

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2017

FILE NO.: SUP-17-013 & SUP-17-014

AGENDA ITEM: F-2 & F-3

STAFF AUTHOR: Hope Sullivan, AICP
Planning Manager

REQUEST: To consider a request for a Special Use Permit from WSCC, Inc. (property owner: WSCC Property LLC) to allow a Medical Marijuana Establishment (MME) cultivation facility and production facility on property zoned General Industrial (GI), located at 3493 Arrowhead Drive, APN 005-052-03. (Hope Sullivan)

APPLICANT: Will Alder

OWNER: WSCC, Inc

LOCATION: 3493 Arrowhead Drive

APN: 005-052-03

RECOMMENDED MOTION : "I move to approve SUP-17-013, a Special Use Permit request from Will Alder (property owner: WSCC, Inc) to allow a Medical Marijuana Production 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 MOTION : "I move to approve SUP-17-014, a Special Use Permit request from Will Alder (property owner: WSCC, Inc) 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. 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.
5. 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.
6. The applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana cultivation facility.
7. The applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana production 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.
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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
13. Water connection fees for additional estimated water use must be paid at the time of tenant improvements.
14. 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.
15. 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.
16. All effluent discharges from this facility must meet all Federal, State, and Local waste water discharge limits.
17. The facility will be required to install a Type 1 sampling manhole that captures any and all process waste water and sanitary sewer waste connecting to this facility. Per CCMC 12.06.070
18. Dependent on growing media type being use facility might be required to install and maintain a properly sized sand / oil interceptor to prevent excessive suspended solids from entering into the sanitary sewer system. Per CCMC 12.06.246 and Appendix 18 Division 15.
19. If chemicals, herbicides, fungicides, and or fertilizers are to be used as part of the cultivation process secondary containment will need to be provided for these chemicals per CCMC 12.06.248.
20. Please provide Safety Data Sheets for all chemicals or fertilizers that will be used at this facility. Per CCMC 12.06.090
21. If greater than 160 square surface feet of material to the existing building would be disturbed the following items would be required. Per CCMC 12.12.065
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
22. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC).
23. Facility will be required to submit a Solid Waste Management Plan that shows the storage and disposal of all debris from this facility.
24. 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.
25. The applicant shall submit complete tenant improvement plans for the proposed project to allow for review of building and accessibility code requirements.

26. The project must follow the 2012 International Fire Code and adopted Northern Nevada Amendments.
27. The applicant shall provide a detailed description of the extraction process.

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

28. If the property is gated, a knox box is required.
29. 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.
30. All 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.
31. 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.
32. 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.
33. The sale of medical marijuana products to the general public from this facility is prohibited.
34. Outdoor display and sales of medical marijuana merchandise is prohibited.
35. Medical marijuana products shall not be visible from outside the dispensary at any time.
36. 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.
37. As tenant improvements are permitted, the applicant shall provide verification that the on-site parking can be met given the proportion of building allocated to each use.

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/Warehousing

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:

SUP-14-080: October 29, 2014, Planning Commission approved a Special Use Permit for a Medical Marijuana Cultivation Facility. The approval expired as the applicant did not establish the use.

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.

DISCUSSION:

The applicant is proposing to operate a medical marijuana cultivation and production facility in an existing 10,150 square foot building on Arrowhead Drive. The cultivation facility will grow medical marijuana for sale. The production facility will extract the cultivated marijuana plants to create different forms of concentrated cannabis. The applicant proposes to allocate half of the building for cultivation and half of the building for production. The applicant anticipates 5 to 10 employees.

The applicant has not supplied a detailed floor plan that reflects final building, but rather a floor plan that reflects immediate build out. The applicant anticipates that half of the building will be utilized for cultivation and half of the building will be utilized for production. Given the lack of a floor plan for final build out, and given that the parking standard for production is twice the standard for cultivation, staff has suggested a condition of approval that as applications for tenant improvements are submitted, the applicant will provide verification that the on-site parking is sufficient to meet the parking demand.

The applicant anticipates five to ten employees.

Water usage for the facility is anticipated at approximately a maximum of 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.

To mitigate concerns of medical marijuana odor from the facility, the applicant proposes a closed loop HVAC system that will act as a pre-filter and contain the odors, utilizing a mix of carbon filters along with merv 12 filters. State regulations require that medical marijuana facilities do not emit odors that are detectable from outside the medical marijuana facility. Staff has recommended a condition of approval to address odor containment.

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 both the cultivation and production facility are proposed to be conducted inside an existing permanent building. Production and 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 production and 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 facility.

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

A condition of approval has been recommended that the both the production and cultivation facilities maintain compliance with all State regulations.

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

Based on the existing building, and the nature of this production and 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 future signage be reviewed and approved by the Planning Division prior to installation.

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.
Production Facilities: One space per 500 square feet of gross floor area.
Based on a representation that half of the building will be utilized for production and half will be utilized for cultivation, 15 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 and production uses based on the development standards requirements.

Staff does recommend that given the lack of a floor plan reflecting ultimate build out, that as tenant improvements are considered, the applicant provide verification that the parking requirements can be met on site.

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-stripped for better visibility.

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

This item is not applicable to medical marijuana cultivation and production 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.

When a cultivation facility was considered on the site in 2014, verification of meeting the minimum distance requirements was substantiated.

Staff finds that the proposed production and cultivation facilities 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-17-013 and SUP-17-014 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 33 owners within 300 feet of the subject site on March 10, 2017. As of the writing of this report, no correspondence has 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 29 2017, 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:

No comments.

Fire Department:

1. Please explain what type of extraction process will be used i.e. butane, CO2 etc.
2. A Knox box will be required.

Engineering Division:

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

1. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
2. Water connection fees for additional estimated water use must be paid at the time of tenant improvements.

