:

12. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
13. The applicant shall submit complete tenant improvement plans for the proposed project to allow for review of building and accessibility code requirements.
14. The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

The following conditions shall be applicable throughout the life of the use:

15. The Special Use Permit for this Medical Marijuana cultivation facility is only valid at the location specified in this application for the operator who obtains the Nevada State certificate for this facility. The Special Use Permit approval shall expire and become null and void if the operator loses or otherwise forfeits his or her State certificate to operate this facility. Special Use Permits for Medical Marijuana Establishments are non-transferable between operators and locations within Carson City.
16. All cultivation facility operations shall conform to NRS and NAC 453A and the Adopted Regulations of the Division of Public and Behavioral Health of the Department of Health and Human Services, LCB File No. R004-14, as may be modified from time to time.
17. Medical marijuana or medical marijuana-infused products intended for disposal shall be rendered unusable and disposed of off-site at the Carson City Landfill as medical material for immediate burial. Temporary exterior on-site storage of product for disposal shall be prohibited. This method of disposal is subject to change and may be modified by Carson City at any time.
18. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this dispensary, including the parking lot and surrounding area.
19. The sale of medical marijuana products to the general public from this facility is prohibited.
20. Outdoor display and sales of medical marijuana merchandise is prohibited.
21. Medical marijuana products shall not be visible from outside the dispensary at any time.
22. The applicant shall maintain a ventilation and carbon filtration system at all times to prevent offensive odor discharge from the building that could impact the surrounding properties. Failure to maintain this system, as well as the detection of medical marijuana odors in the vicinity may result in citation and possible revocation of this Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.150 General Industrial (GI), CCMC DS 1.20 Development Standards for Medical Marijuana Establishments.

MASTER PLAN DESIGNATION: Industrial (I)

PRESENT ZONING: General Industrial (GI)

KEY ISSUES: Will the proposed Medical Marijuana Cultivation Facility be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION

- EAST: Limited Industrial/Warehouse Use and Vacant Parcel
- WEST: Limited Industrial/Vacant Parcel
- NORTH: General Industrial/Vacant Parcel
- SOUTH: General Industrial/Warehouse Use

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: X Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone III
- SLOPE/DRAINAGE: Site has been previously developed and is primarily flat

SITE DEVELOPMENT INFORMATION

- LOT SIZE: 1.35 acres
- EXISTING STRUCTURE SIZE: 10,150 square feet
- EXISTING PARKING: 18 spaces
- SETBACKS: N/A – Existing Building
- VARIANCES REQUESTED: None.

PREVIOUS REVIEWS:

- None

HISTORY:

Senate Bill (SB) 374, commonly referred to as the “Medical Marijuana Act,” was adopted by the Nevada Legislature and signed into law in 2013, authorizing Medical Marijuana Establishments in Nevada. In July 2014, the Carson City Board of Supervisors adopted zoning regulations to allow Medical Marijuana Establishments in the General Commercial and General Industrial zoning districts in certain locations in Carson City with the approval of a Special Use Permit and subject to specific development standards.

In addition to the Special Use Permit requirements set forth by Carson City, any Medical Marijuana Establishment applicants are also required to apply to the State of Nevada for a certificate to operate a Medical Marijuana Establishment in Nevada. All applications for Medical Marijuana Establishments for 2014 have been submitted to the State and are currently under review with an anticipated provisional certificate issuance date on or about November 3, 2014. A provisional certificate is a preliminary certificate issued by the State that is contingent on applicants receiving all local zoning and business license approvals. Once those approvals have been verified, the State will issue an official certificate to successful Medical Marijuana Establishment operators.

The applicant for this Special Use Permit to operate a Medical Marijuana Establishment, in this case a cultivation facility, has not yet received their provisional certificate from the State. As a result, a condition of approval has been recommended as a part of this staff report that the applicant must obtain their provisional certificate to operate a Medical Marijuana Establishment in Carson City in order for this Special Use Permit to be valid. The failure to obtain a provisional certificate would result in the Special Use Permit becoming null and void.

DISCUSSION:

The applicant is proposing to operate a medical marijuana cultivation facility in an existing 10,150 square foot building on Arrowhead Drive. The cultivation facility will grow medical marijuana for sale and distribution to medical marijuana dispensary operators in Nevada. It will consist of 12 growing rooms within the building and will include a work area, break room, office area, security, vault, storage and restrooms. The applicant's initial application stated that five to 10 employees full time employees would work at the facility, but that number has since been revised to four full time employees. The shipment rate from the facility is expected to be one truck shipment per week.

Water usage for the facility is anticipated at approximately 1,000 gallons per day, which is under the threshold of 7,500 gallons per day that would require Growth Management review. The Engineering Division has reviewed the anticipated water and sewer usage for the facility and does not have objections to the proposed operation.

The applicant proposes a security plan that will include surveillance cameras inside and outside the building as well as security metal grilles mounted over all of the doors and windows of the building. The applicant is also evaluating the possibility of a third party security contractor to regularly patrol the facility.

The applicant has indicated that their facility will, for the most part, conform to the operation hours of 7:00am to 8:00pm seven days per week. However, because of the nature of cultivation activities, employees may be at the facility performing maintenance or other cultivation activities outside of those hours. The applicant will not be conducting any retail consumer activities at this facility and individuals not licensed by the State to enter the facility will not be allowed in at any time. Staff finds this proposal acceptable as the hours of operation limits set forth in the Carson City Development Standards apply to dispensaries only. Staff does note the potential for increased criminal activity in the evening hours and cautions the applicant to take this possibility under consideration and limit operations to the daytime hours as much as possible.

To mitigate concerns of medical marijuana odor from the facility, the applicant proposes an extensive ventilation and carbon filtration system to control odors. Information on these systems may be found in the supplemental information provided by the applicant and attached to this staff report. State regulations require that cultivation facilities do not emit odors that are detectable from outside the cultivation facility. Additionally, staff has recommended a condition of approval to address odor concerns as a part of this report.

A Special Use Permit is required for the proposed project for the following reason:

- Pursuant to Carson City Municipal Code, Section 18.04.150, General Industrial Conditional Uses, a Medical Marijuana Establishment requires the approval of a Special Use Permit subject to Carson City Development Standards, Section 1.20, Medical Marijuana Establishments.

As stated above, Medical Marijuana Establishments are subject to specific criteria outlined in the Carson City Development Standards, Section 1.20 – Medical Marijuana Establishments. These development standards and how the proposed dispensary meets them are addressed below:

1.20 Medical Marijuana Establishments.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments, including Cultivation Facilities, Dispensaries, Production Facilities, and Testing Laboratories, as defined in Title 18 and NRS, in addition to other standards for commercial and industrial development.

1. The following standards apply to all Medical Marijuana Establishments.

- a. All Medical Marijuana Establishments (MMEs) require approval of a Special Use Permit. Special Use Permits for MMEs are only valid at a given location for the operator who obtains the Nevada State certificate for that facility. The Special Use Permit approval shall expire and become null and void if the MME operator loses or otherwise forfeits his or her State certificate to operate that facility. Special Use Permits are non-transferable between operators and locations within Carson City.

Staff has recommended a condition of approval outlining these requirements.

- b. No consumption of Medical Marijuana products shall occur on the premises of any MME.

Consumption on the premises of the dispensary is not proposed. Staff has recommended a condition of approval to address this requirement.

- c. All business activities related to MMEs, including cultivation, shall be conducted indoors, within a permanent building. The use of office trailers or other temporary structures is prohibited. All MMEs shall have an appearance, both as to the interior and exterior, which is professional, orderly, dignified, and consistent with the traditional style of pharmacies and medical offices.

The business activities for the cultivation facility are proposed to be conducted inside an existing permanent building. Cultivation activities are in line with industrial-type activities, in buildings that are not accessible by the public. Therefore, a warehouse building is appropriate for this use, rather than a building that is consistent with the traditional style of pharmacies and medical offices. The building is required to be professional, orderly and dignified nonetheless.

- d. Outside display or sales of MME merchandise shall be prohibited.

Outside display and sales is not proposed with the cultivation facility. Staff has recommended a condition of approval to address this requirement.

- e. Accessory outside storage for MMEs shall comply with Title 18.16 Development Standards, Division 1.12 Outside Storage.

Outside storage is not proposed with this cultivation facility.

- f. Access to the MME shall be restricted in compliance with State regulations.

A condition of approval has been recommended that the dispensary maintain compliance with all State regulations.

- g. No MME-related products shall be visible from outside the building.

Based on the nature of this cultivation operation and the location of the grow rooms within the building, MME-related products are not anticipated to be visible from outside the building. Staff has recommended a condition of approval to address this requirement.

- h. Sign Requirements. All MME signage shall be discreet, professional, and consistent with the traditional style of signage for pharmacies and medical offices. All MMEs shall follow the sign regulations for Office Uses in the Development Standards, Division 4, except that freestanding sign height for Cultivation Facilities, Production Facilities, and Testing Laboratories shall be limited to 10 feet consistent with sign height requirements for industrial uses.

The applicant is not proposing signage with this application as it has not yet been developed for the cultivation facility. Staff has recommended a condition of approval that will require that signage be reviewed and approved by the Planning Division prior to installation. Staff also notes that, based on conversations with the applicant, it is their desire to be as inconspicuous as possible. As a result, signage will likely be minimal at this location.

- i. Parking Requirements. Parking shall be provided for MMEs as follows:

- (1) Cultivation Facilities. One space per 1,000 square feet of gross floor area.

