



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 15, 2018

Staff Contact: Hope Sullivan, Planning Manager

Agenda Title: For Possible Action: To approve an amendment to the Land Use Map of the Master Plan to redesignate 112.69 acres of land from Industrial to Mixed Use Residential, located in the Eastern Portal - Virginia & Truckee Railroad Gateway Specific Plan Area (V & T SPA), south of Astro Drive, APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, 008-531-59 and -60. (Hope Sullivan, Planning Manager, hsullivan@carson.org).

Staff Summary: The subject property is located in the V & T SPA. Policy 1.5 of the Specific Plan states that the land use designation of the property in the vicinity of Drako Way, east of the V & T railroad alignment, shall be changed from Industrial to Mixed Use Commercial and/or Mixed Use Residential upon removal of the old landfill identified on the site or with approved engineering controls in accordance with Nevada Department of Environmental Protection (NDEP) standards upon development of the property. The applicant is working with NDEP on a Remedial Action Plan.

Agenda Action: Formal Action/Motion

Time Requested: 30 minutes

Proposed Motion

I move to approve an amendment to the Land Use Map of the Master Plan to redesignate 112.69 acres of land from Industrial to Mixed Use Residential, located in the Eastern Portal - Virginia & Truckee Railroad Gateway Specific Plan Areas, south of Astro Drive, APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, and 008-531-59 and -60 based on the findings contained in the staff's report to the Planning Commission.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of February 28, 2018, the Planning Commission conducted a public hearing on the subject request, and adopted Resolution No. 2018-PC-R-1 recommending that the Board of Supervisors amend the Master Plan as requested. The vote of the Planning Commission was 6-1.

Background/Issues & Analysis

Per CCMC 18.02.070, the Board of Supervisors has the authority to amend the Master Plan. The Planning Commission considers requests for amendments to the Master Plan and makes a recommendation to the Board.

The report to the Planning Commission specifically addressing the request and the findings, along with the resolution is attached to this report.

Of note, the Planning Commission's discussion regarding this request included discussion as to the advisability of locating residential uses in such a remote location, the compatibility between future residential uses and nearby industrial uses, and a discussion regarding applying the Mixed Use Commercial designation to the site

rather than the Mixed Use Residential. The Commission reviewed the four required findings, and a majority was able to make each of the required findings in the affirmative.

Attachments:

- 1. RESOLUTION 2018-PC-R-1
- 2. February 28, 2018 Staff Report to the Planning Commission with attachments
- 3. February 23, 2018 Letter from Phillip Harrison, TAIYO America
- 4. Portion of the Master Plan that addresses Mixed Use Commercial and Mixed Use Residential

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.070 (Master Plan)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Actions of the Board of Supervisors pursuant to NRS 278 are exempt from Business Impact Statement Requirements.

Alternatives

Deny the request for a Master Plan Amendment based on the inability to make the required findings, noting which findings can not be met.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION 2018-PC-R-1

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-18-007, A MASTER PLAN AMENDMENT TO RE-DESIGNATE FROM INDUSTRIAL TO MIXED USE RESIDENTIAL 112.69 ACRES OF LAND LOCATED IN THE VICINITY OF DRAKO WAY, AND MORE SPECIFICALLY DESCRIBED AS APNS 008-521-54, -55, -89, AND -90, 008-522-16, -17, AND – 18, 008-531-59 AND – 60.

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on February 28, 2018, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-18-007 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan land use designations and Specific Plan Area would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to re-designate from Industrial to Mixed Use Residential 112.69 acres of land located in the vicinity of Drako Way, and more specifically described as APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and – 18, 008-531-59 and – 60.

ADOPTED this 28th day of February, 2018.

VOTE: AYES:

Mark Sattler, Chairman
Charles Borders Jr., Vice Chairman
Paul Esswein
Elyse Monroy
Dan Salerno
Hope Tingle

NAYS:

Candace Stowell


Mark Sattler, Chairman

ATTEST:



LEE PLEMEL, AICP
Community Development Director

EXHIBIT A



STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 28, 2018

FILE NO: MPA-18-007

AGENDA ITEM: E-6

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUESTS:

To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Manhard Consulting (property owner: Tahoe IV LLC) to allow a change in the Master Plan Land Use Designation of 112.69 acres from Industrial (I) to Mixed Use Residential (MUR), located in the Eastern Portal – Virginia & Truckee Railroad Gateway Specific Plan Area, south of Astro Drive, APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, 008-531-59 and -60.

APPLICANT: Manhard Consulting

OWNER: Tahoe IV LLC

LOCATION: South of Astro Drive

APN(s): 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, 008-531-59, and -60.

RECOMMENDED MOTIONS:

“I move to adopt Resolution No. 2018-PC-R-1 recommending to the Board of Supervisors approval of MPA-18-007, a Master Plan Amendment from Manhard Consulting (property owner: Tahoe IV LLC) to amend the Land Use Map so as to re-designate 112.69 acres as depicted in Exhibit 1 of the application for a Master Plan Amendment: Drako Way Vicinity, dated January 2018, a copy of which is attached to this resolution, from Industrial to Mixed Use Residential, on property located south of Astro Drive, APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, 008-531-59, and -60, based on the findings contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL

None

LEGAL REQUIREMENTS: CCMC 18.02.070 (Master Plan)

MASTER PLAN DESIGNATION: Industrial (I)

ZONING DISTRICT: General Industrial (GI)

KEY ISSUES: Does the request meet the findings required for a Master Plan Amendment?

SURROUNDING MASTER PLAN:

NORTH: Mixed Use Commercial

SOUTH: Public / Quasi-Public

WEST: Public / Quasi- Public and Industrial

EAST: Open Space

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Industrial / Mix of Commercial and Industrial Uses

SOUTH: Public Regional / Open Space

WEST: General Industrial / Mix of commercial and industrial uses / Public Facilities

EAST: Public Regional / Open Space

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (Areas of Minimal Flooding)

SLOPE/DRAINAGE: Hillside

SEISMIC ZONE: Zone II (Moderate)

FAULT: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 112.69 acres

EXISTING LAND USE: Vacant land

SITE HISTORY:

D 02/03-2: Drainage Easement

BACKGROUND:

The subject property is located within the Eastern Portal – Virginia & Truckee Railroad Gateway Specific Plan Area (V&T SPA). The purpose of the V & T SPA is:

- *To provide for cohesive development within the area.*
- *To create a “gateway” into Carson City.*
- *To protect economic development opportunities along the highway corridor, particularly in conjunction with the development of the V & T Railroad.*
- *To protect visual resources associated with the V & T Railroad route and terminal location.*
- *To encourage public/private partnerships to facilitate economic development and public purposes.*
- *To encourage public/private cooperation in creating public access, trails and recreational opportunities.*

Policy 1.5 of the V & T SPA states:

V & T SPA – 1.5 Drako Way Vicinity Land Use Change

The land use designation of the property in the vicinity of Drako Way, east of the V&T railroad alignment, shall be changed by Carson City from Industrial to Mixed Use Commercial and/or Mixed Use Residential upon removal of the old landfill identified on the site or with approved engineering controls in accordance with NDEP standards upon development of the property.

The property that is the subject of the Master Plan Land Use Map amendment is the same property that is the subject of Policy 1.5. The applicant has been working with the Nevada Division of Environmental Protection (NDEP) on a Site Assessment Report and Remedial Action Plan. NDEP has approved the Remedial Action Plan with additional requests that are outlined in NDEP's letter of November 30, 2017. Now that a plan for engineering controls is nearly approved, the applicant is seeking to re-designate the land use from Industrial to Mixed Use Residential, consistent with Policy 1.5.

PUBLIC COMMENTS:

Public notices were mailed to 35 property owners within 1250 feet of the subject site on February 12, 2018. As of the writing of this report, no comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

DISCUSSION:

The Carson City Master Plan was adopted on April 6, 2006. As stated in Chapter 1 of the Master Plan:

“This Master Plan is an officially adopted advisory document that outlines Carson City’s vision and goals for the future and provides guidance for elected and appointed officials in making choices regarding the long-range needs of the community. The written goals and guiding principles, policies, and recommended actions, in combination with the Land Use Map, provide guidance for decisions affecting growth, the use and development of land, preservation of open space and the expansion of public facilities and services. The Master Plan consists of both written policy recommendations and maps, which should be used together when making decisions. It is also recognized that this document should be reviewed annually at a public hearing and revised as needed to reflect the availability of new implementation tools, changes in State and Federal law, changes in funding sources, the results of monitoring the effectiveness of existing policies and the impact of past decisions, as well to reflect changes in the community’s vision for the future.”

In general, the Master Plan has goals and policies that encourage compact growth and infill development where infrastructure is available, and discourages sprawl development that would compromise the open space surrounding the City.

The applicant is seeking to re-designate 112.69 acres currently designated as Industrial on the Land Use Map to Mixed Use Residential. This request is consistent with Policy 1.5 of the V & T SPA.

The application outlines a conceptual plan for purposes of analyzing impacts on public facilities. Amendment of the Master Plan does not obligate the current or future property owner to the conceptual plan that is provided, nor does it imply that the City concurs with or approves of the

conceptual plan. If the Master Plan is amended as requested, the zoning map would likely be amended to allow for implementation of the Master Plan, and a development application would come in once the zoning is in place.

Since the subject property is currently Master Planned and zoned for Industrial, the Parks and Recreation Department has not considered parks and recreational facilities in the vicinity. Should the Board re-designate the property to Mixed Use Residential, the Parks and Recreation Department staff will likely work with the Parks and Recreation Commission to review park and recreation demands and suggested policies in this area.

The Fire Department has also noted that at the time of development, existing roads would need to be improved including additional access points. This is not a matter for consideration as part of this Master Plan amendment request, and is a matter that would be reviewed as part of the development application.

CCMC Section 18.02.070 identifies the process for amending the Master Plan. A property owner may initiate a Master Plan amendment. The Board of Supervisors has the authority to approve an amendment to the Master Plan. The Planning Commission reviews requests for amendments to the Master Plan and, upon making the four required findings identified in CCMC 18.02.070.10, may adopt a resolution recommending approval of the amendment. A recommendation for approval requires a 2/3s vote the Commission membership.

FINDINGS: MASTER PLAN AMENDMENT

Consistent with CCMC Section 18.02.070.10, when forwarding its decision to the Board for adoption of the amendment, the Commission shall, at a minimum, make the following findings of fact.

a. Consistency with Master Plan

As previously noted, the request is consistent with Policy 1.5 of the V & T SPA, which states that the subject area will be re-designated from Industrial to Mixed Use Commercial or Mixed Use Residential upon approved engineering controls in accordance with NDEP standards. NDEP has approved the Remedial Action Plan with comments. Therefore, it is consistent with the Master Plan to re-designate the area on the Master Plan Land Use Map to Mixed Use Residential.

b. Compatible Land Use

Per the Master Plan, the Mixed Use Residential neighborhoods are intended to be largely self-supporting and to be comprised predominantly of medium to high-density housing (with a mix of types and intensities) as well as a range of retail, office or live-work units or in close proximity to such services. The subject property is buffered from U.S. Highway 50 by Mixed Use Commercial designated land. Open space land is located to the east, and Public / Quasi-Public is located to the south and west. The Industrial designated land to the west could be incompatible with Residential, but would likely be compatible with commercial or office uses.

c. Response to Change Conditions

The requested Master Plan amendment is in response to a change of conditions. When the land was designated as Industrial, the designation was primarily due to the condition of the landfill. The Industrial designation was a placeholder until engineering controls for the landfill were approved by NDEP. Those engineering controls, in the form of a Remedial Action Plan, have been approved by NDEP, subject to comments. Given this change of condition, a re-designation is appropriate.

d. Desired Pattern of Growth

The subject property is a part of the City's eastern gateway, and is consistent with the City's goal of infill development.