Health and Human Services:

1. 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.
2. 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.

Environmental Control Authority:

1. All effluent discharges from this facility must meet all Federal, State, and Local waste water discharge limits.
2. The facility will be required to install a Type 1 sampling manhole that captures any and all process waste water and sanitary sewer waste connecting to this facility. Per CCMC 12.06.070
3. Dependent on growing media type being use facility might be required to install and maintain a properly sized sand / oil interceptor to prevent excessive suspended solids from entering into the sanitary sewer system. Per CCMC 12.06.246 and Appendix 18 Division 15.

4. If chemicals, herbicides, fungicides, and or fertilizers are to be used as part of the cultivation process secondary containment will need to be provided for these chemicals per CCMC 12.06.248.
5. Please provide Safety Data Sheets for all chemicals or fertilizers that will be used at this facility. Per CCMC 12.06.090
6. If greater than 160 square surface feet of material to the existing building would be disturbed the following items would be required. Per CCMC 12.12.065
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
7. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC).
8. Facility will be required to submit a Solid Waste Management Plan that shows the storage and disposal of all debris from this facility.

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 and of a medical marijuana production facility meets the Master Plan goal of promoting a variety of industrial specializations. The proposed production and cultivation facilities will provide medical marijuana products to retail dispensary outlets.

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 and production 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 closed loop HVAC system that will also act as a pre-filter and contain the odors into their individual area. 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 and production facilities are anticipated to generate very low levels of vehicular traffic and essentially no additional pedestrian traffic. The applicant indicates that the facility will employ five to ten full time employees. The proposed traffic will be consistent with an industrial or warehousing use, 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 and production 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 1,000 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 concerns. The storm drainage should be unaffected.

There is no anticipated impact on schools and the impacts on police and fire protection. The applicant will be required to provide security measures consistent with State law.

- 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 these uses in the General Commercial zoning district.

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

The proposed cultivation facility and production 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 and production 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:

Building Division Comments
Fire Department Comments
Engineering Division Comments
Health and Human Services Comments
Environmental Control Division Comments

Parks Department Comments
Application (SUP-17-013)
Application (SUP-17-014)

March 15, 2016

Building

SUP-17-013

No comments

March 2, 2017

Fire

SUP 17-013:

1. Project must comply with 2012 IFC, Northern Nevada fire code amendments, and CCFD MME guidelines.
2. Floor plan shows flowering rooms 13-16 in the production area. Please clarify.
3. Floor plan shows flowering rooms 7,8,17, 18 in the administrative area. Please clarify.
4. Please explain what type of extraction process will be used i.e. butane, CO2 etc.
5. A knox box will be required.

Dave Ruben
Fire Marshal
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 17-013 & 17-014**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: March 14, 2017 **MEETING DATE:** March 29, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from WSCC Inc to allow a MME production and cultivation facility, apn 005-052-03.

RECOMMENDATION:

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

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
- Water connection fees for additional estimated water use must be paid at the time of tenant improvements.

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.

March 13, 2017

Health

SUP-17-014

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

dboothe@carson.org

March 15, 2017

SUP – 17-013

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 17 – 013 @ 3493 Arrowhead Dr. project:

1. All effluent discharges from this facility must meet all Federal, State, and Local waste water discharge limits.
2. The facility will be required to install a Type 1 sampling manhole that captures any and all process waste water and sanitary sewer waste connecting to this facility. Per CCMC 12.06.070
3. Dependent on growing media type being use facility might be required to install and maintain a properly sized sand / oil interceptor to prevent excessive suspended solids from entering into the sanitary sewer system. Per CCMC 12.06.246 and Appendix 18 Division 15.
4. If chemicals, herbicides, fungicides, and or fertilizers are to be used as part of the cultivation process secondary containment will need to be provided for these chemicals per CCMC 12.06.248.
5. Please provide Safety Data Sheets for all chemicals or fertilizers that will be used at this facility. Per CCMC 12.06.090
6. If greater than 160 square surface feet of material to the existing building would be disturbed the following items would be required.
Per CCMC 12.12.065
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
7. Facility will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15 of the Carson City Municipal Code (CCMC) and all applicable codes found in the 2012 Uniform Plumbing Code (UPC).
8. Facility will be required to submit a Solid Waste Management Plan that shows the storage and disposal of all debris from this facility.

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

Sincerely;

Mark Irwin
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

March 13, 2017

Parks & Rec

SUP-17-013 and SUP-17-014

The Parks, Recreation & Open Space Department has the following comments on the above referenced SUP's:

- 1) The department has an existing facility located at 3590 Arrowhead Drive. The Trap Range gets continuous use from shooters and has weekend events/tournaments.
- 2) The adjacent property to the north of the Trap Range was acquired through the Omnibus Public Land Management Act of 2009 for Parks and Public Purposes.

If you have any questions, please contact Vern Krahn at (775) 283-7343.

