

EARTHQUAKE HAZARDS

R19E

R20E

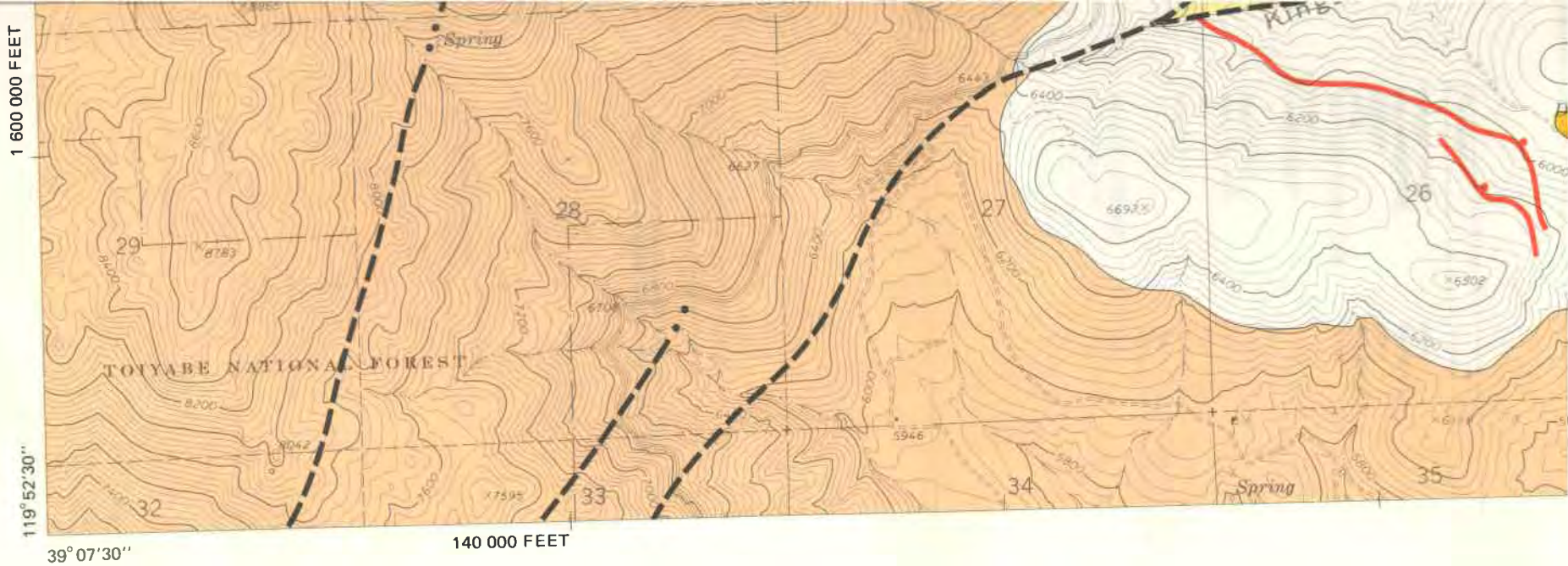
39°07'30"

119°45'

STUDY FOR SURFACE RUPTURE
youngest fault displacement

Dennis T. Trexler and John W. Bell, 1979

Depth to ground water based on preliminary general hydrologic map, Carson City quadrangle (T. Katzer, written commun., 1979).



POTENTIAL FOR GROUND SHAKING DURING EARTHQUAKES

The hazards shown on this map are based upon current data available. Shaking characteristics are inferred from interpretations of geologic, seismic velocity, soils engineering, and ground-water information. Surface rupture potentials are inferred from generalized geologic and soils (weathering profile) information.

These data are intended to be used only as a generalized guide and will be subject to change as more data become available.

Assessment of seismic hazard potential for individual sites must be based upon detailed engineering and seismic studies; such assessments should not be inferred from this map.

INCREASING INTENSITY OF SHAKING AND POTENTIAL HAZARD
Possibly about 3 units Mercalli intensity scale difference from I to IV



Greatest severity of shaking. Depth to ground water less than 3 meters (10 ft). Unconsolidated deposits with low rigidity. Possible severe liquefaction locally.



Moderate severity of shaking. Includes units from I above where depth to ground water is greater than 3 meters (10 ft); also includes unconsolidated deposits, with moderate rigidity where depth to ground water is less than 10 meters (33 ft).



