

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 26, 2019

FILE NO: SUP-19-082

AGENDA ITEM: G.1

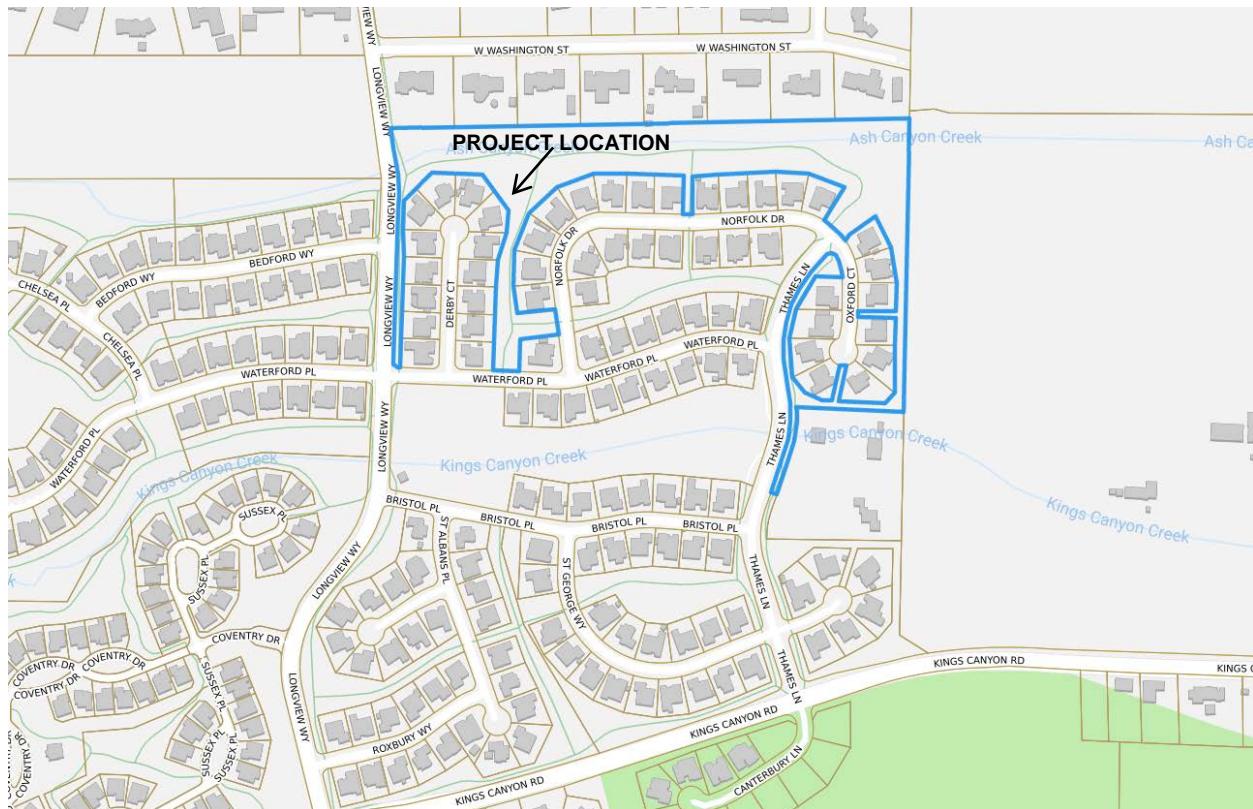
STAFF AUTHOR: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a Special Use Permit to construct a booster pump station on property zoned Single Family 21,000 Planned Unit Development, located approximately 390 feet east of Longview Way and 530 feet north of Waterford Place in the Long Ranch Planned Unit Development, APN 007-392-39. (Heather Ferris, h ferris@carson.org).

SUMMARY: *The applicant is seeking to install a booster pump station to provide adequate pressure to pump domestic water from the end of the 24 inch water transmission main located north of Long Ranch Estates to the Quill Treatment Plant Water Tank. The booster pump station would be housed within a pre-fabricated pump house of approximately 780 square feet with an interior emergency generator. This project will increase the reliability of the Carson City water system by providing a higher system capacity. Booster pump stations, and similar facilities, are allowed in the Single Family Residential 21,000 zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.*

RECOMMENDED MOTION: **I move to approve SUP-19-082 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”**

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved site plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. Building materials shall be consistent with the approved plans. All exposed metal surfaces shall be painted in flat, non-glossy paint to complement or match the color of the exterior.
4. The applicant shall provide color samples to the Planning Division for review and approval with the building permit. Building colors shall be neutral/earth tone colors to blend with the surrounding environment and complement the existing homes in the neighborhood.
5. The applicant shall submit exterior light fixture details for the two proposed fixtures with the building permit application. On-site, exterior lighting of the facility shall only be turned on during maintenance visits to the site. Lights must be shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
6. The applicant shall submit a landscape plan for review and approval by the Planning Division with the building permit application. The applicant shall coordinate the final plant material selection for the proposed landscaping around the booster pump station with the Parks, Recreation & Open Space Department and integrate the project's landscaping into the Long Ranch Park's existing drip irrigation system.
7. The backup generator shall be housed inside the facility and shall not be used except in the case of emergency, power outage or monthly maintenance and testing. Once monthly maintenance and testing shall only occur between the hours of 8:00 am and 5:00 pm.
8. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
9. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.060 (Single-family 21,000)

MASTER PLAN DESIGNATION: Open Space

ZONING DISTRICT: Single-family 21,000- PUD

KEY ISSUES: Will the use 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:

NORTH: Single-Family-1 acre / single family residences

EAST: Single-Family 1 acre & Single Family 12,000 / single family residence

WEST: Single-Family 21,000-PUD / single family residences

SOUTH: Single-Family 21,000-PUD & Public Neighborhood- PUD/ single family residences & park

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (0.2% Annual Chance Flood Hazard) & Zone AE

EARTHQUAKE FAULT: Zone II (Moderate)

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE (acres): 9.92 acres

STRUCTURE SIZE: Proposed structure approximately 780 square feet

VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- P-92/93-1- Long Ranch Estates Planned Unit Development.

