

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 29, 2021

FILE NO: LU-2021-0307

AGENDA ITEM: 13.D

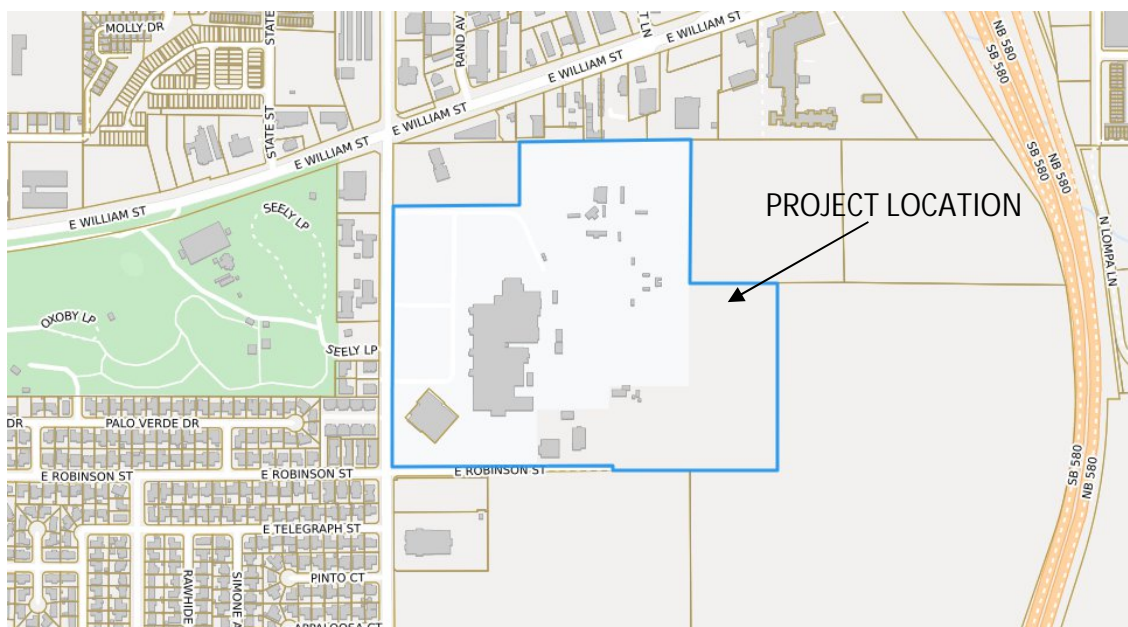
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to amend special use permit LU-2020-0009 to expand an existing greenhouse project to include worm composting of food waste and nursery crop operations at Carson High School on property zoned Public ("P"), located at 1111 North Saliman Road, APN 010041-64. (Heather Ferris, hferris@carson.org)

Summary: On March 31, 2010, the Planning Commission approved special use permit SUP-10-014 to allow for the construction of a greenhouse at Carson High School. On April 29, 2020 the Planning Commission approved an amendment to special use permit LU-2020-0009 to expand the greenhouse project and allow for the construction of an outdoor classroom and office. The applicant is now proposing to expand onto an adjacent 1.75 acres on the Carson High School campus to include worm composting of food waste and a nursery crop operation. Plans include not only using the compost on-site but also, eventually, selling the compost and nursey crop to fund the operations. A school is a conditional use which requires a special use permit in a Public zoning district under section 18.04.170 of the Carson City Municipal Code ("CCMC"). The proposed worm composting and nursery crop operations were not included in the original special use permit for the greenhouse project, therefore, an amendment to the special use permit is required. The Planning Commission is authorized to approve an amendment to the special use permit.

PROPOSED MOTION: "I move to approve LU-2021-0307, an amendment to a Special Use Permit, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

Note: The base language in these conditions is the language from the conditions of approval approved on April 29, 2020 with LU-2020-0009 (an amendment to SUP-10-014). Language proposed to be added appears in bold with an underline. Language proposed to be deleted appears with a strikethrough.

Standard Conditions of Approval per CCMC 18.02.105 (1):

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

The following shall be submitted or included as part of a building permit application:

5. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
6. Details of any proposed exterior light standards must be submitted with the building permit. All exterior lighting must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.
7. Any domestic water laterals that do not have reduced pressure principal assembly backflow preventers must have them installed with this project.
8. The applicant shall obtain and maintain all applicable local and state permits/licenses to operate a compost facility.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.170 (Public Zoning District); 18.04.195 (Non-Residential Districts Intensity and Dimensional Standards).

MASTER PLAN DESIGNATION: Public/Quasi-public

PRESENT ZONING: Public

KEY ISSUES: Will the proposed worm composting and nursery operation have an adverse impact on the surrounding area?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial/ retail uses
EAST: General Commercial SPA/ vacant
SOUTH: Single Family 1 Acre and Single Family 6,000 SPA/ vacant
WEST: General Commercial, Public Regional, Multifamily Apartments, and Residential Office/ retail uses, park, apartments.

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X-shaded
2. EARTHQUAKE FAULT: Beyond 500 feet
3. SLOPE/DRAINAGE: Flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 64.42 acres
2. PROPOSED STRUCTURE HEIGHT: 12 +/- feet
3. REQUIRED SETBACKS: Established with approval of the Special Use Permit
4. VARIANCES REQUESTED: None

DISCUSSION:

The subject property is zoned Public and is the site of Carson High School. A Special Use Permit is required prior to commencing uses within the Public zoning district. All development standards relative to the development of the use are to be established in the Special Use Permit.

On March 31, 2010 the Planning Commission approved a Special Use Permit for a Greenhouse Project at the existing high school. The greenhouse facility includes a 2,160 square foot greenhouse, restrooms, trash enclosure, and 3,050 square feet of garden. On April 29, 2020, the Planning Commission approved an expansion of the facility to include an outdoor classroom and an office. The facility is used for vocational education in horticulture as part of the high school's Career and Technical Education Program.

The applicant is proposing to expand the facility to an adjacent 1.75 acres of the Carson High School property to include a worm composting and nursery crop operation. The operation will include approximately 11,500 square feet of compost windrows; approximately 11,500 square feet of nursery production area with shade structures similar to hoop houses; a maximum 5,000-gallon, 12.5 foot tall, water tank; raw material storage, including a storage shed, a maximum of 200 square feet in size; a finished product storage area; and a 160 square foot worm compost (vermicompost) area. The proposed amendment will help to expand the Carson High School curriculum. Additionally, the applicant anticipates being able to sell the nursery crops and the compost to help to fund the continued operation of the Greenhouse Project.

The Public zoning district (CCMC 18.04.170) requires approval of a Special Use Permit prior to commencing any use. The original Special Use Permit for the greenhouse project (SUP-

10-014) and the amendment (LU-2020-0009) did not include the proposed worm composting and nursery production operations; therefore, the applicant has requested an amendment to the original special use permit.

PUBLIC COMMENTS: Public notices were mailed to 145 property owners within 900 feet of the subject site on September 14, 2021. As of the date of writing of this report staff has received one public comment in support of the application. 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 September 29, 2021 depending on the date of submission of the comments to the Planning Department.

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 provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - An onsite review of the water system including water meters and backflow devices will be required. Please contact the water supervisor at 775-283-7081.
 - Any connections to the City water system must have a water meter and a backflow prevention device installed consistent with sections 15.3.1(d) and CCDS 15.4 of the Carson City Development Standards ("CCDS").
 - Any new backflow preventers must be above ground in a hot box and must be located as close to the property line as possible.
 - No new connections are allowed to the 24-inch transmission main. This project should be served with water from the existing School water system, or from the 8-inch water main in Robinson St. for this project.

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:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest intersection is E Robinson St and N Saliman Rd. E Robinson St is a local street while N Saliman Rd is a minor arterial street.

Parking and internal circulation: There is on-site parking that will not be affected.

Adjacent Streets On-Street Parking: There is no on-street parking allowed on E Robinson Street.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer:

- The existing sewer main is 18-inch reinforced concrete pipe going diagonally through the proposed site. The 20-inch PVC pipe ends at a manhole on the southwest corner of the proposed site. This main is approximately 35% full (d/D).

Water:

- The existing water main is 8" PVC on the south side of the property. There is a 24- inch transmission main on the south side of the property as well.

Storm Drain:

- The existing storm drainage is a basin and a 24-inch RCP feeding into the basin to the south of the proposed site.

Public Lands:

- Multiple easements granted for public utilities, drainage, electric, communication, water, sewer, and access are noted on Parcel Map 2629 recorded on January 24, 2007.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety.

Earthquake faults:

- The closest fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones:

- The FEMA flood zone for the proposed site is Zone X (shaded) and Zone AO (depth 1ft) in the northwest corner of the proposed site.