11 spaces are required for the proposed cultivation facility based on 10,150 square feet of gross floor area. The existing parking lot contains 18 marked spaces as well as additional spaces that are unmarked. The amount of parking provided is adequate for the cultivation use based on the development standards requirements.

Staff has observed that the parking spaces are not clearly visible due to general wear over time and has recommended a condition of approval as a part of this Special Use Permit that the parking spaces for the building be re-striped for better visibility.

- j. No more than two Dispensaries shall be permitted in Carson City.

This item is not applicable to medical marijuana cultivation facilities.

- k. A MME shall not be located within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, a center or facility, the primary purpose of which is to provide recreational opportunities or services to children or

adolescents, that existed on the date on which the application for the proposed MME was submitted to the State Health Division, measured on a straight line from the nearest school or community facility property line to the front door or primary entrance of the MME.

Staff has verified that the proposed cultivation facility meets the minimum distance requirements outlined in this standard. This is further substantiated with the zoning letter provided by staff to the applicant on August 6, 2014 for submission with their State application. The zoning letter is attached for reference.

2. The following standards apply to all Medical Marijuana Dispensaries.
 - a. A single point of secure public entry shall be provided and identified.

Not applicable to medical marijuana cultivation facilities.
 - b. Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m., seven days per week.

Not applicable to medical marijuana cultivation facilities.
 - c. Drive-through service is prohibited.

Not applicable to medical marijuana cultivation facilities.
 - d. A Dispensary shall not be located on property or within a shopping center with frontage on the same street on which a residentially-zoned property is located unless the Dispensary is located more than 300 feet from the residential property, measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the Dispensary.

Not applicable to medical marijuana cultivation facilities.
3. Special Use Permit review standards. The following shall be considered in the review of any Dispensary located within the General Industrial zoning district in addition to the required Special Use Permit findings:
 - a. That the proposed Dispensary is located where sufficient, convenient and safe access is provided to the public.

Not applicable to medical marijuana cultivation facilities.
 - b. That the proposed location has adequate lighting and street improvements for a use providing public access.

Not applicable to medical marijuana cultivation facilities.

Staff finds that the proposed dispensary meets the applicable development standards required. With the recommended conditions of approval, the applicant has made the findings to grant approval. The Planning Division staff is in support of this Special Use Permit application. Therefore, staff recommends, that the Planning Commission approve SUP-14-080 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 300 feet of the subject site on October 10, 2014. As of the writing of this report, one email in opposition of the proposed project has been received from Mr. Greg DeLarge as follows:

"I know this is going on deaf ears but I will say it anyways. Have any of you thought the impact on property values and the crime this is going to bring with it? Proven fact there is always people looking to break into these places. At a time when finally we have manufacturers looking to move into Nevada and bring jobs your taking away a manufacturing building for growing that will bring no real jobs. And once again we all suffer from the thirst of the liberal leadership of Carson City."

In addition, staff has had conversations with Mr. Greg Stevenson and Mr. Steve Kress, both property owners in the vicinity of the proposed project.

Mr. Stevenson has expressed concern for medical marijuana cultivation being located in an industrial area of Carson City that primarily serves aerospace customers and needs and expressed concerns about potential customers to his future facility being able to smell the medical marijuana outside the building. Mr. Stevenson is not in favor of the facility and stated that he will consider relocating his future defense and aerospace facility to another location if the Special Use Permit is approved.

Mr. Kress expressed concern about traffic, odor and available power in the vicinity as a result of the proposed project. He indicated that significant traffic increases, medical marijuana odor from the facility and the potential for a reduction in available power for his facility as a result of approval of this project would cause him to be against the project. However, if these items posed no significant impact, he has no objection to the proposed use.

Any additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 29 2014, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

The project requires application for a Building Permit, issued through the Carson City Building Division. Submit complete tenant improvement plans for the proposed project to allow for review of building and accessibility code requirements.

Fire Department:

The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

Engineering Division:

The Engineering Division has no preference or objection to the special use request.

Health and Human Services:

An application for this type of use needs to be submitted and approved by the State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program. Plans must be submitted to the Carson City Building Division and State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program, and approved, prior to doing tenant improvements in this facility.

Environmental Control Authority:

Environmental Control has no comments concerning this request.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

Chapter 5: Economic Vitality, Goal 5.1d – Industrial Specializations

The addition of a medical marijuana cultivation facility meets the Master Plan goal of promoting a variety of industrial specializations. The proposed cultivation facility will provide medical marijuana products to retail dispensary outlets in the region and will help to support the needs of current and future medical marijuana patients.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed cultivation facility will be located in an existing building. The nature of the business is in line with general industrial uses and is not expected to cause objectionable noise, vibrations, fumes, dust, glare or physical activity. The cultivation facility does have the potential to produce medical marijuana plant odors that may be detected from outside the facility. To address this concern, the applicant proposes an extensive ventilation and carbon filtration system to control odors. Staff has also recommended a condition of approval to address potential odor concerns.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed cultivation facility is anticipated to generate very low levels of vehicular traffic and essentially no additional pedestrian traffic. The applicant indicates that the facility will employ four full time employees and will generate one truck shipment per week. The proposed traffic level is lower than what is generally anticipated for general industrial uses and is not expected to have a detrimental impact.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposed cultivation facility is located in an existing building and should not have

impact on existing public services such as water, sanitary sewer, storm drainage or other public improvements. The estimated water usage for the operation is approximately 1,100 gallons per day and the Engineering Division has indicated that the city has adequate capacity to accommodate this demand. There will be an increase in sewage disposal above what is currently generated at the building, but the Engineering Division also has no concern. The storm drainage should be unaffected. An adjacent property owner expressed concern about the power usage of this operation and whether it would impact his power availability. The applicant has provided additional information regarding power usage at the facility, indicating that low voltage and LED lighting will be used whenever possible. Information on whether or not this facility would impact power availability is not available at this time.

There is no anticipated impact on schools and the impacts on police and fire protection are unknown at this time as this is a new use in Nevada. The applicant has proposed extensive security measures that are intended to supplement police services so that impacts to such services would be minimal.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Medical Marijuana Establishments are a conditional use in accordance with Title 18.04.135 General Commercial Conditional Uses and require a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Commercial zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed cultivation facility will be located in an inconspicuous, secure space with limited access by only those employed by the facility or authorized to enter it through licensing at the state level. This facility will not be open to the public and is not anticipated to be detrimental to the public health, safety, convenience and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

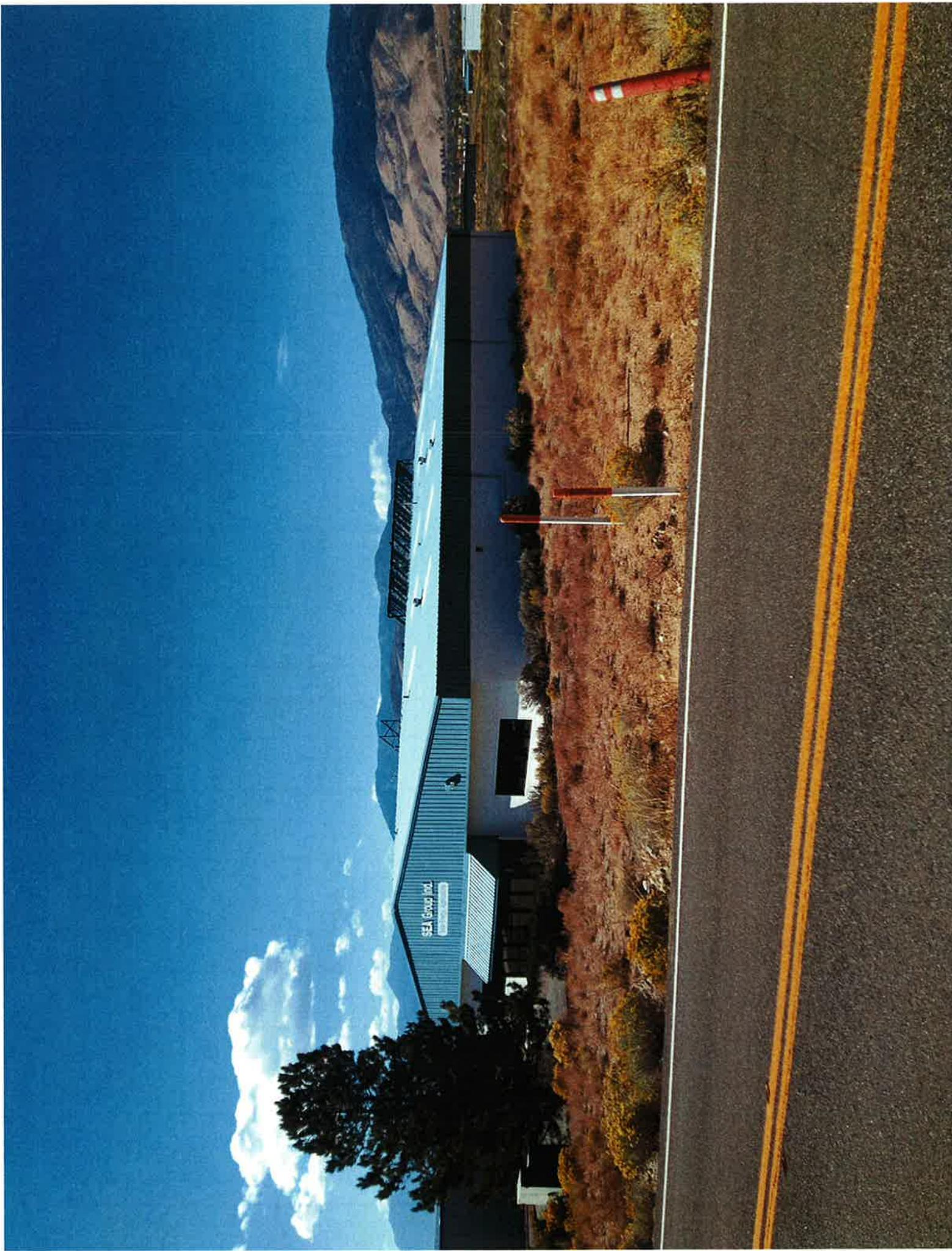
The cultivation facility is proposed in an existing industrial warehouse building within the General Industrial zoning district. The operation not accessible by the public and is intended to be inconspicuous and unobtrusive as all operations will be conducted inside. It is not anticipated to result in material damage or prejudice to other property in the vicinity.