DISCUSSION:

The Board of Supervisors approved the Long Ranch Estates PUD on November 9, 1992. The map resulted in the creation of 217 residential lots as well as several open space parcels. The subject parcel designated as Open Space 2 on the final map for Phase 4 of Long Ranch Estates, is 9.92 acres in size and was deeded to Carson City in March of 2004. Pursuant to the deed, the Long Ranch open space areas deeded to the City are to be limited to *“the specific uses for open space, pathways, landscaping, parks, drainage and other related public uses...”* While the subject property is primarily utilized for the development's trail system and open space, the City also owns and maintains a well on the property. As part of the East-West Transmission Main Project, the applicant is requesting a Special Use Permit to construct and operate a booster pump station in order to provide adequate pressure to pump domestic water from the end of a 24 inch water transmission main located north of Long Ranch Estates, to the Quill Treatment Plant Water Tank, located on the west side of the City. The booster pump station would be located in the western portion of the subject parcel and housed within a pre-fabricated pump house of approximately 780 square feet with an interior emergency generator. This project will increase the reliability of the Carson City water system by providing a higher system capacity.

The East-West Transmission Main Project is part of a regional water transmission system that conveys water from Douglas County at the south end of Carson City, through the North-South Transmission main, then west to the Quill Water Tank located at the Quill Treatment Plant on the west side of Carson City. The East-West Transmission Main Project, once completed, will allow the City to convey water received from the North-South Transmission Main to all water zones throughout the City. The proposed booster pump station is required to pump water uphill to the Quill Water Tank from the East-West Transmission Main.

Many locations for the booster pump station were considered; however, the proposed location was ultimately selected by the applicant for the following reasons:

1. The suction pressure for the pumps at this elevation of the transmission main is optimal for pump operation. The elevation of the site provides for the required suction pressure for the pumps to operate correctly and pump the required 3500 gallons per minute up to the water tank. Other sites at higher elevation did not have enough suction pressure and would have required the installation of a water tank in addition to the pump station, whereas sites at lower elevations would result in large operational inefficiencies and higher operating costs from having to pump the water further uphill.
2. The proposed site is located at an elevation outside of the flood zone.
3. The site is located on City property and near an existing City well located east of the proposed booster pump site; and
4. Numerous alignments were considered for the water transmission main during the design process and the alignment selected was the most optimal considering operational efficiencies, available property, and construction impacts.

Booster pump stations, and similar facilities, are allowed in the Single Family Residential 21,000 zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.

PUBLIC COMMENTS:

Public notices were mailed to 164 property owners within 600 feet of the subject site on June 7, 2019. As of the writing of this report, staff has received two written comments (attached). Both cite concerns with the height and appearance of the structure, as well as the potential for noise from the facility. 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 June 26, 2019, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Engineering Division

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

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 needed as part of the City's Master Plan for water production and distribution.

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 pump station will have a negligible impact on traffic.

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

The project will increase the City's water production capacity and make the system more reliable.

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.

Fire Department

Project must comply with the currently adopted Carson City Fire Code and northern Nevada fire code amendments.

Parks, Recreation, and Open Space Department

The Parks, Recreation & Open space Department is supportive of the East-West Transmission Main Project in this area of the Long Ranch Park's open space. Public Works staff has been coordinating their project's design efforts, including replacement of non-compliant ADA ramps and deteriorating asphalt paths with the department for the past couple of years.

Special Use Permit Condition:

The applicant will coordinate the final plant material selection for the proposed landscape barrier around the booster pump station with the Parks, Recreation & Open Space Department and integrate the project's landscaping into the Long Ranch Park's existing drip irrigation system.

Building Division- No comments.

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 objectives of the Master Plan elements.*

The project is consistent with the City's Master Plan for water production and distribution. The project is the final phase of the north-south and east-west transmission main projects which conveys water from the Douglas County line at the south of Carson to the Quill water treatment plant on the west side of Carson City. The booster pump station will increase the redundancy of the water system for the surrounding neighborhoods as well as the entire Carson City Water System and provide the necessary pressure to pump the water to the Quill Tank.

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 project will consist of a booster pump station housed within a 780 square foot structure.

