



**TOWN BOARD
MEETING**

**SEPTEMBER 7,
2016**



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The Minden Town Board meeting will be held at 5:30 p.m. on Wednesday, September 7, 2016, at 1602 Esmeralda Avenue, Minden, Nevada.

NOTICE: NRS 237: The Minden Town Board has adopted a Standard Policy No. 7, which contains a motion regarding Business Impact Statements (BIS). When the Town Board approves its agenda, it also approves a motion which includes ratification of staff action taken pursuant to NRS 237.030 et seq. with respect to items on the Board's agenda. This includes, without limitation, the conclusion that each rule, ordinance, or regulation which is on the Board's agenda is without direct and significant economic burden on a business or direct restriction on the formation, operation, or expansion of a business; and that each rule, ordinance, or regulation which is on the Board's agenda for which a BIS has *not* been prepared does not impose a direct and significant economic impact on a business or a direct restriction on the formation, operation, or expansion of a business.

NOTICE: to persons with disabilities: Reasonable efforts will be made to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the Minden Town Office in writing at 1604 Esmeralda Avenue in Minden, Nevada or call 775-782-5976 in advance of the meeting, preferably at least 24 hours prior to the meeting, so that the arrangements may be conveniently made.

NOTICE: Items on the Agenda may be taken out of order. The Minden Town Board may combine two or more agenda items for consideration. The Minden Town Board may at any time remove an item from the agenda or delay discussion relating to an item on the agenda. Any restrictions imposed by the Board or its chair on public comment must be reasonable and may restrict time, place and manner of comments but may not restrict comments based on viewpoint.

Rachel Hamer, Town of Minden Secretary posted copies of this notice and agenda at 8:30 a.m. on the third working day, Sept 1, 2016, before the meeting at the following locations: Minden Administration Office, 1604 Esmeralda Avenue, Suite 101, Minden, NV 89423; Minden Post Office, 1640 US Hwy 395, Minden, NV 89423; Douglas County Administrative Building, 1616 8th Street, Minden, NV 89423; and CVIC Hall bulletin board, 1602 Esmeralda Ave, Minden, NV 89423.

Signed:  : Rachel Hamer, Secretary.

Copies of supporting material may be requested from Rachel Hamer, Secretary, at 1604 Esmeralda Avenue, Minden, Nevada; by mail addressed to Ms. Hamer addressed to at the Minden Town Office; by phone at (775) 782-5976 or by email at rhamer@douglasnv.us. Copies of supporting material are available to the public at the Town Office, on the Town's website, www.townofminden.com, and at the meeting on the date and place listed above.

5:30 P.M. CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT: Discussion may be limited to three minutes per person at the discretion of the Chair. **No action** may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken.

APPROVAL OF AGENDA

APPROVAL OF MINUTES:

August 3, 2016, Board Meeting

ACKNOWLEDGEMENT OF GIFTS

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EMPLOYEE AWARD

Dan Kistler, Maintenance Supervisor

BOARD MEMBER REPORTS: Items on the Administrative Agenda will not be discussed during Board Member committee reports. **No action** may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken. Discussion may include a report on activities of committees or general information of interest to the Board. The Board Committee assignments and potential presenters on this portion of the agenda are as follows:

Chairman John Stephans- Strategic Planning Session

CONSENT AGENDA FOR POSSIBLE ACTION: Items may be moved to or from the Consent Agenda at the beginning of the Board meeting during the Approval of the Consent Agenda. Items on the Consent Agenda may be voted on in a block, i.e., with one motion on all those items, one second to the motion, and one vote by the Board members. Items removed from the Consent Agenda will be heard immediately following the Consent Agenda in the order in which they appear in the Consent Agenda.

1. Approval of the August 2016 financial report including claims paid July 22, 2016 through August 25, 2016 for fiscal years 2016 and 2017.
2. Approval of a request by Main Street Minden for a fall Main Street Minden Event on October 15, 2016. Approval of this request would include the Town waiving fees associated with street closure, use of the CVIC Hall and/or Minden Park, and use of Town equipment. Town approval will also include closure of Esmeralda Avenue between Fifth Street and Fourth Street, and Fifth Street from the alley between Mono Avenue and Esmeralda Avenue from 11:00 am through 9:00 pm on the day of the event.

ADMINISTRATIVE AGENDA: The following item(s) are scheduled for public hearing. At the beginning of each item, the Chairman will call the item. Normally, the applicant and/or their representatives are permitted to speak first, and then Town Staff may present a summary of the staff report and recommendation, including any updated information received by the Town after the reports were distributed. Next, Board discussion, and then the Chairman will open the hearing to public comment. For items on which action is to be taken, the Chairman will close the hearing of public comment before a motion is made and a vote is taken. The Chairman has the right to establish reasonable time limits for comments and to allow for rebuttal comments.

1. For possible action: Discussion and possible action to provide input to Douglas County regarding the 2017 Master Plan update as it pertains to the Minden/Gardnerville Community Plan. Appearance by Candace Stowell, Senior Associate with Wells Barnett Associates, LLC. **Public comment.**
2. Not for possible action: Presentation only regarding Marijuana Legislation Initiative Question #2 and the possible impact to Douglas County. Presentation by Partnership for Community Resources. Presentation does not reflect any particular stance of the Town Board or any individual Board Member, and the presentation does not preclude participation of or future presentation by any individual or group with views which oppose those of the presenting group. Appearance by a designated representative of the Partnership of Community Resources. **Public comment.**
3. For possible action: Discussion and possible action to provide direction to Town Staff regarding a presentation by Town Staff of the status of the Park Heritage Ranch Supplemental Irrigation

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Wells and a series of temporary applications, (Application Numbers 86380T, 86381T, 86382T, 86383T, 86384T, 86385T, 86386T, 86387T) by Park Ranch Holdings, LLC, A Nevada Limited Liability Company for permission to change points of diversion and places of use of waters of the State of Nevada heretofore appropriated. Possible action may include direction to Town Staff to advise the State Engineer of the potential impact of these applications on Minden municipal wells and formally request that the temporary applications be approved, approved with conditions postponed or denied. Appearance by Bruce Scott, Principal Engineer Resource Concepts Incorporated and consultant on behalf of the Town of Minden. **Public comment.**

4. For possible action: Discussion and possible action to recommend to Douglas County approval, approval with conditions, continuance or denial of Development Applications DA 16-038 and DA 16-039 containing requests by Park Ranch Holdings, LLC for amendments to the Douglas County Master Plan reflecting: removal of receiving area for the TRE Holbrook Junction Community Plan parcels with replacement master plan designations consistent with the current zoning of the parcels; amend the master plan zoning for the Minden/Gardnerville Community Plan parcels; extend the community plan and urban service area boundaries, and realign Muller Parkway. The subject property in the application is comprised as follows: Twenty-five (25) parcels totaling 1,104 acres located east of US Highway 395 bounded by The Ranch at Gardnerville and Chichester Estates to the south, the Virginia Ditch to the east; Stockyard Road to the north; and Heybourne Road, Monterra Phase 2 (pending) and The Ranch at Garnerville (pending) to the west. The project area is within the South, Central and North Agriculture Community Plan Area with existing land use designations of Agriculture, Industrial, Receiving Area, and Rural Residential. Appearance by Rob Anderson and Keith Rueben, RO Anderson Engineering. **Public comment.**
5. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny request to partner with CGI Communications, Inc. to create a series of professionally produced online videos to highlight the Town of Minden and to authorize the Town Manager to execute and agreement for the same on behalf of the Town in a format acceptable to Town Counsel. Appearance by Jenifer Davidson, Town Manager. **Public comment.**
6. For possible action: Discussion and possible adopt, adopt with conditions continue or deny revised Capacity Charges for the Town of Minden Retail Water System as recommended in the Retail Water System Capacity Charges and Rates Study prepared by Municipal Financial Services and accepted by the Town in February of 2016. Jenifer Davidson, Town Manager. **Public comment.**
7. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a bid for the 2016 Alley Retail Line Replacement Project from Sierra Nevada Excavation in the amount of \$483,055.00 with the project total not to exceed the budgeted amount. Appearance by JD Frisby, Superintendent of Public Works. **Public comment.**
8. For possible action: Discussion and possible action to direct staff in relation to Staff Reports. Discussion shall include a Staff Report on the activities, progress on or status of assigned tasks and projects, or general information regarding operations and projects related to trash, retail and wholesale water service, and other functions of the Town of Minden. Appearance by Jenifer Davidson, Town Manager, and JD Frisby, Superintendent of Public Works. **Public comment.**

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PUBLIC COMMENT: Final period of public comment to allow public comment on any matter within the Town Board's jurisdiction, control, or advisory power. Discussion may be limited to three minutes per person at the discretion of the Chair. No action may be taken on a matter raised under this portion of the agenda until the matter has been specifically included on an agenda as an item upon which action may be taken.

ADJOURNMENT



The Minden Town Board regular meeting was held at 5:30 pm on Wednesday, August 3, 2016, at 1602 Esmeralda Avenue, Minden, Nevada.

Board Members present: Matt Bernard, Glen Radtke, Roxanne Stangle, John Stephans and Bill Souigny.

Staff present: Jenifer Davidson, JD Frisby, Trish Koepnick, and Ryan Russell.

Chairman Stephans called the regular meeting to order at 5:30 p.m.

The Pledge of Allegiance was led by Board member Stangle.

PUBLIC COMMENT:

A Bently Enterprises representative gave an update on the Heritage District.

APPROVAL OF AGENDA

Souigny/Stangle moved to approve the August 3, 2016 agenda. Motion carried unanimously.

APPROVAL OF MINUTES:

Bernard/Souigny moved to approve the July 6, 2016 minutes. Motion carried unanimously.

ACKNOWLEDGEMENT OF GIFTS:

Ms. Davidson thanked the Winhaven HOA for their recent work painting fire hydrants in the Winhaven Collection.

BOARD MEMBER REPORTS:

Ms. Stangle reported that in the last week she has had three different car loads of people at her store who complimented Minden's cleanliness.

CONSENT AGENDA FOR POSSIBLE ACTION:

1. Approval of the July 2016 financial report including claims paid June 24, 2016 through July 21, 2016 for fiscal years 2016 and 2017.

Souigny/Stangle moved to approve the consent agenda. Motion carried unanimously.

ADMINISTRATIVE AGENDA:

1. **For possible action: Discussion and possible action to provide direction and clarification to Main Street Minden regarding the level and frequency of reporting by Main Street Minden to the Minden Town Board on the financial status, overall progress to date, and future plans of the Main Street Minden Program. Appearance by Connie Billington, Executive Director, Main Street Minden.**

Board discussion included favorable opinions concerning the request.

Public comment:

A member of the public suggested that the Minden Board consider letting another Main Street Board member appear in place of Connie if needed.

After thoughtful and intelligent deliberation, Souigny/Bernard moved to approve the staff recommendation to ask Main Street Minden to provide quarterly reports from Main Street regarding financial status, overall progress to date, and future plans of the Main Street Minden program with interim reports to be presented by the Town liaison. Motion carried unanimously.

2. **For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a request to waive the fees associated with the use of Minden Park by ReMax**

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Realty Affiliates John Fisher and Jeanne Koerner for a community event. Appearance by a designated representative of ReMax Realty Affiliates.

John Fisher introduced himself and asked if the Board had any questions.

Board discussion included clarification on the use of dumpsters and gave positive feedback for the concept.

Public comment: None

After thoughtful and intelligent deliberation, Bernard/Stangle moved to approve a request by ReMax Realty to waive the fees associated with the use of Minden Park for a community event. Motion carried unanimously.

3. For possible action: Discussion and possible action to recommend to Douglas County approval, approval with conditions, continue or denial of a request by GE to abandon a 20' drainage easement dedicated to the Town of Minden inclusive of a portion of the 60-foot right-of-way commonly known as Vector Drive between Buckeye and Bently Parkway. Possible action may include without limitation approval with the condition of dedication of a separate drainage easement to benefit the Town of Minden at a location acceptable to Town staff in a format acceptable to Town Counsel. Appearance by JD Frisby, Superintendent of Public Works.

Mr. Frisby gave the background on how we got to this point. He recommended abandoning the easement and realigning it in order to meet the needs of all parties.

Board discussion included noting that the easement is for County and Town utilities, but that it is used now solely as a storm drain.

Public comment:

Carlo Luri representing Bently Enterprises said they had no specific objection to realignment but would object if it affects the ability to develop property in the future.

After thoughtful and intelligent deliberation Souligny/Stangle moved to recommend to Douglas County approval of a request by GE to abandon a 20' drainage easement dedicated to the Town of Minden inclusive of a portion of the 60-foot right-of-way commonly known as Vector Drive between Buckeye and Bently Parkway, subject to the condition of dedication of a separate drainage easement to benefit the Town of Minden at a location acceptable to Town staff in a format acceptable to Town Counsel. Motion carried unanimously.

4. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a potential Agreement by and between Bently Enterprises, LLC, and the Town of Minden, the essential terms of which will require Bently to construct, own, and maintain a building to enclose the Town's Well 11, consistent with the Town's easement therefor, in exchange for a requirement that the Town provide water infrastructure to either the Well 11 property or to Well 1 consistent with the Utility Service Agreement previously approved by this Board, in an amount not to exceed the reasonable value of the building which will enclose Well 11; and if approved, authorize the Chairman to execute an agreement for the same in a form acceptable to Town Counsel. Appearance by Larry Vincent, Director of Construction, Bently Enterprises and Jenifer Davidson, Town Manager.

Board member Bernard disclosed that he is an employee of R.O. Anderson which does work for Bently, but he did not feel that it would impair his ability to be non-partial.

Ms. Davidson noted that Bently will construct, maintain, and own the well house, and the Town would build infrastructure that would be of comparable value owned by the Town of Minden, specifically water mains that would tie in Well 11 and/or Well 1 to the Heritage project and the overall structure of the Town of Minden.

Board discussion included dollar value traded and cost range. It was noted that the agreement would state comparable value with the amount not to exceed what is budgeted. Security of the location and Town access was also discussed.

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Public comment: None

After thoughtful and intelligent deliberation Bernard/Radtke moved to approve a potential Agreement by and between Bently Enterprises, LLC, and the Town of Minden, the essential terms of which will require Bently to construct, own, and maintain a building to enclose the Town's Well 11, consistent with the Town's easement therefor, in exchange for a requirement that the Town provide water infrastructure to either the Well 11 property or to Well 1 consistent with the Utility Service Agreement previously approved by this Board, in an amount not to exceed the reasonable value of the building which will enclose Well 11; and if approved, authorize the Chairman to execute an agreement in a form acceptable to Town Counsel. Motion carried unanimously.

5. For possible action: Discussion and possible action to review staff recommendations regarding Statements of Qualifications submitted in response to a formal Request for Statements of Qualifications for various professional services in support of Town of Minden Public Works and select, select with conditions, continue or deny qualified firms to provide general engineering services and consultation to Town Staff as necessary, where it may serve the Town's best interest, at the discretion of the Town Board. Selection by the Board may include all or a part of the ranked firms as published on www.townofminden.com. Possible action may also include authorizing the Chairman to execute independent contractor agreements for services with the Board selected firms on behalf of the Town in a format acceptable to Town Counsel. Appearance by JD Frisby, Superintendent of Public Works.

Board member Bernard recused himself from participation on this item as he works in a private capacity for RO Anderson.

Mr. Frisby gave the background for this item, and noted that all firms were ranked and recommended.

Board discussion included the methods used for solicitation, what process will take place after the Board's action, and a request for future reports on percentage of job completions.

Public Comment: None

After thoughtful and intelligent deliberation Souigny/Stangle moved to approve staff recommendations for ranking engineering services regarding Statements of Qualifications submitted in response to a formal Request for Statements of Qualifications for various professional services in support of Town of Minden Public Works and select qualified firms to provide general engineering services and consultation to Town Staff as necessary, where it may serve the Town's best interest, at the discretion of the Town Board. Selection by the Board may include all or a part of the ranked firms as published on www.townofminden.com, and includes authorizing the Chairman to execute independent contractor agreements for services with the Board selected firms on behalf of the Town in a format acceptable to Town Counsel.

6. For possible action: Discussion and possible action to provide direction to Town Staff regarding the Town's interpretation and application of Douglas County Administrative Policies and Procedure section 200.16 which pertains to the procedure to recognize and reward exemplary job performance. Appearance by Jenifer Davidson, Town Manager.

Ms. Davidson gave the background for this item noting it is covered under the policies and procedures we adopted in 1998, and asked the Board to confirm this applies to Town staff.

Board discussion included keeping this in Minden's hands, giving the manager authority for the action, using this in very limited circumstances, financial impact, the award being situational dependent on the circumstances involved, and desire to see an award given at a Board meeting.

Public comment: None

Mr. Russell noted that there was no need for a motion as it is already approved.

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7. For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a request to equip Well 11 with a pump and motor for an amount not to exceed \$100,000. Appearance by JD Frisby, Superintendent of Public Works.

Mr. Frisby noted that the bid figures came in after the packet was published; he presented the actual bids and said that staff recommended approving the lower bid, which meets the scope and schedule.

Board discussion included questions on the exact amount and the not to exceed amount.

Public comment: None

After thoughtful and intelligent deliberation, Bernard/Radtke moved to conditionally approve the request to equip Well 11 with a pump and motor for an amount not to exceed \$100,000 and authorize the chairman to execute the agreement. Motion carried unanimously.

8. For possible action: Discussion and possible action to approve, approve with conditions continue or deny a request to approve a Change Order #1 modifying the scope of work for the 2016 Street Rehabilitation Project. Appearance by JD Frisby, Superintendent of Public Works.

Mr. Frisby gave the background, noting that the change order reflects the time and material costs to Qualcon based on the issues dealt with during construction on Longleaf as well as removing portions of work; staff worked hard to stay under prevailing wages.

Board discussion included noting that putting off the Lucerne repairs could be a fortunate because of possible changes to the median.

Staff said that we will do this years' project in the spring and Lucerne could be incorporated into that work.

Public comment: None

After thoughtful and intelligent deliberation, Souigny/Radtke moved to approve a request to approve Change Order #1 modifying the scope of work for the 2016 Street Rehabilitation Project. Motion carried unanimously.

9. For possible action: Discussion and possible action to direct staff in relation to Staff Reports. Discussion shall include a Staff Report on the activities, progress on or status of assigned tasks and projects, or general information regarding operations and projects related to trash, retail and wholesale water service, and other functions of the Town of Minden. Appearance by Jenifer Davidson, Town Manager, and JD Frisby, Superintendent of Public Works.