Moderate severity of shaking. Includes unconsolidated deposits with moderate rigidity where depth to ground water is greater than 10 meters (33 ft).



Least severity of shaking. Underlain by bedrock.



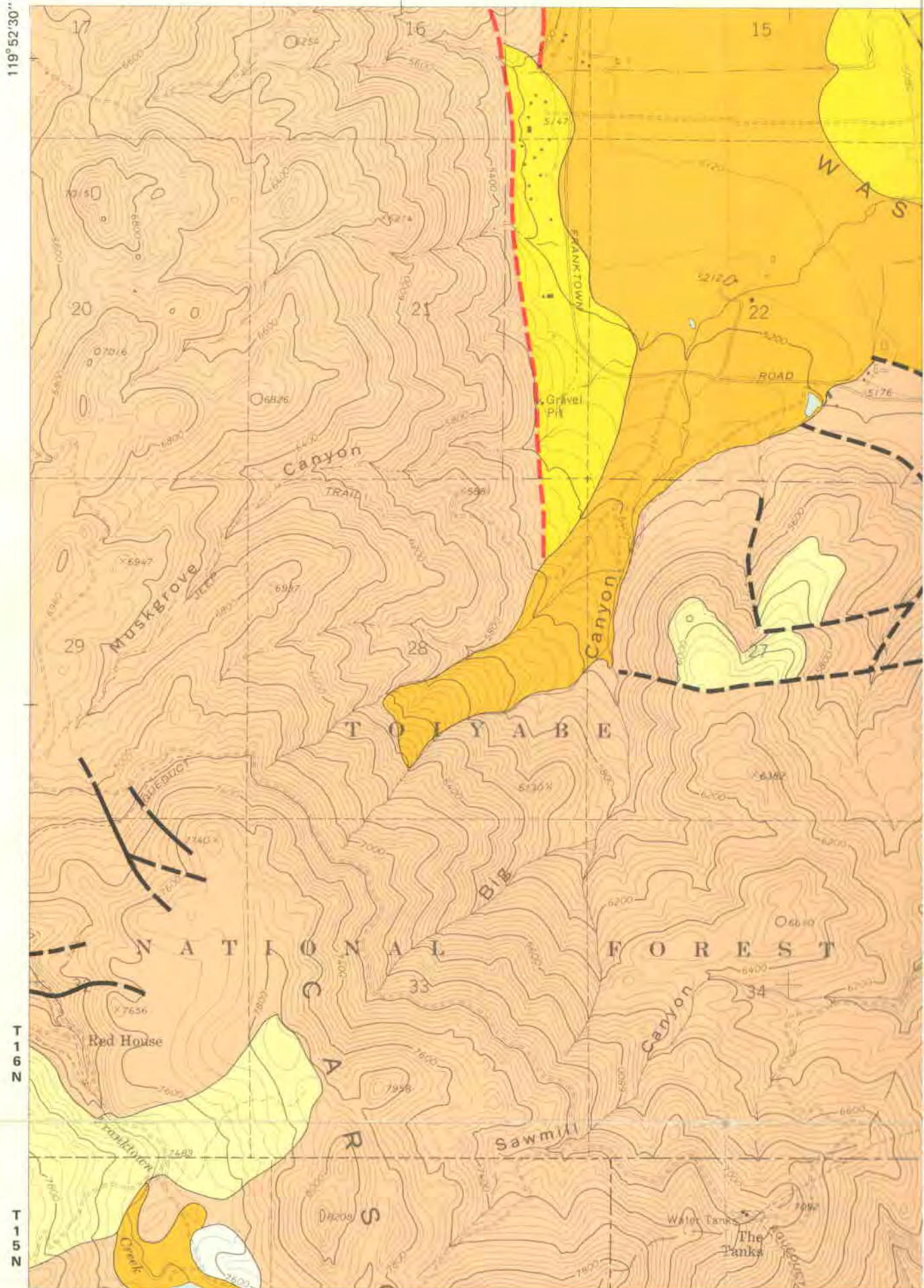
Variable severity of shaking. Includes older fan deposits, granodiorite, which ranges in degree and depth of weathering, and Tertiary ash-flow tuffs, which exhibit various degrees of alteration, welding and fracture spacing.