The pump station is proposed to be located within an open space parcel in the Long Ranch Estates PUD, approximately 55 feet from the nearest house. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. As designed and conditioned, the project will maintain compatibility with the character and integrity of the neighborhood. The building is a simple design, approximately 12-15 feet in height, and incorporates materials similar to the homes in the area, including a metal roof and Hardiplank siding. Exterior lighting will be limited to two exterior lights that will only be turned on when it is necessary for night work to occur at the facility. Additionally, per the proposed conditions of approval, the applicant will be required to provide the manufacturer's specifications detail pages showing the exterior light fixtures with the building permit application. Exterior lighting must be directed downward, not outward or upward. Existing landscaping will be impacted by the construction of this facility; therefore, the applicant will be required to install additional landscaping for screening. A landscape plan will be required to be provided with the building permit and the applicant will coordinate with the Parks, Recreation, and Open Space Department on the final plant material selection to ensure it will integrate into the project's existing landscaping and irrigation system. There will be very little noticeable noise coming from the facility during normal operations. Public Works staff has measured the decibel levels from similar facilities in the City. During normal operations, the pumps were measured at between 55 and 65 dB when staff was standing between 5 and 15 feet from the facility. As noted, the closest home is approximately 55 feet from the proposed facility which will be housed in a pre-fabricated, insulated building; therefore, noise levels during normal operations are anticipated to be negligible. There will be a backup generator located in the building that will only be used in the case of an emergency or power outage. Additionally, the generator will run during the once monthly maintenance and testing which will occur during daytime hours only. The generator will have a hospital grade muffler to help to dampen the noise levels. Noise levels from the generator (when located in the building with the muffler) will be approximately 70 decibels (dB) at 20 feet away and 60 dB at 100 feet away. For comparison 70 dB is approximately equivalent to a vacuum cleaner and 60 dB is approximately equivalent to conversational speech.

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

The pump station is anticipated to have a negligible impact on vehicular and pedestrian traffic.

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 booster pump station will not overburden existing public services and facilities. The facility will result in an increase in the City's water production capacity and make the water system more reliable. The facility will be required to comply with the currently adopted Carson City Fire Code and northern Nevada fire code amendments.

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.*

As designed and conditioned, the project will meet the specific standards outlined in Title 18.

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

As designed and conditioned, the project will not be detrimental to the public health, safety, convenience and welfare. The building will be designed in accordance with all Carson City Municipal codes which consider building safety. In the case of an equipment failure, the pump

station will be equipped with automated controls and alarms (non-audible) that will stop the operation of the pump station and notify City staff about any failure. The project will result in an increase in water production capacity and make the existing Carson City water system more reliable.

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

As designed and conditioned the project will not result in material damage or prejudice to other property in the vicinity. The building design incorporates materials similar to homes in the area and has limited exterior lighting that will be directed downward. Impacted landscaping will be replaced and additional landscaping will be added for screening purposes. Exterior noise produced from the facility will be negligible. The backup generator will be located in the building and only used during emergencies, power outages, and once monthly during maintenance/testing. Additionally, there is a muffler on the generator to dampen the noise.

Attachments:

Public Comments
Application (SUP-19-082)

Heather Ferris

From: Hope Sullivan
Sent: Thursday, June 13, 2019 9:08 PM
To: Heather Ferris
Subject: Fwd: Proposed booster pump station
Attachments: decibel-chart.webp; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Frank Ellis <fbellisjr@gmail.com>
Date: June 13, 2019 at 8:58:12 PM PDT
To: <hsullivan@carson.org>
Subject: Proposed booster pump station

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

Dear Ms. Sullivan,

If there are any noise pollution or safety concerns associated with the booster pump station, we are strongly opposed to it.

Specific questions:

1. What is the regulated noise limit when running both qualitatively and quantitatively (decibels) for someone walking by the booster pump station?
2. Are there any potential safety issues if something goes wrong, including earthquakes and equipment failure?
3. Is the station just for families in the immediate vicinity? If not, it means that it does not need to be located in a residential area by existing homes.
4. What is the maximum fraction of time allowed for its use to be deemed conditional? (If this is not a small number, then in practice the term conditional is just a way to make the intrusion legal. Furthermore, why would it need to be conditional if noise or safety were not issues?)
5. What are the dimensions of the prefabricated housing (height, width, length)? Note, a tall structure makes it less favorable. Does the building look like a residential building or like it belongs near a factory?

Finally, have similar booster pump stations been built in Carson City in already established residential areas? If so, have nearby residents been contacted to get their feedback?

Comment: fire stations are normally quiet, but occasionally (including the middle of the night) a loud alarm goes off. Families may choose to built a home near one (they know what problems they will have, but choose to accept them probably because of the lower property value), but we don't think it is fair to force one to be built in an already established residential area..

Sincerely,
Frank Ellis (582 Derby Court) and
Nolan and Telitha Walther (734 Derby court--ground zero with respect to proposed station)

P.S. I attached a decibel chart. It's a bit dated--today's good dishwashers are generally less than 60 decibels.

Heather Ferris

From: Planning Department
Sent: Wednesday, June 12, 2019 8:16 AM
To: Heather Ferris
Subject: FW: File No SP-19-082 Proposed booster Pump Station on APN007392-39

Follow Up Flag: Follow up
Flag Status: Completed

From: John Vettel [<mailto:John@ryansdad.com>]
Sent: Tuesday, June 11, 2019 6:37 PM
To: Planning Department
Cc: Mark Lund; Mark Lund
Subject: File No SP-19-082 Proposed booster Pump Station on APN007392-39

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

Hello -

I live at 678 Derby Ct. (parcel 5 on the parcel map in question). My concern is simply the specific location, the shape and height of the structure, actions that will be taken to make sure it does not detract from the neighborhood, noise level, and any other factor that may have a negative impact on those living nearby.

If I can be assured that there will be no negative impact on those near the structure, I would have no objection.

It's a Good Life!



John W. Vettel, LtCol, USAF(Ret)
Carson City, NV



"Political correctness is a doctrine, fostered by a delusional, illogical minority, and promoted by mainstream media, which holds forth the proposition that it is entirely possible to pick up a piece of crap by the clean end."

*** TO PREVENT SPAM ***

REMEMBER

If you forward this, please remove email addresses before you send it on, and use the BCC area when sending to several people at once.