Ms. Davidson thanked staff and volunteers for the hard work they did for the 4th of July celebration. She also gave updates on the Minden Park improvements and water conservation efforts by the Town, as well as current Town projects.

Public comment:

Bruce Scott thanked this Board and previous Town Board for the opportunity to have served the Town.

A member of the public questioned the status of the trail system.

FINAL PUBLIC COMMENT: None

ADJOURNMENT: Mr. Bernard moved to adjourn at 6:42 p.m.

September 7, 2016 - Consent #1 - FY15/16

September 7, 2016 - Consent #1 - FY15/16										
Paid M-T-D →	General		AdVal	Trash	Cap Equip	Wholesale	Water	Deposit	DATE	
	\$	-	\$	-	\$	-	\$	3,260.00	\$	-
Date Paid	Fund	Account Number	(Verify Fund)	Account)	Vendor	Invoice Number	Description	Claim Amount	Funds Available After Claims Paid	Total M-T-D
7/28/2016	639	639.919.532.015	Wholesale	Maint & Repair	Sierra Controls	117999	quote 9149 minden PMA	\$ 3,260.00	\$ (26,511.59)	\$ 3,260.00
Claims Total									\$	3,260.00

September 7, 2016 - Consent #1 FY16/17

Paid M-T-D		General	AdVal	Trash	Cap Equip	Wholesale	Water	Deposit		
→		\$ 29,145.88	\$ -	\$ 18,543.61	\$ 113,900.15	\$ 29,974.54	\$ 17,591.54	\$ 1,700.00		
Date Paid	Fund	Account Number	(Verify Fund)	Account)	Vendor	Invoice Number	Description	Claim Amount	Funds Available	Total M-T-D
									After Claims Paid	
7/28/2016	630	630.000.220.000	General	Refundable Dep. (CVIC)	Krasner-Preston, Linda	1937 credit	CVIC deposit	\$ 1,000.00	\$ (1,700.00)	\$ 1,000.00
7/28/2016	635	635.912.532.028	Trash	Uniforms	Work World	48297-109	savage boots and pants	\$ 277.94	\$ 1,491.11	\$ 1,277.94
7/28/2016	630	630.917.532.028	General	Uniforms	Work World	48319-109	Brown Pants	\$ 200.00	\$ 2,080.13	\$ 1,477.94
7/28/2016	635	635.912.532.028	Trash	Uniforms	Work World	48319-109	Sitterley Pants	\$ 105.96	\$ 1,491.11	\$ 1,583.90
7/28/2016	630	630.917.532.028	General	Uniforms	Work World	48332-109	Parke Boot	\$ 200.00	\$ 2,080.13	\$ 1,783.90
7/28/2016	630	630.915.520.088	General	Utilities	NV Energy	417232-0716	1681 Hwy 88 Unit U Ped	\$ 66.27	\$ 46,911.56	\$ 1,850.17
7/28/2016	640	640.913.520.170	Water	Memberships	Underground Service Alert of f	16071033	USA Dig Membership	\$ 205.72	\$ 1,294.28	\$ 2,055.89
7/28/2016	635	635.912.532.003	Trash	Gas & Oil	Flyers Energy	CFS1263381	Fuel	\$ 718.05	\$ 28,083.09	\$ 2,773.94
7/28/2016	630	630.916.532.003	General	Gas & Oil	Flyers Energy		Fuel	\$ 111.23	\$ 5,837.04	\$ 2,857.17
7/28/2016	630	630.915.532.003	General	Gas & Oil	Flyers Energy		Fuel	\$ 87.99	\$ 1,850.55	\$ 2,973.16
7/28/2016	639	639.919.532.003	Wholesale	Gas & Oil	Flyers Energy		Fuel	\$ 107.89	\$ 4,707.98	\$ 3,081.05
7/28/2016	640	640.913.532.003	Water	Gas & Oil	Flyers Energy		Fuel	\$ 107.90	\$ 2,707.95	\$ 3,188.95
7/28/2016	630	630.917.532.003	General	Gas & Oil	Flyers Energy		Fuel	\$ 49.30	\$ 1,382.04	\$ 3,238.25
7/28/2016	630	630.911.521.100	General	Professional Services	Shred It Reno	82242927	Confidential Paper Removal	\$ 36.00	\$ 70,912.71	\$ 3,274.25
7/28/2016	630	630.911.550.034	General	Special Events	Kiwanis of CV	911-91201	Employee water and soda	\$ 100.00	\$ 9,266.92	\$ 3,374.25
7/28/2016	630	630.916.532.015	General	Maint & Repair	Christine Fixman	16-Jul	Jakes Maintenance	\$ 1,052.50	\$ 71,713.48	\$ 4,426.75
7/28/2016	630	630.916.532.015	General	Maint & Repair	Christine Fixman		Roundabout	\$ 500.00	\$ 71,713.48	\$ 4,926.75
7/28/2016	630	630.916.532.015	General	Maint & Repair	Christine Fixman		County Road	\$ 520.00	\$ 71,713.48	\$ 5,446.75
7/28/2016	630	630.916.532.015	General	Maint & Repair	Christine Fixman		Minden Proper	\$ 750.00	\$ 71,713.48	\$ 6,196.75
7/28/2016	630	630.911.550.034	General	Special Events	DOCO Parks and Rec		sponsorship of 16-17 concerts	\$ 5,000.00	\$ 9,266.92	\$ 11,196.75
7/28/2016	630	630.911.550.034	General	Special Events	DOCO Sheriff's Explorers		4th of July Flag Presentation	\$ 100.00	\$ 9,266.92	\$ 11,296.75
7/28/2016	630	630.911.550.001	General	Misc Expenses	Alpen Sierra Coffee	186524	Coffee	\$ 42.75	\$ 3,904.52	\$ 11,339.50
7/28/2016	639	639.919.531.006	Wholesale	Chemicals	Sierra Chemical	SLS10036632	Heybourne Booster Chlorine	\$ 1,687.45	\$ 21,909.22	\$ 13,026.95
7/28/2016	639	639.919.520.120	Wholesale	Lab Testing	Wet Lab	70302	Water Samples - Well 7	\$ 18.00	\$ 6,159.25	\$ 13,044.95
7/28/2016	630	630.911.550.034	General	Special Events	CV Visitors Authority	3038	Hot August Nights Voucher	\$ 200.00	\$ 9,266.92	\$ 13,244.95
7/28/2016	630	630.917.532.001	General	Op. Supplies	Mallory Safety & Supply	4119887	safety equip	\$ 47.65	\$ 1,947.71	\$ 13,292.60
7/28/2016	630	630.917.532.001	General	Op. Supplies	Mallory Safety & Supply	4119777	safety equip	\$ 95.39	\$ 1,947.71	\$ 13,387.99
7/28/2016	630	630.911.520.078	General	Printing and Binding	R&S Optimum Offset	16-9679	regular envelopes	\$ 93.33	\$ 631.47	\$ 13,481.32
7/28/2016	640	640.913.520.078	Water	Printing & Binding	R&S Optimum Offset			\$ 93.33	\$ 540.67	\$ 13,574.65
7/28/2016	635	635.912.520.078	Trash	Printing & Binding	R&S Optimum Offset			\$ 93.34	\$ 840.66	\$ 13,667.99
7/28/2016	630	630.916.532.001	General	Op. Supplies	Great Basin Organics	10471	organic mix	\$ 125.00	\$ 4,703.02	\$ 13,792.99
7/28/2016	636	636.918.562.000	Cap Equip	Capital Projects	Delta Fire Systems	84456	projection screen part of 17G02	\$ 3,465.00	\$ 379,081.75	\$ 17,257.99
7/28/2016	636	636.918.562.000	Cap Equip	Capital Projects	Sierra View Equipment	6347	County Road	\$ 110,375.10	\$ 379,081.75	\$ 127,633.09
8/4/2016	630	630.000.220.000	General	Refundable Dep. (CVIC)	Lake Tahoe Shakespeare	1921 credit	deposit refund	\$ 400.00	\$ (1,700.00)	\$ 128,033.09
8/4/2016	635	635.912.520.197	Trash	Landfill	CC Treasurer	485760716	landfill	\$ 12,601.08	\$ 146,251.69	\$ 140,634.17
8/4/2016	630	630.916.532.015	General	Maint & Repair	AlSCO Reno	LREN1161148	mops mats	\$ 37.52	\$ 71,713.48	\$ 140,671.69
8/4/2016	630	630.916.532.015	General	Maint & Repair	AlSCO Reno	LREN1163380	mops mats	\$ 37.52	\$ 71,713.48	\$ 140,709.21
8/4/2016	630	630.916.532.015	General	Maint & Repair	AlSCO Reno	LREN1165617	mops mats	\$ 37.52	\$ 71,713.48	\$ 140,746.73
8/4/2016	630	630.916.532.015	General	Maint & Repair	AlSCO Reno	LREN1167827	mops mats	\$ 37.52	\$ 71,713.48	\$ 140,784.25
8/4/2016	630	630.916.532.015	General	Maint & Repair	AlSCO Reno	LREN1170072	mops mats	\$ 37.52	\$ 71,713.48	\$ 140,821.77
8/4/2016	636	636.918.562.000	Cap Equip	Capital Projects	Curtis and Sons	53756	County Rd Ditch 15D01	\$ 60.05	\$ 379,081.75	\$ 140,881.82
8/4/2016	630	630.915.520.118	General	Veh Maint Outside Repair	Parts House	685802	Sweeper	\$ 17.34	\$ 3,096.11	\$ 140,899.16
8/4/2016	635	635.912.520.118	Trash	Veh. Maint Outside	Parts House	685961	trash truck	\$ 58.23	\$ 16,448.61	\$ 140,957.39
8/4/2016	630	630.917.520.118	General	Veh Maint - Outside	Parts House	686239	vehicle maint	\$ 36.65	\$ 3,463.35	\$ 140,994.04
8/4/2016	630	630.915.520.118	General	Veh Maint Outside Repair	Parts House	686954	sweeper	\$ 34.68	\$ 3,096.11	\$ 141,028.72
8/4/2016	635	635.912.532.015	Trash	Maint & Repair	Parts House	687452	hose	\$ 28.78	\$ 7,471.22	\$ 141,057.50
8/4/2016	640	640.913.520.118	Water	Veh. Maint Outside	Parts House	688723	backhoe	\$ 240.67	\$ 4,372.31	\$ 141,298.17
8/4/2016	635	635.912.520.118	Trash	Veh. Maint Outside	Parts House	688759	trash truck	\$ (27.00)	\$ 16,448.61	\$ 141,271.17
8/4/2016	640	640.913.520.118	Water	Veh. Maint Outside	Parts House	690154	air filters	\$ 113.85	\$ 4,372.31	\$ 141,385.02
8/4/2016	630	630.917.532.028	General	Uniforms	Work World	48038-109	quinteros boots	\$ 200.00	\$ 2,080.13	\$ 141,585.02
8/4/2016	630	630.917.532.028	General	Uniforms	Work World	48037-109	quinteros pants	\$ 89.97	\$ 2,080.13	\$ 141,674.99
8/4/2016	635	635.912.520.118	Trash	Veh. Maint Outside	GCR Tire Center	47166		\$ 2,940.00	\$ 16,448.61	\$ 144,614.99
8/4/2016	635	635.912.533.806	Trash	Software	Caselle	74456	license	\$ 600.00	\$ 2,297.50	\$ 145,214.99
8/4/2016	640	640.913.533.806	Water	Software	Caselle		license	\$ 600.00	\$ 2,332.50	\$ 145,814.99
8/4/2016	639	639.919.533.806	Wholesale	Software	Caselle		license	\$ 600.00	\$ (805.00)	\$ 146,414.99
8/4/2016	635	635.912.533.806	Trash	Software	Caselle		contract support	\$ 167.50	\$ 2,297.50	\$ 146,582.49
8/4/2016	640	640.913.533.806	Water	Software	Caselle		contract support	\$ 167.50	\$ 2,332.50	\$ 146,749.99
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Bing Materials	160533	retail water meter pit cement	\$ 31.33	\$ 1,983.60	\$ 146,781.32
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Western NV Supply	16651043-2	cplg	\$ 180.84	\$ 1,983.60	\$ 146,962.16
8/4/2016	630	630.916.532.015	General	Maint & Repair	Western NV Supply	16682414	parks	\$ 755.68	\$ 71,713.48	\$ 147,717.84
8/4/2016	630	630.916.532.015	General	Maint & Repair	Western NV Supply	16700251	parks	\$ 76.06	\$ 71,713.48	\$ 147,793.90
8/4/2016	630	630.916.532.015	General	Maint & Repair	Western NV Supply	46700256	parks	\$ 63.80	\$ 71,713.48	\$ 147,857.70
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Western NV Supply	16586926	meters	\$ 7,536.00	\$ 1,983.60	\$ 155,393.70
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Western NV Supply	16705689	parks	\$ 8.23	\$ 1,983.60	\$ 155,401.93
8/4/2016	640	640.913.532.001	Water	Op. Supplies	Western NV Supply	16708809	retail water	\$ 8,012.61	\$ 11,987.39	\$ 163,414.54
8/4/2016	630	630.916.532.015	General	Maint & Repair	Western NV Supply	16711983	parks	\$ 242.49	\$ 71,713.48	\$ 163,657.03
8/4/2016	630	630.915.520.088	General	Utilities	NV Energy		electric	\$ 4,979.30	\$ 46,911.56	\$ 168,636.33
8/4/2016	639	639.919.520.088	Wholesale	Utilities	NV Energy		electric	\$ 22,878.90	\$ 340,591.35	\$ 191,515.23
8/4/2016	635	635.912.520.088	Trash	Utilities	NV Energy		electric	\$ 171.34	\$ 4,777.77	\$ 191,686.57
8/4/2016	630	630.916.520.088	General	Utilities	NV Energy		electric	\$ 1,166.88	\$ 16,084.55	\$ 192,853.45
8/4/2016	640	640.913.520.088	Water	Utilities	NV Energy		electric	\$ 57.11	\$ 2,925.93	\$ 192,910.56
8/4/2016	630	630.917.520.088	General	Utilities	NV Energy		electric	\$ 38.08	\$ 950.61	\$ 192,948.64
8/4/2016	639	639.919.520.146	Wholesale	Utilities-Heybourne PT	NV Energy		electric	\$ 3,319.58	\$ 31,680.42	\$ 196,268.22
8/4/2016	630	630.000.220.000	General	Refundable Dep. (CVIC)	Seitz, Drew	1941 Credit	deposit refund	\$ 300.00	\$ (1,700.00)	\$ 196,568.22
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	139019	park supply	\$ 473.73	\$ 71,713.48	\$ 197,041.95
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	139392	CVIC Floor Pads	\$ 93.90	\$ 71,713.48	\$ 197,135.85
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	139690	incorrect paper towels	\$ 78.86	\$ 71,713.48	\$ 197,214.71
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	4772	towel return	\$ (78.86)	\$ 71,713.48	\$ 197,135.85
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	139760	park supply	\$ 92.05	\$ 71,713.48	\$ 197,227.90
8/4/2016	630	630.916.532.015	General	Maint & Repair	Inland Supply	140019	CVIC/Park Supply	\$ 460.72	\$ 71,713.48	\$ 197,688.62
8/4/2016	630	630.917.532.015	General	Maint & Repair	Inland Supply			\$ 460.71	\$ 3,539.29	\$ 198,149.33
8/4/2016	630	630.911.510.150	General	Board Compensation	Stangle	16-Aug	Board Compensation	\$ 500.00	\$ 5,100.00	\$ 198,649.33
8/4/2016	630	630.911.510.150	General	Board Compensation	Stephans		Board Compensation	\$ 500.00	\$ 5,100.00	\$ 199,199.33
8/4/2016	630	630.911.510.150	General	Board Compensation	Souligny		Board Compensation	\$ 500.00	\$ 5,100.00	\$ 199,699.33
8/4/2016	630	630.911.510.150	General	Board Compensation						