Site slope:

- The site's slope is minimal.

Soils and Groundwater:

- The existing soil is a silty clay loam with the depth to water table being about 0 to 18-inches.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.

2. Gates added to the west side of the project site must have a 20-foot clear width when open.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 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.**

The primary uses in the Public/Quasi Public master plan designation primarily includes schools, government offices, community centers, and other similar facilities. The proposed expansion of the operations to include worm composting and nursery production will enhance the existing greenhouse project which is part of Carson High School's Career and Technical Education Program; therefore, the proposed amendment to the special use permit is consistent with the master plan.

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

The school is existing with surrounding uses including apartments, a park, retail uses, and vacant parcels. The project will expand the greenhouse project to an adjacent 1.75 acres within the boundaries of the Carson High School parcel. The project will be limited to worm composting and storage of the compost as well as a nursery crop operation and ancillary storage. The applicant is required to obtain a permit to operate a compost facility from the State Department of Environmental Protection. The permit will require temperature monitoring, odor control, and fire prevention and control. Temperatures will be monitored with long-stemmed thermometers and moisture content will be measured on a twice weekly basis. Odors will be controlled with a combination of proper mixing of feedstocks and pre-composting when necessary. Additionally, the composting will be managed with the application of bacteria and micro-organisms to aid in the decomposition process and arrest odors. A berm with hedgerow will also be installed along three sides of the facility to assist in further mitigating odors. The project, with the incorporation of the measures described above, is not anticipated to be detrimental to the use, peaceful enjoyment, economic value, or development of the surrounding properties or the general neighborhood. The project is required to be developed consistent with the CCDS as well as all state regulations.

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

The proposed project is a small expansion of the existing greenhouse facility. Due to the project's limited scope, there will be negligible effect on vehicular or 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 development of a worm composting and nursery crop operation on an additional 1.75-acre area in association with the school's greenhouse project will have little to no impact on

existing public water or sewer services. The applicant is required to contact the City's Water Supervisor for an onsite review of the water system prior to commencing use. This review will determine whether or not additional water meters or backflow devices will be required. The project is required to meet the CCDS related to storm drain runoff. The Fire Department currently serves this site. The development must be consistent with the requirements of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City. Additionally, the gates proposed to be installed on the west side of the project site will be required to be a minimum of 20-foot clear width in order to provide access for the Fire Department.

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.

Public uses such as schools, are a primary purpose of the Public zoning district. A school is a conditional use in the Public zoning district. As conditioned, the project will meet the definition and specific standards set forth in this title.

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

The project will expand the greenhouse project to an adjacent 1.75 acres within the boundaries of the Carson High School parcel. The project will be limited to worm composting and storage of the compost as well as a nursery crop operation and ancillary storage. The applicant is required to obtain a permit to operate a compost facility from the State Department of Environmental Protection. The permit will require temperature monitoring, odor control, and fire prevention and control. Temperatures will be monitored with long-stemmed thermometers and moisture content will be measured on a twice weekly basis. Odors will be controlled with a combination of proper mixing of feedstocks and pre-composting when necessary. Additionally, the composting will be managed with the application of bacteria and micro-organisms to aid in the decomposition process and arrest odors. A berm with hedgerow will also be installed along three sides of the facility to assist in further mitigating odors. The project, with the incorporation of the measures described above, will not be detrimental to the public health, safety, convenience and welfare. The project will be developed consistent with the CCDS as well as all applicable state standards for composting operations.

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

This is an amendment to an existing Special Use Permit for the Carson High School greenhouse facility. The project includes expanding the existing greenhouse project to an adjacent 1.75 acres of the Carson High School property to include a worm composting and nursery crop operation. The operation will include approximately 11,500 square feet of compost windrows; approximately 11,500 square feet of nursery production area with shade structures similar to hoop houses; a maximum 5,000-gallon, 12.5 foot tall, water tank; raw material storage, including a storage shed, a maximum of 200 square feet in size; a finished product storage area; and a 160 square foot worm compost (vermicompost) area. The applicant is required to obtain a permit to operate a compost facility from the State Department of Environmental Protection. The permit will require temperature monitoring, odor control, and fire prevention and control. Temperatures will be monitored with long-stemmed thermometers and moisture content will be measured on a twice weekly basis. Odors will be

controlled with a combination of proper mixing of feedstocks and pre-composting when necessary. Additionally, the composting will be managed with the application of bacteria and micro-organisms to aid in the decomposition process and arrest odors. A berm with hedgerow will also be installed along three sides of the facility to assist in further mitigating odors. The project, with the incorporation of the measures described above will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Public comment dated 9-17-21

Application (LU-2021-0307) & additional info. 9-14-21

From: [Kimberly Tiktinsky-Klatt](#)
To: [Planning Department](#)
Subject: special use permit LU-2021-0307
Date: Friday, September 17, 2021 3:02:23 PM

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

Hello--

I think it is a great idea for Carson High School to expand the Greenhouse area to include worm composting of food waste and a nursery crop operation.

I fully support this extension for the high school. I worked at an elementary school in the district and saw firsthand how much food is thrown away every day. Composting wasted food is a great solution!

Thank you,

Kimberly Klatt
mother of a high school sophomore

From: [Heather Ferris](#)
To: [Mark Korinek \(mkorinek@carson.k12.nv.us\)](mailto:mkorinek@carson.k12.nv.us)
Cc: jon@carsoncitygreenhouse.org
Subject: LU-2021-0307 (Vermicomposting)
Date: Tuesday, August 24, 2021 9:58:00 AM
Attachments: [image001.png](#)

Staff has reviewed the subject application and has determined it to be complete pending the following:

1. Payment of the application and noticing fee totaling \$1,931.75 (INV-00016828); and
2. Receipt of 15 hard copies of the application packet.

In order to stay on schedule for the September 29, 2021 Planning Commission meeting you will need to provide the copies and make payment no later than 3 pm on Monday, August 30, 2021.

Please contact me with questions.

Heather

Heather Ferris
Planning Manager
108 E. Proctor Street
Carson City, NV 89701
775-283-7080



Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: 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 <input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering) <input type="checkbox"/> CD or USB DRIVE with complete application in PDF Application Received and Reviewed By: _____ Submittal Deadline: 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.	
FILE # APPLICANT PHONE # The Greenhouse Project, Mark Korinek MAILING ADDRESS, CITY, STATE, ZIP P.O. Box 2024, Carson City, NV 89702 EMAIL ADDRESS mkorinek@carson.k12.nv.us PROPERTY OWNER PHONE # Carson City School District, Mark Korinek MAILING ADDRESS, CITY, STATE, ZIP 1402 W. King Street Carson City, NV 89703 EMAIL ADDRESS jon@carsoncitygreenhouse.org APPLICANT AGENT/REPRESENTATIVE PHONE # Mark Korinek, Director of Operations 775-283-2181 MAILING ADDRESS, CITY STATE, ZIP Same as District EMAIL ADDRESS mkorinek@carson.k12.nv.us			
Project's Assessor Parcel Number(s): 010-041-64		Street Address 1111 N. Saliman Road, Carson City, NV 89701	
Project's Master Plan Designation School		Project's Current Zoning Public	
		Nearest Major Cross Street(s) Saliman & Robinson	
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. The Greenhouse Project requests to operate a Vermicomposting operation, small nursery production area for career & technical education teaching purposes on approximately 1.5 acres of CCSD property on the Carson HS campus. This would be in association with the existing Greenhouse.			
PROPERTY OWNER'S AFFIDAVIT I, <u>Mark Korinek</u> , 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. <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <u>[Signature]</u> Signature </div> <div style="width: 30%;"> <u>1402 W. King St.</u> Address </div> <div style="width: 30%;"> <u>8-19-2021</u> Date </div> </div>			
Use additional page(s) if necessary for additional owners.			
STATE OF NEVADA) COUNTY <u>Carson City</u>) On <u>August 19, 2021</u> , <u>Mark Korinek</u> , 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. <u>Linda McKenzie</u> Notary Public			
NOTE: If your project is located within the Historic District or airport area, it may need to be reviewed by the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you determine this.			
<div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-left: 20px;"> LINDA MCKENZIE NOTARY PUBLIC STATE OF NEVADA No. 02-76598-3 My Appt. Exp. Aug. 1, 2022 </div> </div>			

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.

