

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 25, 2015

FILE NO.: SUP-15-003

AGENDA ITEM: F-3

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request from Tahoe Hydroponics, LLC (property owner: DRL Living Trust) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 1588 Old Hot Springs Road, APN 008-123-23.

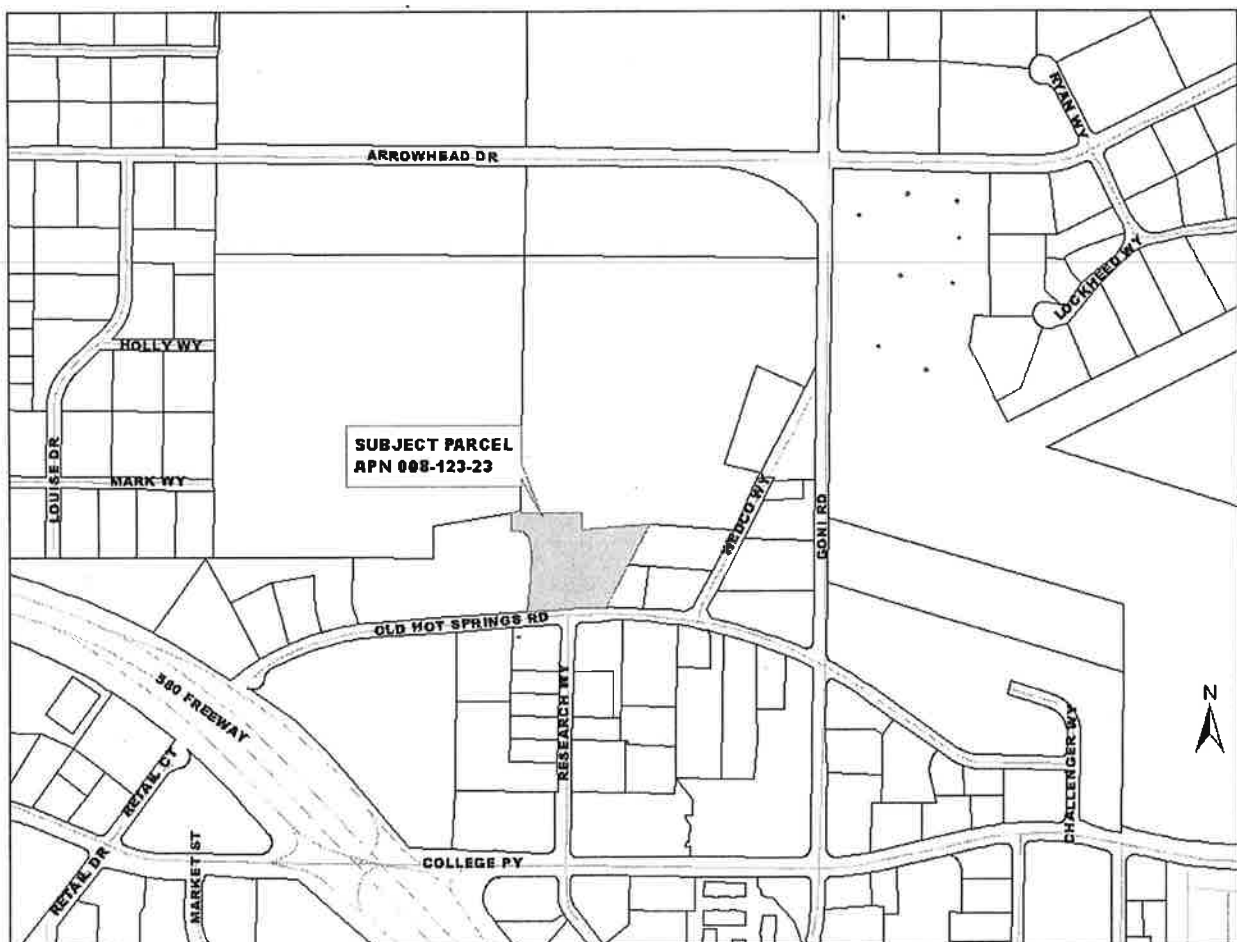
APPLICANT: Tahoe Hydroponics, LLC

OWNER: DRL Living Trust

LOCATION: 1588 Old Hot Springs Road

APN: 008-123-23

RECOMMENDED MOTION: "I move to approve SUP-15-003, a Special Use Permit request from Tahoe Hydroponics, LLC (property owner: DRL Living Trust) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 1588 Old Hot Springs Road, APN 008-123-23, 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 shall maintain a State certificate to operate a Medical Marijuana Establishment, specifically a cultivation facility, at the subject location prior to commencement of operation. Failure to maintain this certificate 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. Should the applicant desire signage, 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 provide parking lot lighting consistent with Carson City Development Standards.
11. The entire frontage of the lot, a minimum of 10 feet in width along Old Hot Springs Road, shall be landscaped in compliance with Carson City Development Standards.
12. All areas where vehicles will be driven or parked must be hard surface, either asphalt or concrete. The existing asphalt parking area shall be evaluated to determine its condition and, if necessary, shall be resurfaced to a standard acceptable to the Engineering

Division.

13. The existing parking area shall be striped to accommodate all required parking spaces for the proposed cultivation facility.
14. The driveway approach must be a standard rural approach following Carson City Standard Details, and it must be 30 feet wide at the property line.
15. The access road pavement must be a minimum of 24 feet wide. The roadway and all parking and turn around areas must have a minimum of 2.5" AC on 6" of properly compacted base material. All work must be to Carson City standards.
16. Since the access road is also on the Carson Hot Springs property, a mutual access easement must be recorded with signatures from both parties. The applicant also has the option to relocate the current access onto only the subject property to avoid pursuing the mutual access easement.
17. The property must connect to City sewer and water.

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

18. 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.
19. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
20. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
21. This facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).
22. All contractors are required to carry State and local licenses.
23. The building on site is currently addressed as 1560 Old Hot Springs Road. The SUP application says it will be addressed as 1588 Old Hot Springs Road. If the address changes to 1588, please work with the Assessor's Office to correctly re-address.
24. The building will require a Knox Box fire department key box.
25. The project must conform with 2012 IFC and Northern Nevada Amendments.
26. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.

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

27. 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.
 28. 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.
 29. 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.
 30. No consumption of medical marijuana or medical marijuana-infused products shall occur on the premises of this cultivation facility, including the parking lot and surrounding area.
 31. The sale of medical marijuana products to the general public from this facility is prohibited.
 32. Outdoor display and sales of medical marijuana merchandise is prohibited.
 33. Medical marijuana products shall not be visible from outside the cultivation facility at any time.
 34. The applicant shall maintain a ventilation and 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.
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35. Any expansion or significant modification to the existing building under this Special Use Permit will require additional review and approval by the Planning Commission.

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: General Industrial/Warehouse Uses
- WEST: Tourist Commercial/Hot Springs Resort

- NORTH: Public Community/Airport Clear Zone
- SOUTH: Limited Industrial/Industrial Office/Warehouse Uses

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II
- SLOPE/DRAINAGE: Site is partially developed and mostly flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 3.94 acres
- EXISTING STRUCTURE SIZE: 5,000 square feet
- EXISTING PARKING: None
- SETBACKS: N/A – Existing Building
- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- MPA-14-138: Master Plan Amendment to change Master Plan Land Use Designation from Community/Regional Commercial to Industrial
- ZMA-14-137: Zoning Map Amendment to change zoning district from Tourist Commercial to General Industrial
- U-94/95-37: Special Use Permit for full service beauty salon in Tourist Commercial zoning district (under APN 008-123-07)

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 were submitted and provisional certificates were issued by the State on 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 received a 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 maintain their certificate to operate a Medical Marijuana Establishment in Carson City in order for this Special Use Permit to remain valid. The failure to maintain a certificate to operate from the State 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 5,000 square foot building on Old Hot Springs Road. Although the applicant's initial written project description states that the facility will be 10,000 square feet and will be for both cultivation and production, staff has verified that the applicant will only be utilizing the existing 5,000 square foot building and will only be conducting cultivation activities. The cultivation facility will grow medical marijuana for sale and distribution to medical marijuana dispensary or production facility operators in Nevada. It will consist of three grow rooms, two vegetative rooms, a clean room, a loading/storage area, a dry room and a trim/final production room. The facility will employ a maximum of four employees on site at any given time.

Water usage for the facility is anticipated to be approximately 10,000 gallons per month, which is well under the threshold of 7,500 gallons per day that would require Growth Management review. Because of the proximity of the project site to the nearby hot springs, the applicant initially stated that they would use natural spring water for their cultivation activities rather than domestic water supplied by the City. The applicant has since determined that the spring water temperature is too hot for the cultivation process and plans to use city water instead. 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's supplemental information indicates that traffic volumes are anticipated to be very low based on an estimated maximum of four employees on the site at any time. It also states that employees will handle deliveries to and from the site in their own vehicles, and estimates approximately four daily trips per employee, or 16 daily trips total. This is relatively consistent with what staff has seen projected for medical marijuana cultivation facilities throughout the city, and is lower than what would be expected for most general industrial uses.

Staff notes that the current access road for the subject site is not paved, and the existing parking area identified by the applicant may be in poor condition. Engineering has recommended a condition that the access road be paved to Carson City standards and staff has recommended an expansion of this condition to ensure that the existing parking area be evaluated for condition and repaved if necessary. Staff has also recommended a condition that the parking area be striped appropriately for parking spaces. These recommended conditions will help to ensure that the facility maintain an exterior appearance that is professional, orderly and dignified as required in the Carson City Development Standards.

Along this same line, staff notes that no landscaping exists on the site. To provide a professional, orderly and dignified appearance, staff has recommended a condition that the entire frontage of the subject property be professionally landscaped at a minimum width of 10 feet. The remainder of the site will not be required to be landscaped at this time.

The applicant has provided minimal information on security for the site, but has stated in the supplemental information that they will use access control, surveillance and alarm systems hosted by an offsite centralized alarm monitoring company. They further state that the surveillance system will cover both interior and exterior positions, specifically entry points.

To mitigate concerns of medical marijuana odor from the facility, the applicant states that they will provide odor control systems that have been engineered to provide adequate filtering and exhaust for the proposed project's specifications. As is required by both the State of Nevada's application requirements and the Carson City Development Standards, staff has recommended a

condition of approval that no odor may be detected outside the building. The applicant will be required to ensure that their ventilation system meets this requirement as a part of the Special Use Permit.

