

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 24, 2018

FILE NO: SUP-18-132 & SUP-18-147

AGENDA ITEM: E.4 & E.5

STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: To consider the following: (1) a request for a Special Use Permit to allow a Medical Marijuana Cultivation Facility; and (2) a request for a Special Use Permit to allow a Medical Marijuana Production Facility; on property zoned General Industrial (GI), located at 5700 Morgan Mill Road, APN 008-541-38. (Heather Ferris, h ferris@carson.org).

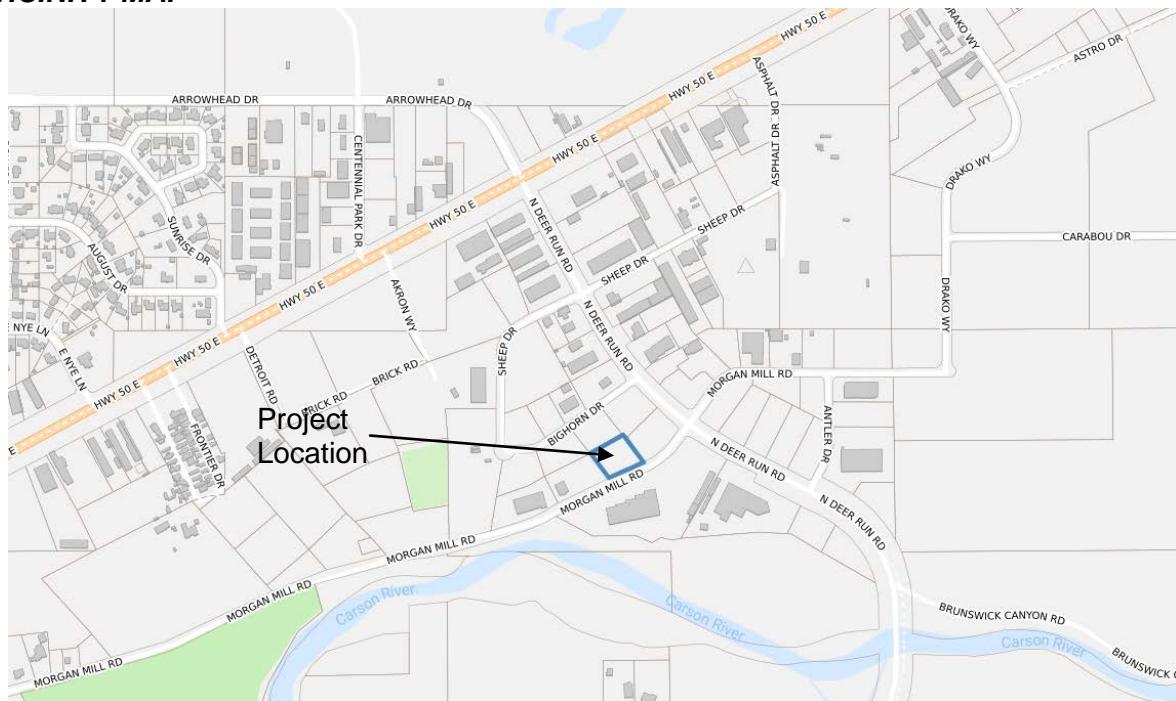
STAFF SUMMARY: *The applicant is proposing to construct a 10,740 square foot Marijuana Cultivation and Product Manufacturing Facility within the General Industrial zoning district. Per the ordinance passed by Carson City in July 2014, Marijuana Establishments are allowed in designated zoning districts and areas in Carson City with approval of a Special Use Permit and subject to specific city requirements. Separate Special Use Permits are required for the cultivation and production aspects of the establishment. The applicant has applied for separate permits for cultivation and product manufacturing.*

RECOMMENDED MOTIONS:

(1) **I move to approve SUP-18-132, a Special Use Permit request to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 5700 Morgan Mill Road, APN 008-541-38, based on the findings and subject to the conditions of approval contained in the staff report.”**

(2) **I move to approve SUP-18-147, a Special Use Permit request to allow a Medical Marijuana Production Facility on property zoned General Industrial, located at 5700 Morgan Mill Road, APN 008-541-38, based on the findings and subject to the conditions of approval contained in the staff report.”**

VICINITY MAP



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(s) 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 obtain and maintain a State certificate to operate a Medical Marijuana Establishment, specifically a cultivation facility and a production facility, at the subject location prior to commencement of operation. Failure to obtain and 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 applicant shall obtain and maintain a valid Carson City Business License for the operation of a Medical Marijuana production facility.
9. 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.
10. The applicant shall provide parking lot lighting consistent with Carson City Development Standards.
11. The applicant shall provide landscaping consistent with the Carson City Development Standards, Division 3 – Landscaping.
12. 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.

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

13. Prior to submitting the Building Permit application, the applicant must have a pre-submittal meeting with the Fire Department and Building Division.
14. 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.
15. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
16. The applicant shall be required to install curb gutter and sidewalk along the property frontage.
17. The applicant must perform a hydrant flow test to validate available fire flow.
18. Project must comply with current various Carson City Fire Department guidelines for Medical Marijuana Establishments.
19. The facility will be required to install a Type 1 manhole at the end of the pipe sewer lateral from this facility.
20. Facility will be required to submit a written Solid Waste Disposal Plan explaining how it will dispose of marijuana waste products generated from this facility.

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

21. Electric gates require a Knox key switch.
22. The Special Use Permit(s) for this Medical Marijuana cultivation and production 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.
23. All cultivation and production 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.
24. 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.
25. 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.

26. The sale of medical marijuana products to the general public from this facility is prohibited.
27. Outdoor display and sales of medical marijuana merchandise is prohibited.
28. Medical marijuana products shall not be visible from outside the cultivation facility at any time.
29. The applicant shall maintain ventilation and filtration system(s) 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.
30. Any expansion or significant modification to the existing building beyond what is proposed 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 and Production 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/Vacant
- WEST: General Industrial/Crematorium
- NORTH: General Industrial/Vacant
- SOUTH: General Industrial/BLM Field Office

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X (Areas of Minimal Flooding)
- EARTHQUAKE FAULT: Moderate/Fault more than 500 ft. away
- SLOPE/DRAINAGE: The topography is relatively flat.

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 1 acre
- EXISTING STRUCTURE SIZE: None
- PROPOSED STRUCTURE SIZE: 10,740 square feet
- PROPOSED PARKING: 16 spaces
- SETBACKS:

	Front	Side	Street Side	Rear
Required	30 feet	0 feet	0 feet	0 feet
Proposed	57.56 feet	20 foot	N/A	77.91 feet

- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

MPR-18-075: (May 15, 2018) Major Project Review for a construction and operation of an 11,520 square foot building for purposes of a marijuana cultivation and production facility.

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.

In order to help ensure the applicant is also in compliance with State law, a condition of approval has been recommended as a part of this staff report that the applicant must obtain and maintain their certificate to operate a Medical Marijuana Cultivation and Production Facility in Carson City in order for this Special Use Permit to remain valid. The failure to obtain and/or 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 construct and operate a new 10,740 square foot building to house a medical marijuana cultivation and production facilities. The cultivation facility will occupy approximately 67% of the building and the production facility will occupy the remaining 33%.

The applicant estimates water usage for the production facility to be 200 gallons per day, which is well under the threshold of 15,000 gallons per day that would require Growth Management Review. As explained in more detail in the application, one of the reasons for the estimated low water usage is the applicant’s planned use of dehumidifier units in the grow rooms to capture 98% of the water vapors given off by the transpiration of the plants. Once captured, the water vapors are returned to a water reservoir for re-use. Other similarly sized cultivation facilities in the area have estimated water usage of 3,720 gallons per day. The Engineering Division has reviewed the anticipated water and sewer usage for the facility and does not have objections to the proposed operation.

The application anticipates the use will generate 48 Average Daily Trips (ADT). This is based on 10 employees and weekly product shipment. Anticipated hours of operation are 9:00 am-5:00 pm, Monday through Saturday.

Staff notes that because this is a new building, all applicable Carson City Development Standards for new construction will be required, including site design, landscaping, parking areas, etc. The applicant has shown proposed landscape areas on the included site plan as well as proposed architecture of the new building as a part of the application. Staff has recommended conditions of approval that articulate the requirement to meet all applicable development standards for new construction.

The facility’s security plan includes the following:

- Security fencing

- Security gate with Knox box
- Surveillance equipment that meets NRS requirements for Medical Marijuana Establishments
- Alarm system
- No exterior signage indicating the type of business
- Generator backup in event of power outage
- Secure storage safe room

To mitigate concerns of medical marijuana odor from the production facility, the applicant intends to use ventilation systems that utilize sealed rooms with exhaust air passing through charcoal carbon filters prior to leaving the building. 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.

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. A summary of how the proposed establishment will meet the development standards is outlined 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 a new permanent building that will also house a medical marijuana cultivation and production facility. Cultivation and production 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, and be required to meet Carson City Development Standards related to exterior design, landscaping, parking lot lighting, and all other requirements associated with new construction.

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

Outside display and sales is not proposed with the cultivation and production 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 cultivation and production 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 and production 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. Nevertheless, 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:

(2) Cultivation Facilities. One space per 1000 square feet of gross floor area.

(3) Medical Marijuana Product Manufacturing Facilities and Marijuana Product Manufacturing Facilities: One space per 500 square feet of gross floor area.

The proposed new building will house co-located medical marijuana production and cultivation facilities. The total square footage of the building will be 10,740 square

feet. Based on the cultivation facilities providing 1 space per 1000 square feet of building area, and the production facilities providing 1 space per 500 square feet of building area, 14 parking spaces are required. The applicant's site plan demonstrates compliance with this requirement by providing 16 spaces.

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

This item is not applicable to medical marijuana cultivation facilities.

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

Staff has verified that the proposed cultivation facility meets the minimum distance requirements outlined in this standard.

Staff finds that the proposed production and cultivation facilities meet the applicable development standards. With the recommended conditions of approval, the required findings for approval can be made. Therefore, staff recommends the Planning Commission approve the Special Use Permits based on the required findings as outlined on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 34 adjacent property owners within 1100 feet of the subject site on September 28, 2018. As of the writing of this report, staff has received one written comment opposing the request citing concerns with potential increases in theft and that Federal Law still prohibits the use of marijuana. Any additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 24, 2018, 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.

Health and Human Services

- No concerns with the project as submitted.

Fire Department Comments

- Project must comply with the Carson City Fire Code and Northern Nevada Fire Code amendments as adopted.
- Project must comply with current CCFD cannabis guidelines.
- Project must have a pre-submittal meeting with the Fire Department and Building Division prior to permit application submittal.
- Electric gates require a Knox key switch.

Environmental Control Authority

- Facility will be required to install a Type 1 Manhole that captures all process wastes and all sanitary sewer waste streams. (End of pipe).
- If this facility will be using the Carson City Landfill for disposal of any marijuana waste products, ECA will require a written Disposal Plan explaining how it will dispose of waste stream from this facility.

Building Division

- Reference to the ADA need to reference Accessibility to the building codes.

Engineering Division

The Engineering Division has no preference or objection to the special use request and offers the following condition of approval:

- Project must meet Carson City Development Standards including but not limited to the requirements referenced in the engineering 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 discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The project is anticipated to have a negligible effect on the level of service of nearby intersections. The existing infrastructure is sufficient to provide safe vehicle access and circulation. Per Carson City Development Standards curb gutter and sidewalk will be required along the property frontage.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. Per Carson City Development Standards, a hydrant flow test must be performed to validate available fire flow.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

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

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed production facility will be located in a newly construction 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, aside from that which will be caused during normal construction operations. 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 entire facility, both cultivation and production, will employ a total 5-10 employees. Traffic generation will be consistent with other industrial uses in the area. The project is anticipated to have a negligible effect on the level of service of nearby intersections. The existing infrastructure is sufficient to provide safe vehicle access and circulation. Per Carson City Development Standards curb gutter and sidewalk will be required along the property frontage.

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 will be located in a newly constructed building that will house both cultivation and production facilities. It will be required to connect to city water and sewer. The application has been reviewed by the Engineering Division and it has been determined there is sufficient water and sewer capacity to provide service to the project. Consistent with Carson City Development Standards, the applicant will be required to perform a hydrant flow test to validate available fire flow.

There is no anticipated impact on schools. Impacts to police are proposed to be mitigated through the use of security measures that will comply with NRS requirements for Medical Marijuana Establishments. The facility will also be equipped with full fire suppression sprinklers.

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 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, as a result of proposed mitigation measures.

The cultivation facility is in a proposed 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
City Comments
Application (SUP-18-132 & 147)
Public Comments



Above: View of project site from Morgan Mill Road looking north-west.



Above: Aerial view of project site.

Health Dept Comments

09/28/2018

SUP-18-132/SUP-18-147 5700 Morgan Mill Road (Indoor Garden Farms LLC)

Health and Human Services

No concerns with the project as submitted.

Fire Department Comments

09/21/2018

Comments for SUP 18-132:

1. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted.
2. Project must comply with current CCFD cannabis guidelines.
3. Project must have a presubmittal meeting with the Fire Department and Building Division prior to permit application submittal.
4. Electric gates require a Knox key switch.

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

MEMORANDUM

TO : Planning Department

FROM : Mark Irwin

Re : SUP - 18-132

DATE : September 13, 2018

Greetings,

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 SUP 18-132 @ 5700 Morgan Mill Road (Indoor Garden Farms LLC).

1. Facility will be required to install a Type 1 Manhole that captures all process wastes and all sanitary sewer waste streams. (End of pipe).
2. If this facility will be using the Carson City Landfill for disposal of any marijuana waste products, ECA will require a written Disposal Plan explaining how it will dispose of this waste stream from this facility.

Building Department Comments

10/09/2018

SUP-18-132 5700 Morgan Mill Road (Indoor Garden Farms LLC)

- 1) Reference to the ADA need to reference Accessibility to the building codes.

**Engineering Division
Planning Commission Report
File Number SUP 18-132**

TO: Planning Commission

FROM Guillermo Munoz, E.I.

MEETING DATE: October 24, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Indoor Garden Farms Innovations LLC of Carson City for a Medical Marijuana Cultivation Facility on Morgan Mill Rd, on apr 08-541-38

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers the following condition of approval:

- Project must meet Carson City Development Standards including but not limited to the requirements referenced in the engineering discussion.

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 discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The project is anticipated to have a negligible effect on the level of service of nearby intersections. The existing infrastructure is sufficient to provide safe vehicle access and circulation. Per Carson City Development Standards curb gutter and sidewalk will be required along the property frontage.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. Per Carson City Development Standards, a hydrant flow test must be performed to validate available fire flow.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Engineering Division
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Page 2

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare
The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information
The plans and reports provided were adequate for this analysis.

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

FILE # SUP - 18 → SUP - 18 - 132
= SUP - 18 - 147

APPLICANT Indoor Garden Farms, LLC (775) 790-4219

MAILING ADDRESS, CITY, STATE, ZIP
1028 Rocky Terrace Dr. Gardnerville, NV 89460

EMAIL ADDRESS
Mrsmccoy7715@gmail.com

PROPERTY OWNER PHONE #
Rick DeCarlo (406) 283-1507

MAILING ADDRESS, CITY, STATE, ZIP
1028 Rocky Terrace Dr. Gardnerville, NV 89460

EMAIL ADDRESS
Crdecarlogmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Carissa McCoy (775) 790-4219

MAILING ADDRESS, CITY STATE, ZIP
1548 Ojibwa St. South Lake Tahoe, CA 96150

EMAIL ADDRESS
Mrsmccoy7715@gmail.com

Project's Assessor Parcel Number(s): 08-541-38 **Street Address:** 5700 Morgan Mill Rd.