Based on the ability to make the required findings, staff recommends that the Planning Commission approve the requested Master Plan amendment.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Comments were received from various city departments and are outlined below.

Engineering Division:

The master plan amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Development standards related to these facilities will apply. Street, storm drain, water and sewer infrastructure is not present on site and will need to be installed when the affected parcels are developed. Sewer main studies for this area must analyze the capacity of the Morgan Mill Lift Station, and may be required to make upgrades to the lift station.

Parks Recreation and Open Space Department:

This project area was not included in the adopted 2006 Parks and Recreation Master Plan's Neighborhood Park Analysis (Appendix 9.3) because the property was zoned industrial. The park analysis was done during the planning process to identify individual needs and opportunities for parks within 30 residential neighborhoods throughout the City. If the Board of Supervisors approves the proposed change of zoning (land use) from industrial to mixed-use residential, the Parks and Recreation Commission should have the opportunity to review and identify the recreational needs, opportunities, and use characteristics for any park and/or trail facilities within the proposed development and understand what entity will be responsible for maintaining these recreational facilities in the future.

Fire Department:

1. Project must comply with the currently adopted International Fire Code and northern Nevada fire code amendments.
2. Project is in the identified wildland urban interface (WUI) area of Carson City and must comply with the currently adopted edition of the International Wildland Urban Interface Code as amended.

INFO ONLY: 1) for further development as a subdivision or PUD, existing roads would need to be improved including additional access points and paving, 2) fire hydrant infrastructure is needed for further development as a subdivision or PUD.

Attachments

- Resolution No. 2018-PC-R-1
- Engineering Comments
- Fire Department Comments
- Parks and Recreation Comments
- V & T SPA
- Application for MPA-18-007

RESOLUTION 2018-PC-R-1

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-18-007, A MASTER PLAN AMENDMENT TO RE-DESIGNATE FROM INDUSTRIAL TO MIXED USE RESIDENTIAL 112.69 ACRES OF LAND LOCATED IN THE VICINITY OF DRAKO WAY, AND MORE SPECIFICALLY DESCRIBED AS APNS 008-521-54, -55, -89, AND -90, 008-522-16, -17, AND – 18, 008-531-59 AND – 60.

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on February 28, 2018, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-18-007 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan land use designations and Specific Plan Area would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to re-designate from Industrial to Mixed Use Residential 112.69 acres of land located in the vicinity of Drako Way, and more specifically described as APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and – 18, 008-531-59 and – 60.

ADOPTED this 28th day of February, 2018.

VOTE: AYES:

NAYS:

ABSENT:

Mark Sattler, Chairman

ATTEST:

LEE PLEMEL, AICP
Community Development Director

EXHIBIT A



**Engineering Division
Planning Commission Report
File Number MPA-18-007**

TO: Hope Sullivan – Planning Department

FROM: Stephen Pottéy P.E. – Development Engineering Department

DATE: February 12, 2018 **MEETING DATE:** November 30, 2016

SUBJECT TITLE:

Action to consider a change in zoning for parcels 008-521-54&55, 008-521-89&90, 008-522-16 thru 18, 008-531-59&60, at Caribou and Unicorn Drive, from Industrial to Mixed-Use Residential.

RECOMMENDATION:

The Engineering Division has no preference or objection to the master plan change requested.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.070 Master Plan. The following discussion is offered.

CCMC 18.02.070 (10a&e) – Consistency with Present Elements of the Master Plan

The master plan amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Development standards related to these facilities will apply. Street, storm drain, water and sewer infrastructure is not present on site and will need to be installed when the affected parcels are developed. Sewer main studies for this area must analyze the capacity of the Morgan Mill Lift Station, and may be required to make upgrades to the lift station.

CCMC 18.02.070 (10b-d) – Consistency with Master Plan, Compatible Land Use, Response to Changed Conditions, Desired Pattern of Growth

Development Engineering has no comment on these findings.

Fire Department Comments – 02-06-2018

Comments for MPA 18-007:

1. Project must comply with the currently adopted International Fire Code and northern Nevada fire code amendments.
2. Project is in the identified wildland urban interface (WUI) area of Carson City and must comply with the currently adopted edition of the International Wildland Urban Interface Code as amended.

INFO ONLY: 1) , for further development as a subdivision or PUD, existing roads would need to be improved including additional access points and paving, 2)fire hydrant infrastructure is needed for further development as a subdivision or PUD.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

From: Vern Krahn
Sent: Wednesday, February 14, 2018 12:51 PM
To: Hope Sullivan
Subject: MPA-18-007 / Drako Way Vicinity - DRAFT PROS Department Comments For Hope's Review

Hope.....

The Parks, Recreation & Open Space Department has the following comments on the above referenced Master Plan Amendment.

- 1) This project area was not included in the adopted 2006 Parks and Recreation Master Plan's Neighborhood Park Analysis (Appendix 9.3) because the property was zoned industrial. The park analysis was done during the planning process to identify individual needs and opportunities for parks within 30 residential neighborhoods throughout the City. If the Board of Supervisors approves the proposed change of zoning (land use) from industrial to mixed-use residential, the Parks and Recreation Commission should have the opportunity to review and identify the recreational needs, opportunities, and use characteristics for any park and/or trail facilities within the proposed development and understand what entity will be responsible for maintaining these recreational facilities in the future.

Thank you for this opportunity to provide comments on this project.
Please let me know, if you have any questions

VERN

Vern L. Krahn
Senior Park Planner

Carson City Parks, Recreation & Open Space Department
3303 Butti Way, Bldg #9
Carson City, NV 89701
Office Phone: (775) 887-2262 x 7343
Fax: (775) 887-2145
vkrahn@carson.org

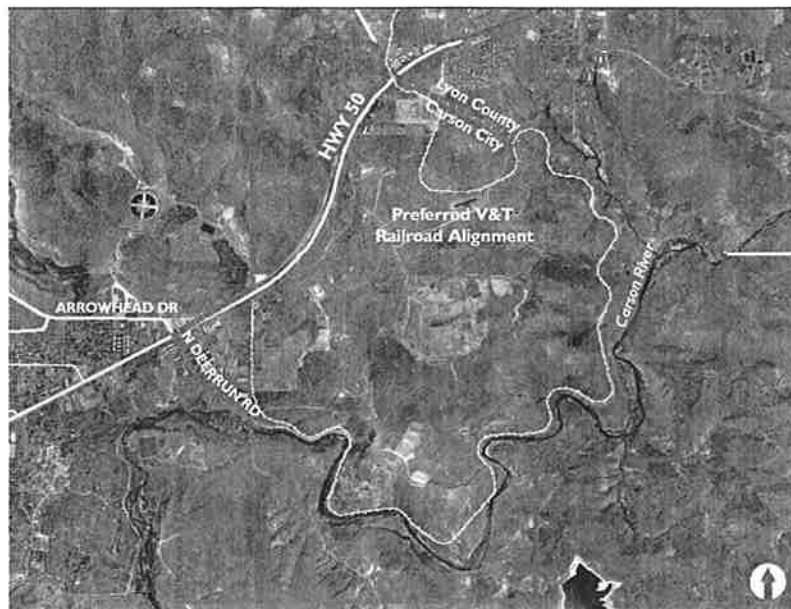


EASTERN PORTAL—VIRGINIA & TRUCKEE RAILROAD GATEWAY SPECIFIC PLAN AREA (V&T-SPA)

The purpose of the Eastern Portal—Virginia & Truckee Railroad Gateway Specific Plan Area (V&T-SPA) is:

- *To provide for cohesive development within the area.*
- *To create a “gateway” into Carson City.*
- *To protect economic development opportunities along the highway corridor, particularly in conjunction with development of the V&T Railroad.*
- *To protect visual resources associated with the V&T Railroad route and terminal location.*
- *To encourage public/private partnerships to facilitate economic development and public purpose uses.*
- *To encourage public/private cooperation in creating public access, trails and recreational opportunities.*

LOCATION AND APPLICABILITY



The Eastern Portal—Virginia & Truckee Railroad Gateway Specific Plan Area is located along Highway 50 east at the Lyon County line, as

Plan Areas 8-27

defined on the map above. The policies and guidelines contained herein shall be applicable to all properties contained within the Specific Plan Area boundary.

BACKGROUND

The V&T Railroad is planned for construction from Virginia City, crossing Highway 50 East and entering Carson City at the Lyon County border, past private lands and BLM lands on the south side of Highway 50 East, and continuing along the Carson River corridor to the Deer Run Road vicinity. Plans are presently under way to finalize the right-of-way acquisition for the route into Carson City and to find a location for a train depot.

The V&T Railroad is anticipated to be a tourist attraction and a benefit to the local economy. The visual experience of the train ride will be a key element in the success of the V&T. The Carson River corridor within Carson City is arguably the most dramatic visual experience along the entire V&T route. The vistas overlooking Carson City from the Eastern Portal gateway into Carson City also offers magnificent views of Carson City and the Sierra Nevada mountains beyond.

The route will also interface with private lands near the Lyon County-Carson City border and in the Carson River-Deer Run Road vicinity. The private lands at the Lyon County border are mostly undeveloped, primarily due to the lack of public water and sewer infrastructure to the area at the present time. However, water has recently been made available to serve the area with the construction of a water tank south of Highway 50 East, and plans are being developed by the City for the extension of sewer lines to serve the area. The provision of water and sewer to the area will quickly make it more attractive for development.

Therefore, Carson City finds it important to protect the visual resources—and the V&T riders’ experience—along the V&T Railroad corridor. The following policies are recommended to facilitate this protection and to maximize the long-term economic benefits of the V&T Railroad to Carson City and the region.

(V&T-SPA) LAND USE POLICIES

V&T SPA—I.1 Development Quality

Protect the scenic quality of the V&T experience with consideration given for the views from the train route as well as the terminal location by developing and adopting specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.

V&T SPA—1.2 Zoning

Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.

V&T SPA—1.3 View Corridors

Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.

V&T SPA—1.4 Compatibility with Adjacent Uses

- Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill; and
- Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.

V&T SPA—1.5 Drako Way Vicinity Land Use Change

The land use designation of the property in the vicinity of Drako Way, east of the V&T railroad alignment, shall be changed by Carson City from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential upon removal of the old landfill identified on the site or with approved engineering controls in accordance with NDEP standards upon development of the property.

(V&T-SPA) PARKS AND OPEN SPACE POLICIES**V&T SPA—2.1 Trail Facilities**

The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate trail facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.