Accounts Payable

8/4/2016	635	635.912.532.028	Trash	Uniforms	Sitterly	16-Jul	boots reimbursed	\$	124.99	\$	1,491.11	\$	200,917.94
8/4/2016	639	639.919.532.028	Wholesale	Uniforms	CAL Ranch	3417/18	chris boots	\$	167.99	\$	1,905.12	\$	201,085.93
8/4/2016	639	639.919.531.006	Wholesale	Chemicals	Sierra Chemical	SLS10037001	Heybourne Booster Chlorine	\$	801.11	\$	21,909.22	\$	201,887.04
8/4/2016	639	639.919.532.028	Wholesale	Uniforms	Mortensen, Shane	16-Jul	pants reimbursement	\$	100.00	\$	1,905.12	\$	201,987.04
8/4/2016	639	639.919.532.028	Wholesale	Uniforms	Mortensen, Shane		boots reimbursed	\$	200.00	\$	1,905.12	\$	202,187.04
8/4/2016	630	630.916.532.015	General	Maint & Repair	Desert Star Landscaping	TOM-0716	Contract Work	\$	3,480.00	\$	71,713.48	\$	205,667.04
8/4/2016	630	630.916.532.015	General	Maint & Repair	Clark Pest Control	964003	CVIC bldg	\$	115.00	\$	71,713.48	\$	205,782.04
8/4/2016	630	630.911.550.034	General	Special Events	Meeks Lumber	961564	4th of July	\$	39.98	\$	9,266.92	\$	205,822.02
8/4/2016	630	630.916.532.015	General	Maint & Repair	Meeks Lumber	96387	parks	\$	39.79	\$	71,713.48	\$	205,861.81
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Meeks Lumber	964003	retail water	\$	110.60	\$	1,983.60	\$	205,972.41
8/4/2016	640	640.913.532.015	Water	Maint & Repair	Meeks Lumber	964795	retail water	\$	42.72	\$	1,983.60	\$	206,015.13
8/4/2016	640	640.913.532.028	Water	Uniforms	AlSCO Reno	LREN1161147	coveralls	\$	19.50	\$	1,241.88	\$	206,034.63
8/4/2016	640	640.913.532.028	Water	Uniforms	AlSCO Reno	LREN1163379	coveralls	\$	19.50	\$	1,241.88	\$	206,054.13
8/4/2016	640	640.913.532.028	Water	Uniforms	AlSCO Reno	LREN1165616	coveralls	\$	14.71	\$	1,241.88	\$	206,068.84
8/4/2016	640	640.913.532.028	Water	Uniforms	AlSCO Reno	LREN1167826	coveralls	\$	14.71	\$	1,241.88	\$	206,083.55
8/4/2016	640	640.913.532.028	Water	Uniforms	AlSCO Reno	LREN1170071	coveralls	\$	14.71	\$	1,241.88	\$	206,098.26
8/4/2016	635	635.912.520.198	Trash	Recycling	Bently Ranch	148503	green waste	\$	163.20	\$	6,316.60	\$	206,261.46
8/4/2016	635	635.912.520.198	Trash	Recycling	Bently Ranch	148577	green waste	\$	155.60	\$	6,316.60	\$	206,417.06
8/4/2016	635	635.912.520.198	Trash	Recycling	Bently Ranch	148660	green waste	\$	200.60	\$	6,316.60	\$	206,617.66
8/4/2016	635	635.912.520.198	Trash	Recycling	Bently Ranch	148762	green waste	\$	164.00	\$	6,316.60	\$	206,781.66
8/4/2016	630	630.916.532.015	General	Maint & Repair	Ewing	1702324	roundabout	\$	211.72	\$	71,713.48	\$	206,993.38
8/4/2016	630	630.916.532.015	General	Maint & Repair	Ewing	1764601	grounds	\$	3,173.50	\$	71,713.48	\$	210,166.88
8/4/2016	630	630.916.532.015	General	Maint & Repair	Ewing	1867973	grounds	\$	192.84	\$	71,713.48	\$	210,359.72
8/4/2016	630	630.916.521.100	General	Pro Services	ThyssenKrupp	600204306	fire test	\$	496.00	\$	4,137.23	\$	210,855.72
8/4/2016	630	630.916.521.100	General	Pro Services	High Sierra Elevator	4231	elevator inspection third party required	\$	100.00	\$	4,137.23	\$	210,955.72
8/4/2016	630	630.915.532.015	General	Maint & Repair	Central Systems	199166	esmeralda light plugs	\$	14.00	\$	178,197.21	\$	210,969.72
8/4/2016	630	630.915.532.015	General	Maint & Repair	Central Systems	199193	esmeralda light plugs	\$	29.08	\$	178,197.21	\$	210,998.80
8/4/2016	630	630.915.532.015	General	Maint & Repair	RCI	16-00966	Street Rehab 2016	\$	9,898.29	\$	178,197.21	\$	220,897.09
8/4/2016	630	630.911.521.200	General	Engineering	RCI	16-00962	General Business	\$	530.00	\$	17,605.00	\$	221,427.09
8/4/2016	636	636.918.562.000	Cap Equip	Capital Projects	RCI	16-00961	County Rd Ditch 15D01	\$	7,018.10	\$	379,081.75	\$	228,445.19
8/4/2016	639	639.919.521.200	Wholesale	Engineering	RCI	16-00967	Wholesale Water	\$	520.00	\$	14,480.00	\$	228,965.19
8/4/2016	640	640.913.562.000	Water	Capital Projects	RCI	16-00969	Alley Waterline 16W03	\$	560.00	\$	608,670.00	\$	229,525.19
8/4/2016	640	640.913.562.000	Water	Capital Projects	RCI	16-00968	well #11 16W02	\$	5,770.00	\$	608,670.00	\$	235,295.19
8/4/2016	640	640.913.521.200	Water	Engineering	RCI	16-00963	retail water	\$	260.00	\$	(260.00)	\$	235,555.19
8/4/2016	630	630.911.521.200	General	Engineering	RCI	16-00964	meeting	\$	250.00	\$	17,605.00	\$	235,805.19
8/4/2016	639	639.919.521.106	Wholesale	Water Rights Admin	RCI	16-00960	DC Water Rights	\$	1,668.75	\$	(1,668.75)	\$	237,473.94
8/4/2016	630	630.911.521.200	General	Engineering	RCI	16-00970	La Costa at Monte Vista phase 2	\$	1,615.00	\$	17,605.00	\$	239,088.94
8/4/2016	630	630.915.532.015	General	Maint & Repair	RCI	16-00965	stret sealing	\$	857.50	\$	178,197.21	\$	239,946.44
8/10/2016	639	639.919.532.015	Wholesale	Maint & Repair	Sierra Controls	09759	Preventative Maint	\$	435.60	\$	33,655.18	\$	240,382.04
8/10/2016	630	630.916.532.015	General	Maint & Repair	Ahem Rentals	16390552-1	kit	\$	299.99	\$	71,713.48	\$	240,682.03
8/10/2016	630	630.916.532.001	General	Op. Supplies	Ahem Rentals	16394733-1	safety can	\$	171.98	\$	4,703.02	\$	240,854.01
8/10/2016	630	630.911.521.100	General	Professional Services	Allison, MacKenzie	168072	General town Matters	\$	2,450.00	\$	70,912.71	\$	243,304.01
8/10/2016	639	639.919.521.100	Wholesale	Pro. Services	Allison, MacKenzie		Wholesale and Rate Matters	\$	1,312.50	\$	66,925.00	\$	244,616.51
8/10/2016	639	639.919.521.100	Wholesale	Pro. Services	Allison, MacKenzie	168074	Wholesale and Rate Matters	\$	1,137.50	\$	66,925.00	\$	245,754.01
8/10/2016	639	639.919.521.100	Wholesale	Pro. Services	Allison, MacKenzie	168073	Well 11	\$	625.00	\$	66,925.00	\$	246,379.01
8/10/2016	630	630.911.520.055	General	Telephone Expense	Frontier		782-2495, 782-5976	\$	356.41	\$	3,777.18	\$	246,735.42
8/10/2016	635	635.912.520.055	Trash	Telephone Expense	Frontier			\$	136.80	\$	1,230.28	\$	246,872.22
8/10/2016	639	639.919.520.055	Wholesale	Telephone Expense	Frontier			\$	136.80	\$	2,136.65	\$	247,009.02
8/10/2016	640	640.913.520.055	Water	Telephone Expense	Frontier			\$	136.80	\$	2,730.27	\$	247,145.82
8/10/2016	639	639.919.531.006	Wholesale	Chemicals	Sierra Chemical	SLS10037386	Heybourne Booster Chlorine	\$	801.11	\$	21,909.22	\$	247,946.93
8/10/2016	640	640.913.520.200	Water	Training & Ed	Procurement Koepnick	00000	backflow class	\$	900.00	\$	4,100.00	\$	248,846.93
8/10/2016	630	630.911.550.001	General	Misc Expenses	Procurement Koepnick		board meeting	\$	9.98	\$	3,904.52	\$	248,856.91
8/10/2016	630	630.911.550.034	General	Special Events	Procurement Koepnick		4th of July	\$	84.39	\$	9,266.92	\$	248,941.30
8/10/2016	635	635.912.532.003	Trash	Gas & Oil	Flyers Energy	CFS1272065	fuel	\$	572.39	\$	28,083.09	\$	249,513.69
8/10/2016	630	630.916.532.003	General	Gas & Oil	Flyers Energy		fuel	\$	51.73	\$	5,837.04	\$	249,565.42
8/10/2016	630	630.915.532.003	General	Gas & Oil	Flyers Energy		fuel	\$	61.46	\$	1,850.55	\$	249,626.88
8/10/2016	639	639.919.532.003	Wholesale	Gas & Oil	Flyers Energy		fuel	\$	114.28	\$	4,707.98	\$	249,741.16
8/10/2016	640	640.913.532.003	Water	Gas & Oil	Flyers Energy		fuel	\$	114.29	\$	2,707.95	\$	249,855.45
8/10/2016	630	630.917.532.003	General	Gas & Oil	Flyers Energy		fuel	\$	68.66	\$	1,382.04	\$	249,924.11
8/10/2016	630	630.911.521.100	General	Professional Services	Nanosecond	86194	domain renewal through 9-13-2017	\$	19.95	\$	70,912.71	\$	249,944.06
8/10/2016	630	630.917.532.028	General	Uniforms	Procurement Kistler	7-16 kistler	dan pants	\$	99.96	\$	2,080.13	\$	250,044.02
8/10/2016	630	630.911.550.034	General	Special Events	Procurement Davidson	16davidson	4th of July	\$	293.15	\$	9,266.92	\$	250,337.17
8/10/2016	639	639.919.532.028	Wholesale	Uniforms	Procurement Frisby	42567	pants Chris	\$	90.97	\$	1,905.12	\$	250,428.14
8/10/2016	630	630.911.550.034	General	Special Events	Procurement Frisby		pop ups	\$	119.98	\$	9,266.92	\$	250,548.12
8/10/2016	630	630.911.533.800	General	Office Supplies	Procurement Frisby		pavement magt	\$	1,263.00	\$	1,737.00	\$	251,811.12
8/10/2016	640	640.913.520.118	Water	Veh. Maint Outside	Procurement Frisby		truck repair	\$	273.17	\$	4,372.31	\$	252,084.29
8/10/2016	630	630.917.532.028	General	Uniforms	Procurement Frisby		Alex	\$	94.97	\$	2,080.13	\$	252,179.26
8/10/2016	630	630.917.532.028	General	Uniforms	Procurement Frisby		Jason	\$	94.97	\$	2,080.13	\$	252,274.23
8/10/2016	630	630.911.533.806	General	Software	Procurement Frisby		traffic control software	\$	465.00	\$	1,035.00	\$	252,739.23
8/10/2016	639	639.919.533.806	Wholesale	Software	Procurement Frisby		traffic control software	\$	465.00	\$	(805.00)	\$	253,204.23
8/10/2016	640	640.913.533.806	Water	Software	Procurement Frisby		traffic control software	\$	465.00	\$	2,332.50	\$	253,669.23
8/10/2016	639	639.919.533.806	Wholesale	Software	SH International Corp	B05322615	Software	\$	295.00	\$	(805.00)	\$	253,964.23
8/8/2016	639	639.919.520.159	Wholesale	Petrol Tank Reg. Fees	NDEP	2017 Invoice 1	Petroleum Fund	\$	100.00	\$	-	\$	254,064.23
8/8/2016	630	630.911.520.072	General	Advertising	Sierra Nevada Media	7416-0732016	Thank You Ad	\$	211.50	\$	788.50	\$	254,275.73
8/8/2016	639	639.919.520.088	Wholesale	Utilities	NV Energy		Electric - 1730 Orbit Well 7	\$	51.30	\$	340,591.35	\$	254,327.03
8/8/2016	639	639.919.520.088	Wholesale	Utilities	NV Energy		Electric - 1800 Heybourne Well	\$	32.80	\$	340,591.35	\$	254,359.83
8/8/2016	630	630.916.520.136	General	Rents & Lease Equip	Allied Sanitation & Septic	RINV001497	July Porta Potties	\$	140.00	\$	1,720.00	\$	254,499.83
8/8/2016	639	639.919.520.194	Wholesale	Cell Phones	AT&T Mobility	83247966	Cellular Service	\$	210.33	\$	1,789.67	\$	254,710.16
8/8/2016	640	640.913.520.194											

Accounts Payable

8/16/2016	640	640.913.520.078	Water	Printing & Binding	ABE Printing		\$ 566.00	\$ 540.67	\$ 258,936.08
8/16/2016	639	639.919.532.015	Wholesale	Maint & Repair	Sierra controls	117937	\$ 3,605.00	\$ 33,655.18	\$ 262,541.08
8/16/2016	640	640.913.550.100	Water	Bank Fees-Credit Cards	Bank CC Fees for July & August		\$ 489.69	\$ 1,510.31	\$ 263,030.77
8/18/2016	639	639.919.520.088	Wholesale	Utilities	Southwest Gas		\$ 37.28	\$ 340,591.35	\$ 263,068.05
8/18/2016	630	630.916.520.088	General	Utilities	Southwest Gas		\$ 60.91	\$ 16,084.55	\$ 263,128.96
8/18/2016	639	639.919.520.088	Wholesale	Utilities	Southwest Gas		\$ 30.14	\$ 340,591.35	\$ 263,159.10
8/18/2016	630	630.915.520.088	General	Utilities	Southwest Gas		\$ 22.15	\$ 46,911.56	\$ 263,181.25
8/18/2016	630	630.916.520.088	General	Utilities	Southwest Gas		\$ 22.15	\$ 16,084.55	\$ 263,203.40
8/18/2016	639	639.919.520.088	Wholesale	Utilities	Southwest Gas		\$ 7.70	\$ 340,591.35	\$ 263,211.10
8/18/2016	640	640.913.520.088	Water	Utilities	Southwest Gas		\$ 7.71	\$ 2,925.93	\$ 263,218.81
8/18/2016	635	635.912.520.088	Trash	Utilities	Southwest Gas		\$ 23.13	\$ 4,777.77	\$ 263,241.94
8/18/2016	630	630.915.520.088	General	Utilities	Southwest Gas		\$ 2.57	\$ 46,911.56	\$ 263,244.51
8/18/2016	630	630.916.520.088	General	Utilities	Southwest Gas		\$ 5.14	\$ 16,084.55	\$ 263,249.65
8/18/2016	630	630.917.520.088	General	Utilities	Southwest Gas		\$ 5.14	\$ 950.61	\$ 263,254.79
8/18/2016	630	630.915.532.015	General	Maint & Repair	Qualcon Contractor	Invoice #1	\$ 215,932.34	\$ 178,197.21	\$ 479,187.13
8/18/2016	630	630.911.521.100	General	Professional Services	Tyco Integrated Security LL	26136977A	\$ 82.68	\$ 70,912.71	\$ 479,269.81
8/18/2016	630	630.911.521.100	General	Professional Services	Tyco Integrated Security LL	26687750	\$ 175.26	\$ 70,912.71	\$ 479,445.07
8/18/2016	630	630.911.521.100	General	Professional Services	Tyco Integrated Security LL	26855495	\$ 175.26	\$ 70,912.71	\$ 479,620.33
8/18/2016	630	630.911.521.100	General	Professional Services	Tyco Integrated Security LL	27012972	\$ 175.26	\$ 70,912.71	\$ 479,795.59
8/18/2016	630	630.911.521.100	General	Professional Services	Tyco Integrated Security LL	812026	\$ 2.63	\$ 70,912.71	\$ 479,798.22
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	Sparks Electric Motor Repa	15150	\$ 5,480.06	\$ 33,655.18	\$ 485,278.28
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	Minden Electric	1902	\$ 802.50	\$ 33,655.18	\$ 486,080.78
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	Minden Electric	1903	\$ 390.00	\$ 33,655.18	\$ 486,470.78
8/18/2016	639	639.919.533.806	Wholesale	Software	SHI International Corp	B05322615	\$ 295.00	\$ (805.00)	\$ 486,765.78
8/18/2016	630	630.917.532.001	General	Op. Supplies	Mallory Safety & Supply	4120528	\$ 409.25	\$ 1,947.71	\$ 487,175.03
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	Hach Company	10053427	\$ 53.29	\$ 33,655.18	\$ 487,228.32
8/18/2016	630	630.911.520.136	General	Rents & Leases Equip	Ricoh	51125071	\$ 309.03	\$ 6,142.64	\$ 487,537.35
8/18/2016	630	630.911.520.136	General	Rents & Leases Equip	Ricoh	51125070	\$ 65.52	\$ 6,142.64	\$ 487,602.87
8/18/2016	630	630.911.520.136	General	Rents & Leases Equip	Ricoh	5043832880	\$ 108.26	\$ 6,142.64	\$ 487,711.13
8/18/2016	639	639.919.520.120	Wholesale	Lab Testing	UNR Board of Regents	59176	\$ 300.00	\$ 6,159.25	\$ 488,011.13
8/18/2016	639	639.919.520.120	Wholesale	Lab Testing	UNR Board of Regents	59213	\$ 3,522.75	\$ 6,159.25	\$ 491,533.88
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	United States Plastic Corp	4824882	\$ 466.46	\$ 33,655.18	\$ 492,000.34
8/18/2016	639	639.919.532.015	Wholesale	Maint & Repair	United States Plastic Corp	4887265	\$ 111.91	\$ 33,655.18	\$ 492,112.25
8/18/2016	640	640.913.220.000	Water		Qualcon Contractor	refund1953	\$ 1,200.00	\$	\$ 493,312.25
8/18/2016	630	630.911.520.078	General	Printing and Binding	R&S Optimum Offset	16-9708	\$ 475.20	\$ 631.47	\$ 493,787.45
8/18/2016	639	639.919.531.006	Wholesale	Chemicals	Sierra Chemical	SLS10037732	\$ 801.11	\$ 21,909.22	\$ 494,588.56
8/18/2016	630	630.911.520.055	General	Telephone Expense	Frontier	4669951	\$ 10.00	\$ 3,777.18	\$ 494,598.56
8/25/2016	630	630.917.532.015	General	Maint & Repair	Reno Drain Oil	83028	\$ 100.00	\$ 3,539.29	\$ 494,688.56
8/25/2016	630	630.000.220.000	General	Refundable Dep. (CVIC)	Play Uke, LLC	1974 credit	\$ 350.00	\$ (1,700.00)	\$ 495,038.56
8/25/2016	640	640.913.520.060	Water	Postage / PO Box Rent	Pitney Bowes	VR	\$ 410.49	\$ 2,000.00	\$ 495,449.05
8/25/2016	635	635.912.520.060	Trash	Postage / PO Box Rent	Pitney Bowes		\$ 410.50	\$ 1,089.50	\$ 495,859.55
8/25/2016	635	635.912.520.118	Trash	Veh. Maint Outside	Hydraulic Industrial Service	30946	\$ 279.83	\$ 16,448.61	\$ 496,139.38
8/25/2016	640	640.913.532.028	Water	Uniforms	Frisby	09D142M0080681	\$ 174.99	\$ 1,241.88	\$ 496,314.37
8/25/2016	639	639.919.532.028	Wholesale	Uniforms	Frisby	18182	\$ 35.92	\$ 1,905.12	\$ 496,350.29
8/25/2016	630	630.917.532.028	General	Uniforms	Frisby	8924	\$ 59.97	\$ 2,080.13	\$ 496,410.26
8/25/2016	635	635.912.564.700	Trash	Motor Vehicles	Alliance Refuse Trucks	Invoice #28865	\$ 221,500.00	\$ (221,500.00)	\$ 717,910.26
8/25/2016	630	630.915.532.015	General	Maint & Repair	Kustom Coatings	160481	\$ 69,875.98	\$ 178,197.21	\$ 787,786.24
8/25/2016	630	630.000.220.000	General	Refundable Dep. (CVIC)	Douglas Center for Hope ar	credit 1858	\$ 300.00	\$ (1,700.00)	\$ 788,086.24
8/25/2016	635	635.912.532.003	Trash	Gas & Oil	Flyers Energy	CFS1279916	\$ 626.47	\$ 28,083.09	\$ 788,712.71
8/25/2016	630	630.916.532.003	General	Gas & Oil	Flyers Energy		\$ 104.72	\$ 5,837.04	\$ 788,817.43
8/25/2016	639	639.919.532.003	Wholesale	Gas & Oil	Flyers Energy		\$ 69.85	\$ 4,707.98	\$ 788,887.28
8/25/2016	640	640.913.532.003	Water	Gas & Oil	Flyers Energy		\$ 69.86	\$ 2,707.95	\$ 788,957.14
8/25/2016	630	630.916.520.187	General	Internet Expense	Charter Communications		\$ 84.98	\$ (84.98)	\$ 789,042.12
8/25/2016	630	630.915.520.088	General	Utilities	NV Energy	417232-08-16	\$ 67.88	\$ 46,911.56	\$ 789,110.00
August Claims Total								\$	789,110.00

**September 7, 2016, Minden Town Board Meeting
Consent Agenda, Item Number 2**

DATE: August 29, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: Approval of a request by Main Street Minden for a fall Main Street Minden Event on October 15, 2016. Approval of this request would include the Town waiving fees associated with street closure, use of the CVIC Hall and/or Minden Park, and use of Town equipment. Town approval will also include closure of Esmeralda Avenue between Fifth Street and Fourth Street, and Fifth Street from the alley between Mono Avenue and Esmeralda Avenue from 11:00 am through 9:00 pm on the day of the event.