Project's Master Plan Designation Industrial (I)	Project's Current Zoning General Industrial (GI)	Nearest Major Cross Street(s) North Deer Run Rd.
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Construction of a 10,740 sq. ft. building for the purposes of marijuana →

PROPERTY OWNER'S AFFIDAVIT

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

Rick DeCarlo
Signature

1028 Rocky Terrace Dr. Gardnerville, NV 89460

Address

9/5/18
Date

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

STATE OF NEVADA
COUNTY Douglas

On Sept. 5, 2018, Rick DeCarlo, 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.

Amelia
Notary Public

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

FOR OFFICE USE ONLY:

CCMC 1002.000

RECEIVED

SEP 25 2018

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

Fee: \$2,450.00 MAJOR

\$2,250.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

**SUBMITTAL PACKET - 4 Complete Packets (1 Unsigned
Original and 3 Copies) including:**

Application Form
Detailed Master 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.



Application Form Page 2
Brief Description Continued

Additional Page

The proposed use is for a construction of a 10,380 square foot building used for the purposes of marijuana cultivation and marijuana production for the State of Nevada.

Special Use Permit

Project Description

Business:	Indoor Garden Farms, LLC
Property ID:	00854138
Location:	5700 Morgan Mill Rd.
Owner:	Ricky DeCarlo
Zoning:	GI
Land Use Code:	140
Building Size:	60 ft x 173 ft/ 10,380 square feet
MME Code:	C188 & P124

Indoor Garden Farms, LLC is a marijuana cultivation and production business, specializing in indoor cultivation/production only.

EXTERIOR DESCRIPTION:

- The building will be constructed out of concrete block and stucco.
- The building will have an engineered truss roof system with a 4/12 pitch and 50 year composite roofing material.
- A parking lot will be constructed out of asphalt to access and accommodate parking for the building.
- The front of the property will be landscaped according to local codes.
- The property will be fenced and gated with surveillance equipment surrounding the building.
- The surveillance equipment will meet NRS code requirements for an MME.
- The building will be constructed with a means of screening equipment from view.
- Building will have a location for trash receptacles and loading and un-loading areas.
- The building will not have any signage depicting what type of business it is or what is inside.

INTERIOR DESCRIPTION:

- The building will contain a 320 square foot office with an ADA compliant restroom.
- The main building will contain 12 smaller rooms constructed out of steel framing and dry wall.
- The entire facility will be equipped with fire suppression sprinklers.
- The main building will contain an ADA compliant restroom complete with a shower.
- A natural gas powered generator will be attached to the exterior of the building. This generator will provide enough power to run the entire facility, including surveillance equipment in the event of a power outage.

SITE PLAN

୭

Charles Grant Jr., Construction
Nevada Contractors License #0063561

Indoor Garden
a new commercial building to
7200 Hydrogen Hill Road
APN 006-31-38
Carson City, Nevada 89701

008-541-78

008-541-39

OWNER:

OWNER: RICK DECARLO
1028 ROCKY TERRACE DRIVE
GARDENVILLE, NV. 89460
LOCATION: APN# 008-541-38
WADSWORTH MILL ROAD

MORGAN AVENUE ROAD
CARSON CITY, NEVADA 89701
ZONED: (GENERAL INDUSTRIAL)

PARKING SPACES

TOTAL SPACES REQUIRED 14 SPACES

PARCEL AREA = 1.65 AC
43,560 S.F.
TOTAL AREA

WAREHOUSE / 145 DRIVE

PARKING / A/C DRIVE
UTILITY CONG. PADS

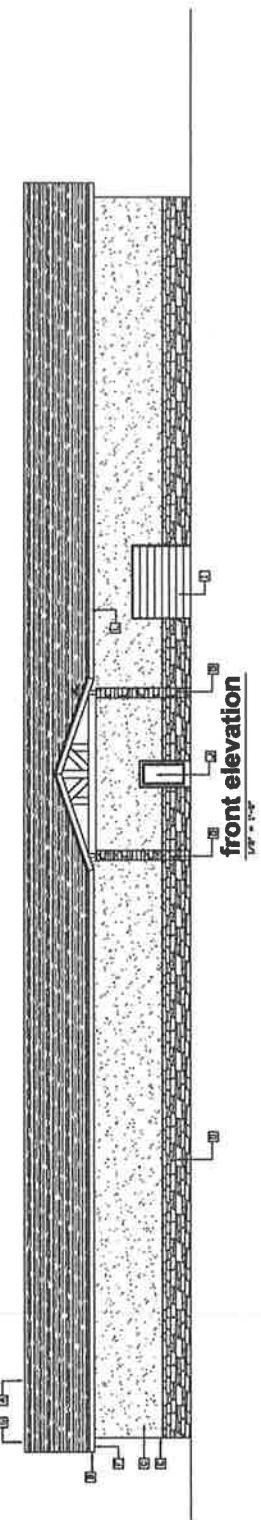
LANDSCAPE AREA REQUESTS

SITE PLAN
APN# 008-541
5700 MORGAN
CARSON CITY, NV

1° = 20'

SCAI/F

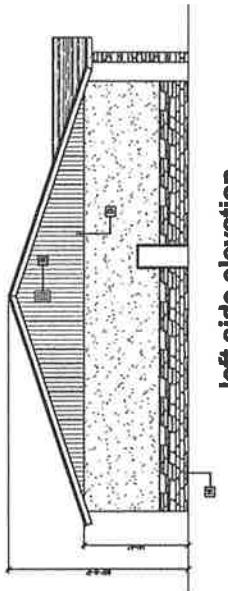
008-541-41



front elevation

EXTERIOR MATERIALS

- A type 'A' 50 year raised residential comp. roof color by owner
- B slate / rock w/ or shingle trim color by owner
- C exterior stucco finish color by owner
- D James hardie Vertical Cedar mill lap siding color by owner
- E Avisic R insulated concrete form
- F under eave intake venting
- G ridge exhaust venting
- H gable end venting
- I metal roll up door
- J aluminum framed tempered glass door w/ 10" kick plate & push pull hardware
- K metal solid core exterior door w/ emergency exit hardware
- L stainless steel pellier with cover, powder coated color to match trim typ.
- M metal drip edge
- N natural rock veneer

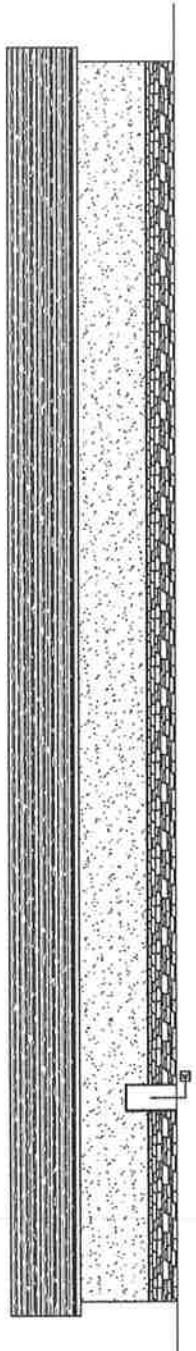


left side elevation

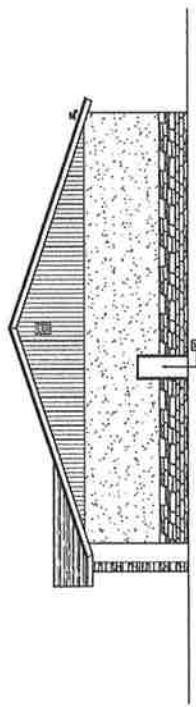
exterior elevations

Indoor Garden Farms LLC
1502 Hesemann Ave
Newark, DE 19713
406-283-1607
APN 006-11-36
2700 Mogen Ave Road
Canton City, Newark 89701

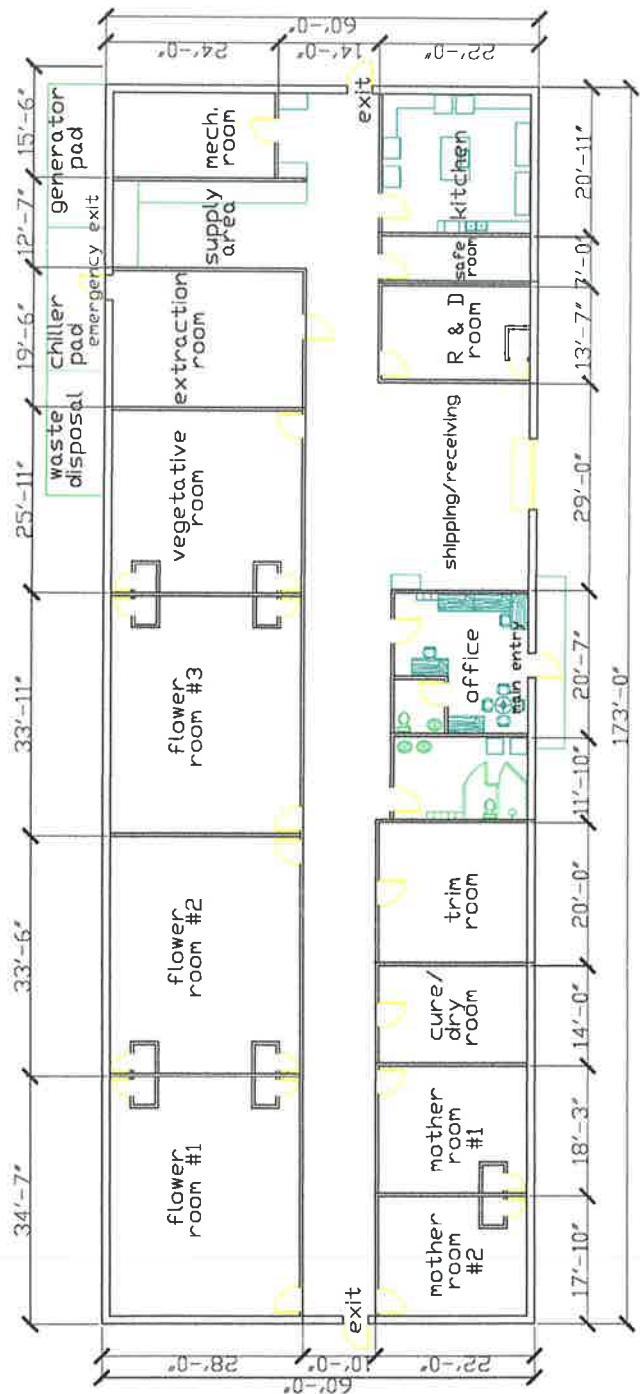
Charles Grant Jr. Construction
Newark Commercial Building Lot
1502 Hesemann Ave



rear elevation



right side elevation



LANDSCAPE PLAN

15

Charles Grant Jr., Construction
Newark Construction Loans 10083584

Indoor Garden Farms LLC

Carson City, Nevada 89701
APN 008-61-38
6700 Shady Hill Road

008-541-41

OWNER: RICK DECABLO
1028 ROCKY TERRACE DRIVE
GARDNERVILLE, NV 89460
LOCATION:

APN# 008-541-38
MORGAN MILL ROAD
CARSON CITY, NEVADA 89701
ZONED: (GENERAL INDUSTRIAL)

PARCEL AREA - 1.03 AC
 43,560 S.F.
 TOTAL AREA

WAREHOUSE / A/C DRIVE
 PARKING / C DRIVE
 UTILITY CONC. PADS

TOTAL AREA ON SITE

TOTAL LANDSCAPE AREA REQUIRED
 TOTAL LANDSCAPE AREA PROVIDED

+ 10,380 S.F.	22,985 S.F.
+ 460 S.F.	2,836 S.F.

LANDSCAPE PLAN
APN# 008-541-38
5700 MORGAN MILL ROAD
CARSON CITY, NEVADA 89701

SCAIE 1°=20'

Special Use Permit
CCMC 18.02.080(5)
FINDINGS

Business:	Indoor Garden Farms, LLC
Property ID:	00854138
Location:	5700 Morgan Mill Rd.

1. Will be consistent with the objectives of the Master Plan elements.

EXPLANATION:

See Master Plan Policy checklist/findings.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modification either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare, or physical activity.

EXPLANATION:

- A. Our property and surrounding areas are zoned GI (General industrial)
- B. The project is located in an area (GI Zone) that has similar commercial buildings; including two grow facilities that have obtained approval of a similar request. Our project will differ in appearance by constructing a brand new commercial building with natural colored stucco walls, a native colored ledge stone will enhance the appearance of the building and a comprehensive landscaping plan will be implemented. There will be a natural colored 50 year composite roof with an overhanging fascia line to enhance the appearance of the building. There will be no issues/problems with noise, dust, vibration, fumes, or physical activity. None of the building materials used will emit a glare. Odors from the facility will be controlled by sealed rooms within the building. Rooms will be ducted to a charcoal carbon filter that all exhaust air will pass through prior to evacuation from the building. Therefore there will be no odors from this facility.
- C. The project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties because it is consistent with the Master Plan Policy and Carson City planning and building requirements.

- D. Outdoor lighting will be limited to locations on the building itself. The fixtures are exterior rated and shielded to direct light downwards. They're dark sky approved LED lighting. The fixtures are 20 watt LED outdoor rated fixtures. The height of the fixtures will be 10ft from grade and evenly spaced along exterior walls.
- E. There is no existing landscaping on the site. The new building plan includes a landscape plan which exceeds the minimum quantities of trees and shrubs to enhance the long property line. Some of the native trees included will be Callery Pear and White Ash along with Shrubby Cinquefoil, Rosa Woodsii, and Common Snowberry shrubs. A proposed landscape location is attached. Street scape landscaping is included with the landscape proposal and complies with city ordinance requirements.
- F. The short-range benefits that will occur if this project is approved include employment opportunities for local contractors and sub-contractors, local public utilities, and employment opportunities for workers at the facility. Long-range benefits include tax revenue, and an increased supply of goods to support local dispensaries, testing facilities, marijuana distributors. Revenue from these businesses in turn supports other businesses and people of Carson City.

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

EXPLANATION:

The project is located in an Industrial zoned area off of Morgan Mill Rd. which has very little vehicular or pedestrian traffic. The project is located off of a side street and not an arterial road. Surrounding sidewalks and properties have not yet been developed; walkways will be added when deemed necessary by the planning department. The project will not cause traffic to substantially increase in the area, because it is a private business not open to public. This limits traffic flow to a small number of employees.

- 4. Will not over burden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**
- A. The project is not located near any schools and will not add to the student population. This project will not provide service to the student population.
- B. The project will include a secure perimeter fence with gated openings along with building code approved entrances and exits on the building. Constant camera surveillance equipment will be implemented in the building plan to cover both exterior and interior locations. The building will be equipped with an alarm

system that covers all entrances, exits, and windows. This will limit the demand for police services. The building is outfitted with a fire suppression sprinkler system for the interior of the building. The exterior walls and roof are constructed of fire proof materials. UL approved fixtures will be used within the building to promote a safe environment.