Be Kind to Your Email Friends



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

FILE # SUP - 18 -

APPLICANT CARSON CITY	PHONE # 775-887-2355
MAILING ADDRESS, CITY, STATE, ZIP 3505 BUTTI WAY, CARSON CITY, NV 89701	
EMAIL ADDRESS BELDER@CARSON.ORG	
PROPERTY OWNER CARSON CITY	PHONE # 887-2355
MAILING ADDRESS, CITY, STATE, ZIP 3505 BUTTI WAY, CARSON CITY, NV 89701	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE BRIAN ELDER	PHONE # 775-283-7586
MAILING ADDRESS, CITY STATE, ZIP 3505 BUTTI WAY, CARSON CITY, NV 89701	
EMAIL ADDRESS BELDER@CARSON.ORG	

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound
Original and 3 Copies) including:**

Application Form
Detailed Written Project Description
Site Plan
Building Elevation Drawings and Floor Plans
Special Use Permit Findings
Master Plan Policy Checklist
Applicant's Acknowledgment Statement
Documentation of Taxes Paid-to-Date
Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission
application submittal schedule.

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

Project's Assessor Parcel Number(s): **007-392-39** Street Address
NA

Project's Master Plan Designation
CARSON CITY OPEN SPACE Project's Current Zoning
SF21-P Nearest Major Cross Street(s)
LONGVIEW WAY

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

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

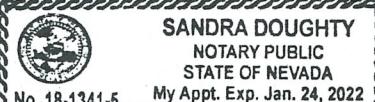
Date

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

STATE OF NEVADA
COUNTY Carson)

On May 14, 2019, Darren Schulz, personally appeared before me, a notary public,
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she
executed the foregoing document.

Notary Public



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.