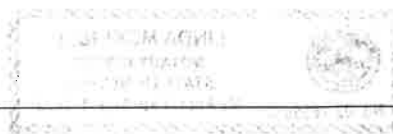
ACKNOWLEDGMENT OF APPLICANT

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

MARK KORINEK
Print Name

8/19/21
Date



CARSON HIGH SCHOOL THE GREENHOUSE PROJECT EXPANDED TEACHING FARM

SPECIAL USE PERMIT

AUGUST 2021



Prepared For:



1402 West King Street Carson City, NV 89703

Prepared By:



241 Ridge Street, Suite 400 Reno, NV 89501

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APPENDICES

- SUP Application Form (includes Applicant's Acknowledgement)
- NDEP Composting Permit Application (Draft)
- Operations Letter of Support
- CTE Letter of Support
- TGP Alignment with Strategic Plan
- CTE Agriculture and Natural Resources Curriculum Standards Alignment
- Hoop House Shade Structure Examples
- E-mail Correspondence with Adjacent Property Owners
- NDEP Composting Permit Application (Draft)
- Documentation of Taxes Paid-to-Date
- Master Plan Policy Checklist
- MPR Review Comments



The Greenhouse Project Proposal for Expanded Teaching Farm

Background. The Greenhouse Project (TGP), a Carson City nonprofit, was founded in 2009 to feed the food insecure. In this same year, TGP secured a letter of intent from the Carson City School Board for the lease of one-acre on the Carson High School campus. In 2010, after establishing our nonprofit Nevada corporation and nonprofit 501(c)(3) status, TGP constructed a 2,100 sq. ft. commercial greenhouse, 70 raised garden beds, a hoop house, and a small orchard to establish gardens and trails. The following year, in 2011, the Agricultural Sciences department at Carson High School was reestablished due to TGP's influence as a teaching site, resulting in a full time CHS teaching position. A Future Farmers of America chapter was also established. The number of CHS students enrolled in agricultural-related curriculum has grown from less than 20 in 2011 to **200** in the 2020-21 school year, and there are now two full-time teachers. TGP also constructed a 400 sq. ft. outdoor classroom in 2020 to accommodate the larger classes.

Today we have developed as a resource to teach Carson City's youth and citizens the importance of sustainable living, how to grow their own foods and to be healthy, increase their knowledge of nutrition, and love the outdoors. In support of its stated mission, TGP provides fresh nutritious food, free of charge to community food banks and encourages families, children, schools and the community to reconnect with the outdoors. Over 95% of produce grown at TGP goes to local food banks that include Friends in Service Helping (FISH), Salvation Army, Ron Wood Family Resource Center, Meals on Wheels, and Circles Initiative on a rotating monthly basis.

A major lesson learned by TGP during the past year of global pandemic is that our summer concert fundraiser is not a reliable and consistent source of funding going forward. We therefore have researched various methods of creating our own consistent and reliable source of sustainable funding to keep TGP viable, and allow us to continue teaching students and helping to feed the food insecure of our community.

Proposal. There is an approximate 1.75 acre plot of land adjacent to the east side of CHS and directly north of the solar panels that is currently unused. TGP proposes to develop the land so that, together with our current site, it would create a more comprehensive "teaching farm." This would benefit both CHS's Agriculture Science students with expanded learning opportunities and TGP with additional sources of reliable revenue to fund our operations.

The development of the site would begin with two phases. The first phase would consist of worm composting, or "vermiculture." This composting operation would allow for recycling of certain food waste initially from CHS, and eventually other schools within the CCSD, and possibly even downtown restaurants participating in a local GreenUP food waste recycling program. We anticipate initially being able to recycle 5 gallons per day of food waste from CHS. The

6/7/2021

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vermiculture operation is defined in greater detail in the attached Draft NDEP Composting Permit.

The benefits of the vermiculture composting operation would also allow for expanded hands-on learning opportunities for the CHS students, and would further benefit TGP by being able to sell the worm compost and use the proceeds to fund our non-profit operations and mission.

The second phase of development would consist of a nursery crop operation. Native plants, shrubs, and trees will be carefully cultivated and nurtured and then sold either wholesale or retail, which in turn benefits TGP by returning the proceeds to fund our non-profit operations and mission. The expanded crop cultivation and nurturing will also be a key component in the expanded CHS curriculum.

The expanded education offerings are more clearly detailed in the attached CTE Letter of Support, TGP Alignment with Strategic Plan, and CTE Agriculture and Natural Resources Curriculum Standards Alignment. Moreover, the growth of the CHS Agriculture Sciences program over the past 10 years, as well as expanded offerings in Empire Elementary's STEM program and Eagle Valley Middle School's new CTE program indicate strong continued interest and growth in agricultural-related curriculum.

Budget. TGP anticipates a budget for the Phase 1 Vermiculture Program of approximately \$40,000 and a budget for the Phase 2 Nursery Crop Program of approximately \$99,200. We started raising funds for this anticipated expansion in early 2021 and to date we have raised nearly \$50,000 which will get Phase 1 up and running during the 2021-22 school year. The detailed budget is attached as an addendum.

Addendums to Proposal:

- Operation Services Letter of Support
- CTE Letter of Support
- TGP Alignment with Strategic Plan
- CTE Agriculture and Natural Resources Curriculum Standards Alignment
- Nevada Division of Environmental Protection Composting Permit Application (Draft)
- Proposed Site Plan
- TGP Proposed Budget

6/7/2021

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PROJECT LOCATION

Carson High School is located at the southeast corner of E. William Street and N. Saliman Road; APN 010-041-64. The proposed teaching farm is located within the school's campus, east of the softball fields and north of the existing solar fields.

Figure 1: School Location



[illegible]

Figure 3: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North:	<ul style="list-style-type: none"> General Commercial (GC) General Commercial – SPA (GC-SPA) 	<ul style="list-style-type: none"> Community/Regional Commercial Mixed-Use Commercial 	<ul style="list-style-type: none"> Church Retail/Strip Mall Restaurant Automotive Repair
East:	<ul style="list-style-type: none"> General Commercial – SPA (GC-SPA) 	<ul style="list-style-type: none"> Mixed-Use Commercial Open Space 	<ul style="list-style-type: none"> Undeveloped
South:	<ul style="list-style-type: none"> Single Family 6,000-SPA (SF6-SPA) Single Family 1 Acre (SF1A) 	<ul style="list-style-type: none"> Open Space Medium Density Residential Mixed-use Residential 	<ul style="list-style-type: none"> Undeveloped Church
West:	<ul style="list-style-type: none"> Multi-Family Apartment (MFA) Residential Office (RO) Public Regional (PR) 	<ul style="list-style-type: none"> High Density Residential Parks and Recreation 	<ul style="list-style-type: none"> Multi-Family Residential Mills Park

MASTER PLAN AND ZONING DESIGNATIONS

The project site has a Master Plan designation of Public/Quasi Public and a zoning designation of Public (P). A school is a conditional use which requires a Special Use Permit in the Public zoning designation (Carson City Municipal Code Section 18.04.170). Carson High School has an existing SUP for the Greenhouse Project (SUP-10-014), which was unanimously approved by Planning Commission on March 31, 2010. This request is for a modification to the existing SUP.



