

**From:** [Doreen Mack](#)  
**To:** [Planning Department](#); [CCEO](#)  
**Subject:** Daan Eggenberger/Slaughterhouse  
**Date:** Monday, December 13, 2021 1:28:48 PM  
**Attachments:** [Dan Slaughterhouse Letter Scan 20211122 \(1\).pdf](#)

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Dear Commissioners and Board of Supervisors,

I am sending you a letter (below) that Daan Eggenberger sent me on November 4, re: the Slaughterhouse project. He spent 20yrs. rebuilding and then running the Tahoe House Hotel in Virginia City. He has a very powerful message. I had asked him before he left on vacation for Cabo to send you this letter. In case you did not receive it, I am forwarding it and hoping you receive it.

November 4, 2021

Dear Carson City Board of Supervisors,

I am deeply disturbed by the approval of a Special Use Permit for a Slaughterhouse operation off Highway 50 close to residential areas and unbecoming the surrounding areas.

By way of introduction my name is Daan Eggenberger, I spent 20 years rebuilding and then running the Tahoe House Hotel in Virginia City and know the area well. That this project was approved is unthinkable and inconceivable. It rivals the stupidity of selling the VT Roundhouse to a winery in California. What was the planning department thinking? We are trying to be a hub of tourist activities with pedestrian walkways, bike paths, and tourist attractions of all kinds. The VT Railroad around the corner, hot air balloons overhead, the baseball field and golf course downwind. This is a corridor between historic Carson City and Virginia City. To think that this kind of operation, close to the heart of Carson, would not have serious negative impacts on the surrounding residential and commercial interests is foolishness at its worst. You can't, adequately, mitigate these impacts and shield the residents and businesses from the stench, noise and inevitable environmental impacts. The noticing must have been inadequate, I can't imagine anyone with interests, including The Carson Airport, not objecting to this plan. This is the wrong business, in the wrong location and you need to put a stop to it.

Regards

*D. Eggenberger*  
*Virginia Coltrin*

Daan Eggenberger

Virginia Coltrin

God Bless,  
Doreen ~Lofty Expressions

President Downtown 20/20~501c3

Ph: 775-885-2444

Web-Site: [Loftyexpressions.com](http://Loftyexpressions.com)

November 4, 2021

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I am deeply disturbed by the approval of a Special Use Permit for a Slaughterhouse operation off Highway 50 close to residential areas and unbecoming the surrounding areas.

By way of introduction my name is Daan Eggenberger, I spent 20 years rebuilding and then running the Tahoe House Hotel in Virginia City and know the area well. That this project was approved is unthinkable and inconceivable. It rivals the stupidity of selling the VT Roundhouse to a winery in California. What was the planning department thinking? We are trying to be a hub of tourist activities with pedestrian walkways, bike paths, and tourist attractions of all kinds. The VT Railroad around the corner, hot air balloons overhead, the baseball field and golf course downwind. This is a corridor between historic Carson City and Virginia City. To think that this kind of operation, close to the heart of Carson, would not have serious negative impacts on the surrounding residential and commercial interests is foolishness at its worst. You can't, adequately, mitigate these impacts and shield the residents and businesses from the stench, noise and inevitable environmental impacts. The noticing must have been inadequate, I can't imagine anyone with interests, including The Carson Airport, not objecting to this plan. This is the wrong business, in the wrong location and you need to put a stop to it.

Regards

*D. Eggenberger*  
*Virginia Coltrin*  
Daan Eggenberger

Virginia Coltrin

**From:** [Doreen Mack](#)  
**To:** [Planning Department](#); [CCEO](#)  
**Subject:** Re: Slaughterhouse 12/15/2021 Meeting  
**Date:** Thursday, December 9, 2021 7:22:59 PM

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## SLAUGHTERHOUSE

As President of the “Downtown 2020 Group”, we have worked hard to improve our downtown corridor to recruit businesses, tourism and make it a gathering place for our locals. You have a Moral and Ethical obligation to do what is right for our Community. You were voted to make responsible choices and decisions that go beyond making money when people fear what this will do to the mental and physical health and well-being of them and their families. As for the many residents who live in the area from the well maintained Sierra Mobile Home Park that houses 3 generations of families, many own their homes, the neighborhoods that many have invested their livelihood in and the Custom Homes that are built on the backside of this land. None of these folks ever thought that they would have a Slaughterhouse in their backyard.

As we all know the demographics of Carson City has changed over the years. The area in question for the Slaughterhouse use to be all industrial and considered to be the very outskirts of town. This is no longer the case. It has become mixed use with many homes and neighborhoods. This is also an Historic area of the “Empire Historic Cemetery” and the “Morgan Hill Monument” that is rated the #1 Historic site marker in Nevada and hiking trails.

We are not against the Slaughterhouse, we are against the location. I had mentioned in our first meeting that a place for this facility would be between Silver Springs and Dayton where there is nothing for miles. CVM is leasing this land. If this facility closes this land will possibly be contaminated. We do not need another piece of contaminated land in our City like the V&T property that has been vacant since the 50’s.

The “Downtown 2020 Group”, The City and other organizations have worked hard to improve our downtown corridor to recruit businesses, tourism and make it a gathering place for our locals. The City has just received a \$9.3 million Grant from USDOT with an estimated \$17.4 million used to transform East William Street into an efficient, multimodal street to accommodate sustainable economic growth and enhance the quality of life in Carson City. Hopefully, this will extend to E. Hwy 50 to Centennial Park to Beautify the E. entrance and make it a safer Hwy. Our Mayor Lori Bagwell said, "that they can and will use these funds to accommodate sustainable economic growth and enhance the quality of life". This is not conducive to a Slaughterhouse.

We are not only known as a Friendly Senior Community, but we are also a College Town. We need to continue to create, encourage and improve an environment and atmosphere where our youth can plan to build a future and a career, and raise their families. This applies to everyone, not just a chosen few!

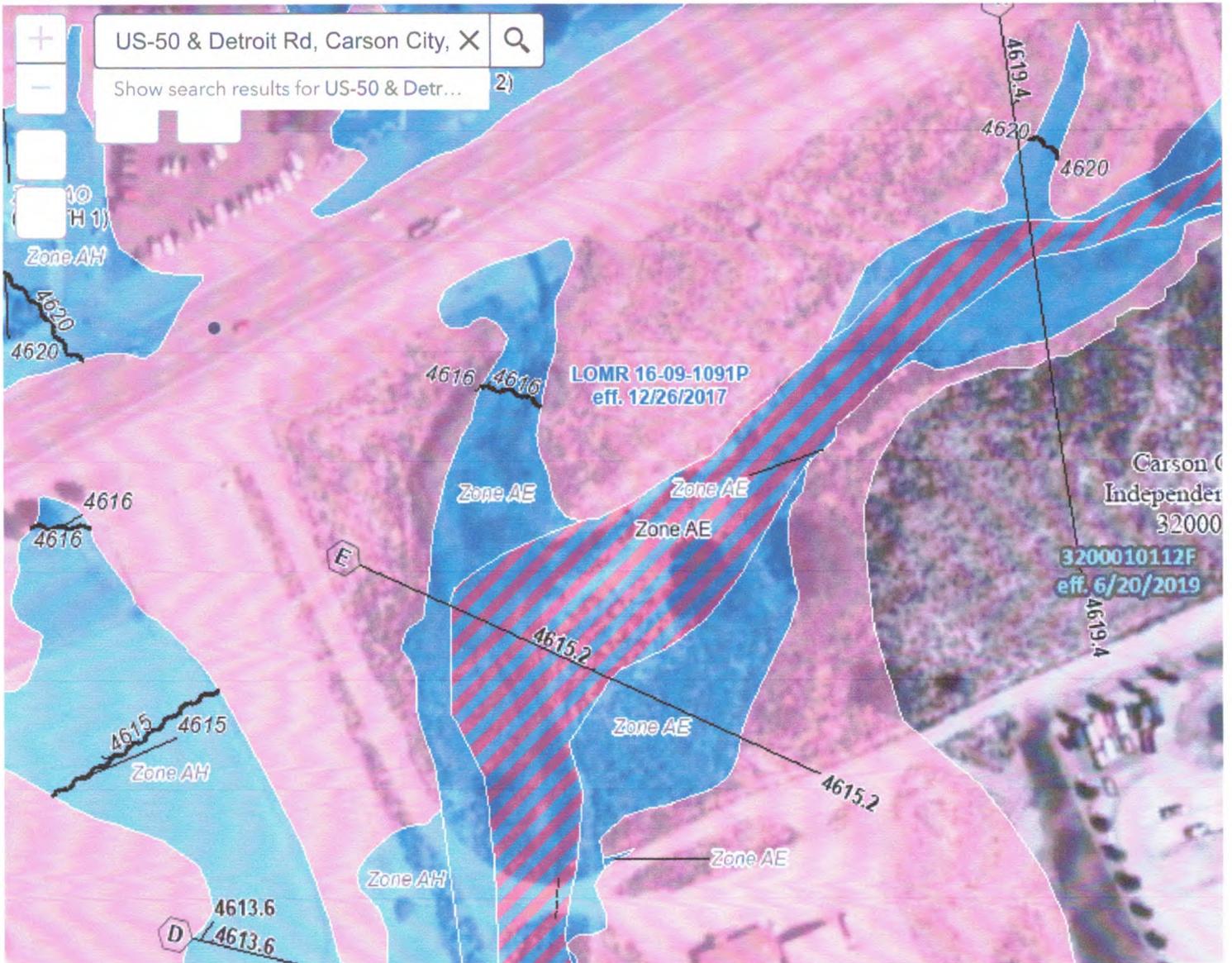
Apply the Golden Rule: “Do Unto Others as you would have them Do Unto you”. Would