(V&T-SPA) CULTURAL AND ENVIRONMENTAL RESOURCES POLICIES

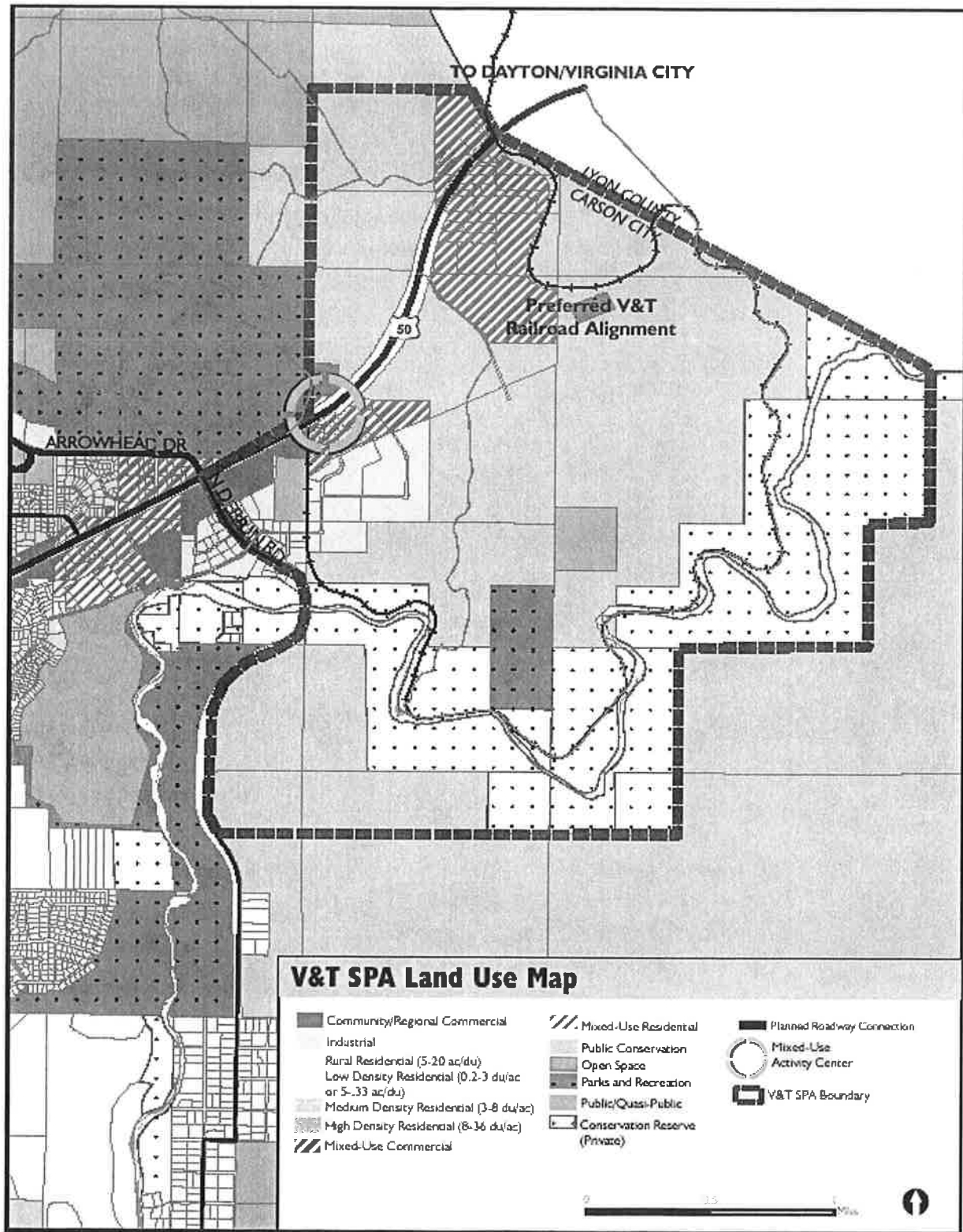
V&T SPA—3.1 Carson River Corridor

Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.

(V&T-SPA) COORDINATION POLICIES

V&T SPA—4.1 Coordination

Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.



DRAKO WAY VICINITY

Master Plan Amendment

January 2018



Prepared For:

Tahoe IV LLC

P.O. Box 1724 Carson City, NV 89702

Prepared By:



Manhard.
CONSULTING

3476 Executive Pointe Way, Suite 12
Carson City, NV 89706

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APPENDICES

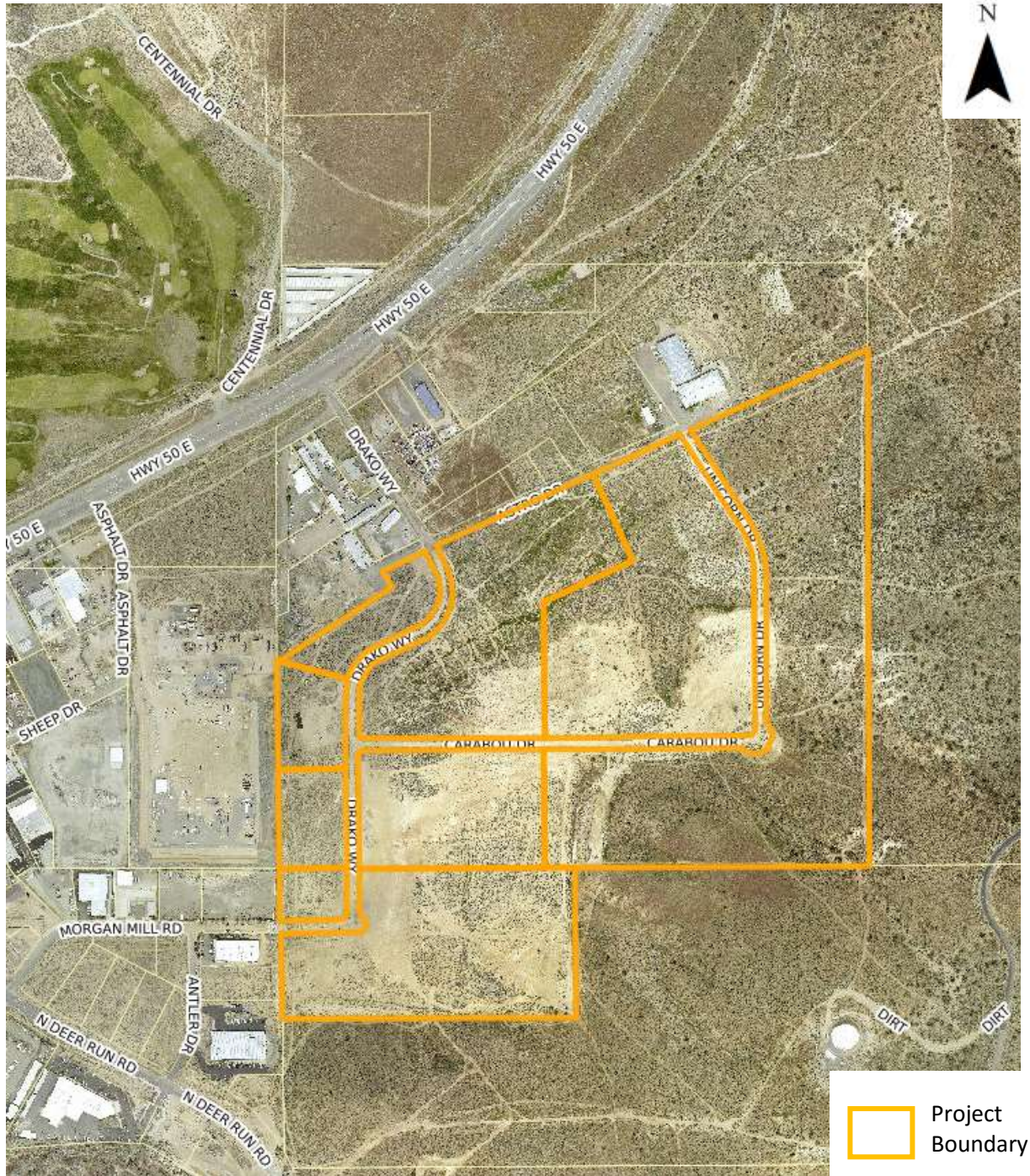
Application & Supporting Information	
Proposed Master Plan Designation Exhibit	
Master Plan Policy Checklist	



PROJECT LOCATION

The project site is located southeast of US Highway 50 and northeast of Deer Run Road, within the V&T Specific Plan Area. The project site is accessed by Drako Way, Astro Drive, Carabou Drive, and Unicorn Drive.

Figure 1: Project Location



EXISTING CONDITIONS

The project site has a current Master Plan designation of Industrial and a zoning designation of General Industrial and is within the V&T Specific Plan Area. The site is undeveloped and is the site of the former Carson City Landfill. The landfill was a burn dump and was most likely used from the 1950s to the late 1960s. The site is surrounded by a mix of commercial and industrial uses to the north and west, and open space to the east and south.

Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North	General Industrial	Mixed-Use Commercial	Mix of commercial and industrial uses
East	Public Regional	Open Space	Open Space
South	Public Regional	Public/Quasi-Public	Open Space
West	General Industrial	Public/Quasi-Public Industrial	Mix of commercial and industrial uses Public Facility

Figure 3: Site Photographs



Figure 3: Site Photographs (Continued)



Figure 4: Existing Master Plan Designation

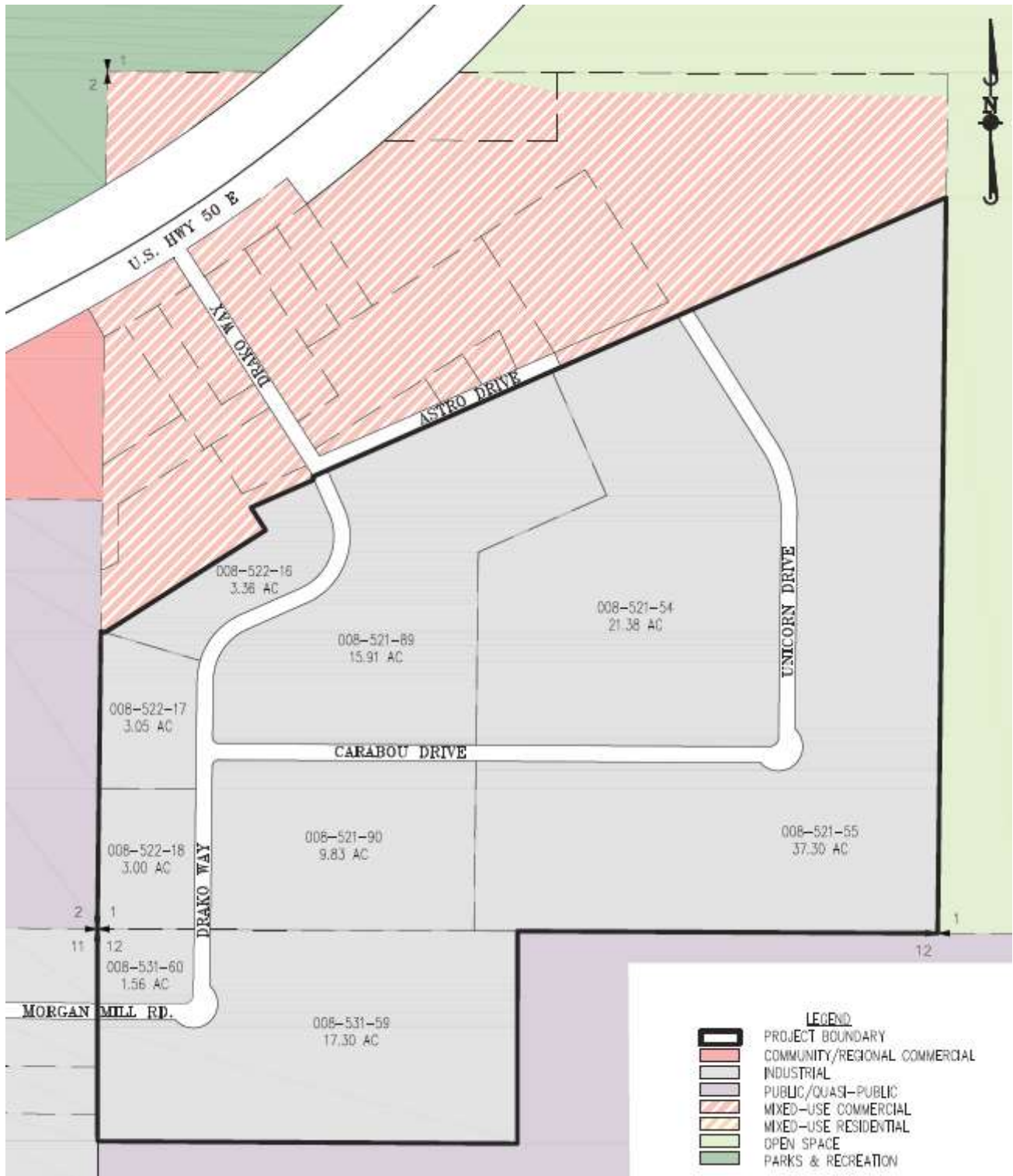
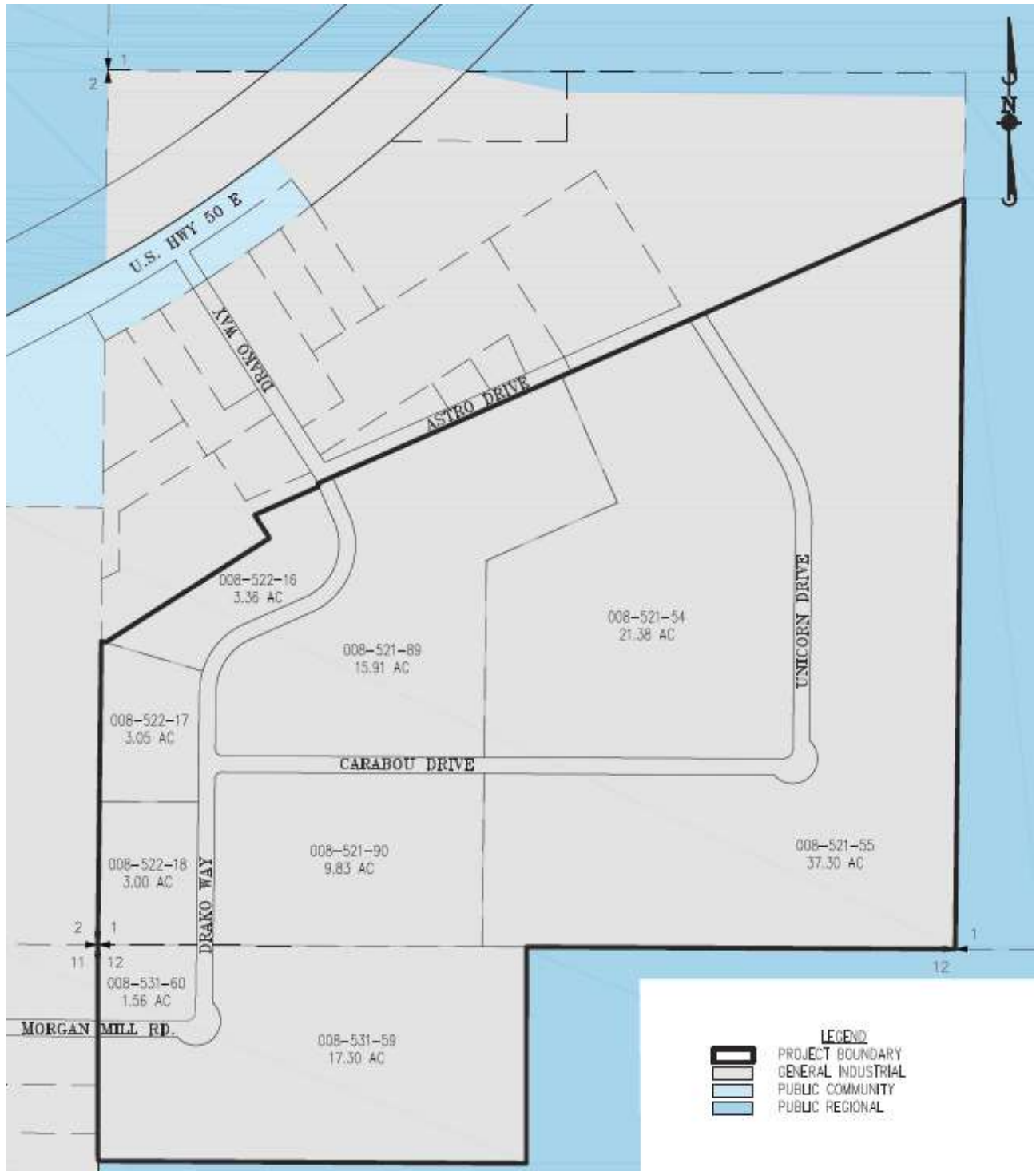