Figure 4: Master Plan Designation

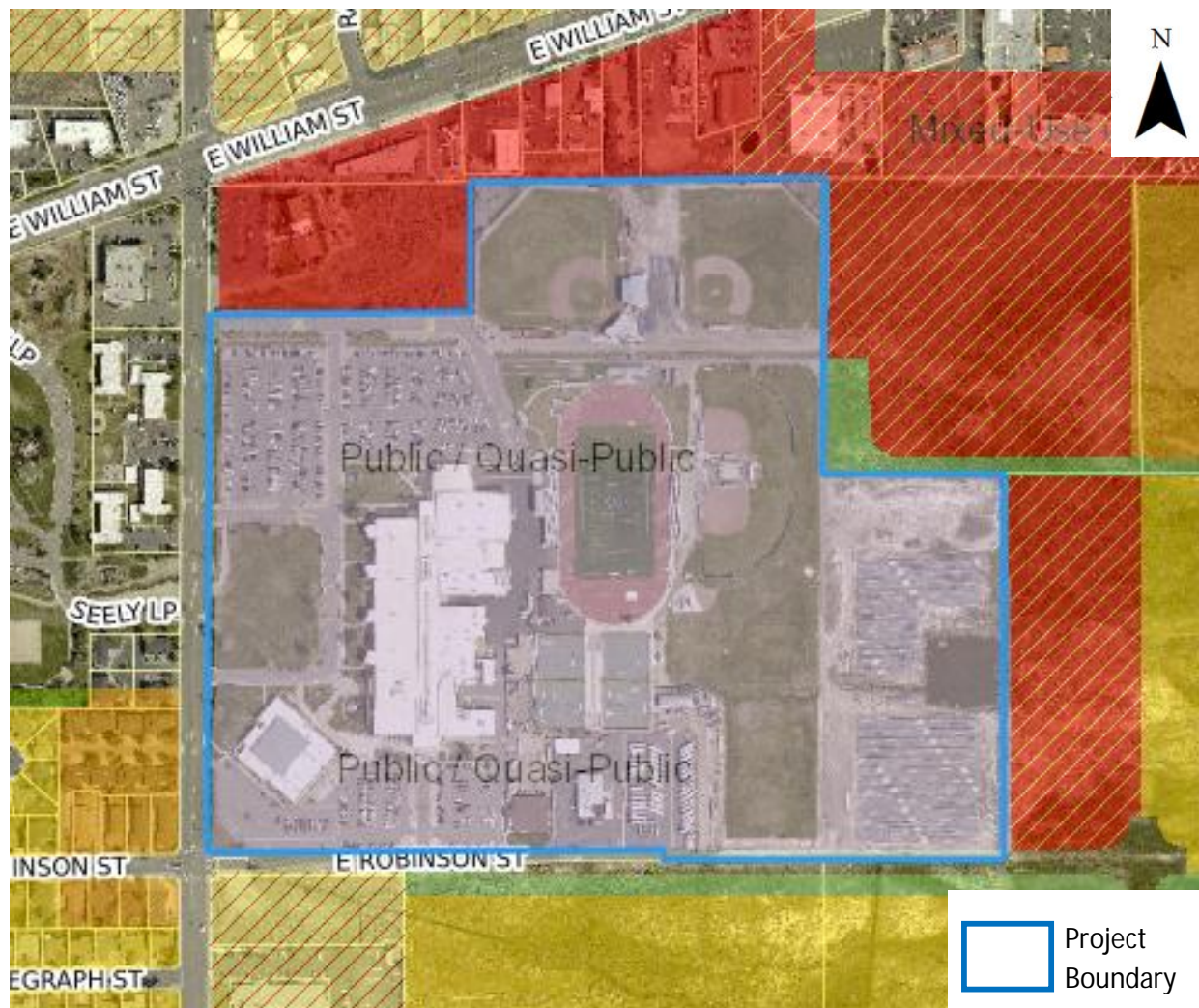
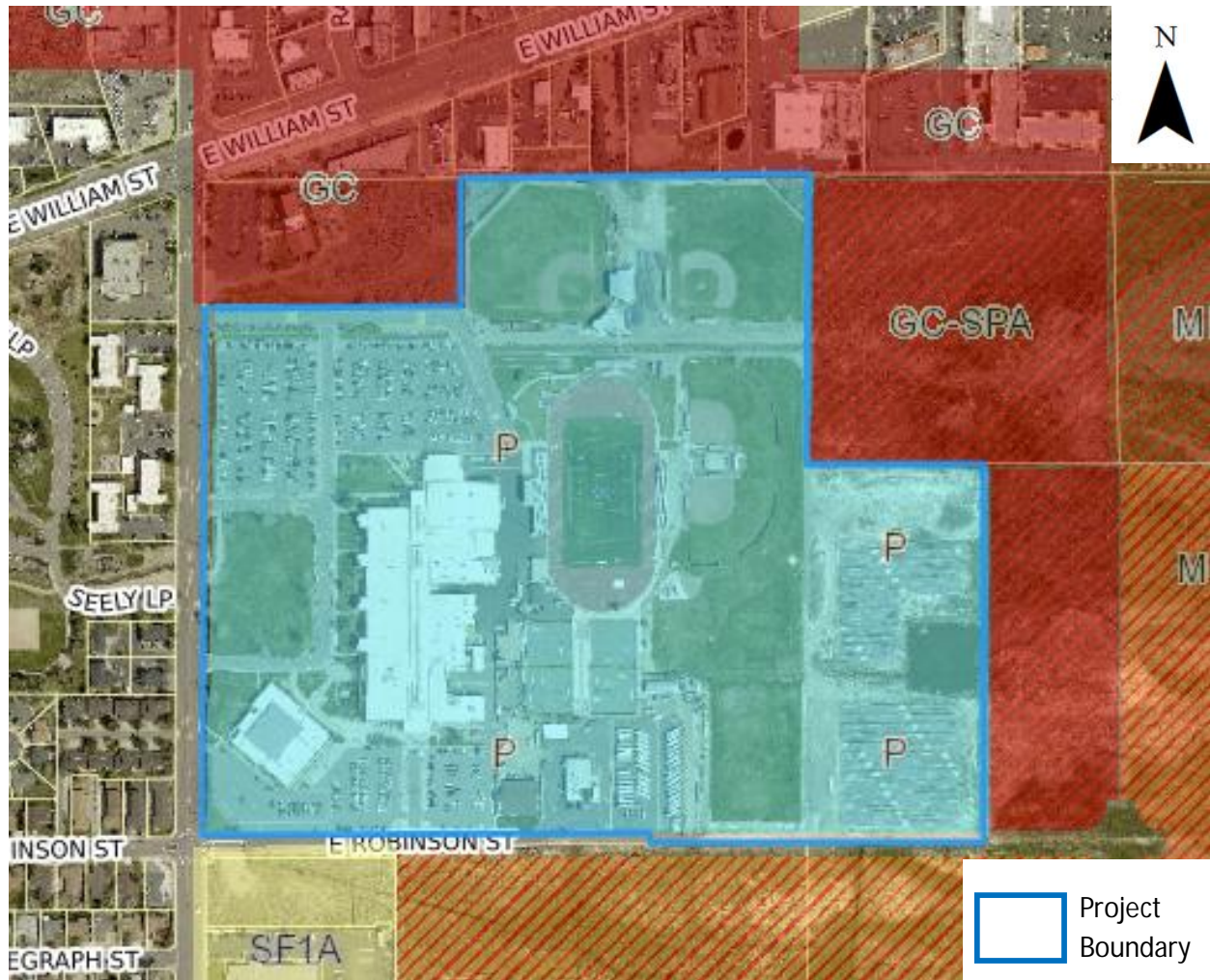


Figure 5: Zoning Designation



APPLICATION REQUEST

The enclosed application is for:

1. SPECIAL USE PERMIT for a teaching farm at Carson High School. A school is a conditional use in the Public (P) zoning designation (CCMC Section 18.04.170(3)).



PROJECT IMPACTS

The project request is for a modification to the Carson High School Greenhouse Project Special Use Permit (SUP-10-014), which was unanimously approved by Planning Commission on March 31, 2010. This modification to the SUP allows for a +/- 1.75 acre plot of land in the eastern portion of the Carson High School site to be utilized for an expanded teaching farm.

The expanded teaching farm will consist of a worm composting/vermiculture area and a nursery production area that will be shaded with hoop structures. See site plan and examples of structures in appendix.

Existing Conditions

Carson High School is 306,479 sq. ft. (as of 2011) and was constructed after a bond was passed in 1970 allowing the Carson City School District to purchase the property. There are currently +/- 2,257 students attending Carson High School in grades 9 through 12, along with 151 teachers, administrators and support staff members. The Greenhouse Project supports approximately 200 students enrolled in agricultural related curriculum.

Parking

The proposed project will not generate any additional faculty members or students and will not have an additional impact on parking. Staff and visitor parking is provided in three parking areas located along the west side of the school site along N. Saliman Road, and to the south along E. Robinson Street. The three parking lots include +/- 793 off-street spaces. There are 6 additional off-street parking spaces adjacent to the existing greenhouse. and a drop off/pick up area also at the front of the school. Sales from the vermicomposting will be conducted through our Shopify store at the CCGreenhouseProject.myshopify.com and customers will schedule a pickup time at the existing greenhouse site utilizing the existing parking spaces. Additional sales will take place during our annual plant sale in the spring, exclusively at the existing greenhouse site.

Landscaping

The additions do not propose additional landscaping and will not have an impact on existing landscaping. Public uses are required to comply with Division 3, Landscaping, of the Carson City Municipal Code. The existing Greenhouse Project includes a large amount of outdoor garden plots as part of its operation.

Utilities

Water- The proposed project will utilize a connection to the existing high school irrigation system at the northwest corner of the site. At full buildout and utilization, the estimated water usage will be approximately 900 gallons per day or approximately one acre foot annually.



Sewer- The project will not connect to the sewer system or generate any increase in sewer flows.

Drainage- The site drainage will be directed to a catchment area at the eastern portion of the site that will meet low impact development (LID) design requirements based on Carson City's drainage manual.

The site is located in a zone X (shaded) FEMA flood zone with a portion of the northwest corner of the site located in FEMA AO zone. The project will meet FEMA and Carson City floodplain requirements.