PREVIOUS ACTION:

- August 5, 2015, Board Meeting: Board approved a request by the Minden Main Street Steering Committee for the Town to sponsor and contribute \$4,000 for a fall Main Street Minden Event on October 17, 2015.
- June 1, 2016, Board Meeting: Board approved a request to contribute \$7,906 in in-kind donations to the Main Street Minden program in exchange for volunteer assistance for Town events including waiving fees associated with the use of Minden Park, CVIC Hall and Street Closure Fees beginning with the 2016 “May the Fourth Be With You” Main Street Minden Event.

BACKGROUND: The Main Street Minden program was created in 2015. Consistent with the Town of Minden’s Mission Statement and Vision, Main Street Minden is a volunteer driven coalition representing the interests of businesses in both the public and the private sectors, and benefiting residents. Main Street Minden focuses on safeguarding economic stability through design and beautification, facilitating events and business promotions, and encouraging economic and business development. It is the stated goal of Main Street Minden through education and collaboration, to enrich the town’s pride and unique identity representing community spirit and preserving its historic influences.

This is would be the second annual fall fling event for Minden Main Street. This item appears on the agenda per Town of Minden Street Closure policy requiring public hearing and notification of those individuals and businesses potentially impacted by the proposed street closures.

FISCAL IMPACT: No additional fiscal impact is anticipated beyond what was previously approved in June of 2016 when the Board agreed to waive approximately \$7,906 in fees associated with the use of the CVIC Hall, Minden Park, Street Closures and leasing Suite 201. The fees approved to be waived at that time included the following:

- Park Rental \$100 x 3 = \$300 (beginning with the 2016 “May the Fourth Be With You” Event)
- Street Closure upon Approval of Town Board \$500 x2 = \$1,000
- CVIC Hall Rental \$250 x3 = \$750
- Office Space Lease \$488 x 12 = \$5,856 (minus maintenance and utilities)

Total In Kind Consideration \$7,906

TOWN OF MINDEN

Street Closure / Special Event Application

This application **and deposit** must be on file in Town of Minden in order to guarantee event approval.

MAIN STREET MINDEN
Name of Organization

Connie Billington
Contact Person

FALL FLING COMMUNITY EVENT
Brief Description of Activity to be conducted

619-756-4560 775-901-9634 mainstreetminden@gmail.com
Home phone Work phone Email Address

cell P.O. Box 1213 MINDEN NV 89423
Mailing Address City and State Zip Code

1604 Esmeralda Ave. STE 201 MINDEN NV 89423
Physical Address City and State Zip Code

10/15/2016 11:00 AM 9 PM 400
Requested Date (Day 1) Requested opening time Requested opening time Anticipated #of People

Requested Date (Day 2) Requested opening time Requested opening time Anticipated #of People

Requested Date (Day 3) Requested opening time Requested opening time Anticipated #of People

Will the activity involve alcohol consumption? Yes No If yes, will alcohol be sold? Yes No
If alcohol is to be sold, a permit must be obtained from the Sheriff's Office.
Also please check with Nevada State Health Department for temporary food permit.

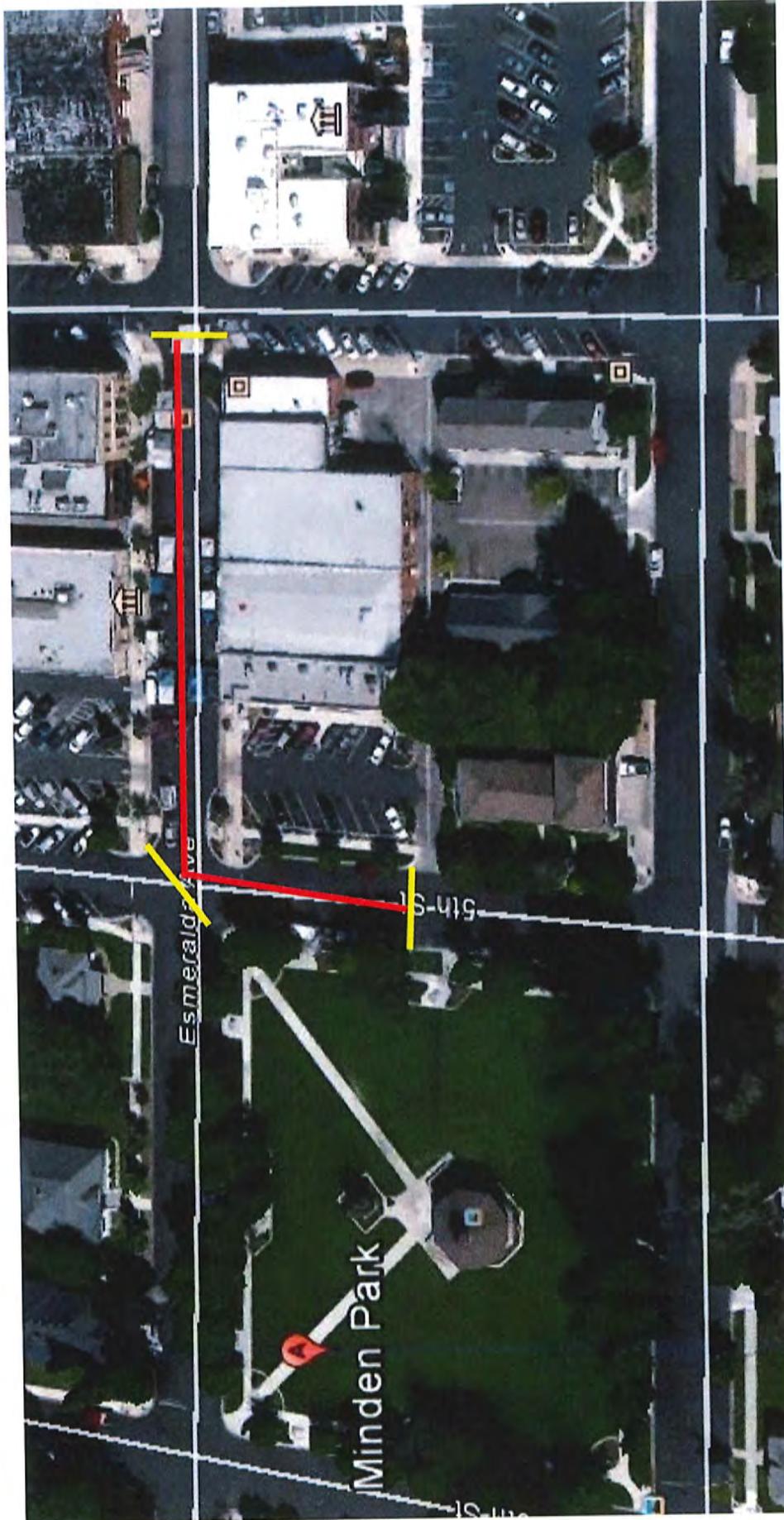
PLEASE INDICATE STREETS REQUESTED FOR CLOSURE ON THE ATTACHED MAP.

PARK AMENITIES Check all the that will be needed for your event:
Electricity at Gazebo: Electricity on at 5th Street: Tables: Chairs: Microphones: If so, how many? _____
CD Player: Nature and duration of any amplified sound: _____
What (if any) vehicles will be brought into the park? I DON'T THINK ANY
Other Special Needs: BACK UP OF CVIC HALL & CLOSING OF ESMERALDA

ADDITIONAL SERVICES The Following must be coordinated with Town personnel prior to the event:

Resident Notification: Residents and businesses in the immediate area of the event must be notified of the street closure. Attach proof of such notification.
Trash: Number of dumpsters requested: _____ Indicate placement on attached map with a "T".
Requested days / times for dumpsters to be emptied: _____
Signs / Barricades: Event coordinator is responsible for obtaining and placing signs and barricades as necessary.
Minden Park Restrooms: Town personnel are responsible for maintaining restrooms at a charge to the event.
Sanihuts: If an event has at least 500 people expected to attend, Sanihuts must be supplied by the applicant.
Indicate placement on attached map with a "S". Sanihuts needed (Y/N): _____
Patron Parking: No alleys are to be blocked; access to residences must be maintained.
Parking lot adjacent to CVIC Hall has priority use for CVIC Hall renters.

**Main Street Minden
2016 Fall Fling Street Closure**



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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 1**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: For possible action: Discussion and possible action to provide input to Douglas County regarding the 2017 Master Plan update as it pertains to the Minden/Gardnerville Community Plan. Appearance by Candace Stowell, Senior Associate with Wells Barnett Associates, LLC. **Public comment.**

PREVIOUS ACTION:

- None for this item.

BACKGROUND: According to the Douglas County Staff:

“The Douglas County Master Plan provides guidance on the location of different types of development in order to protect public health, safety, and welfare. The Master Plan includes eleven different elements such as Land Use, Housing, and Transportation, as well as a five-year action plan to address specific development and quality of life issues within the County. The current Douglas County Master Plan was first adopted in April 1996 and was last updated in 2011.

At a joint workshop on February 9, 2016, the Board of Commissioners and the Planning Commission gave direction to staff. The minutes of that meeting are attached for reference.

The public participation process for the 2016 Master Plan included Community Workshops in June, stakeholder interviews, and a Master Plan Survey. The presentation from these Community Workshops, a summary of the comments obtained at the workshop, and completed questionnaires by workshop attendees concerning existing goals for their community plans is also attached for reference.

The Douglas County Planning Commission and Board of Commissioners will hold public hearings on the Master Plan in early 2017.”

This item appears on the agenda to provide the Minden Town Board an opportunity to comment on the update of the Master Plan as it pertains to the Minden/Gardnerville Community Plan.

STAFF RECOMMENDATION: Staff recommends the Board review the Minden/Gardnerville Community Plan and provide input to Douglas County regarding the 2017 Master Plan Update as it pertains to the Town.

ACTION TAKEN: Approve Continue Deny

Approve with conditions: _____

Minden/Gardnerville Community Plan

Location and General Description

Minden-Gardnerville is the most urbanized community in the Carson Valley and is generally characterized as the heart of the valley. This community lies in the center of the Carson Valley and includes the Towns of Minden and Gardnerville.

The Town of Minden is the County seat for Douglas County. Both Minden and Gardnerville are rich in history and contain many structures and sites of historic value. Gardnerville was founded in 1879 and Minden in 1905. The community enjoys the scenic vista of the Carson Range of the Sierra Nevada Mountains and the Pinenut Mountains. The community is surrounded by irrigated agricultural lands which provide an amenity to local residents and visitors alike.

The Minden-Gardnerville Community Plan totals 4,052 acres, only 4 percent of the Carson Valley. However, it is the most urban community. The community is fairly flat with 1-2 percent slopes throughout.

The Minden-Gardnerville area contains potential wetlands both north and south of the community in the areas of the Martin and Cottonwood Sloughs. The community is located adjacent to the Carson River floodplains. According to FEMA, there are two principal areas of the community subject to flooding. The southern area along the Carson River is subject to spillage from the river in a 100-year event. This also has the effect of spilling north, into the Martin Slough according to FEMA.

The 2010 population of Minden-Gardnerville is 8,619 people.

Existing and Future Land Use

There are a wide variety of land uses in the Minden-Gardnerville community. Of the land developed as residential, 63 percent is developed with lots between 5,400 square feet and 12,000 square feet; and 14 percent of the residential land is developed at a higher density, 8 to 15 dwelling units per acre. On average, this community provides a residential density of 5 units per acre.

Lodging and recreational uses total approximately 67 acres. About 40 acres of this is local park land. There is one major casino resort operation in the community, the Carson Valley Inn in Minden. There is another smaller casino, Sharkey's, in Gardnerville. Community support and institutional uses include the School District Administrative Center, Douglas County Library, Douglas County offices, Town offices, and the Judicial and Law Enforcement Center, which are all located in Minden. Located in Gardnerville are the Carson Valley Museum and Cultural Center, Town offices, State offices, Park and Recreation Department Administrative offices, and Extension Service. Office and

commercial uses in Minden-Gardnerville total about 85 acres of land and are located primarily in the historic “core areas” of the two towns and along Highway 395.

Industrial uses include utilities and both light and medium industrial uses. These land uses total approximately 83 acres. Undeveloped land in the Minden-Gardnerville community consists mostly of lands which are irrigated agricultural lands designated as receiving areas and parcels available for infill projects. Agricultural lands in the community account for 26 percent of the total land area.

Several areas are designated as Receiving Areas in the Community Plan. The areas are located generally north and southwest of Minden and north and east of Gardnerville. The development of these areas will be dependent upon the preparation and adoption of comprehensive specific plans for the areas which specify densities and uses and mitigates planning and environmental issues. The specific plan must be adopted prior to establishing these areas for actual development and rights must be acquired to support the planned densities.

The areas should be developed as distinct neighborhoods compatible and complimentary to surrounding neighborhoods. A variety of residential densities should be utilized with the predominant land use being single family. Multi-family uses, except Mixed-use Commercial districts, where appropriate, should be limited to small enclaves spread throughout the community rather than concentrating this use. Housing for seniors and affordable housing should be included within the overall housing mix.

Community support uses should be provided such as parks and church sites. Natural drainage features should be incorporated into the neighborhood designs to enhance open space elements which create linear parks and pathways to connect elements of the existing Towns. Buffering of agricultural lands should be included in future development plans.

Map 2.11 depicts the future land uses for the Minden/Gardnerville community.

Key Issues

Minden-Gardnerville as Focal Point of Douglas County

Care should be given to preserve the distinctive historic and architectural characteristics of the towns as well as their “small town atmosphere.” Strict adherence to design review standards will be important for any new development or redevelopment, especially in the downtown areas.

Major Commercial Development in the Downtowns of Minden and Gardnerville

Compact commercial development and revitalization of downtown areas can be aided by intensifying commercial development in the downtown areas and limiting strip development in the expanding areas. Mixed commercial and residential uses,

incorporating higher residential densities, are encouraged in the downtowns to add vitality to the areas and reduce automobile congestion and emissions.

Gardnerville Main Street Program

Douglas County should support the Gardnerville Main Street Program, which has been established to revitalize downtown Gardnerville utilizing design, organization, promotion and economic restructuring to develop the unique identity and preserve the historic nature of the community.

Open Space

Because the Minden/Gardnerville area is predominately urban and built out, open space is particularly important for this community. The Martin Slough and the Cottonwood Slough should be considered key areas that could provide open space or a greenbelt for the urbanized community.

Transportation Network and Roadways

The combination of intense land uses and the fact that U.S. Highway 395 bisects the community contribute to traffic congestion. Residents have expressed an interest in an alternative road that could relieve traffic problems in the heart of the community. The Muller Parkway is planned to provide alternative service for U.S. Highway 395. In addition, the extension of Waterloo Lane connecting to the Muller Lane Parkway is provided.

Housing

Residents have expressed a desire for a variety of housing types in their community, including without limitation smaller lot sizes, including single-family traditional development, and mixed-use commercial, both of which promote density and vitality in the historic district.

Urban Level of Service

Urban service levels are appropriate and urban standards should be maintained throughout the community. Streets should be constructed and maintained to urban standards. Community water and wastewater systems are required.

Minden/Gardnerville (MG) Community Plan Goals, Policies, and Actions

- MG Goal 1** **To preserve and enhance the existing character of the Minden-Gardnerville community.**
- MG Policy 1.1 The County shall use its Master Plan and development regulations to maintain and enhance the existing character of the community.
- MG Policy 1.2 The County shall support the expansion of commercial development, and plan for a wide variety of housing types and densities, including single-family traditional and mixed-use commercial, in a manner that is compatible with the Towns' existing character.
- MG Policy 1.3 The County shall work with the Towns of Minden and Gardnerville to review and refine architectural and urban design standards for new development and revitalization projects.
- MG Policy 1.4 The County shall work with the Towns to promote the revitalization of the downtown areas of Minden and Gardnerville, to preserve historic resources, and enhance their cultural and economic value to this community.
- MG Policy 1.5 The County shall encourage all new development to complement and enhance the distinctive historic character of the Towns.
- MG Policy 1.6 Douglas County shall use design guidelines and standards, and the Plan for Prosperity and Design Guidelines for each respective Town, to ensure that all new development is compatible with the traditional development style and existing "small town" atmosphere of the Minden-Gardnerville community.
- MG Policy 1.7 Douglas County shall, in conjunction with the Towns, establish design standards for creation of gateways into Minden-Gardnerville, in order to further define and enhance the image of these urban villages.
- MG Policy 1.8 Douglas County shall plan for a wide variety of housing types and densities, including without limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville community.
- MG Policy 1.9 Douglas County shall, in conjunction with the Towns, evaluate the possibility of designating areas in the Minden-Gardnerville as community historic districts and, following such evaluation, by ordinance designate such districts, where appropriate.
- MG Policy 1.10 Growth areas shall be planned with distinct neighborhoods in mind. Neighborhoods shall contain a mix of residential homes and, where appropriate Mixed-use Commercial zoning.
-

- MG Policy 1.11 Multi-family residential projects proposed within or adjacent to existing single-family residential neighborhoods shall be designed in a manner which creates a compatible living environment in terms of building height, bulk, and site design. An over-concentration of multi-family projects within existing neighborhoods shall be discouraged.
- MG Policy 1.12 Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services.
- MG Policy 1.13 The County shall encourage the intermixing of multi-family residential projects within existing single-family residential neighborhoods. Whenever possible, multi-family projects, including without limitation Mixed-use Commercial zoning, where appropriate, shall be sited and designed to act as a buffer between commercial and higher density single-family residential land uses.
- MG Policy 1.14 Douglas County should work with the Towns to develop code provisions that addresses the location, size, and design of “big box” retail stores.
- MG Goal 2 To pursue land uses consistent with the Plans for Prosperity that support the character of traditional Gardnerville and Minden and the community’s quality of life objectives.**
- MG Policy 2.1 Downtown Minden should become the principal specialty-shopping destination in the Carson Valley.
- MG Policy 2.2 A new grocery-anchored community shopping center, including Mixed-use Commercial zoning, should be developed at the intersection of U.S. Highway 395 and State Route 88.
- MG Policy 2.3 The Town of Minden and Douglas County shall incubate and attract light industrial/ tech employers.
- MG Policy 2.4 The Town of Minden shall provide additional residential development at comparable densities to the traditional historic neighborhoods and some modest amounts of higher density housing, including without limitation Mixed-use Commercial zoning.
- MG Policy 2.5 The Town of Minden, the School District, and the County shall develop community facilities that enhance the quality of life and support existing and future residents.