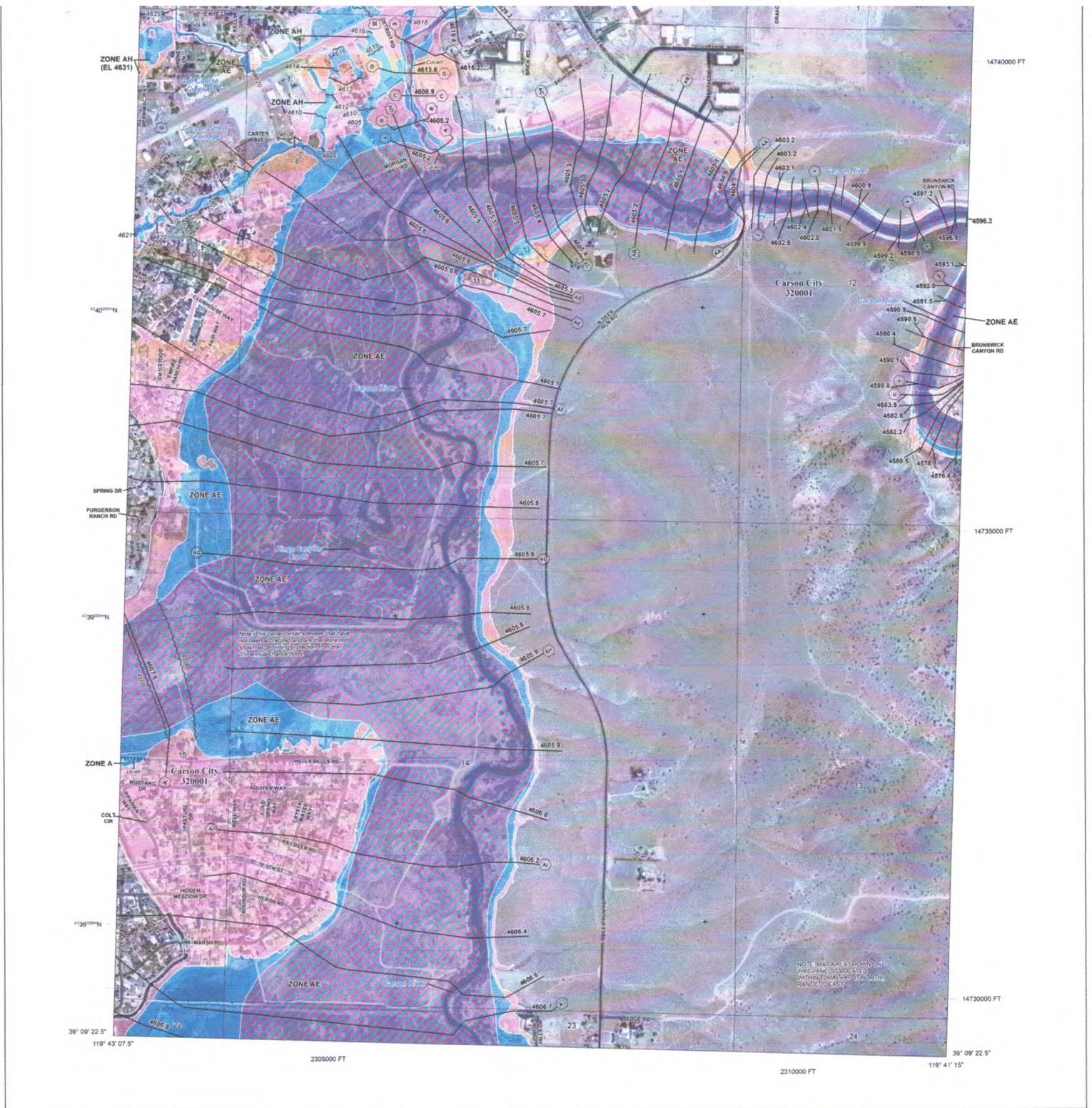
you want this built in your back yard? Look into your heart and your own home. Anywhere, close by is too close. This needs to be in remote unpopulated rural area, not in our City limits! Please Do Not Approve the Slaughterhouse in Carson City!

God Bless,  
Doreen Mack/Lofty Expressions  
President Downtown 2020 Group

# FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web App





**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AD, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)

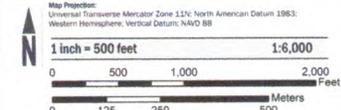
**NOTES TO USERS**

For information and questions about this map, available products associated with this FIRI including national versions of this FIRI, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at [maptime.fema.gov](http://maptime.fema.gov). Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRI panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Communities desiring land on adjacent FIRI panels must obtain a current copy of the adjacent panel as well as the current FIRI index. These may be ordered directly from the Map Service Center at the number listed above. For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction.

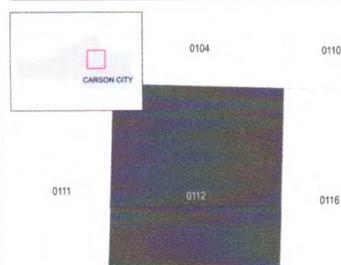
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6623.

Base map information shown on this FIRI was provided in digital format by the National Agriculture Imagery Program (NAIP). This information was produced at a 3-foot per pixel resolution, using digital orthorectification dated 2016.

**SCALE**



**PANEL LOCATOR**



**FEMA**

**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

**CARSON CITY, NEVADA**  
Independent City

**PANEL 112 of 275**

Community: CARSON CITY, Number: 320001, Panel: 0112, Suffix: F

**2**



# Flood Advocate

- [Home](#)
- [FEMA Flood Maps](#)
- [Flood Zone Determination Form](#)
- [Flood Zone Report](#)
- [eLOMA](#)

[Home](#) » [What is a Flood Zone?](#) | [FEMA Zone Definitions](#)

## FEMA Zone Definitions

### Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood



# Hwy 50 and Detroit - wetlands



November 16, 2021

- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Search EPA.gov

## Section 404 of the Clean Water Act

CONTACT US <<https://epa.gov/cwa-404/forms/contact-us-about-section-404-clean-water-act>>

# How Wetlands are Defined and Identified under CWA Section 404

*"Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." – Definition of wetlands as used by the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) since the 1970s for regulatory purposes.*

In more common language, wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system meaning the kind of soils that form, the plants that grow and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the general public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes.



Search EPA.gov

## Section 404 of the Clean Water Act

CONTACT US <https://epa.gov/cwa-404/forms/contact-us-about-section-404-clean-water-act>

# Permit Program under CWA Section 404

## Overview

Section 404 of the Clean Water Act <https://epa.gov/cwa-404/overview-clean-water-act-section-404> (CWA) establishes a program to regulate the discharge of dredged <https://epa.gov/cwa-404/further-revisions-clean-water-act-regulatory-definition-discharge-dredged-material> or fill <https://epa.gov/cwa-404/final-revisions-clean-water-act-regulatory-definitions-fill-material-and-discharge-fill-0> material into waters of the United States <https://epa.gov/node/176979/>, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation <https://epa.gov/cwa-404/exemptions-permit-requirements> (e.g., certain farming and forestry activities).

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. In other words, when you apply for a permit, you must first show that steps have been taken to avoid impacts to wetlands, streams and other aquatic resources; that potential impacts have been minimized; and that compensation <https://epa.gov/cwa-404/background-about-compensatory-mitigation-requirements-under-cwa-section-404> will be provided for all remaining unavoidable impacts.