Thank you,
Vern & Patti

Patti Liebespeck
Office Specialist
Carson City Parks, Recreation & Open Space
3303 Butti Way, Bldg 9
Carson City, NV 89701
Phn: (775) 887-2262 x 7342
Fax: (775) 887-2145
pliebespeck@carson.org
www.carson.org

RECEIVED

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

FOR OFFICE USE ONLY:

MAR 02 2017

CCMC 18.02.080

SPECIAL USE PERMIT

FILE # SUP - 17 - SUP - 17 - 014

**FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential
 zoning districts)
 + noticing fee**
 *Due after application is deemed complete by
 staff

APPLICANT PHONE #
 WSCC, INC. 775-826-5432

MAILING ADDRESS, CITY, STATE, ZIP
 1025 Ridgeway Drive #300 Reno NV 89519

EMAIL ADDRESS
 Deane@albrightcpas.com

PROPERTY OWNER PHONE #
 WSCC, Property LLC 775-826-5432

MAILING ADDRESS, CITY, STATE, ZIP
 1025 Ridgeway Drive #300 Reno NV 89519

EMAIL ADDRESS
 Deane@albrightcpas.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Will Adler 775-230-0247

MAILING ADDRESS, CITY STATE, ZIP
 412 N Division St, Carson City, NV 89703

EMAIL ADDRESS
 WillHAdler@gmail.com

- ☐ **SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:**
- ☐ Application Form
 - ☐ Detailed Written Project Description
 - ☐ Site Plan
 - ☐ Building Elevation Drawings and Floor Plans
 - ☐ Special Use Permit Findings
 - ☐ Master Plan Policy Checklist
 - ☐ Applicant's Acknowledgment Statement
 - ☐ Documentation of Taxes Paid-to-Date
 - ☐ Project Impact Reports (Engineering)

- ☐ **CD or USB DRIVE with complete application in PDF**

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 005-052-03
Street Address: 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

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

This proposal is for the reinstatement medical marijuana cultivation facility in carson city

PROPERTY OWNER'S AFFIDAVIT

I, WSCC PROPERTY LLC, 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: [Signature] Address: 1025 RIDGEVIEW DRIVE SUITE 300 Date: 2/17/2017
RENO, NEVADA 89519

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
 COUNTY WASHOE

On FEB. 17, 2016, DEANE A. ALBRIGHT, 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.

Kristine L. Petersen
 Notary Public



NOTE: If your project is located within the Historic District or Airport Authority in addition to being scheduled for review by the Planning Commission, Planning staff can help you make this determination.

Application to Carson City for:

Special Use Permit for a Medical Marijuana Cultivation Site

Prepared by:

Will Adler
401 N Division St,
Carson City, NV 89703
775-230-0247

Prepared For:

WSCC, Inc
Deane Albright
1025 Ridgeview Drive, #300
Reno, NV 89519
Deane@albrightcpas.com


February 17th 2017

If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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's Signature

WSCC PROPERTY, LLC

Print Name

2/17/2017

Date

WHOLLY OWNED SUBSIDIARY
OF WSCC, INC

DRAKE A. ALBRIGHT, TREASURER

Table of Contents

Project Description.....	1
Property Location.....	1
Zoning Analysis.....	5
Business Operation.....	5
Employees/Hours of Operation.....	5
Parking	5
Access	5
Residential Adjacency.....	5
Signs	5
Environmental Impacts	6

List of Figures/Photos

Figure 1 - Vicinity Map	1
Figure 2 - Existing Site Plan	2
Figure 3 - Existing Master Plan.....	3
Figure 4 - Existing Zoning Map	4
Figure 5 - Floor Plan	6
Figure 6 – Typical Flowering Room Layout	7
Photo 1 - Front Building Elevation	8
Photo 2 – Front Building Sign	9
Photo 3 – North Side Building Elevation.....	10
Photo 4 – Front Building Elevation (above the site)	11
Photo 5 – Southeast Building Elevation.....	12