CARSON CITY NEVADA

Consolidated Municipality and State Capital

PUBLIC WORKS

May 14, 2019

TO: Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

RE: Special Use Permit Project Description – Ormsby Booster Pump Station

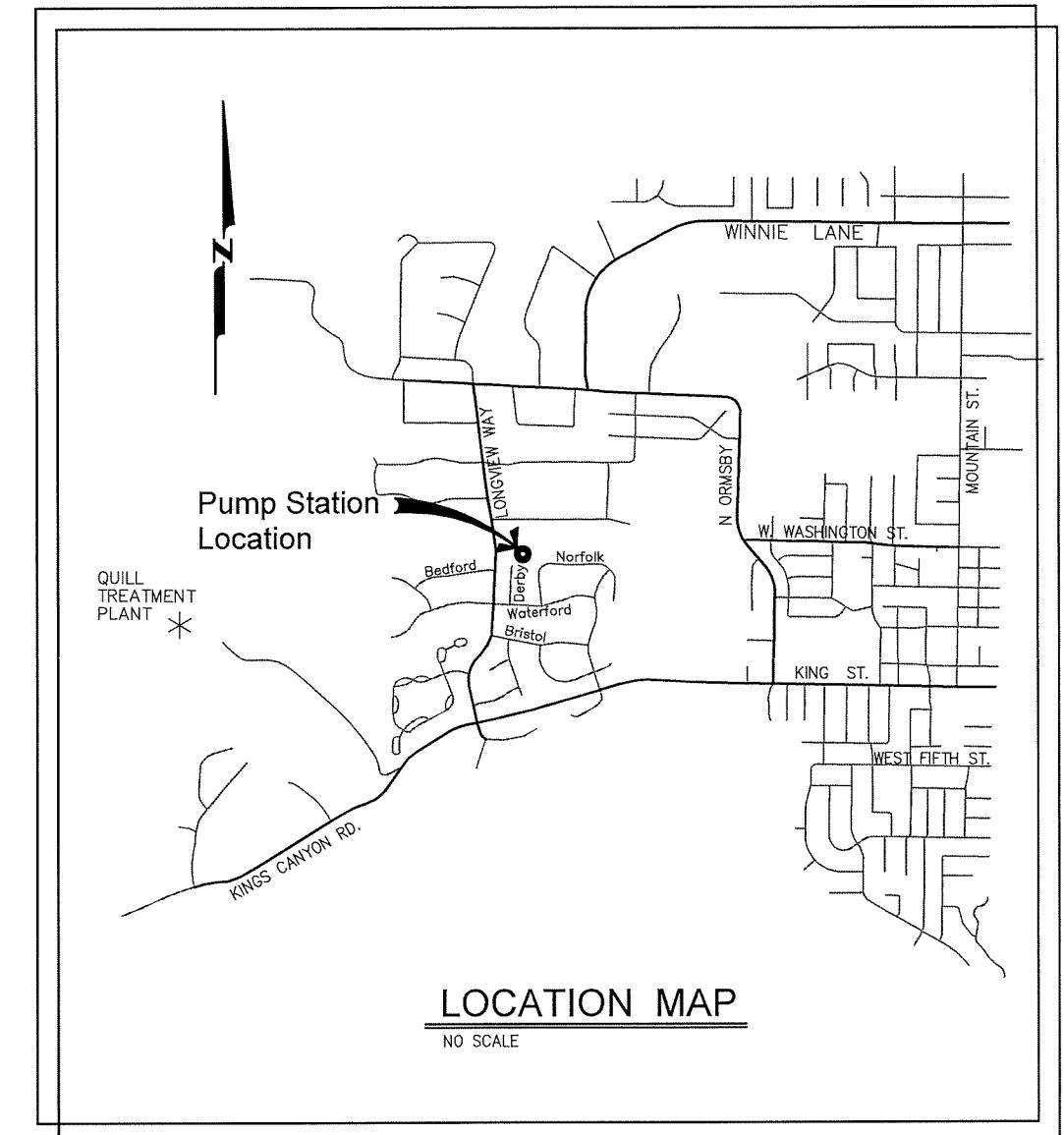
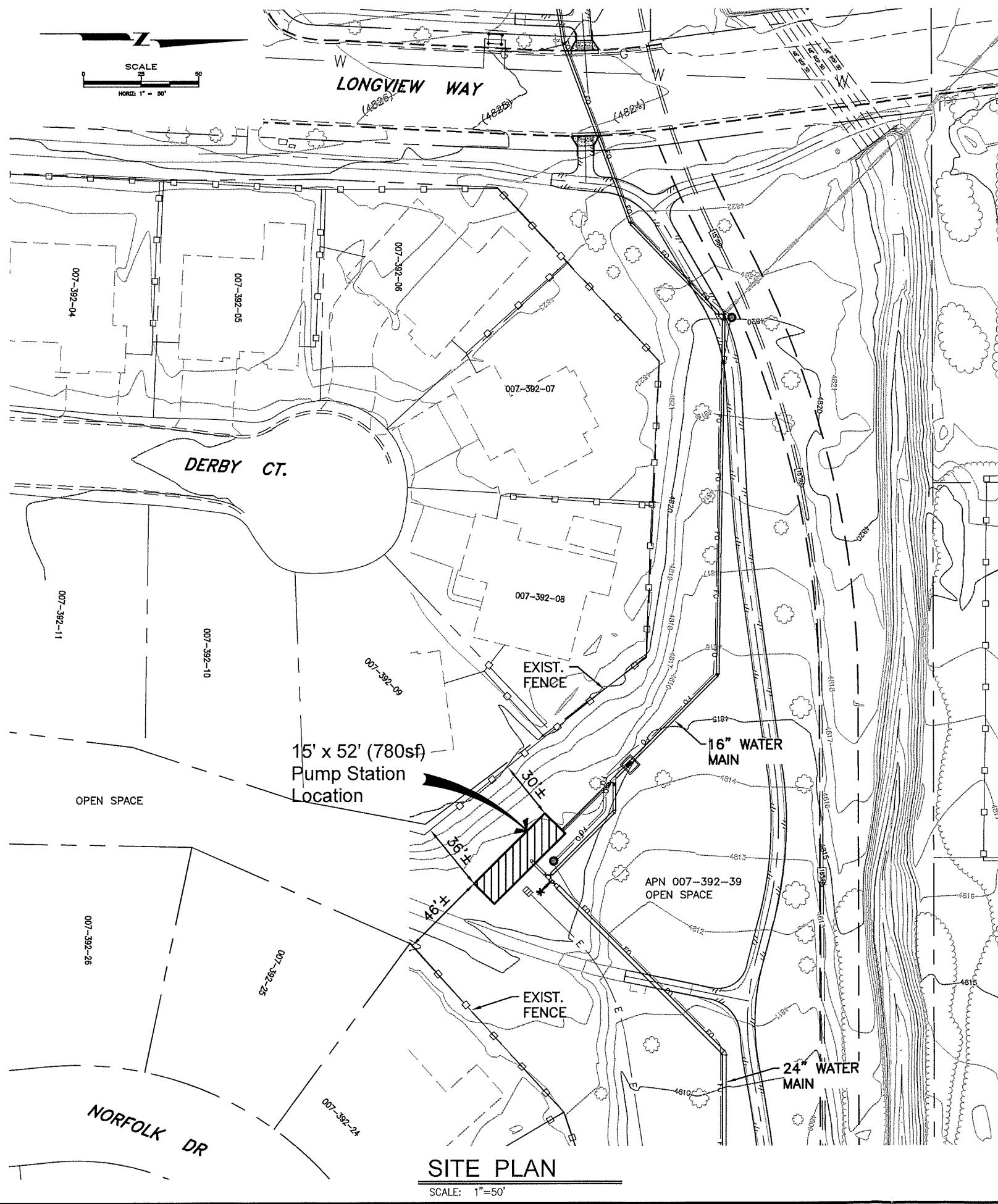
Carson City Public Works is currently in the design phase of the Ormsby Booster Pump Station Project. This project is part of the final phase of the North-South and East-West Water Transmission Main Projects which conveys water from Douglas County to the Quill Water Treatment Plan on the west side of Carson City. The Ormsby Booster Pump Station is necessary in order to provide adequate pressure to pump the water from the end of the 24-inch water transmission main (located north of the Long Ranch Estates), to the Quill Treatment Plant Water Tank.

The booster pump station will be an approximately 780 square foot pre-fabricated pump house, with an emergency generator also interior of the pump station building. The pump station will be capable of pumping 4,500 gallons per minute of water from the transmission main to the Quill Water Tank, which gives the City the capability of distributing that water throughout the entire City water system. The project will increase the redundancy and reliability of the Carson City water system by providing a higher system capacity.

If you have any questions please feel free to call or email me.