NEVADA BUREAU OF MINES AND GEOLOGY
CARSON CITY AREA MAP 1A1

CARSON CITY QUAD

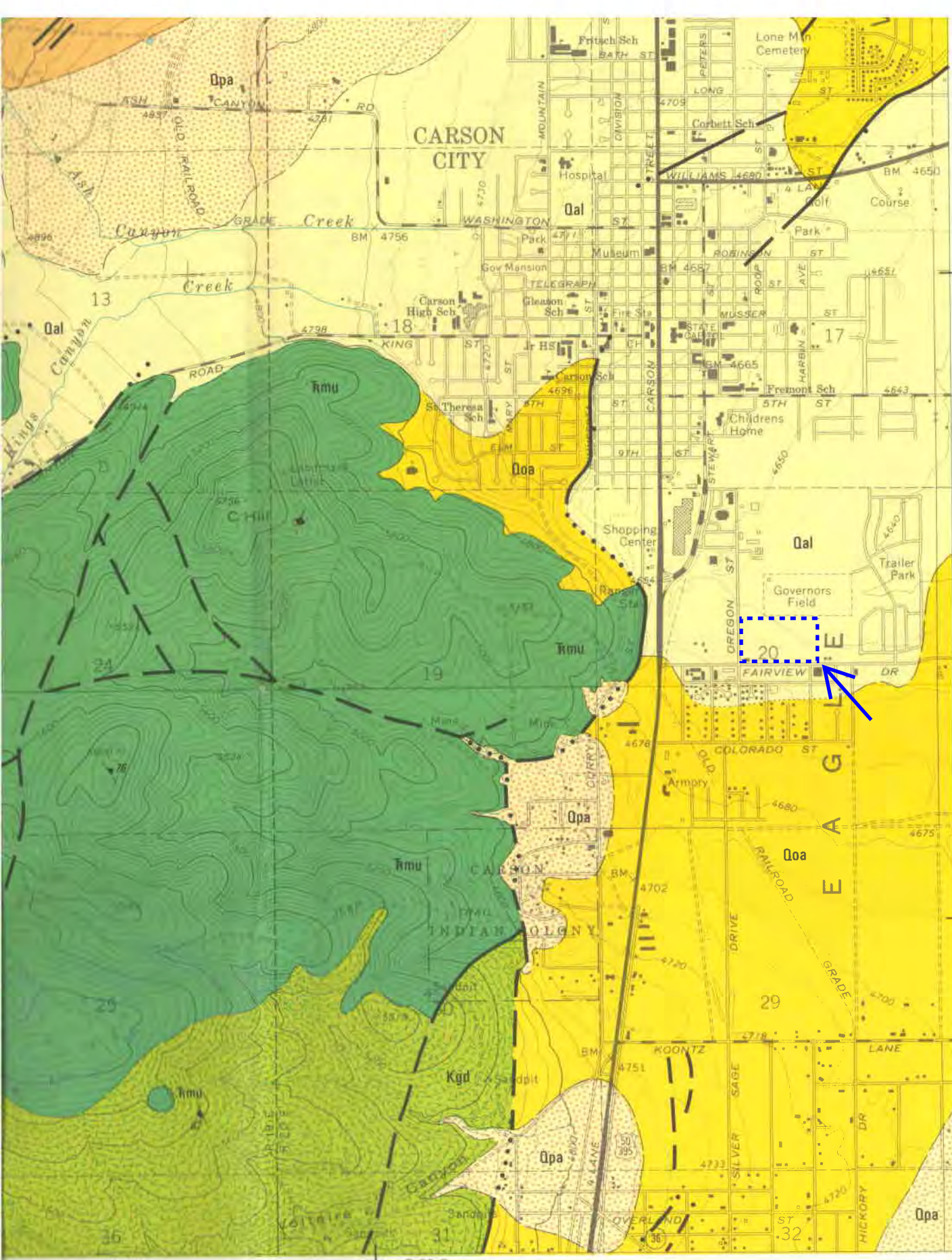
39° 15'

119° 52' 30"