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

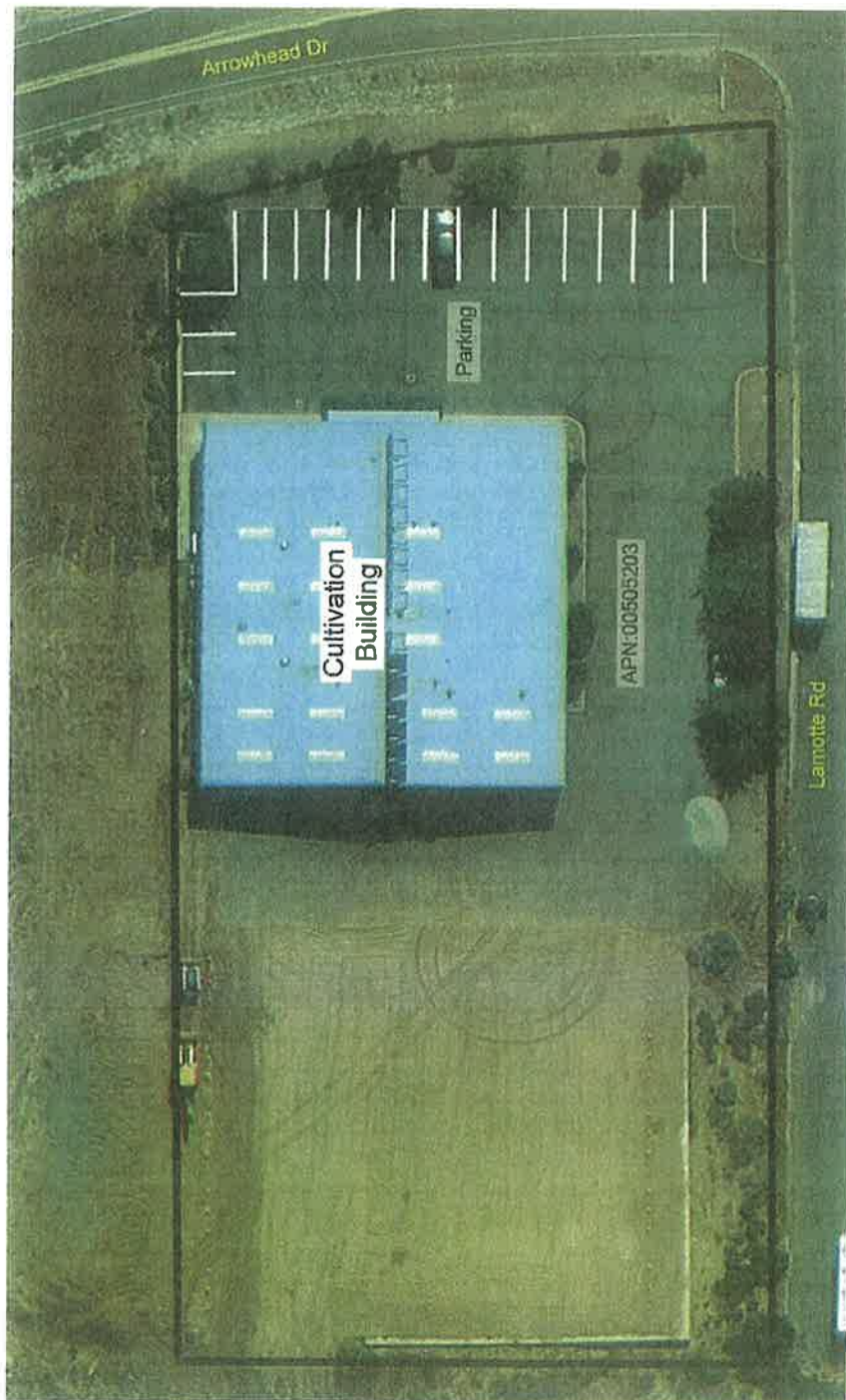


Figure 2 - Existing Site Plan



Figure 3 - Existing Master Plan

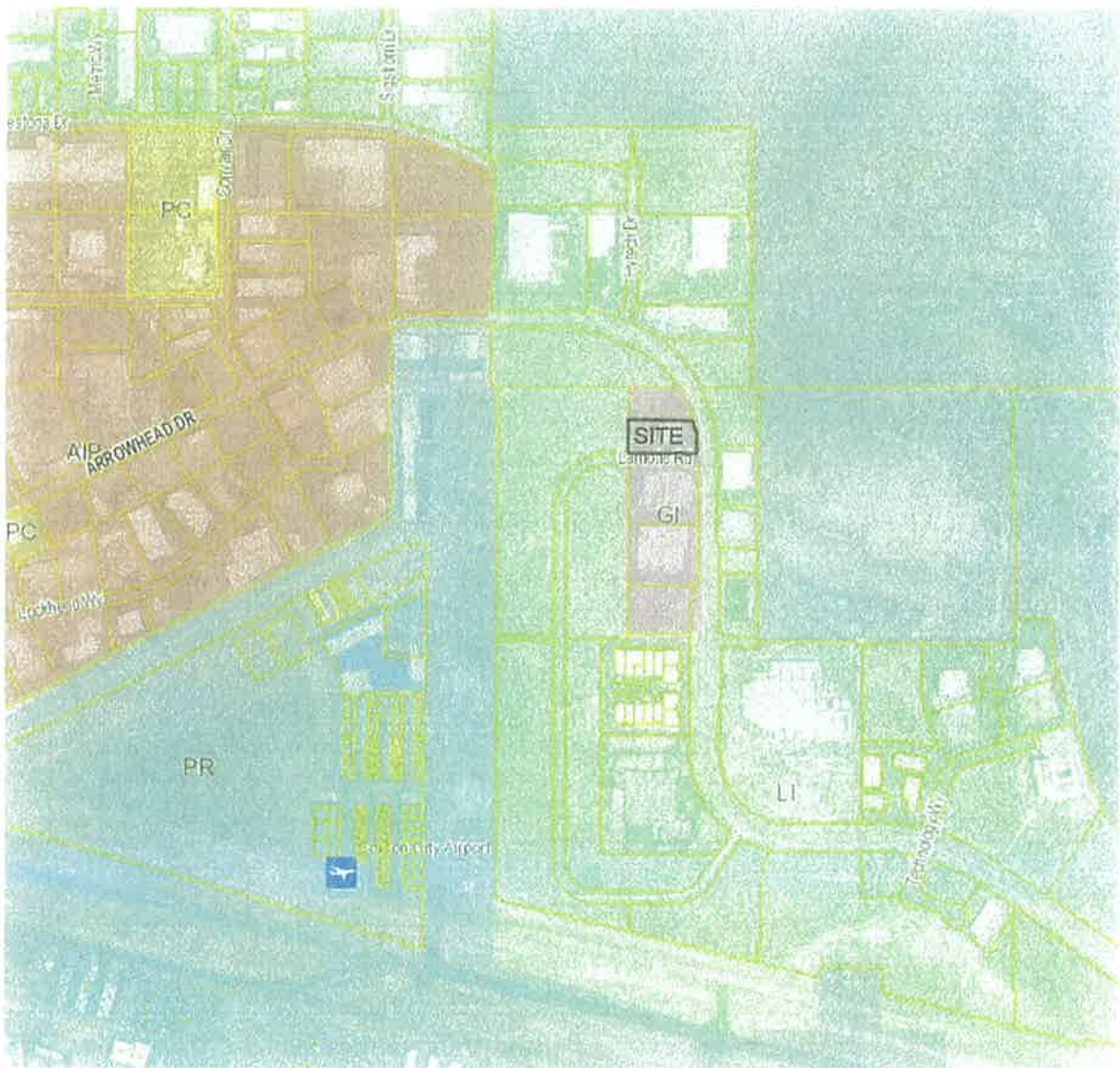


Figure 4 – Existing Zoning Map

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 Marijuana 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.

In the production portion of the facility there will be extraction of the cultivated marijuana plants to created different forms of concentrated cannabis. This will not increase the intensity of the 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 code for production facilitise is similarly required at 1 per 500 sf and is included below.