Sincerely,

Brian Elder, P.E.
Project Manager
Carson City Public Works Department
775-283-7586
belder@carson.org



OWNER: CARSON CITY
3505 BUTTI WAY
CARSON CITY, NV 89701

APPLICANT: SAME

REQUEST: CONSTRUCTION OF
WATER BOOSTER STATION

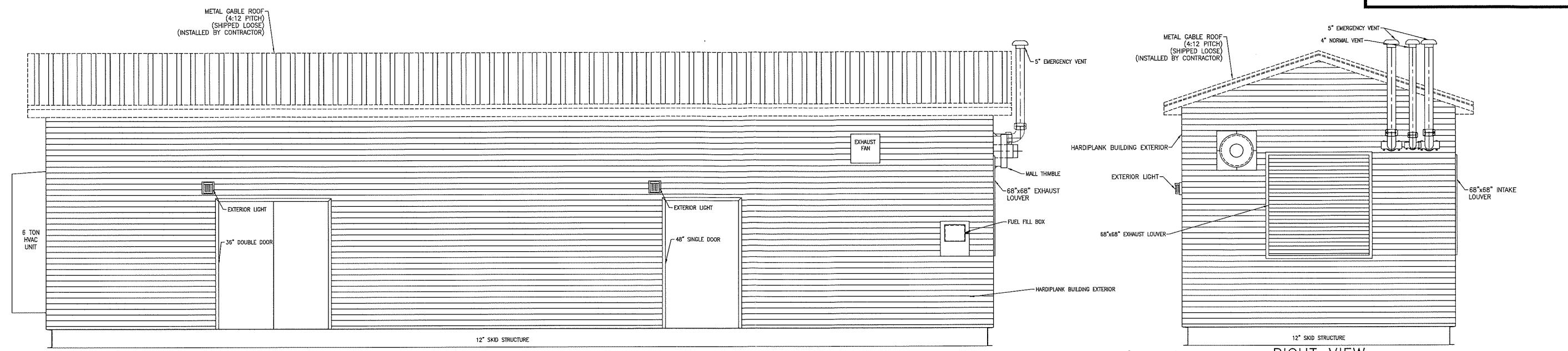
LOCATION: APN 007-392-39

ZONING: SF21-P

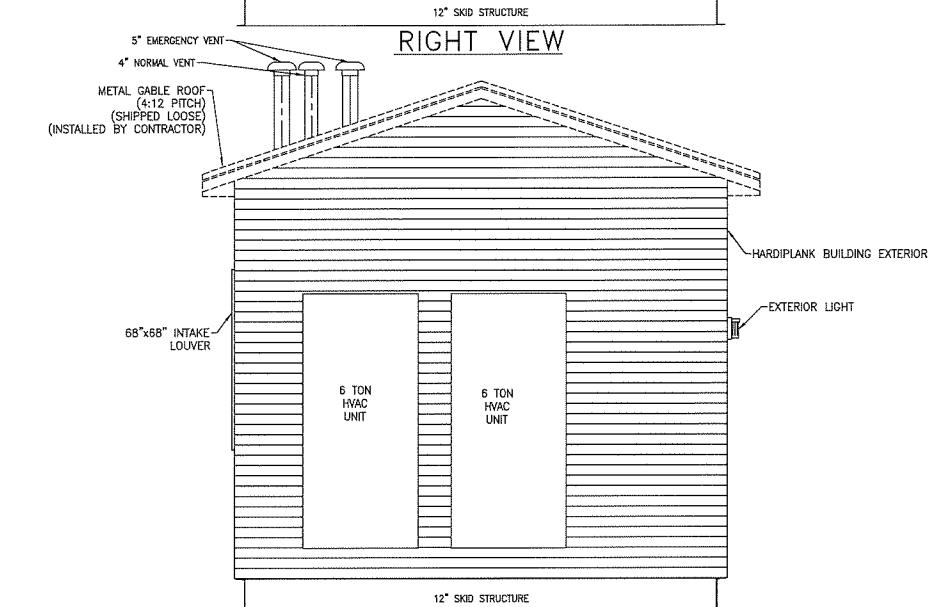
MASTER PLAN LAND
USE DESIGNATION: OPEN SPACE

SITE PLAN
PREPARED BY: CARSON CITY PUBLIC WORKS DEPT.

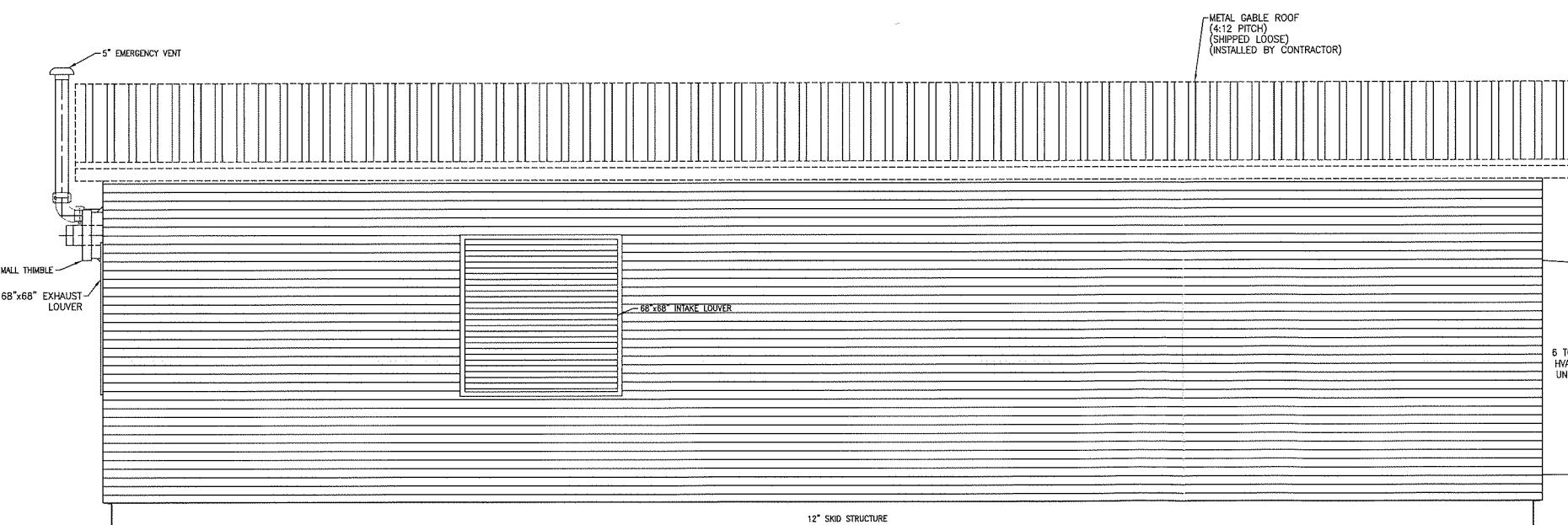
This drawing and all the information contained herein is the property of Engineered Fluid, Inc. and is to be retained in confidence, and, without the written permission of an officer of Engineered Fluid, Inc. is not to be duplicated, sent, or used for any other purpose than to disclose to the recipient a design concept, and this drawing is to be returned to Engineered Fluid, Inc., upon demand.