- C. The project is located in a newer development that provides a 16" main water line and a 6" main water line on Morgan Mill Rd. there are only 3 other businesses located in our immediate area. Water pressure at the site is adequate and water pressure calculations are attached. The lines are relatively new and not in need of replacement. The project is not served by a well. The project is serviced by city water.
- D. The project has pavement in front of the proposed building to accommodate parking/entrance/exit. The pavement will be sloped towards the property frontage landscaping. Beyond the landscaping is an existing curb and gutter that feeds drainage on the street.
- E. An un-used existing 8" PVC sewage line runs through the west border of the property and feeds a 15" PVC sewage trunk line. The project is not on a septic system.
- F. No road improvements are needed; the existing roads are in good condition.
- G. Sources: City Development Engineers, Public Works Department, Planning Department, Building Department, and a private Engineer (Steve Greer 775-232-7871).
- 5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

EXPLANATION:

The project meets the General Industrial (GI) purpose statement because it is engaged in the basic processing and manufacturing of materials and products predominantly from extracted or from raw materials. The project meets site development standards (18.04.195).The lot exceeds the minimum area of 12,000 SF, the lot size is 43,650 SF. The lot exceeds minimum lot width of 120 feet, the lot width is 224 feet. The building does not exceed maximum height of 45 feet, the height of the building is 25feet 6 ½ inches.

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

EXPLANATION:

The project will not be detrimental to the public health and safety because we will take necessary precautions to ensure proper guidelines are followed along every step of the way, from the construction of the building to the daily operating procedures. The building is located on a side street in an industrial area that people don't frequent often, therefore will not be detrimental to welfare or convenience of the public. The project is a new construction and will provide employment for local contractors and sub-contractors. Upon completion the facility will provide clean, safe, and reliable products that will be available to the public through local dispensaries.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**EXPLANATION:**

The project will not result in material damage or prejudice to other properties in the vicinity. All work done at the facility will be done indoors, so there will be no material damage. The project is not in a mixed use area. The property and landscape will be properly maintained at all times, there will be no smell because of the filtration system, there will be no fumes, or similar impacts that would compromise neighboring properties. There will be trash receptacles contained within block walls at the back of the building to provide a trash free environment. There will be no signage on the building and the public will not be able to tell what type of business it is from the outside.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

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 non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

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 development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development 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 development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

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 development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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 development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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 development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

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 development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Special Use Permit

CCMC 18.02.080(5)

MASTER PLAN POLICY CHECKLIST FINDINGS

Business:	Indoor Garden Farms, LLC
Property ID:	00854138
Location:	5700 Morgan Mill Rd.

CHAPTER 3: A BALANCED LAND USE PATTERN

Is or does the proposed development: *Meet the provisions of the Growth Management Ordinance?*

- Indoor Garden Farms, LLC is not located within residential zoning. (1.1d, Municipal Code 18.12.)
- We will use sustainable/energy efficient building materials and construction techniques throughout the entire construction and development of the property.
- The proposed building site is located outside of the priority infill development area (1.2a)
- The property provides pathway connections and easements and it also allows access to adjacent public lands via Morgan Mill Road. Sidewalks are not yet developed on either side of the lot. We will leave room at the front of the property for connecting pathways to be built upon further development of adjoining properties.
- The property does not have existing site features including trees or any kind of landscaping. Our company will implement landscaping that is native to the area to improve land development. (1.4c)
- We will work closely with both Carson City and Lyon County to ensure compatibility access and amenities. (1.5a,b)
- Our property is located in a General Industrial zone as opposed to a mixed use area.(2.1b,2.2b,2.3b,)
- The proposed building site is located on the east side of Carson City where there is no residential zoning.(2.1d)

- The property is located in a developed area that has proper setbacks from the nearby Carson River. (3.1b)
- The property is outside the primary flood plain. The property is X-Shaded and there are no special requirements.(3.3d,e)
- A 6" public water line is provided on Morgan Mill Rd. Along with a 15" main sewer line. An unused 8" sewage line is provided at the west edge of the property. There are no existing sidewalks on the adjacent properties because they have not been developed.
- The proposed property is not located in a specific plan area. The Master Plan designation is (I) Industrial. (Chapter 8, Land Use map)

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

- No the proposed development does not provide park facilities.(4.1b)
- The proposed property is consistent with the Open Space Master Plan. We will work with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.(4.3a)

CHAPTER 5: ECONOMIC VITALITY

- The proposed building is a commercial building and does not pertain to (5.1j)
- The proposed development will encourage further development of regional retail centers (dispensaries), by providing goods at a wholesale price.(5.2a)
- The proposed development will ensure vitality of existing retail centers (dispensaries), by supplying goods at a wholesale price to meet the demand.(5.2b)
- The proposed building does not pertain to tourism activities.(5.4a)
- The proposed building is located outside of the downtown core.(5.6a)
- The proposed building will not incorporate additional housing in or around Downtown.(5.6a)

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

- The proposed development will be constructed of concrete block and stucco to maintain a durable weather proof exterior. A 50 year comp roof will be used in the construction to ensure a water proof building.(6.1a)
- The proposed development will promote a visual interest through natural colors on the structure, with a ledge-stone rock water-table and a variety of native vegetation for the surrounding landscaping.(6.1b)
- The proposed building will have a clearly identified gated entrance with a landscape plan that is consistent with the development standards. (6.1c)
- The proposed development will be well under maximum height restrictions to ensure compatibility with surrounding development.(6.2a,9.3b,9.4a)
- The project is not located in mixed-use activity center area. (7.1a,b)
- The project is not located downtown.
- The project is not in a residential area, it is zoned General Industrial.

CHAPTER 7: CONNECTED CITY

- Our development is off of a major corridor which will promote transit/supportive development patterns. (11.2b)
- Our development is in the industrial part of town. Our development maintains a roadway connection to a main corridor.(11.2c)
- Our development is in an area that does not provide pathways and connections to surrounding lands because it is located between two un-developed lots. (12.1a,c)

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

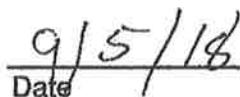
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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

Rick DeCarlo

Print Name



Date



CARSON CITY

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-541-38

Property Location: 5700 MORGAN MILL RD
Billed to: DE CARLO, C & R 1993 TRUST
% RICKY & CYNTHIA DE CARLO, TT
1028 ROCKY TERRACE DR
GARDNERVILLE, NV 89460-0000

Tax Year: 2018-19
Roll #: 004631
District: 2.4
Tax Service:
Land Use Code: 140 [Code Table](#)

Current Owner: DE CARLO, C & R 1993 TRUST
% RICKY & CYNTHIA DE CARLO, TT
P O BOX 2049
MINDEN, NV 89423-0000

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/20/18	171.63		171.63	171.63	.00
10/01/18	170.00		170.00	00	170.00 Pay
01/07/19	170.00		170.00	.00	340.00 Pay
03/04/19	170.00		170.00	00	510.00 Pay
Totals:	681.63	.00	681.63	171.63	

[Payment Cart](#) [History](#)

Additional Information:

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0
Abatement Amount		28.50	41.92	43.35	

Adv Tiered Interest Chkg - 8520: Account Activity Transaction Details

Check number: 00000012223

Post date: 08/03/2018

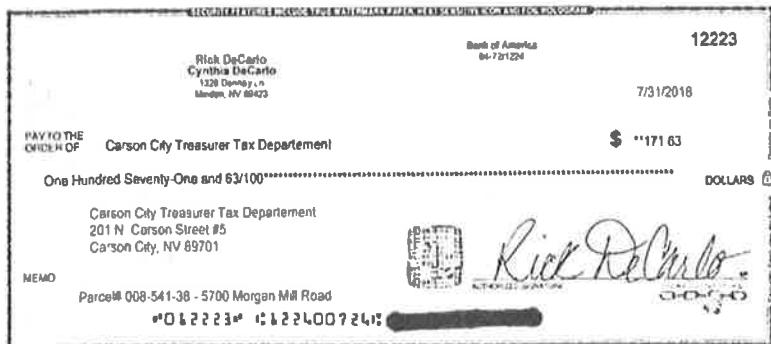
Amount: -171.63

Type: Check

Description: Check

Merchant name: CARSON CITY NV CITY OF
?

Transaction category: Cash, Checks & Misc: Other Bills



Indoor Garden Farms, LLC
2018 Special Use Permit Application – Cultivation & Production Facility

PROJECT IMPACT REPORT

CULTIVATION & PRODUCTION FACILITY

SPECIAL USE PERMIT APPLICATION
MEDICAL MARIJUANA ESTABLISHMENT

INDOOR GARDEN FARMS, LLC

PROJECT LOCATION:

5700 MORGAN MILL RD. CARSON CITY, NV 89701

APN: 08-541-38

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TRAFFIC

DRAINAGE

WATER

FIRE PROTECTION

SANITARY WATER

ATTACHMENT "TRIP GENERATION
CALCULATIONS"

ATTACHMENT "A" -FIRMETTE OF SITE

ATTACHMENT "B" -Thomas Grundy P.E.
Senior Project Manager "Water Impact
Statement"- "Water Consumption"

ATTACHMENT "C" – Fire Flow Supply &
Demand Data Sheet

ATTACHMENT "D" – Sewer Impact
Statement

Project Impact Report-Cultivation/Production

Indoor Garden Farms, LLC
2018 Special Use Permit Application - Cultivation/Production Facility

TRAFFIC

This business is expected to employ 5-10 people. Cultivation and production employee traffic is estimated 20 trips per day (10 employees times 2 trips). Because almost all cultivation inputs are generated onsite, deliveries will be minimal and expected to generate no more than one trip per week. Product shipments from the facility to other licensed MMEs will occur once per week. These traffic volumes are relatively low and in line with other businesses of this size.

SEE ATTACHMENT "Trip Generation Calculations"

DRAINAGE

This 1.0 acre site is currently vacant. The direction of drainage is roughly northeast-to-southwest, towards the Carson River. Currently all drainage is overland flow to gutters in Morgan Mill Rd.

The site is X-shaded and lies outside the 100-year floodplain as shown on FIRM Map No. 3200010112E Revised Jan. 16, 2009 by FEMA.

SEE ATTACHMENT "A" Flood Insurance Rate Map.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 22,662 S.F. with the remaining 20,898 S.F. being pervious landscaping and undisturbed land. All drainage will be routed to an on-site detention basin at the south corner of the property adjacent to the street. Outlet structures will be designed to limit outflow to the predevelopment flow from the 5 year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.

WATER

The project will use a drain to waste nutrient/water solution. 15% of the daily runoff is waste that exits through the sewage lines. Water is used as a transport system by plants in order to absorb nutrients. After the plant absorbs those nutrients, the water is evaporated out of the leaves of the plants into the sealed grow room. The air coil unit in each of the grow rooms has a dehumidifier built in which captures 98% of that water vapor

and returns it back to the reservoir through a UV sterilization process for re-use. After the initial filling of the reservoirs, the daily water loss and use by the plants totals 200 gallons per day beyond normal water consumption. The landscape plan for the new building requires 60 gallons per watering day. The property is served by an existing 6" main water line that runs parallel to the property frontage. Based on the fire flow data sheet provided by Tom Grundy, there is 6,800 G.P.M. of total available water at 20 PSI Residual. The required pressure for fire flow is 1535 G.P.M. An existing fire hydrant is located at the south west corner of the property.

The property is served by an existing 6" water main in Morgan Mill Rd. Static water pressure is estimated to be approximately 100psi (4880 pressure zone minus highest site elevation of 4650 feet AMSL). Due to the looped nature of the local system it is expected that the city water system will be more than adequate to supply the project.

SEE ATTACHMENT "B": Thomas Grundy P.E. Senior Project Manager "Water Impact Statement"

FIRE PROTECTION

The new cultivation/production building will be 10,380 square feet in size. For code analysis purposes we assumed Type III-A construction classification. Due to the size of the building being over 5,000 square feet, automatic sprinklers will be required. Given these parameters, a fire-flow of 1,500 GPM per hour will be required. (see 2012 IFC Table B105.1). The fire flow data sheet shows there is 1,500 GPM available.

Existing fire hydrants are located on Morgan Mill rd. and on North Deer Run Road.

SEE ATTACHMENT "C" –Fire Flow Supply & Demand Data Sheet

SANITARY SEWER

Due to the efficiency of the hydroponic irrigation system little waste water will be generated by cannabis cultivation. (**SEE ATTACHMENT B –Water Consumption**)

Sewer flows will be generated by domestic uses only, including 2 bathrooms, utility sink, and kitchen sink. Wastewater from the bathrooms and shower will be minimal.

The estimated waste water contribution from this site is based on 10 GPD per employee, or a max. total of 100 GPD. We believe we will be below the assumed water demand of 250 GPD.

SEE ATTACHMENT "D": Darren Anderson, P.E. Project Manager "Sewer Impact Statement"

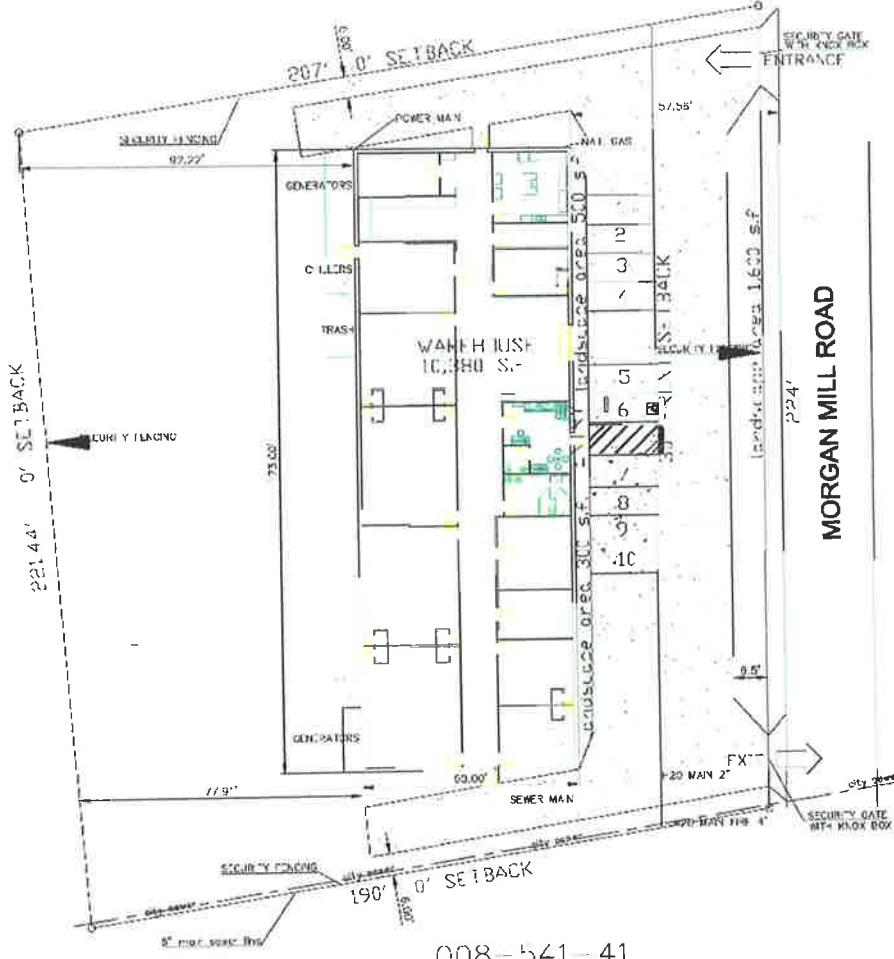
Trip Generation Calculations

ATTACHMENT

APN: 008-541-38

Morgan Mill Road, Carson City, NV

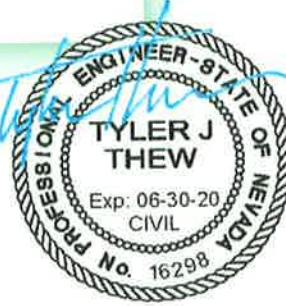
008-541-78



008-541-41

Prepared by:
Tyler Thew, P.E.
The W Engineering

1290 White Ash Drive, Gardnerville, NV 89410
(775) 721-6790 | theWengineering@gmail.com



9/20/2018

EXECUTIVE SUMMARY

The existing site is a 1 acre parcel zoned General Industrial. The project proposes to construct a 10,380 square foot (sf) warehouse on the property. Based on conversations with the owner the warehouse will also prepare some products prior to distribution. Therefore, the attached calculations have used a Manufacturing land use which is a conservative estimate as Manufacturing generates more trips than a Warehouse land use. The building will also contain approximately 300 sf of Office space. Office space generates substantially more trips than either Manufacturing or Warehouse. To be conservative the calculations provided assume 1,000 sf of Single Tenant Office.