Paring Analysis

Use	Rate	Area (sq ft)	Required Spaces	Provided Spaces
Proposed Cultivation	1 per 1000 sf	5,075	5	5
Proposed Production	1 per 500 sf	5,075	10	13
TOTAL	---	10,150	15	18*

***note:** The parking count is the physical count of the 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.

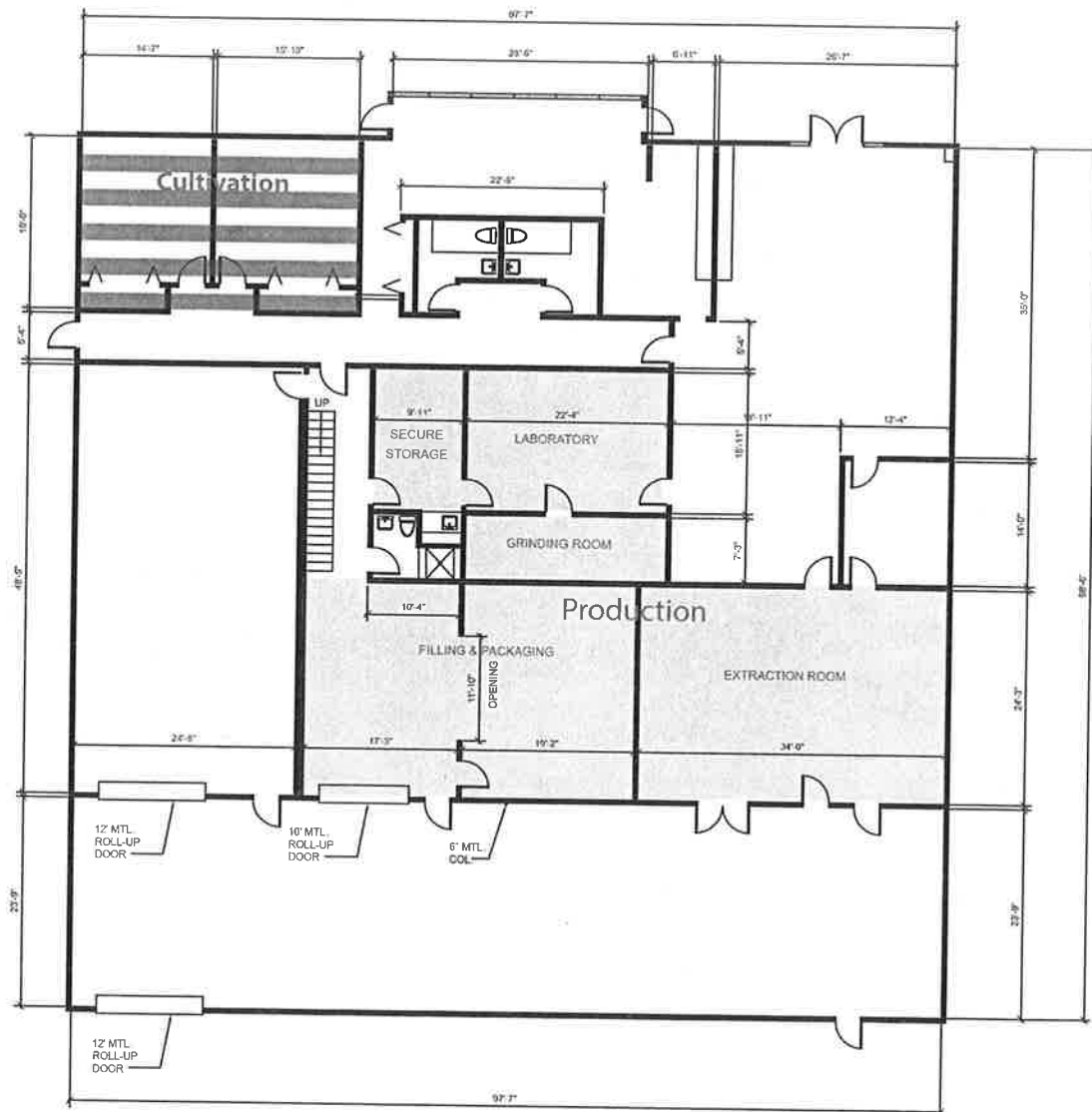
Residential Adjacency- A MME use is not allowed adjacent to residentially zoned property. Per the city zoning map in Figure 4, there is General Industrial and Limited Industrial zoning surrounding the site in all directions. Those are the only zoning designations within the rough vicinity of the property. 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.