Composting

The Nevada Department of Environmental Protection requires temperature monitoring, odor control processes, as well as other processes to assure the impacts of the system to the public are controlled. Reference the NDEP application in the appendix for explanation of the processes.

FINDINGS

In accordance with Carson City Municipal Code Section 18.02.080, this project has been designed to consider the following:

Findings from a preponderance of evidence must indicate that the proposed use:

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

The addition of a teaching farm at Carson High School is consistent with the objectives of the Carson City Master Plan elements because it improves an existing public facility. The Master Plan Policy Checklist is included in this application package with additional information.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of 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 school use is existing in this location. The surrounding neighborhood is comprised of Multi-Family Residential, Residential Office uses, churches, Mills Park, General Commercial uses and undeveloped Single-Family Residential parcels. The project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood.

Any outdoor lighting installed on the exterior of the building will be shielded from neighboring property through height, placement, and wattage. Outdoor lighting will be indicated on improvement plans.

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

The project will not have additional impact on the existing street network, sidewalks, or parking.



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.

As demonstrated in the Project Impact Reports, the project will not contribute to or overburden existing public services and facilities. The project is not expected to contribute any additional vehicular trips per day. Comments will be incorporated as appropriate in Improvement Plans to ensure that the facility does not overburden existing public services and facilities.

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.

The addition of a teaching farm at Carson High School, part of the Carson City School District, meets the definition of a school as “an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada” (CCMC Section 18.03.010). A school is a conditional use in Public (P) zoning designation (CCMC Section 18.04.170(3)). The school use is existing in this location and the facility will be improved through this project.

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

Expanding the existing school facility will benefit the public health, safety, and welfare by providing an upgraded facility to Carson City School District students.

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

The school is an existing use in the neighborhood. The improvements to the facilities will not result in material damage or prejudice to other property in the vicinity.

MASTER PLAN POLICY CHECKLIST

The purpose of the Master Plan Policy Checklist is to provide a list of answers 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 this SUP application. This project complies with the Master Plan and accomplishes the following objectives:

Chapter 3: A Balanced Land Use Pattern

1. N/A- the additions do not represent a level of growth. However, the location of the school is consistent with the Master Plan Land Use Map in location and density. (1.1a)
2. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The school facility is adequately served by city services including fire and sheriff services, and, as



- part of the School District, will serve to ensure adequate provision of schools in Carson City. (1.5d)
- 5. The existing school provides for a mix of uses in the neighborhood. (2.1a)
- 6. Friction Zones are not created. (2.1d)
- 7. The existing school facility is not located on a hillside. (3.2a)
- 8. Mitigation measures will be incorporated regarding floodplain development; the site is situated away from geologic hazards area. (3.3d,e)
- 9. Does not create land use conflicts; the existing school facility is situated in a neighborhood with single family residential and multi-family residential (duplexes).

Chapter 4: Equitable Distribution of Recreational Opportunities

- 1. The school facility does not create demand for new park facilities; the school provides additional recreational opportunities in the playground area. (4.1b)

Chapter 5: Economic Vitality

- 1. The school facility provides educational opportunities for the development and/or upgrade of skills required for employment, advancement, and entrepreneurship. (5.1e)
- 2. The school is a public service and facility necessary to sustain a high quality of life and attract business investment. (5.5e)
- 3. The school is an existing educational resource of the community that can be used as an economic development tool. (5.5g)

Chapter 6: Livable Neighborhoods and Activity Centers

- 1. Durable materials will be used in construction. (6.1a)
- 2. The project will promote variety and visual interest through the incorporation of building styles and colors, and other features in accordance with the Special Use Permit (6.1b).
- 3. The project will 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)
- 4. It provides appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill project in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
- 5. The proposed project is compatible with the surrounding development on the high school campus. (9.1a)
- 6. The proposed project is not spot zoned. It is higher density residential development among other areas of residential and commercial development and is compatible with existing development.

Chapter 7 A Connected City

- 1. Sidewalks are already constructed around the school and through the parking areas. Sidewalks connecting the entrance with the surrounding neighborhood. (12.1a, 12.1c)





108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

August 17, 2021

The Greenhouse Project
PO Box 2024
Carson City, NV 89702

Via email: jon@carsoncitygreenhouse.org

Major Project Review: MPR-2021-0238

Project Description: Proposed expansion of the Greenhouse project, to include a vermicomposting operation and small nursery production area.

Review Date: July 20, 2021

Major Project Review Comments

The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 1111 Saliman Road
APN: 010-041-64
Parcel Size: 1.5-acre portion of a 64.42-acre parcel
Master Plan Designation: Public / Quasi-Public
Zoning: Public

PLANNING DIVISION

Contact Heather Ferris, Planning Manager

1. Public Zoning District-

The proposed use expansion of the Greenhouse Project is a conditional use in the Public zoning district ([CCMC 18.04.170](#)) and therefore will require approval of a Special Use Permit.

The Special Use Permit application should include a site plan that clearly demonstrates the proposed layout and use of the property. The Special Use Permit application should clearly explain each of the component shown on the site plan; as well as any proposed on-site retail sales and show how you will accommodate parking associated with the retail sales. Please ensure your application addresses proposed mitigations for odor or potential odor issues associated with composting.

2. Setbacks and Height - [CCMC 18.04.195 \(Non-residential\)](#)

Building height and building setbacks are determined by the Special Use Permit for properties in the Public zoning district.

3. Signs - [Carson City Development Standards, Division 4](#)

Any proposed signage should be included in the Special Use Permit request. Additionally, a Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

4. Parking and Loading – [Carson City Development Standards, Division 2](#)

The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. While the expansion of the Greenhouse Project does not necessarily trigger the need for additional parking, you will need to address how you will accommodate parking associated with any on-site retail sales.

5. Architectural Design - [Carson City Development Standards, Division 1](#)

Your Special Use Permit application should include elevations for any buildings that are proposed for this expansion. The building demonstrate compliance with the architectural standards outlined in the Development Standards, Division 1.1, including but not limited to the following:

- a. Variations of building details, form, line, color, and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly, vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)

- b. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)
- c. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. (Development Standards, Division 1.1.6)

6. Lighting - [Carson City Development Standards, Division 1](#)

Any exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation. Exterior lighting must be consistent with Division 1.3 of the Carson City Development Standards.

7. Roof-Mounted Equipment - [Carson City Development Standards, Division 1](#)

Based on the information provided with this MPR it does not appear there are any permanent structures. However, should you incorporate permanent structure, please note, roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

8. Trash Storage - [Carson City Development Standards, Division 1](#)

Trash, refuse, or recycled material storage containers are required within office, commercial, industrial, or multi-family districts ([CCMC 18.05.015](#)).

- a. Outdoor areas used for the storage of trash or refuse must be completely enclosed by a solid gate and a six-foot masonry block wall and be designed to integrate with the building and site design, including colors and materials. Enclosures shall be screened with appropriate plant materials wherever possible. Provide trash enclosure construction details with the final building permit plans. (Development Standards, Division 1.2.6)
- b. Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash refuse or recycled material shall be stored in containers within its walled enclosure. (Development Standards, Division 1.2.6)

9. Fences, walls and hedges- [Carson City Development Standards Division 1.13](#)

Any fencing must comply with Division 1.13 of the Development Standards. The proposed type, height, and location of any fencing should be included with the Special Use Permit application.

ENGINEERING AND UTILITIES

Contact Guillermo Munoz, Assistant Project Manager

Water:

10. The existing water main is 8" PVC on the south side of the property. There is a 24-inch transmission main on the south side of the property as well.
11. Due to minimal water information provided in the MPR application, additional requirements may apply.
12. Project shall comply with all City and State codes and standards.
13. An onsite review of the water system including water meters and backflow devices will be required. Please contact the water supervisor at 775-283-7081. Any connections to the City water system must have a water meter and a backflow prevention device installed. Any new backflow preventers must be above ground in a hot box and must be located as close to the property line as possible.
14. No new connections are allowed to the 24-inch transmission main.
15. This project should be served with water from the existing School water system, or from the 8-inch water main in Robinson St. for this project.

Sewer:

16. The existing sewer main is 18-inch reinforced concrete pipe going diagonally though the proposed site. The 20-inch PVC pipe ends at a manhole on the southwest corner of the proposed site. This main is approximately 37% full (d/D).