- MG Policy 2.6 The areas identified within the Historic Minden Town Plat, between First and 10th Streets, inclusive, and County Road and US Highway 395, exclusive, are allowed to create residential lots with reduced setbacks and lot widths in keeping with the historic development patterns established for Minden.
- MG Policy 2.7 Consistent with the Gardnerville Plan for Prosperity, the County and the Town shall pursue land uses that support the character of traditional Gardnerville and the community's quality of life objectives.
- MG Policy 2.8 Create a mixed-use and connected community by continuing to plan for mixed-use projects that create and connect to walkable neighborhoods and existing pedestrian trails.
- MG Policy 2.9 Ensure plans for mixed-use developments are realistic. Initial projects would benefit from a horizontal mix of uses that are connected through carefully coordinated site planning, where uses come together around streets and open spaces.
- MG Policy 2.10 Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district. Other important sites identified include the South Gateway and Waterloo/U.S. 395. All new investment should improve the image of the Town.
- MG Goal 3 To focus compatible, high quality commercial and industrial development within the Towns of Minden and Gardnerville.**
- MG Policy 3.1 Douglas County shall support the location of county-wide commercial uses in the Towns of Minden and Gardnerville, in areas planned for commercial use.
- MG Policy 3.2 Douglas County shall use its zoning, project review process, and design guidelines for the County and each respective Town to promote development, including Mixed-use Commercial zoning, where appropriate, that will enhance property values and the aesthetics of the Towns and community.
- MG Policy 3.3 Except where Mixed-use Commercial zoning is otherwise encouraged by this Master Plan, the County shall limit, subject to the recommendation of the Towns, the conversion of residences to commercial uses outside areas planned for commercial development in order to preserve the integrity of the neighborhoods and focus commercial development in downtowns Minden and Gardnerville.
- MG Policy 3.4 The Eddy Street/Ezell Street neighborhood shall not be zoned commercial until adequate infrastructure and access, including the

completion of angle parking, curb, gutter, sidewalk, and streetscape on the east side of Ezell Street to Gilman is constructed.

MG Policy 3.5 The commercial zoning classification of the parcels located at 1349 and 1355 Centerville Lane, Gardnerville, (also identified as APN 1220-04-201-001 & 1220-04-101-004) shall be restricted to the Office Commercial zoning district.

MG Policy 3.6 The Minden ‘Plan for Prosperity’ shall identify “opportunity sites” within the U.S. Highway 395 corridor, and elsewhere, for future Mixed-use Commercial zoning overlay districts in keeping with the recognized goals and policies in the Minden/Gardnerville Community Plan. As necessary or desired, the Town of Minden will update the Minden ‘Plan for Prosperity’ by submitting amendments to the Board of Commissioners for consideration and approval.

MG Goal 4 To promote appropriate, high quality commercial and industrial development in the Towns of Minden and Gardnerville.

MG Policy 4.1 The County shall promote the development and growth of industries in Minden and Gardnerville that are compatible with existing and proposed land uses and in a compact land use form, including without limitation Mixed-use Commercial zoning districts. The County shall work with the Towns to limit and define big box structures within the design code.

MG Goal 5 To strengthen Minden’s role as a government administrative center for Douglas County.

MG Policy 5.1 The Town of Minden shall continue its role as the central location for County government’s services. The County shall plan to provide sufficient, centrally located office and meeting space for government operations.

MG Policy 5.2 By encouraging Mixed-use Commercial zoning districts, where appropriate, the County will promote the development of residential housing nearer to the County seat, thereby enabling its growing workforce to live closer to work.

MG Goal 6 To ensure the timely provision of community facilities, services, and infrastructure at appropriate levels for the Minden-Gardnerville Community.

MG Policy 6.1 Douglas County shall plan and provide public facilities and services to the urban areas of the Minden-Gardnerville community at established urban levels of service.

- MG Policy 6.2 Douglas County shall require that all streets in new development be constructed to urban standards.
- MG Policy 6.3 The County shall work with the Towns to ensure adequate provision of park sites to meet the needs of the growing urban community.
- MG Policy 6.4 The County shall work closely with school authorities in the development, maintenance, and joint operation of Minden-Gardnerville school park sites.
- MG Policy 6.5 The County should plan parks in the Minden-Gardnerville Community Plan consistent with the County's park standards established in the Parks and Recreation Element.
- MG Policy 6.6 Douglas County shall require the timely and orderly provision of water and wastewater systems to serve new urban development in the Minden-Gardnerville community.
- MG Policy 6.7 Douglas County shall pursue the development of the Ironwood Extension and analyze the need for the Muller Parkway with limited access in the 20-year time frame of the Plan based on the traffic model. If not required, Muller Parkway shall be placed on the Thoroughfare Plan.
- MG Policy 6.8 Douglas County shall coordinate with the State to ensure that any modifications to U.S. Highway 395 through Minden and Gardnerville are compatible with the existing character of the towns and to not decrease the safety or desirability of walking in the towns' commercial centers. The State Department of Transportation's U.S. Hwy 395 Landscape and Aesthetics Master Plan shall be used as an implementation tool.
- MG Policy 6.9 Douglas County shall work with the Towns to plan and develop off-street parking and parking districts.
- MG Policy 6.10 Douglas County shall require the paving of all driveways, parking areas, loading areas, and other high activity areas in new or remodeled non-residential developments in this Community.

MG Goal 7 To minimize the risks to the residents of the Minden-Gardnerville community from natural hazards.

MG Policy 7.1 The County shall continue to work with the Town of Minden and Gardnerville Town Water Company to monitor the quality and quantity of groundwater in the Minden-Gardnerville community and to identify and mitigate negative impacts of human activities on groundwater quality and quantity.

MG Policy 7.2 Douglas County will work with the Gardnerville Town Water Company and the Town of Minden Utility to expand water systems to serve the needs of the community and the entire Carson Valley region.

MG Policy 7.3 Douglas County shall evaluate the need for additional policies regarding flood plain and floodway areas in the Minden-Gardnerville community following completion of FEMA investigations.

Land Use Planning Concepts

MG Concept 7.1 Revitalize Downtown Minden as a regional specialty-shopping destination at and focal point for civic activities.

MG Concept 7.2 Increase local employment opportunities.

MG Concept 7.3 Increase and improve commercial services.

MG Concept 7.4 Develop additional community facilities.

Image and Identity

MG Goal 8 To preserve Minden’s traditional scale and rural setting as a reference and context for new development.

MG Policy 8.1 Minden’s open space and wetlands buffer shall be preserved.

MG Policy 8.2 The views of the mountains shall be protected.

MG Policy 8.3 Development shall reflect the walkable scale and pace of Minden’s traditional neighborhoods and downtown.

MG Policy 8.4 New residential, commercial and community facility development shall be integrated into the patterns of block and lots sizes traditional of Minden.

MG Policy 8.5 Streetscape shall be developed to underscore the civic role and settings along streets and roads.

- MG Policy 8.6 A combination of streetscape, site planning, and land use planning shall be employed to frame Minden's gateways and focal points.
- MG Policy 8.7 Architecture shall reflect the traditional form, scale, and character as found in Minden's historic neighborhoods.

Community Design (Image and Identity) Concepts

- MG Concept 9.1 Enhance and expand Minden's natural and civic open space system as a setting for the community.
- MG Concept 9.2 Preserve the scale and pedestrian friendliness of Downtown Minden as a shopping environment.
- MG Concept 9.3 Expand existing neighborhoods rather than building walled and isolated residential subdivision enclaves.
- MG Concept 9.4 Create and enhance the community design framework for Minden by using streetscape to define the hierarchy of civic streets and places.

Community Circulation and Connections

- MG Goal 10 To provide a comprehensive circulation system for existing and future Minden neighborhoods with an emphasis on pedestrian facilities and connections.**
- MG Policy 10.1 The highways will be planned and managed to provide for growing regional traffic.
- MG Policy 10.2 Local roads will be used for town-scale economic activities and access.
- MG Policy 10.3 Residential streets are to be slow and safe vehicular and pedestrian routes for Townsfolk.
- MG Policy 10.4 A Town-wide and community-wide trail system for pedestrian and bicycles will be developed, which includes the existing trail system which provides pedestrian and bicycle access to Minden's open space.
- MG Policy 10.5 Public parking lots will be developed to support Downtown's revitalization efforts.
- MG Policy 10.6 Any future highway bypass should be a limited access facility and not transfer economic opportunities away from downtown Minden.

Community Circulation and Connections Concepts

MG Concept 11.1 There is a hierarchy of streets that serve both regional and local access needs.

MG Concept 11.2 There is an overall access and parking strategy for Downtown.

Implementation Strategies for the Minden Plan for Prosperity

Downtown

- MG Strategy 12 The Town and the County shall follow the Downtown Administrative Actions, the Downtown Regulatory Actions, the Downtown Financing Actions, and the Downtown Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 13 The Town and the County shall follow the Regional Streets Administrative Actions, the Regional Streets Regulatory Actions, the Regional Streets Financing Actions, and the regional Streets Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 14 The Town and the County shall follow the Traditional Neighborhoods Administrative Actions, the Traditional Neighborhoods Regulatory Actions, the Traditional Neighborhoods financing Actions, and the Traditional Neighborhoods capital Projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 15 The Town and the County shall follow the New Neighborhoods Administrative Actions, the New Neighborhoods Regulatory Actions, the New Neighborhoods Financing Actions, and the New Neighborhoods Capital projects identified in the Minden Plan for Prosperity Action Plan.
- MG Strategy 16 The Town and the County shall follow the Open Space System Administration Actions, the Open Space System Regulatory Actions, the Open Space System Financing Actions, and the Open Space system Capital Projects identified in the Minden Plan for Prosperity Action Plan.

Gardnerville Goals, Policies and Implementation Strategies

- MG Strategy 17 Revitalize Old Town Gardnerville as a mixed-use community center connecting and serving residents and visitors
- MG Policy 17.1 Old Town should include a variety of civic, commercial, and residential uses that support the creation of a lively Carson Valley destination and a central place for Gardnerville.
- MG Policy 17.2 Public and private investment in Old Town should enhance pedestrian access, calm and slow traffic, and provide convenient parking.
- MG Policy 17.3 New development should reflect the pedestrian scale, orientation and character of Gardnerville's traditional commercial, residential, and mixed-use buildings

MG Goal 18 Create a new ‘S’ Curve

MG Policy 18.1 Redevelop the ‘S’ Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

MG Policy 18.2 New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.

MG Policy 18.3 New development should incorporate historic buildings, hide parking, and make an esthetic thematic connection to Old Town.

MG Goal 19 Improve Relationship to Minden-Millerville area

MG Policy 19.1 Gardnerville’s northern entry should include commercial and institutional uses that take advantage of U.S. Highway 395 visibility.

MG Policy 19.2 New investment should reduce the number of pedestrian and auto conflicts.

MG Policy 19.3 Site planning and building design should reflect the traditional character of Gardnerville’s adjacent commercial and residential areas.

MG Goal 20 Enhance Community-Serving Commercial Center-‘Commercial Quad’

MG Policy 20.1 New commercial uses located in the Commercial Quad area should enhance its role as a sub-regional and community-serving address.

MG Policy 20.2 The development of projects in the Commercial Quad area should have easy access for automobiles and safe pedestrian connection between parcels and adjacent areas.

MG Policy 20.3 New development in the Commercial Quad area should contribute to the overall character of the district as a convenient and comfortable shopping experience.

MG Goal 21 Provide Commercial Services for Residential Uses-‘South-Central Gardnerville’

MG Policy 21.1 New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions.

MG Policy 21.2 New development should be accessed from Stodick Parkway and a future roadway from U.S. Highway 395 into the Virginia Ranch

development, and provide safe and comfortable pedestrian connections to adjacent neighborhoods.

MG Policy 21.3 New development should be designed to orient towards the street, hide parking, provide connected walking edges and respond to visibility created by the bend in U.S. Highway 395.

MG Goal 22 Create Southern Gateway to Gardnerville

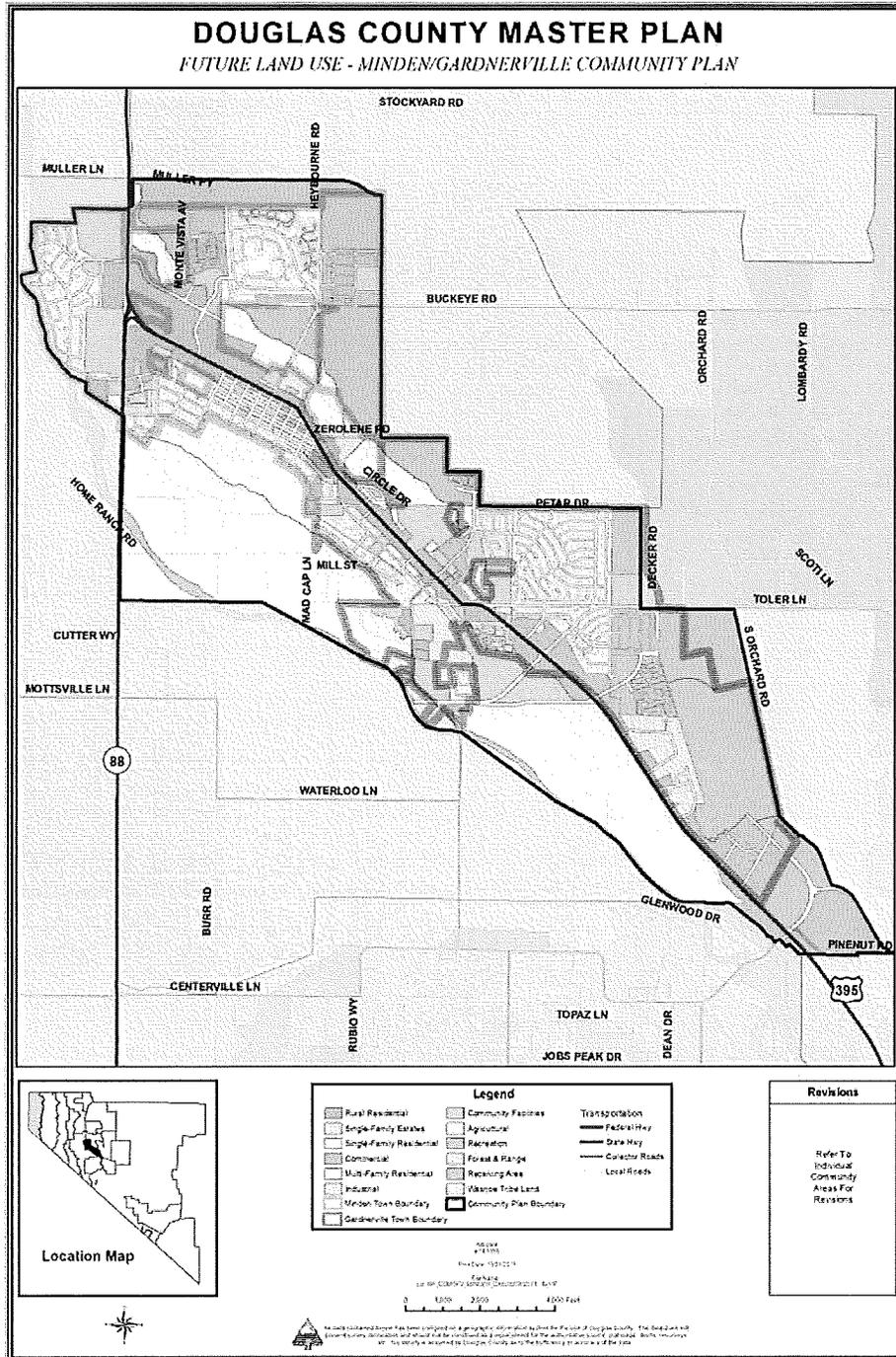
MG Policy 22.1 The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses.

MG Policy 22.2 Access to uses in the South Entry area should happen from side roads and provide a pedestrian-scaled internal street and walkway system.

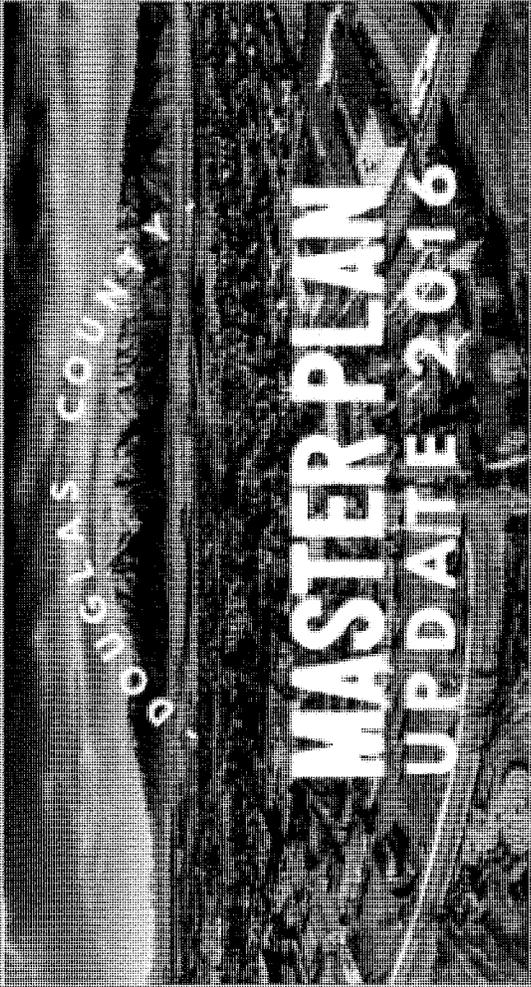
MG Policy 22.3 New investment should create a gateway cluster of buildings and open spaces along US 395 and have an internal system of open spaces framed by commercial and residential buildings.