T 16 N

T 15 N



GEOLOGIC MAP



R 19 E

R 20 E

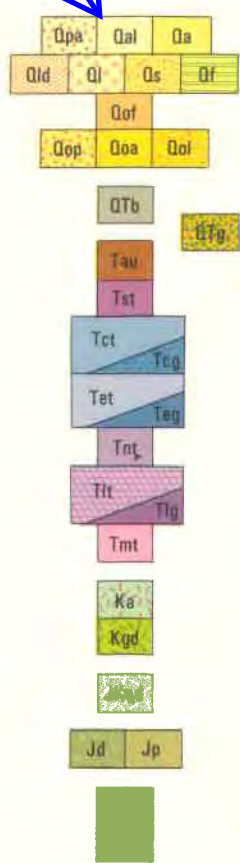
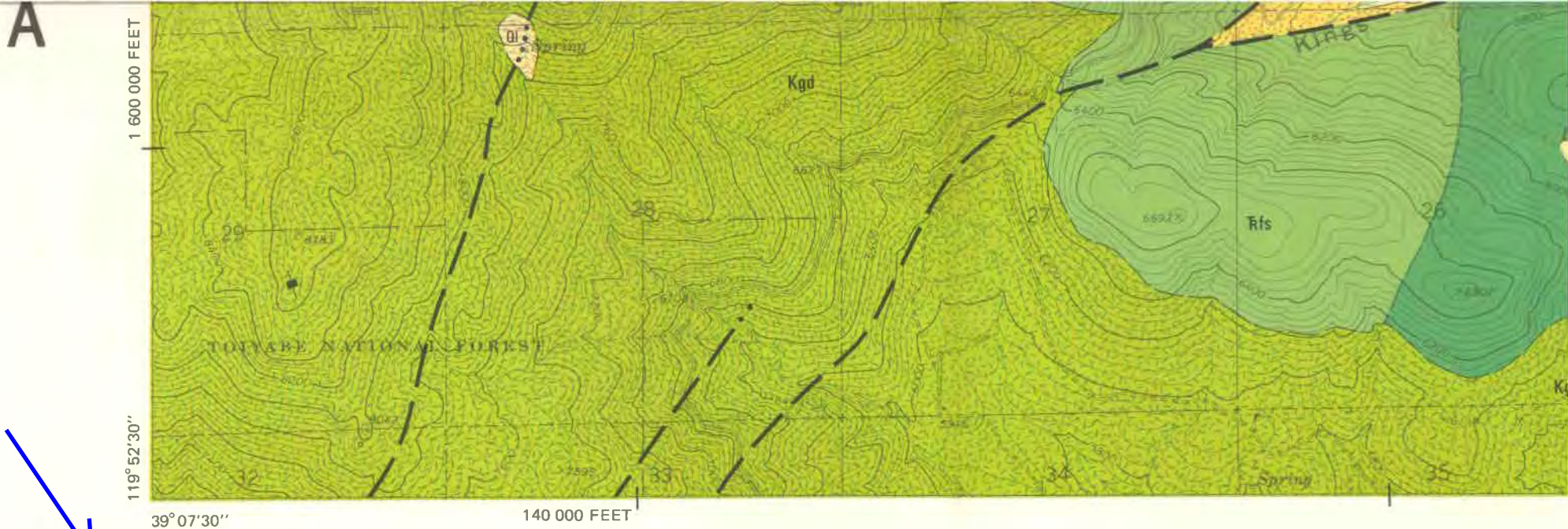
39° 07' 30"

119° 45'

to. Yellowish-tan to pinkish-tan, very fine-grained
 eneous aplite. Occurs locally as veins in Kgd,
 biotite **granodiorite**. Grayish white to gray and
 y, medium to coarse-grained, equigranular to
 and locally foliated and lineated. Locally grades
 monzonite or quartz diorite.
 quartz diorite. Grayish-green; plagioclase and
 phenocrysts in a fine-grained matrix. Slightly