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 cultivation facility 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 cultivation facility 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 building such as the one proposed 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 cultivation facility 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, 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. Staff has recommended a condition of approval that will require that signage be reviewed and approved by the Planning Division prior to installation, should the applicant decide to pursue signage.

- 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.

Five spaces are required for the proposed cultivation facility based on 5,000 square feet of gross floor area. The existing parking lot contains what staff believes is an area large enough for five spaces, but will require that the applicant demonstrate that the existing pavement is in a condition acceptable to Engineering staff, and will also require that the parking spaces be adequately striped.

- 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 in its current location meets the minimum distance requirements outlined in this standard. However, staff notes that a church is present directly across Old Hot Springs Road from the subject property at 1475 Research Way. A church falls under the definition of a community facility per the State's requirements, which means that no medical marijuana establishment can locate its front door within 300 feet of the property line of said church. This does not impact the current proposal, but could impact future expansion of the site.

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 cultivation facility meets the applicable development standards required. With the recommended conditions of approval and findings provided by the applicant, staff is in support of this Special Use Permit application. Staff recommends that the Planning Commission approve SUP-15-003 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 300 feet of the subject site on March 9, 2015. As of the writing of this report, no comments in support or in opposition of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 25, 2015, 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:

1. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 624 and Carson City Municipal Code Section 15.05.020.
2. Repairs, replacements and alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Fire Department:

1. The building on site is currently addressed as 1560 Old Hot Springs Road. The SUP application says it will be addressed as 1588 Old Hot Springs Road. If the address changes to 1588, please work with the Assessor's Office to correctly re-address.
2. The building will require a Knox Box fire department key box.
3. The project must conform with 2012 IFC and Northern Nevada Amendments.

Engineering Division:

1. All areas where vehicles will be driven or parked must be hard surface, either asphalt or concrete.
2. The driveway approach must be a standard rural approach following Carson City Standard Details, and it must be 30 feet wide at the property line.
3. The access road pavement must be a minimum of 24 feet wide. The roadway and all

parking and turn around areas must have a minimum of 2.5" AC on 6" of properly compacted base material. All work must be to Carson City standards.

4. Since the access road is also on the Carson Hot Springs property, a mutual access easement must be recorded with signatures from both parties. The applicant also has the option to relocate the current access onto only the subject property to avoid pursuing the mutual access easement.
5. The property must connect to City sewer and water.

Health and Human Services:

Carson City Health and Human Services has no concerns with the application as submitted.

Environmental Control Authority:

This facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

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 a ventilation 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 up to four employees and will generate up to 16 daily trips from these employees. 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 10,000 gallons per month 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.

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 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 18.04.150 General Industrial 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 Industrial 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. 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 building within the General Industrial zoning district. The operation will not be 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
Application (SUP-15-003)







Susan Dorr Pansky

From: Shawn Keating
Sent: Friday, February 20, 2015 2:13 PM
To: Susan Dorr Pansky
Subject: SUP-15-003 Tahoe Hydroponics Company LLC

Susan, see below for comments on # SUP-15-003:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 624 and Carson City Municipal Ordinance (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code or 2012 International Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO

Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org

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March 16, 2015

Comments for SUP 15-003:

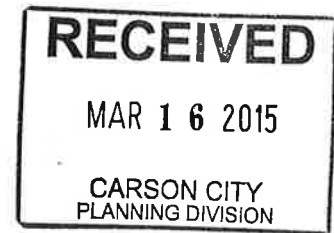
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2. Building will require a Knox Box fire department key box.
3. Project must conform with 2012 IFC and Northern Nevada Amendments.

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 15-003**



TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: March 12, 2015

MEETING DATE: March 25, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Tahoe Hydroponics Company to establish a medical marijuana cultivation and production facility at 1588 Old Hot Springs Rd., apn 08-123-23.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. The following items must be addressed:

1. All areas where vehicles will be driven or parked must be hard surface, either asphalt or concrete.
2. The driveway approach must be a standard rural approach following Carson City Standard Details, and it must be 30 feet wide at the property line.
3. The access road pavement must be a minimum of 24 feet wide. The roadway and all parking and turn around areas must have a minimum of 2.5" AC on 6" of properly compacted base material. All work must be to Carson City standards.
4. Since the access road is also on the Carson Hot Springs property, a mutual access easement must be recorded with signatures from both parties.
5. The property must connect to City sewer and water.

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.

SUP 15-003 1588 Old Hot Springs Rd medical marijuana cultivation apn 08-123-23.doc

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CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

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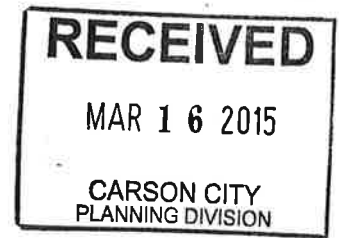
**CARSON CITY
PLANNING DIVISION**

March 16, 2015

SUP-15-003

Carson City Health and Human Services has no concerns with the application as submitted. Applicant has provided documentation that they have been approved by Division of Public and Behavioral Health Medical Marijuana Establishment Program.

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



March 12, 2015

Major Project Review Committee

Re: # SUP – 15 - 003

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 15-003 MME Cultivation Site @ 1588 Old Hot Springs Rd. request:

1. Facility will need to meet all applicable codes found in Title 12.06, 12.12.065 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

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 NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 15 - SUP - 15 - 003

APPLICANT PHONE #
Tahoe Hydroponics Company LLC (916) 600-2700

MAILING ADDRESS, CITY, STATE, ZIP
PO BOX 2695 Granite Bay, CA 95746

EMAIL ADDRESS
RaySchiavone@gmail.com

PROPERTY OWNER PHONE #
D R L Living Trust 11/7/12 (775) 720-6070

MAILING ADDRESS, CITY, STATE, ZIP
808 E College Parkway #102, Carson City, NV 89706

EMAIL ADDRESS
TopFuel32@aol.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Ray Schiavone (916) 600-2700

MAILING ADDRESS, CITY STATE, ZIP
PO BOX 2695 Granite Bay, CA 95746

EMAIL ADDRESS
RaySchiavone@gmail.com

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT 2015

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

+ noticing fee

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)
- ☐ CD containing application digital data (to be submitted
once the application is deemed complete by staff)

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):

008-123-23

Street Address ZIP Code

1588 Old Hot Springs Road, 89706

Project's Master Plan Designation

Community / Regional Commercial

Project's Current Zoning

GI

Nearest Major Cross Street(s)

Goni Road / E College Parkway

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: 4.04.120, or Development Standards, Division _____, Section _____, a request to allow
as a conditional use is as follows:

To operate a 10,000 sq ft. Medical Marijuana Cultivation / Production Facility as described in Section 4.04.005 in the CCMC.

PROPERTY OWNER'S AFFIDAVIT

I, Richard Langsen, 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

Address

Date

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

STATE OF NEVADA

COUNTY Carson City

On Jan. 15, 2015, Richard Langsen, 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.

Notary Public

L. LAYTON

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

Written Project Description

Tahoe Hydroponics Company (THC) is requesting a Special Use Permit for the cultivation of Medical Marijuana under the State's MME program. The proposed project is consistent with the Carson City Development Standards, and will serve the community, its residents, and patients through the responsible, safe, and regulated cultivation of medical marijuana.

THC's executives bring a wealth of experience from other regulated markets within this industry, and hereby request a Special Use Permit for the project. THC intends to operate a 10,000 sq. ft. bi level facility to grow, flower, harvest, and process medical cannabis. This is solely a cultivation / production facility and will not be open to the general public. Finished product will be transported to retail outlets operating within the State's MME guidelines where it will then be distributed to patients.

This project site has been selected for a variety of reasons. The subject property is within a GI and LI zoned corridor and will operate within the character of the existing neighborhood. All activity will be contained inside the building and will not be detrimental to the use, peaceful enjoyment, or development of surrounding properties.

Adjacent undeveloped land use and placement of the structure within the 3.98 acre parcel allows for good natural surveillance, the increased security presence at the property will reduce crime in the area and promote the Health and Safety of the community.

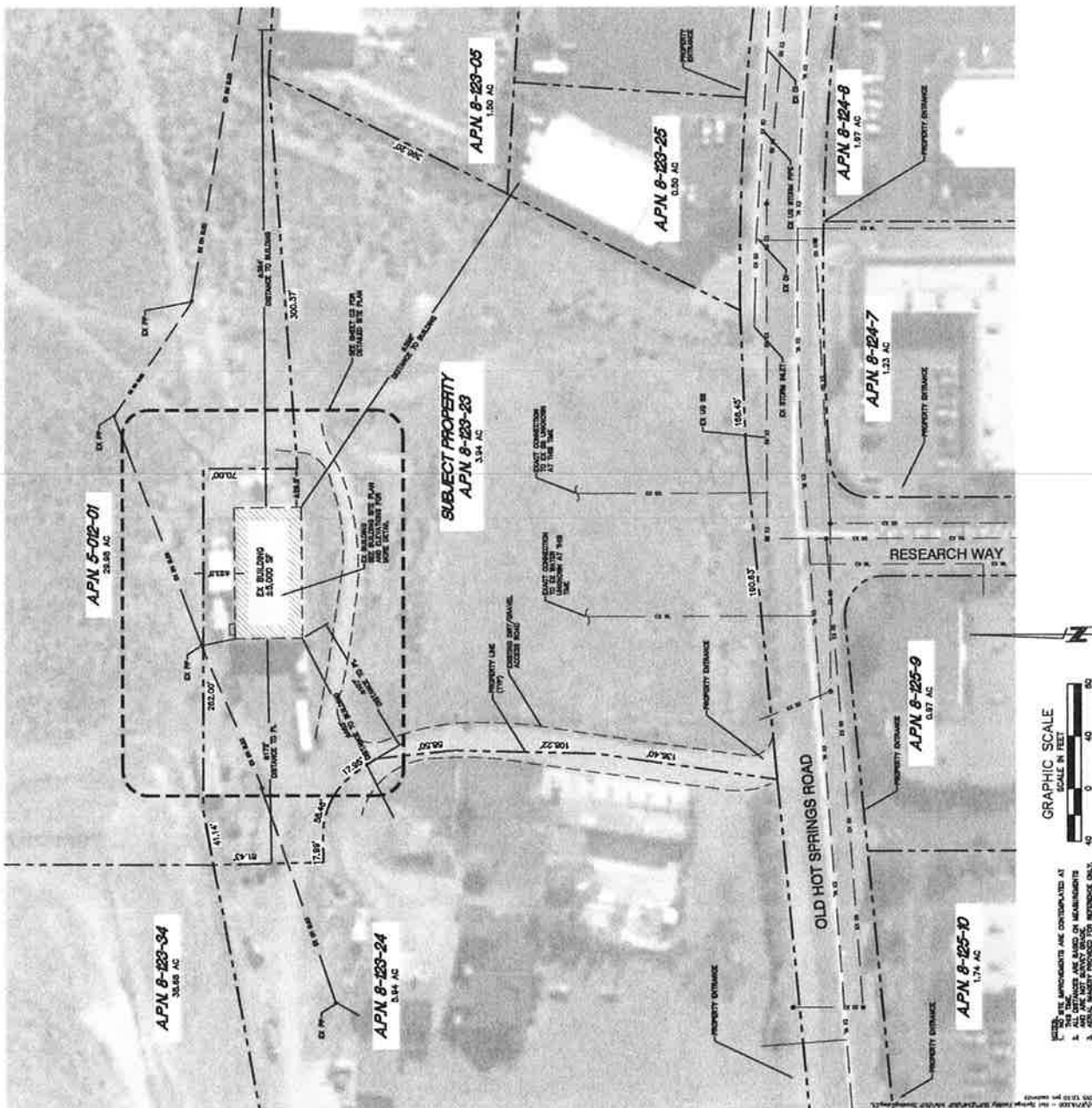
Site improvements and a strong sales comp will positively influence property values in the surrounding area. Increased tax revenue and locally sourced employment will directly benefit the local economy. Indirect benefits to the City will include development of secondary markets aimed at serving MME facilities.