# Individual permits - NPDES, state permits

401

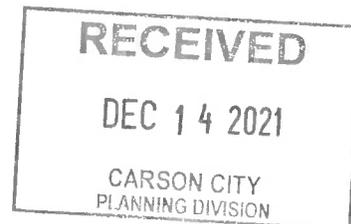
## Types of Regulated Discharges

- Treated wastewater from publicly owned treatment works
- Effluent from independent package plants
- Storage ponds (non-hazardous)
- Rapid Infiltration Basins (RIB)
- Onsite Septic Disposal Systems (OSDS)
- Re-use of treated wastewaters and other processed waters
- Blow down water from power plants and waters from industrial processes
- Dewatering
- Working in waterways
- Concentrated Animal Feeding Operations (CAFO)
- Others activities generating water disposals or discharges to waters of the State

Permit Applications — An appropriate permit application and applicable fees must be completed and submitted to NDEP before a technical review will commence. Please refer the table at the bottom of this page for guidance, application forms, and requirements.

Water Pollution Control (WPC) E-Permitting System - In an effort to improve our service to the public, NDEP has developed an electronic process for submitting permit applications. By selecting WPC e-Permitting System, the applicant will be directed to the registration/sign-in page. Please register (sign-in) and complete the application on-line, print and sign the certification letter, then mail it to NDEP with the appropriate application fee(s).

- Submit application electronically: WPC e-Permitting System
- If unable to submit application on-line, please contact the BWPC at (775) 687-9418 for assistance.



Charles Borders

Commissioner

I think it's outrageous that we have to defend our neighborhoods against the construction of a slaughterhouse nearby. The proposed Carson Valley Meats location is near neighborhoods, two golf courses, and our Carson River. This is not the kind of "civic improvement" that we neighbors of this project believe is an improvement. We worry about the increase in insects, vermin, coyotes, stink, noise, heavy truck traffic, and the accidental pollution of the Carson River. Remember, we have earthquakes and we have flooding. History teaches that the best mitigation of these problems is by careful site selection. We worry about the collapse of our property values and the deterioration of our neighborhoods. What new businesses will want to build next to a slaughterhouse? Will the current businesses in the area even stay at their present location, or will they relocate, leaving behind more empty buildings? Every election year we hear slogans like "I will listen to you", and "I will be your voice". And yet, to have our voices heard, we've had to circulate petitions, hang up flyers, make signs, march on City Hall, attend meetings, write Letters to The Editor, buttonhole Commissioners and Supervisors, and file appeals (\$250 for each appeal). The approval of this slaughterhouse isn't the kind of hometown government we voted for. The slaughterhouse is a worthy project, but the location is totally wrong. A suitable site would be away from neighborhoods, away from the Carson River, and away from the golf courses; perhaps near the Gun Range or the Landfill. The City is admirably trying to make our town more attractive to tourists and visitors to the Capitol. A slaughterhouse would be contrary to that aim. It's not an attraction. No one wants a slaughterhouse around their home, which would explain why this project has already been rejected by two other communities. The applicants tout the idea of "farm to table", then they should build their slaughterhouse near the farm, not near our tables. The preservation and improvement of our homes and neighborhoods should be an uncompromised top priority for the City, and is so delineated as Goal 9.3b in the

City's Master Plan, to maintain the quality and character of existing neighborhoods.

I strongly urge the Commission to reject this application for the Special Use Permit and to inform the applicant that the proposed location is unacceptable.

*Frank Borecki*

Frank Borecki  
4540 Morgan Mill Rd  
Carson City, NV. 89701

**From:** [Planning Department](#)  
**To:** [Jennifer Verive](#); [Planning Department](#)  
**Subject:** RE: Use of proper map for wetlands analysis?  
**Date:** Tuesday, December 14, 2021 10:52:38 AM  
**Attachments:** [image001.png](#)

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Jennifer-

Below are staff's responses to your questions.

1. Engineering staff relied on a site visit where topography and vegetation types were observed. The NWI map was not utilized. The FEMA floodway was referenced in the staff memo as a reference point based on field observations, not as a wetland delineation resource.
2. No further resources were consulted at that time because the field visit did not reveal any areas of concern in the proposed area of disturbance.
3. The FEMA flood zones can be seen here: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-119.79999691097954,39.16892760254043,-119.79480415432597,39.17100705393799> The boundaries are also shown on the preliminary grading plan.

We will also be sure to forward this email correspondence to the Planning Commission.

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



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**From:** Jennifer Verive <jmverive@gmail.com>  
**Sent:** Monday, December 13, 2021 5:43 PM  
**To:** Planning Department <planning@carson.org>  
**Subject:** Fwd: Use of proper map for wetlands analysis?

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Hello Planning -- I apologize for the repetition of this email; I just wanted to clarify that I would please like my inquiry to go on record and be included in the materials for the Planning Commission meeting on 12/15, in addition to requesting clarification from the Engineering Division.

Thank you.

--Dr. Jennifer Verive

----- Forwarded message -----

From: **Jennifer Verive** <[jmverive@gmail.com](mailto:jmverive@gmail.com)>  
Date: Mon, Dec 13, 2021 at 3:12 PM  
Subject: Use of proper map for wetlands analysis?  
To: Planning Department <[planning@carson.org](mailto:planning@carson.org)>  
Cc: <[spottey@carson.org](mailto:spottey@carson.org)>

Dear Planning Staff and Planning Commissioners:

An apparent inaccuracy in the staff report has come to my attention and I am requesting clarification.

In regards to the wetlands on the proposed slaughterhouse parcel, on page 8 of the Staff Report, under Soils and Groundwater, the report states, "This project is outside of the FEMA floodway so no further mitigation or investigation is warranted."

This conclusion seems to be erroneous because FEMA maps are not the authoritative source for wetland designation. The proper source is the US Fish and Wildlife Service. This is the agency that oversees wetlands.

Our attached map from the US Fish and Wildlife Service National Wetlands Inventory (p.4), shows the **entire** parcel contains wetlands.

It appears that the Staff Report used the wrong map (from FEMA) rather than the proper map from the US Fish and Wildlife Service Wetlands Inventory to draw their conclusion that no further investigation or mitigation of the wetlands was warranted.

1. Did the Engineering Division utilize the US Fish and Wildlife Service National Wetlands Inventory maps in their analysis?
2. If not, what is the rationale for not utilizing the US Fish and Wildlife Service National Wetlands Inventory in the analysis for their recommendations in the Staff Report?

The US Fish and Wildlife Service National Wetlands Inventory map shows that it is likely that that the proposed project will cause harm by 1) altering or destroying unprotected wetlands, and 2) polluting groundwater as filling wetlands is an inadequate mitigation measure -- the naturally occurring water will still come through the land and how no where to go.

We also maintain that, according to the FEMA maps (pp.1-2 of our document) that the project is not "outside the FEMA floodway" -- the Layer View clearly shows that nearly the entire parcel is in the AE Zone.

3. Could the Engineering Division share an image of the FEMA map they used to support the conclusion that the parcel is "outside of the FEMA floodway"?

Clarification by the Engineering Division on this matter is requested.

Thank you.

Sincerely,  
Dr. Verive

--

Jennifer M. Verive, Ph.D.  
Mobile: 775.315.4748  
<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

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Jennifer M. Verive, Ph.D.  
Mobile: 775.315.4748  
<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

**From:** [Jennifer Verive](#)  
**To:** [Planning Department](#)  
**Subject:** Fwd: Use of proper map for wetlands analysis?  
**Date:** Monday, December 13, 2021 5:43:00 PM  
**Attachments:** [Flood and Wetlands Info 12.13.21.pdf](#)

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Sincerely,  
Dr. Verive

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Jennifer M. Verive, Ph.D.  
Mobile: 775.315.4748  
<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