Figure 5: Existing Zoning Designation



APPLICATION REQUEST

The enclosed application is for a:

MASTER PLAN AMENDMENT to amend the Master Plan designation from Industrial to Mixed-Use Residential.

PROJECT DESCRIPTION AND JUSTIFICATION

The project site has a current Master Plan designation of Industrial and a zoning designation of General Industrial and is within the V&T Specific Plan Area. This application proposes to amend the Master Plan designation of the project site from Industrial to Mixed-Use Residential (MUR) in accordance with the V&T SPA and consistent with the Land Use designation of the properties along US Highway 50 in that vicinity. The site was initially designated as Mixed-Use Commercial as drafted for adoption with the Master Plan in 2006. However, an issue arose just before adoption of the Master Plan related to the former Carson City Dump site on the property and the City designated the property Industrial for liability purposes. The V&T SPA indicates that **“the land use designation of the property in the vicinity of Drako Way, east of the V&T railroad alignment shall be changed by Carson City from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential upon removal of the old landfill identified on the site or with approved engineering controls in accordance with NDEP standards upon development of the property (V&T SPA Policy 1.5).”** The site now has approved engineering controls in accordance with NDEP Standards.

NDEP Approval

A Limited Phase II Environmental Site Assessment Report and Remedial Action Plan (RAP) was submitted to the Nevada Division of Environmental Protection in November 2017. The RAP summarized the previous assessment activities and the proposed remedial activities. NDEP concurred with the RAP and included additional remedial activities. A copy of the NDEP approval letter is included with this application package.

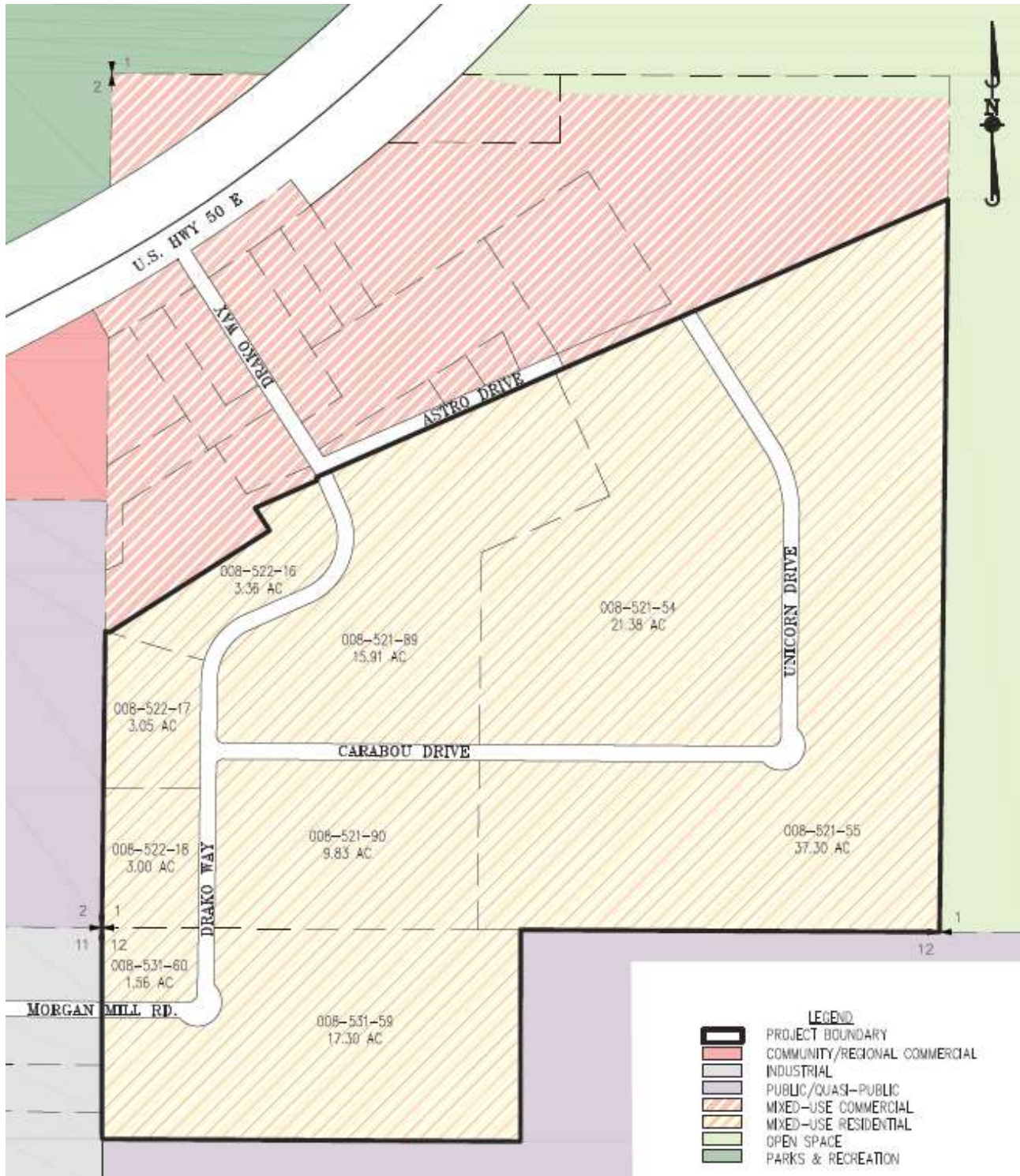
Carson City Master Plan

The Carson City Master Plan was adopted in 2006 and includes numerous policies related to mixed-use zoning districts. The Master Plan reflects the City’s desire to establish a more diverse mix of uses within the community and to encourage a more efficient use of the City’s limited developable land by encouraging the development of commercial services, employment opportunities, a diversity of housing, and an array of services within a close proximity. The proposed Master Plan amendment to MUR will implement the City’s Master Plan policies.

The proposed MUR designation is consistent with the adjacent Mixed-Use Commercial designation. Future development will meet the general Mixed-Use Policies and MUR policies contained in the General Plan, including density range, location and scale, mix of uses, mix of housing types, relationship to surrounding development, and parks, open space, and pathways.



Figure 6: Proposed Master Plan Designation



PROJECT IMPACTS

This Master Plan Amendment application does not include an associated Zoning Map Amendment or Tentative Map; it only includes a proposed change in the Master Plan designation from Industrial to Mixed-Use Residential. Project impacts are based on a conceptual layout that includes a mix of single family and multi-family residential, commercial, and open space uses. Project impacts related to drainage, sanitary sewer, water, and traffic are detailed below.

Drainage

The subject site consists of 112.69 acres of land and has a Master Plan designation of Industrial and a zoning designation of General Industrial. To determine project impacts related to this Master Plan Amendment, a conceptual land plan has been used that includes a mix of single family residential, multi-family, commercial, and park/open space.

The project is in eastern Carson City, south of U.S. Highway 50 in the area of Drako Way, located in Township 15 North, Range 20 East in portions of Sections 1 and 12. The site is not located in a FEMA flood zone. Drainage to, and through, the site is from a 277 acre catchment that is roughly bounded by Rifle Range Road to the east and Astro Drive to the north. Drainage flows westerly to and through the site to a location just south of the intersection of Morgan Mill Road and Drako Way. Downgradient drainage then continues ~1,000 feet to the Carson River near the intersection of North Deer Run Road and Brunswick Canyon Road. Existing conditions at the site include ~85 acres of previously mass graded site with slopes ranging from 2.5 to 4.5 percent and land cover consisting of bare earth with areas of sagebrush and grass understory in fair condition. There is a fair amount of land disturbance from off highway vehicle use on the property site. The subject site includes the Old Carson City Landfill (Facility ID # A-000050). The old landfill has been previously capped and NDEP has required that a stormwater management plan be developed for the old landfill site, which will be developed as parkland under the proposed conditions. Onsite and offsite undisturbed areas consist of sagebrush with grass understory in good condition with sparse desert shrub and slopes ranging from 5 to 20 percent in the upper offsite catchment. Offsite and onsite soils are classified as very high runoff potential with hydrologic soil group type D soils.

Any future development of the subject site will conform to Carson City Municipal Code for stormwater drainage and will incorporate the conditions of the stormwater management plan for the old landfill site park. Increases in peak flow and runoff volume will be mitigated with detention basins and low impact development. In general, the conceptual mix of residential, commercial, and park/open space will decrease the average impervious area from the current zoning for general industrial. The conceptual mix of uses results in an estimated average impervious area percentage of 39 percent as opposed to the average impervious area percentage of 72 percent for a general industrial area, resulting in a decrease of 45 percent impervious area from the current zoning.