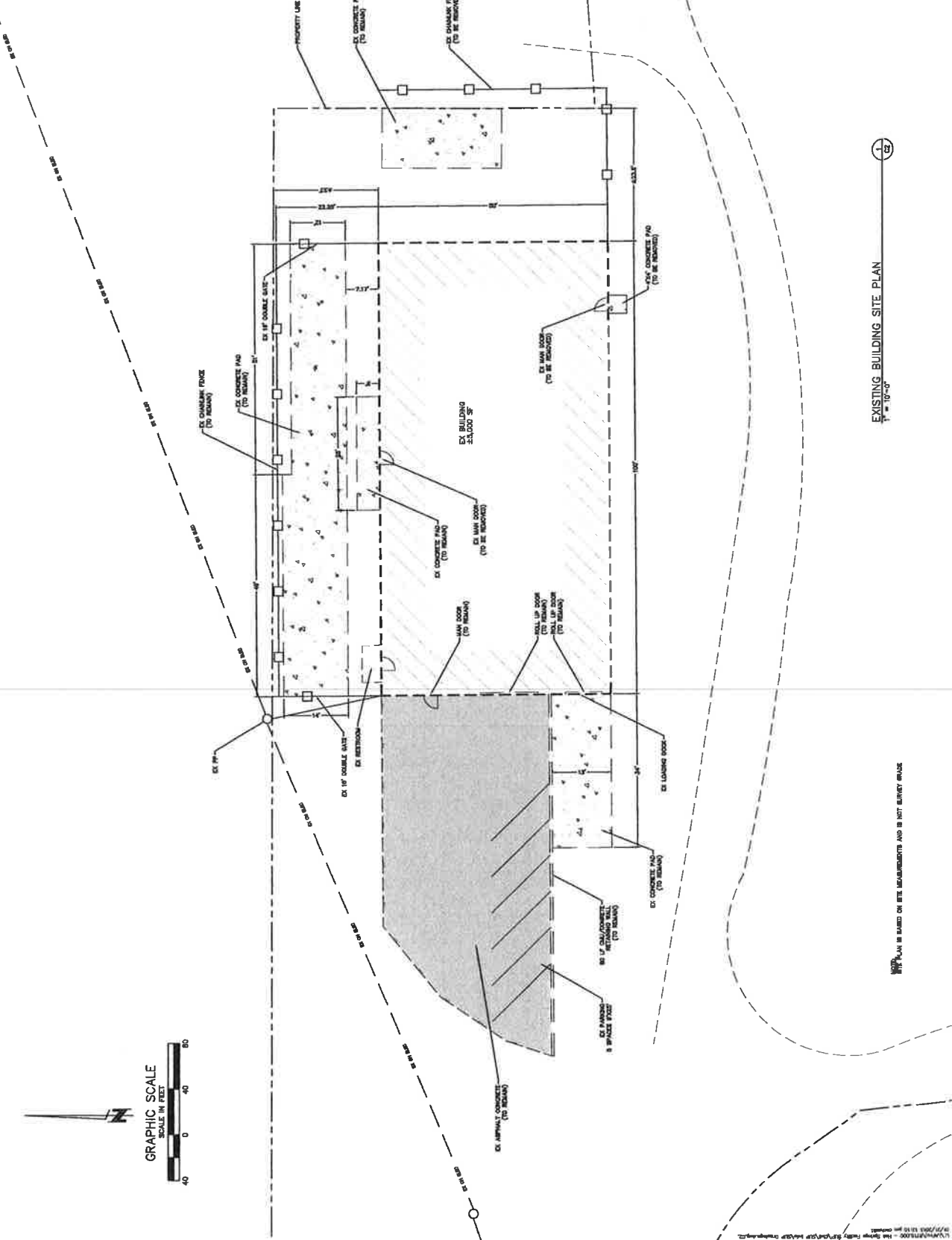
The nursery type use at this property is a compatible marriage with the existing natural features. Usage of clean natural spring water to grow the product is a unique and efficient way to maximize synergy between natural resources and development of business operations. Use of existing natural resources reduces the impact the project will have on Carson City's existing water supply. City emergency service quarters are located in close proximity to the subject property and will not produce excessive strain on Police and Fire/Medical in the event of service to the property.

This project meets all the elements of the Carson City Master Plan and fits within the guidelines set by the State and Local governments. THC is committed to the safe and responsible operation of its facility and looks forward to a long term relationship with the city of Carson City.



A vicinity map showing the project location. The map includes a north arrow pointing towards the top left. A road labeled 'PROJECT SITE' runs vertically on the left side. To the right of this road is a large area labeled 'CARSON CITY AIRPORT'. Further right, a road labeled 'HIGHWAY 395' runs vertically. At the bottom, a road labeled 'HIGHWAY 50' runs horizontally. The map shows various road intersections and a winding road that curves around the airport area.







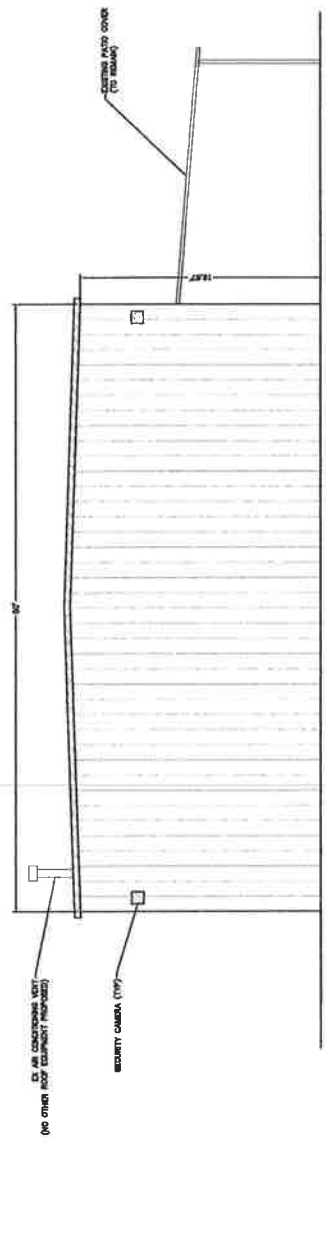
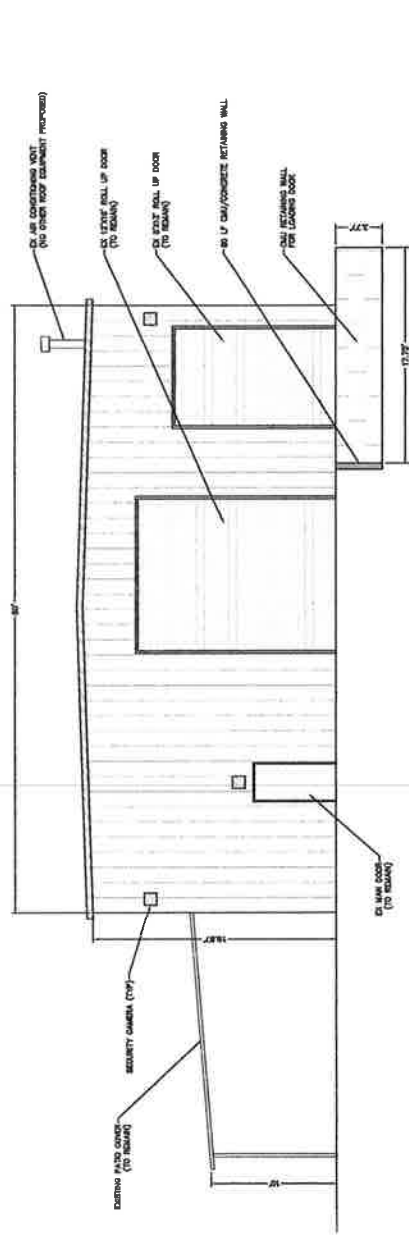
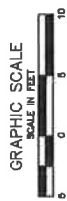
1588 OLD HOT SPRINGS ROAD
CARSON CITY, NEVADA 89601
TEL: (775) 883-7777
FAX: (775) 883-7711

WWW.LUMOSENGINEERING.COM
CIVIL, ELECTRICAL,
MECHANICAL, PLUMBING,
GEOTECHNICAL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING, GIS
CONSTRUCTION SERVICES
MATERIALS TESTING

TAHOE HYDROPONICS COMPANY
1588 OLD HOT SPRINGS ROAD
SPECIAL USE PERMIT
EAST/WEST BUILDING ELEVATIONS
CARSON CITY, NEVADA

REV	DATE	DESCRIPTION

C3
DATE: JAN/2015
DRAWN BY: CAS
DESIGNED BY: CAS
CHECKED BY: TR
JOB NO.: 00718.001



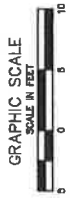


TAHOE HYDROPONICS COMPANY

CARSON CITY

[illegible]

DATE
DRAWN BY
DESIGNED BY
CHECKED BY
JOB NO.



U.S. AIR FORCE - Hot Springs Facility, SPRINGFIELD, MISSOURI
02/21/2005 12:10 pm central

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

Explanation In own words, provide written support of the policy statement.