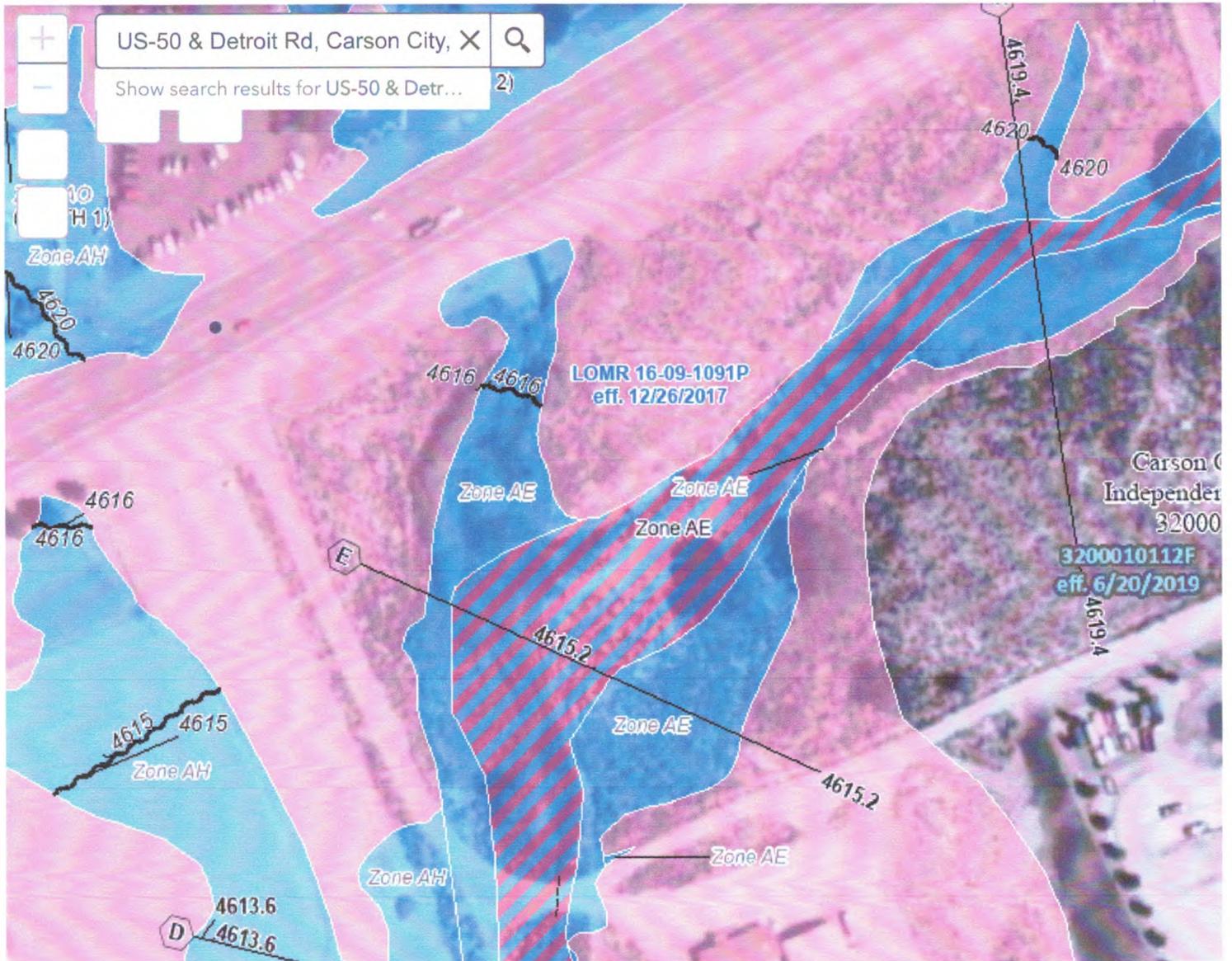
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Jennifer M. Verive, Ph.D.  
Mobile: 775.315.4748  
<https://www.linkedin.com/in/jenniferverive>

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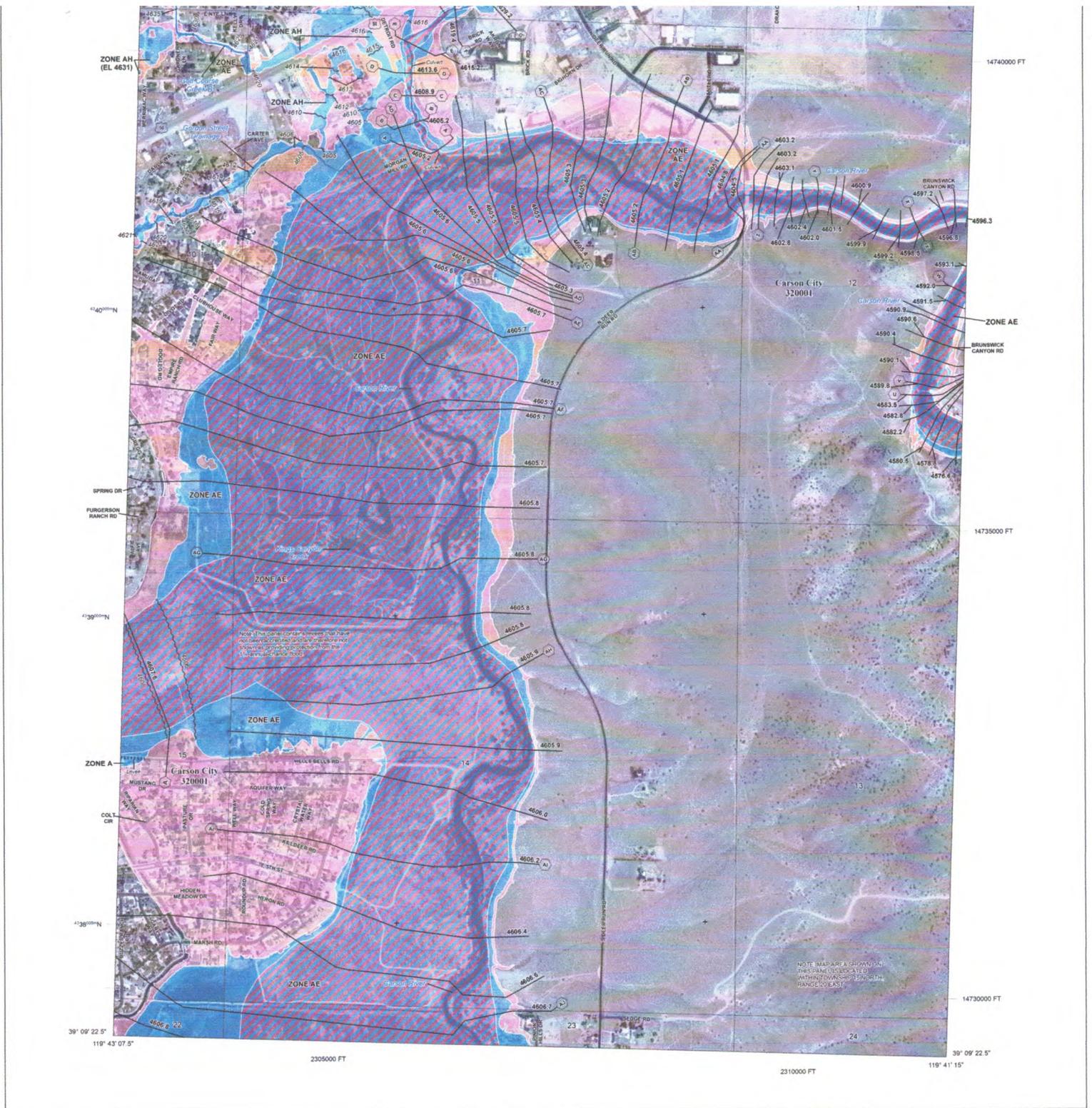
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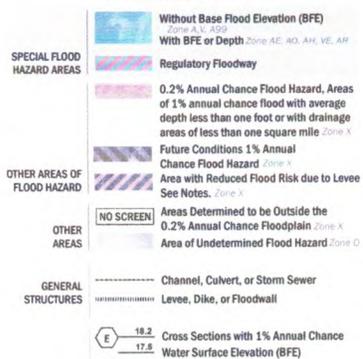
200ft

-119.708 39.187 Degrees



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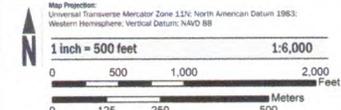
**NOTES TO USERS**

For information and questions about this map, available products associated with this FIRI including national versions of this FIRI, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Exchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at [maptime.fema.gov](http://maptime.fema.gov). Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRI panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information Exchange. Communities annexing land on adjacent FIRI panels must obtain a current copy of the adjacent panel as well as the current FIRI index. These may be ordered directly from the Map Service Center at the number listed above. For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction.