FRONT VIEW



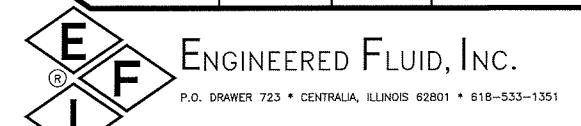
RIGHT VIEW



BACK VIEW

LEFT VIEW

REVISION #	DATE	REVISED BY	DESCRIPTION
DESIGNED BY: LS	MECHANICAL CHECKED BY (C.E.)	ELECTRICAL CHECKED BY:	SCALE: N.T.S.
DRAWN BY: CK			



BOOSTER PUMP STATION

ORMSBY BPS

CARSON CITY, NV

JOB REF NO. 4099

DRWG. NO. P-4099-B-005

This drawing is conceptual and does not reveal certain details and manufacturing processes required to successfully build the equipment. As such, Engineered Fluid, Inc. is not responsible for injury or damages caused by any unauthorized fabrication or assembly using all or any part of this drawing.

BOOSTER PUMP STATION - SITE PHOTOS



LOOKING AT PUMP SITE FROM EAST



LOOKING AT PUMP SITE FROM SOUTHEAST

BOOSTER PUMP STATION - SITE PHOTOS



LARGE TREES IN PROPERTY BEHIND PUMP STATION SITE



PUMP STATION SITE FROM SOUTHEAST

BOOSTER PUMP STATION - SITE PHOTOS



PUMP STATION SITE FROM NORTHWEST SIDE



PUMP STATION SITE LOOKING EAST AT ADJACENT PROPERTIES

BOOSTER PUMP STATION - SITE PHOTOS



PUMP STATION SITE LOOKING EAST AT ADJACENT PROPERTIES



PUMP STATION SITE LOOKING SOUTHWEST

BOOSTER PUMP STATION - SITE PHOTOS



PUMP STATION SITE LOOKING SOUTH

STATEMENT OF FINDINGS

APPLICATION FOR SPECIAL USE PERMIT

ORMSBY BOOSTER PUMP STATION

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

The Ormsby Booster Pump Station Project will be in accordance with the Master Plan Goals 1.1a, 1.1d, 1.4a, 1.4c, 3.3d, 3.3e, 6.1a, 6.1c, 6.2a, 9.3b and 12.1a.

1.1d - Meet the requirement of the Growth Management Ordinance – Municipal Code 18.12.

The Booster Pump Station Project (BPS) will increase redundancy of the water system for the surrounding neighborhoods as well as the entire Carson City Water System. The project is the final phase of the North-South and East-West Transmission Main Projects, which conveys water from the Douglas County line at the south of Carson, to the Quill water treatment plant on the west side of Carson City. The BPS is required to achieve the necessary pressure head to pump the water up to the Quill water tank. Once water reaches the Quill Water Tank, the water can be distributed to the entire Carson City water system. This will give the water system a much higher reliability due to the increased redundancy and increase in supply capacity.

1.4a – Provide pathway connection and easements consistent with the adopted pathway master plan and maintain access to adjacent public lands.

As part of the BPS project, Carson City will be reconstructing existing pathway in the area of construction. Approximately 1,750 feet of asphalt trail will be reconstructed and widened in order to keep pathway connectivity and replace any damaged path with a new asphalt path.

1.4c – Protect existing site features, as appropriate, including mature trees or other character-defining features.

As part of the BPS project there may be 1 or 2 trees that will be removed; however, Carson City plans to plant a landscape barrier of evergreen trees around the building. Although Carson City does not anticipate the pump station noise to be noticeable to adjacent property owners, the landscaping will provide for additional sound barrier and help the structure blend in with the surrounding neighborhood.

3.3d, 3.3e – Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.

The location of the BPS has been identified and approved by the Chief Storm Water Engineer for Carson City. The location will be out of the 100 year flood zone, which is located adjacent to the project site. The project is also located out of geologic hazard areas.

Provide for levels of service (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development.