The MME program is widely supported by both The State of Nevada and Carson City, as this industry develops to serve the growing patient base, so must the infrastructure and organizations that support them. This project meets all five elements of the Carson City Master Plan while advancing the city and its goals to support the growing demand for regulated access to cannabis.

A Balanced Land Use Pattern

This project is consistent with the neighborhood in which it is located. Surrounded by LI and GI zones, this project's use will be contained within the warehouse in which it is situated, its operating characteristics are similar to adjacent office and industrial tenants. It is adequately served by community water and wastewater facilities, and efficiently utilizes natural spring water from on the premises. It does not create friction between commercial / industrial and residential use, as there are no homes within 1,200' of the property. This development is not in a geologic hazard area and is outside the primary floodplain. Police and Fire/Medical are only a few minutes away, and well within the department's service area.

Equitable Distribution of Recreational Opportunities

The 2000 Carson City Open Space Plan identified several areas of Carson City in an effort to protect and preserve open and recreational space. Referencing the maps in the plan [Exhibit A], the project does not appear to be in an area of concern: Vacant Public / Non-Public Land, in area of Mature Tree Shading, or Potential Wetland / Riparian Areas, in a Watershed Protection Area, 10/100 yr floodplain, or obscuring view of Visible Hillsides and/or Open Vistas/ Urban Relief.

The project is a 5,000 s.f. structure on a 3.94 acre parcel that is largely undeveloped. Future opportunities may be available to provide for additional recreational opportunities.

Economic Vitality

Carson City's major employment industries are medical, manufacturing, and other knowledge based professions. As the cannabis industry develops, skilled and unskilled workers will be employed to serve in a variety of positions along the supply chain. Secondary markets will develop to serve research, quality assurance, and testing sectors. This project will directly employ local labor in the primary job base (manufacturing) and may lead to indirect employment in the scientific and medical professions.

As the only known facility to utilize and produce an all natural product using a historic resource (natural spring water), the project will bring recognition and notoriety to Carson City.

Livable Neighborhoods and Activity Centers

The project character is consistent with the neighborhood in which it is located and is compatible with adjacent land uses. It is not in or around existing rural neighborhoods and will likely not encourage "spot" rezoning.

A Connected City

Future roadway and walkway improvements will enhance and expand existing network of pathways. Improvements required by Public Works will be consistent with the Transportation Master Plan.

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

Explanation A. Describe the general types of land uses and zoning designations adjoining your property.

The subject property is situated in a largely light industrial / undeveloped area.*

*Exhibit [B], Book 8, Page 12 of Carson City Assessor's Office Parcel Maps.

*Exhibit [C], Assessor Parcel Report 00812323

North: Bordered by 29.98 acre undeveloped parcel PC Zoning owned by Carson City Airport Authority

East: 5.94 Acres Motel / Undeveloped, TC zoning

West: Light manufacturing / industrial parcels, GI Zoning

South: Light Industrial / Office Complex LI Zoning

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.

The primary land uses surrounding the subject property are Light Industrial, followed by undeveloped land. At this stage in the project ALL uses are to be contained within the existing structure, which was constructed in 1990. This operation is most similar to an indoor nursery, as such equipment or machinery which could produce noise, dust, vibration, and/or glare is NOT part of the project's regular operations.

Odor control systems have been engineered and should provide adequate filtering and exhaust for the project's specifications without adverse impact on the health and safety, or quiet enjoyment of the community and/or surrounding businesses. Due to sensitive CO² air mixture, cultivation of plant material will take place in sealed rooms running on closed loop filtration systems (Grow Room 1,2,3), thus the primary exhaust filtration system has been engineered to filter air not part of the closed loop systems.

The following calculations / methodology was used in calculating appropriate air flow:

$$\begin{array}{rcl}
 \text{Total building air volume} & = & 100,000 \text{ cu. ft.} \\
 \text{Less sealed room interior improvements} & (55,188 \text{ cu.ft.}) & \\
 \hline
 \text{Net Air Volume} & & 44,812 \text{ cu. ft.}
 \end{array}$$

Table 1. Below shows the recommended ventilation rates for commercial applications.

EXHAUST / INTAKE VENTILATION GUIDE @ 0" SP								
CFM REQUIRED FOR VENTILATION = BUILDING CUBE / MINUTES PER AIR CHANGE								
MINUTE AIR CHANGE CHART FOR COMMERCIAL AND INDUSTRIAL APPLICATION								
--	TYPICAL	RANGE	--	TYPICAL	RANGE	--	TYPICAL	RANGE
Assembly	(6)	2-10	Engine Rooms	(3)	1-5	Packing Houses	(4)	3-5
Auditoriums	(6)	1-20	Factories	(7)	4-10	Plants	(7)	4-10
Bakeries	(2)	1-3	Foundries	(5)	2-8	Plating Plants	(4)	2-5
Banks	(6)	3-10	Garages	(7)	4-10	Print Shops	(7)	4-10
Bars	(4)	2-5	Generating Plants	(4)	2-5	Restaurants	(6)	2-10
Barns	(15)	10-20	Glass Plants	(2)	1-3	Rest Rooms	(7)	4-10
Boiler Rooms	(2)	1-3	Gymnasiums	(6)	2-10	Schools	(7)	4-10
Bowling Alley	(3)	1-5	Hallways	(8)	4-12	Stores	(7)	4-10
Cafeteria	(4)	3-5	Kitchens (Comm.)	(3)	1-5	Theaters	(6)	4-8
Churches	(6)	2-10	Laboratories	(3)	1-5	Transformer Rooms	(3)	1-5
Classrooms	(6)	4-8	Libraries	(4)	2-5	Turbine Rooms	(4)	2-5
Compressor Rooms	(2)	1-3	Laundries	(2)	1-3	Waiting Rooms	(12)	10-15
Dance Halls	(6)	2-10	Locker Rooms	(6)	2-10	Warehouses	(7)	4-10
Dairies	(4)	2-5	Machine Shops	(4)	2-5	Welding Rooms	(3)	1-4
Dormitories	(6)	4-8	Markets	(6)	2-10	--	--	--
Dry Cleaning Plant	(3)	1-5	Mills	(4)	2-5	--	--	--

Warehouse use ventilation is recommended to be exchanged for fresh air every 4-10 minutes or every 6-10 times / hour (air changes per hour (AC/hr)). Due to lack of a reference marker to this type of use,

the system has been engineered to achieve exhaust filtration / ventilation at the maximum recommended range for a standard warehouse. This system should be able to achieve a change every 4 minutes, or more than 15 changes / hour (consistent with manufacturing, kitchen, boiler room uses).

$$\text{CFM} = \frac{44,812 \text{ cu. ft.} \times 15 \text{ AC p/hr}}{60} = 11,203$$

Primary exhaust filtration will be achieved using a Dayton CLFC2 Exhaust Fan, capable of a maximum CFM of 20,669. Exhibit [D]

Correcting for static pressure, elevation, and temperature, (79% efficiency and .250" Static Pressure), the system should achieve 13,935 CFM.

Individual sealed rooms will utilized closed loop carbon filtration @ 15 AC /hr.

Construction generated dust shall be minimal, as no exterior construction is currently proposed with this project. Interior TI's shall be tented during construction to contain any potential dust.

The project will NOT differ in appearance from neighboring properties, as the structure is existing and is typical of the development in GI and LI zoned parcels.

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 proposed project is a commercial project that does not serve the general public, as such impact on the community and environment would not be significantly different than a use not requiring a special permit. Activities related to the project shall be contained within the existing structure, and shielded from public view. Advertising and signage will not be present, passerby, tourists, and existing community members will likely not be aware of any change whatsoever.

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?

As a primarily industrial / undeveloped area, pedestrian traffic is limited. The project is served by several minor arterial roads, Goni Road, and E College Parkway with an ADT Count of 5,300 and 15,500 cars, respectively. The project anticipates a maximum of 4 employees to be present at any one time during business hours. A left turn is required to exit the project, however there is very limited development or room for development East of the project on Hot Springs road. The Left turn impact from 4 cars per day is not likely to cause a perceptible increase in traffic and does not warrant construction of additional walkways or traffic lights.

Emergency vehicle response time should be consistent with current City standards:

The Police Station is 1.9mi away from the project and as a matter of policy project 3-5 minute response time, units may respond faster dependent on their location.

Fire and Medical Services are quartered less than a mile away and would likely respond within minutes if called.

Nevada Department of Transportation, Carson City Administrative Office of Fire and Medical, and The Carson City Sheriff's Office assisted in providing information needed to complete this section of the application.

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

Currently the project site is Vacant, properties with no occupancy are more susceptible to blight, and correlated with an increase in criminal activity. Improvements and maintenance at the site will deter crime, and enhance the aesthetics of the property. Unskilled labor will be locally sourced at approximately 81% over the prevailing wage, the increase in discretionary spending and tax revenue from an active business will increase municipal revenue. Long range property values will be positively affected by the increase in development and sales comps in the area. The applicant plans to purchase and substantially improve the property, thereby increasing the assessed value of the subject and surrounding properties.

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

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 likely NOT affect the school district. Because the project is wholesale only, it will not engage the general public nor the surrounding neighborhood. Finished product will be exported to

select retailers within the guidelines of the MME program. Increased residential development is not anticipated, as such the student population will likely be unaffected.

The project is also NOT likely to affect the Sheriff's Office, a sufficiently robust security plan is part of the operation and should be enough to deter any potential criminal activity at the subject site.

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

Currently, covering land with paving or a compacted surface is NOT anticipated. A paved parking lot already exists at the site and will be striped with parking stalls as shown in the Parking Plan [Section I].

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

The project is served by municipal water supply as well as natural spring water which is captured and stored in tanks on site. Projected total water use is estimated @ 10,000 gallons /month. Water pressure is not a factor as the water use is solely to fill reservoirs which do not require significant pressure. Existing piping appears to be in good working order and is not in need of replacement.

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?

According to Public Works there is adequate capacity in the trunk lines serving the subject site. The project anticipates monthly drainage of 4995 gallons of non-potable water. Water used on site will not be treated with chemicals and will exit the system with a pH between 6.5-7.5.

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?