Storm Drainage and Flooding:

17. The FEMA flood zone for the proposed site is Zone X (shaded) and Zone AO (depth 1ft) in the northwest corner of the proposed site. Fill and structures should be avoided within the AO flood zone. Any fill or structures in this area must meet Carson City Municipal Code 12.09 Flood Damage Prevention.
18. Recently, Carson City has adopted changes to the detention design storm requirements from a 5-year, 24-hour event to a 10-year 24-hour event and includes Low Impact Development (LID) design requirements. The drainage manual is available here:
<https://www.carson.org/home/showpublisheddocument/76010/637605816521670000>

City Lands:

19. Please note that Parcel Map 2629 recorded January 24, 2007 shows multiple easements for access, electric, communication, sanitary sewer, drainage, and other utilities.

General Comments:

20. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
21. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
22. Fresh water must be used for Dust control. Contact the Water Operations Supervisor Public Works at 283-7382 for more information.
23. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
24. New electrical service must be underground.
25. Any work performed in the street right of way will require a traffic control plan and a timeline type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
26. Please show any easements on the construction drawings.
27. A Construction Stormwater Permit from the Nevada Division of Environmental Protection (NDEP) will be required for the construction of projects 1 acre or greater.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Contact Jenny Williamson, Fire Inspector II/ Fire Investigator

28. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
29. All access roads shall be a minimum of 20' wide.
30. Provide pile separation measurements.
31. Provide information and documentation of how you will be measuring the temperature of the compost.
32. Provide an emergency plan.
33. Provide the size of the hoop house and the shade structure.

- a. Depending on final design, a fire sprinkler system may be required if structure is 5,000 square feet or more.
 - b. If shade structure is temporary, please indicate the length of time it will be up.
34. Existing fire hydrant is greater than 1200 feet away. Provide a fire hydrant within 600 feet of new structures.

BUILDING DIVISION

Contact Corey Coleman, Building Official

35. Design to the 2018 Code Series and Northern Nevada Amendments (Building and Fire).
36. Provide submittal digitally to the permit center at permitcenter.carson.org.

HEALTH DEPARTMENT

Contact Dustin Boothe, Disease Control and Prevention Division Manager

37. The proposed wetlands would need to have a maintenance plans submitted for review that addresses at a minimum the following:
- Who is responsible for maintenance.
 - Frequency of maintenance.
 - Insect mitigation design and treatment.
 - Access to area for maintenance and treatment.

Conclusion

Please provide a copy of this MPR letter with any submittal in relation to the proposed project.

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and may need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Heather Ferris, Planning Manager
(775) 283-7080
Email: hferris@carson.org

Engineering Division –

Stephen Pottey, Project Manager
(775) 283-7079
Email: spottey@carson.org

Fire Prevention –

Jenny Williamson, Fire Inspector II/ Fire Investigator
(775) 283-7153
Email: druben@carson.org

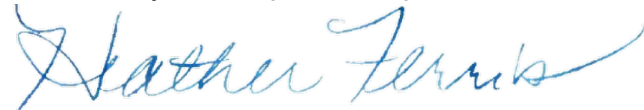
Building Division –

Corey Coleman, Chief Building Official
(775) 283-7152
Email: jwilliamson@carson.org

Health Department

Dustin Boothe, MPH, REHS
(775)283-7220
Email: dboothe@carson.org

Sincerely,
Community Development Department, Planning Division

A handwritten signature in blue ink that reads "Heather Ferris". The signature is fluid and cursive, with the first name "Heather" and last name "Ferris" clearly distinguishable.

Heather Ferris
Planning Manager

cc: MPR-2021-0238
Mark Korinek, mkorinek@carson.k12.nv.us



OFFICE OF OPERATION SERVICES

398 N Richmond Avenue

Carson City, NV 89703

June 9, 2021

Carson City School Board

Carson City, Nevada

Honorable Trustees of the Carson City School Board,

Please accept this letter as my support of The Greenhouse Project's (TGP) proposed Vermicomposting project at Carson High School. This process entails rearing worms to produce compost from food scrap and organic materials, which is referred to as Vermiculture. TGP has been an outstanding partner with Carson City school district and supports Carson HS Career Technical Education and Future Farmers of America departments.

As a former Board member of TGP and a longtime Action Committee Volunteer, I've seen this little non-profit grow from propagating flower baskets for downtown Main street to producing 1-2 tons of food annually for citizens in need in this community, to building an outdoor classroom and to pursuing this incredible project, which is enhancing student education and maintaining a sustainable economic future for TGP.

There are multiple reasons that this project will be a success and provide sustainable, authentic, project base learning for students:

- The project is embedded in the District's Strategic Plan
 - Curriculum that Matters that matters – 2.2.3 - Through community partnerships and district resources, students will have the opportunity to learn about environmentally friendly actions and sustainable practices.
 - Community in Full Partnership – 5.3 – Contribute to strengthening and expanding the economic development and sustainable practices of our community and region ...
 - Healthy Generations of Students – 4.2.5 - ...invite the community to learn about healthy eating...as well as available resources and sustainable practices offered by CCSD and participating community partners
 - Our beliefs and values – Students must be empowered to achieve a lifestyle that is physically and emotionally healthy and socially responsible.

- This project gives the district the opportunity to expand a composting program at school kitchens by collecting organic prep waste and contributing to the process. Not only can we reuse this material and keep it out of the landfill, it will also reduce our garbage bill at the schools. I've been asked many times by the schools to start a composting program but there was never an adequate disposal program available. Now there is, and students can be involved.
- Experience – TGP staff is already doing a successful Vermiculture program on a small scale that has been receiving scraps from local restaurants.

Teaching our students about sustainable practices is not only in our Strategic plan but it is our duty to prepare the next generation caretakers of our community and the planet. Carson HS CTE program is second to none in Nevada and this is an excellent opportunity to expand green, healthy and sustainable practices to our students.

Feel free to contact me with addition questions, comments and/or concerns. Thank you

Sincerely,

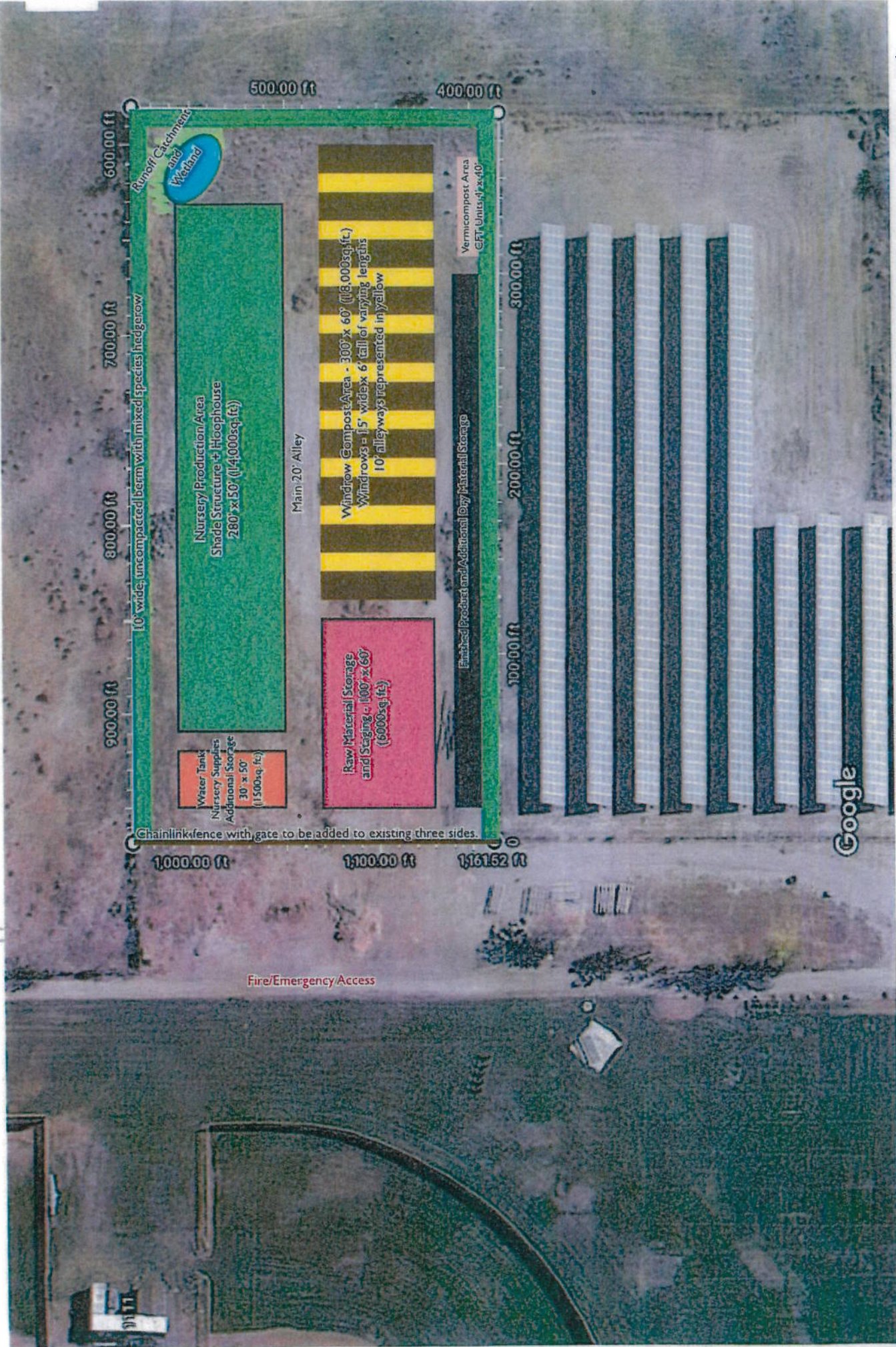
A handwritten signature in blue ink, appearing to read 'Mark Korinek', with a stylized flourish extending to the right.