Dennis T. Trexler, 1977

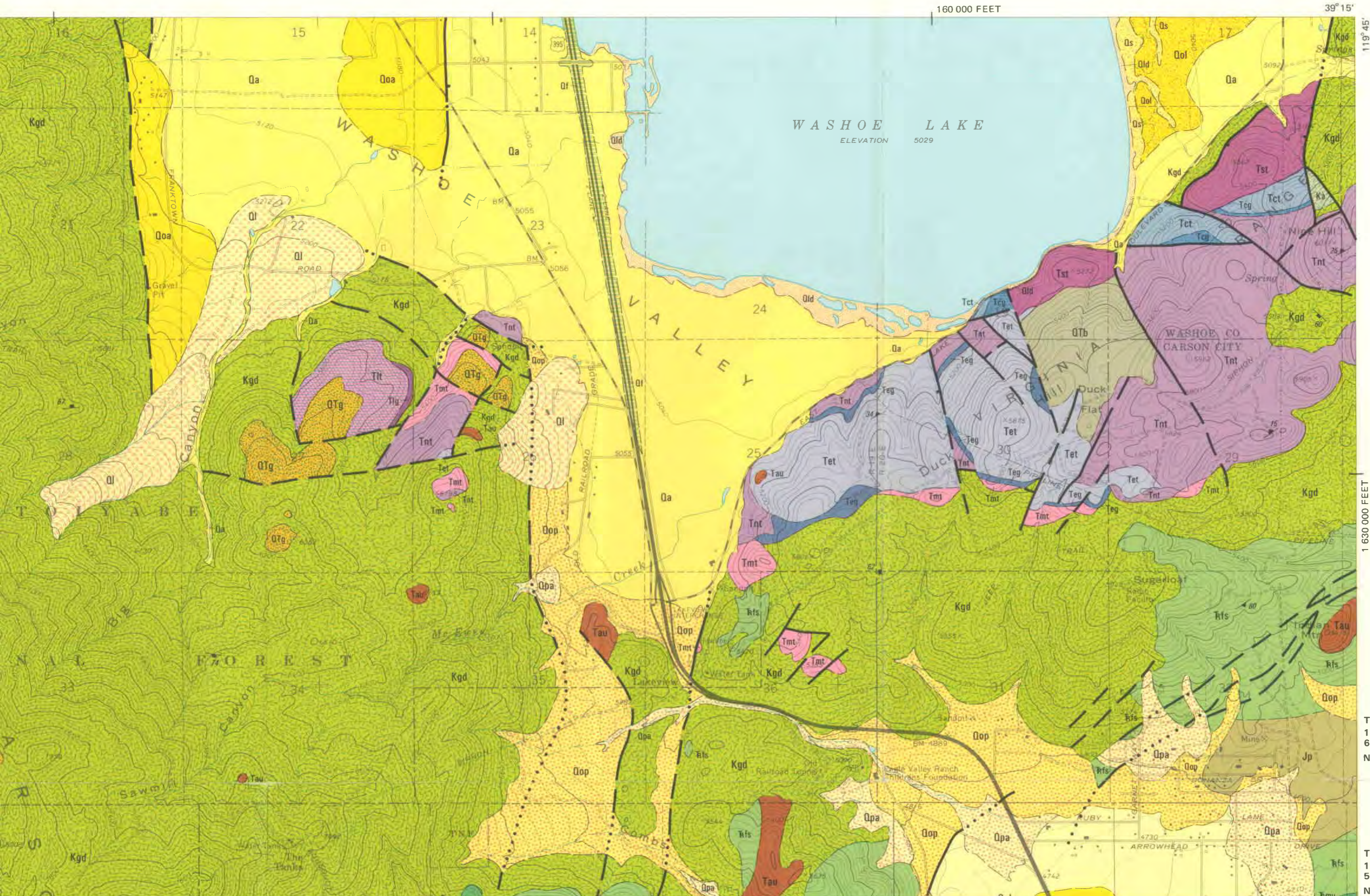
Portions modified from Rogers, D. K. (1975) Environmental geology of northern Carson City, Nevada: Univ. of Nevada, Reno, unpub. M.S. thesis and Kirkham, R. M. (1976) Environmental geology of western Carson City, Nevada area: Univ. of Nevada, Reno, unpub. M.S. thesis.