No road improvements are needed to accommodate this project. Public Works does not believe road improvements are warranted given the low intensity vehicle traffic to and from the site.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

The following is a non exclusive list of the agencies that provided information contained in this packet:

Carson City Sheriff's Office
911 E Musser Street
Carson City, NV 89701

Carson City Public Works
3505 Butti Way
Carson City, NV 89701

Carson City Fire Department
777 South Stewart Street
Carson City, NV 89701

Nevada Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712

Lumos & Associates, Engineering
800 E. College Parkway
Carson City, NV 89706

Carson City Planning Division
108 E. Proctor St.
Carson City, Nevada 89701

Carson City Assessor's Office
201 North Carson Street
Carson City, NV 89701

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

The project's exterior lighting shall be white light using full cut off LED fixtures to limit glare and light trespass. 40 Watt LED fixtures (175W Metal Halide equivalent) shall be mounted at 10' above ground in areas of ingress and egress. Exterior lighting shall be maintained and operational and shall meet IESNA standards.

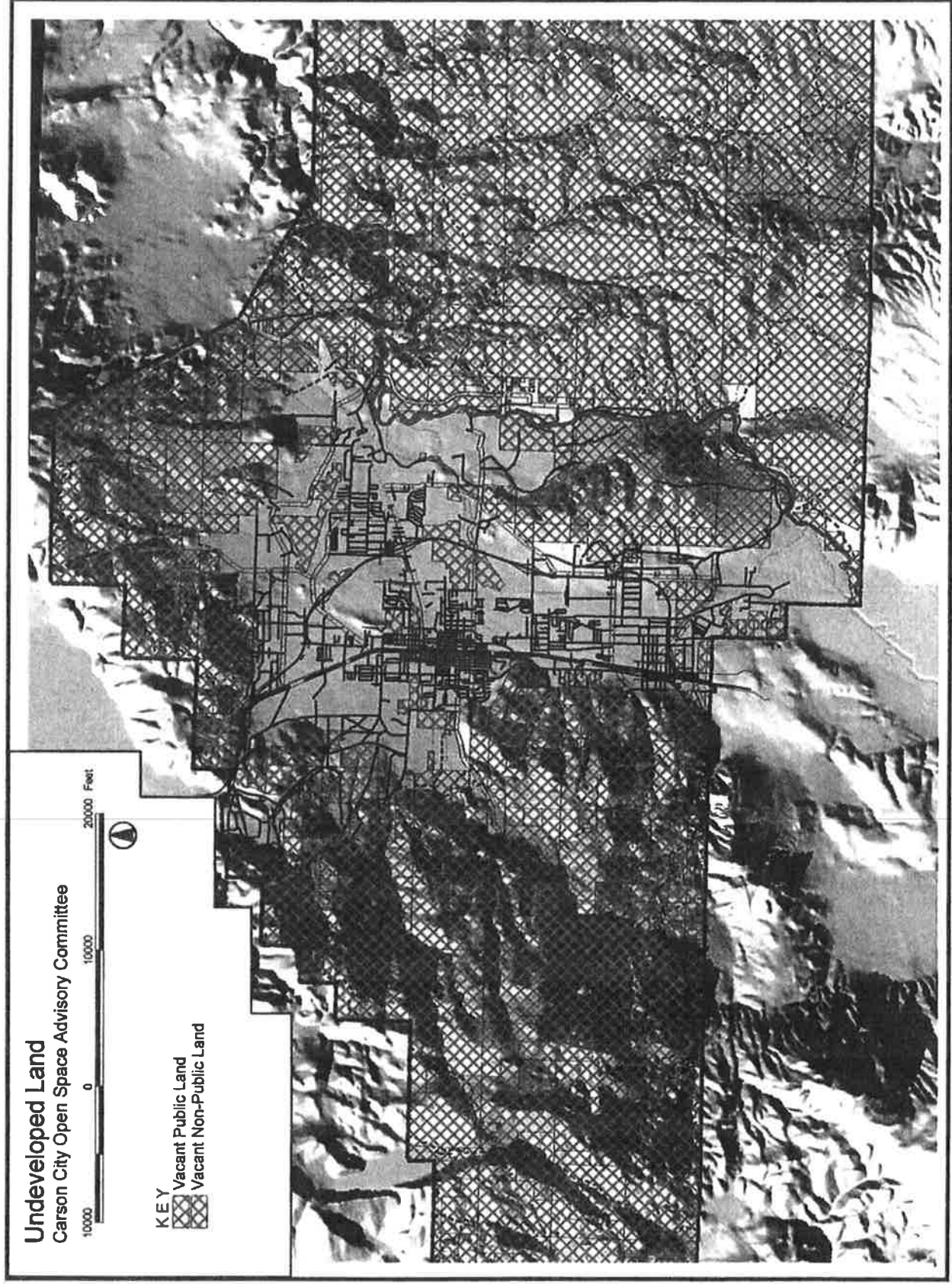
H. Describe the proposed landscaping, including screening and arterial landscape areas. Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

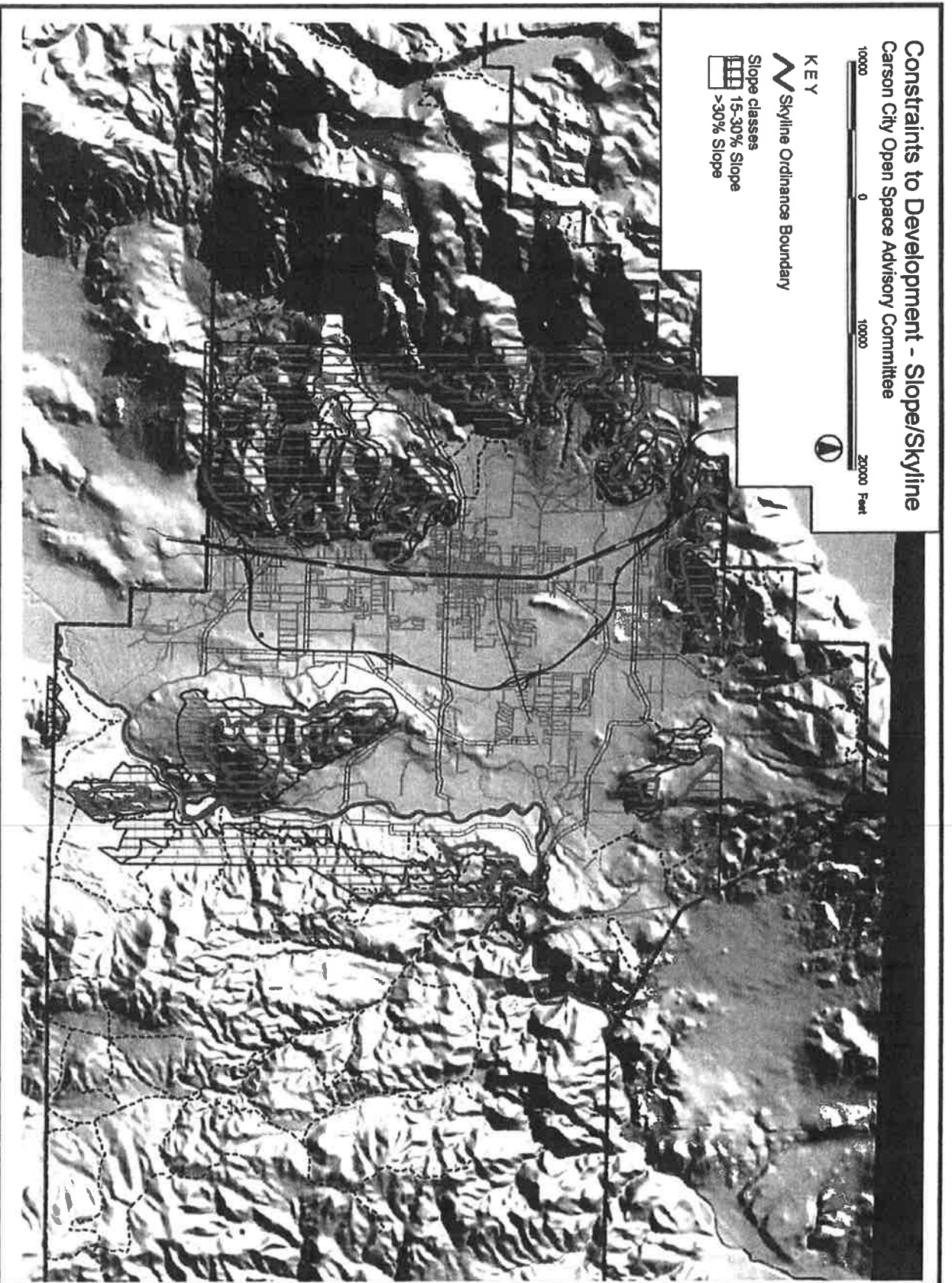
The project is not currently proposing any exterior modifications. Existing landscaping to remain in place, site plan attached.

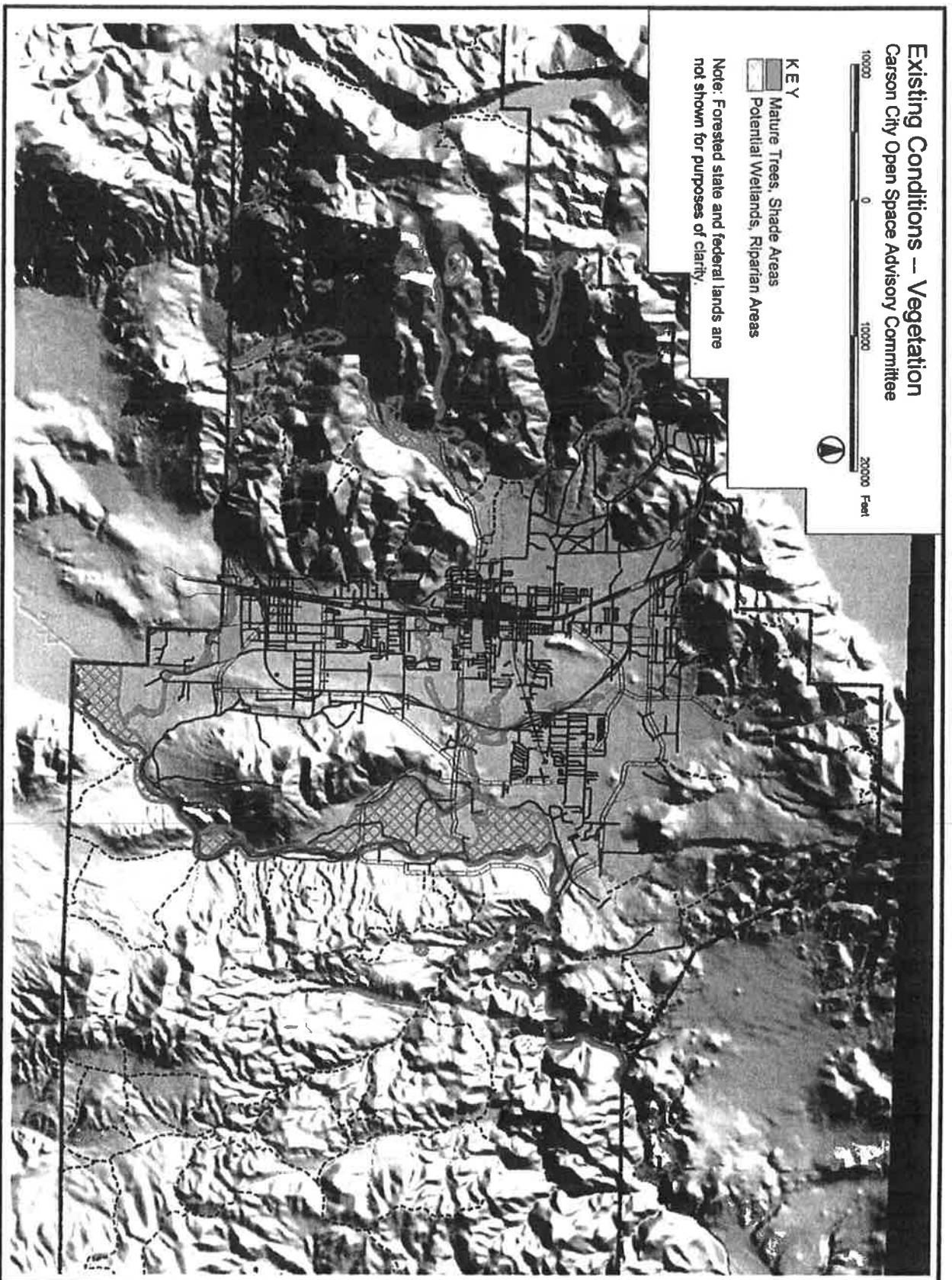
I. Provide a parking plan for your project.