Mark Korinek, C.P.M.

Director of Operation Services

77-283-2181

mkorinek@carson.k12.nv.us





Carson City School District

1402 West King Street, Carson City NV 89703

(775) 283-2000 - Fax: (775) 283-2090

June 7, 2021

Distinguished Members of the Carson City School Board of Trustees:

Please accept this letter and accompanying documents as evidence of CTE's support of The Greenhouse Project's proposed Vermiculture and Propagation Project.

The Greenhouse Project's Vermiculture and Propagation Project aligns with Strategic Plan Goals, which is detailed in the first document in your Board packet. CTE and The Greenhouse Project have a wonderful ten-year collaborative relationship. Collaboration occurs on a regular, on-going basis. AJ Feuling, Director of Fiscal Services and I currently sit on the Board of Directors of The Greenhouse Project. Director of Operations Mark Korinek and CTE teachers Rebecca Glocknitzer and Charles Mann attend Action Committee on a regular basis. Students in FFA support The Greenhouse Project's various workdays, plant sales, and the Harvest Dinner. The Greenhouse Project supports the Culinary Arts program of study with fresh produce as needed, provides instructional support through coordinated classroom time in the greenhouse, and contributes financially to the success of the Capitol FFA Chapter. We look forward to many years of continued collaboration with The Greenhouse Project.

In CTE, we feel that the additional instructional and work-based learning opportunities provided by these projects will further improve student mastery of the Agriculture Science and Ornamental Horticulture/Greenhouse Management standards. Rebecca Glocknitzer, Agriculture Science teacher, has already met with Amy Riddle, The Greenhouse Project's Education Coordinator to review and plan for school year 2021-2022 using the CTE Agriculture and Natural Resources Curriculum Standards Alignment document provided in your Board packet.

If you have further questions, please feel free to contact me at any time.

Sincerely,

Candi Ruf, CTE Coordinator

cruf@carson.k12.nv.us

(775) 283-1636

Standards Structure Overview

Content Standards are general statements that identify major areas of knowledge, understanding, and the skills students are expected to learn in a key subject and career areas by the end of the program.

Performance Standards follow each content standard. Performance standards identify the more specific components of each content standard and define the expected abilities of students within each content standard.

Performance Indicators are very specific criteria statements for determining whether a student meets the performance standard. Performance indicators may also be used as learning outcomes, which teachers can identify as they plan their program learning objectives.

Agriculture Science I and II Standards

Agriculture Science I and Agriculture Science II are the level 1 and level 2 courses respectively in the Ornamental Horticulture/Greenhouse Management and Veterinary Science Programs of Study. The standards below are taught over a two-year span. Mastery of the standards could be supported by instructional planning and collaboration with The Greenhouse Project's proposed Vermiculture and Nursery Propagation Project.

Content Standard 1.0	
Examine the Role of Agriculture in Society	
Performance Standard 1.1	
Recognize the Role of Agriculture in Society	
1.1.1	Assess how agriculture supports daily life.
1.1.2	Explain that agriculture is a science.
1.1.3	Describe how agricultural products are traded around the globe.
1.1.4	Describe the various components of the agriculture industry.
1.1.5	Describe the role of modern agriculture in basic human nutrition.
1.1.6	Identify agricultural products used to provide food, clothing, and human shelter.
Performance Standard 1.2	
Understand the History of Production Agriculture	
1.2.3	Interpret historical events and trends that have led to the development of today's agriculture industry.
Performance Standard 1.3	
Examine the World Food Supply	
1.3.1	Analyze the impact of agriculture on the local, state, national, and world economies.
Content Standard 2.0	
Develop Leadership and Communication Skills Through Participation in FFA	
Performance Standards 2.4	
Understand the Importance of School and Community Awareness	
2.4.1	Discuss the meaning and importance of community service.
2.4.2	Identify and describe some community service organizations.
2.4.3	Explain how FFA members can become involved in community improvement and development, and plan an activity.
Content Standard 3.0	
Exploring Scientific Investigation in Agriculture	

Revised: April 20, 2021

Candi Ruf, CTE Coordinator

Rebecca Glocknitzer, Agriculture Science Instructor

Performance Standard 4.5 Explore Careers in Agricultural Science	
4.5.1	Identify basic career information related to agricultural science
4.5.2	Name several agricultural science careers.
Content Standard 6.0 Understanding Plant Science	
Performance Standard 6.5 Understand Plant Propagation	
6.5.1	Explain the importance of plant propagation.
6.5.2	Compare the difference between sexual and asexual propagation.
Performance Standard 6.6 Understand Plant Nutrition and Health	
6.6.1	Differentiate between macronutrients and micronutrients.
6.6.2	Describe pH and how it is modified.
Content Standard 7.0 Exploring Soil Science	
Performance Standard 7.1 Understand Soil Texture and Structure	
7.1.1	List the components of soil.
7.1.2	Describe the concept of soil texture and its importance.
Content Standard 10.0 Understand the Relationship Between Agriculture and Natural Resource Management	
Performance Standard 10.1 Explore Types of Natural Resources	
10.1.1	Define and identify types of natural resources.
10.1.2	Distinguish between renewable and non-renewable resources.
10.1.3	Compare the difference between inexhaustible and exhaustible resources.
Performance Standard 10.2 Understand Human Demand on Natural Resources	
10.2.1	Recognize how humans use natural resources.
10.2.1	Identify the urban and rural impacts of natural resource use.
10.2.3	Analyze the impact of recycling and reusing resources.
Performance Standard 10.3 Comprehend Natural Resource Conservation	
10.3.1	Critique the importance of conservation and preservation.
10.3.2	Identify the effects of humans on the environment, including the greenhouse effect.
10.3.3	Identify types of natural resource damage.

Ornamental Horticulture/Greenhouse Management Standards

Greenhouse Management is the level 3 course for the Ornamental Horticulture/Greenhouse Management Program of Study. Mastery of the standards could be supported by instructional planning and collaboration with The Greenhouse Project's proposed Vermiculture and Nursery Propagation Project.

Revised: April 20, 2021
Candi Ruf, CTE Coordinator
Rebecca Glocknitzer, Agriculture Science Instructor

Content Standard 5.0	
Explore Growing Media	
Performance Standard 5.1	
Understand Soil Texture and Structure	
5.1.1	List the components of soil.
5.1.2	Describe the concept of soil texture and its importance.
5.1.3	Classify the texture of a soil sample.
5.1.4	Identify various soil structures, their formation, and the importance in agriculture production.
Content Standard 9.0	
Growing Greenhouse Crops	
Performance Standard 9.1	
Prepare for Crop Production	
9.1.1	Plan a growing schedule to maximize the production of a greenhouse facility.
9.1.2	Utilize best management practices when spacing greenhouse crops.
9.1.3	Select appropriate containers and medium for a greenhouse crop.
Performance Standard 9.2	
Perform Growth Maintenance Procedures	
9.2.1	Compare and contrast hard and soft pinches.
9.2.2	Pinch plants using best management practices.
9.2.3	Demonstrate proper watering techniques.
Performance Standard 9.3	
Perform Transplanting	
9.3.1	Identify the proper stage of plant growth for transplanting.
9.3.2	Select appropriate plants for transplanting.
9.3.3	Demonstrate transplanting procedures for industry standards.
Performance Standard 9.4	
Prepare Plants for Sale	
9.4.1	Compare hardening processes.
9.4.2	Prepare plants for sale using best management practices.
Content Standard 12.0	
Explore Career Opportunities in Horticulture	
Performance Standard 12.1	
Explore Careers in Horticulture	
12.1.1	Research potential careers in ornamental horticulture and plant science.
12.1.2	Prepare a list of employability skills for a career in the horticulture industry.
Content Standard 13.0	
Participate in Leadership Training Through Membership in FFA	
Performance Standard 13.2	
Understand the Importance of School and Community Awareness	
13.2.1	Participate in a school improvement or community development project.