Sanitary Sewer

Sanitary sewer infrastructure does not currently exist at the subject site. The nearest sanitary sewer is a 15 inch at the end of the Morgan Mill Road improvements that connects to the Morgan Mill sewer lift



station. Sanitary sewer improvements for the conceptual project will conform to Carson City Municipal Code. The following table presents the sanitary sewage loading for the existing general industrial zoning and the conceptual uses of residential, commercial, and park/open space. Sewage loading is estimated using the Carson City sewer will-serve parameters. The proposed conditions include the following land uses:

- 350± Single Family Residential (<12,000 square feet)
- 150± Apartments
- 6.5± acres Commercial

Figure 7: Sewage Loading Estimates

Sewage Loading Estimates (gpd)				
Zoning	Existing		Proposed	
	Ave. Day	Peak Day ¹	Ave. Day	Peak Day ¹
General Industrial	13,523	40,568		
Single Family Residential			70,000	210,000
Apartments			33,150	99,450
Commercial			780	2,340
Park/Open Space			0	0
Total	13,523	40,568	103,930	311,790

¹ estimated for peaking factor of 3

Water

Water infrastructure does not exist at the subject site. The nearest water line is a 6 inch ACP at the end of the Morgan Mill Road improvements that connects to a 12 inch PVC line in Antler Road in the 4880/Basin pressure zone. The project is shown as being bisected by the 4880/Basin and East Valley pressure zones. The 2015 Integrated Water Supply and Facility Plan shows the subject site served from the 4880/Basin pressure zone with a looped 12 inch water main following the layout of Drako Way, Astro, Carabou, and Unicorn Drives and connecting to the existing 8 inch PVC at the intersection of Centennial Drive and Highway 50. It is anticipated that water infrastructure for the conceptual conditions will mimic that layout. Water improvements for the subject site will conform to Carson City Municipal Code and NAC 445A.65505 through .6731. The below table summarizes the water demand estimate for the existing and conceptual uses. It is anticipated that fire flow and demands will increase with a change from industrial to a residential/commercial mix.



Figure 8: Water Demand Estimates

Water Demand Estimates (gpm)						
Zoning	Existing			Proposed		
	Ac-ft/yr	ADD	PDD ¹	Ac-ft/yr	ADD	PDD ¹
General Industrial	113	70	143			
Single Family Residential				37	23	47
Apartments				210	130	267
Commercial				77	47	97
Park/Open Space				7	4	8
Total	113	70	143	331	204	419
¹ estimated for peaking factor of 2.05 ADD:MDD						

Traffic

The following tables analyze the potential traffic impact if the site was built out with the existing General Industrial use to the proposed MUR Master Plan designation with conceptual land uses. The Trip Generation shows a 9% decrease in trips from 5,833 to 5,304 average daily trips. Trip Generation is based on the 9th Edition Institute of Transportation Engineers Trip Generation Manual.

Figure 9: Trip Generation Estimates

Land Use	Acres	Units	Trip Generation Rate	Total Daily Trips
EXISTING LAND USE				
General Light Industrial 110	112.61	N/A	51.80 per acre	5,833
CONCEPTUAL LAND USES				
Single Family Residential 210	+/- 88.1	+/- 350	9.52 per dwelling unit	3,332
Multi-Family Residential	+/- 7.6	+/- 150	6.65 per dwelling unit	998
Commercial (Business Park 770)	+/- 6.5	N/A	149.79 per acre	974
Open Space	+/- 10.49	N/A	0	0
TOTAL	112.69			5,304



MASTER PLAN AMENDMENT APPLICATION FINDINGS

In accordance with Carson City Municipal Code Section 18.02.070(10), this project has been designed to meet the following findings:

a. Consistency with Master Plan. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan

As demonstrated in the Master Plan Policy Checklist that is included with this application package, the proposed amendment is in substantial compliance with the following goals, policies, and action programs of the Master Plan:

Chapter 3: A Balanced Land Use Pattern

1. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
2. The project area can be adequately served by city services including fire and sheriff services, the school district, Sierra Pacific Power and Southwest Gas. (1.5d)
3. Although no project is proposed, the proposed MUR Master Plan designation envisions a mix of uses in the neighborhood. Future development will be in accordance with the Master Plan. (2.1a)
4. The proposed MUR Master Plan designation will 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)
5. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d, e)
6. The project does not create land use conflicts; the proposed MUR designation is anticipated in the V&T SPA and is adjacent to the MUC designation and open space. (Land Use descriptions)
7. The proposed MUR designation is located within the V&T SPA and implements the applicable policies of that SPA. (Land Use Map, Chapter 8).

Chapter 4: Equitable Distribution of Recreational Opportunities

1. The proposed MUR designation allows for the expansion of park and recreation opportunities. (4.1c, 4.2a)
2. Any future development will be consistent with the Open Space Master Plan and Carson River Master Plan. (4.3a)

Chapter 5: Economic Vitality

1. The proposed MUR designation will help maintain and enhance the primary job base (5.1)
2. The proposed MUR designation will encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

Chapter 6: Livable Neighborhoods and Activity Centers

1. Any future development will provide appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
2. The site is located adjacent to an identified Mixed-Use Activity Center (Highway 50 East and V&T Terminal location) or area and will provide for the appropriate mix of housing models and



densities based upon the location, size, and surrounding neighborhood context. Future development may also include workforce ownership housing opportunities for working families because of the amendment to an MUR designation. (9.1a, 9.2b)

3. Amending the project site to an MUR designation will ensure that any future development is designed in a manner that minimized impacts on and is compatible with the existing neighborhoods through the use of appropriate height and density transitions, similar setbacks, and lot coverage, garage and load area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathway system, and other neighborhood specific design considerations. (9.3b)

Chapter 7: A Connected City

1. The proposed MUR designation will promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density), however the project site is not along a major travel corridors to facilitate future transit. (11.2b)
2. It is not expected that the proposed MUR designation will promote enhanced roadway connections and networks consistent with the Transportation Master Plan. (11.2c)
3. Any future development will provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density. (12.1a,c)

- b. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.**

Property to the north of the site has Mixed-Use Commercial Master Plan designation and is compatible with the proposed MUR designation. The V&T SPA Policy 1.5 dictates the change of this property from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential demonstrating this compatibility. The proposed MUR designation is also compatible with the Open Space and Public/Quasi Public designations to the east, south, and west of the site.

There is no development on the affected site so the amendment will not have an adverse impact on the public health, safety, or welfare. Any potential impacts as outlined in the Project Impact Report will be mitigated in accordance with Carson City requirements. Future development will be designed in accordance with Carson City requirements.

- c. Response to Change Conditions. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board and the requested amendment represents a more desirable utilization of land.**

The site was initially designated as Mixed-Use Commercial as drafted for adoption with the Master Plan in 2006, consistent with the Land Use designation of the properties along US Highway 50 in that vicinity. However, an issue arose just before adoption of the Master Plan related to the former Carson City Dump site on the property and the City designated the property Industrial for liability purposes. The V&T SPA indicates that the land use designation of the property in the vicinity of Drako Way, east of the V&T railroad alignment shall be changed by Carson City from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential upon removal of the old landfill identified on the site or with approved engineering



controls in accordance with NDEP standards upon development of the property (V&T SPA 1.5). The site now has approved engineering controls in accordance with NDEP Standards.

- d. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

The proposed amendment to an MUR designation promotes the desired patten for orderly physical growth as adopted in the Carson City Master Plan. Future development will be in accordance with the Mixed-Use criteria and evaluation factors required by Carson City and will allow for the efficient expenditure of funds for public services and provide for the least amount of natural resource impairment.

Chapter 8: Specific Plan Areas

1. The project site is within the V&T SPA and implements policy V&T SPA-1.5, "The land use designation of the property in the vicinity of Drako Way, east of the V&T railroad alignment, shall be changed by Carson City from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential upon removal of the old landfill identified on the site or with approved engineering controls in accordance with NDEP standards upon development of the property." The NDEP approval letter is attached that includes approved engineering controls for development of the property. (V&T SPA 1.5)
2. Future development will be designed in accordance with relevant V&T SPA Land Use Policies.

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 MPA application. The Master Plan Policy Checklist is also attached. This project complies with the Master Plan and accomplishes the following objectives:

Chapter 3: A Balanced Land Use Pattern

1. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
2. The project site is not located near Downtown. (1.2a)
3. The project site is not adjacent county boundaries. (1.5a)
4. The project site is not adjacent to State or Federal lands. (1.5b)
5. The project area can be adequately served by city services including fire and sheriff services, the school district, Sierra Pacific Power and Southwest Gas. (1.5d)
6. Although no project is proposed, the proposed MUR Master Plan designation envisions a mix of uses in the neighborhood. Future development will be in accordance with the Master Plan. (2.1a)
7. The proposed MUR Master Plan designation will 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)
8. Friction Zones are not created; the project does not include rezoning. (2.1d)
9. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d, e)
10. Does not create land use conflicts; the proposed MUR designation is anticipated in the V&T SPA and is adjacent to the MUC designation and open space. (Land Use descriptions)



11. The proposed MUR designation is located within the V&T SPA and implements the applicable policies of that SPA. (Land Use Map, Chapter 8).

Chapter 4: Equitable Distribution of Recreational Opportunities

1. The proposed MUR designation allows for the expansion of park and recreation opportunities. (4.2a)
2. Any future development will be consistent with the Open Space Master Plan and Carson River Master Plan. (4.3a)

Chapter 5: Economic Vitality

1. The proposed MUR designation will help maintain and enhance the primary job base (5.1)
2. The proposed MUR designation will encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
3. The project site is not in an area that would be used as a regional retail center. (5.2a)
4. The site is undeveloped so there is no opportunity to reuse or redevelop underused retail spaces. (5.2b)
5. It is not expected that the proposed MUR designation will support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol. (5.4a)

Chapter 6: Livable Neighborhoods and Activity Centers

1. Any future development will provide appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
2. The site is located adjacent to an identified Mixed-Use Activity Center or area and will provide for the appropriate mix of housing models and densities based upon the location, size, and surrounding neighborhood context. (9.1a)
3. The proposed project is not spot zoned. The proposed MUR designation is compatible with adjacent uses and existing development. (9.4b)

Chapter 7: A Connected City

1. The proposed MUR designation will promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density), however the project site is not along a major travel corridors to facilitate future transit. (11.2b)
2. It is not expected that the proposed MUR designation will promote enhanced roadway connections and networks consistent with the Transportation Master Plan. (11.2c)
3. Any future development will provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density. (12.1a,c)



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 18.02.070

MASTER PLAN AMENDMENT

FILE # MPA - 18 -

FEE*: \$3,050.00 + noticing fee
***Due after application is deemed complete by staff**

APPLICANT **PHONE #**

Same as owner

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

- Application Form
- Written Project Description
- Site Plan
- Master Plan Amendment Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

CD or USB DRIVE with complete application in PDF

PROPERTY OWNER **PHONE #**

Tahoe IV LLC [Keith Serpa]

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP

PO Box 1724 Carson City, NV 89702

EMAIL ADDRESS

kserpa@sbcglobal.net

Submittal Deadline: See attached Planning Commission application submittal schedule. Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

Manhard Consulting (Karen Downs)

MAILING ADDRESS, CITY, STATE, ZIP

9850 Double R Blvd., Suite 101 Reno, NV 89521

EMAIL ADDRESS

kdowns@manhard.com

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

Project's Assessor Parcel Number(s):
 008-521-54 & 55; 008-521-89 & 90;
 008-522-16, 17 & 18; 008-531-59 & 60

Street Address
 Carabou Drive & Unicorn Drive

Project's Master Plan Designation
 Industrial

Project's Current Zoning
 GI

Nearest Major Cross Street(s)
 Carabou Drive & Unicorn Drive

Briefly describe your proposed project and the amendment to the master plan that is being requested. In addition to the brief description below, provide additional pages to show a more detailed overview of your project and proposal.