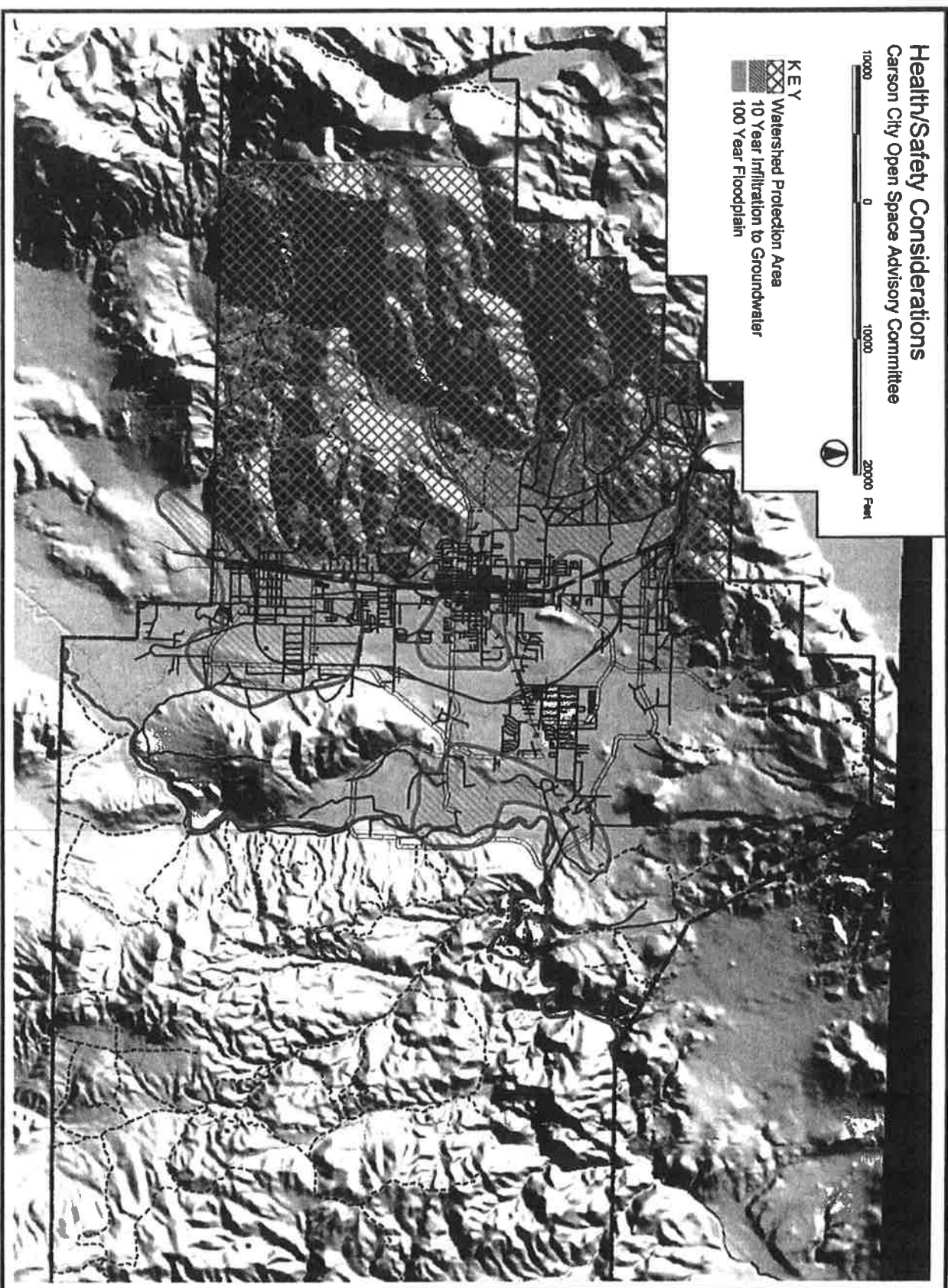
The project is not requesting any offsite parking. Based on the square footage of the project, the existing parking lot containing 5 spaces as shown on the site plan will sufficiently serve the needs of the project.