Attachments:

Site Photos
Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Environmental Control Division Comments
Zoning Letter
Opposition Email from Greg DeLarge
Supplemental Information from Applicant
Application (SUP-14-080)







October 10, 2014

RE: SUP-14-080, SUP-14-081, SUP-14-082 and SUP-14-083

Susan,

All four projects appear feasible. My only comment, which is applicable to all four, is:

1. Submit complete tenant improvement plans for the proposed project, to allow for review of building and accessibility code requirements.

It's pretty simple, but I think that will suffice.

Thanks,

Ray Proffitt, CBO

Chief Building Official
Building Division
Carson City, NV
775-887-2310 – Main
775-283-7502 - Direct

Susan Dorr Pansky

From: Dave Ruben
Sent: Friday, September 26, 2014 1:13 PM
To: Susan Dorr Pansky
Subject: SUP 14-080

Comments for SUP 14-080:

1. Project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.

Dave Ruben

Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

**Engineering Division
Planning Commission Report
File Number SUP 14-080**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: October 6, 2014

MEETING DATE: October 29, 2014

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from WSCC, Inc to establish a Medical Marijuana Cultivation Site at 3493 Arrowhead Dr., apn 05-052-03.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

September 25, 2014

SUP-14-080

Carson City Health and Human Services

Application for this type of use needs to be submitted and approved by the State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program.

Plans must be submitted to the Carson City Building Department and State of Nevada, Division of Public and Behavioral Health, Medical Marijuana Program, and approved, prior to doing your tenant improvements in this facility.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

March 24, 2014

Major Project Review Committee

Re: # SUP – 14-080

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP – 14-080 at 3493 Arrowhead Dr. (Medical Marijuana Cultivation Site) request:

1. ECA has no comments concerning this request.

*Note all comments will be sent during the building permit phase.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

August 6, 2014

Mr. Deane Albright
WSCC, Inc.
1025 Ridgeview Drive, Suite 300
Reno, NV 89519

ZONING CERTIFICATE

RE: **Medical Marijuana Establishment – Cultivation Facility**
3493 Arrowhead Drive
APN 005-052-203

Dear Mr. Albright:

In response to your request concerning the proposed placement of a Medical Marijuana Cultivation Facility on property located at 3493 Arrowhead Drive in Carson City, please be advised of the following:

1. Pursuant to Carson City Municipal Code, Section 18.04.150, a Medical Marijuana Cultivation, Production or Laboratory Facility may be located in those areas zoned General Industrial (GI), east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E. All Medical Marijuana Cultivation, Production or Laboratory Facilities are subject to the approval of a Special Use Permit.

The subject property is located in a General Industrial (GI) zoning district approved for Medical Marijuana Cultivation, Production and Laboratory Facilities. Approval of a Special Use Permit is required.

2. Pursuant to Carson City Development Standards, Division 1.20, a Medical Marijuana Establishment shall not be located within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, a center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, that existed on the date on which the application for the proposed Medical Marijuana Establishment was submitted to the State Health Division, measured on a straight line from the nearest school or community facility property line to the front door or primary entrance of the Medical Marijuana Establishment.

The Planning Division has verified by physical inspection that, as of the date of this letter, the subject property meets the minimum setback requirements set forth in the Carson City Development Standards.

3. Pursuant to NRS 453A.322, the location of a Medical Marijuana Establishment may not be within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 and that existed on the date on which the application for the proposed Medical Marijuana Establishment was submitted to

the Division, or within 300 feet of a community facility that existed on the date on which the application for the proposed Medical Marijuana Establishment was submitted to the Division.

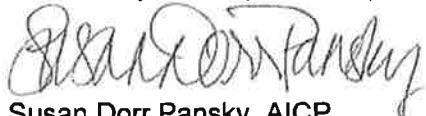
The Planning Division has verified by physical inspection that, as of the date of this letter, the subject property meets the minimum setback requirements set forth in NRS 453.322.

The Carson City Planning Division finds that the proposed Cultivation Facility location meets all general state and local zoning and setback requirements, and the site will be considered acceptable for a Cultivation Facility upon approval of a Special Use Permit by the Planning Commission.

A Business License will also be required prior to the commencement of operation for any Medical Marijuana Establishment in Carson City. The Business Licensing process will include review of any proposed Medical Marijuana Establishment building(s) for compliance with applicable code requirements including, but not limited to, building, engineering, fire, health, and environmental control.

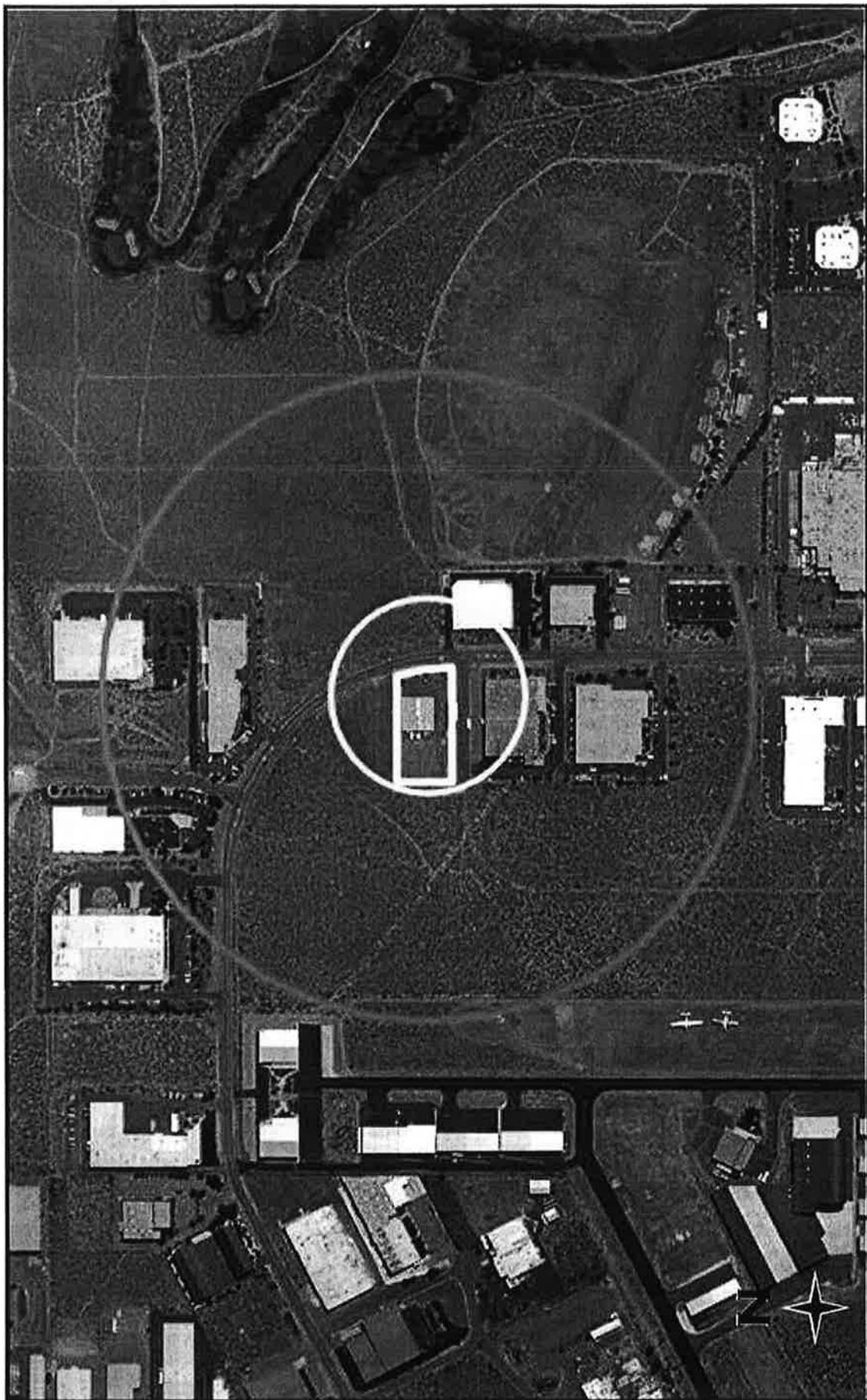
If you have any questions, please feel free to contact me at (775) 283-7076 or via email at spansky@carson.org. Thank you.

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP
Planning Manager

Attachment - Setback Map



3493 Arrowhead Dr., APN 005-052-03

Red Circle = 1,000 foot Setback from Schools

Yellow Circle = 300 foot Setback from Community Facilities

Susan Dorr Pansky

From: Greg DeLarge <greg@plasmaetch.com>
Sent: Monday, October 13, 2014 8:02 AM
To: Planning Department
Subject: Medical Marijuana Arrowhead.