PROPERTY OWNER'S AFFIDAVIT

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


 Signature

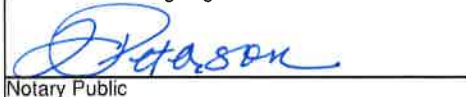
PO BOX 1724 CARSON CITY NV 89702
 Address

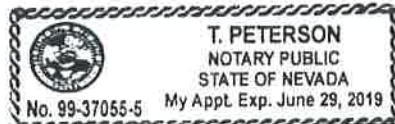
01/08/2018
 Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
 COUNTY)

On 01/08/2018, 2, KEITH SERPA, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.


 Notary Public



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

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Master Plan Amendment).
4. Property lines of the subject property with dimensions indicated.
5. Show the existing and proposed Master Plan land use designations of the subject property and the adjoining parcels.
6. Show the existing and proposed Zoning Districts of the subject property and the adjoining parcels.
7. Show the Assessor Parcel Number(s) of the subject property and adjoining parcels.
8. PROJECT IMPACT REPORTS – Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

MASTER PLAN AMENDMENT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your amendment request.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBEL TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR REQUEST.

CCMC 18.02.070(10) COMMISSION FINDINGS. When forwarding its decision to the Board for adoption of the amendment, the Commission shall, at a minimum, make the following findings of fact:

a. Consistency with Master Plan. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Explanation: Please review the Goals and Policies listed in the Master Plan Policy Checklist at the back of this packet. Choose as many of the Goals and their accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

b. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

Explanation: Describe the existing land uses and Master Plan land use designations of the adjacent properties. How will the proposed amendment be compatible with these uses? Explain how the approval of this amendment will not have an adverse impact on the public health, safety or welfare.

c. Response to Change Conditions. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board and the requested amendment represents a more desirable utilization of land.

Explanation: Has there been a change in conditions in the area of your property since the Master Plan was adopted by the Board? How will the proposed amendment to the Master Plan address a more desirable utilization of the land as a result of this change in conditions?

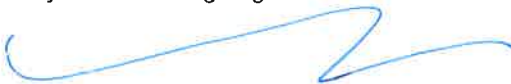
d. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

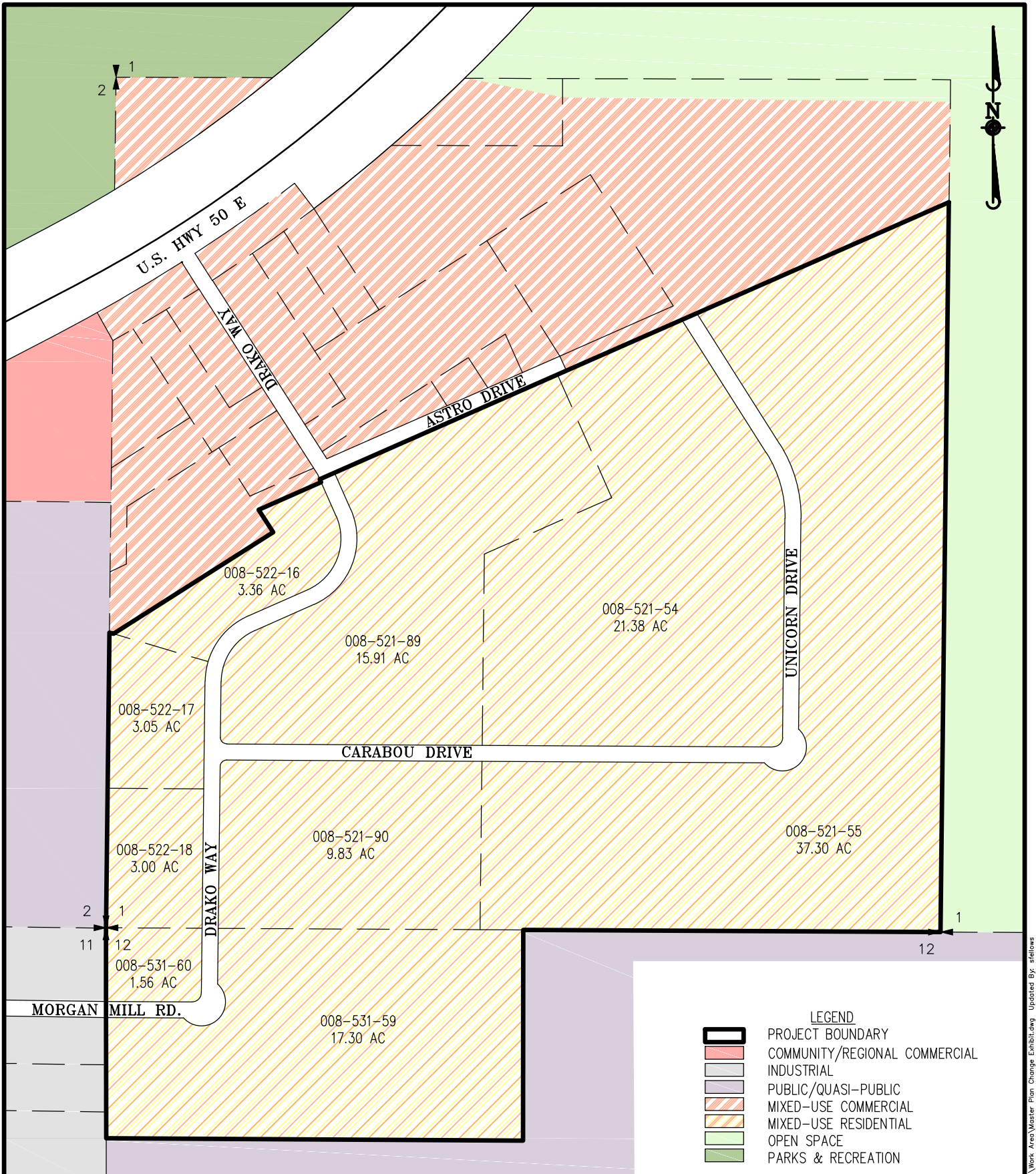
Explanation: Explain how your proposed amendment to the Master Plan will promote the desired pattern for orderly physical growth in the City. How will it allow for the efficient expenditure of funds for public services? Explain how the amendment will provide for the least amount of natural resource impairment.

INCLUDE THE FOLLOWING SIGNED ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

	<i>KEITH SERPA</i>	<i>01/08/2018</i>
Signature of Applicant	Print Name	Date



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Manhard
CONSULTING LTD

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU	
CARSON CITY, NEVADA	
PROPOSED MASTER PLAN DESIGNATION	
PROJ. MGR.: CMB	SHEET
DRAWN BY: SDF	EXHIBIT 1
DATE: JAN 2018	TIV.CCNV01
SCALE: 1" = 400'	36

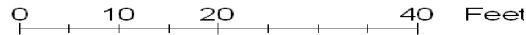
Dwg Name: P:\Tivcnv01\Wg\Landplan\Work Area\Master Plan Change Exhibit.dwg Updated By: sfelows

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 18.02.070	
FILE # MPA - 18 -		MASTER PLAN AMENDMENT	
APPLICANT	PHONE #	FEE*: \$3,050.00 + noticing fee *Due after application is deemed complete by staff SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 copies) including: Application Form Written Project Description Site Plan Master Plan Amendment Findings Applicant's Acknowledgment Statement Master Plan Policy Checklist Documentation of Taxes Paid-to-Date Project Impact Reports (Engineering) CD or USB DRIVE with complete application in PDF Application Reviewed and Received By: <hr style="width: 100%; border: 0.5px solid black;"/> Submittal Deadline: See attached Planning Commission application submittal schedule. <u>Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.</u> Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
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EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP			
EMAIL ADDRESS			
<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>		
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>	
Briefly describe your proposed project and the amendment to the master plan that is being requested. In addition to the brief description below, provide additional pages to show a more detailed overview of your project and proposal.			
PROPERTY OWNER'S AFFIDAVIT I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.			
Signature _____	Address _____	Date _____	
Use additional page(s) if necessary for other names.			
STATE OF NEVADA) COUNTY) On _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
_____ Notary Public			
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission, Planning staff can help you make this determination.			

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Master Plan Amendment).
4. Property lines of the subject property with dimensions indicated.
5. Show the existing and proposed Master Plan land use designations of the subject property and the adjoining parcels.
6. Show the existing and proposed Zoning Districts of the subject property and the adjoining parcels.
7. Show the Assessor Parcel Number(s) of the subject property and adjoining parcels.
8. PROJECT IMPACT REPORTS – Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

MASTER PLAN AMENDMENT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your amendment request.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR REQUEST.

CCMC 18.02.070(10) COMMISSION FINDINGS. When forwarding its decision to the Board for adoption of the amendment, the Commission shall, at a minimum, make the following findings of fact:

a. Consistency with Master Plan. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Explanation: Please review the Goals and Policies listed in the Master Plan Policy Checklist at the back of this packet. Choose as many of the Goals and their accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

b. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

Explanation: Describe the existing land uses and Master Plan land use designations of the adjacent properties. How will the proposed amendment be compatible with these uses? Explain how the approval of this amendment will not have an adverse impact on the public health, safety or welfare.

c. Response to Change Conditions. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board and the requested amendment represents a more desirable utilization of land.

Explanation: Has there been a change in conditions in the area of your property since the Master Plan was adopted by the Board? How will the proposed amendment to the Master Plan address a more desirable utilization of the land as a result of this change in conditions?

d. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Explanation: Explain how your proposed amendment to the Master Plan will promote the desired pattern for orderly physical growth in the City. How will it allow for the efficient expenditure of funds for public services? Explain how the amendment will provide for the least amount of natural resource impairment.

INCLUDE THE FOLLOWING SIGNED ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Signature of Applicant

Print Name

Date

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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 Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Plateau- Drako Way Vicinity Master Plan Amendment

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 Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment 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 amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- N/A At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

N/A Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)

X Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

X Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

X 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)?

N/A Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

X Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

N/A Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

X Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

X 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 amendment:

X Provide opportunities to expand parks and recreation opportunities (4.2a)?

X 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 amendment:

X Help maintain and enhance the primary job base (5.1)?