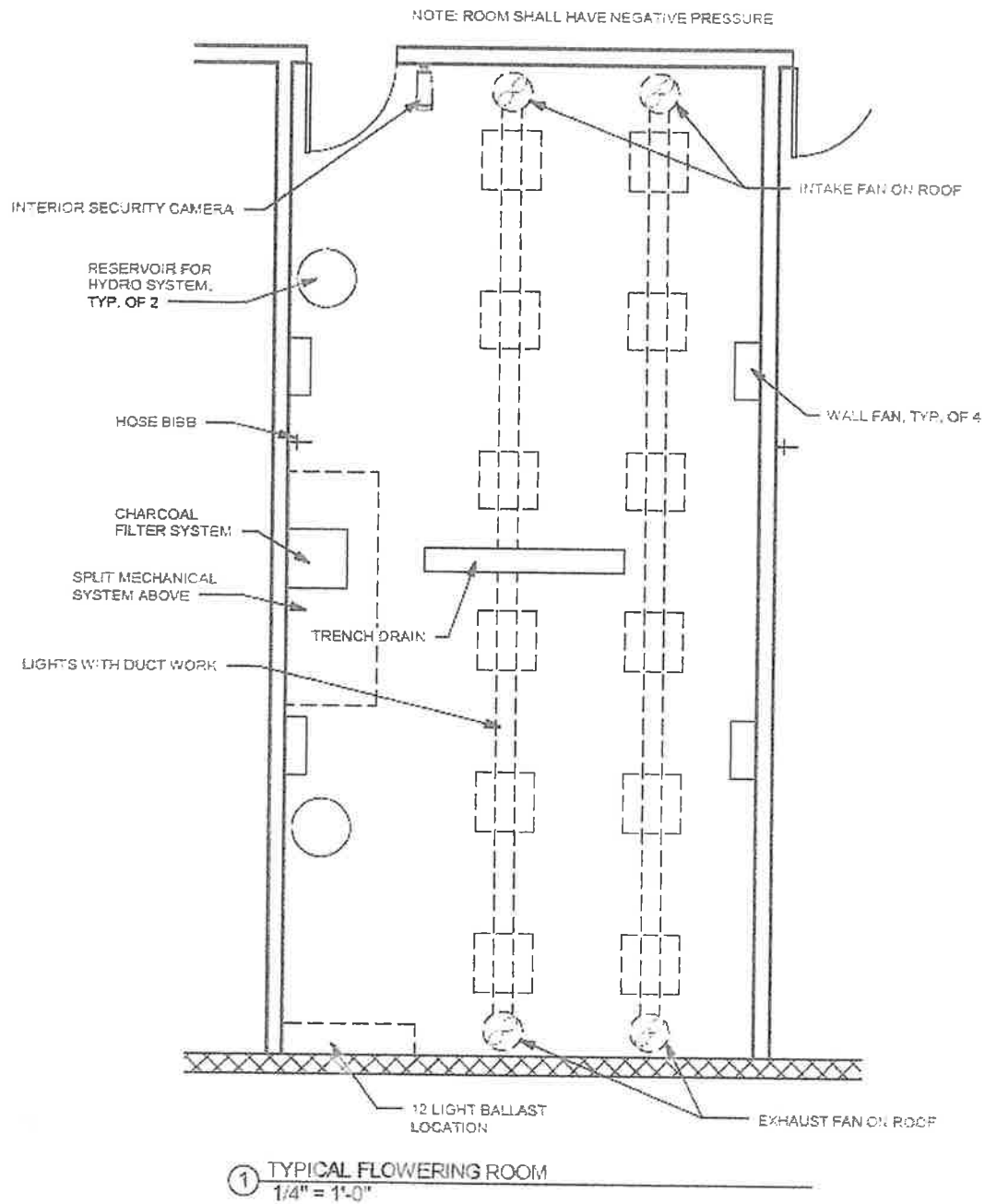
Figure 5 – Floor Plan



3493 FIRST FLOOR PLAN AS-BUILT

SCALE 1/8" = 1'-0"





**VanWoert
Bigotti**

1001 S. Virginia St., Suite 101
Carson City, NV 89401
702.333.1111
702.333.1112
702.333.1113
702.333.1114

DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]

PROJECT: [blank]
SHEET: [blank]

CULTIVATION #1
3493 ARROWHEAD DRIVE
CARSON CITY, NEVADA 89706

TYPICAL FLOWERING ROOM
DATE: 11 AUGUST 2014
BY: [blank]

4-3

Figure 6 – Typical Flowering Room Layout



Photo 1 - Front Building Elevation (facing east)



Photo 2 - Front Building Sign (facing east)