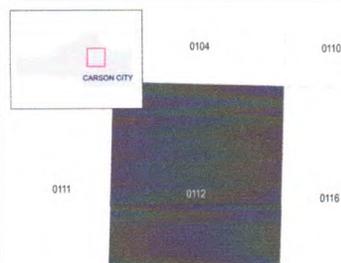
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**SCALE**



**PANEL LOCATOR**



**FEMA**

**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP**

**CARSON CITY, NEVADA**  
Independent City

**PANEL 112 of 275**

Community: CARSON CITY, Number: 320001, Panel: 0112, Suffix: F

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# Flood Advocate

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- [Flood Zone Report](#)
- [eLOMA](#)

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## FEMA Zone Definitions

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# Hwy 50 and Detroit - wetlands



- November 16, 2021
- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Search EPA.gov

## Section 404 of the Clean Water Act

CONTACT US <<https://epa.gov/cwa-404/forms/contact-us-about-section-404-clean-water-act>>

# How Wetlands are Defined and Identified under CWA Section 404

*"Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."* – Definition of wetlands as used by the U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) since the 1970s for regulatory purposes.

In more common language, wetlands are areas where the frequent and prolonged presence of water at or near the soil surface drives the natural system meaning the kind of soils that form, the plants that grow and the fish and/or wildlife communities that use the habitat. Swamps, marshes and bogs are well-recognized types of wetlands. However, many important specific wetland types have drier or more variable water systems than those familiar to the general public. Some examples of these are vernal pools (pools that form in the spring rains but are dry at other times of the year), playas (areas at the bottom of undrained desert basins that are sometimes covered with water) and prairie potholes.



Search EPA.gov

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# Permit Program under CWA Section 404

## Overview

Section 404 of the Clean Water Act <https://epa.gov/cwa-404/overview-clean-water-act-section-404> (CWA) establishes a program to regulate the discharge of dredged <https://epa.gov/cwa-404/further-revisions-clean-water-act-regulatory-definition-discharge-dredged-material> or fill <https://epa.gov/cwa-404/final-revisions-clean-water-act-regulatory-definitions-fill-material-and-discharge-fill-0> material into waters of the United States <https://epa.gov/node/176979/>, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation <https://epa.gov/cwa-404/exemptions-permit-requirements> (e.g., certain farming and forestry activities).

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment or (2) the nation's waters would be significantly degraded. In other words, when you apply for a permit, you must first show that steps have been taken to avoid impacts to wetlands, streams and other aquatic resources; that potential impacts have been minimized; and that compensation <https://epa.gov/cwa-404/background-about-compensatory-mitigation-requirements-under-cwa-section-404> will be provided for all remaining unavoidable impacts.

# Individual permits - NPDES, state permits

401

## Types of Regulated Discharges

- Treated wastewater from publicly owned treatment works
- Effluent from independent package plants
- Storage ponds (non-hazardous)
- Rapid Infiltration Basins (RIB)
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- Blow down water from power plants and waters from industrial processes
- Dewatering
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- Others activities generating water disposals or discharges to waters of the State

Permit Applications — An appropriate permit application and applicable fees must be completed and submitted to NDEP before a technical review will commence. Please refer the table at the bottom of this page for guidance, application forms, and requirements.

Water Pollution Control (WPC) E-Permitting System - In an effort to improve our service to the public, NDEP has developed an electronic process for submitting permit applications. By selecting WPC e-Permitting System, the applicant will be directed to the registration/sign-in page. Please register (sign-in) and complete the application on-line, print and sign the certification letter, then mail it to NDEP with the appropriate application fee(s).

- Submit application electronically: WPC e-Permitting System
- If unable to submit application on-line, please contact the BWPC at (775) 687-9418 for assistance.

**From:** [Jennifer Verive](#)  
**To:** [Planning Department](#)  
**Cc:** [Stephen Pottey](#)  
**Subject:** Use of proper map for wetlands analysis?  
**Date:** Monday, December 13, 2021 3:13:21 PM  
**Attachments:** [Flood and Wetlands Info 12.13.21.pdf](#)

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

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Dear Planning Staff and Planning Commissioners:

An apparent inaccuracy in the staff report has come to my attention and I am requesting clarification.

In regards to the wetlands on the proposed slaughterhouse parcel, on page 8 of the Staff Report, under Soils and Groundwater, the report states, "This project is outside of the FEMA floodway so no further mitigation or investigation is warranted."

This conclusion seems to be erroneous because FEMA maps are not the authoritative source for wetland designation. The proper source is the US Fish and Wildlife Service. This is the agency that oversees wetlands.

Our attached map from the US Fish and Wildlife Service National Wetlands Inventory (p.4), shows the **entire** parcel contains wetlands.

It appears that the Staff Report used the wrong map (from FEMA) rather than the proper map from the US Fish and Wildlife Service Wetlands Inventory to draw their conclusion that no further investigation or mitigation of the wetlands was warranted.

1. Did the Engineering Division utilize the US Fish and Wildlife Service National Wetlands Inventory maps in their analysis?
2. If not, what is the rationale for not utilizing the US Fish and Wildlife Service National Wetlands Inventory in the analysis for their recommendations in the Staff Report?

The US Fish and Wildlife Service National Wetlands Inventory map shows that it is likely that that the proposed project will cause harm by 1) altering or destroying unprotected wetlands, and 2) polluting groundwater as filling wetlands is an inadequate mitigation measure -- the naturally occurring water will still come through the land and how no where to go.

We also maintain that, according to the FEMA maps (pp.1-2 of our document) that the project is not "outside the FEMA floodway" -- the Layer View clearly shows that nearly the entire parcel is in the AE Zone.

3. Could the Engineering Division share an image of the FEMA map they used to support the conclusion that the parcel is "outside of the FEMA floodway"?

Clarification by the Engineering Division on this matter is requested.

Thank you.

Sincerely,  
Dr. Verive

--

Jennifer M. Verive, Ph.D.