- XI 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)?
- N/A Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A Promote revitalization of the Downtown core (5.6a)?
- N/A Encourage the incorporation of additional housing in and around the Downtown (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 amendment:

- XI Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- XI If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1 a, b)?
- XI Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1 a)?
- XI Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

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



Master Plan and Zoning Map Amendment Development Checklist



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Secured Tax Inquiry Detail for Parcel # 008-521-54					
Property Location: CARABOU DR & UNICORN DR			Tax Year: 2017-18		
Billed to: TAHOE IV LLC			Roll #: 017255		
P O BOX 1724			District: 2.1		
CARSON CITY, NV 89702-0000			Tax Service:		
			Land Use Code: 150		
			Code Table		
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year				No Taxes Owing	
08/21/17	23.76		23.76	23.76	.00
10/02/17					
01/01/18					
03/05/18					
			History		

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount		.21	.26	1.07	1.81



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Secured Tax Inquiry Detail for Parcel # 008-521-55

Property Location: UNICORN DR
 Billed to: TAHOE IV LLC
 P O BOX 1724
 CARSON CITY, NV 89702-0000

Tax Year: 2017-18
 Roll #: 017256
 District: 2.1
 Tax Service:
 Land Use Code: 150

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/21/17	35.01		35.01	35.01	.00
10/02/17					
01/01/18					
03/05/18					

[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount		.24	.31	1.51	2.63



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Secured Tax Inquiry Detail for Parcel # 008-521-89

Property Location: [DRAKO WY](#)
 Billed to: [TAHOE IV LLC](#)
[P O BOX 1724](#)
[CARSON CITY, NV 89702-0000](#)

Tax Year: [2017-18](#)
 Roll #: [017257](#)
 District: [2.1](#)
 Tax Service:
 Land Use Code: [150](#)

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/21/17	22.20		22.20	22.20	.00
10/02/17					
01/01/18					
03/05/18					

[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount	1.91	2.11	2.16	2.91	3.59



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Secured Tax Inquiry Detail for Parcel # 008-521-90						
Property Location: DRAKO WY / CARABOU DR				Tax Year: 2017-18		
Billed to: TAHOE IV LLC				Roll #: 017258		
P O BOX 1724				District: 2.1		
CARSON CITY, NV 89702-0000				Tax Service:		Code Table
				Land Use Code: 150		
Outstanding Taxes:						
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>	
Current Year						
08/21/17	13.41		13.41	13.41	No Taxes Owing	
10/02/17						
01/01/18						
03/05/18						
History						

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount	10.35	10.37	10.38	10.86	11.34



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Secured Tax Inquiry Detail for Parcel # 008-522-16					
Property Location: DRAKO WY			Tax Year: 2017-18		
Billed to: TAHOE IV LLC			Roll #: 017259		
P O BOX 1724			District: 2.1		
CARSON CITY, NV 89702-0000			Tax Service:		
			Land Use Code: 150		
Code Table					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/21/17	18.51		18.51	18.51	.00
10/02/17					
01/01/18					
03/05/18					
No Taxes Owing					
History					

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2



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Secured Tax Inquiry Detail for Parcel # 008-522-17					
Property Location: DRAKO WY			Tax Year: 2017-18		
Billed to: TAHOE IV LLC			Roll #: 017260		
P O BOX 1724			District: 2.1		
CARSON CITY, NV 89702-0000			Tax Service:		
			Land Use Code: 150		
Code Table					
Outstanding Taxes:					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
Current Year					
08/21/17	18.51		18.51	18.51	.00
10/02/17					
01/01/18					
03/05/18					
History					

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2



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Secured Tax Inquiry Detail for Parcel # 008-522-18						
Property Location: DRAKO WY			Tax Year: 2017-18			
Billed to: TAHOE IV LLC			Roll #: 017261			
P O BOX 1724			District: 2.1			
CARSON CITY, NV 89702-0000			Tax Service:		Code Table	
			Land Use Code: 150			
Outstanding Taxes:						
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>	
Current Year						
08/21/17	18.16		18.16	18.16	No Taxes Owning	
10/02/17						
01/01/18						
03/05/18						
History						

Additional Information					
	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2



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Secured Tax Inquiry Detail for Parcel # 008-531-59

Property Location: MORGAN MILL RD / DRAKO WY
 Billed to: TAHOE IV LLC
 P O BOX 1724
 CARSON CITY, NV 89702-0000

Tax Year: 2017-18
 Roll #: 017262
 District: 2.1
 Tax Service:
 Land Use Code: 150

[Code Table](#)

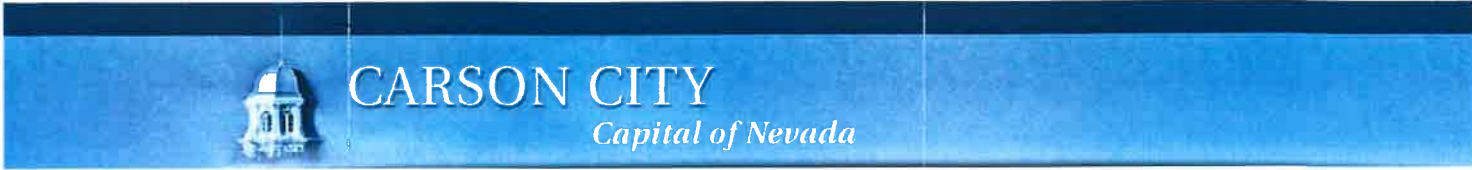
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
<u>Current Year</u>					No Taxes Owing
08/21/17	16.26		16.26	16.26	.00
10/02/17					
01/01/18					
03/05/18					

[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2



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Secured Tax Inquiry Detail for Parcel # 008-531-60					
Property Location: MORGAN MILL RD / DRAKO WY			Tax Year: 2017-18		
Billed to: TAHOE IV LLC			Roll #: 017263		
P O BOX 1724			District: 2.1		
CARSON CITY, NV 89702-0000			Tax Service:		
			Land Use Code: 150		
					Code Table
Outstanding Taxes:					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
Current Year					
08/21/17	16.26		16.26	16.26	.00
10/02/17					
01/01/18					
03/05/18					
					History

Additional Information					
	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>	<u>2013-14</u>
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2



November 30, 2017

Mr. Keith Serpa
Tahoe IV, LLC
P.O. Box 1724
Carson City, NV 89702

Subject: Limited Phase II Environmental Site Assessment Report and Remedial Action Plan

Facility: Old Carson City Landfill, Carson City, Nevada
APN: #008-521-89 and 008-521-54
Facility ID # A-000050

Dear Mr. Keith Serpa:

The Nevada Division of Environmental Protection (NDEP) has received and reviewed the *Limited Phase II Environmental Site Assessment Report and Remedial Action Plan* (RAP) for the referenced facility (Site) dated November 20, 2017 and provided by Tracy Johnston, Certified Environmental Manager (CEM), of McGinley and Associates, Inc. (McGinley) on behalf of the Tahoe IV, LLC.

The RAP summarizes the previous assessment activities and the proposed remedial activities. A limited Phase II Environmental Site Assessment (ESA) was performed by Geocon Consultants, Inc. in 2006. The Phase II ESA consisted of excavating 54 exploratory test trenches and one soil boring. Total Petroleum Hydrocarbons (TPH), volatile organic compounds (VOCs), heavy metals and polychlorinated biphenyls (PCBs) were reported in several soil samples; however, only two of the collected soil samples reported contaminant concentrations exceeding Resource Conservation and Recovery Act (RCRA) hazardous waste threshold. The results of statistical analysis indicate that the 95% upper confidence level (UCL) for toxicity characteristic leaching procedure (TCLP) soluble selenium is 0.7 mg/l, below the RCRA hazardous waste threshold for selenium of 1.0 mg/l.

In August of 2017, MGA installed ten soil borings with soil samples collected at each boring location. Soil samples were analyzed for TPH, PCBs, dioxins and furans. Several of the samples exceeded the state reporting limit and/or the EPA Region 9 Regional Screen Levels (RSLs).

The proposed remedial activities include removal and off-site disposal as municipal solid waste of landfill debris and impacted material encountered during excavation activities for the construction of a proposed road and underground utilities. MGA is also proposing installing a minimum of a two-foot cover over the road embankment, shoulder, utility trenches, and all unsurfaced areas with the road excavation/cut and the remaining entire landfill area.

The NDEP concurs with the proposed RAP, provided that MGA accepts the additional requests in the comments below. However if MGA does not agree with the comments, please contact NDEP and provide a revised RAP that will address the concerns NDEP has in the comments below.

- The surface of the existing landfill will be cleared and grubbed before the final cover is installed.
- The surface of the existing landfill will be rough graded to fill any low lying areas to prevent ponding and provide a surface for proper drainage.

- It is not clear on how stormwater will be managed for this site. A stormwater management plan that demonstrates that the proposed cover can manage stormwater run-on and run-off will need to be submitted and approved before the final cover is installed. The stormwater management plan should also include any necessary improvements to prevent stormwater erosion to the final cover.
- After a contractor has been selected, please provide a schedule of construction activities.
- Please include as-builts or record drawings delineating the limits and extents of the landfill and the cover in the final completion report.
- An environmental covenant or other institutional control should be pursued to ensure the ongoing integrity and protectiveness of the remedial action is maintained.

Please submit the requested stormwater management plan within 60 days but no later than **January 29, 2018**. Please submit a final completion report documenting the completion of the remedial activities no later than 60 days after the activities are completed. NDEP requests all report documents be submitted in digital portable document format (pdf; e.g., compact disc, e-mail) concurrent with a hardcopy document. Please be advised that NDEP has a 10 megabyte limit for e-mail attachments.

Please contact Michael Friend with any questions or comments at (775) 687-9371 or mpfriend@ndep.nv.gov.

Sincerely,



Michael Friend, P.E.
Professional Engineer
Remediation and LUST Branch
Bureau of Corrective Actions

cc: Scott Smale, Supervisor Remediation Branch, NDEP Bureau of Corrective Actions Carson City, ssmale@ndep.nv.gov
Todd Croft, Supervisor Remediation Branch, NDEP BCA Las Vegas, tcroft@ndep.nv.gov
Darren Schulz, Carson City, Public Works Director, dschulz@carson.org
David Bruketta, Carson City, Utility Manager, dbruketta@carson.org
Kelly Hale, Supervisor, Carson City Environmental Control, khale@carson.org
Tracy Johnston, McGinley & Associates tjohnston@mcgin.com
Dan McGill, danmcgill@prodigy.net

cc Nicki Aaker, Director Carson City Health And Human Services, 900 E Long Street, Carson City, NV 89706-3129

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

All of Parcels 14, 15, 16, 17, 18, 19, and 20 described in that Grant Bargain, and Sale Deed recorded June 16, 2011 as Document No. 412945 in the Official Records of Carson City, Nevada, situate within the Southwest One-Quarter (SW1/4) of Section 1 and the North One-Half of the Northwest One-Quarter of the Northwest One-Quarter (N1/2 NW1/4 NW1/4) of Section 12 , Township 15 North (T.15N.), Range 20 East (R.20E.), Mount Diablo Base and Meridian (M.D.B. & M.), Carson City, Nevada, more particularly described as follows:

PARCEL 14

Parcel A as shown on Map of Division into Large Parcels for John C. Serpa, filed for record in the office of the Carson City Recorder on March 27, 1981 in Book 4 of Maps, Page 880 as Document No. 3079, Official Records of Carson City, State of Nevada.

EXCEPTING THEREFROM those portions as described instruments recorded November 8, 2002 as Document No. 286659 and November 8, 2002 as Document No. 286660, Official Records of Carson City, Nevada.

PARCEL 15

Parcel B as shown on Map of Division into Large Parcels for John C. Serpa, filed for record in the office of the Carson City Recorder on March 27, 1981 in Book 4 of Maps, Page 880 as Document No. 3079, Official Records of Carson City, State of Nevada.

EXCEPTING THEREFROM those portions as described instruments recorded November 8, 2002 as Document No. 286659 and November 8, 2002 as Document No. 286660, Official Records of Carson City, Nevada.

PARCEL 16

Parcel B as shown on the Parcel Map for John C. Serpa, recorded in the Office of the Carson City Recorder on August 28, 1990 in Book 6 of Maps, Page 1824 as Document No. 104795, Official Records of Carson City, State of Nevada.

PARCEL 17

Parcel C as shown on the Parcel Map for John C. Serpa, recorded in the Office of the Carson City Recorder on August 28, 1990 in Book 6 of Maps, Page 1824 as Document No. 104795, Official Records of Carson City, State of Nevada.

PARCEL 18

Parcel D as shown on the Parcel Map for John C. Serpa, recorded in the Office of the Carson City Recorder on August 28, 1990 in Book 6 of Maps, Page 1824 as Document No. 104795, Official Records of Carson City, State of Nevada.

PARCEL 19

Parcel 19 (A)

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 15 North, Range 20 East, M.D.B. & M., Carson City, State of Nevada.

EXCEPTING THEREFROM those portions as described in instruments recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, and November 8, 2002 as Document No. 286658, Official Records of Carson City, State of Nevada.

FURTHER EXCEPTING THEREFROM that portion lying Northerly of Morgan Mill Road and Westerly of Drako Way as described in instrument recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, Official records of Carson City.

Parcel 19 (B)

All those certain parcels as described in the Abandonment recorded October 18, 2002 as Document No. 285463, Official Records of Carson City, Nevada.