I know this is going on deaf ears but I will say it anyways. Have any of you thought the impact on property values and the crime this is going to bring with it? Proven fact there is always people looking to break into these places. At a time when finally we have manufactures looking to move into Nevada and bring jobs your taking away a manufacturing building for growing that will bring no real jobs. And once again we all suffer from the thirst of the liberal leadership of Carson City.

Greg DeLarge
3522 Arrowhead dr.



This email is free from viruses and malware because avast! Antivirus protection is active.

Susan Dorr Pansky

From: John Krmpotic <johnk@klsdesigngroup.com>
Sent: Monday, October 20, 2014 9:15 AM
To: Susan Dorr Pansky
Cc: John Krmpotic
Subject: 3493 Arrowhead MME Cultivation - Supplemental responses
Attachments: 5.3.6.4. Cult#Carson City Environmental Impact Plan SUP .pdf

Hi Susan,

Following are responses to your questions about:

- a) **Traffic** – the applicant now estimates a total of 4 employees for the cultivation site. They estimate shipping at a rate of one truck shipment per week. This is a very low intensity operation with respect to traffic.
- b) **Odor control** – see attached information for cultivation site at another location. Page 4 and 5 discusses odor emissions/odor control. The HVAC system uses an extensive ventilation and carbon filtration system to control odors.
- c) **Energy usage** – The site will use digital electronic ballasts for all lighting sources they reduce electricity usage, reduce heat, reduce the need for air-conditioning and increase light output (National Lighting Product Information Program (NLPIP), 2000). In addition, when installing new electrical equipment, Applicant will use products with the Energy Star seal whenever feasible. In addition, the applicant will use high efficiency CFLs or LEDs whenever possible in non-grow spaces, such as offices and restrooms. Applicant also plans to use LED lamps as a source of lighting in vegetative, mother, and propagation spaces, as well as supplementary lighting in flowering spaces. LED lamps use only 6 to 9 watts, and can reduce electricity use up to 70% compared to the traditional high-pressure sodium (HPS) or metal-halide (MH) lamps (U.S. Department of Energy, 2008). The low voltage also reduces the risk of accidental fires or electric shocks if exposed to moisture. LED lamps are easy and safe to replace because they do not contain vapors, mercury or glass. Research is ongoing on the use of LED lights in cultivation facilities. As findings are published, the applicant will incorporate changes in the operational procedures of the cultivation facility to ensure high standards of efficiency.

Susan, please let me know if you need any more elaboration on any of these.

Thank you

John Krmpotic, AICP
KLS Planning & Design

5.3.6.4. A non-identified plan to minimize the environmental impact of the proposed establishment.

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ENVIRONMENTAL PLAN

ENVIRONMENTAL PLAN SUMMARY

The Applicant Environmental Plan describes how Applicant will minimize the environmental impact of registered medical marijuana establishments (“MMEs”) through the conservation of resources and the application of sustainable practices to be implemented at all facilities. A commitment to minimizing Applicant’s carbon footprint is signaled and established through the implementation of best practices, innovative equipment and appliances, and the minimization of greenhouse gas emissions and energy consumption.

Provisions are included throughout to ensure the highest cultivation standards are applied during Applicant’s contribution to the creation and development of a sustainable cultivation model and participation in technological advancements.

Energy efficient operational practices are detailed in full, with special focus on electricity use, use of LED bulbs in vegetative cycles and for walkways and work areas; cultivation facility design and the use of reflective materials; material selection, recycling, and pest control; and the minimization of resource needs through means of recycling water resources and making extensive use of hydroponics. The treatment of wastewater and runoff is addressed with consideration for the local municipal water treatment plants. An important part of Applicant’s resource conservation plan is the recirculation of water in the hydroponic grow cycle that will allow the Company to reduce its water consumption by up to 7 times compared to the amounts used by conventional marijuana cultivation facilities (see Cultivation Plan in 5.3.6.2).

RESEARCH AND DEVELOPMENT

Applicant is dedicated to minimizing the carbon footprint and environmental impact of our facilities through conserving resources and using sustainable practices whenever available. There are a number practical and effective options available to current producers, and many new sustainable technologies are emerging quickly. As these sustainable options develop, it will be important for Applicant to follow these technology advancements and participate in research and development opportunities to maintain the highest cultivation standards possible and to contribute to the creation of a sustainable cultivation model.

MINIMIZING CARBON FOOTPRINT

Energy-efficient equipment and appliances can reduce energy consumption and reduce operating costs significantly, especially over time. While lighting is the most energy-intensive input for cultivation facilities, there are options to reduce energy consumption for indoor cultivation. Applicant will use the following best practices, equipment, and tools to maximize efficiency, minimize greenhouse gas

emissions, and minimize energy consumption. The Applicant's planned cultivation facility utilizes solar roof panels as well as geothermal resources at the site to reduce facility energy requirements and the overall carbon footprint of the operation.

Electricity use.

Applicant will use digital electronic ballasts for all lighting sources requiring a ballast as electronic ballasts reduce electricity usage, reduce heat, reduce the need for air-conditioning and increase light output (National Lighting Product Information Program (NLPIP), 2000). In addition, when installing new electrical equipment, Applicant will use products with the Energy Star seal whenever feasible.

Cultivation facility design.

A well-designed cultivation facility can contribute to sustainable practices and efficient operations as well. By strategically arranging cultivation rooms located in the middle interior of the building, Applicant can increase production and energy efficiency. The interior design and arrangement of the cultivation facility will reduce the amount of energy used to regulate facility temperatures and ultimately the environmental impact of the facility operations. Segregating individual rooms for cultivation and processing also minimizes cross-contamination, insures healthy harvests, and creates the opportunity to completely sanitize rooms in between each cultivation cycle. Applicant will also utilize an additional quarantine room to eliminate the spread of pests and diseases.

LED lamps.

Applicant will use high efficiency CFLs or LEDs whenever possible in non-grow spaces, such as offices and restrooms. Applicant also plans to use LED lamps as a source of lighting in vegetative, mother, and propagation spaces, as well as supplementary lighting in flowering spaces. LED lamps use only 6 to 9 Watts, and can reduce electricity use up to 70% compared to the traditional high-pressure sodium (HPS) or metal-halide (MH) lamps (U.S. Department of Energy, 2008). The low voltage also reduces the risk of accidental fires or electric shocks if exposed to moisture. LED lamps are easy and safe to replace because they do not contain vapors, mercury or glass. Research is ongoing on the use of LED lights in cultivation facilities. As findings are published, Applicant will incorporate changes in the operational procedures of the cultivation facility to ensure high standards of efficiency.

MINIMIZING ODOR EMISSIONS

The pungent odor from marijuana cultivation operations is objectionable to many people. Offensive odors can easily migrate in and around the marijuana cultivation site and some strains produce odors that are detectable in the surrounding neighborhood as well as adjacent tenants. Applicant's medical marijuana cultivation operations will employ ventilation and odor control that is adequate for the size of the operation, in compliance with Division and local regulations.

- *Applicant will design a ventilation system, taking into consideration the square footage and number of plants. A properly sized, installed and maintained ventilation system can help resolve two issues. Firstly, having the grow rooms properly balanced will inhibit odors from escaping. Secondly, the addition of a dehumidifying system to control mold and pathogen growth should be considered. Ideally, humidity to control molds should be set under 50%.*

Applicant will employ an Activated Carbon Filtration system (“ACF”) which involves forcing the air circulating within the HVAC system through an activated carbon filter in order to filter out odors and pathogens that may pose a public health risk. This method is highly effective in controlling or preventing odor emissions and can be used in combination with other technologies such as an electrostatic precipitator. This ACF system has been used very successfully at Founder ‘C’ s facility in Colorado to prevent odors from his facility. Official visitors from Nevada touring his site noted “...no odor of marijuana outside the (cultivation) facility...” (Official visit report cited in Tab XI – Identified Criteria Response 5.2.11.5)

The size and layout of the cultivation operation determines the requirements for the carbon filtration system. In addition, as filters age and the activated carbon becomes clogged with impurities, it will be necessary to replace the carbon; Applicant filters be replaced per the manufacturers recommendation. In addition, the dust collector pre-filter associated with the carbon filter will be changed out every 6-8 months for proper air flow.

Carbon filtration is one of the least energy intensive of air filtration systems . In most cases, the energy required to run the filtration system is already accounted for in the air handling and exchange system. The excess energy necessary to force air through the filter is negligible and, depending on the size of the discharge and intake, often only slightly alters the speed of the exchange. The use and disposal of the filters creates some waste; however, the carbon will regenerated for reuse.

A preventative maintenance and replacement plan should be established by Applicant for its systems to ensure optimum operation and continuous odor control.

MINIMIZING ENVIRONMENTAL IMPACT

Applicant plans to minimize environmental impact by selectively choosing sustainable and local materials and encouraging sustainable practices throughout the operations of all facilities. As options to reduce environmental impact become more feasible, Applicant will continue to adopt sustainable practices. Applicant plans to adopt the following impact-minimizing practices:

Material selection.

Applicant will use biodegradable and/or recyclable packaging for all storage, handling, and packaging needs. It will strive to reuse internal packaging products for as long as the products remain functional in an effort to reduce the consumption of resources. The Applicant will take specific measures to elongate the life of internal storage, labeling, and packaging products, such as sanitization.

Recycling.

Applicant will provide recycling bins at all locations for assorted plastics, glass, aluminum, and paper products. Applicant will engage with local waste management firms to schedule recycling services and pick-up. Applicant will also ensure the proper disposal of all regulated materials including lamps, nutrient waste, and electronics. Applicant will partner with a local composting firm.