Quaternary
 Tertiary
 Cretaceous
 Jurassic

- Qpa** Pediment and alluvial-fan deposits. Grayish-orange, tan and gray-brown granular muddy coarse sand and sandy gravel in small fans, bajadas, and minor pediment veneers.
- Qal** Alluvial-plain deposits of Eagle Valley. Yellowish-brown to gray, unbedded to poorly bedded, poorly to moderately sorted, fine silty sand, sandy silt, granular muddy coarse sand, and minor sandy gravel. Underlies broad surfaces of low gradient.
- Qa** Alluvial-plain deposits of Washoe Valley. Tan to orange-brown, moderately to poorly bedded, angular to subrounded, fine to coarse granodioritic sand. Underlies gentle slopes and broad areas of low gradient. Fills closed depressions in high-land areas. Unweathered.
- Qld** Lake deposits. Tan to yellowish-brown, well-bedded silt and sand; restricted to the margins of Washoe Lake.
- Ql** Landslide deposits. Unsorted fine to coarse debris. Predominantly deeply weathered granodiorite.
- Qs** Sand dunes. White to light-gray, well-sorted, well-rounded quartz and feldspar grains with minor shell fragments. Moderately well developed cross bedding.
- Qf** Artificial fill.
- Qof** Older fan deposits of Vicee Canyon. Medium-brown to light-brown, moderately to poorly sorted sandy large cobble gravel and slightly gravelly medium sand. Weathered. Moderately well-developed soil profile.
- Qop** Older pediment gravel. Grayish-orange to dark yellow-brown small cobble to muddy sandy pebble gravel. Composition similar to nearby bedrock. Deposits slightly eroded, weakly to moderately weathered.
- Qoa** Older alluvial-plain deposits. Moderately sorted, sandy small cobble gravel, slightly gravelly sand and sandy coarse silt. Similar to Qop but finer grained. Weakly to moderately weathered.
- Qol** Old lake deposits. Grayish-brown fine to coarse sand and silt in thin beds. Locally diatomaceous.

- QTb** Basaltic andesite flow. Light greenish gray, sparsely porphyritic, very fine grained, locally flow banded. Orange-red iron-oxide stains on weathered surfaces.
- QTg** Pediment gravel. Yellowish-gray to light-brown bouldery sandy cobble gravel. Most clasts subrounded and consist of all bedrock lithologies.
- Tau** Andesite, undifferentiated. Dark-gray to light-gray flows and intrusives; porphyritic to sparsely porphyritic plagioclase-pyroxene andesite. Some flows contain hornblende phenocrysts up to 1 cm. Weathers gray brown to red brown.
- Tst** Santiago Canyon Tuff. Hornblende-biotite quartz latite crystal-vitric ash-flow tuff. Gray to pale lavender or brownish gray, moderately to strongly welded, and largely devitrified. About 300 m thick.
- Tct** Crystal Tuff. Tct: Pinkish white to light red, weakly welded, devitrified, crystal-vitric rhyolite tuff. Contains chatoyant sanidine. 0-120 m thick. Tcg: Underlying bouldery cobble gravel.
- Tet** Eureka Canyon Tuff. Tet: Pale yellowish-white to pale-gray, lavender, and tan rhyolite vitric tuff. Pale yellowish white, devitrified, and weakly welded in most exposures. 0-130 m thick. Teg: Underlying interformational bouldery gravel.
- Tnt** Nine Hill Tuff. Pale orange-red, pale-green, and reddish-purple densely welded to stretched, devitrified, very pumiceous vitric tuff. Grades upward into weakly welded to non-welded, pumice-poor vitric tuff. 0-300 m thick.
- Tlt** Lenihan Canyon Tuff. Tlt: Pale-lavender to purplish-tan, moderately to densely welded, devitrified, fine-grained hornblende quartz latite crystal-vitric tuff. 0-300 m thick. Tlg: Underlying interformational bouldery gravel.
- Tmt** Mickey Pass Tuff. Tan to reddish-brown, moderately to strongly welded, devitrified biotite quartz latite vitric-crystal tuff. Grades downward into a basal few meters of rhyodacitic crystal-rich vitrophyre and upward into pumice and crystal-rich rhyolite. 0-200 m thick.



160 000 FEET

39° 15'

119° 45'

1 630 000 FEET

T 16 N

T 15 N

CARSON



888

768

FOR LEASE



FOR LEASE
888-6

788

FOR LEASE
188-882





788

FOR LEASE
COLDWELL BANKER COMMERCIAL
775 888-6162

ANDREW MACKENZIE
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CHRIS MACKENZIE
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ALLISON · MACKENZIE
PAVLAKIS · WRIGHT & FAGAN
L T D
ATTORNEYS AND COUNSELORS AT LAW

JENNIFER M. MAHE
ALICIA G. JOHNSON
JOEL W. LOCKE

MIKE SOUMBENIOTIS
(1932-1997)

GEORGE V. ALLISON
OF COUNSEL

March 22, 2011

Via Facsimile & U.S. Mail

RECEIVED

MAR 23 2011

CARSON CITY
PLANNING DIVISION

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701

Re: March 30, 2011 Meeting
ZMA-11-013
SUP-11-014

Dear Commissioners:

This firm represents HRP Family Trust/HRP Family Series, LLC, ("HRP Family"), the owner of the real property located at 1040-1046 and 1060-1066 Mallory Way, Carson City, Nevada, and the private road called Mallory Road.