Reference is further made to the hereinabove described property on Record of Survey filed for record in the office of the Carson City Recorder on October 22, 1980 in Book 4 of Maps, Page 849 as Document No. 99675.

PARCEL 20

Parcel 20 (A)

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 15 North, Range 20 East, M.D.B. & M., Carson City, State of Nevada.

EXCEPTING THEREFROM those portions as described in instruments recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, and November 8, 2002 as Document No. 286658, Official Records of Carson City, State of Nevada.

FURTHER EXCEPTING THEREFROM that portion lying Southerly of Morgan Mill Road and Easterly of Drako Way as described in instrument recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, Official records of Carson City.

Parcel 20 (B)

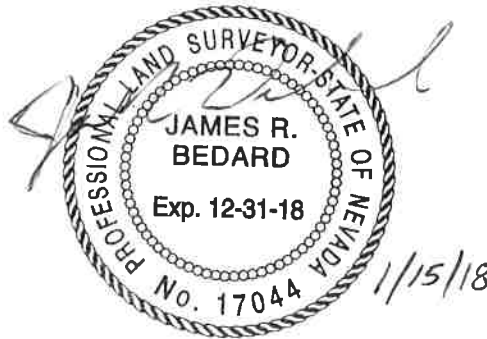
All those certain parcels as described in the Abandonment recorded October 18, 2002 as Document No. 285463, Official Records of Carson City, Nevada.

Reference is further made to the hereinabove described property on Record of Survey filed for record in the office of the Carson City Recorder on October 22, 1980 in Book 4 of Maps, Page 849 as Document No. 99675.

James R. Bedard
Nevada PLS 17044
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 746-3500



Late Info
E-6



Always on your side.

Date: February 23, 2018

RE: Master Plan Amendment – File No. MPA-18-007

Carson City Planning Commission:

An “Official Notice of Public Hearing” about the proposed request by Tahoe IV LLC to change the land use designation from Industrial to Mixed –Use Residential in the vicinity of Drako Way was mailed to area property owners in early February. This letter is in response to the notification of that proposed change.

Taiyo America is adamantly opposed to any Mixed-Use Residential in this area. We located our facility where it is on Antler Drive in 1994, on the East edge of an area zoned General Industrial specifically to stay away from the general public. We produce products similar to epoxy paint, some of which has an odor. Average prevailing winds blow from the SW toward the NE and will carry this odor directly to the residential area to the NE of us. In conflicts between industrial and residential uses, industry generally loses. Carson City has a history of this. Remember Custom Stamping along Fairview Drive about 15 years ago.

We urge you to keep the Master Plan as is and not install any residential down-wind from this industrial area. Us manufacturers invest big dollars in our equipment and business. We trust that the zoning and conditions around us remain stable with no drastic zoning changes. A Master Plan is done with valid reasons behind why different areas are zoned what they are. Changes can have unintended consequences if not well thought out – especially such a drastic change as Industrial to Residential.

Best Regards,

Phillip Harrison
Facility/EH&S Manager
Taiyo America, Inc.
2675 Antler Drive
Carson City, NV 89701
775-885-9959 X122



CC: T. Hanada, B. White, R. Carlson

Zoning Letter Gen Indust 022018



MIXED USE COMMERCIAL (MUC)

MUC 1.1—General Mixed-Use Policies

In addition to the MUC policies below, MUC development should be consistent with the General Mixed-Use Policies contained in this Chapter.

MUC 1.2—Characteristics

The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.

MUC 1.3—Mixed-Use Activity Centers

The creation of higher-intensity mixed-use activity centers within the MUC designation is strongly encouraged in the locations identified on the Land Use Map. In addition to being consistent with these MUC policies, mixed-use activity centers shall be consistent with policy 7.1a, as contained in Chapter 6 of this document.

MUC 1.4—Density Range

Typical floor area ratios (FARs) will be between 0.5 and 2, although they may be significantly higher within designated mixed-use activity centers, or along major gateway corridors.

MUC 1.5—Location

MUC development will generally be located along major gateway corridors, within designated activity centers, and along collector or arterial streets, where it may be readily served by existing or future transit.

MUC 1.6—Mix of Uses

Large-scale, single-use commercial developments are not encouraged within the MUC designation. MUC developments should generally provide a mix of commercial, retail, and office



Mixed-use commercial development should incorporate a variety of uses in a compact, pedestrian-friendly environment.





High-density residential units incorporated above and adjacent to retail storefronts where services are easily accessed (top). Public parks serve as a central gathering space for mixed-use activity center patrons and residents (bottom).

uses in combination with high-density residential uses. Where a vertical pattern of mixed-use is employed, active uses (e.g., retail and restaurants) should be located on the ground floor of buildings, with residential and office uses occurring on upper floors. Where a horizontal mix of uses is employed, residential uses should be physically integrated with non-residential uses and should be used to provide transitions to and create a visual link to surrounding neighborhoods. Placing residential and non-residential uses adjacent to one another, but segregating them through the use of fences, walls or other barriers and a lack of street or pedestrian connections does not constitute an integrated mix of uses.

Residential uses will generally represent between 10 and 50 percent of the total land area. However, it is anticipated that this percentage may vary greatly depending upon the size and density of the development, the extent to which commercial uses are provided within the adjacent development context, and market constraints. In some instances, single-use development (100% residential or commercial) may be appropriate, subject to other general mixed-use policies. For example, if a site is less than 10 acres in size or is located away from primary street frontages, an integrated mix of uses may not be feasible. Sites will be evaluated on a case-by-case basis using the Interim Mixed-Use Evaluation Criteria.

MUC 1.7—Large Format Retail

While it is preferred that large format retail uses be incorporated as part of a mixed-use activity center, they may be permitted as a stand alone use in MUC areas provided all other applicable mixed-use policies are addressed. In particular, an emphasis should be placed on creating a pedestrian-friendly environment in key locations on the site. This may be accomplished by organizing secondary pad sites in a manner that creates more defined street frontages and outdoor gathering spaces and by establishing direct pedestrian linkages between uses. In addition, facades of large format retail uses should incorporate a variety of pedestrian-friendly design elements to “break up” the mass of wall planes and to create a more human scale.

MUC 1.8—Public Spaces

MUC developments should be organized around a central gathering space or series of spaces, such as a plaza or park. These types of public spaces serve as urban recreational amenities for residents that may not have access to larger community parks or recreational amenities without getting in their cars and generally promote increased levels of pedestrian activity.



MUC 1.9—Relationship to Surrounding Development

Most MUC development will occur through infill and redevelopment, within established areas of the City. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration, as opposed to simply walling off individual pods of development. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating smaller-scale residential uses (e.g., townhomes) along the shared boundary of the MUC development and the adjacent neighborhood to promote a more seamless transition between uses;
- Clustering taller structures (e.g., five stories or more) away from the primary street frontage and the adjacent neighborhood (e.g., at the center of the site) and stepping down the height of structures as they approach these edges (Note: This is particularly relevant within mixed-use activity centers where increased heights are encouraged);
- Buffering surface parking, loading areas, and other area of potential friction from adjacent residences through the use of low walls (use of taller walls should be limited to loading areas), landscaping, or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to the surrounding neighborhood and adjacent non-residential uses; and
- Ensuring that taller structures are compatible with airport flight patterns where applicable.



A transition in the height and mass of mixed-use commercial development should be provided to create a more seamless transition between uses.

MUC 1.10—Circulation and Access

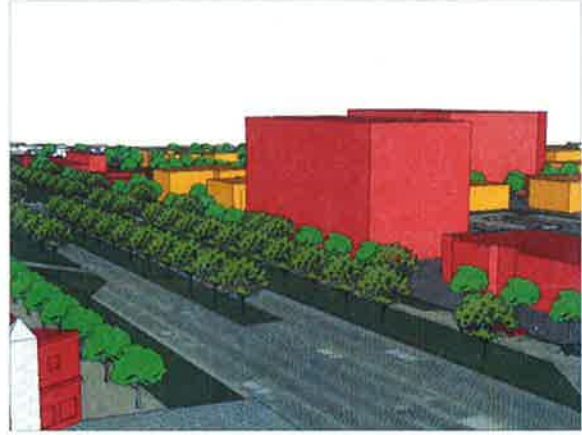
Access to MUC development occurring along major gateway corridors should be consistent with adopted City and NDOT plans.

RELATIONSHIP TO SURROUNDING DEVELOPMENT

THIS



NOT THIS



Buildings that are significantly taller than those in the surrounding development or adjacent neighborhood should be setback from the primary street frontage and the neighborhood to allow for a more gradual transition in height and to avoid "walling in" major gateway corridors.

THIS



NOT THIS



Medium to high-density uses should be incorporated along the edges of mixed-use commercial developments to buffer neighborhoods from non-residential uses and create a more compatible interface. Residential uses should step-down in height to provide a more gradual transition to surrounding neighborhoods.



MIXED-USE RESIDENTIAL (MUR)

(MUR) 1.1—General Mixed-Use Policies

In addition to the MUR policies below, MUR development should be consistent with the General Mixed-Use Policies contained in this Chapter.

1.2—Characteristics

MUR neighborhoods are intended to be largely self-supporting and to be comprised predominantly of medium to high-density housing (with a mix of types and intensities) as well as a range of retail, offices or live-work units or close proximity to such services. MUR neighborhoods are intended to provide residents with the ability to meet many of their day-to-day needs within close proximity of their home. Parks and civic spaces should also be incorporated as appropriate given the scale and location of the MUR neighborhood.

MUR 1.3—Density Range

Residential densities will be between 3-36 dwelling units per acre, depending upon location and development context. Floor-area-ratios will typically range between 0.5 and 1 for non-residential uses.

MUR 1.4—Location and Scale

MURs are appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment are encouraged, as well as on larger vacant parcels within the urbanized area where broader-scale planning is possible.

MUR 1.5—Mix of Uses

MUR neighborhoods are intended to be comprised of predominantly residential uses. However, the integration of complementary uses, such as retail, office, and live-work units, is strongly encouraged. Complementary uses should generally represent between 10 and 30 percent of the total land area. However, it is anticipated that this percentage will vary depending upon the size of the neighborhood, the extent to which complementary uses are provided within the adjacent development context, and market constraints. For example:



Typical range of MUR uses—medium to high-density residential, live-work units (center), and complementary retail and office.

- A smaller MUR neighborhood located on an infill site adjacent to a mixed-use activity center or commercial area should generally place more of an emphasis on residential uses and creating a strong physical and visual relationship to the activity center as opposed to providing a significant percentage of non-residential uses on site. Sites less than 10 acres may be 100% residential or commercial, subject to other general mixed-use policies.
- A larger MUR neighborhood located on a vacant site on the fringe of the urbanized area should generally incorporate a higher percentage of non-residential uses on site to allow residents to meet many of their daily needs within close proximity of their homes.



Townhomes used to provide a transition between higher density residential and adjacent single-family development.

MUR 15.6—Mix of Housing Types

MUR neighborhoods are intended to provide a range of housing types and densities, including: small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. In general, no single housing type should occupy more than 60 percent of the total land area; however, on constrained sites or sites less than 10 acres that are located in a more urban context, this percentage may be higher.

MUR 1.7—Relationship to Surrounding Development

MURs should be integrated with, and connected to by a pathway system, the surrounding neighborhood context, rather than being walled off as isolated pods of development, particularly when they occur on smaller sites within established areas of the City. To provide a more seamless transition, residential uses located along the shared edge of a MUR and an established neighborhood should be compatible with those located on the opposite side of the street in terms of their height, massing, and scale, either through the use of a consistent housing type or by stepping down the height of the higher-density use to match the maximum permitted height of structures in the existing neighborhood.

MUR 1.8—Parks, Open Space, and Pathways

MURs should include parks, open space, and pathways, as identified in the City's Parks and Recreation Plan and Unified Pathways Master Plan, along with appropriate linkages to the surrounding network.