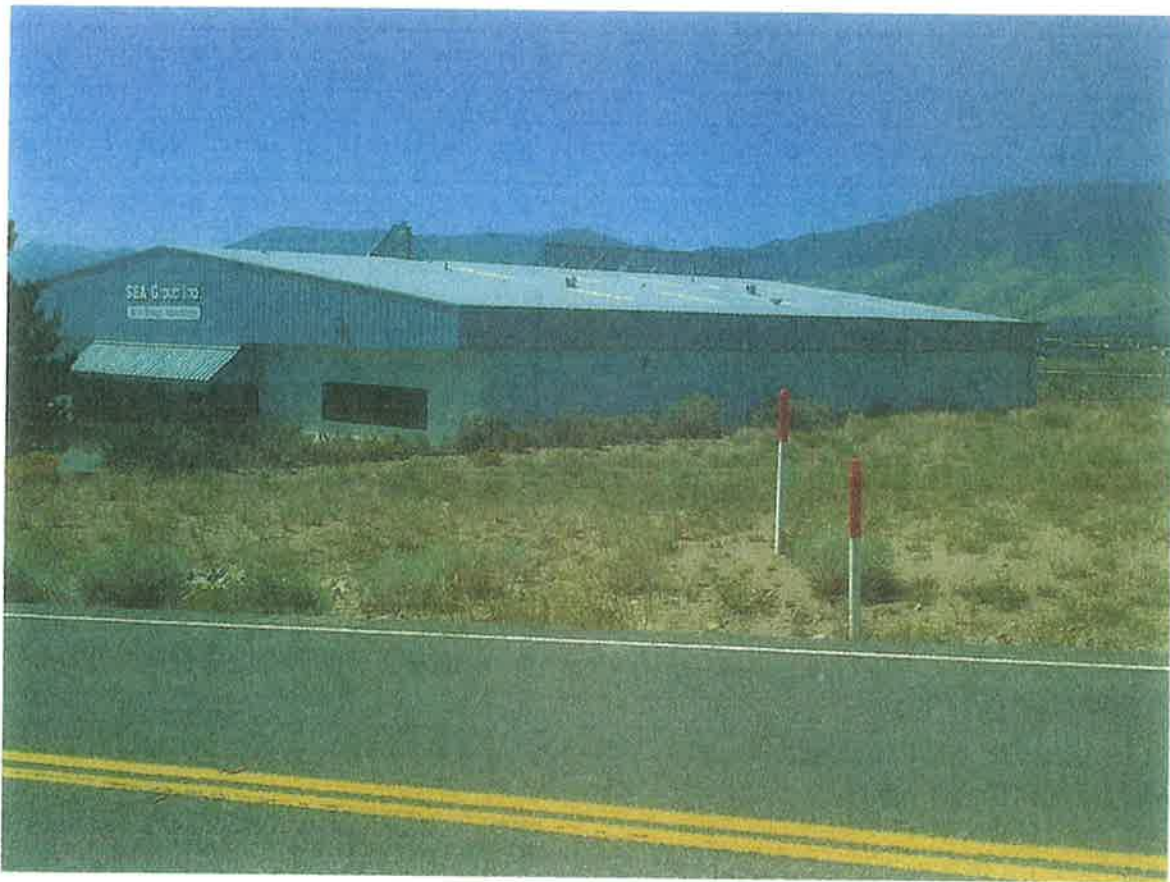


Photo 3 – North Side Building Elevation



Photo 4 – Front Building Elevation (above the site)



Photo 5 – Southeast Building Elevation (from Lamotte Road)

Appendix

Site Plan (8.5" x 11")

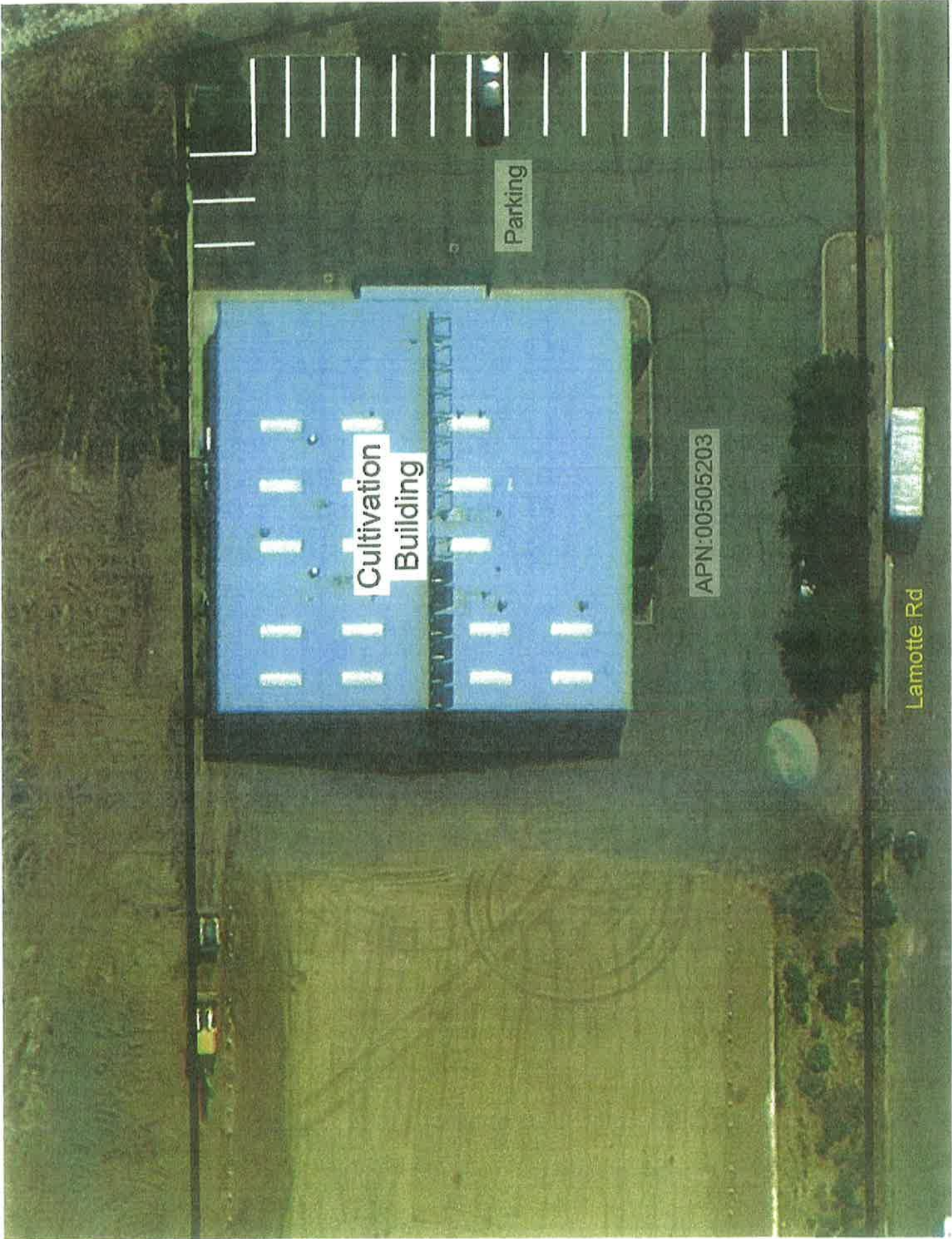
Carson City SUP application

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

Carson City - Master Plan Policy Checklist

Additional Appendix 1

Additional Appendix 2



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 policies 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.

****Additional water information attached in Additional Appendix 1***

- 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.

****Additional Sewer information attached in Additional Appendix 2***

- 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.



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.



Master Plan and Zoning Map Amendment Development Checklist

- ☐ 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.

Additional Appendix 1 : Annual water usage for a similar cultivation facility owned by WSCC in Reno Nevada

WSCC Inc.