Applicant will make the utmost effort to eliminate exposure of harmful pesticides to employees, patients, and the environment by using alternative methods of pest control including predator insects, naturally derived foliar sprays, and other applications. It will only use pesticides and other related products that are known to be safe and have been FDA approved for use on edible food products. By using these methods, Applicant will minimize any toxic wastewater or run-off produced as well as employee and patient exposure.

MINIMIZING RESOURCE NEEDS FOR PRODUCTION

Applicant plans to minimize resource needs for cultivation by selectively choosing sustainable materials and encouraging sustainable practices throughout all operations. As sustainable options become more economical and available, the Applicant will continue to adopt sustainable practices to minimize environmental impact. Applicant plans to implement the following practices to minimize resource needs:

Re-using supplies.

Applicant plans to incorporate reusable materials for all available cultivation supplies, such as vessels used for containing plants, nutrients, hoses, pumps, trimming trays and water. The Applicant will also incorporate, as much as possible, reusable tools made from recycled materials for cultivation, such as plant-reinforcement posts, watering and spraying devices, reflective materials and storage containers. These supplies will be reused after a sterilization process and will significantly reduce the resource needs.

Water resources

As noted, an important part of Applicant's resource conservation plan is the recirculation of water in the hydroponic grow cycle that will allow the Applicant to reduce its water consumption by up to 7 times compared to the amounts used by conventional marijuana cultivation facilities. Part of this program involves regular frequent testing of the pH of the water and topping off the water reservoirs regularly to

insure optimum levels of water and nutrients. The Company, in conjunction with the Division and state and local jurisdictions will develop a wastewater treatment plan that conforms to local and state requirements.

Although water covers nearly three quarters of the earth, less than one percent is clean fresh water. Therefore, it is critical to Applicant that it conserve and protect this valuable resource. It's policy is not to dispose into in the outside storm drains and it will keep areas surrounding dumpsters free of debris and wastes.. To help with water conservation, Applicant will educate staff on turning off the water while washing hands and equipment, and will consider installing low-flow aerators on faucets, and retrofitting toilets to low flow models.

Electronic communications.

Applicant plans to use paperless means of communication will reduce the paper resource needs and reduce paper-waste generated from internal communications. Applicant may also utilize cloud-based tracking systems to store electronic forms of all compliance documents, allowing mobile access and reducing paper waste.

Alternative energy.

Applicant plans to incorporate alternative energy sources as opportunities become economical and available through local energy companies. The Applicant plans to participate in local renewable energy programs.

Electric Vehicles and Hybrids

Applicant intends to eventually establish a fleet of electric vehicles and or hybrid motor vehicles for use as vehicles for home delivery orders for its medical marijuana patients.

Scrubbing exchanged air.

Applicant plans to maintain superior air-quality inside the cultivation facility for employees and plants by investing in air-scrubbing carbon filter technology. Applicant will also explore options for incorporating a negative air system with an air-scrubber during operational activities that produce higher levels of air contaminants. A negative air system helps limit the spread of contaminants to other areas inside the structure and will aid Applicant in maintaining a clean and healthy environment.

PROTECTING EMPLOYEES AND PATIENTS

Applicant will adopt best industry practices throughout all cultivation processes to protect employee safety, ensure patient safety, as well as product quality (see 5.3.4.2 and 5.3.4.3). The cultivation process shall use best practices to limit contamination, including but not limited to mold, fungus, bacterial diseases, rot, pests, mildew, and any other contaminant identified as posing potential harm. Organic pesticides will be used throughout the grow cycle. Media for cultivation shall meet the U.S. Agency for Toxic Substances and Disease Registry's Environmental Media Evaluation Guidelines for residential

media levels. MSDS sheets will be available on all chemicals used at the facility and all instructions as to correct and safe usage will be strictly adhered to

MITIGATION COSTS

Applicant's medical marijuana establishments are responsible to the State or a local governmental entity for all costs incurred by the State or local governmental entity in cleaning up, mitigating or remedying any environmental damage caused by the medical marijuana establishment in accordance with Section 64 of LCB File No. R004-14A.

REFERENCES

National Lighting Product Information Program (NLPIP). (2000). Electronic Ballasts. Troy, NY.: Lighting Resource Center. URL: <http://www.lrc.rpi.edu/programs/NLPIP/PDF/VIEW/SREB2.pdf>

O'Hare, M., Sanchez, D. L., & Alstone, P. (2013). Environmental Risks and Opportunities in Cannabis Cultivation. UC Berkeley. BOTECH Analysis Corp.

*Okanogan Cannabis Association. (2013). Sustainable Practices for an Emerging Cannabis Industry. Okanogan Cannabis Association. URL:
https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&cad=rja&ved=0CFoQFjAC&url=http%3A%2F%2Fwww.okcannabis.com%2Fuploads%2FSustainable_Practices_for_an_Emerging_Cannabis_Industry_V3.pptx&ei=cZVFUvepO8i4qgHSm4HYCA&usg=AFQjCNFOXy4_5e8rFAPoUTUvuwv*

*U.S. Department of Energy. (2008). LED Application Series. URL:
http://apps1.eere.energy.gov/buildings/publications/pdfs/alliances/outdoor_area_lighting.pdf*



PLANNING & DESIGN GROUP



1135.01

September 26, 2014

SUP - 14 - 080

Susan Dorr Pansky, AICP
Planning Manager
Carson City Planning Division
108 E Proctor Street
Carson City, NV 89701

Re: SUP-14-080 (MME Cultivation at 3493 Arrowhead Drive)

Dear Susan,

Following is an item-by item response to your memo dated 9/23/14 for this proposed SUP. Your comment is noted and my response is in ***italics/bold***:

— If you have any information on proposed signage, please provide it with this application.

The applicant has decided to defer a sign request to a later date. They may request a wall sign mounted on the face of the building to replace the existing sign. This will be required with a separate sign permit at a later date.

— Provide proposed hours of operation. There will not be a performance contract with Carson City for this establishment. Maximum allowed hours of operation are 7am - 8pm.

The hours of operation of our cultivation facility will, for the most part, conform to those noted - 7AM to 8PM - 7 days per week. However because of the nature of our cultivation activities from time to time certain of our employees may be at the facility performing maintenance or other cultivation related activities outside of those hours. All of the work performed at the facility will be done inside the facility. Further we will not be conducting any retail, consumer activities at any time at this facility. Persons not licensed by the state or otherwise approved by the state under its medical marijuana regulations to enter a medical marijuana facility, will not be allowed inside the facility at any time.

— Provide general information on how security of the building will be accomplished.

The security plan will include the following physical improvements: surveillance cameras (CCTV) inside and outside of the building. The floor plan shows cameras inside the building and on the exterior in addition, there will be security metal grilles mounted over all of the doors and windows of this tenant space. The CCTV system consists of 13 cameras that will cover inside and outside the building. The Vault and the Reception will be covered by a 360 degree camera which requires only one camera to cover all areas of the space. This has roughly 20-days of recording, depending on activity of each shot. The recording equipment will be kept in a locked wall equipment rack that will prevent

access to any unauthorized personnel. The surveillance program will be designed and installed by a security/communications contractor. Also, the applicant is evaluating the need for a 3rd party security contractor to patrol the facility.

Provide 20 additional copies of the complete submission including application and site plan.

The 20 additional copies of the complete SUP submission are attached.

Provide a check in the amount of \$2,450.00 for the Special Use Permit application fee.

One check in the amount of \$2,468.56 is provided which includes the application fee and the postage/noticing.

Provide a check for \$18.56 or 33 business-sized envelopes with \$.49 postage to notify the neighbors.

Same as above.

Thank you for your comments and your process that includes a grace period allowing us to provide this supplement. Please let me know if you need anything else.

Sincerely,



John F. Krmpotic, AICP
President

Cc: Del Marting, WSSC, Inc.
Deane Albright, WSSC, Inc



WSCC, Inc.

SUP - 14 - 08D

Application to Carson City for:

Special Use Permit for a Medical Marijuana Cultivation Site

Prepared by:

**KLS Planning & Design Group
9480 Double Diamond Parkway, Suite 299
Reno, Nevada 89521**



Prepared for:

**WSCC, Inc
c/o Deane Albright
1025 Ridgeview Drive, #300
Reno, NV 89519
deane@albrightcpas.com**

September 18, 2014

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Appendix

Site Plan

Carson City SUP application

- Owners Affidavit
- Site Plan Checklist
- SUP application Questionnaire
- Acknowledgement of Applicant
- Site Plan (city template)

City of Carson City - Master Plan Policy Checklist

Project Description - This application is for a Special Use Permit (SUP) to:

- Establish a Medical Marijuana Cultivation Site at 3493 Arrowhead Drive on one parcel in Carson City, Nevada. The parcel is located within the General Industrial zone which allows for the use with a SUP.

Property Location

The site is located on Arrowhead Drive and includes one parcel of 1.35 acres which is APN 005-052-03.