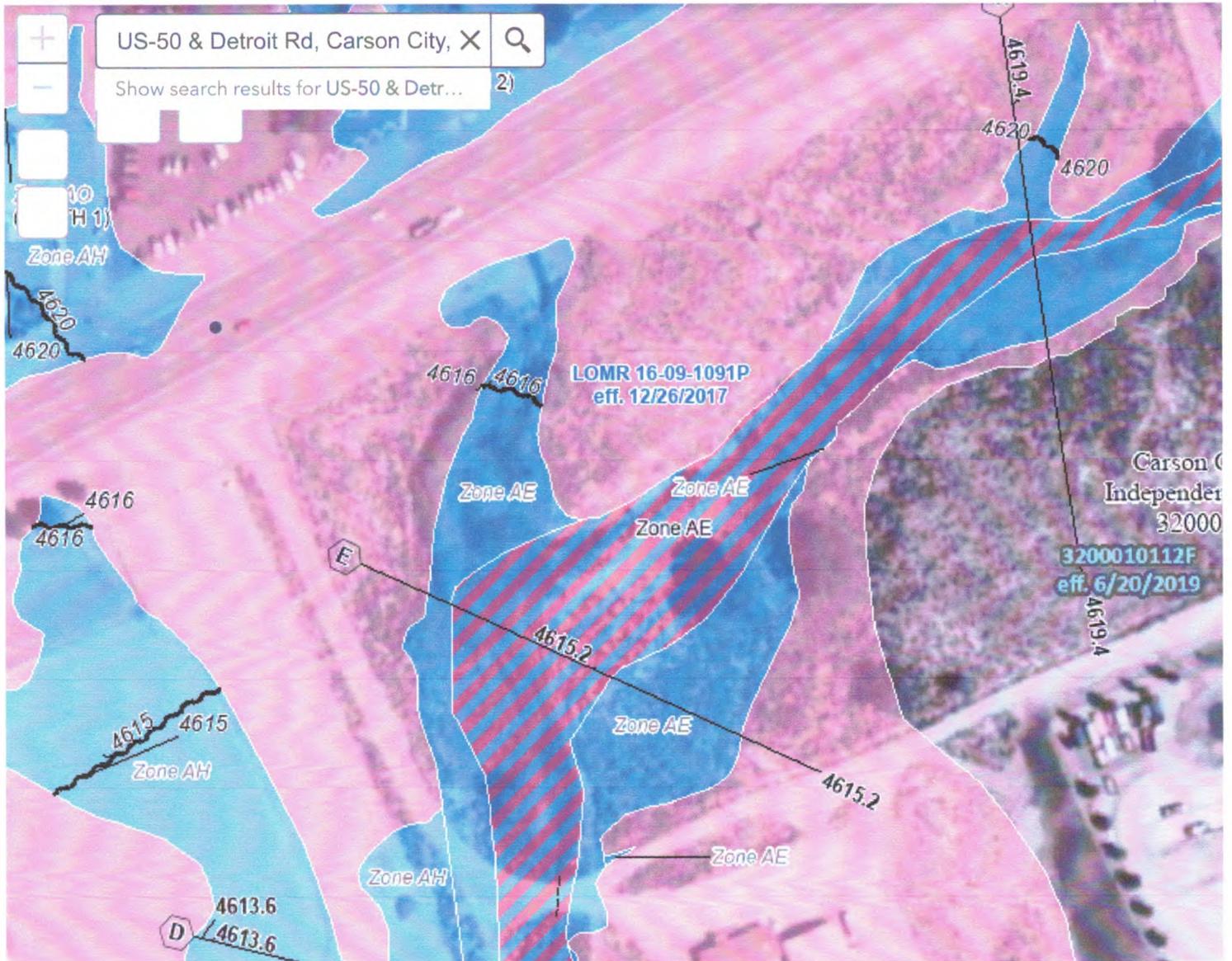
Mobile: 775.315.4748

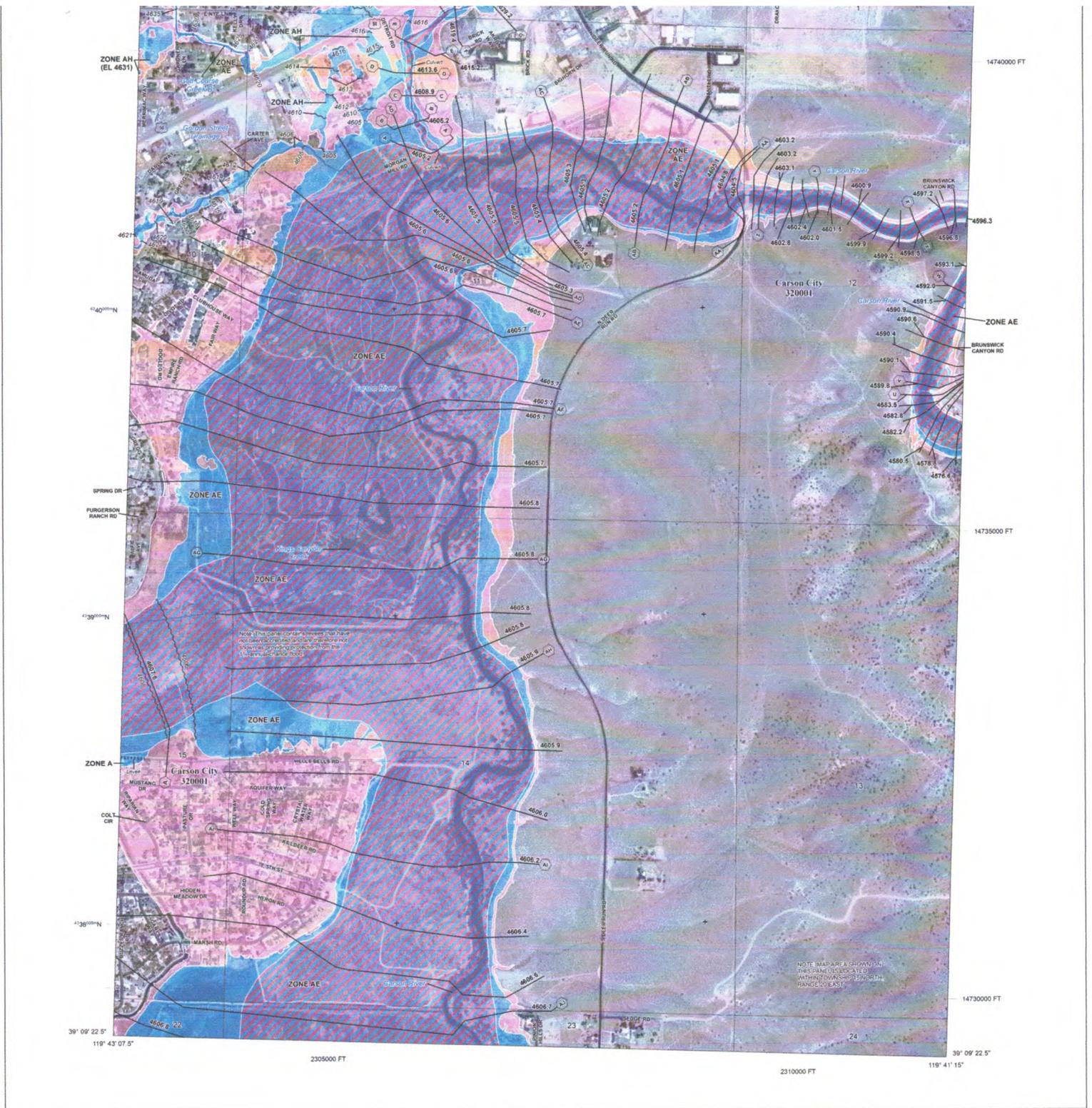
<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

# FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web App





**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AD, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)

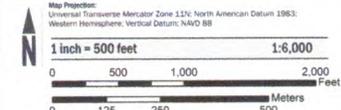
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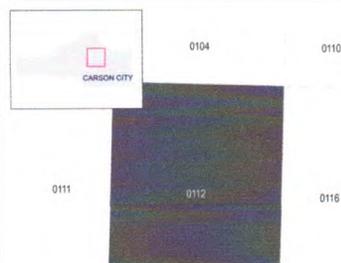
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**PANEL 112 of 275**

Community: CARSON CITY, Number: 320001, Panel: 0112, Suffix: F

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# Hwy 50 and Detroit - wetlands



November 16, 2021

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401

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December 10, 2021

Dear Ms. Sullivan and Planning Commissioners:

It has been brought to my attention that the Special Use Permit (SUP) application for the proposed slaughterhouse is incomplete because the applicant is not properly identified per CCMC 18.02.080.

The name of the applicant on the SUP is "Carson Valley Meats". However, the Secretary of State has no records for "Carson Valley Meats". They do have a record for "Carson Valley Meats Inc." Entity information is attached.

Staff has recommended approval of the SUP with 28 Conditions, On-Going Conditions, and Additional Conditions, several of which lack any monitoring or enforcement mechanism (Conditions #17, #18, #28), are monitored by unspecified staff (Condition #22), or require that information be provided to the Community Development Department (Condition #28) without indication of whether and how the Department will communicate that information to the public, and especially to adjacent neighbors. In short, the public is being asked to 'trust the process' and to trust that the applicant will 'do the right thing'.

Accurately identifying oneself is a minimum requirement. The way an application is completed reflects, poorly or well, on the applicant. It reflects the applicant's competence, forthrightness, and willingness to participate in the process. CMCC 18.02.080 states that applications reflect the applicant's intent and must be complete.

Thus, misidentification of one's name, the most fundamental feature of one's business, raises questions about the applicant's intent.

- a. Is this a typo, an "unintentional error" (dictionary.com)? If so, then it suggests that the applicant, and our Planning Division, are comfortable with unintentional errors. Perhaps see them as 'no big deal'.
- b. Is this a careless mistake? Yourdictionary.com defines this as, "not paying proper attention to detail or not taking care to do something well enough or correctly." Paying proper attention and taking care to do something 'well enough' is important when there are 28 conditions to which you are agreeing to adhere.
- c. Is this an intentional misdirection? Leaving the "Inc." off the entity's name conveys that 1) the company is not a corporation, and 2) the company is local. These conveyances are false and misrepresent the entity to the public.
  - 1) According to the Secretary of State (SOS), the company is a Domestic Corporation. That is, Carson Valley Meats Inc. is not a 'little mom & pop' business. It is a robust C corporation with shareholders looking to grow and protect their assets.
  - 2) The company is not local, it is an out-of-state corporation.

- 3) Carson City Business License Division has no records for “Carson Valley Meats” or “Carson Valley Meats Inc.” Consequently, there is no DBA (Doing Business As) for “Carson Valley Meats”. That is, the applicant does not have a business license in Carson City; they are not a ‘local business’.

This misidentification error is important because 1) it violates CCMC 18.02.080, and 2) contributes to the negative perception many residents have of our Planning Division. In my conversation with Ms. Sullivan on 11/23/21 she expressed surprise that this perception exists and wondered why. Allowing applicants to submit incomplete and/or inaccurate applications is a behavior that erodes public trust and confidence, especially with a matter as contentious as the proposed slaughterhouse.

It is for these reasons that I am requesting that the SUP for the proposed slaughterhouse be rejected, and the applicant directed to re-submit it. Perhaps it would be an appropriate time to have the applicant submit complete documentation of their proposed facilities so that the public and decision-makers can review it without having to imagine major components such as the indoor corral.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Verive". The signature is fluid and cursive, with the first name "Jennifer" written in a larger, more prominent script than the last name "Verive".