MG Strategy 22.4 The Town of Gardnerville and the County shall follow the Administrative Actions, Regulatory Actions, and Financing Actions identified in the Gardnerville Plan for Prosperity Action Plan.

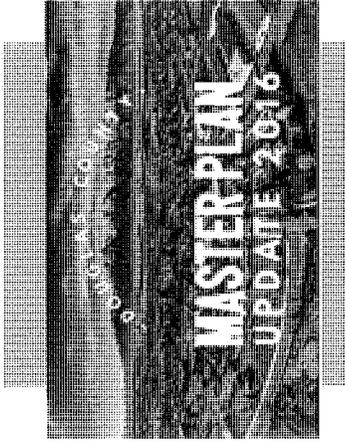
Map 2.11 Minden/Gardnerville Community Plan Future Land Use Map



2011 DOUGLAS COUNTY MASTER PLAN



Community Workshops
June 2016

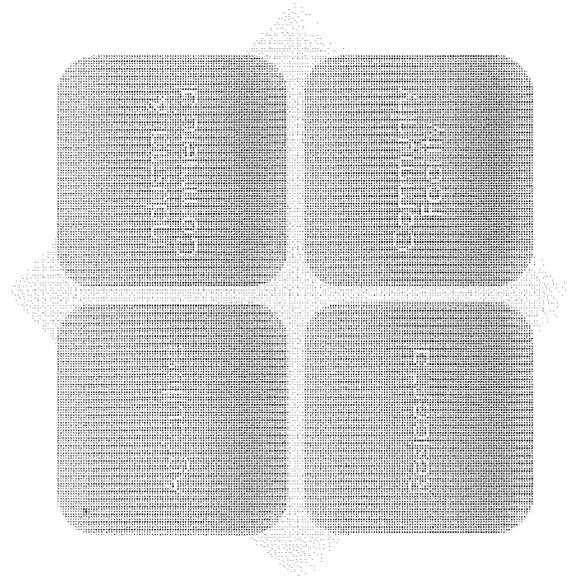
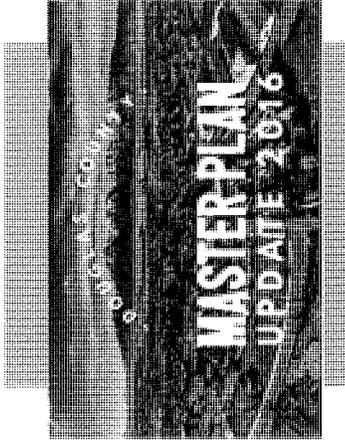


Agenda

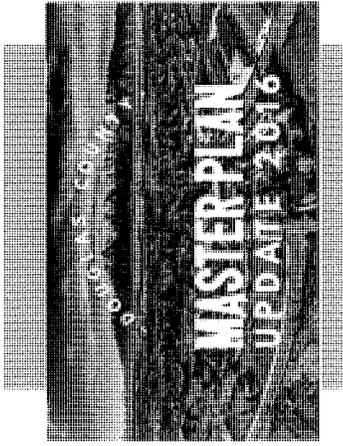
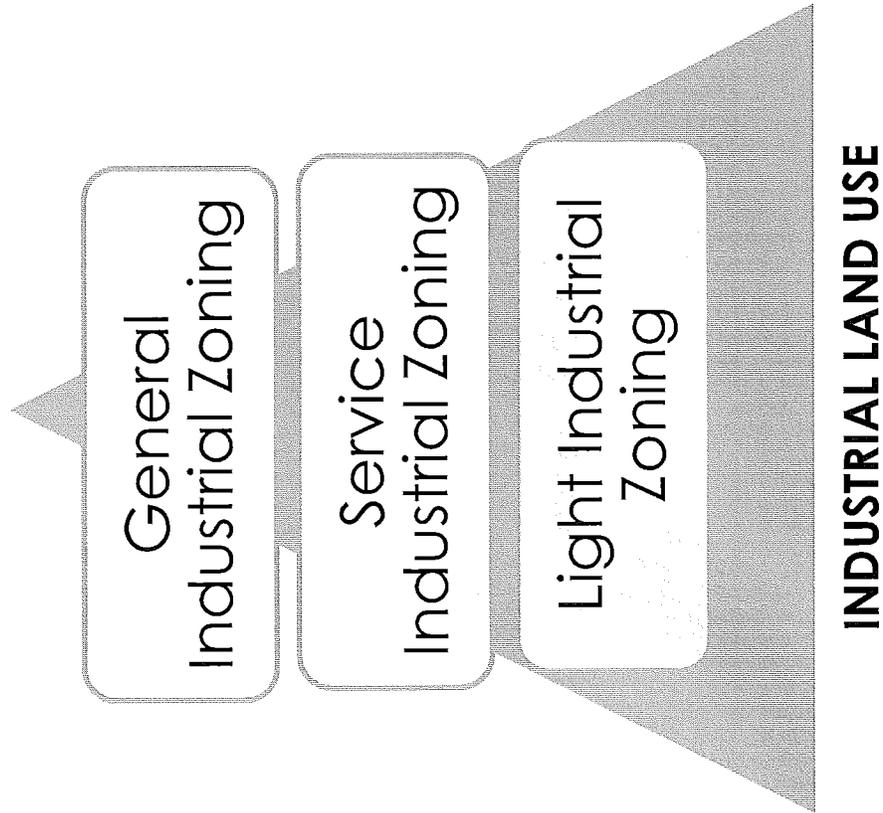
- Welcome & Introductions
- Master Plan Basics
- Current Master Plan
- Break for Master Plan Survey & Review of Exhibits
- Master Plan Survey Results to Date
- Comments and Questions
- 2016 Master Plan Update Schedule

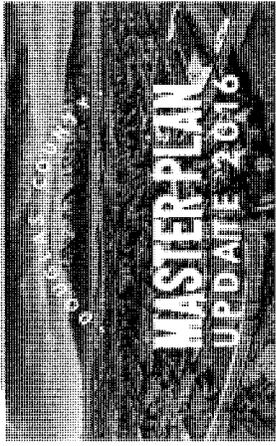
Master Plan Basics

- Nevada Revised Statutes (NRS) Chapter 278.150
 - Requires the Planning Commission to prepare and adopt a comprehensive, long-term general plan for the physical development of the county
 - The Master Plan must be adopted by the governing body as the basis for development of the county
- Master Plans contain goals, policies, and actions to address development and quality of life issues
- Master Plans use future land use categories to determine suitable locations for different types of development
- Zoning must be consistent with future land uses



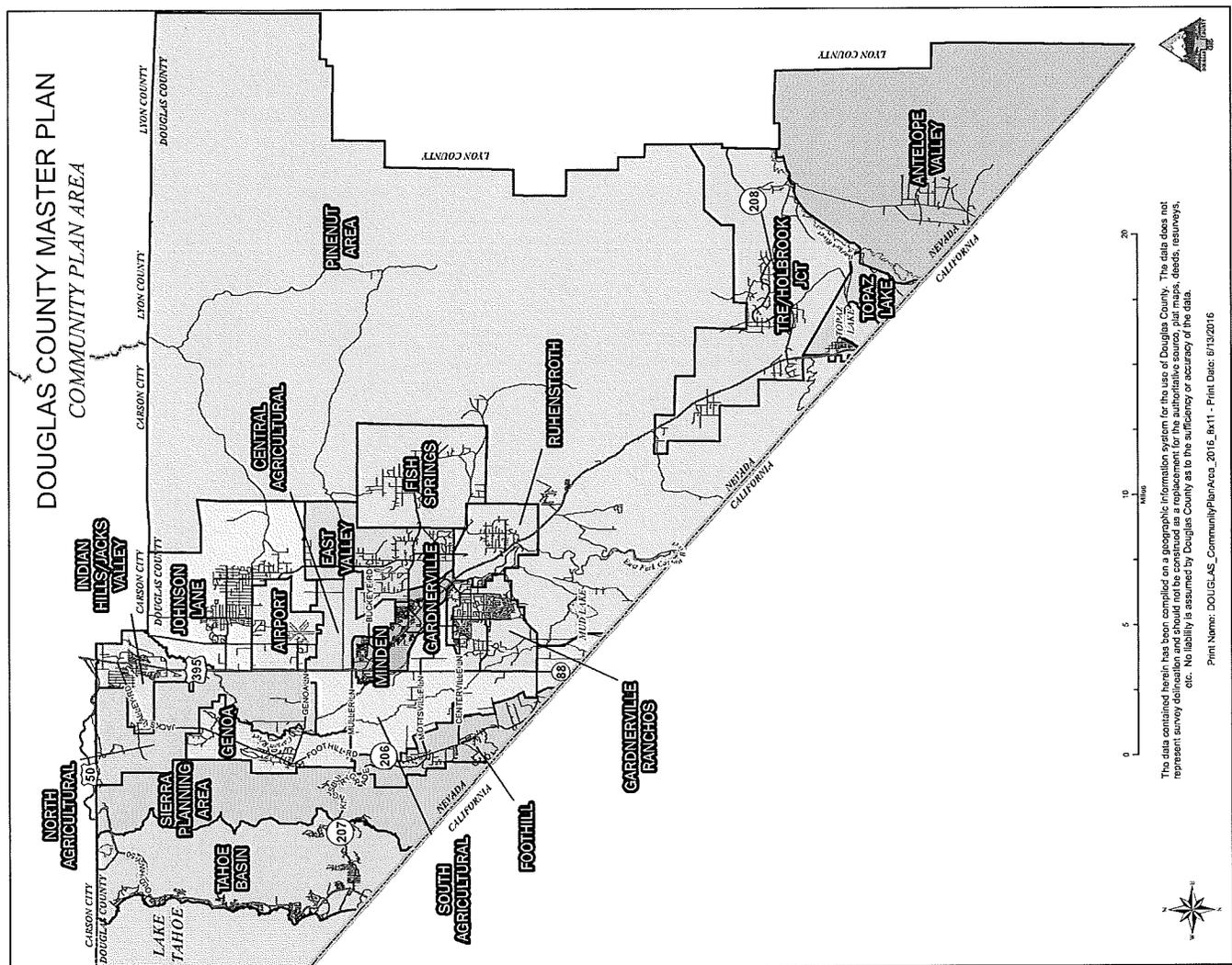
Future Land Uses vs. Zoning Districts





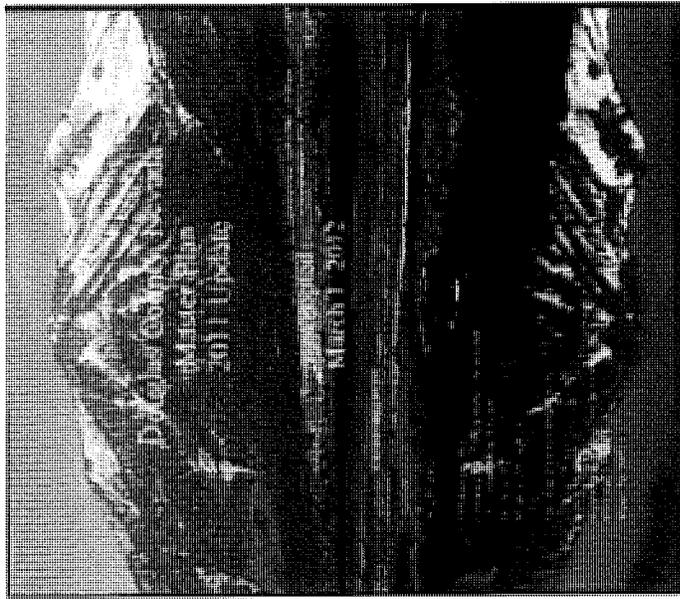
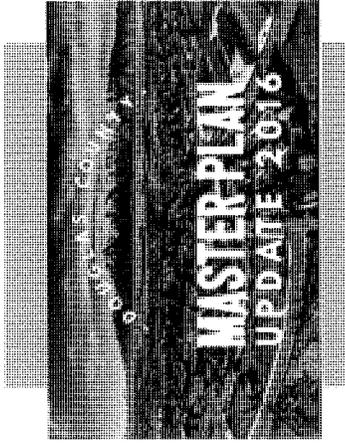
Current Master Plan

- Current Master Plan First Adopted in 1996
- Created community planning areas throughout Carson Valley and Topaz regions

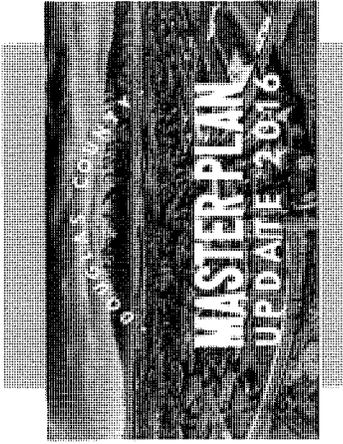


2011 Update

- 2011 Master Plan includes revised elements for Economic Development, Housing, Washoe Tribal Lands, Growth Management, and Environmental Resources and Conservation
- Includes a five-year action matrix to monitor performance on specific goals and actions



Build Out Analysis from 2011 Master Plan

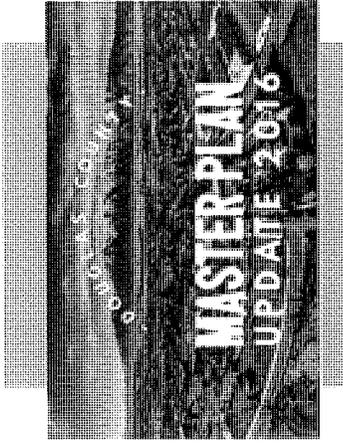


Planning Area	2010 Population	Development Potential Population	Total Build-Out Population
Carson Valley	39,691	17,613	57,304
Topaz	2,071	2,193	4,264
Tahoe	5,235	-	5,235
TOTAL	46,997	19,806	66,803

Latest Population Estimate for Douglas County (2015) = 47,710
(increase of 1.5% from 2010, or .3% increase per year)

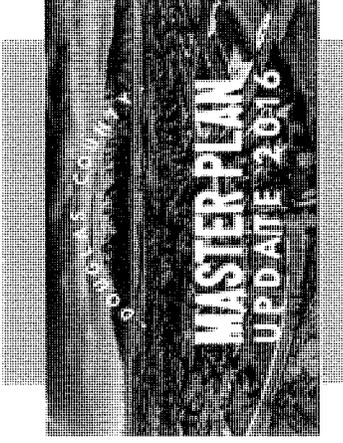
Master Plan Progress Since 2012

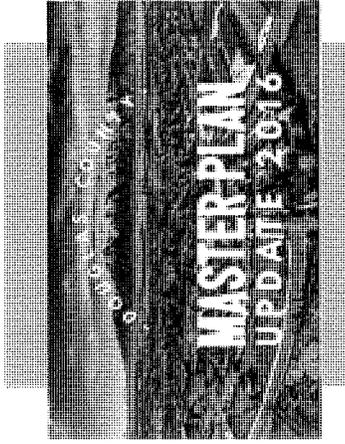
- Adopted a new Public Services & Facilities Element & Consolidated Several Water Systems
- Affordable Rental Units for Seniors Developed in Gardnerville (Parkway Vista)
- Adopted a new Bicycle Plan
- Expanded trail system by 50 miles in last five years
- Adopted the Community Wellhead Protection Plan
- Adopted new area plans for the Tahoe Basin: South Shore Area Plan and Tahoe Douglas Area Plan
- Adopted Overhead Utility Plan (required by NRS)
- Currently preparing a new Transportation Element



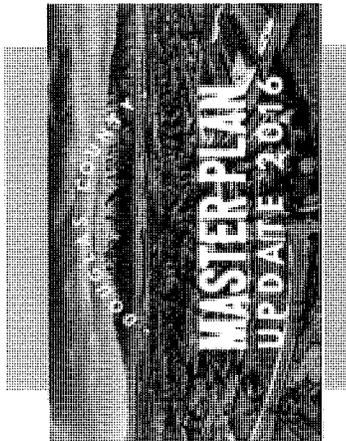
Break

- Complete Master Plan Survey
- Review Future Land Use Maps
- Review existing goals for each community plan





Online Master Plan Survey Results To Date



Comments and Questions about the 2016 Update of Master Plan?

Schedule for 2016 Update

June-July:

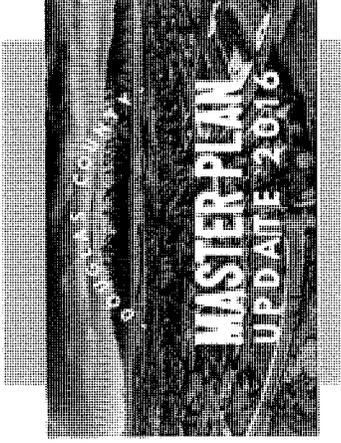
- Community Workshops
- Stakeholder Interviews
- Master Plan Survey

August-December:

- Draft Elements Posted on Master Plan 2016 Update Web Page (go to www.douglascountynv.gov)

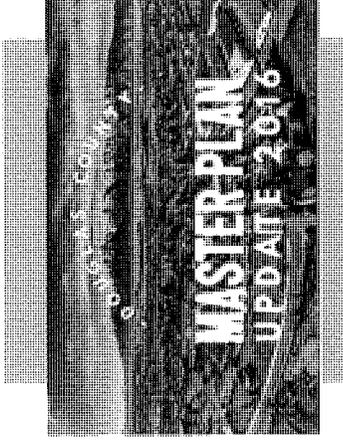
January-April 2017:

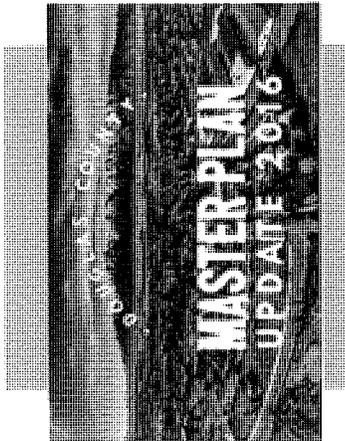
- Planning Commission Workshop
- Public Hearings Before Planning Commission and Board of Commissioners



Opportunities to Comment/ Recommend Changes

- Provide comments on draft Elements before the Planning Commission Workshop
- Attend the Planning Commission Workshop in 2017
- Submit requests for Master Plan map changes during the update process using streamlined form
- All comments and proposed changes will be reviewed and presented to the Planning Commission and Board of Commissioners in 2017





Thank You! 😊



Douglas County Master Plan Workshops June 2016

Summary of Comments

June 18, 2016 – Douglas County Community and Senior Center

There were comments concerning the location of new infrastructure. New infrastructure allows unplanned growth. The Master Plan should define where new infrastructure should be allowed.