Figure 1 – Vicinity Map

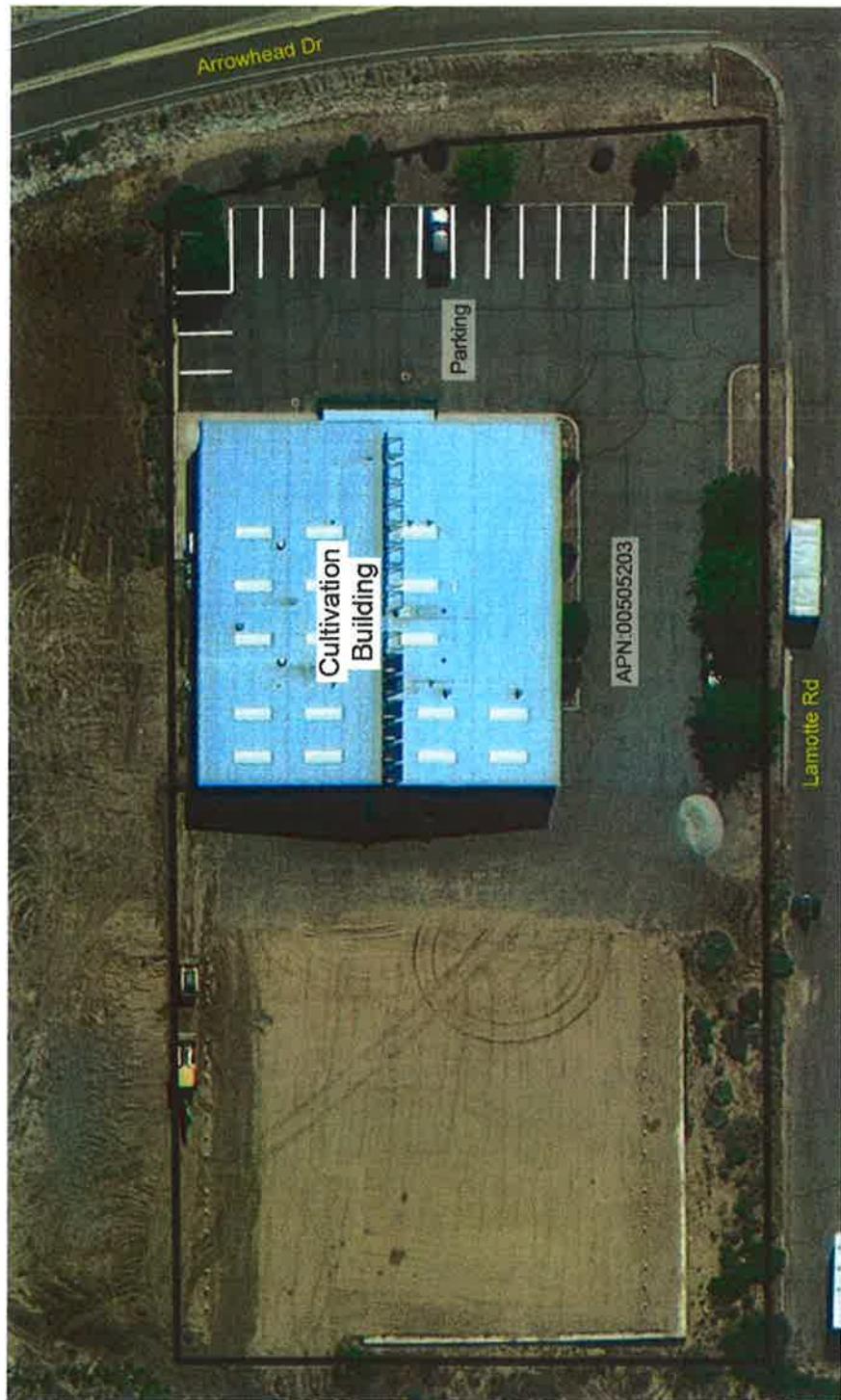


Figure 2 - Existing Site Plan

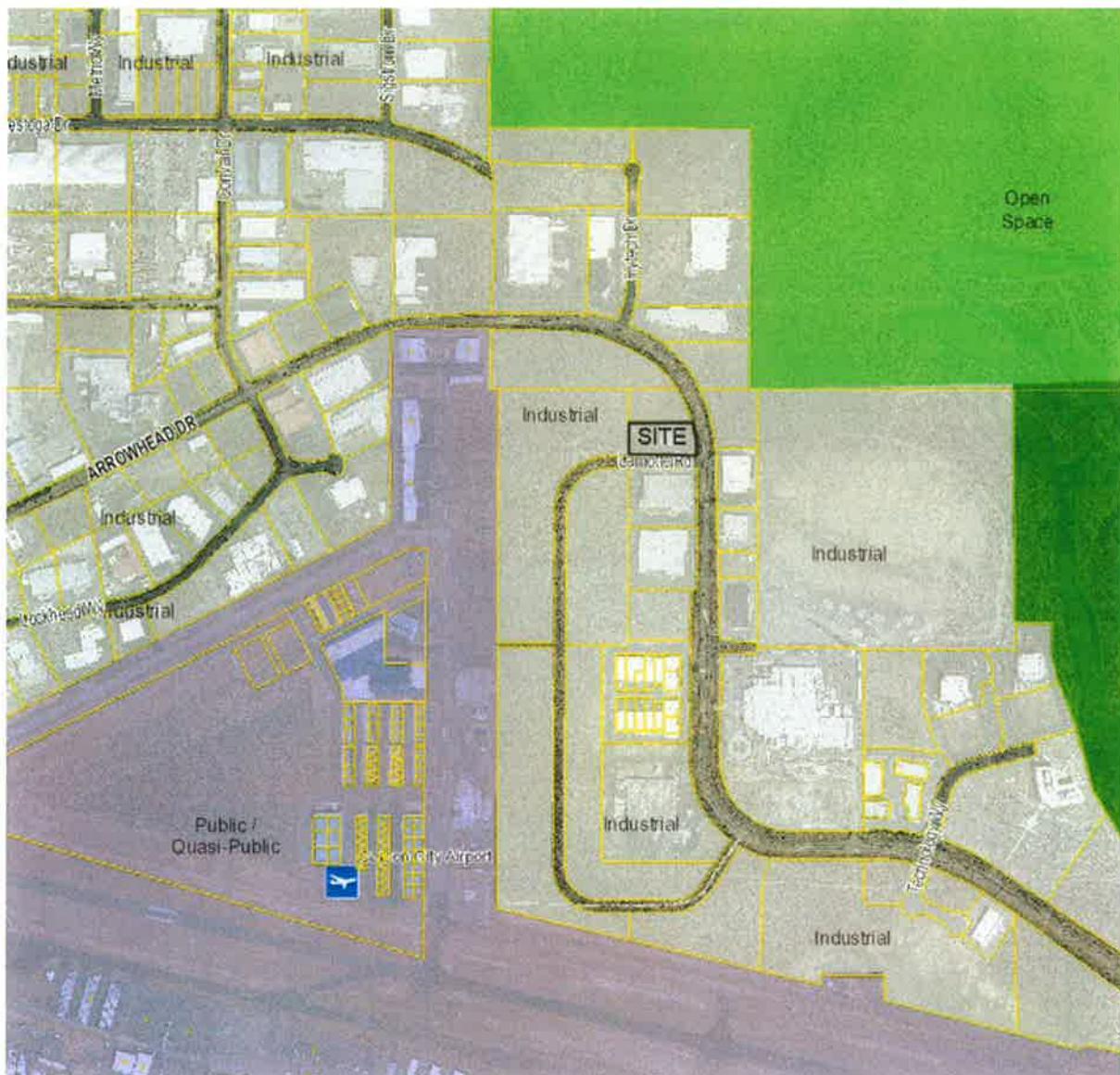


Figure 3 - Existing Master Plan



Figure 4 – Existing Zoning Map

Zoning Analysis

The following were zoning items evaluated for zoning compliance:

Business Operation – The business will operate as a single occupant in a single tenant building that totals 10,150 square feet. Basic elements of the cultivation operation include primarily flowering rooms, or, growing rooms. There will be typical building amenities including a work area, a break room, office area, security, vault, storage, and restrooms. This is expected to be a very low intensity operation in terms of parking, traffic volume and activity.

Employees/Hours of Operation - There will a total of 5 to 10 full time employees working at the location. The applicant understands that the hours of operation will be established pursuant to a performance contract to be executed with the city of Carson City.

Parking – Parking code for the industrial section of code is 1 space per 1,000 sf plus 1 space per employee. The entire building is programmed at the Industrial parking rate in the code which requires 1 space per 1,000 square feet as shown in the parking analysis table below. There are several unmarked space on the south side of the building. In addition, there is parking available in the storage lot in the rear part of the site. There are roughly 18 improved parking spaces on site that serve this building.

Parking Analysis				
Use	Rate	Area (sq ft)	Required Spaces	Provided Spaces
Proposed MME use	1 per 1,000 sf	10,150	10	18
Total	--	10,150	10	18¹

¹ **note:** The parking count is a physical count of spaces marked. In addition there are some unmarked spaces on the south side of the building.

Access – There is good vehicle access to the building with singular access driveway from Arrowhead Drive to Lamotte Road. In addition, the arrangement of parking is convenient for employees and visitors with parking near the front entry of the building, including accessible parking.

Residential Adjacency- A MME use is not allowed adjacent to residentially zoned property. Per the city zoning map in Figure 4, there is General Industrial and Limited Industrial zoning surrounding the site in all directions. Those are the only zoning designations within the rough vicinity of the property. There is no residential property adjacent to the site.

Signs – There is one existing building sign being used for the site (see photo 2). The applicant will propose a replacement building sign that meets the City code at time of building permit application. Applicant understands that signage will be addressed pursuant to a performance contract to be executed with the city of Carson City.

Environmental Impacts

The environmental impacts expected from this operation are typical of a growing facility. The majority of the building is consumed by growing or flowering rooms in the building. There will be employees driving and parking and deliveries as the primary activity. The ease of access to the site along with good parking will be a service for vendors as well. Medical Marijuana remnants, infused products, bi-products, and other waste material will be rendered unusable before disposal, and will not be placed within the facility's exterior refuse containers. These materials will be disposed of in a safe, sanitary and secure manner approved by regulating agencies including Community Development division, Carson Sheriff Department, and the Carson City Health District.