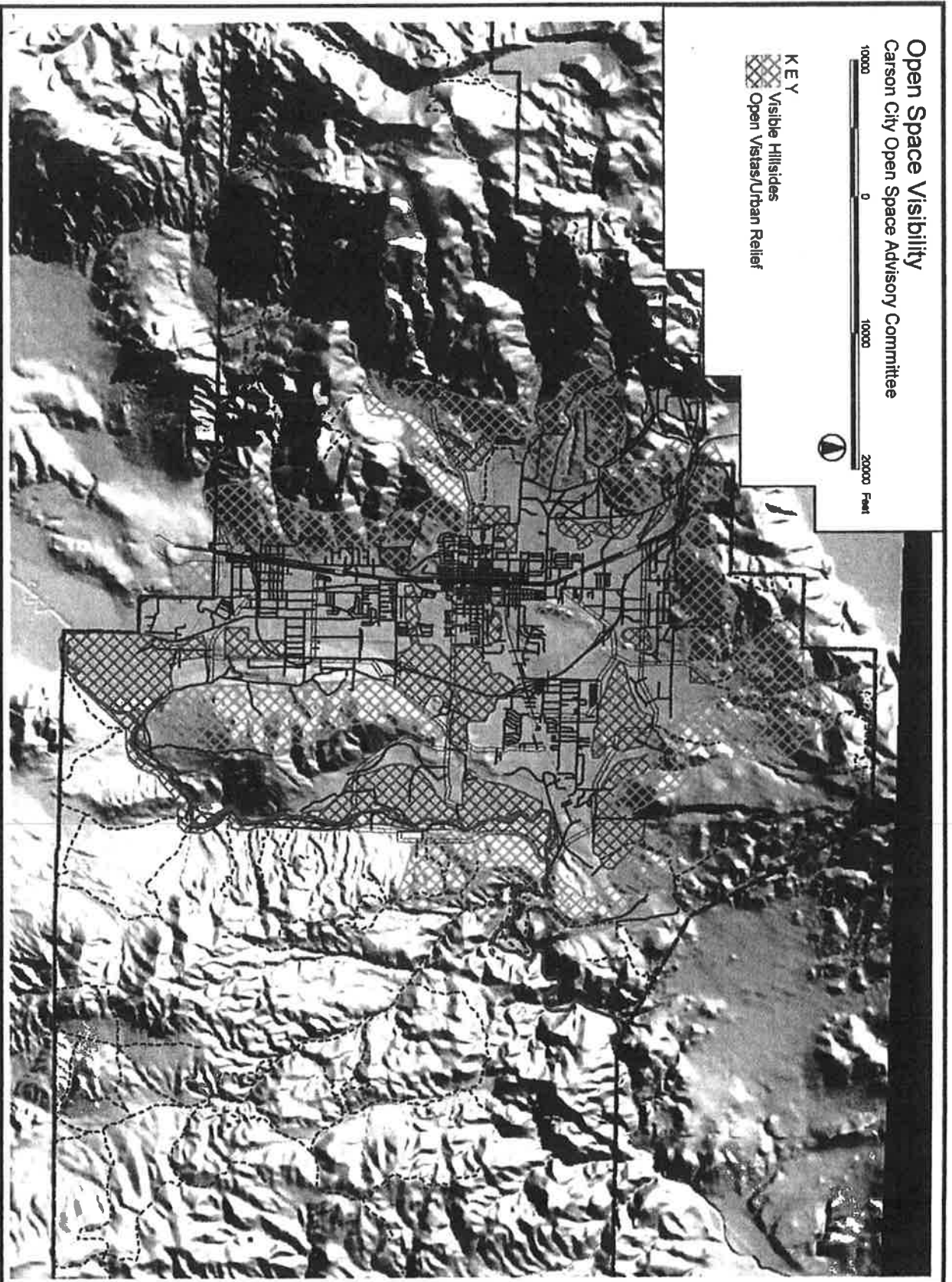
Exhibit A

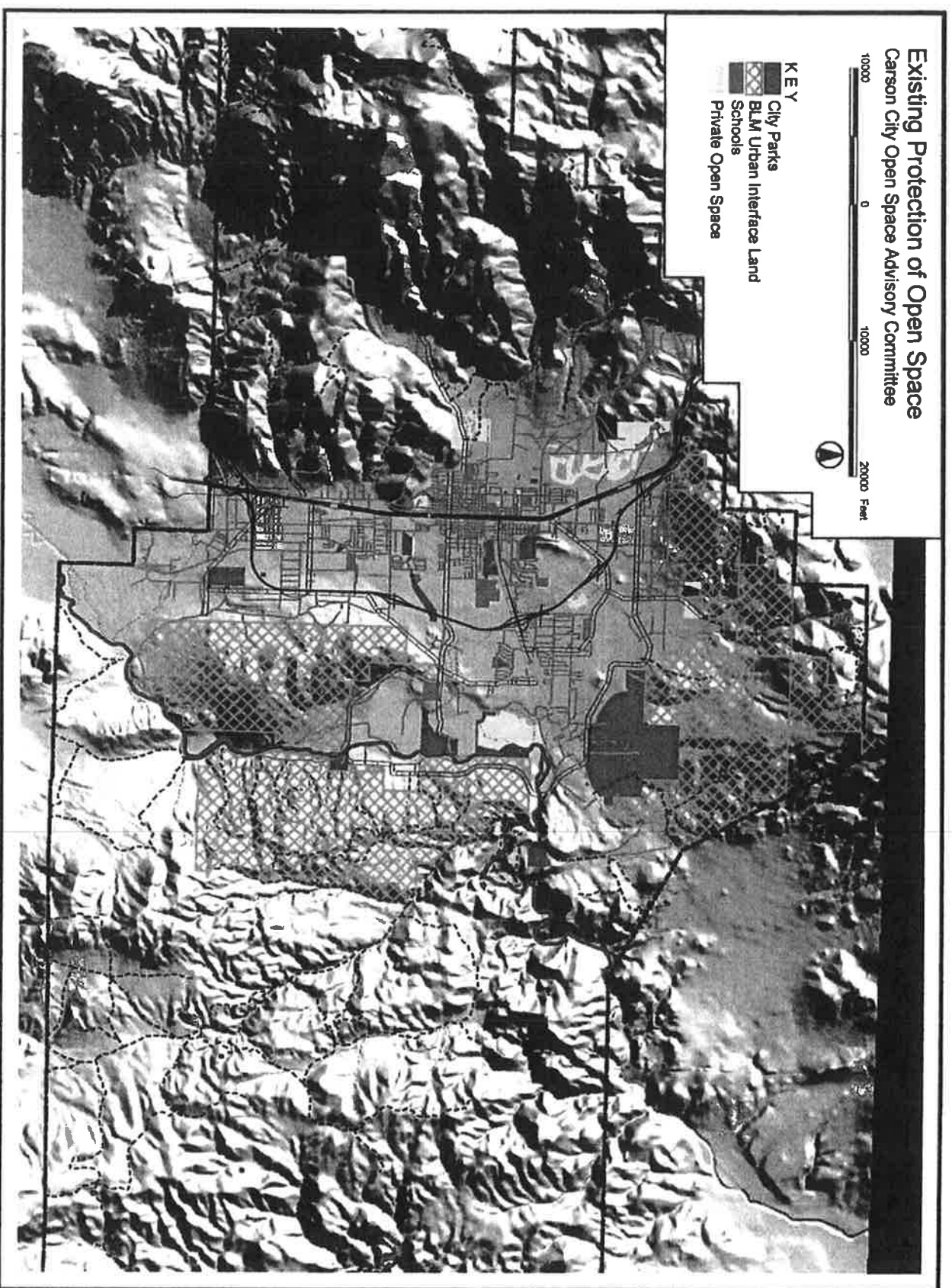




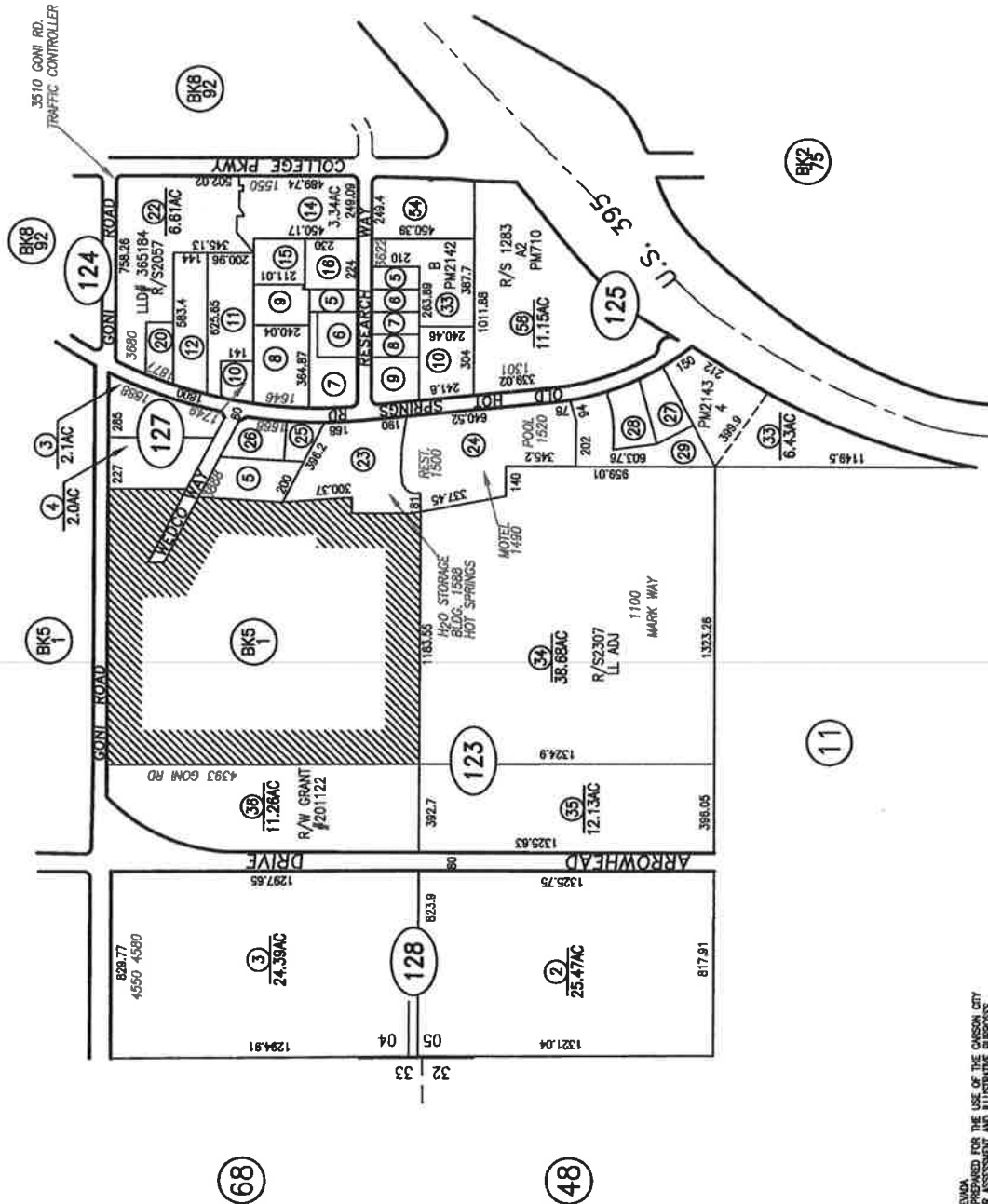








PORTION SECTION 5, AND PORTION SECTION 4, T.15 N., R.20 E., M.D.B & M.



APN	PARCEL INFO	LAND AREA AC
8-123-05	A PM 1882	1.50
8-123-23	R/S 2307 LL ADJ	3.94
8-123-24	R/S 2307 LL ADJ	5.94
8-123-25	1 PM 2335	0.50
8-123-28	2 PM 2335	0.97
8-123-27	3A PM 2366	1.00
8-123-28	3B PM 2366	1.02
8-123-28	3C PM 2366	2.22
8-124-05	1B PM 1058	0.48
8-124-06	LL ADJ BK 410 PG 367	0.80
8-124-07	LL ADJ BK 410 PG 367	1.93
8-124-08	1A-1 PM 1818	1.97
8-124-08	1A-2 R/S 1844	0.98
8-124-10	1 PM 852	0.56
8-124-11	2 PM 852	2.42
8-124-12	2 PM 670	2.00
8-124-15	2-C R/S 2359	3.34
8-124-16	2-A PM 2007	1.04
8-124-18	2-B PM 2007	1.18
8-124-20	3-A PM 2011	0.86
8-124-20	3B PM 1448	0.48
8-126-05	4C PM 1057	0.48
8-126-07	4D PM 1057	0.48
8-126-08	4B-2 PM 1060	0.48
8-126-09	4B-1 PM 1066	0.97
8-126-10	4A-1 PM 1838	1.74
8-126-33	B PM 2142	2.74
8-126-54	A PM 2142	2.81
8-127-03	B-3 PM 1054 LESS R/W	2.10
8-127-04	B-2 BUI 1054 LESS R/W	5.10

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE
PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSON-CITY.NV.US

SCALE: 1" = 500'
REVISED: 7/15/2008



Assessor Parcels Report: 00812323

Exhibit C



Parcel Information:

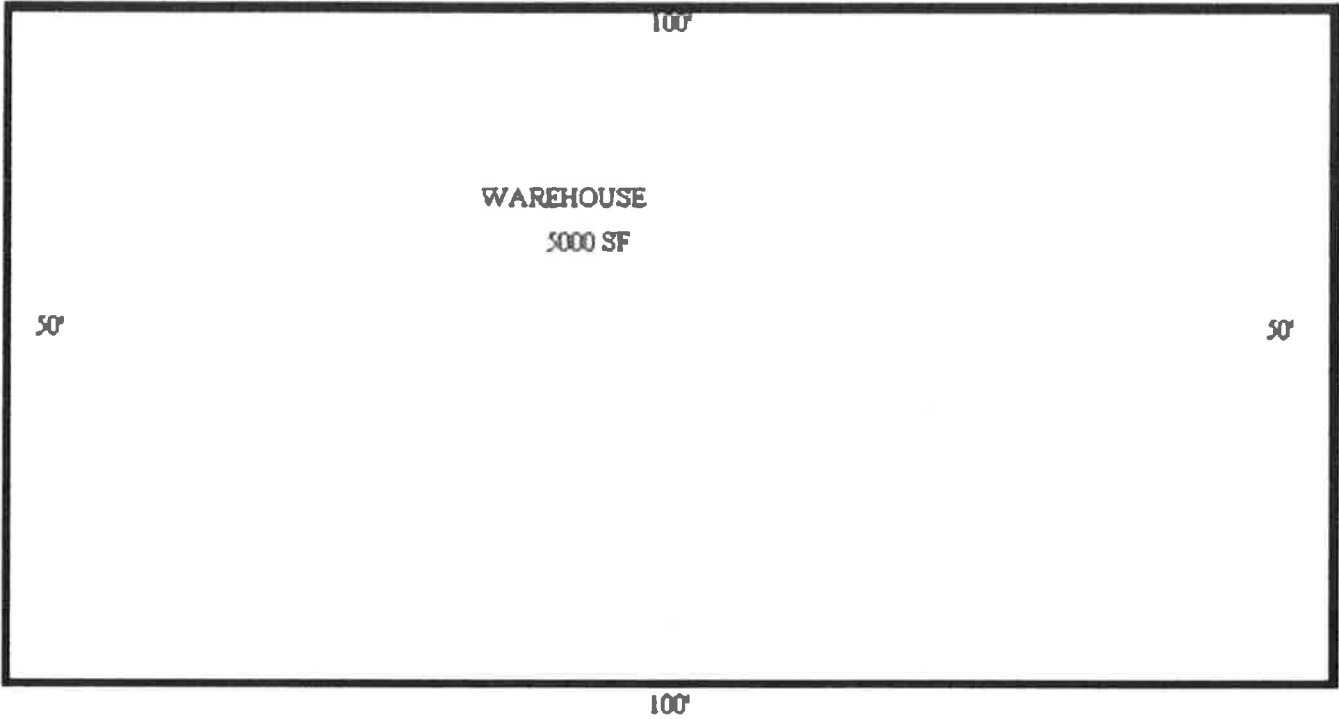
Assessed Owner:	D R L LIVING TRUST 11/7/12 % RICHARD LANGSON, TRUSTEE CARSON CITY, NV 89706-0000		
Physical Address:	1588 OLD HOT SPRINGS RD		
Zoning:	TC	Improved Value:	\$31,702.00
Land Use Code:	400	Land Value:	\$187,416.00
Total Acres:	3.94	Total Assessed Value:	\$219,118.00