Trips generation calculations are from the Trip Generation Manual, 10th Edition published by the Institute of Transportation Engineers (ITE) using the average rate for each Land Use.

Based on the criteria stated above the project is estimated to generate the following trips:

Average Daily Trips (ADT): 48

AM Peak Hour Trips: 10

PM Peak Hour Trips: 9

TRIP GENERATION CALCULATIONS

Land Use

Manufacturing (140) = 9,380 SF

Single Tenant Office Building (715) = 1,000 SF

Average Daily Trips

Manufacturing (weekday) = 3.93 trips per 1,000 SF

Single Tenant Office Space (weekday) = 11.25 trips per 1000 SF

Total Average Daily Trips = 37 Manufacturing + 11 Office = 48 Trips

AM Peak Hour Trips

Manufacturing (weekday) = 0.81 trips per 1,000 SF

Single Tenant Office Space (weekday) = 1.78 trips per 1000 SF

Total Average Daily Trips = 8 Manufacturing + 2 Office = 10 Trips

PM Peak Hour Trips

Manufacturing (weekday) = 0.79 trips per 1,000 SF

Single Tenant Office Space (weekday) = 1.71 trips per 1000 SF

Total Average Daily Trips = 7 Manufacturing + 2 Office = 9 Trips

Land Use: 140

Manufacturing

Description

A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions. General light industrial (Land Use 110) and industrial park (Land Use 130) are related uses.

Additional Data

Time-of-day distribution data for this land use are presented in Appendix A. For the 17 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 6:30 and 7:30 a.m. and 3:00 and 4:00 p.m., respectively.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Minnesota, New Jersey, New York, Oregon, Pennsylvania, South Dakota, Texas, Vermont, and Washington.

Source Numbers

177, 184, 241, 357, 384, 418, 443, 583, 598, 611, 728, 747, 875, 940, 969

Manufacturing (140)

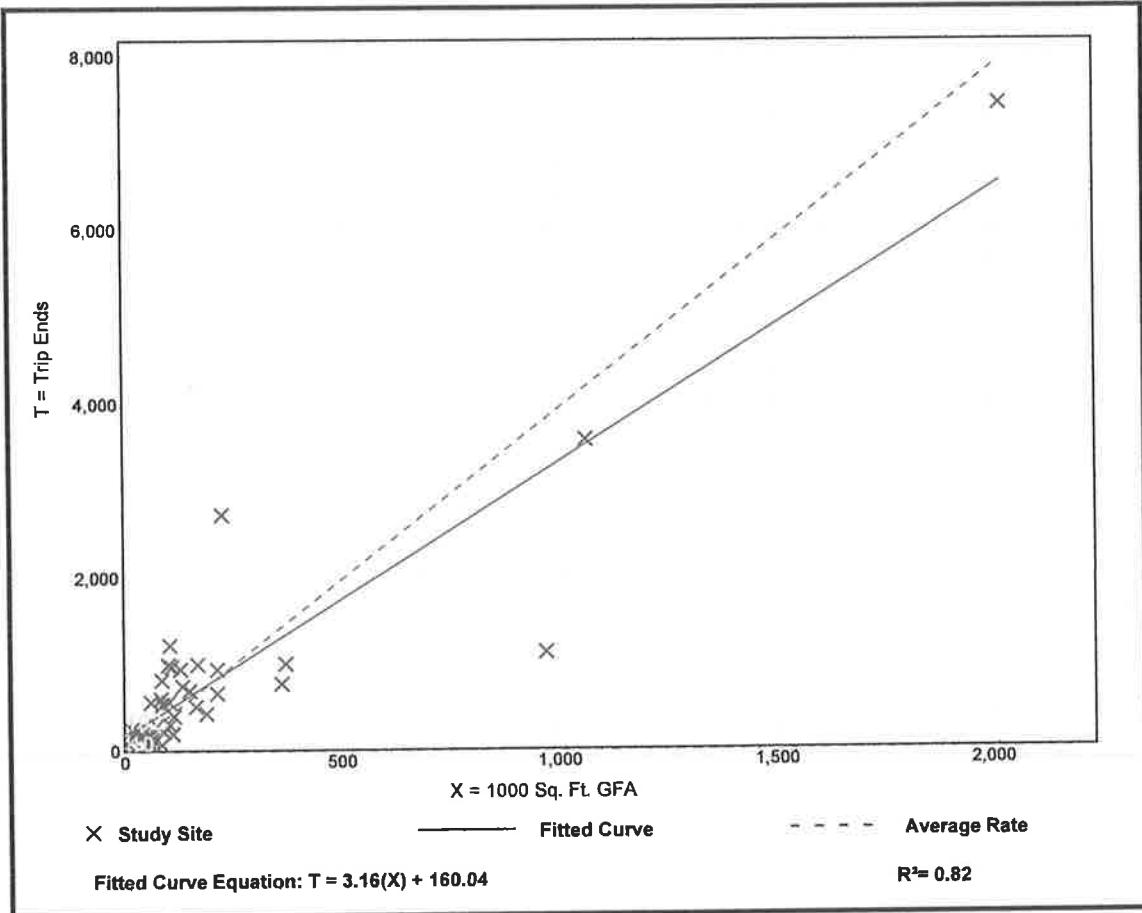
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 209
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.83 - 49.50	2.62

Data Plot and Equation



Manufacturing (140)

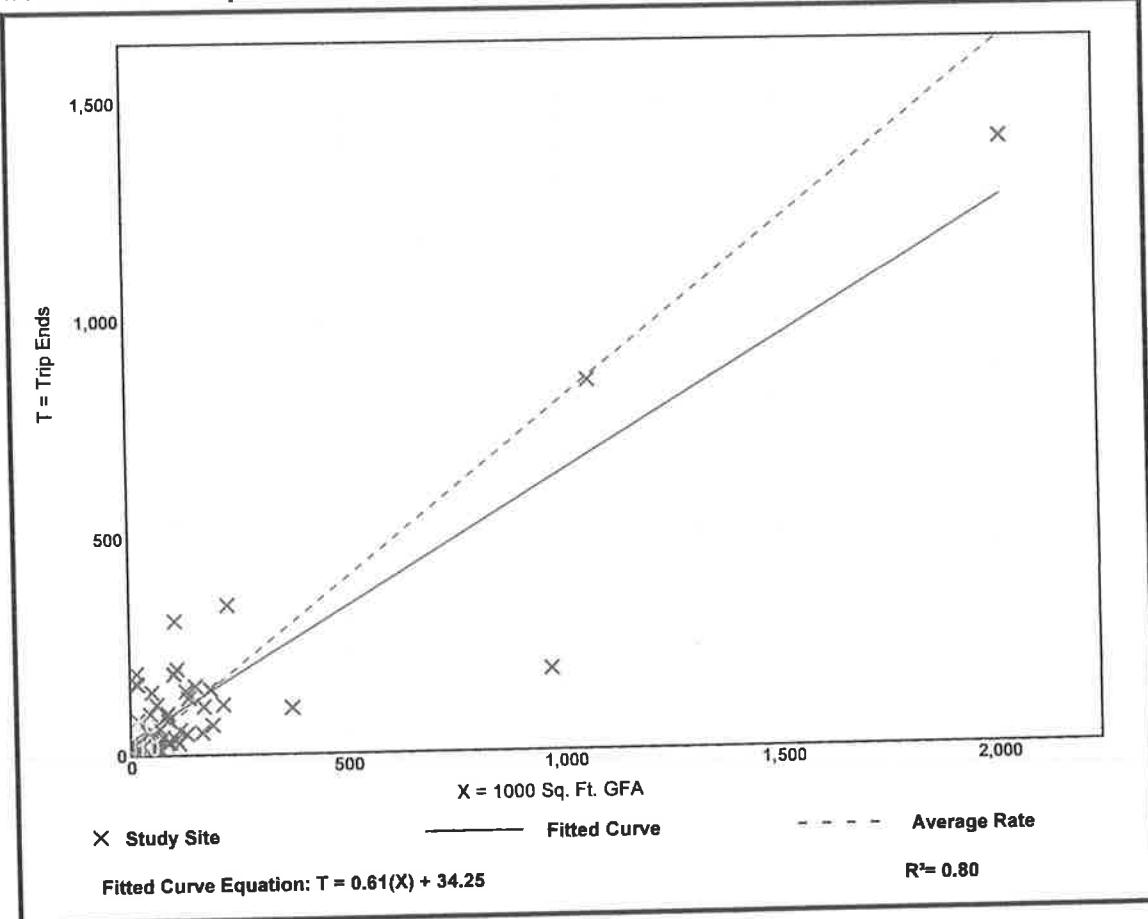
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. 1000 Sq. Ft. GFA: 170
Directional Distribution: 72% entering, 28% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.81	0.17 - 11.93	0.96

Data Plot and Equation



Manufacturing (140)

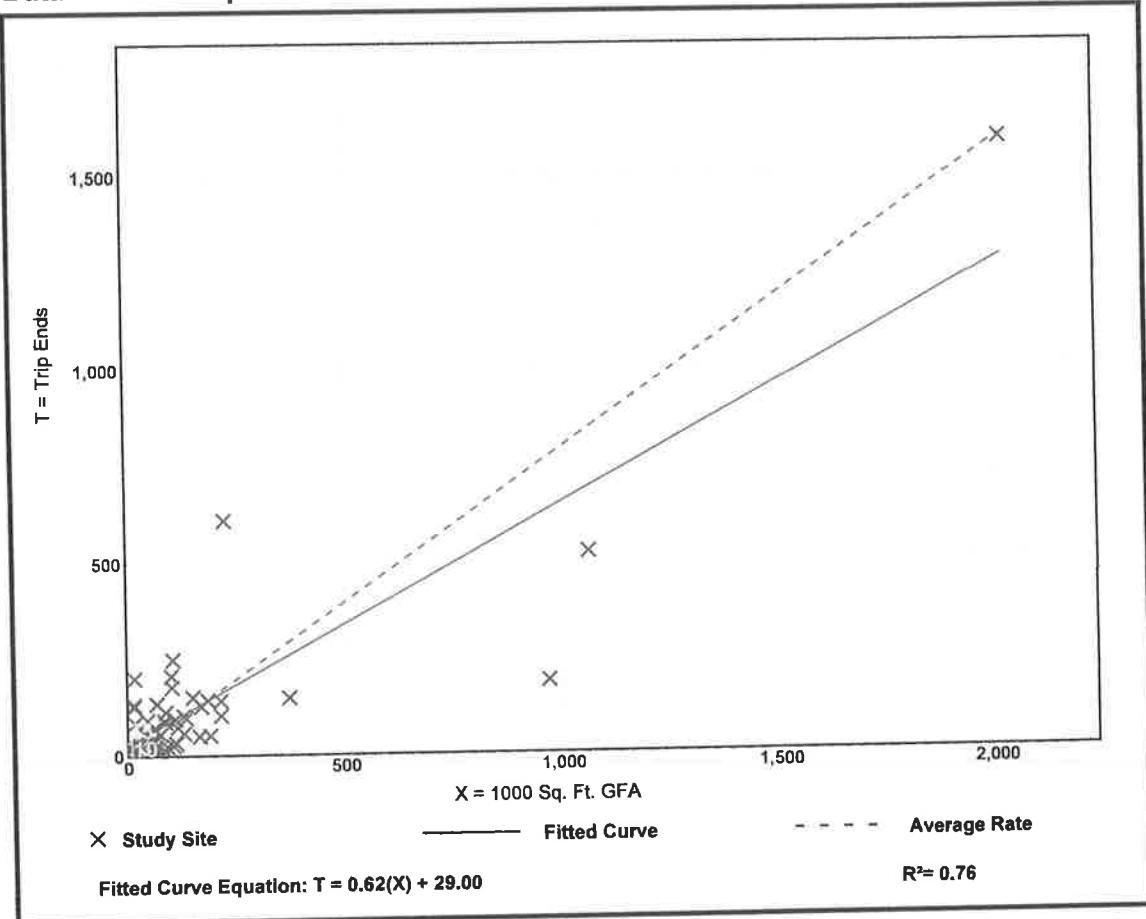
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. 1000 Sq. Ft. GFA: 173
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.79	0.15 - 11.37	0.92

Data Plot and Equation



Land Use: 715

Single Tenant Office Building

Description

A single tenant office building generally contains offices, meeting rooms, and space for file storage and data processing of a single business or company and possibly other service functions including a restaurant or cafeteria. General office building (Land Use 710), small office building (Land Use 712), corporate headquarters building (Land Use 714), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Kansas, Maryland, Missouri, New Jersey, New York, Pennsylvania, and Virginia.