Figure 5 – Floor Plan



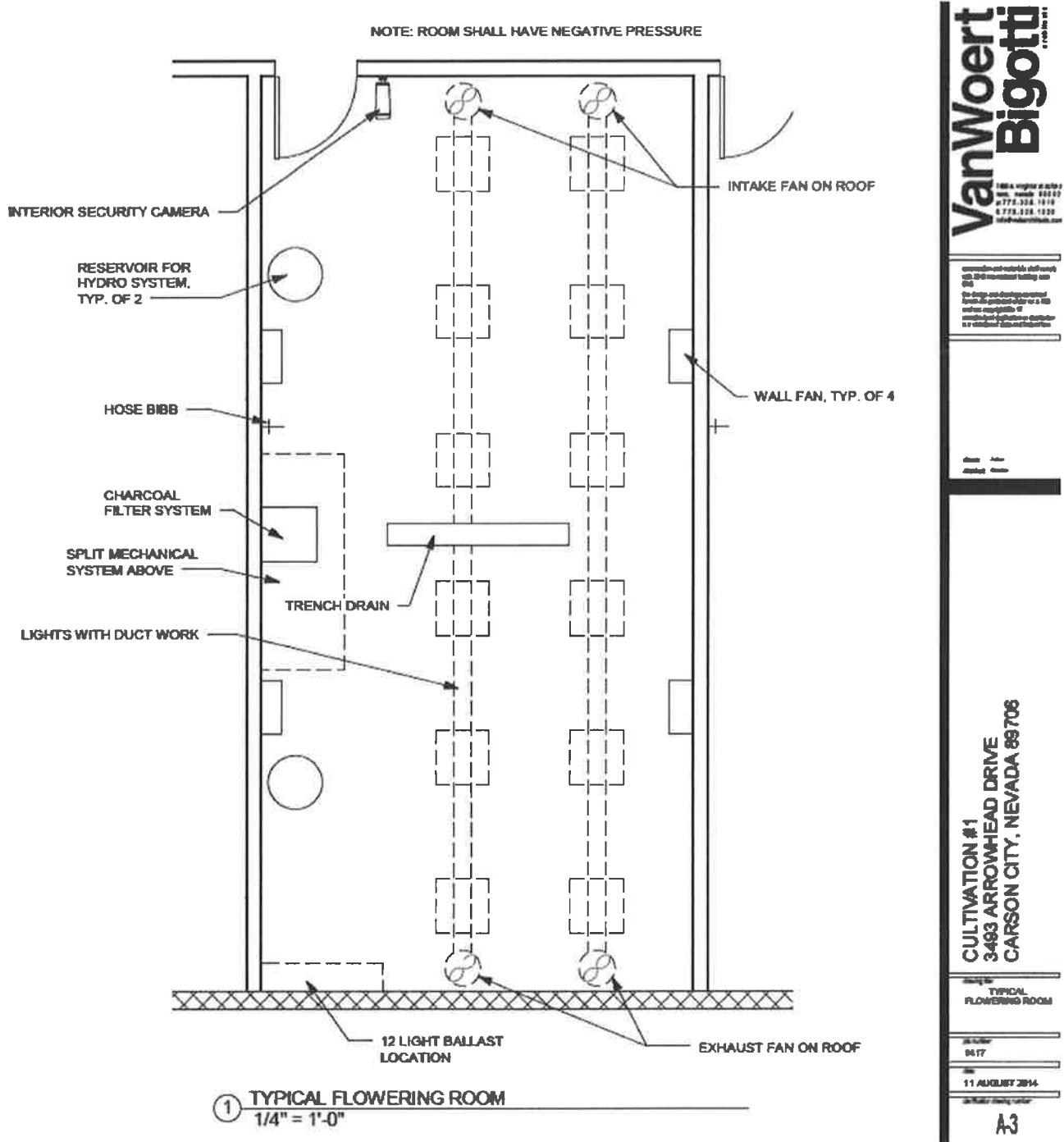


Figure 6 – Typical Flowering Room Layout



Photo 1 - Front Building Elevation (facing east)



Photo 2 - Front Building Sign (facing east)



Photo 3 – North Side Building Elevation



Photo 4 – Front Building Elevation (above the site)



Photo 5 – Southeast Building Elevation (from Lamotte Road)

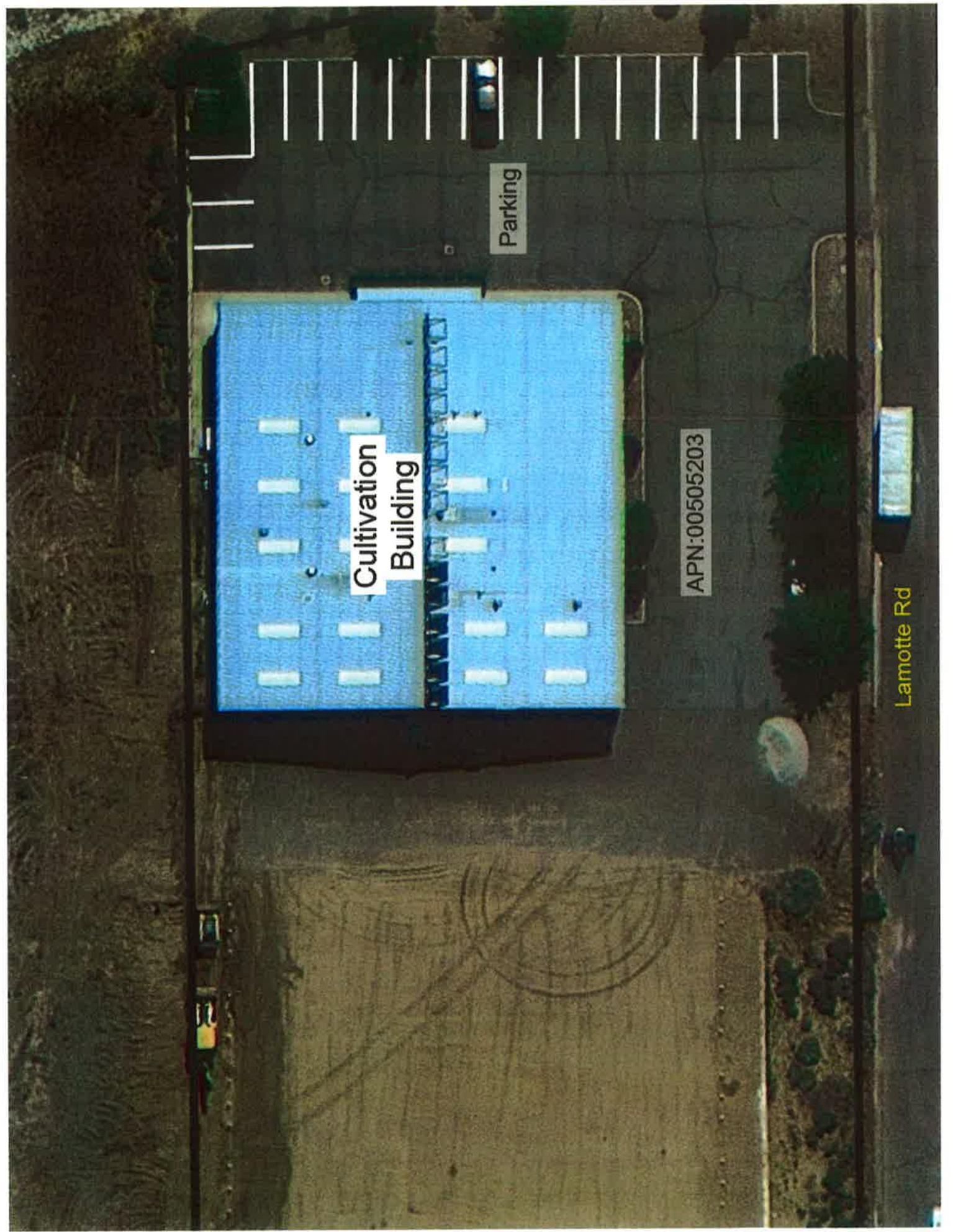
Appendix

Site Plan (8.5" x 11")

Carson City SUP application

- Owners Affidavit
- Site Plan Checklist
- SUP application Questionnaire
- Acknowledgement of Applicant
- Site Plan (city template)

Carson City - Master Plan Policy Checklist



Cultivation
Building

Parking

APN:00505203

Lamotte Rd

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 14 -

WSCC, Inc. (775) 826-5432
APPLICANT PHONE #
1025 Ridgeview Drive #300 Reno, NV 89519
MAILING ADDRESS, CITY, STATE, ZIP
deane@albrightcpas.com
EMAIL ADDRESS
Grace-Note Real Estate LLC (775) 825-7734
PROPERTY OWNER PHONE #
3384 Lakeside Court, Reno NV 89509
MAILING ADDRESS, CITY, STATE, ZIP
Zifah@earthlink.net
EMAIL ADDRESS
Deane Albright (775) 826-5432
APPLICANT AGENT/REPRESENTATIVE PHONE #
1025 Ridgeview Drive #300 Reno, NV 89519
MAILING ADDRESS, CITY, STATE ZIP
deane@albrightcpas.com
EMAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEES: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning
districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 8 Completed Application Packets
(1 Original + 7 Copies) Including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s): 005-052-03	Street Address ZIP Code 3493 Arrowhead Drive Carson City, NV 89706
---	--

Project's Master Plan Designation Industrial	Project's Current Zoning General Industrial	Nearest Major Cross Street(s) Lamotte Road
--	---	--

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

PROPERTY OWNER'S AFFIDAVIT

I, Steven R. Nightingale, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature Steven R. Nightingale
Manager, Grace-Note LLC

3384 Lakeside Ct.
Address Reno, NV 89509

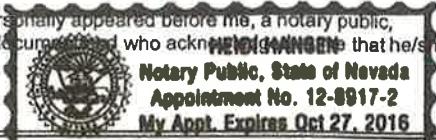
3/16/14
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY of Washoe

On September 16, 2014, Steven R. Nightingale, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and who acknowledged to me that he/she executed the foregoing document.