HRP Family has concerns regarding the zoning map amendment and special use permit that will be considered by the Carson City Planning Commission on March 30, 2011. The zoning map amendment and special use permit will allow Silver State Charter School to build a new high school campus on the parcels that are located on Mallory Road, near HRP Family's commercial properties. HRP Family's current tenants are a church, a woodworking shop, a welding shop and an automotive shop.

First, Mallory Road is a private road owned by HRP Family. It serves the current businesses located on Mallory Road and would additionally serve the Silver State campus. Traffic will be greatly impacted by the students attending the charter high school. HRP Family has attempted to work with the other businesses to re-pave the road in recent years; however, no agreement has been reached. Through the years, HRP Family has always solely maintained the road by filling in the potholes that appear each winter, but the road is greatly in need of repaving. Students attending the charter high school will inevitably be using this road, and the road is not equipped to accommodate the additional traffic and may be a source of accidents as a result.

UAAGJHRPW11HRP0 LET.wpd

Carson City Planning Commission
Re: ZMA-11-013 and SUP-11-014
March 22, 2011
Page 2

Next, the area surrounding the proposed site for the charter high school is commercial, and HRP Family's tenants have customers who regularly visit their store fronts. HRP Family is concerned that once the charter high school opens, the students will be loitering in front of those businesses and potentially driving away customers. HRP Family does not want to lose its tenants, particularly in this economy where there is a wide availability of commercial property for lease.

Thank you for considering HRP Family's concerns, as stated herein, prior to voting on the zoning map amendment and special use permit on March 30, 2011.

Sincerely,

***ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.***



ALICIA G. JOHNSON, ESQ

/AGJ
cc: client

ZMA-11-013
SUP-11-014**RECEIVED**

MAR 22 2011

CARSON CITY
PLANNING DIVISION

March, 22, 2011

Planning Dept of Carson City

Re: Proposed School on Mallory Way

Sirs,

It has come to my attention that the city of Caron City Nevada is proposing to purchase a few distressed properties on Mallory to locate a School. I am completely against locating a school on Mallory Way which is a dead end road. I have several issues with this proposal which I will list below. First and foremost is that just because a property can be purchased at a fraction of the market value does not make a school a perfect fit for Mallory Way. Why else would the city want to put a school in a light commercial zoning area and right next to the Nevada Appeal? Here is a list of questions that I have.

- Re zoning will affect the owners and tenants of Mallory way.
- Nevada Appeal has commercial trucks blocking the road and any given time.
- It is not acceptable to have Parents park on the side of the roadway waiting for the children to get out of school.
- How will the extra traffic be controlled on a private road?
- Will the curb way of the road be turned into no parking?
- How will people turn around on a dead end road.
- Where will the children or young adults have class breaks.
- Concerned about foot traffic.
- Will the owners of the current building on Mallory way have to fence and put up electric gates to control the foot traffic on and around our property?
- How many students will this school have?
- Will the speed limit be 15 miles an hour during school hours?
- Why are you choosing this area?
- Will a cross walk be required across Mallory way?
- Concerns about kids walking home and crossing private property and having to hop the fence because Mallory way is a dead end road/

1046 Mallory Way Carson City NV 89701
775-884-9353 / Fax 775-884-9354

- What about fire issues?
- Malloy Way being a light industrial zoned area, we make a lot of noise and it can be heard for many hundreds of yards away. How will this affect the school?
- How will a school affect the owners of the property when a new tenant wants to bring his business to Mallory way.
- We currently have a Welding shop, an Excavation Co. Trucking depot for Snap on tools, Nevada Appeal, Woodworking shop, Plumbing supply, among others. And this school will directly affect our investments to business.
- How will the enforcement of No Trespassing work?
- Vandalism is a concern.
- How do we all exit Malloy way. Currently we have a stop sign. It is very difficult to cross onto Roop during rush hour.
- I currently have an 8 year lease on Mallory Way. What if I want to leave because of a school?