Source Numbers

212, 262, 273, 279, 303, 304, 322, 323, 324, 327, 407, 510, 701

Single Tenant Office Building (715)

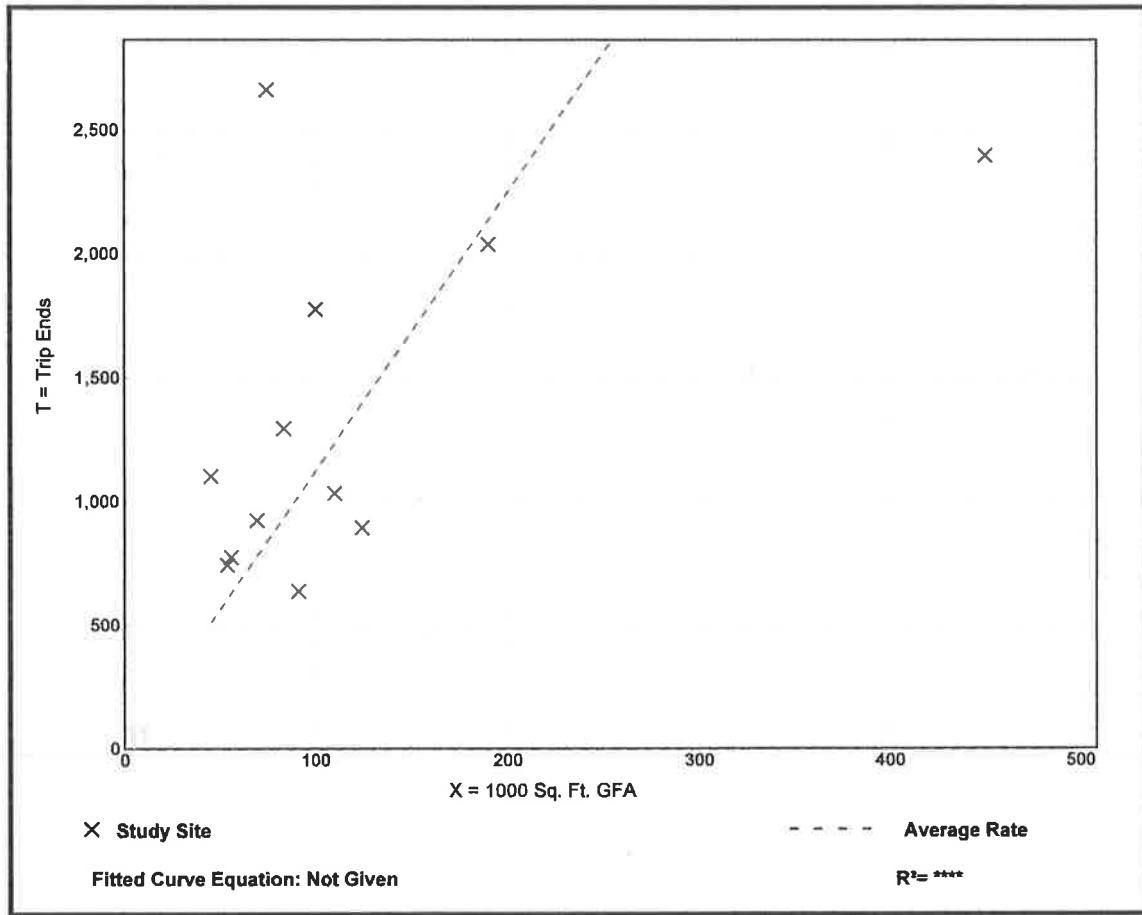
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 121
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.25	5.33 - 35.68	7.71

Data Plot and Equation



Single Tenant Office Building (715)

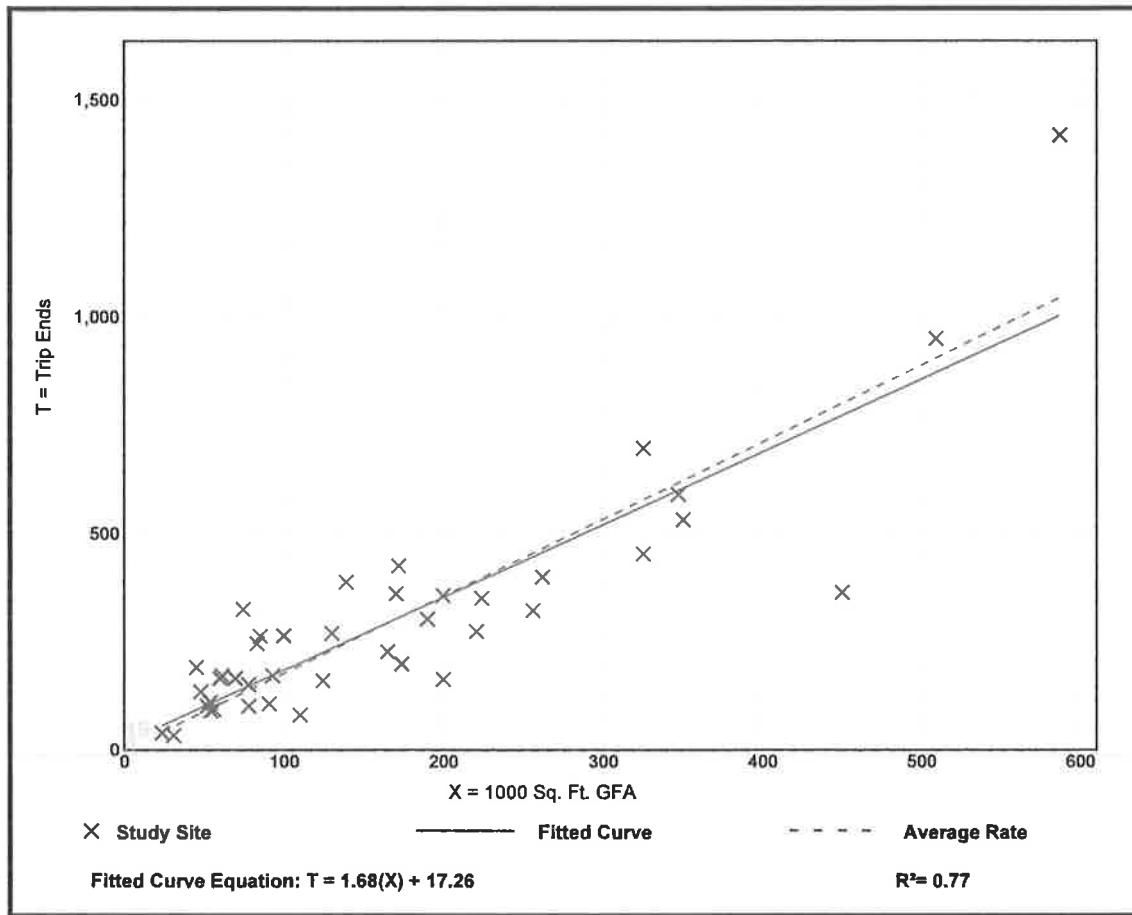
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 168
Directional Distribution: 89% entering, 11% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.78	0.75 - 4.37	0.67

Data Plot and Equation



Single Tenant Office Building (715)

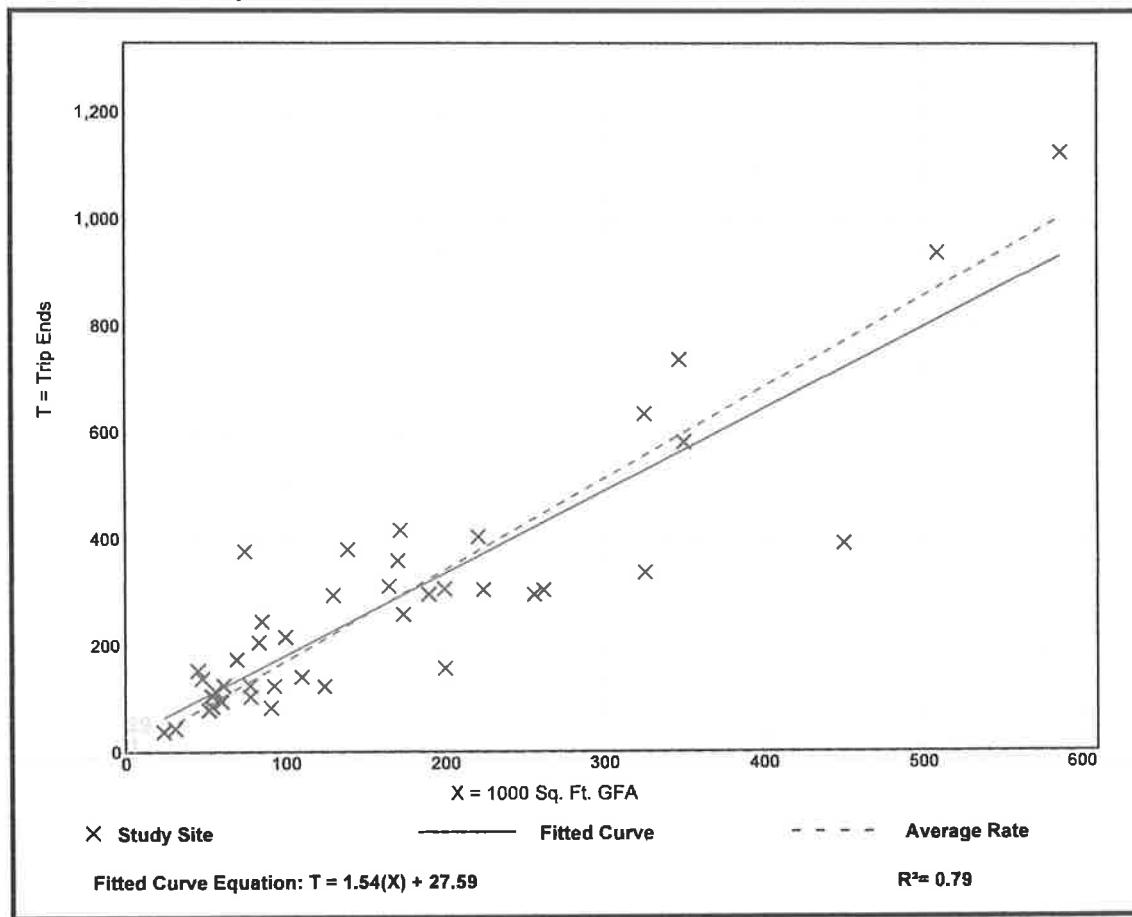
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 168
Directional Distribution: 15% entering, 85% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

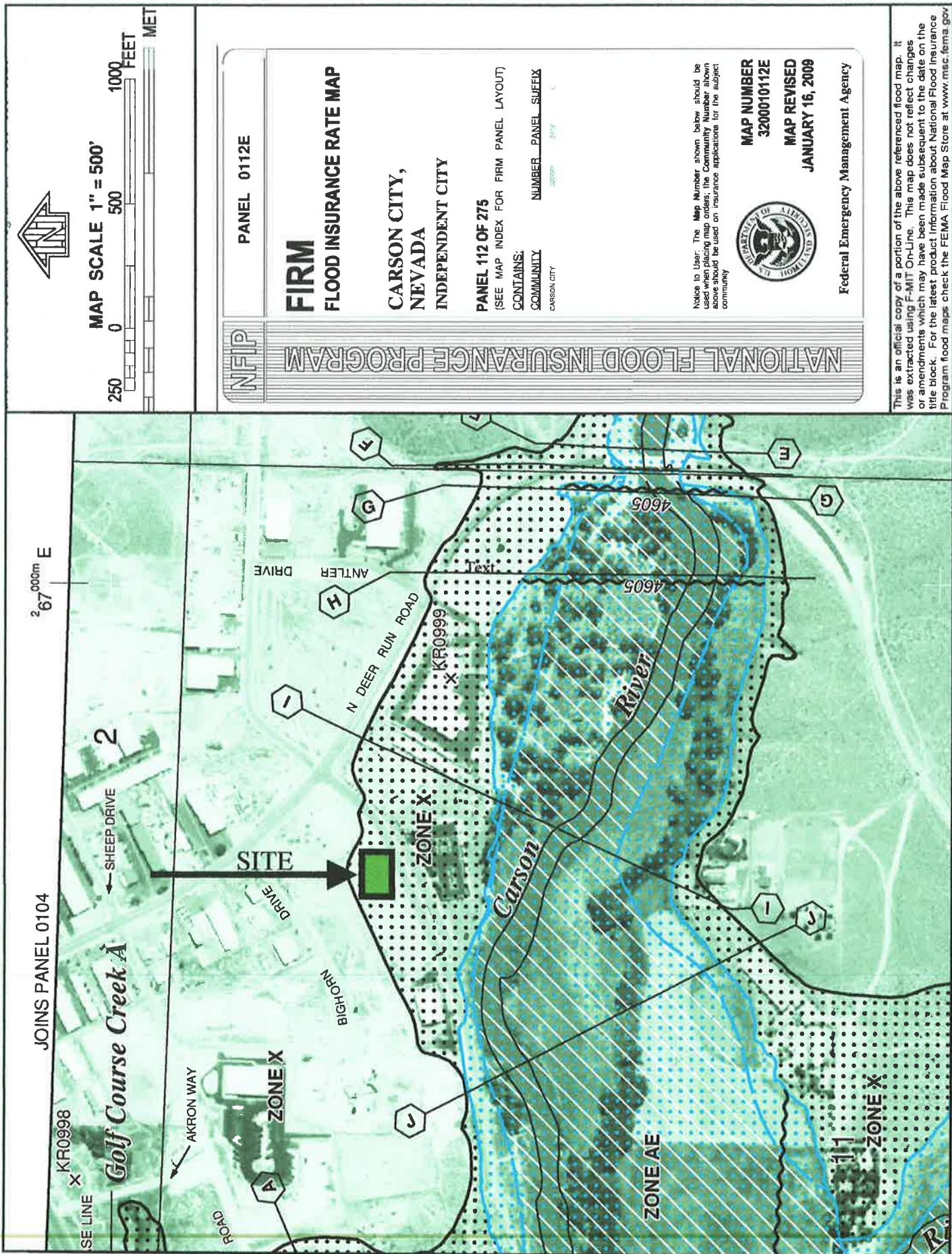
Average Rate	Range of Rates	Standard Deviation
1.71	0.79 - 5.07	0.64

Data Plot and Equation



Indoor Garden Farms, LLC
Special Use Permit Application - Cultivation/Production
“ATTACHMENT A”

“ATTACHMENT A”



ATTACHMENT "B"
Thomas Grundy P.E.
Senior Project Manager
"Water Impact Statement"

I took a look at impacts to the municipal water system for a development located at 5700 Morgan Mill Road. I do not anticipate a significant impact to the municipal water system from the applicants stated 200 GPD water demand.

The water service should connect to the 6" AC main in Morgan Mill Road.

Thomas B. Grundy P.E. | Senior Project Manager
Carson City Public Works Department | Capital Projects
3505 Butti Way, Carson City, NV 89701 | Direct: (775) 283-7081

Email: tgrundy@carson.org

Indoor Garden Farms, LLC
Water Consumption
ATTACHMENT B

The daily waste water run-off for our cultivation facility equates to .17 gallons per plant. This is an average based on the plants fluctuating needs in various stages of growth from small young plants to full size plants.

A total of 820 plants will be growing at full production.

820 X .17 Gallons = **139.4** gallons waste per day.

Landscape Production

36 Shrubs with 2-IGPH emitters with an on time of 30 min/day= 36 gallons/per watering day

6 Trees with 3-3GPH emitters with an on time of 30 min/day= 27 gallons/per watering day

Both trees and shrubs total 63 GPD

Watering 3 to 4 times a week will average 14 days a month.

Average total daily use = 14 days \times 63 GPD \div 30 days = 29.4 GPD

$$\begin{array}{r} 139.4 \\ + 29.4 \\ \hline \end{array}$$

=168.8 GPD water use for cultivation and landscape

+Normal usage for 3-5 employees (Facility has 2 toilets + one shower)

ATTACHMENT C- FIRE FLOW DEMAND

Fire Flow demand for:

5700 Morgan Mill rd.

Carson City, NV 89701

The building is classified as a type IIIA.

SIZE:10,380 square feet.

IFC code requires 1500 GPM @ 20 PSI.

The preliminary calculation puts the demand for this system at 500 GPM @ 20 PSI.



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

PUBLIC WORKS FIRE FLOW DATA SHEET*

Testing Personnel: M. Thicke, C. Butler

Date of Test: 8-24-15 Time of Test: 9:00am

Requested By: Tom Grundy Phone: _____

Email address: tgrundy@carson.org

Test Locations: Morgan Mill Rd. and Deer Run
(Street and Cross Street)

Pressure Zone 4880

Comments: _____

Mainline Size: 6"

Pressure: Static (S) 114 PSI

Residual (R) 108 PSI

Pitot (P) 95 PSI

Pitot Flow Value 1535 GPM

Exit Coefficient (C) 0.845 Exit Diameter (inches) (D) 2.5"

Q_F = Flow Quantity From Hydrant

$Q_F = (29.84) \times (C) \times (D^2) \times (\sqrt{P})$

$Q_F = (29.84) \times (0.845) \times (2.5^2) \times (\sqrt{95})$

$Q_F = 1536$ Gallons Per Minute



Available Water Calculation:

$$H_f = S - R$$

$$H_f = 114 - 108 = 6$$

$$H_r = S - 20$$

$$H_r = 114 - 20 \text{ PSI} = 94$$

$$Q_R = Q_F \times (H_r^{0.54} / H_f^{0.54})$$

$$Q_R = 1536 \times (94^{0.54} / 6^{0.54})$$

$$Q_R = 6787$$

$Q_R = 6787$ G.P.M. = Total Available Water at 20 PSI Residual.