The data contained herein has been compiled on a geographic information system (GIS) for the use of Carson City. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Carson City or Douglas County as to the sufficiency or accuracy of the data.

Report Generated: 1/12/2015 9:39:59 AM

Building Sketch

Parcel Report: 00812323



Dayton® Wall-Mount Cabinet Exhaust and Supply Fans

Exhibit D

E
N
G
L
I
S
H

Performance

Model	Prop. Dia.	Fan RPM	HP	Max BHP	Sones @ 0.000" SP @ 5 Ft.	CFM Air Delivery @ .000"	Static Pressure Shown .125"	.250"	.375"	.500"
EXHAUST, 1-PHASE 115/208-230v										
1AHB6	24"	765	1/2	0.58	16.1	5056	4097	3100	—	—
1AHB8	30	651	3/4	0.87	17.1	8542	7110	5297	—	—
1AHD1	36	534	1	1.16	17.8	12,365	10,512	7712	—	—
1AHD3	42	422	1	1.15	20	14,346	12,157	7848	—	—
1AHD5	48	354	1	1.15	14.7	18,435	13,085	8238	—	—
EXHAUST, 3-PHASE 208-230/460v										
1AHB7	24"	877	3/4	0.86	21	5796	4950	4165	3020	—
1AHB9	30	717	1	1.18	24	9408	8131	6633	4431	2070
1AHD2	36	611	1½	1.73	22	14,148	12,611	10,527	7608	4298
1AHD4	42	482	1½	1.73	23	16,386	14,520	11,551	7342	4061
6LFC2	42	608	3	3.45	24	20,669	19,312	17,640	14,939	11,769
6LFC3	42	720	5	5.75	46	24,477	23,361	22,019	20,618	18,044
1AHD6	48	445	2	2.31	20	23,174	19,870	15,154	11,025	7140
6LFC4	48	511	3	3.45	36	26,611	23,913	19,100	15,982	12,511
6LFC5	48	605	5	5.75	53	31,506	29,520	26,636	22,194	19,601
1AHD7	54	518	5	5.53	34	35,881	34,002	31,574	26,743	22,462
SUPPLY, 1-PHASE 115/208-230v										
1AJA7	24"	778	1/2	0.58	15.1	4988	4206	3321	1962	—
1AJA8	30	720	1	1.15	18.6	9403	8310	6536	3605	—
SUPPLY, 3-PHASE 208-230/460v										
1AJA9	36"	619	1½	1.73	23	13,913	12,435	10,110	6637	—
1AJB1	48	440	2	2.31	19.5	23,177	19,858	15,591	9701	—
1RBD8	54	520	5	5.65	31	36,830	34,067	31,251	27,751	23,719

Performance certified is for installation type A: Free inlet, Free outlet. Power rating (BHP) does not include transmission losses. Performance ratings include the effects of a birdscreen and damper in the airstream. The sound ratings shown are loudness values in fan sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. Values shown are for installation type A: Free inlet hemispherical sone levels.

Unpacking

1. Inspect for any damage that may have occurred during transit.
2. Shipping damage claim must be filed with carrier.
3. Look for hardware kit attached to drive frame of fan. Refer to pages 6 and 7 for hardware contents.
4. Check all bolts, screws, set-screws, etc. for looseness that may have

occurred during transit. Retighten as required. Rotate propeller by hand to be sure it turns freely.

General Safety Information

⚠ DANGER Do not depend on any switch as the sole means of disconnecting power when installing or servicing the fan. Always disconnect, lock and tag power source before installing or servicing. Failure to disconnect power source can result in fire, shock or serious injury.

Motor will restart without warning after thermal protector trips. Do not touch operating motor, it may be hot enough to cause injury.

⚠ DANGER Do not place any body parts or objects in fan, motor openings or drives while motor is connected to power source.

⚠ WARNING Do not use this equipment in explosive atmospheres!

Tahoe Hydroponics Company LLC
Application SUP-15-003- Medical Marijuana Cultivation Facility
008-1243-03/1588 Old Hot Springs Road

Attention: Carson City Planning Division

Re: Response to initial application questions in the order they are listed

Q: Provide information on the general cultivation process. This does not need to include information that may be deemed as proprietary, but we would like to know, in general terms, how the cultivation process will work at this facility.

A: Tahoe Hydroponics Company has a simple five-step cultivation process.

Vegetation: Where plants begin from seedling or clone and grown prior to flowering.

Flower: Plants are moved from vegetation room into one of the three different flower rooms (refer to floor plan).

Drying: Plants are moved from flowering room and hung for flowers to dry, then flowers are stored in airtight containers to cure and await manicuring (trimming).

Trim: Excess leaves are trimmed from flowers then put into curing containers as medicine.

Quality Control and Testing: Medicine goes through final check for trim and cure then is sent to the testing laboratory before sending to market.

Q: The application's written project description states that the facility will be for cultivation and production. Please clarify if both are proposed, separate Special Use Permit applications are required for each.

A: Tahoe Hydroponics Company will only be using this facility for cultivation only.

Q: Elaborate on the “nursery” use on the property that is referenced in the application and how it would be compatible with surrounding uses. All medical marijuana cultivation must take place in the building, so staff is unsure how a correlation to a nursery can be made to argue compatibility with surrounding uses.

Our management feels that the term “nursery “ is a poor description for the use. All medical marijuana cultivation is ONLY taking place inside the building, therefore agreeing with staff for not correlating medical marijuana cultivation with surrounding uses.

Q: Please provide additional information on the “natural spring water” that will be used for the cultivation process. Where will the water be coming from? If it’s already on site is it stored on the site or is it located in the ground only? What is the temperature of the water? Is the water high in sulfur? Will the spring water be used for domestic purposes or only for watering? Does the state approve of the use of spring water for cultivation purposes? What is the status of the water rights associated with this property? Do you have legal right to use it? How much spring water is available for daily usage? Will the cultivation facility also use domestic water for cultivation? How will the use of this spring water affect the adjacent Hot Springs Resort?

A. 1588 old hot springs road currently has a water tank that feeds all of its water to the facility, and it is above ground. The owner of the property states he holds the rights to the water. After testing the water we have found that the current temperate of the water is too hot, therefore Tahoe Hydroponics Company will use domestic water exclusively for cultivation.

Q: Label all interior rooms on the provided floor plans.

A: See Attached Plans - Labeled

Q: Please clarify the building square footage. The application states the building is 10,000 square feet in one place and 5,000 square feet in other places.

A: The location is only 5,000 square feet.

Q: The application states that the project site is vacant, but it also states that an existing building will be used. Please clarify.

A: 1588 old hot springs road may appear to look as two separate parcels with a vacant parcel in the front and a separate parcel in the back with a building, however the "vacant" are and the building are on the same parcel.

Q: The application states that the improvements with deter crime. What improvements are being made to the site?

A: Tahoe Hydroponics Company will be improving the security at the site with both a centralized security company and an intricate surveillance system. These improvements will deter crime.

Q: The application states that the project will use 10,000 gallons of water per month. How much of this water is expected to be city water versus spring water?

A: Tahoe Hydroponics Company will only be using domestic water due to the temperature of the water from the hot springs.

Q: Please provide a site plan that clearly shows the proposed access to the site, including existing and proposed improvements. The aerial in the site plan is clear. What is the current surface of the access of the site?

A: There are currently no proposed external improvements to be made. The current access to the site will remain the same, entering from the west side of the property. The surface of the access road is a mix of gravel and dirt. The parking area is currently paved and will be striped.

Q: Provide general information on methods of security that will be used for the building. Detailed security system is not required, but information on the types of security measure that will be employed is required.

A: Tahoe Hydroponics Company will be utilizing access control, surveillance, and alarm systems hosted by an offsite centralized alarm monitoring company. The surveillance system will cover both interior and exterior positions, specifically entry points.

Q: If you have any information on proposed signage for the project, please provide it with this application.

A: Tahoe Hydroponics Company currently does not have any plans for signage on the building.

Q: Provide information on daily sewer usage.

A: Tahoe Hydroponics Company does not anticipate more or less daily sewer usage due to the fact the employee count will be 4 or less and we are not open to the general public. Current trunks have supported pass use. There will be drainage of approximately 166.50 gallons of non-potable water daily, but without solids in the water it should cause no trunk blockage per Public Works.

Q: Provide information on daily traffic volumes including anticipated employee trips and anticipated deliveries to and from the site.

A: As indicated in the SUP Binder submitted, there is an ADT of 5,300 and 15,500 cars on minor arterial roads, Goni Road and E College Parkway, respectively. Employees shall only be arriving on the property for work, leaving for lunch, and leaving again for home. This would give each employee a max "trip" count of 4/day. Given infrastructure of existing roads, there will be no impact on local traffic needs. There will be no excess deliveries from outside traffic. Tahoe Hydroponics Company will handle all material deliveries with company vehicle and its own employees.