SunBlocker Pro Shade House 50% 14'W x 8'H x 48'L

\$2,389.00/EA

Quantity:

Add to cart

Item Number: **10355950** Availability: **Available in 6 days**
(Manufactured Product)

Pro Shade House is ideal for use in nurseries, greenhouses, livestock and poultry production, county fairs and so much more!

- Shading plants, animals and people has never been easier!
- Offers 50% shade.
- Premium knitted shade will last for years.
- Our exclusive ratchet hold-down system allows for easy on and off.
- Rafters are on 4' centers
- Ground posts and purlins on most models.
- Base boards are recommended. Our optional recycled plastic lumber is ideal.

California Residents:



Warning: Cancer and Reproductive Toxicity -
P65Warnings.ca.gov



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Product Specifications



Product Documents



RECOMMENDED ACCESSORIES



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/ Greenhouse and Tunnel Supplies / Benders

Gothic Tunnel Hoop Bender – 14' Quick Hoops™

Product ID: 7300



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ALLOW



From: Jones, Michael

Sent: Wednesday, April 21, 2021 2:24 PM

To: Karen Abowd

Subject: RE: Contact info

Karen, I have listed the contact info below for the guy handling the strip mall, have not had any contact with him for a couple of years but am told he still handles the affairs of the property. As far a site tour I don't think that will be necessary at this time. One question that did arise was in the unlikely event that an odor from the project does happen and has a negative impact on our business, would the school district and TGP put in writing that they would do everything within their power to mitigate the problem, including removal if no other remedy could be found. Other than that GDW would be in support of the project.

Mike

Glyn Burge

Burge-Pacific Enterprises, Inc.

490 Grand avenue, Suite 200

Oakland California 94610

Office - 510-452-1433

Mobile - 510-772-9572

-----Original Message-----

From: Karen Abowd <karenabowd@hotmail.com>

Sent: Wednesday, April 21, 2021 6:04 AM

To: Jones, Michael <mjones@bhwk.com>

Subject: [EXTERNAL] Contact info

This message originated from outside your organization

Hi Mike,

Just circling back to see if you have any contact info for the owner of the strip center near GDW and El Pollo Loco owner.

Also if you want a site tour for the GDW owners just let me know.

Thank You,

Karen

775-232-8626

Sent from my iPhone

Disclaimer

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Re: Contact info

Mark Korinek <mkorinek@carson.k12.nv.us>

Wed 4/28/2021 11:09 AM

To: Jones, Michael <mjones@bhwk.com>; Karen Abowd <karenabowd@hotmail.com>

Helo Mike,

The Carson City school district is extremely committed to the success of the Vermicomposting project at Carson HS with TGP and the satisfaction of our neighbors close by. We hope that there will be an opportunity to partner with you on this project in the future.

We and the Greenhouse Project Staff have no reason to believe that there would be any negative impact on your property, based on the method of operation or the size of the project. That being said, if you encounter any odor issues from the operation, I will ask that you contact Karen Abowd and myself so we can look into it immediately. We will do everything within our powers to investigate and mitigate the problem, including removal or relocating the operation if no remedy is found.

We appreciate your support.

Regards,

Mark

Mark Korinek, C.P.M.

Director of Operation Services

Carson City Schools - Carson City, NV

775.283.2181 office : 775-690-1732 cell

mkorinek@carson.k12.nv.us: www.carsoncityschools.com

From: Jones, Michael <mjones@bhwk.com>

Sent: Wednesday, April 21, 2021 2:36 PM

To: Karen Abowd <karenabowd@hotmail.com>; Mark Korinek <mkorinek@carson.k12.nv.us>

Subject: RE: Contact info

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Karen

Mike

From: Karen Abowd <karenabowd@hotmail.com>

Sent: Wednesday, April 21, 2021 2:33 PM

To: Jones, Michael <mjones@bhwk.com>; Mark Korinek <mkorinek@carson.k12.nv.us>

Subject: [EXTERNAL] RE: Contact info

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Hi Mike,

Thank you for this info. I have included Mark Korinek in on this request and it seems a reasonable request to me as if a problem was that persistent the high school would have issues with it as well. Mark will reply back to you as well.

Thank You,

Karen

Sent from [Mail](#) for Windows 10

Mail - Karen Abowd - Outlook

https://outlook.live.com/mail/0/inbox/id/AQMKAADAwATY3ZmYAZS1KMGFLLT12

Outlook

New message

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concert2019

TGP/collaboration

Sent Items 1

Inbox 173

Add favorite

Folders

Inbox 173

Junk Email 159

Drafts 632

Sent Items 1

Deleted Items 6

Archive

Notes

2018RStaxfiling

2019 Flower Baskets

composing project comments

GB
 Glyn Burge <glyn@burbepacific.com>
 Wed 4/28/2021 10:20 AM
 To: Karen Abowd; Mark Korinek

Hello Karen and Mark,

We are the property owners of the Pinon West Center retail property, which is just north of the proposed composting project area. Our property address is 2073-2085 E William Street.

Thank you for explaining the proposed composting project. We are supportive and do not feel that it will have a negative impact on our property, particularly as it is being sited on the north side of the solar panel field which leaves open space between it and the commercial developments on the north. I would ask that as part of the conditions of approval for the variance the following be added:

1. The project should be reviewed again in five years with neighbor input solicited.
2. If the project is materially expanded or modified in scope, the adjacent properties owners should be notified beforehand.
3. Best practice pest control measures should be included as part of the project.

Thank you for reaching out and good luck!

Sincerely,

Pinon West Center, LLC

Glyn Burge
 President
 510-452-1433

From: Karen Abowd <karenabowd@hotmail.com>

Sent: Monday, April 26, 2021 10:41 AM

Firefox

<https://outlook.live.com/mail/0/inbox/id/AQMkADAwATY3ZmYAZSlkMGFLIT2...>**Re: CHS-TGP**

Mark Korinek <mkorinek@carson.k12.nv.us>

Thu 5/6/2021 7:10 AM

To: Steve Thomsen <steve@ryderhomes.com>; Bobbie Merrigan <bobbie@ryderhomes.com>; Karen Abowd <karenabowd@hotmail.com>

Thanks Steve, hope you are well

Director of Operations and Sustainability

Carson City Schools - Carson City, NV

775.283.2181 office : 775-690-1732 cell

Website: www.carsoncityschools.com

1513096756473_little

From: Steve Thomsen <steve@ryderhomes.com>

Sent: Wednesday, May 5, 2021 3:58 PM

To: Bobbie Merrigan <bobbie@ryderhomes.com>; Mark Korinek <mkorinek@carson.k12.nv.us>

Subject: RE: CHS-TGP

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

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I am good with this. Thanks Mark.

Vice President, NV

Documentation of Property Taxes

APN 010-041-64 owned by the Carson City School District and are exempt from property taxes pursuant to NRS 361.065, "Property of school districts and charter schools exempted. All lots, buildings and other school property owned by any legally created school district, the Achievement School District or a charter school within the State and devoted to public school purposes are exempt from taxation."

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 to 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)?

From: [Cory King](#)
To: [Heather Ferris](#); [Mark Korinek](#); [Jon Ruiter](#); [Will Pierz](#)
Subject: water tank and storage
Date: Tuesday, September 14, 2021 11:42:44 AM

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

Hi Heather,

This water tank is the maximum size of what we will need: <https://www.tank-depot.com/productdetails.aspx?part=9526-N-41375>

At 5000 gallons, it is as big as we can go without another permit. It is 12.5 feet high. The actual tank we choose might be a little smaller, but I'm looking at a 3000-5000 gallon range.

As for other storage onsite, we might need a small shed, between 100-150 square feet. This is an example from Home Depot: <https://www.homedepot.com/p/Arrow-Newport-10-ft-x-12-ft-2-Tone-Eggshell-and-Coffee-Galvanized-Metal-Shed-with-Sliding-Lockable-Doors-NP101267/202537957>

Relatively low profile and definitely under 200 square feet. I would also install an anchor.

Please let me know if you have any other questions. Thanks!

Cory King
Site Manager and Garden Educator
The Greenhouse Project
www.carsoncitygreenhouse.org
www.facebook.com/ccgreenhouseproject
www.instagram.com/ccgreenhouseproject
775-600-9530

The Greenhouse Project: Growing, giving and teaching for a healthier, greener, sustainable community.



Example of proposed water tank (5,000 gallons max)



Example of proposed storage shed (200 square feet max)