*Based on NFPA 291 – 2013 Edition

Updated 8/5/2013

Pursuant to NFPA 291 (2013 Edition) fire flow test data over 5 years old should not be used.

ATTACHMENT "D"
Darren Anderson
Project Manager
"Sewer Impact Statement"

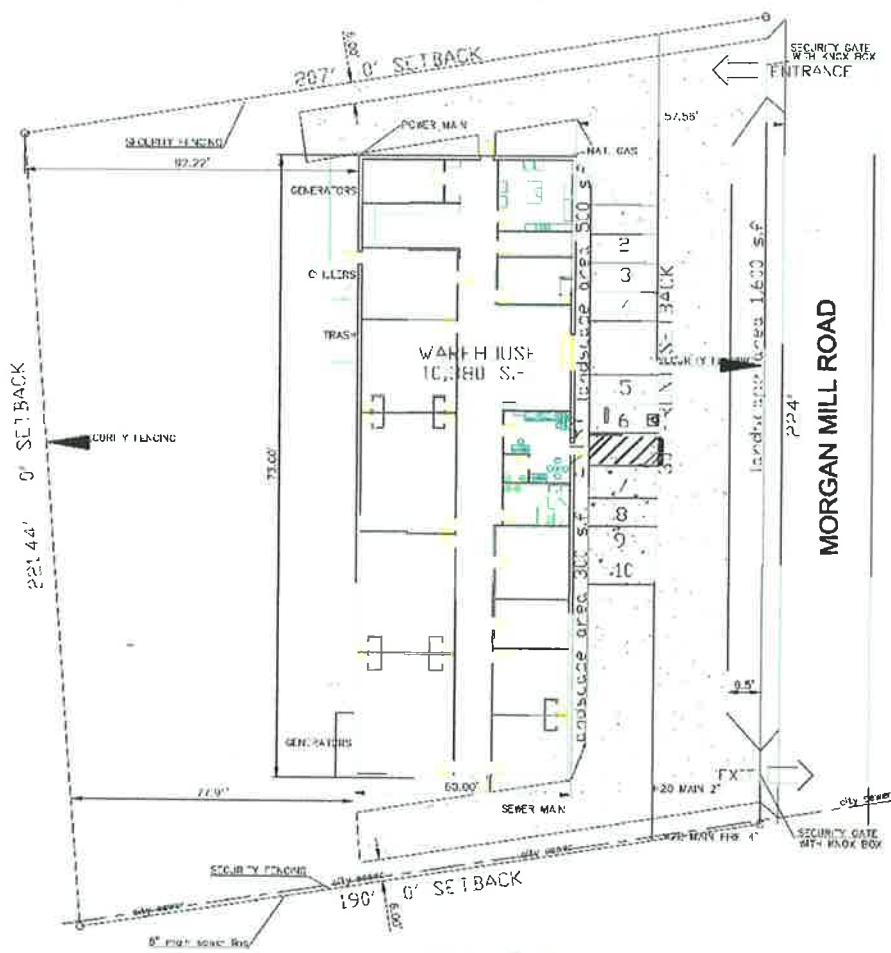
I took a look at impact to the municipal sewer system for the development located at 5700 Morgan Mill Road. I do not anticipate a significant impact to the municipal sewer system per an assumed demand of 250 GPD. Tom agreed that 250 GPD water demand would also not cause a significant impact.

Darren Anderson, P.E.
Project Manager
Carson City Public Works
Office: 775-283-7584
Cell: 775-277-1251

DRAINAGE IMPACT ANALYSIS

APN: 008-541-38
Morgan Mill Road, Carson City, NV

008-541-78



008-541-41

Prepared by:
Tyler Thew, P.E.
The W Engineering

1290 White Ash Drive, Gardnerville, NV 89410
(775) 721-6790 | theWengineering@gmail.com



9/20/2018

EXECUTIVE SUMMARY

The proposed project has a minor impact to existing drainage patterns and flow rates in the area. The impacts are easily mitigated by grading the property to direct flows to existing points of discharge and constructing a detention pond that will reduce the 5-year peak flow from the site to match the pre-development 5-year flow rate.

The project is located at 5700 Morgan Mill Road (APN# 008-541-38) and consists of a 1-acre parcel zoned General Industrial (See Figure 1: Vicinity Map). The project proposes to construct a 10,380 square foot (sf) warehouse on the property with parking areas, drive aisles and other structures that will account for an additional 10,762 sf of impervious area on the site (See Figure 2: Conceptual Site Plan). The site slopes gently toward the road and to the south. Overland runoff from 3 adjacent properties to the north drains to the site (See Figure 3: Existing Drainage). FEMA has identified the site as being within the Shaded Zone X flood hazard area. Shaded Zone X identifies areas that have a 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (See Figure 4: FEMA Map). The soils on site are in Hydrologic Group B per the NRCS Soil Survey.

In the post-development condition the project will direct flows from the offsite area around the building and to the drive aisles at either side of the building and then to Morgan Mill Road. The onsite runoff from impervious areas will drain to a detention facility and then also will be conveyed to the roadway. See Figure 5: Post-Development Drainage. Note that the location and configuration of the detention pond may be change in the final site design.

Runoff estimates for the pre and post-development condition were estimated using HEC-HMS and the methodologies listed in NRCS TR-55 with a Type 2 Storm Distribution and a SCS Unit Hydrograph. The time of concentration for the site was estimated to be 10 minutes for the pre and post-development condition.

The Pre-Development runoff from the site is estimated to be 0.3 cfs. A Curve Number (CN) of 77 was used for the Pre-Development condition.

The Post-Development Runoff from the site is estimated to be 1.0 cfs. A CN of 88 was used for the Post-Development condition.

A detention pond is proposed to mitigate the increase in runoff. The HEC-HMS model shows that a pond with a volume of 0.025 acre-feet (AF) is estimated to provide enough storage to reduce the post-development runoff to match the pre-development discharge of 0.3 cfs. The landscaped areas along the front and sides of the property will provide the storage area needed. The estimated detention volume needed can be approximately achieved with a trapezoidal basin that is 130 feet long and 18-inches deep with 3:1 side slopes and a 4-foot flat bottom.