The BPS project will increase reliability of the water system in the area (See 1.1d above) as well as for the rest of Carson City. In addition to the improvement to the water system, the project also will address damaged pathway by reconstructing approximately 1,750 of asphalt path. The project will also include the replacement of multiple

ADA curb ramps in the area to bring them up to current ADA standards. Also, the East-West Transmission Main Project, which will be constructed as part of the BPS project under a separated contract, will include sidewalk, curb ramps, curb and gutter and roadway construction on Washington Street between Phillips and Ormsby. This will help with pedestrian traffic, roadway traffic and also improve storm drainage on Washington Street.

6.1a – Use durable, long-lasting building materials.

The structure will be built using durable building materials, which require little maintenance. The roof will be metal gable roof, the exterior wall finish is required to be Hardiplank style siding which will need minimal maintenance and has a longer usable life than other building materials. The colors chosen will match as close as possible the color of homes in the surrounding neighborhood in order to make the structure blend in as part of the neighborhood as much as possible.

6.1c – 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.

The exterior siding and colors specified by the City will match as close as possible the aesthetics and colors of existing homes in the adjacent neighborhood.

6.2a – 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.

The BPS station will have a set-back of approximately 20-30 feet off the nearest property line.

Carson City Water Resource Report

The BPS project is also part of the Carson City Water Resource Report plan which included the East-West Water Transmission main project. As part of the Carson City Water Resource Report, the water being conveyed from Douglas County through the transmission main will allow for water to be distributed throughout the entire water system in Carson City, as well as allow for future water blending from wells located near Western Nevada College. In order for these wells to be used as needed, Carson City will be blending the well water with the East-West Transmission Main at the BPS. Blending of the well water with the water from Douglas County is necessary in order to bring the existing well water into compliance with safe drinking water standards.

Question 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 neighborhood 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.

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

North: Single family homes, zoned SF1A.

South: Single family homes, zoned SF21-P.

East and West: Open Space with multi-use pathways.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed project is a booster pump station that will be the final phase of a city wide water transmission main project that will bring water from Douglas county to the Quill Water Tank on the west side of Carson City. This will give the city water system a higher reliability of service and add needed redundancy to the water system for the adjacent neighborhood, as well as the city as a whole. The BPS is being designed to match the existing homes in the area as much as possible. The exterior siding and color of the homes in the area will be matched as close as possible in order to make the BPS blend in with the surrounding neighborhood. As part of the design of the building, Carson City has required the building to be constructed using high quality insulation in order to prevent objectionable noise. The building will have an emergency generator located on the interior of the building and will also be required to have a "Hospital Grade" muffler to further reduce the decibels outside the structure. The emergency generator will only run in the case of a power outage and on a monthly basis when started for periodic testing and maintenance needs. All testing and maintenance will be done during daytime hours. In addition to the building insulation and generator muffler, the city will install trees surrounding the structure to further block any noise. At approximately 20 feet from the building the sound is expected to measure around 70 dB and at 100 feet around 60dB. For comparison, a normal conversation, or an air conditioning unit is approximately 60 dB. There are no foreseen issues such as dust, odors vibration or glare with this project.

While the pump station is under normal conditions the sound is expected to be contained in the building and will not be noticeable from outside the building.

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

The BPS will be located in the Carson City Open Space located between adjacent neighborhoods. The current use, which primarily pedestrian traffic on the multi-use path, will not be affected by the installation of the BPS installation. All areas of construction will be brought back to the current conditions. Any disturbed area will be reseeded and the multi-use path will be reconstructed.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting.

There will be a small light that will be located on the front of the building. This light will be wired to a switch and will only be used when City Crews or others are performing night work at the pump station. The light will be off at all other times.

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

Carson City will design and install landscaping that will serve as both a screen and a sound barrier from the pump station, although the sound levels will be very low during normal operations. The landscape plan will be completed

after the completion of the BPS install and will consist of evergreen type trees that will match existing trees in the area to further help the building to blend in with the surrounding structures.

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

As described in previous explanations above, the City water system will benefit greatly from this project, which is also part of the City Water Resource Report plan. It will add a level of redundancy to the water system in the neighborhoods surrounding the project area, as well as the entire City water system.

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

This project is located in an open space area and will have no impact on vehicular traffic or pedestrian traffic. If anything, it will benefit pedestrian traffic with the installation of pedestrian ADA curb ramps and reconstruction of the multi-use pathway.

Question 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 BPS station will not overburden any public services or facilities. There will be no impact to schools, police, sewer, roads or storm drainage. The project will only increase the water supply in all areas of Carson City, as well as increase the fire protection of surrounding developments as well as undeveloped land near the project site and along the water main project site by increasing the water capacity to the system.

Question 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.

The proposed new BPS project located in Carson City Open Space Property will be in conformance with the requirements of Carson City Municipal Code and all related standards. The pump station will provide better water system reliability for the citizens of Carson City. Although the land use differs from the surrounding areas, it will benefit all who live adjacent to the project site.

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

This project will not be detrimental to the public health, safety, convenience and welfare. The project will have a positive impact on all of the above by increasing the Carson City water supply, increasing the fire protection abilities near undeveloped land and at the same time adhering to Carson City Water Resource Report plan.

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

As explained in the above responses, Carson City has taken into consideration many different possible scenarios and has come up with mitigation measures to eliminate any detrimental effects to adjacent properties. The project will be a great asset to the City and benefit Carson City as a whole. The project will not result in prejudice or infringe on the property rights of any surrounding properties.

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)?

ACKNOWLEDGMENT OF APPLICANT

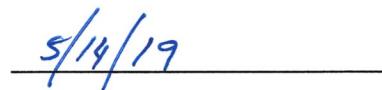
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



Print Name



Date