Several comments were raised about the Master Plan amendment process. Jim Slade asked who was considered a stakeholder for the Master Plan Update process and voiced objections to the Master Plan Map Amendment process. Mimi Moss explained that a similar amendment process was used for the 1996 Master Plan. At their February joint workshop, the Planning Commission and Board of Commissioners agreed to use a streamlined Master Plan amendment process for the 2016 Update. This process would be available at no charge for property owners. However, property owners could only submit amendment requests if public services, such as public water and wastewater, are already provided for the parcel(s).

Dan and Gail Greenlee wanted to know about the noticing requirements. Barbara Smallwood also asked about the noticing requirements and whether they would be expanded under the streamlined Master Plan Map Amendment process.

Residents of Fish Springs (Bev Anderson and Gretchen Walsh, Nevada Preservation League) raised concerns about the Douglas County Lands Bill during the break period. Concerns raised related to disposal of lands after the County acquires land from the BLM. There are also issues regarding the Bi-state Sage Grouse in the Fish Springs area.

June 22, 2018 – Topaz Ranch Estates Community Center

There is interest in locating an elementary school and an occasional County office in Topaz Ranch Estates (TRE).

There are no fueling facilities in TRE and residents must travel to Topaz Lake or else Gardnerville for gasoline. Residents travel to Yerington for DMV. Can State and County services be scheduled at TRE? Residents voiced complaints about the road conditions, especially in the Topaz Lake area.

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Residents expressed frustration with County development standards which are too urban and inappropriate for rural areas. They stated that these standards discourage economic investment and create dis-investment in TRE.

Karen Beckerbauer of Douglas County Social Service stated that she had not been able to obtain housing vouchers from the Nevada Rural Housing Authority for two years. The rents are too high in Douglas County. Crestmore Village in Gardnerville is trying to provide housing for veterans.

Residents discussed the illegal dumping that takes place in TRE.

Residents suggested using bulletin boards for outreach. Fred Farley stated that there is a Neighborhood Watch for TRE.

June 23, 2018 – Genoa Town Hall

Steve Lewis asked if some topics, such as flooding and drainage, should have their own chapter in the Master Plan. He also asked if there could be cliff notes or some easier way to navigate the Master Plan information. The consultant stated that an index will be prepared to help people look for specific topics in the Master Plan.

Bobbi Thompson noted that the Airport is preparing a new Master Plan and she wants to make sure that future development does not hurt airport operations.

One attendee asked about multigenerational housing on the same parcel. There was discussion about the current standards for accessory dwelling units.

Carlo Luri commented that items that are public health and safety should be a priority, such as the need for a trail between Gardnerville Ranchos and Gardnerville. The Master Plan has become a tool for naysayers. The consultant noted that the actions in the Master Plan could be prioritized based on public health and safety issues.

One attendee spoke to the need to improve infrastructure, particularly broadband for industrial parks.

Dominique Etchegoyhen spoke to the need for incentives for the receiving areas and incentives for infill development.

Commissioner-Elect Larry Walsh commented on the need to make Highway 395 safer and favored a bypass. Mimi pointed out that this will be examined as part of the update to the Transportation Element, which is in process. Planning Commission Chair Margaret Pross expressed concern about the loss of traffic and business impacts with a freeway bypass. Some towns are ruined after construction of bypasses.

Michael May commented that the County has become too expensive and regrets the loss of its rural character. There is too much development.

Mimi Moss noted that there is a need for multifamily residential development in the towns, but there is usually opposition.

June 30, 2016 – Pinyon Hills Elementary

Cindy Hunter asked if they would need to fight “solar” again. Mimi Moss explained that the County adopted a new solar ordinance to address solar facilities that are primary uses on a parcel. The ordinance only allows such uses on FR-40 and they can’t be located in floodplains or in view corridors. Solar facilities are still allowed as accessory uses, such as the one at the GE facility in Minden. The Environmental Resources and Conservation Element was amended to address solar facilities.

Commissioner-Elect Larry Walsh asked whether the Master Plan would address water issues and how much growth can be supported based on available water resources.

Bob Ballou suggested adding a cross reference in the Master Plan for relevant code sections.

John Lufrano, Indian Hills GID Manager, asked about the extension of Vista Grande. Vista Grande could be used as a bypass when there are accidents on US 395. Mimi Moss explained that the 40 acre portion that is located on US Forest Service land is contained in the Douglas Lands Bill. If the County can transfer this land to the private sector, the road could be constructed. Another option is to use Redevelopment funds again for extending Vista Grande.

One attendee asked if flooding would be addressed in the updated Master Plan. Mimi Moss explained that the current Environmental Resources and Conservation Element addresses flooding issues. Does the Element need to be strengthened? Is there a need for a GID or special assessment district? The County received a grant from FEMA for the Smelter Creek Wash in Ruhensroth. If flood improvements are implemented, properties can be removed from the floodplain and no longer have to pay for flood insurance.

Planning Commissioner Frank Godecke commented that he had participated in the County’s stormwater management plan effort. This needs to be revisited. It’s not just flooding, but also non-point source water pollution.

Mimi Moss stated that the drainage areas need to be protected. With flash flooding, there is no capacity to handle the flooding and it can’t be predicted. The County is not responsible for maintaining drainage areas. The responsibility is left to the developer or the Homeowners Association. If there was a utility district, the County could maintain the drainage areas.

Master Plan Workshop Questionnaire Results
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Carson City (Non-Resident)	NA	In regards to preservation of agriculture - policy language contains statements such as " shall encourage the ag community," "cooperation with the ag community," "shall work with the ag community" - A goal should be to [Establish a committee that represents the ag community and is responsible for communicating with them] This committee will use the MP actions/policy as their agenda.	One of the actions under the goals to preserve agriculture should be to [Investigate the feasibility of establishing a market for Ecosystem Services]. This mechanism could compensate ag land owners for the viewshed, wildlife, floodplain, water filtration, etc. that they currently provide our community for free.
East Valley	Yes/No	No industrial north of Toler/Fish Springs Rd Maintain + enhance the rural feel of the E Valley Area	No gravel pit or other industrial uses
East Valley	Yes/No	No industrial north of Toler Ln/ Fish Springs Rd including any PF zoned land. Keep PF zoned land in EV Community. All of PF parcel of DCSID so effects of activities there are guided by Community Plan.	If DC Lands Bill is ever approved, lands acquired in EV area shall never be sold for development or used for anything but open space. Noise from the airport has exponentially increased in EV area in the last few years due to changes to the airport. Changes to the airport directly impact the EV community and have to be considered with the development of the Airport Plan!
East Valley	No	Airport Goals	Incompatibility of Industrialization Goals with preserving and enhancing character of existing rural residential character of all communities. E.G., Airport, Solar, DCSID Goals versus preserving rural agricultural life.
East Valley	No	Flood Zone!	Water - Sewer

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Master Plan Workshop Questionnaire Results
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Fish Springs	Yes	Goal 1: Maintain rural atmosphere! (No GIDS) Goal 2: Limit future residential development to protect dropping aquifer in Fish Springs Goal 4: Maintain and expand access to BLM land for recreation	Potential issues and land use designations when Lands Bill passes will directly affect hundreds of residents.
Fish Springs	No	We don't have the water in Fish Springs to make these larger lots into smaller lots	Revise the Corley Ranch decision. Also, if the Land Bill passes in Washington, leave it alone.
Foothill	Yes		Master Plan amendments, particularly those to accommodate new residential development, should be harder to obtain, each and every required finding should be strictly adhered to
Gardnerville	Yes		Increase greenbelts or parks, to include river parks. Enhance, repair and upgrade existing parks so as to increase the recreation factor for residents and visitors alike.
Gardnerville (work in Gardnerville but represent landowners in all communities in D.C.)	Yes	Increase mixed residential/commercial use in downtown areas. Provide more incentives for development where services already exist. Retain/increase incentives for the permanent protection of floodplains, open space, agriculture lands. All of the above = well-balanced, well-planned community.	Provide for transfer of Receiving Areas to location that makes better sense today, without taking the Receiving Area from the current landowner(s). More multi-family zoning near downtowns. Strongly support TDR Program.
Gardnerville (Chichester)	Yes	None @ this time	None known
Gardnerville Ranchos	Yes		Infrastructure - roads connecting water/sewer lines for more cohesive functional systems

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Master Plan Workshop Questionnaire Results
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Gardnerville Ranchos	Yes	None, the existing MP is a very good document. If any changes, should make it more difficult to amend	
Gardnerville Ranchos			Improve roadway from ranchos to Gardnerville. Add pedestrian/bike trail Ranchos to Gardnerville. Underground transmission lines when possible. Prohibit light pollution (nighttime lighting).
Gardnerville Ranchos/Silver Ranch	Yes		Quality of Life to be preserved in our community. Safety most important.
Genoa	Yes	Some type of land use for multi generational living units and common use facility (club house).	
Indian Hills/Jacks Valley	No	1. existing character is a complete mishmash, why 'preserve' it? 2. what is timely and appropriate 3. I support rec + open space, but would like 'smart' qualities applied to all these goals.	walkability - safe separate sidewalks for children walking to Jacks Valley Elementary, connections between older 1-acre parcels and new subdivisions
Indian Hills/Jacks Valley	No	Complete Vista Grande Blvd.	The County needs to complete Vista Grande from Jacks Valley Rd to Topsy Ln. We need another access in and out of the North County.
Indian Hills/Sunridge	?	Too vague! Too much motherhood and apple pie. More specific goals are needed to show how the stated goals can be achieved.	Poor yard maintenance affects the nearby property values. Is there an ordinance in place that can be enforced on parcels that have gross weeds or junk?
Johnson Lane	No	Goal 4 for recreation and open spaces should be eliminated since impacts private land or government (federal) owned lands	Flooding, traffic safety, and limited water

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Master Plan Workshop Questionnaire Results
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Johnson Lane	Yes		Flooding off of the alluvial fan south of Johnson Lane (between Johnson Ln and Sunrise Pass)
Johnson Lane	Yes		
Johnson Lane (Upper Stephanie - Minden)	Yes		
Minden (Westwood)	Yes	None: Home area is fully developed, connector road maintenance improved Work: Still need to work airport items General: Main business area Minden business retention	MGSD connection fees for business
Ruhenstroth	Yes	Goal 1: correct keep Goal 2: correct keep Goal 3: correct keep Goal 4: correct keep	Quit changing our rural character. The BOC did not listen to Ruhenstroth residents who opposed corley development, you opened a worm mess. Residents are better informed. Not all 5 commissioners live in our area. They say they know what we want, but they do not listen.
Topaz Ranch Estates/Holbrook Junction	Yes	Clean up - old HWY 208 dump from Granite to Holbrook Jct - N. Lakeshore Topaz Visitor garbage Elementary/Middle School in TRE/Holbrook Do Not convert ballfield to dog park, just fence the adjacent 1/2 acre as available	Develop + Strengthen existing business in TRE, Holbrook, & Lake Topaz
Topaz Ranch Estates/Holbrook Junction	Yes	increased ingress + egress for entire community in case of fire/flood, need to be able to get to/from Gville not Walker or Smith Valley	change TRE ballfield to a dog park

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Master Plan Workshop Questionnaire Results
June 2016

Which Community Do You Live In?	Do you agree with the existing goals for your community?	If not, which goals would you modify, add, or delete?	Are there development or quality of life issues that need to be addressed in your community or the County in general? Please specify.
Topaz Ranch Estates/Holbrook Junction		Small elementary school around TRE community center?	Bus service would be wonderful - perhaps 2 or 3 days a week for grocery and errands to be done in GV and Minden. It would also help elderly maybe not drive so much (safety issue)
West of 88 (South of Fredericksburg)	Neutral as they do not affect me.		Lower speed limits on: Fairview, Fredericksburg, Foothill lower to 40 mph = more \$ for County by enforcing speed laws. Speed of 55 is dangerous within 75-100 feet of some residence front doors. Thank you.

APPROVED MARCH 3, 2016

The joint meeting of the Douglas County Board of Commissioners and the Douglas County Planning Commission was held on February 9, 2016 in the meeting room of the County Administration Building, 1616 8th Street, Minden, NV, beginning at 2:59 p.m.

COMMISSIONERS PRESENT: Nancy McDermid, Vice Chairwoman; Greg Lynn, Commissioner; Barry Penzel, Commissioner and Steve Thaler, Commissioner.

COMMISSIONERS ABSENT: Doug N. Johnson, Chairman

PLANNING COMMISSION MEMBERS PRESENT: Frank Godecke; Margaret Pross; Jo Etta Brown; James Madsen; Anje de Knijf; James Beattie and Bryan Davis.

COUNTY STAFF PRESENT: Cynthia Gregory, Deputy District Attorney; Mimi Moss, Community Development Director; Hope Sullivan, Planning Manager; and Laure Penny, Clerk to the Board.

1. For Possible Action. Discussion and direction on the 2015 Master Plan Update Process.

Mimi Moss, Community Development Director provided some history on updates to the Master Plan. She stated in 2011 there was a thorough update in terms of updating Elements; the Goals; Policies and Action Steps. They also split out the Master Plan into two volumes. She discussed in more detail the Elements that were updated. She commented the Trails Plan was not updated however the Transportation Plan is currently in the process of being updated. She then asked the Board of Commissioners and the Planning Commission if they wanted a whole new rewrite of the Master Plan. Staff is not recommending it but it could be part of the discussion so staff knows where to go from here. Ms. Moss also mentioned they will need to hire a consultant to help work on the updates.

The Commissioners and Members of the Planning Commission all agreed a rewrite is not necessary.

Commissioner Lynn felt Title 20 could be paired down.

Commissioner Penzel commented he would like to have a better understanding of the Goals, Objectives and Resources needed for the review. And he is not comfortable with hiring a consultant. He believed staff is the experts on the Master Plan.

Most of the Commissioners and Planning Commission Members were fine with hiring a consultant.

Member Godecke thought they should take a look at where there is currently infrastructure and where they want to see development take place based on where the infrastructure is. Currently there are a lot of receiving areas that are not being developed and might not be developed. He felt they should look at where water, sewer

DOUGLAS COUNTY BOARD OF COMMISSIONERS/PLANNING COMMISSION
JOINT MEETING OF FEBRUARY 9, 2016

and roads happen to be and do a thorough review of where they want to see future growth going in the community.

Member Brown agreed with Commissioner Penzel on the Goals, Objectives and Resources needed for the review. She also felt hiring a consultant was not needed.

Members Madsen, Beattie and Vice Chairwoman de Knijf all agreed with what Member Godecke said.

Chairwoman Pross stated she agreed with everybody.

Ms. Moss explained the reason she brought up the rewrite is because the first item under the Master Plan Matrix says to prepare a new 20 year Master Plan. She commented there are very good and applicable components of the Master Plan that still apply today.

Ms. Moss wanted to go through the five items and try to answer any questions the Board or Planning Commission might have regarding the timeline, resources and goals for each of the items.

Staff's recommendation for Item 1 is to review all action items, goals and policies within the Plan and identify and determine if any of those should be modified or reprioritized.

Vice Chairwoman McDermid commented many of the goals and policies have implementation strategies. Some have been adopted, many have not. She wanted to know if that was part of looking at the updated goals and policies and if some of the implementation strategies were unworkable. Vice Chairwoman McDermid also thought it was confusing to call something an action item when it's on-going. She mentioned the matrix they use to have and maybe they could have something similar for this update.

Ms. Moss commented maybe an Addendum to the Master Plan that shows the items that have been completed would help.

Commissioner Penzel felt they needed to know what projects were in the process and why some projects haven't been done or haven't been done in a timely manner.

Commissioner Lynn agreed with Commissioner Penzel. If a project hasn't been started is it worth pursuing at this point. He also felt things should be prioritized.

Vice Chairwoman McDermid commented sometimes when you have an opportunity to do an in-depth update having someone from the outside come in could bring a different perspective. She also felt they should look at why variances have become the norm instead of the exception.

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JOINT MEETING OF FEBRUARY 9, 2016

Ms. Moss moved on to Item 2. Staff recommended updating each element as necessary that includes statistical data; building permit allocation; information maps; new programs; and status of projects. It would not include the Transportation Plan Element update because that is in the process currently. She did identify the only Element they haven't updated is the Trails Plan. She asked if they should do this with this update or as a separate item moving forward.

Vice Chairwoman McDermid commented the trails are important but we have already done quite a bit with them. She believed it should be addressed later.

Ms. Moss explained Item 3 is to update the Appendix and Volume 1 which is the Master Plan accomplishments and amendment requests since 2011. The Board and Planning Commission had no objections to this update.

Ms. Moss then explained Item 4. It updates sections of Volume 2 which is existing conditions. It has a lot of the historical data of various areas within Douglas County. The Board and Planning Commission had no objections to this update.

Ms. Moss said for Item 5 since it is a 20 year update they could solicit requests from private property owners on land use changes based on their community area. She explained the history of this process when the Master Plan was adopted 20 years ago. She asked the Board and Planning Commission if they wanted to solicit people to request land use changes and then consider each one as part of each community plan area. She stated this is a 20 year update so you want to make it as simple as possible yet you want to make sure the public is engaged as well and that any requests meet the findings for a Master Plan Amendment.

Vice Chairwoman McDermid stated she liked the idea that property owners could come in and request a land use change. She is concerned about receiving areas called out in 1996 Master Plan and they still haven't been developed. Are they still receiving areas and do they make sense as a receiving area going forward?

Commissioner Lynn stated for the last 10 years what they have seen is a reduction in economic activity at every level. He doesn't believe land use is as appealing as it was 20 years ago. He doesn't see any explosive growth in the next 10 years.

Ms. Moss commented as part of the update and looking at land uses they will need to speak with water and sewer purveyors.

Ms. Moss then recapped the discussion and what she heard the Board and Planning Commission say they would like to see updated. She provided timelines for the update.

Commissioner Penzel would like to see scheduled interim updates and he asked how they were going to work in the specific questions asked by some of the Board. Would

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they have a workshop or another joint meeting? Ms. Moss responded they will be scheduling community workshop.

Commissioner Thaler stated they should take the economy into consideration and emphasize to the community they need to participate.

Member Godecke commented he would like to have input from the communities on what they would like to see done with the lands that are included in the Lands Bill.

Vice Chairwoman McDermid stated it's unknown when the Lands Bill will be passed. She doesn't want to see it slow down updating the Master Plan. She suggested it would be more appropriate to go to the communities after the Bill has passed.