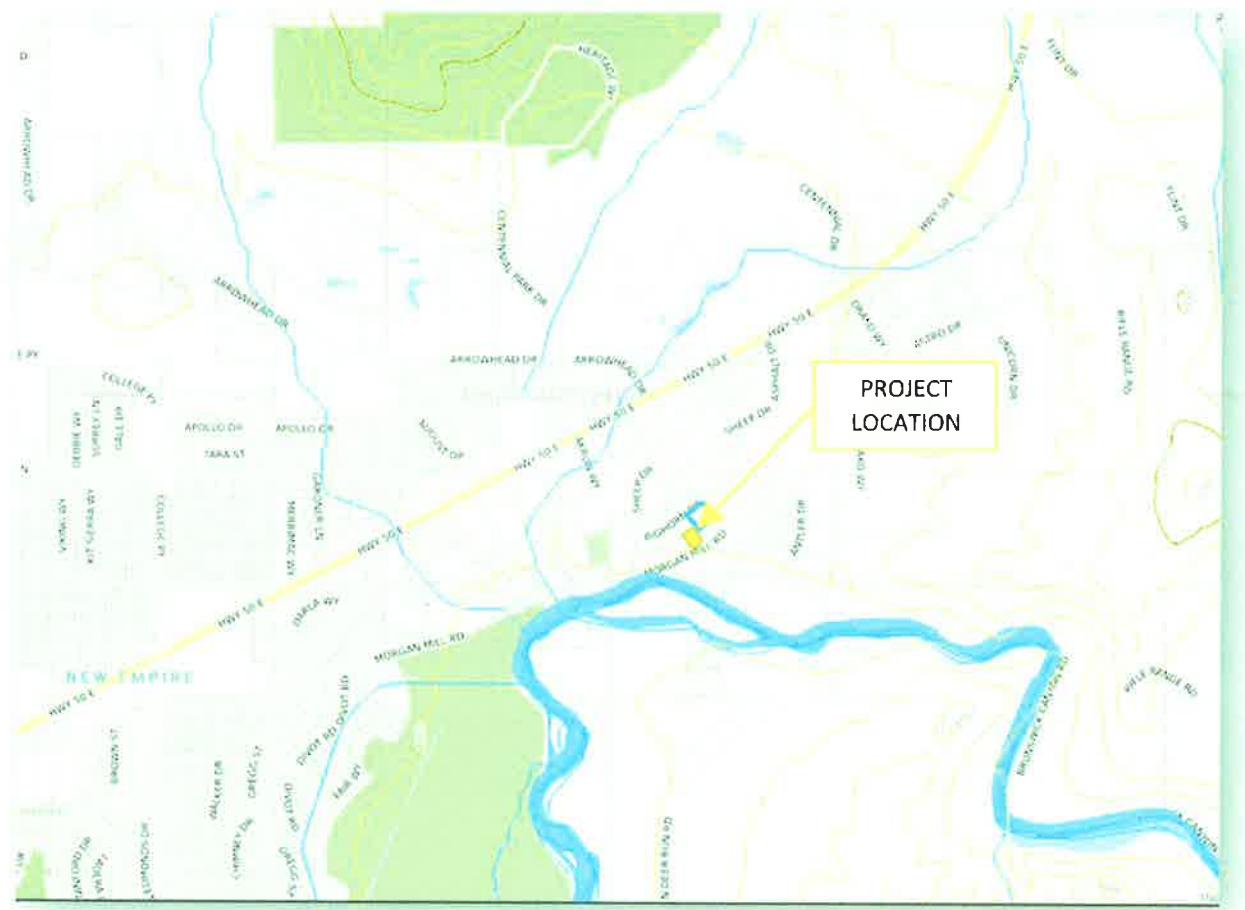


FIGURE 1: VICINITY MAP

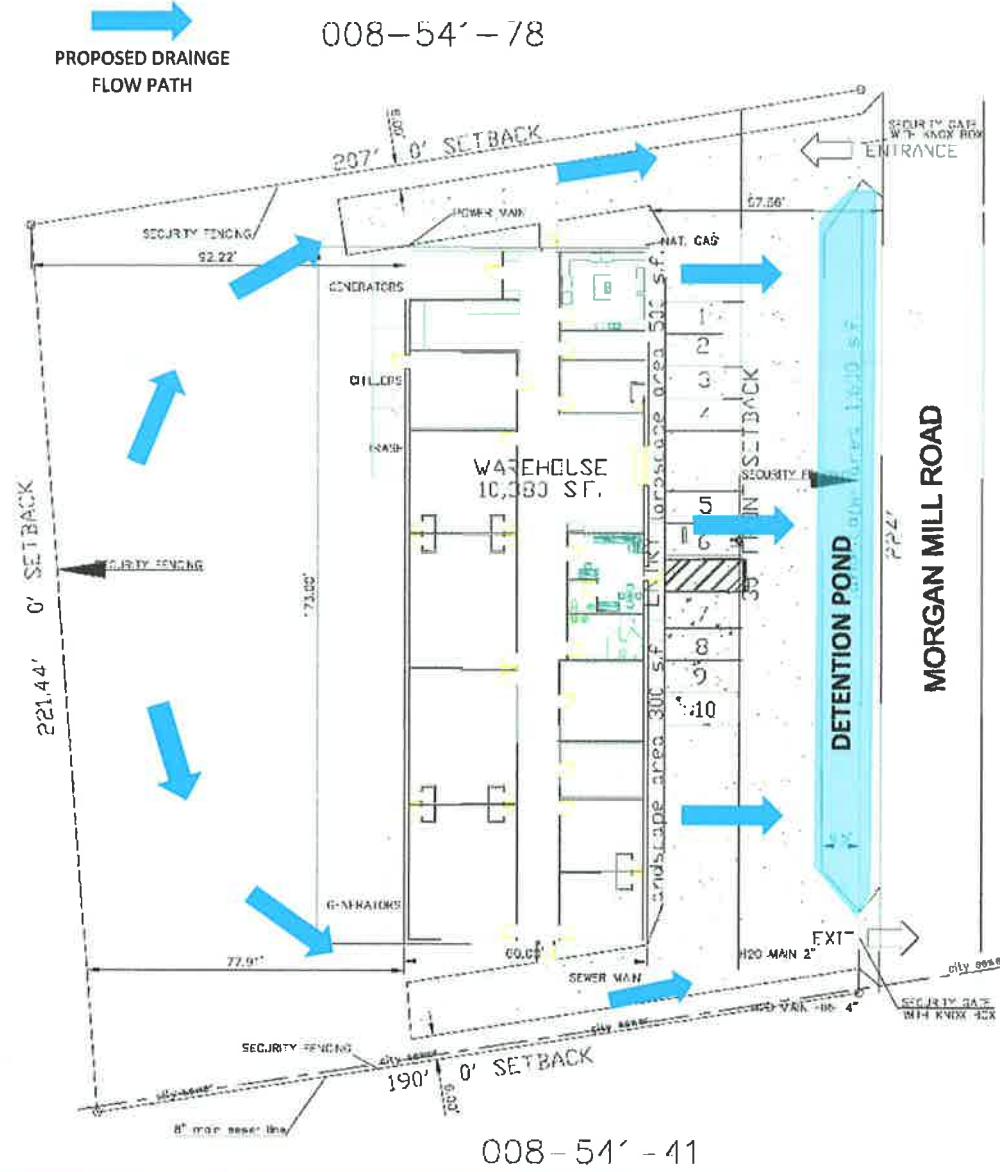


FIGURE 2: CONCEPTUAL SITE PLAN



FIGURE 3: EXISTING DRAINAGE

National Flood Hazard Layer FIRMette

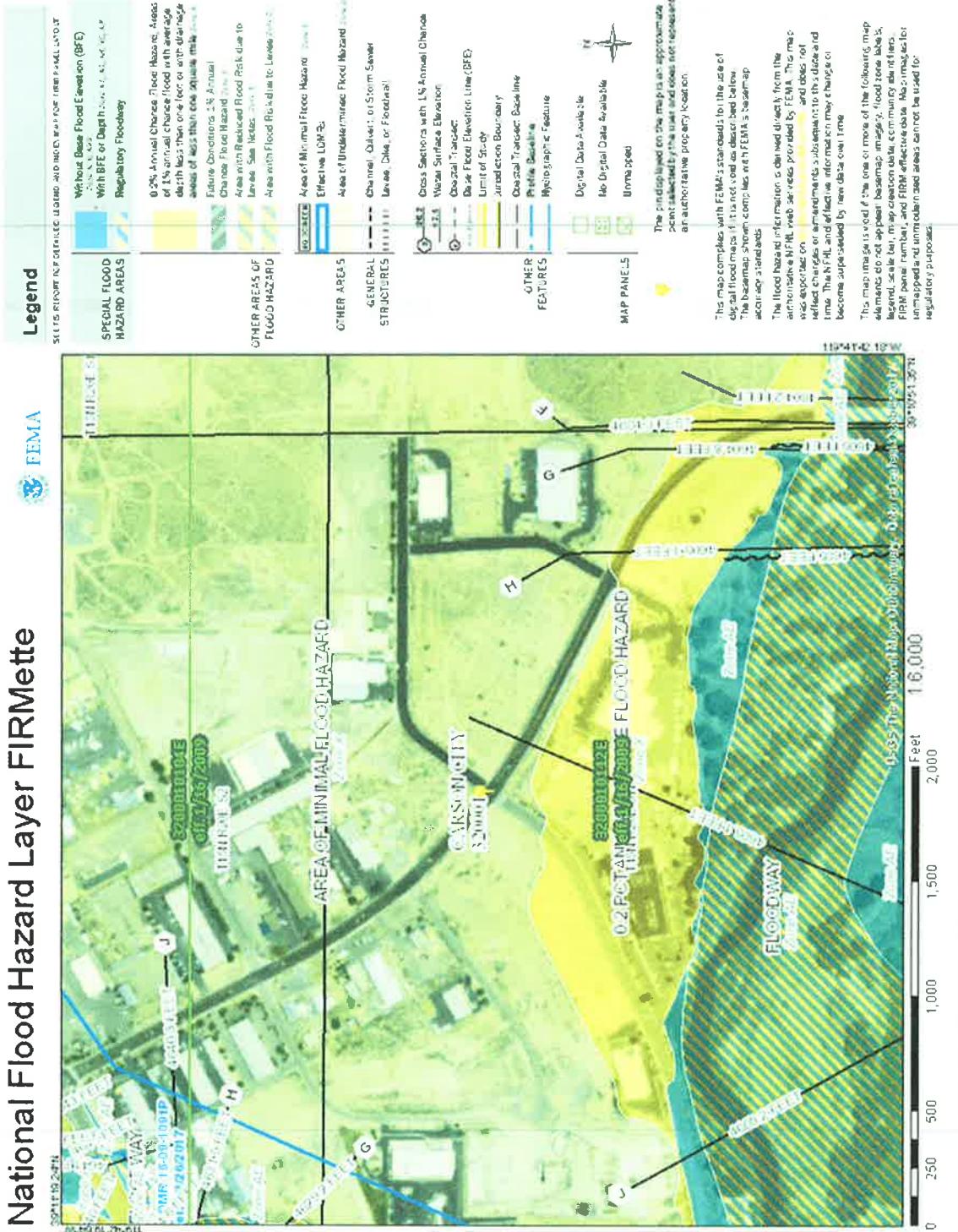


FIGURE 4: FEMA MAP

HYDROLOGY CALCULATIONS

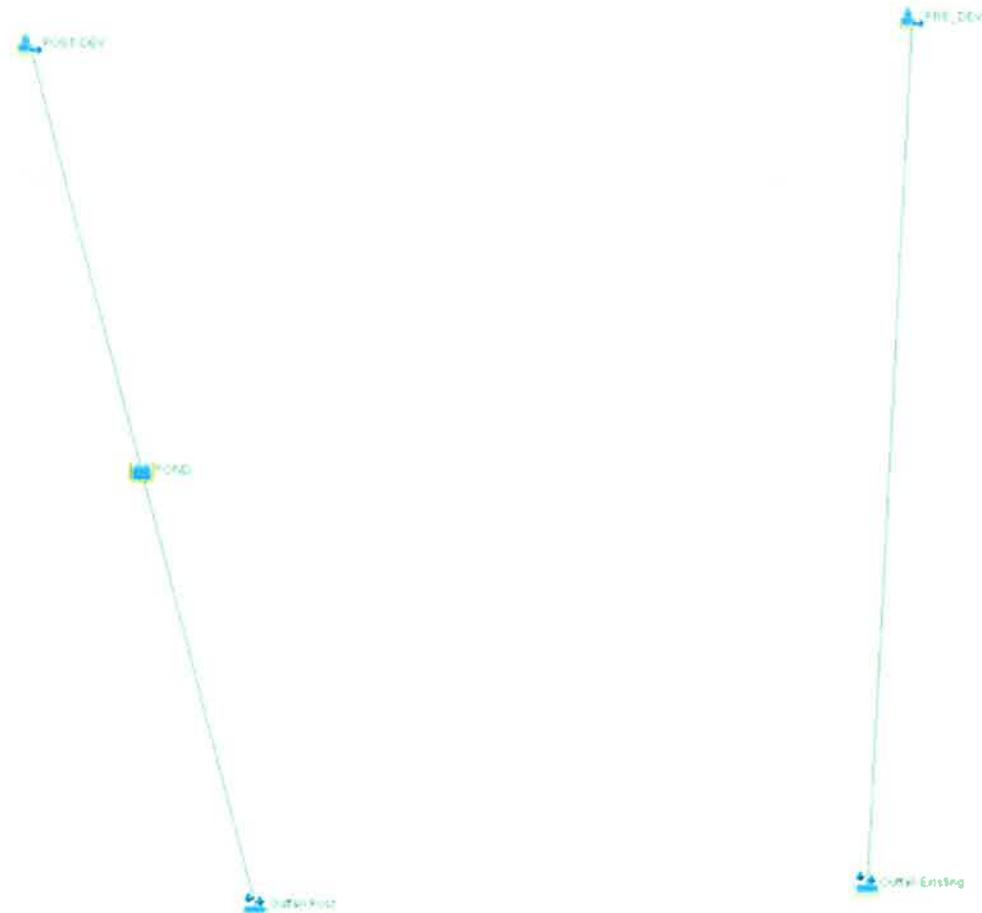


FIGURE 5: HEC-HMS BASIN LAYOUT

CURVE NUMBERS

PRE-DEVELOPMENT

CN = 77 (Desert Shrub in Poor Condition)

POST DEVELOPMENT

IMPERVIOUS CN = 98

UNIMPROVED AREA = 77

COMPOSITE CN = 88

5 YEAR, 24-HOUR STORM EVENT
Rainfall Depth = 1.76"

Global Summary Results for Run "Run 1"

Project: MorganMill Simulation Run: Run 1

Start of Run: 01Jan2018, 00:00 Basin Model: Morgan Mill
End of Run: 02Jan2018, 06:00 Meteorologic Model: --5 year
Compute Time: 17Sep2018, 16:35:22 Control Specifications: Control 1

Show Elements: All Elements Volume Units: • IN AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Outfall-Existing	0.0015625	0.3	01Jan2018, 12:05	0.33
POD-DEV	0.0012942	1.0	01Jan2018, 13:04	0.28
POD	0.0012942	0.3	01Jan2018, 13:19	0.30
Outfall-Post	0.0015625	0.3	01Jan2018, 13:19	0.39

Summary Results for Subbasin "PRE_DEV"

Project: MorganMill Simulation Run: Run 1

Subbasin: PRE_DEV

Start of Run: 01Jan2018, 00:00 Basin Model: Morgan Mill
End of Run: 02Jan2018, 06:00 Meteorologic Model: --5 year
Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: Control 1

Volume Units: • IN AC-FT

Computed Results

Peak Discharge: 0.3 (CFS) Date/Time of Peak Discharge: 01Jan2018, 12:05
Precipitation Volume: 1.76 (IN) Direct Runoff Volume: 0.33 (IN)
Loss Volume: 1.43 (IN) Baseflow Volume: 0.00 (IN)
Excess Volume: 0.33 (IN) Discharge Volume: 0.33 (IN)

Summary Results for Reservoir "POND"

Project: MorganMill Simulation Run: Run 1

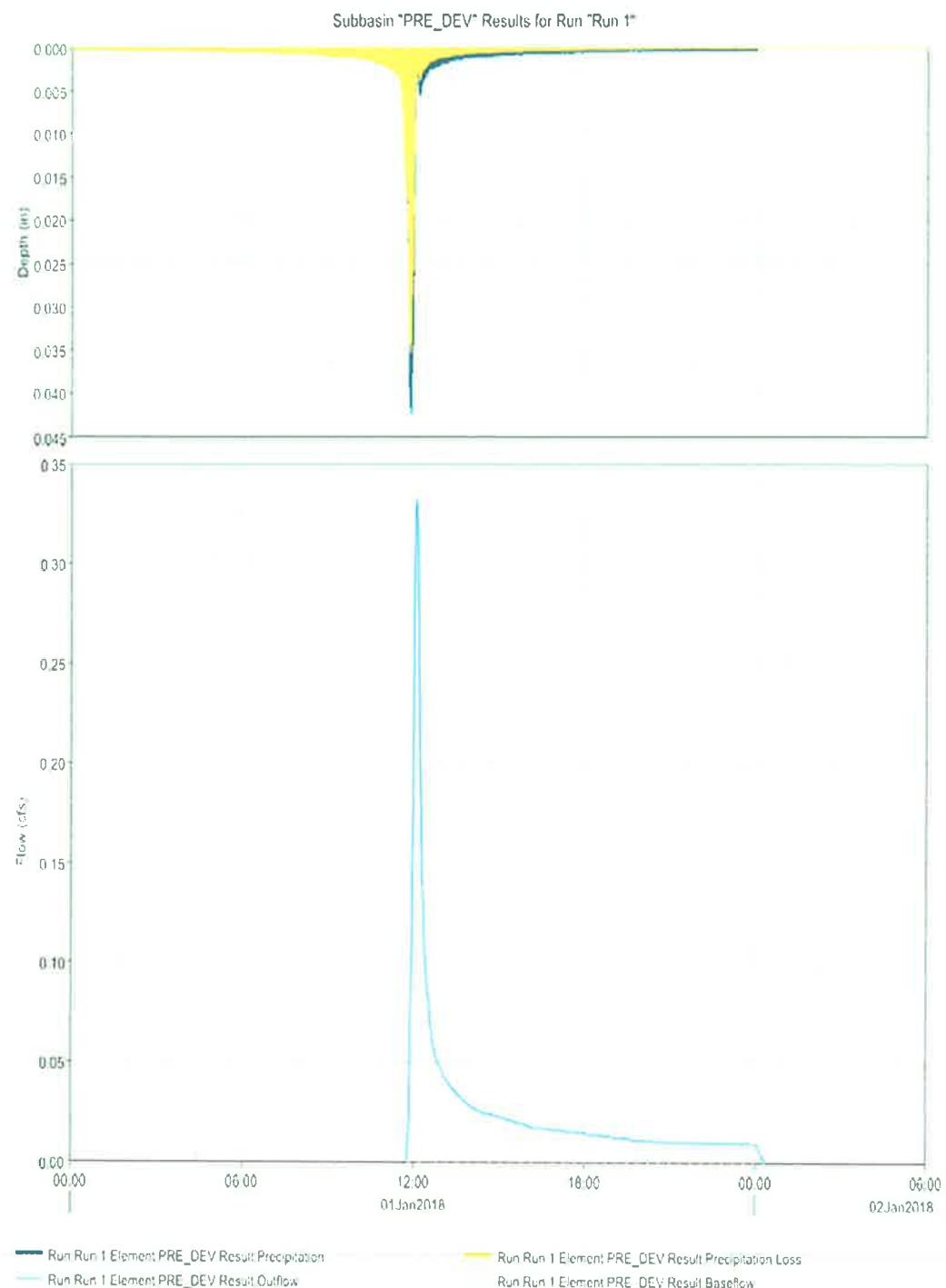
Reservoir: POND

Start of Run: 01Jan2018, 00:00 Basin Model: Morgan Mill
End of Run: 02Jan2018, 06:00 Meteorologic Model: --5 year
Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: Control 1

Volume Units: • IN AC-FT

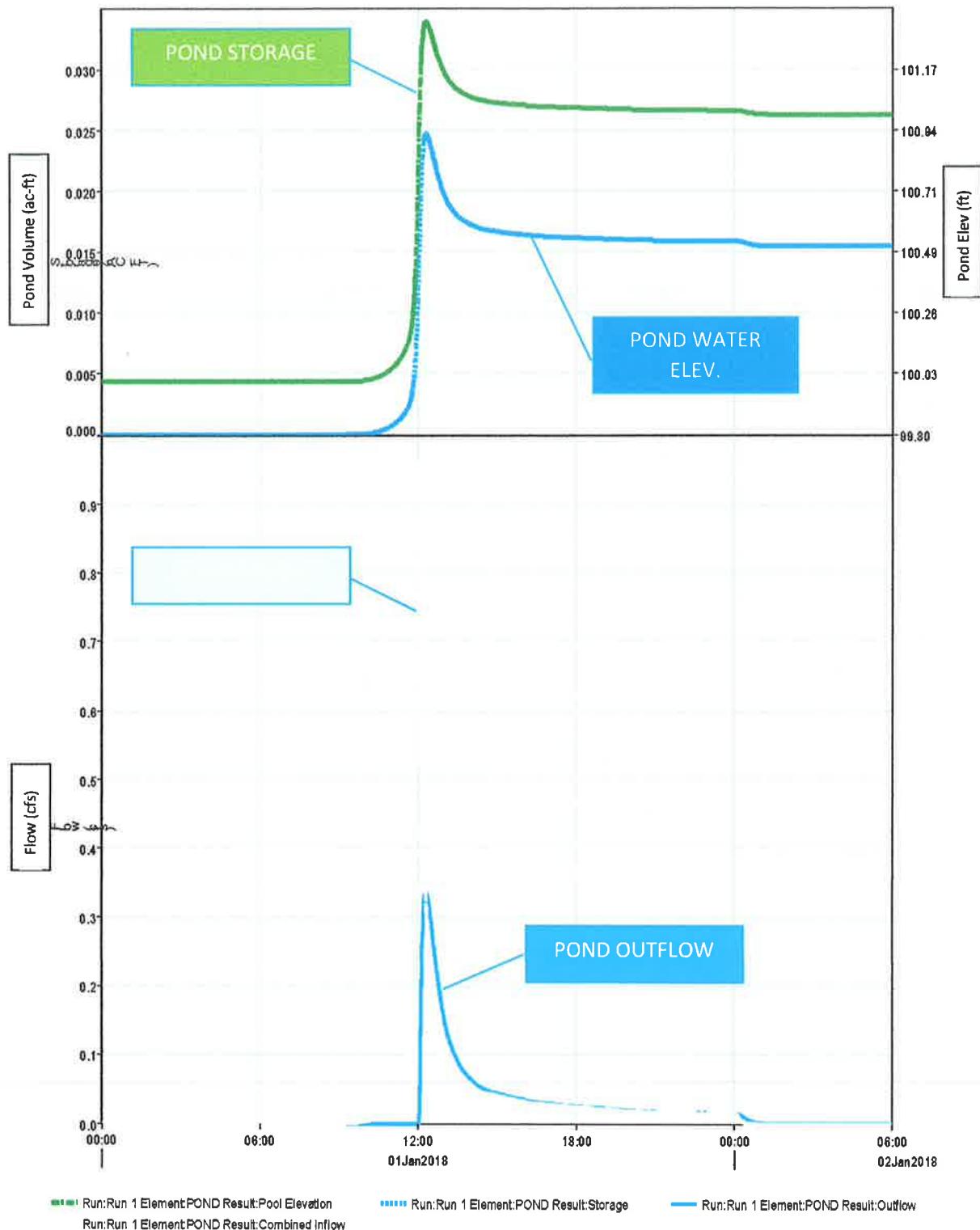
Computed Results

Peak Inflow: 1.0 (CFS) Date/Time of Peak Inflow: 01Jan2018, 12:04
Peak Discharge: 0.3 (CFS) Date/Time of Peak Discharge: 01Jan2018, 12:18
Inflow Volume: 0.78 (IN) Peak Storage: 0.0 (AC-FT)
Discharge Volume: 0.59 (IN) Peak Elevation: 101.4 (FT)