Jennifer Verive, Ph.D.

On behalf of the Coalition of Citizens for Peaceful Enjoyment

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

**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:** 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 #  
 Carson Valley Meats 916-803-1777

**MAILING ADDRESS, CITY, STATE, ZIP**  
 P.O. Box 1143 Newcastle, CA 95658

**EMAIL ADDRESS**  
 karin@carsonvalleymeats.com

**PROPERTY OWNER** PHONE #  
 JANB, LLC

**MAILING ADDRESS, CITY, STATE, ZIP**  
 PO Box 1984 Carson City, NV 89702

**EMAIL ADDRESS**

**APPLICANT AGENT/REPRESENTATIVE** PHONE #  
 Karen Downs, Manhard Consulting 775-321-6538

**MAILING ADDRESS, CITY STATE, ZIP**  
 241 Ridge Street, Suite 400, Reno, NV, 89501

**EMAIL ADDRESS**

**kdowns@manhard.com**

Project's Assessor Parcel Number(s):

008-371-38,39,10

Street Address

Project's Master Plan Designation

Mixed-Use Commercial

Project's Current Zoning

General Industrial

Nearest Major Cross Street(s)

HWY 50 E and Detroit RD

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. SEE ATTACHED- Applicant is proposing a +/- 5,000 sq. ft. animal processing facility with a corral/loading area.

**PROPERTY OWNER'S AFFIDAVIT**

I, Nicole Ballardini, 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. \*

*Nicole Ballardini*  
 Signature

4785 Caughlin Parkway, Reno, NV 89519

Address

8/13/2021

Date

**\*Manager of JANB, LLC**

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

STATE OF NEVADA )  
 COUNTY Washoe )

On August 13, 2021, Nicole Cecile Ballardini, 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.

*Jennifer Lynn Wyrtsch*  
 Notary Public



**JENNIFER LYNN WYRSCH**  
 Notary Public - State of Nevada  
 Appointment Recorded in Washoe County  
 No: 03-83078-2 - Expires May 24, 2023

**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.

**ENTITY INFORMATION****ENTITY INFORMATION****Entity Name:**

CARSON VALLEY MEATS INC.

**Entity Number:**

E0302472019-5

**Entity Type:**

Domestic Corporation (78)

**Entity Status:**

Active

**Formation Date:**

07/01/2019

**NV Business ID:**

NV20191484763

**Termination Date:**

Perpetual

**Annual Report Due Date:**

7/31/2022

**REGISTERED AGENT INFORMATION****Name of Individual or Legal Entity:**

REGISTERED AGENTS INC.

**Status:**

Active

**CRA Agent Entity Type:****Registered Agent Type:**

Commercial Registered Agent

**NV Business ID:**

NV20131735999

**Office or Position:****Jurisdiction:**

WYOMING

**Street Address:**

401 RYLAND ST STE 200-A, Reno, NV, 89502, USA

**Mailing Address:****Individual with Authority to Act:**

BILL HAVRE

**Fictitious Website or Domain Name:****OFFICER INFORMATION** VIEW HISTORICAL DATA

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Secretary	KARIN SINCLAIR	P.O. Box 1143, Newcastle, CA, 95658, USA	05/29/2020	Active
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Page 1 of 1, records 1 to 4 of 4

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Class/Series	Type	Share Number	Value
No records to view.			
Number of No Par Value Shares:			
<b>50000</b>			
Total Authorized Capital:			
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**From:** [Kathleen Franco Simmons](#)  
**To:** [Maurice White](#)  
**Cc:** [CCEO](#); [Planning Department](#)  
**Subject:** Re: LU-2021-0308 Slaughterhouse SUP (NNDA request update)  
**Date:** Sunday, December 12, 2021 11:19:15 AM

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Board of Supervisor Maurice "Mo" White,

On November 18, 2021, I spoke during public comment at the Board of Supervisors regarding a request I had made via the Northern Nevada Development Authority to facilitate a meeting with Carson Valley Meats and my family to discuss finding a more feasible location for the slaughterhouse, specifically at the Carson City Landfill.

To recap, in October, I researched through various City staff a number of questions that my family and I had regarding the slaughterhouse project, and the feasibility of finding a better location for it at the Landfill.

One of my questions was: Does the City have an Economic Development office or staff? I was told the City doesn't have an economic development office or staff; economic development is handled by a non-profit regional agency called Northern Nevada Development Authority (NNDA). The Carson City Master Plan (Goal 5.1b- Business Support and Recruitment) recommends use of the Northern Nevada Development Authority for business recruitment and to foster public/private partnerships. Staff provided me with the name of Amy Miller, Director of Business Development with NNDA as the contact person.

On November 1, 2021, I wrote to Director Miller via email, and followed up a day later with a telephone call. Director Miller said that she would be willing to reach out to Carson Valley Meats to request a meeting with them and my family. She also said that she would be willing to facilitate the meeting in her offices in town. I waited patiently for her return call or email, and I provided this information to the Board of Supervisors on November 18.

On December 2, I had not yet heard back from Director Amy Miller, so emailed a reminder asking for an update. I called her the following day and left a voicemail asking for an update. Ms. Miller did not return my call and has never responded to my email.

On December 6, NNDA Executive Director Philip "Phil" Cowee called me. We spoke by telephone for about 28 minutes as I explained our request and all of our findings to date with Executive Director Cowee. Our request was simply for NNDA to contact Carson Valley Meats to convey my family's request to meet with them regarding finding a more feasible location for the slaughterhouse that would provide a Win-Win-Win conclusion to the location problem. Our phone call discussion ended when Executive Director Cowee informed me that he was not going to take our request to CVM.

Of note, during our discussion, I suggested that CVM might be able to get federal funding to help pay for costs of building the slaughterhouse in a public/private partnership with the City, to build out the sewer main to a location at the Landfill. Executive Director Cowee told me

that he knew about the U.S.D.A grants for slaughterhouses, as he had worked during the Trump administration presenting that information around the country.

I did not think about it at the time of our call, but in retrospect I wish I had asked Executive Director Cowee if, in fact, he was the economic development representative who brought Carson Valley Meats to our doorstep, to the present location.

I am writing to you, Supervisor White, as according to the current NNDA website, you serve on the General Board of Directors of Northern Nevada Development Authority (<https://nnda.org/about-us/leadership-staff/#section=1>). I cannot specifically find meeting minutes or information that would lead me to an understanding of how the NNDA has taken a position in favor of locating a slaughterhouse in Carson City within 700 to 900 feet of homes in established residential neighborhoods. Can you assist me with an understanding of how this came to be, if this is true?

I hope to provide this information in an update to the Planning Commission before their meeting of December 15, 2021 this upcoming Wednesday, and to the Board of Supervisors.

Thank you for your assistance,

Kathleen Franco Simmons  
2108 Utah Street  
Carson City, NV 89701  
(707) 499-7211

**From:** [Wilson, Kendra L](#)  
**To:** [Planning Department](#)  
**Subject:** Slaughterhouse  
**Date:** Monday, December 13, 2021 9:27:13 AM

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Hello,

I'd like to again share my opposition to the slaughterhouse in advance of the planning commission meeting this week. I'd like to share my thoughts verbally at the meeting. This project is a detriment to the residents, our tourism, and our recreation. Please reject the proposal on behalf of your constituents.

Thank you,

**[Kendra L Wilson](#)**

**Financial Advisor**

**☎: 775-392-4477**

**FAX: 855-790-1399**

**[Kendra.Wilson@EdwardJones.com](mailto:Kendra.Wilson@EdwardJones.com)**

**EdwardJones**

MAKING SENSE OF INVESTING

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Kendra Wilson  
Financial Advisor  
Edward Jones  
937 Mica Dr Suite 16 A  
Carson City, NV 89705-7267  
(775) 392-4477  
[www.edwardjones.com](http://www.edwardjones.com)

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**From:** [Paula Peters](#)  
**To:** [Theresa Preston](#); [Charles Borders](#); [Paul Esswein](#); [Jay Wiggins](#); [Richard Perry](#); [Nathaniel Killgore](#); [Sena Loyd](#)  
**Cc:** [Planning Department](#); [CCEO](#)  
**Subject:** re: The Carson City Slaughterhouse Proposal  
**Date:** Friday, December 10, 2021 8:41:30 AM  
**Attachments:** [Verive.12.7.21 Letter to Planning Commission re proposed SH.pdf](#)

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Dear Planning Commissioners,

I am writing to inform you that my husband and I are both opposed to having a slaughterhouse built at the proposed location near residential neighborhoods and the Carson River. With all of the available land further to the east, it doesn't make sense to have it within the city limits. We live on S. Deer Run Rd. and we drive Hwy 50 quite often. As Dayton grows traffic congestion will worsen, and adding cattle trucks to the mix will have a negative impact on traffic at the Hwy 50 and N. Deer Run Rd. intersection. There are other reasons we are opposed to the location which, Jennifer Verive outlined very clearly in her December 7th letter (file attached) addressed to the Planning Commission.