3 Reno Grow

January through December 2016

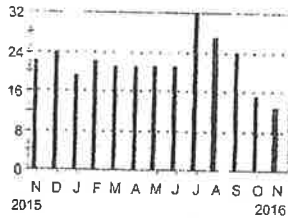
<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Gallons</u>	<u>Per Day</u>
55130 - Water						
02/16/2016	Debit	TMWA		106.65	19,000	613
02/16/2016	Debit	TMWA	Return of Deposit	-100.22		
03/11/2016	Debit	TMWA		111.94	22,000	688
04/15/2016	Debit	TMWA		110.11	21,000	724
05/17/2016	Debit	TMWA		110.11	21,000	700
06/15/2016	Debit	TMWA		110.11	21,000	677
07/18/2016	Debit	TMWA		110.11	21,000	677
08/17/2016	Debit	TMWA		130.26	32,000	1,000
09/16/2016	Debit	TMWA		121.10	27,000	900
10/18/2016	Debit	TMWA		115.60	24,000	800
11/16/2016	Debit	TMWA		99.12	15,000	484
12/19/2016	Debit	TMWA		95.45	13,000	448
				<u>1,120.34</u>		

The amount due on this billing will be drafted from your bank account. Please do not pay this bill; it is for notification purposes only.

TMWA is looking for volunteers/customers who are interested in serving on the Standing Advisory Committee. This oversight committee provides input to the TMWA Board of Directors. For details on how to apply, see the newsletter included in this mailing.

Water Charges

Avg Use per Month (1,000 gallons)



USAGE HISTORY	No. DAYS	GALLONS	AVG USE PER DAY	AVG COST PER DAY
THIS MONTH	29	13,000	448	1.70
LAST MONTH	31	15,000	484	1.70
LAST YEAR	29	22,000	759	2.23

Flat Rate Charges

Meter	Rate Code	No. of Days	From Date	To Date	Prior Reading	Current Reading	Reading Type	Factor	Billed Usage
34035497	GMW02	29	10/24	11/22	861	874	Actual	1	13
Customer Charge									2" Service
Tier 1 Water Usage Charge									13 THOUSAND GALLONS X 1.72000
TOTAL CURRENT CHARGES - Water Charges									\$49.26

Fire Protection-Coml 8" Service@\$5.07 From 10/26/16 To 11/28/16

TOTAL CURRENT CHARGES - Flat Rate Charges

\$40.56

\$40.56

GRAND TOTAL WATER CHARGES

\$89.82

Right-of-Way Toll and Regional Water Management Fees

Right-of-Way Tolls are charged to utilities and telecommunications companies for the right to use property owned by the government, for example streets. The fee for Reno residents is 5% of the water charges. The fee for Sparks residents is 5% of the water charges. The Regional Water Management Fee is imposed by Washoe County on behalf of the Western Regional Water Commission (in compliance with Washoe County Ordinance No. 935). This fee is 1.5% of total bill excluding Late Charge, Right-of-Way Toll and Other charges.

Both of these fees are regulated and imposed by the local governments. These charges are collected by TMWA and passed on to the local governments. TMWA has no control or discretion over these fees.

Late Charges

Regular bills for service are rendered on a monthly basis and are due and payable on receipt. "New Water Charges" become PAST DUE after the date noted in the "NEW Charges Past Due On" box on the front of this bill. A termination-of-service notice may be issued if payment has not been received within four (4) working days after the Past Due Date. If payment is late a five percent (5%) late charge shall be assessed. In addition, TMWA may require a customer to pay a security deposit.

ARE YOU CHANGING YOUR MAILING ADDRESS?

Truckee Meadows Water Authority (TMWA) customer mailing addresses are validated by NCOA Link - a system operated by the United States Postal Service (USPS). NCOA Link automatically updates your mailing address to the address stored in the USPS database.

If you have a change of mailing address, you MUST complete the appropriate USPS change-of-address form to prevent delay in receiving mail from TMWA.

Please refer to your local post office branch office for details.

Additional Appendix 2 : Annual sewer usage for a similar cultivation facility owned by WSCC in Reno Nevada

WSSC Inc.

January through December 2016

Type	Date	Num	Name	Memo	Class	Clr	Amount
55140 - Waste Management							
	01/01/2016	902959-001	City of Reno - Sewer Use Fees		3 Reno Grow		484.87
	04/01/2016	902959-001	City of Reno - Sewer Use Fees		3 Reno Grow		423.94
	07/01/2016	902959-001	City of Reno - Sewer Use Fees		3 Reno Grow		430.71
	10/01/2016	902959-001	City of Reno - Sewer Use Fees	7/1 - 9/30 Usage	3 Reno Grow		566.11
							1,905.63

Mt. Rose Heating & Air Conditioning Inc.

Mr. Fernando Leal

7720 Security Circle

Reno NV 89506

RE: Carson City Cultivation Facility

Gentlemen,

Below is a description of the systems we would like to be considered for the above mentioned project.

-Each individual area will have a closed loop HVAC system that will also act as a pre-filter and contain the odors into their individual areas. This will be accomplished by the use of a mix of carbon filters along with merv 12 filters.

-All surrounding areas are also to be scrubbed completely by the means of multiple energy recovery ventilators. Which will be designed to house multiple charcoal filter cartridges. And equipped with magnahelic gauges that would tell when filters need replacement.

If you have any questions please call Joe Bingham.

Joe Bingham



Vice President

Mt Rose Heating & Air Conditioning, INC

310 Sunshine Ln.
Reno, NV 89502
(775) 329-8384
FAX (775) 329-8502
NV Lic. #32146
CA Lic. #770238
ID Lic. #RCE-22367
ID Lic. #HVC-C-10037