5- YEAR PRE-DEVELOPMENT GRAPH

Reservoir "POND" Results for Run "Run 1"



5- YEAR POST-DEVELOPMENT GRAPH

100 YEAR, 24-HOUR STORM EVENT
Rainfall Depth = 3.12"

Global Summary Results for Run "Run 3"

Project: MorganMill Simulation Run: Run 3

Start of Run: 01Jan2018, 00:00 End of Run: 02Jan2018, 06:00 Compute Time: DATA CHANGED, RECOMPUTE

Basin Model: Morgan Mill Meteorologic Model: 100 year Control Specifications: Control 1

Show Elements: All Elements Volume Units: IN AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
PRE_DEV	0.0015625	1.4	01Jan2018, 12:04	1.12
Outfall-Existing	0.0015625	1.4	01Jan2018, 12:04	1.12
POST-DEV	0.0015625	2.4	01Jan2018, 12:03	2.4
POUND	0.0015625	2.4	01Jan2018, 12:03	2.4
Outfall-Post	0.0015625	2.4	01Jan2018, 12:03	2.4

Summary Results for Subbasin "PRE_DEV"

Project: MorganMill Simulation Run: Run 3

Subbasin: PRE_DEV

Start of Run: 01Jan2018, 00:00 End of Run: 02Jan2018, 06:00 Compute Time: DATA CHANGED, RECOMPUTE

Basin Model: Morgan Mill Meteorologic Model: 100 year Control Specifications: Control 1

Volume Units: IN AC-FT

Computed Results

Peak Discharge: 1.4 (CFS) Date/Time of Peak Discharge: 01Jan2018, 12:04
 Precipitation Volume: 3.12 (IN) Direct Runoff Volume: 1.15 (IN)
 Loss Volume: 1.97 (IN) Baseflow Volume: 0.00 (IN)
 Excess Volume: 1.15 (IN) Discharge Volume: 1.15 (IN)

Summary Results for Subbasin "POST-DEV"

Project: MorganMill Simulation Run: Run 3

Subbasin: POST-DEV

Start of Run: 01Jan2018, 00:00 End of Run: 02Jan2018, 06:00 Compute Time: 20Sep2018, 14:40:31

Basin Model: Morgan Mill Meteorologic Model: 100 year Control Specifications: Control 1

Volume Units: IN AC-FT

Computed Results

Peak Discharge: 2.4 (CFS) Date/Time of Peak Discharge: 01Jan2018, 12:03
 Precipitation Volume: 3.12 (IN) Direct Runoff Volume: 1.93 (IN)
 Loss Volume: 1.19 (IN) Baseflow Volume: 0.00 (IN)
 Excess Volume: 1.93 (IN) Discharge Volume: 1.93 (IN)

REFERENCES

- NOAA PRECIPITATION VALUES
- NRCS CN TABLES



NOAA Atlas 14, Volume 1, Version 5
 Location name: Carson City, Nevada, USA*
 Latitude: 39.1844°, Longitude: -119.7012°
 Elevation: 4623.9 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.097 (0.083-0.114)	0.120 (0.104-0.143)	0.161 (0.138-0.191)	0.199 (0.169-0.237)	0.262 (0.216-0.312)	0.320 (0.256-0.383)	0.389 (0.300-0.469)	0.470 (0.349-0.578)	0.600 (0.420-0.754)	0.718 (0.478-0.917)
10-min	0.147 (0.126-0.174)	0.183 (0.159-0.218)	0.244 (0.210-0.291)	0.303 (0.258-0.360)	0.399 (0.329-0.475)	0.487 (0.389-0.583)	0.591 (0.456-0.714)	0.716 (0.531-0.880)	0.914 (0.639-1.15)	1.09 (0.728-1.40)
15-min	0.183 (0.157-0.216)	0.227 (0.197-0.270)	0.303 (0.260-0.361)	0.376 (0.320-0.447)	0.495 (0.408-0.589)	0.604 (0.482-0.722)	0.733 (0.566-0.885)	0.887 (0.658-1.09)	1.13 (0.792-1.42)	1.35 (0.902-1.73)
30-min	0.245 (0.211-0.290)	0.306 (0.265-0.363)	0.408 (0.350-0.486)	0.506 (0.430-0.601)	0.666 (0.549-0.793)	0.813 (0.649-0.973)	0.987 (0.762-1.19)	1.20 (0.886-1.47)	1.53 (1.07-1.91)	1.82 (1.21-2.33)
60-min	0.304 (0.261-0.359)	0.378 (0.328-0.449)	0.505 (0.434-0.602)	0.627 (0.533-0.744)	0.824 (0.680-0.981)	1.01 (0.803-1.20)	1.22 (0.943-1.48)	1.48 (1.10-1.82)	1.89 (1.32-2.37)	2.26 (1.50-2.88)
2-hr	0.407 (0.362-0.468)	0.506 (0.449-0.581)	0.646 (0.569-0.740)	0.770 (0.670-0.882)	0.957 (0.811-1.10)	1.12 (0.931-1.31)	1.31 (1.06-1.54)	1.54 (1.20-1.83)	1.93 (1.44-2.39)	2.29 (1.65-2.91)
3-hr	0.487 (0.435-0.549)	0.606 (0.545-0.686)	0.762 (0.679-0.861)	0.889 (0.785-1.00)	1.07 (0.930-1.21)	1.22 (1.05-1.40)	1.40 (1.17-1.62)	1.62 (1.32-1.90)	1.98 (1.57-2.42)	2.32 (1.79-2.94)
6-hr	0.670 (0.600-0.749)	0.837 (0.750-0.941)	1.04 (0.929-1.17)	1.20 (1.07-1.35)	1.43 (1.25-1.60)	1.60 (1.38-1.81)	1.77 (1.50-2.03)	1.98 (1.64-2.29)	2.28 (1.84-2.68)	2.54 (2.01-3.04)
12-hr	0.880 (0.783-0.989)	1.11 (0.986-1.25)	1.40 (1.24-1.57)	1.62 (1.43-1.82)	1.93 (1.22-2.18)	2.16 (1.86-2.46)	2.40 (2.01-2.77)	2.65 (2.20-3.09)	2.98 (2.41-3.54)	3.24 (2.57-3.91)
24-hr	1.12 (1.01-1.24)	1.40 (1.27-1.55)	1.76 (1.60-1.95)	2.06 (1.86-2.27)	2.46 (2.22-2.72)	2.79 (2.49-3.08)	3.12 (2.77-3.47)	3.47 (3.05-3.88)	3.95 (3.41-4.44)	4.32 (3.68-4.91)
2-day	1.32 (1.19-1.48)	1.65 (1.49-1.85)	2.15 (1.89-2.35)	2.45 (2.20-2.75)	2.93 (2.63-3.32)	3.35 (2.96-3.77)	3.70 (3.30-4.26)	4.19 (3.64-4.79)	4.79 (4.09-5.53)	5.26 (4.42-6.15)
3-day	1.44 (1.29-1.62)	1.81 (1.63-2.04)	2.31 (2.07-2.60)	2.72 (2.43-3.05)	3.29 (2.91-3.70)	3.74 (3.29-4.22)	4.22 (3.68-4.79)	4.72 (4.07-5.39)	5.43 (4.60-6.26)	5.99 (5.00-6.98)
4-day	1.57 (1.40-1.76)	1.97 (1.76-2.22)	2.53 (2.26-2.85)	2.98 (2.85-3.36)	3.62 (3.20-4.08)	4.13 (3.62-4.67)	4.68 (4.06-5.31)	5.25 (4.51-5.99)	6.07 (5.11-6.99)	6.72 (5.57-7.82)
7-day	1.82 (1.63-2.05)	2.30 (2.05-2.59)	2.96 (2.64-3.34)	3.49 (3.10-3.93)	4.22 (3.73-4.77)	4.80 (4.22-5.44)	5.41 (4.71-6.15)	6.05 (5.21-6.91)	6.93 (5.88-8.00)	7.62 (6.38-8.88)
10-day	2.01 (1.79-2.26)	2.55 (2.27-2.87)	3.29 (2.93-3.71)	3.87 (3.43-4.36)	4.67 (4.11-5.26)	5.28 (4.63-5.97)	5.92 (5.15-6.71)	6.57 (5.66-7.48)	7.46 (6.34-8.58)	8.14 (6.85-9.44)
20-day	2.42 (2.17-2.71)	3.08 (2.76-3.45)	3.96 (3.55-4.42)	4.64 (4.14-5.17)	5.53 (4.92-6.17)	6.21 (5.49-6.94)	6.90 (6.06-7.75)	7.58 (6.61-8.54)	8.47 (7.31-9.65)	9.14 (7.81-10.5)
30-day	2.73 (2.45-3.05)	3.46 (3.11-3.86)	4.44 (3.99-4.95)	5.18 (4.64-5.76)	6.15 (5.49-6.85)	6.89 (6.11-7.68)	7.62 (6.72-8.54)	8.35 (7.31-9.41)	9.31 (8.05-10.6)	10.0 (8.60-11.5)
45-day	3.21 (2.89-3.56)	4.07 (3.66-4.51)	5.22 (4.70-5.77)	6.06 (5.45-6.68)	7.13 (6.38-7.86)	7.90 (7.06-8.73)	8.64 (7.69-9.57)	9.33 (8.28-10.4)	10.2 (8.97-11.4)	10.7 (9.44-12.1)
60-day	3.68 (3.30-4.09)	4.68 (4.20-5.20)	5.99 (5.38-6.64)	6.92 (6.21-7.65)	8.08 (7.23-8.93)	8.89 (7.94-9.85)	9.65 (8.59-10.7)	10.3 (9.19-11.5)	11.1 (9.87-12.5)	11.7 (10.3-13.1)

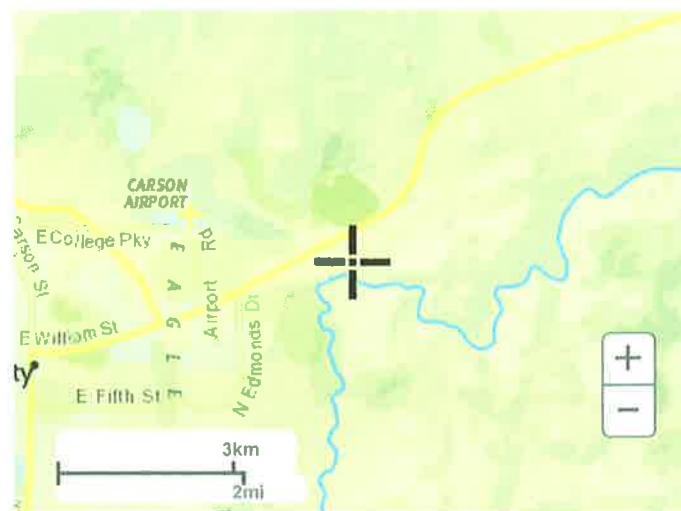
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

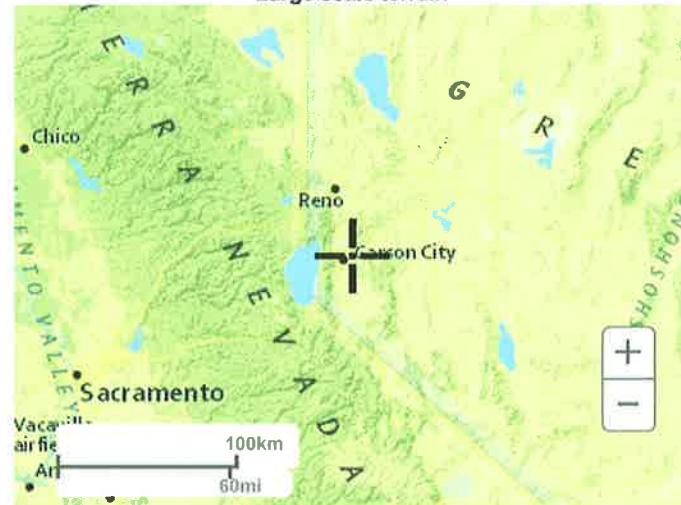
Please refer to NOAA Atlas 14 document for more information.

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PF graphical



Large scale terrain



Large scale map



Large scale aerial

Table 2-2d Runoff curve numbers for arid and semiarid rangelands ¹

Cover type	Cover description	Hydrologic condition ²	Curve numbers for hydrologic soil group			
			A ³	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93	
	Fair		71	81	89	
	Good		62	74	85	
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79	
	Fair		48	57	63	
	Good		30	41	48	
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89	
	Fair		58	73	80	
	Good		41	61	71	
Sagebrush with grass understory.	Poor		67	80	85	
	Fair		51	63	70	
	Good		35	47	55	
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88	
	Fair	55	72	81	86	
	Good	49	68	79	84	

¹ Average runoff condition, and $I_n = 0.2S$. For range in humid regions, use table 2-2c.² Poor: <30% ground cover (litter, grass, and brush overstory).

Fair: 30 to 70% ground cover.

Good: > 70% ground cover.

³ Curve numbers for group A have been developed only for desert shrub.

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover type and hydrologic condition	Cover description	Average percent impervious area ^{2/}	Curve numbers for hydrologic soil group			
			A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>						
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :						
Poor condition (grass cover < 50%)		68	79	86	89	
Fair condition (grass cover 50% to 75%)		49	69	79	84	
Good condition (grass cover > 75%)		39	61	74	80	
Impervious areas:						
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98	
Streets and roads:						
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98	
Paved; open ditches (including right-of-way)		83	89	92	93	
Gravel (including right-of-way)		76	85	89	91	
Dirt (including right-of-way)		72	82	87	89	
Western desert urban areas:						
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88	
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96	
Urban districts:						
Commercial and business		85	89	92	94	95
Industrial		72	81	88	91	93
Residential districts by average lot size:						
1/8 acre or less (town houses)		65	77	85	90	92
1/4 acre		38	61	75	83	87
1/3 acre		30	57	72	81	86
1/2 acre		25	54	70	80	85
1 acre		20	51	68	79	84
2 acres		12	46	65	77	82
<i>Developing urban areas</i>						
Newly graded areas (pervious areas only, no vegetation) ^{5/}			77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).						

¹ Average runoff condition, and $I_a = 0.2S$.² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Heather Ferris

From: FARROW, ROY <RFARROW@FCLAW.com>
Sent: Tuesday, October 2, 2018 1:08 PM
To: Planning Department
Cc: Heather Ferris; BLM
Subject: File # SUP-18-132 & SUP-18-147

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

As the owner of an adjoining property, 2730 N. Deer Run Road, a long time resident of Carson City and an attorney with past involvement with marijuana grow facilities, I strenuously object to the granting the captioned special use permits. As you know, marijuana remains illegal under the Controlled Substances Act, and one consequence is that all marijuana dealers are forced to deal in cash only. As a result, the proposed facility is a magnet for those who are bent on taking advantage of a facility with a valuable commodity, as well as the potential of a cash stash.

And, particularly given the illegality under Federal law, why would a community wish to place it next to the two largest Federal employers in the community, USGS and BLM, which has its regional headquarters directly across the street on Morgan Rd.

Certainly there are better sites, and given the marginal benefit to Carson City under the existing division of financial benefits given the current scheme, why anywhere in Carson City?

Roy Farrow, PMMC, Ltd.

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