Theses are a few concern that I personally have. The City wants to bring a school to Mallory way in which I feel will taking control of a area that is zoned for industrial use. What I see happening is that with the addition of a new school on Mallory way we have changed the use of this road for a school zone and with it brings the added use of a different type of people that have no direct influence to our businesses. A school will constantly be a thorn in the side of the owners and tenants of Mallory Way Businesses.

Regards, Donald Heldoom /owner

ZMA-11-013
SUP-11-014

RECEIVED

MAR 22 2011

CARSON CITY
PLANNING DIVISION

To: Carson City Planning Commission
From: Gary and JoAnn Sheerin
Property owners of 1000-1016 Mallory Way
Re: Zoning Map Amendment File No. ZMA-11-013
Special Use Permit File No. SUP-11-014


We are writing as concerned properties owners with building(s) adjacent to the above properties requesting zoning changes from Limited Industrial to General Commercial for the purpose of developing a Charter School campus. We support a Charter School campus in Carson City and feel there is probably a need for a larger campus than their existing facility. Unfortunately, we do not think the proposed location on Mallory Way would be a good place for such a campus.

Mallory Way is currently zoned Limited Industrial and the many long-term businesses in the area function in this capacity. As such, large semi trucks use the road on a daily basis dropping off and picking up supplies; high-tech manufacturing companies maintain facilities with expensive equipment; and other organizations have varied equipment such as welders, large quantities of metal, plow trucks, backhoes and other vehicles stored and used in this area. The Special Use Permit request would additionally open the facility up to unlimited use by the general public as well. These businesses would be subjected to vandalism and loitering of teenagers in the area on a daily basis. It would make their current environment much less secure and less desirable. We feel that their livelihood as well as our own as the property owner's would be jeopardized by a zoning change at this time.

Mallory Way is a private road in much need of repair. The City has no funds or desire to improve this road. It is rapidly deteriorating with current use. If a Charter School were to be located here, the added use to Mallory Way would overburden Mallory Way. Mallory Way was not designed as a high traffic area, and getting on and off this street could become very hazardous for all concerned. The proposed exit from the campus onto Fairview only allows for a right-hand turn onto an already very busy Fairview Drive. On a daily basis, we could see huge traffic problems. Even more disconcerting would be in the event of a fire. It would be virtually impossible to guarantee the safe exit from this area.

We have talked to our existing tenants, and they all have a strong desire to keep the present zoning and to deny the special use permit.

Sincerely,


Gary and JoAnn Sheerin

ZMA-11-013

SUP-11-014

RECEIVED

MAR 22 2011

CARSON CITY
PLANNING DIVISION

March 17, 2011

TO: Carson City Planning Commission

FROM: Jack and Arlene Oakes
Property owners of 940 Mallory Way

RE: Zoning Map Amendment File No. ZMA-11-013
Special Use Permit File No. SUP-11-014

We own developed light industrial property adjacent to the proposed site for the Silver State Charter School campus. We are not opposed to the concept of charter schools, but feel that this is not a proper site for such a facility.

The Mallory Way area has been zoned Limited Industrial since its inception. Many long-term businesses operate here. Our tenant Sierra Nevada Control Systems, which employs 19 people and sells its products world-wide, has been here for over twenty years. It has put substantial money into its facility and operates expensive high-tech equipment. The same can be said for other firms in adjacent buildings, such as, Thermoptics and Carson Valley Welding.

The Special Use Permit would open the proposed campus to unlimited use by the general public. The existing businesses would be subjected to the possible loitering and vandalism by students as well as others. It would make the current environment much less secure and desirable. We feel our tenant's livelihood as well as our own as property owners would become jeopardized.

In addition, Mallory Way is a very limited access road with only one outlet. A traffic problem already exists during rush hours at its intersection with Roop Street. Delivery trucks use the road daily servicing existing businesses. The impact of further pedestrian and vehicle traffic from the school will only make matters more hazardous. In the event of a major fire tragic results could occur trying to exit this area.

By the very nature of the businesses it attracts Limited Industrial Zoning does not allow schools. To spot zone General Commercial into a limited industrial complex for the proposed campus is defeating the purpose of the original zoning. The zone change would devalue the surrounding land by making it less desirable to light industrial businesses.

We strongly recommend that the zoning change and special use permit be denied.



I am currently out of the area, but can be reached on my cell phone 721-0193. My daughter, Linda Oakes, will be attending the meeting on March 30th. Linda can be contact at 560-7488.