Friends of ours went through the Carson City special use permit process 2017-2018 when they wanted to rent a commercial space on S. Carson Street and operate an overnight boarding and day care facility for dogs. Neighbors in the area opposed their plans and the Planning Commission denied their permit.

In 2019 we applied for a special use permit to build a workshop on our property, and we were relieved none of our neighbors opposed it.

There are many people in our community who oppose the slaughterhouse being built in the proposed location, yet the Planning Commission recently approved the permit. The voting action didn't follow protocol so you will be voting again this Wednesday. I hope you take all the local opposition into consideration when making your decision about this developer's permit. From the outside looking in, it appears that developers are often treated differently than individuals who apply for special use permits, and we hope that is not what is happening with the Slaughterhouse special use permit.

Regards.

Paula L. Peters

Carson City Resident

**From:** [P.B](#)  
**To:** [Planning Department](#)  
**Cc:** [Theresa Preston](#); [Charles Borders](#); [Paul Esswein](#); [Jay Wiggins](#); [Richard Perry](#); [Nathaniel Killgore](#); [SLoid@carson.org](#)  
**Subject:** Slaughter House Highway 50  
**Date:** Sunday, December 12, 2021 3:38:19 PM

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To whom it may concern,

I'm writing to you as a very concerned resident of Carson City. Please do not treat the Slaughter House application as "business as usual"! In the interest of all Carsonites, this is the wrong location for a Slaughter House, for these facts.

- 1) The majority of the proposed site is Wetlands. There are TWO contributories feeding a pond on the property and one outlet. As of right now, December 12, 2021, there is water flowing in and out of this site. This is a perfect set-up for later contamination! Pictures are attached to show the contributories and the pond.
- 2) Carson Valley Meats proposes to slaughter 60 animals in one day, 8 hours, and dispose of the waste. Do you realize they are talking about **26100 lbs** of live weight. Out of this 26100 lbs they will eventually harvest 13050 lbs of meat for sale. I would like to ask you, as my representative, to ask Carson Valley Meats to provide in detail how they intend to accomplish this. Not only will they have to kill all 60 animals, they also have to partially process them, dispose of some of the waste and clean up the facility. I don't believe they can accomplish all of this without disturbance of the neighborhood with noise and smell in 8 hours!
- 3) I also believe, having property in the vicinity of a Slaughter House, will negatively affect such properties value. Unless you can guaranty this is not so, I implore you as my representative, to protect my interest over the interests of an outsider! After all, I have been living in and paying taxes to Carson City since 1986!

Sincerely,  
Peter Bader







**From:** [Heather Ferris](#)  
**To:** [Christie Overlay](#)  
**Subject:** FW: Carson Valley Meats  
**Date:** Monday, December 13, 2021 10:35:46 AM

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For Item 6E.

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**From:** Robert McFadden <Rob@nvbrown.com>  
**Sent:** Monday, December 13, 2021 10:20 AM  
**To:** Heather Ferris <HFerris@carson.org>  
**Subject:** Carson Valley Meats

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Heather-

I have been noticed multiple times for this project and went to learn more about it at their open house last week. I have ownership of three properties in the noticing area and also operate a business directly across Hwy 50 from this project.

This appears to be a great project in an area that is also zoned right. Additionally, the applicant has made extreme concessions to the benefit of the neighboring properties. Large setbacks, indoor operations, limited size of operations and is providing a service that is dramatically underserved locally and nationally, makes this a major benefit to our community.

Thank you,

Rob McFadden  
Nevada Fence, LLC  
508 N. Curry St, Unit B  
Carson City, NV 89703

December 13, 2021

Roger Ingram  
UC Cooperative Extension Farm Advisor Emeritus  
24812 Oro Valley Rd  
Auburn, CA. 95602  
530-401-0314  
rsingram@ucdavis.edu

To: Planning Commission of Carson City  
108 E Proctor St  
Carson City, NV 89701

Dear Planning Commission of Carson City,

I am writing this letter in support of the December 15<sup>th</sup> agenda item **6.E LU-2021-0308** For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial ("GI"), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. Karin Sinclair of Carson Valley Meats is seeking to establish a meat processing facility at this location in Carson City.

Approval of the special use permit benefits Nevada ranchers who need more access to USDA inspected harvest and processing in order to sell meat products direct to consumer and retail/wholesale outlets. Lack of USDA inspected slaughter and processing facilities hampers local ranchers in being able to market meat direct or wholesale. Most existing facilities cannot accommodate service demand and are often scheduling a year in advance. This facility will provide ranchers and backyard producers in the Carson Valley area the ability to provide locally grown meat to the area.

I have worked with Carson Valley Meats owner Karin Sinclair since 2006 in my role as a UC Cooperative Extension Farm Advisor. She has direct marketed meat from livestock she raises in the Sierra Nevada Foothills since 2008.

The proposed project addresses concerns expressed from a prior application to Douglas County in 2019. These concerns included: agricultural zoning is not an appropriate location for the project along with proposed wastewater ponds would flood in high rainfall events and potentially contaminate downstream water. This project for the city of Carson Valley is located in general industrial zoning. The facility will connect to water and sewer which eliminates the wastewater contamination concern. Carson Valley Meats will construct an indoor receiving area to minimize odor and noise. Mike Holcomb has extensive successful experience in managing meat processing facilities. He will run a clean plant and ensure all requirements are met.

There has been public comment that mentioned a nine-rancher cooperative in California and implied that the proposed facility would only process their California livestock and there would be no benefit to Nevada ranchers.

The nine-rancher cooperative mentioned was called Sierra Foothills Meat Company. I was the University of California County Director/Farm Advisor for Placer and Nevada Counties from 1986-2017 and provided the leadership and facilitation during the development of Sierra Foothills Meat Company. There was a joint meeting of ranchers from Placer and Nevada Counties in 2014 who met to discuss the need for USDA inspected harvest and processing facilities in the area. This meeting resulted in a smaller group of ranchers forming a steering committee. There was an opportunity in May 2015 to apply for a USDA Value Added Producer grant to develop a feasibility study/business plan to construct a producer-owned USDA Inspected Slaughter and Processing facility in Placer County. The steering committee would be the applicant and decided to move forward with grant submission.

I took the leadership in developing the grant proposal which was submitted in July 2015. Placer County provided required grant matching dollars. The proposal was selected for funding in September 2015. The steering committee had to form a corporation in order to receive grant funding. The Sierra Foothills Meat Mutual Benefit Corporation was created December 2015.

I asked Karin Sinclair of Sinclair Family Farms to serve as President. I have known Ms. Sinclair since 2006 and have provided input in my capacity as Farm Advisor on grazing management and other production questions on her ranch. I asked that she serve as President because she has shown herself to be a reliable, honest, organized, hardworking individual who would be sure to follow through on any needed corporation tasks.

Two consultant companies were hired with grant funds to develop the needed information for the feasibility/business plan on the facility and use of alternative energy. The reports were completed and accepted by the Board of Directors in November 2016. I facilitated all the board meetings.

The board continued to meet three times in 2017 and once in 2018. The board voted at the January 16, 2018 meeting to dissolve the mutual benefit corporation as their task to complete the feasibility study/business plan was completed. A new corporation would be needed to implement the business plan with individuals willing to invest money. While one individual indicated an interest in moving forward, there has been no tangible progress since 2018.

There currently is no cooperative of beef producers seeking to build a USDA inspected facility in Placer County. This means that Carson Valley Meats would be completely open for the use and benefit by area Nevada ranchers.

Ms. Sinclair is a person who "walks the talk". She does what she says she will do. She passionately cares about supporting agriculture, youth in agriculture, and the surrounding community. She is a person of integrity who will do everything in her power to make this a successful project that fits in with the community.

I would like to again urge the approval of the special use permit to benefit local agriculture. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Ingram", with a long horizontal flourish extending to the right.

Roger Ingram  
UC Cooperative Extension Farm Advisor Emeritus  
530-401-0314