Heidi Hensel
Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may be required to be submitted before the Nevada Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original plot plan: **Completed**
2. Vicinity map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets. **Completed**
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).**Completed**
4. Property lines of the subject property with dimensions indicated. **Not Applicable/Completed**
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the plot plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.**Completed**
6. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.**Completed**
Show the Assessor Parcel Number(s) of adjoining parcels. **Completed**
7. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. **Completed**
8. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields. **Not applicable/completed**
9. If specific landscape areas are required or provided, show with dimensions. **Not applicable/completed**
10. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc. **Not applicable/completed**
11. PROJECT IMPACT REPORTS - Provide **four** copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards Divisions 12,14 and 15. **Not applicable.**

SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS. ATTACH TO YOUR APPLICATION.

State law requires that the Planning Commission, and possibly the Board of Supervisors, consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board with details that they will need to consider your project. If the question does not apply to your situation, explain why. BEFORE A SPECIAL USE PERMIT CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.080. (1) The Planning Commission, and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a special use permit shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

The applicant believes the proposed use and SUP does in fact further the goals of the Master Plan. In completing the MP policy checklist, there are several goals and polices being supported with this request. Please see the attached MP Policy checklist that includes many policies that support this request where applicable.

Explanation A. Turn to the Master Plan Policy Checklist. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews address five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. In your own words provide written support of the policy statement. You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

Question 2. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

There appears to be no detrimental effect or impact to anyone in the immediate area or to any businesses in the general area. The site is located in a primarily industrial area with frontage on Arrowhead Drive. There is no neighborhood in this area as it is located central to industrial with the golf course to the east and airport to the south. There is planning theory and principle to suggest that the use will be positive to the area by establishing a use in a vacant building (protection against blight), and some synergy of uses with industrial next to industrial.

Explanation A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: two houses, Single-Family 12,000 zoning; East: restaurant, Retail Commercial zoning; West: undeveloped lot, Retail Commercial zoning; South: apartment complex, Retail Commercial zoning).

Please see the zoning map and site plan in the report. General Industrial (GI) zoning is abutting to the north and south within a pocket that is surrounded by a Limited Industrial (LI)

area. *LI is the predominant land use in the area. Limited Industrial and General Industrial uses surround the site in all directions. Abutting to the west are some undeveloped parcels.*

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

There are no adverse impacts with respect to property values noise, dust, odors, vibration, fumes, glare, or any physical activity that can be expected with this use. All of the use and activity will be inside the building. There are no other approvals for such a use granted at this time in Carson City. The building appearance will be very similar to neighbors with the only item that modifies appearance is the new project signing.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The use will have no impact on the peaceful enjoyment or development of surrounding properties. This is an adaptive reuse of an existing building.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

There is no sidewalk along Arrowhead Drive. The area is not a pedestrian friendly environment given the mix of uses in the area, lack of abutting residential, and being located on a high speed arterial. A single point of access is provided with turning movements in all directions on Arrowhead Drive. There will not be a large increase or even significant increase in traffic with this use.

E. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The business will provide a service to the people of Carson City that have a need for the benefits of medical marijuana. This will be one of very few locations allowed in Carson City. The fiscal benefits will be significant in terms of taxes and license fees. Medical benefits of medical marijuana must be addressed by qualified scientists and researchers that have some evidence of the health benefit.

Question 3. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Yes, sufficient consideration has been exercised in adapting the use to the improvements in the area including the site, the building, and relationship to surroundings. Please refer to the analysis and statements that follow.

Explanation A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

The project will have no effect on the school district. It will not add to student population and it does not provide a service to the school population. It may have a minimal effect on the sheriff's office in terms of creating some demand for pro-rata calls for service.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Talk to Engineering for the required information.

The site conditions will not change with the proposed use. This is reuse of an existing building that will involve tenant improvements only.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Talk to Public Works for the required information.

Yes there is adequate water supply and water pressure to meet the user needs. There is no need to replace any water lines and the water is provided by the municipal means and not a well.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Please contact Public Works for the required information.

Yes there is adequate sewer capacity to meet the user needs. There is no need to replace any sewer lines and the sewer is provided by municipal means and not a septic tank.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation regarding road improvements?

There are no road improvements needed or proposed to serve the project. All of the demands were analyzed and established with development of the building for general industrial uses.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

The conclusions and statements in this report are the result of knowledge of the site and building, review of a preliminary title report, analysis of the site with respect to Title 18 of the Carson City code.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

There is no outdoor lighting proposed at this time. The applicant expects to enhance the outdoor lighting when the project moves forward. The lighting will be addressed with a lighting plan as part of the building permit application.

H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

Yes, the existing landscaping does comply with city code. Section 18.3.2 states that no additional landscaping is required for a site that expands by less than 5%. There is no expansion of the site or the building being proposed. The landscaping on site is shown on the site plan and some of the site photos in the application.

I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscape islands, and traffic aisles must be provided.

The parking is shown on Figure 2, the site plan in the application. All of the parking is on-site and appears to meet the code at a rate of 1 space per 1,000 sq ft of industrial uses. We performed a field survey of the spaces to complete the parking totals.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

ACKNOWLEDGMENT OF APPLICANT

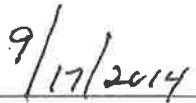
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant



Diane A. ALBRIGHT, Treasurer

Date



SPECIAL USE PERMIT - SITE PLAN FOR MEDICAL MARIJUANA DISPENSARY



OWNER: Sandbar G.P.
4120 Kings Canyon Rd
Carson City NV 89703
Phone: N/A

APPLICANT: WSCC, Inc
Deane Albright
1025 Ridgeview Dr
Reno, NV 89519
(775) 826-5432

REQUEST: A SUP to allow for a Medical Marijuana Dispensary in the General Commercial (GC) zone

LOCATION: 2765 US Hwy 50E, Carson City, NV

ZONING: General Commercial (GC)

MASTER PLAN LAND USE DESIGNATION: Mixed Use-Commercial

APN: 008-215-25

Site Plan Prepared By: KLS Planning & Design





Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: WSCC Inc. Cultivation

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

This location is within the area planned for and served with community water and wastewater per policy 1.1b.

Promote infill and redevelopment in an identified priority area (1.2a)?

The location is an infill part of the city and a fully developed site as it currently exists. Although the proposed use is not considered redevelopment, it will have a positive effect on the site, and the viability of the single tenant building being occupied with a full time business.

- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?
This policy is not applicable as the site is not located adjacent to county boundaries.
- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
This policy is not applicable as the site is not located adjacent to any state or federal boundaries
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
There will not be any demand placed on schools from such a use. The fire and sheriff services have already been established for this general area and this specific location.
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
The site is in a busy industrial area. The use is unique and will promote a mix of industrial uses although its impact is yet to be determined given the newness of the MME use.
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
The site is located in a well developed industrial use area. The use is unique and will promote a mixed industrial development pattern although its impact is yet to be determined given the newness of the use.
- Discourage rezoning of properties that create “friction zones” between adjacent land uses, particularly industrial and residential uses (2.1d)?
The use will not create a friction zone as it is industrial type of uses next to industrial uses and zoning.

- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The location is neutral on this policy as it is not located in a floodplain or geological hazard area.
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The zoning is consistent with the land use designation and will not change with this request.
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

Yes, the location does meet the locational criteria for this land use designation and is not proposed for change.
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The location is not in an SPA and the policies are not applicable.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?

The proposed use is neutral in terms of opportunity to expand park and recreation opportunities per this policy.
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The proposed use is consistent with the open space and Carson River master plan but actually neutral on the policy.

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?

The SUP will have some small impact on job base and that impact will be positive.
- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

The proposed use is neutral on this policy as it does not relate to housing product or choices.
- Encourage the development of regional retail centers (5.2a)

The SUP will positively support this policy in the sense that it is an existing industrial building serves a regional purpose given the proposed use. The notion of regional center is not applicable to this use.
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?

The proposed use is definitely an adaptive reuse of an existing industrial building and space and strongly supports this policy statement.
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

There are no known historical resources or cultural resources on this site. It is neutral on this policy.
- Promote revitalization of the Downtown core (5.6a)?

This location is not in the downtown core, thus, neutral on this policy
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

This location is not in the downtown core, nor is it related to a housing product, thus, neutral on this policy

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

This location is not in an infill location, nor is it adjacent to rural neighborhood thus, neutral on this policy
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

The site is located in a mixed industrial area, not a mixed use activity center. It appears to be an appropriate mix of land uses and densities from a general planning perspective and does support the policy.
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

The propose use is neutral on this policy as it does not relates to housing product or choices.
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

There is no rezoning linked to this request and is thus neutral on this policy.

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The use is a transit supportive employment use on a major corridor. However, it is not an established transit route location because of the lack of residential in the immediate area and a character of an area that has not promoted transit growth.
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The proposed use does not impact roadway connections but is consistent with the transportation master plan and is neutral on this policy.

- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

There are no paths, parks, or public lands on this site and is neutral on this policy.