Hope Sullivan, Planning Manager asked when they look at soliciting requests from private property owners on land use changes is the Board and Planning Commission suggesting approaching these property owners with qualification or without qualification.

Vice Chairwoman McDermid and Commissioner Penzel agreed new developments should be on County water and sewer. No more wells, private water systems or septics. Vice Chairwoman would like to see a way to incentivize.

PUBLIC COMMENT

Bob Ballou commented he'd like to see more attention given to the flooding issues and flood plan. He discussed BLM land transfers complying with the Federal Land Management Act and can only be used for public use. He suggested lower hookup fees as an incentive.

Jim Slade suggested hiring somebody to take over Ms. Moss and Ms. Sullivan's workloads so they could work on the updates to the Master Plan. He commented when it comes to development it should be in appropriate areas and without Master Plan amendments for variances. He doesn't believe we should expand receiving areas and we need to keep in mind the recession and the impact it had. Mr. Slade would like to see the Trails Plan updated. He thinks it's a quality of life issue.

Public comment closed.

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MOTION by McDermid/Penzel to adjourn the meeting; carried unanimously.

There being no further business the joint meeting was adjourned at 4:05 P.M.

Respectfully submitted:

Doug N. Johnson, Chairman
Douglas County Board of Commissioners

Margaret Pross, Chairwoman
Douglas County Planning Commission

ATTEST:

Kathy Lewis, Clerk-Treasurer

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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 2**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: Not for possible action: Presentation only regarding Marijuana Legislation Initiative Question #2 and the possible impact to Douglas County. Presentation by Partnership for Community Resources. Presentation does not reflect any particular stance of the Town Board or any individual Board Member, and the presentation does not preclude participation of or future presentation by any individual or group with views which oppose those of the presenting group. Appearance by a designated representative of the Partnership of Community Resources. **Public comment.**

BACKGROUND: The Partnership of Community Resources is a non-profit community coalition founded in 1992 to support and strengthen networking amongst Douglas County residents and bring new programming into the community while attempting to eliminate duplicate services for the same target populations. Members include the Board, Staff, Advisory Teams, Agency Partners and Community Stakeholders who work together to: 1) address countywide health issues, 2) share information, 3) provide up-to-date training, 4) be consistent and strategic as a community, and 5) facilitate the development of countywide strategies to affect the issues of youth and family substance abuse, violence, mental health and economic challenges. Utilizing the Strategic Prevention Framework model, Communities that Care model[1] and the Search Institute's Asset model, the Partnership and community collaborators work together to centralize data collection, assess needs, prioritize risk and protective factors and build assets around prioritized risk factors.

Mission Statement:

Providing a network of citizens, businesses, and agencies for cooperation, planning and interaction to maximize resources and address the changing needs of our community through substance abuse prevention and wellness promotion.

Vision:

“Connecting for a Caring Community”

The purpose of the presentation is provide the Board with information regarding Marijuana Legislation Initiative Question #2 and the possible impact to Douglas County. Attached for reference is an outline of the presentation and an Initiative Petition to Regulate and Tax Marijuana.

Partnership of Community Resources Draft for agenda requests

- I. PCR or Representative Speaks to an overview
 - a. It's on the ballot
 - b. No grows within 25 miles of a dispensary
 - c. If passed, the Initiative is not amendable for 3 years
 - d. There is NO county opt out
- II. District Attorney's Office - Possible impact:
 - a. Interpretation of Initiative language
 - b. Work place policies
 - c. Law suits
 - d. Drug testing
 - e. Lack of hireable employees
- III. Juvenile Probation / Douglas County School District - Possible impact:
 - a. Possible impact on youth
 - i. Edibles
 - ii. Number of youth currently in treatment and comparison of marijuana to alcohol and/or other drugs
 - iii. MJ taken out of DARE curriculum – only education for prevention is through questions
 - iv. Possible increase in # of students expelled
 - v. Decision making: unwanted pregnancy, disease, trauma
- IV. Douglas County Sheriff's Office – Possible impact:
 - a. Enforcement of DUI's
 - b. Increase of crossing state line issues
 - c. Enough funding for increase of law enforcement training, equipment, officers?
- V. First Responders – Possible impact:
 - a. Number of marijuana related calls currently made to Douglas County Dispatch – Statistical data out of Colorado, pre-recreational marijuana and post
 - b. Number of marijuana related ER visits currently made to Douglas County Dispatch – Statistical data out of Colorado, pre-recreational marijuana and post
- VI. Possibly someone speaking to how the taxes will flow
- VII. PCR completing the overview
 - a. With the medical marijuana initiative, counties had the ability to opt out of dispensaries, labs, and grows.
 - b. With Question #2, counties DO NOT have the ability to opt out
 - c. Enforcement of smoking in public
 - d. Smoking on private property i.e. the huts on the ski slopes
- VIII. Last Slide
 - a. Questions?
 - b. Your questions will be made available to our Panel of Experts
 - c. October 19 (or 20) – location TBD
 - d. Write out your questions now
 - e. Go to the Partnership of Community Resources website and submit your questions

APR 23 2014

INITIATIVE TO REGULATE AND TAX MARIJUANA

SECRETARY OF STATE

THE PEOPLE OF THE STATE OF NEVADA DO ENACT AS FOLLOWS:

Section 1. Short Title. Sections 1 to 18, inclusive, of this act may be cited as the Regulation and Taxation of Marijuana Act.

Sec. 2. Preamble.

In the interest of the public health and public safety, and in order to better focus state and local law enforcement resources on crimes involving violence and personal property, the People of the State of Nevada find and declare that the use of marijuana should be legal for persons 21 years of age or older, and its cultivation and sale should be regulated similar to other legal businesses.

The People of the State of Nevada declare that the cultivation and sale of marijuana should be taken from the domain of criminals and be regulated under a controlled system, where businesses will be taxed and the revenue will be dedicated to public education and to the enforcement of the regulations in this act.

The People of the State of Nevada proclaim that marijuana should be regulated in a manner similar to alcohol so that:

- (a) Marijuana may only be purchased from a business that is licensed by the State of Nevada;
- (b) Business owners are subject to a review by the State of Nevada to confirm that the business owners and the business location are suitable to produce or sell marijuana;
- (c) Cultivating, manufacturing, testing, transporting, and selling marijuana will be strictly controlled through state licensing and regulation;
- (d) Selling or giving marijuana to persons under 21 years of age shall remain illegal;
- (e) Individuals will have to be 21 years of age or older to purchase marijuana;
- (f) Driving under the influence of marijuana will remain illegal; and
- (g) Marijuana sold in the state will be tested and labeled.

Sec. 3. Definitions. As used in sections 1 to 18, inclusive, of this act, unless the context otherwise requires:

1. "Community facility" means a facility licensed to provide day care to children, a public park, a public playground, a public swimming pool, a center or facility the primary purpose of which is to provide recreational opportunities or services to children or adolescents, or a church, synagogue, or other building, structure, or place used for religious worship or other religious purpose.
2. "Concentrated marijuana" means the separated resin, whether crude or purified, obtained from marijuana.
3. "Consumer" means a person who is 21 years of age or older who purchases marijuana or marijuana products for use by persons 21 years of age or older, but not for resale to others.
4. "Department" means the Department of Taxation.
5. "Dual Licensee" means a person or group of persons who possess a current, valid registration certificate to operate a medical marijuana establishment pursuant to Chapter 453A of NRS and a license to operate a marijuana establishment under sections 1 to 18, inclusive, of this act.
6. "Excluded felony offense" means a conviction of an offense that would constitute a category A felony if committed in Nevada or convictions for two or more offenses that would constitute felonies if committed in Nevada. "Excluded felony offense" does not include:
 - (a) A criminal offense for which the sentence, including any term of probation, incarceration, or supervised release, was completed more than 10 years ago; or
 - (b) An offense involving conduct that would be immune from arrest, prosecution, or penalty pursuant to Chapter 453A of NRS, except that the conduct occurred before the effective date of Chapter 453A of NRS, or was prosecuted by an authority other than the State of Nevada.

7. “Locality” means a city or town, or, in reference to a location outside the boundaries of a city or town, a county.

8. “Marijuana” means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Marijuana” does not include:

(a) The mature stems of the plant, fiber produced from the stems, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stems (except the resin extracted therefrom), fiber, oil, or cake, the sterilized seed of the plant which is incapable of germination; or

(b) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

9. “Marijuana cultivation facility” means an entity licensed to cultivate, process, and package marijuana, to have marijuana tested by a marijuana testing facility, and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

10. “Marijuana distributor” means an entity licensed to transport marijuana from a marijuana establishment to another marijuana establishment.

11. “Marijuana establishment” means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, a marijuana distributor, or a retail marijuana store.

12. “Marijuana product manufacturing facility” means an entity licensed to purchase marijuana, manufacture, process, and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

13. “Marijuana products” means products comprised of marijuana or concentrated marijuana and other ingredients that are intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.

14. “Marijuana paraphernalia” means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

15. “Marijuana testing facility” means an entity licensed to test marijuana and marijuana products, including for potency and contaminants.

16. “Process” means to harvest, dry, cure, trim, and separate parts of the marijuana plant by manual or mechanical means, such as sieving or ice water separation, but not by chemical extraction or chemical synthesis.

17. “Public place” means an area to which the public is invited or in which the public is permitted regardless of age. “Public place” does not include a retail marijuana store.

18. “Retail marijuana store” means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers.

19. “Unreasonably Impracticable” means that the measures necessary to comply with the regulations require such a high investment of risk, money, time, or any other resource or asset that the operation of a marijuana establishment is not worthy of being carried out in practice by a reasonably prudent businessperson.

Sec. 4. Limitations. 1. Sections 1 to 18 do not permit any person to engage in and do not prevent the imposition of any civil, criminal, or other penalty for:

(a) Driving, operating, or being in actual physical control of a vehicle, aircraft, or vessel under power or sail while under the influence of marijuana or while impaired by marijuana;

(b) Knowingly delivering, giving, selling, administering, or offering to sell, administer, give, or deliver marijuana to a person under 21 years of age, unless:

(1) The recipient is permitted to possess marijuana pursuant to Chapter 453A of NRS; or

(2) The person demanded and was shown bona fide documentary evidence of the majority and identity of the recipient issued by a federal, state, county, or municipal government, or subdivision or agency thereof;

(c) Possession or use of marijuana or marijuana paraphernalia on the grounds of, or within, any facility or institution under the jurisdiction of the Nevada Department of Corrections;

(d) Possession or use of marijuana on the grounds of, or within, a school providing instruction in preschool, kindergarten, or any grades 1 through 12; or

(e) Undertaking any task under the influence of marijuana that constitutes negligence or professional malpractice.

2. Sections 1 to 18 do not prohibit:

(a) A public or private employer from maintaining, enacting, and enforcing a workplace policy prohibiting or restricting actions or conduct otherwise permitted under sections 1 to 18, inclusive, of this act;

(b) A state or local government agency that occupies, owns, or controls a building from prohibiting or otherwise restricting the consumption, cultivation, processing, manufacture, sale, delivery, or transfer of marijuana in that building;

(c) A person who occupies, owns, or controls a privately owned property from prohibiting or otherwise restricting the smoking, cultivation, processing, manufacture, sale, delivery, or transfer of marijuana on that property; or

(d) A locality from adopting and enforcing local marijuana control measures pertaining to zoning and land use for marijuana establishments.

3. Nothing in the provisions of sections 1 to 18, inclusive, of this act shall be construed as in any manner affecting the provisions of Chapter 453A of NRS relating to the medical use of marijuana.

Sec. 5. Powers and duties of the Department. 1. Not later than 12 months after the effective date of this act, the Department shall adopt all regulations necessary or convenient to carry out the provisions of sections 1 to 18, inclusive, of this act. The regulations must not prohibit the operation of marijuana establishments, either expressly or through regulations that make their operation unreasonably impracticable. The regulations shall include:

(a) Procedures for the issuance, renewal, suspension, and revocation of a license to operate a marijuana establishment;

(b) Qualifications for licensure that are directly and demonstrably related to the operation of a marijuana establishment;

(c) Requirements for the security of marijuana establishments;

(d) Requirements to prevent the sale or diversion of marijuana and marijuana products to persons under 21 years of age;

(e) Requirements for the packaging of marijuana and marijuana products, including requirements for child-resistant packaging;

(f) Requirements for the testing and labeling of marijuana and marijuana products sold by marijuana establishments including a numerical indication of potency based on the ratio of THC to the weight of a product intended for oral consumption;

(g) Requirements for record keeping by marijuana establishments;

(h) Reasonable restrictions on signage, marketing, display, and advertising;

(i) Procedures for the collection of taxes, fees, and penalties imposed by sections 1 to 18, inclusive, of this act;

(j) Procedures and requirements to enable the transfer of a license for a marijuana establishment to another qualified person and to enable a licensee to move the location of its establishment to another suitable location;

(k) Procedures and requirements to enable a dual licensee to operate medical marijuana establishments and marijuana establishments at the same location;

(l) Procedures to establish the fair market value at wholesale of marijuana; and

(m) Civil penalties for the failure to comply with any regulation adopted pursuant to this section or for any violation of the provisions of section 13 of this act.

2. The Department shall approve or deny applications for licenses pursuant to section 9 of this act.
3. The Department may by motion or on complaint, after investigation, notice of the specific violation, and an opportunity for a hearing, pursuant to the provisions of Chapter 233B of NRS, suspend, revoke, or fine a licensee for the violation of sections 1 to 18, inclusive, of this act or for a violation of a regulation adopted by the Department pursuant to this section.
4. The Department may immediately suspend the license of any marijuana establishment if the marijuana establishment knowingly sells, delivers, or otherwise transfers marijuana in violation of sections 1 to 18, inclusive, of this act, or knowingly purchases marijuana from any person not licensed pursuant to sections 1 of 18, inclusive, of this act or to Chapter 453A of NRS. The Department must provide an opportunity for a hearing pursuant to the provisions of NRS 233B.121 within a reasonable time from a suspension pursuant to this subsection.
5. To ensure that individual privacy is protected:
 - (a) The Department shall not require a consumer to provide a retail marijuana store with identifying information other than government-issued identification to determine the consumer’s age; and
 - (b) A retail marijuana store must not be required to acquire and record personal information about consumers other than information typically acquired in a financial transaction conducted at a retail liquor store.
6. The Department shall conduct a background check of each prospective owner, officer, and board member of a marijuana establishment license applicant.
7. The Department shall inspect marijuana establishments as necessary to enforce sections 1 to 18, inclusive, of this act or the regulations adopted pursuant to this section.

Sec. 6. Personal Use and Cultivation of Marijuana. Notwithstanding any other provision of Nevada law and the law of any political subdivision of Nevada, except as otherwise provided in sections 1 to 18, inclusive, of this act, it is lawful, in this State, and must not be used as the basis for prosecution or penalty by this State or a political subdivision of this State, and must not, in this State, be a basis for seizure or forfeiture of assets for persons 21 years of age or older to:

1. Possess, use, consume, purchase, obtain, process, or transport marijuana paraphernalia, one ounce or less of marijuana other than concentrated marijuana, or one-eighth of an ounce or less of concentrated marijuana;
2. Possess, cultivate, process, or transport not more than six marijuana plants for personal use and possess the marijuana produced by the plants on the premises where the plants were grown, provided that:
 - (a) Cultivation takes place within a closet, room, greenhouse, or other enclosed area that is equipped with a lock or other security device that allows access only to persons authorized to access the area; and
 - (b) No more than 12 plants are possessed, cultivated, or processed at a single residence, or upon the grounds of that residence, at one time;
3. Give or otherwise deliver one ounce or less of marijuana, other than concentrated marijuana, or one-eighth of an ounce or less of concentrated marijuana without remuneration to a person provided that the transaction is not advertised or promoted to the public; or
4. Assist another person who is 21 years of age or older in any of the acts described in this section.

Sec. 7. Marijuana Paraphernalia Authorized. Notwithstanding any other provision of Nevada law and the law of any political subdivision of Nevada, it is not unlawful and shall not be an offense or be a basis for seizure or forfeiture of assets for persons 21 years of age or older to manufacture, possess, use, transport, or purchase marijuana paraphernalia, or to distribute or sell marijuana paraphernalia to a person who is 21 years of age or older.

Sec. 8. Lawful operation of marijuana establishments. Notwithstanding any other provision of Nevada law and the law of any political subdivision of Nevada, except as otherwise provided in sections 1 to 18, inclusive, of this act, or the regulations adopted pursuant to section 5 of this act, it is lawful and must not, in this

State, be used as the basis for prosecution or penalty by this State or a political subdivision of this State, and must not, in this State, be a basis for seizure or forfeiture of assets for persons 21 years of age or older to:

1. Possess marijuana and marijuana products, purchase marijuana from a marijuana cultivation facility, purchase marijuana and marijuana products from a marijuana product manufacturing facility, return marijuana or marijuana products to a facility from which they were purchased, transport marijuana and marijuana products to or from a marijuana testing facility, use the services of a marijuana distributor to transport marijuana or marijuana products to or from marijuana establishments, or sell marijuana and marijuana products to consumers, if the person conducting the activities described in this subsection has a current, valid license to operate a retail marijuana store or is acting in the person's capacity as an agent of a retail marijuana store.
2. Cultivate, harvest, process, package, or possess marijuana, sell marijuana to a marijuana cultivation facility, a marijuana product manufacturing facility, or a retail marijuana store, transport marijuana to or from a marijuana cultivation facility, a marijuana product manufacturing facility, or a marijuana testing facility, use the services of a marijuana distributor to transport marijuana to or from marijuana establishments, or purchase marijuana from a marijuana cultivation facility, if the person conducting the activities described in this paragraph has a current, valid license to operate a marijuana cultivation facility or is acting in his or her capacity as an agent of a marijuana cultivation facility.
3. Package, process, manufacture, or possess marijuana and marijuana products, transport marijuana and marijuana products to or from a marijuana testing facility, a marijuana cultivation facility, or a marijuana product manufacturing facility, use the services of a marijuana distributor to transport marijuana or marijuana products to or from marijuana establishments, sell marijuana and marijuana products to a retail marijuana store or a marijuana product manufacturing facility, purchase marijuana from a marijuana cultivation facility, or purchase marijuana and marijuana products from a marijuana product manufacturing facility, if the person conducting the activities described in this paragraph has a current, valid license to operate a marijuana product manufacturing facility or is acting in his or her capacity as an agent of a marijuana product manufacturing facility.
4. Possess marijuana and marijuana products and transfer and transport marijuana and marijuana products between marijuana establishments, if the person transporting the marijuana and marijuana products has a current, valid license to operate as a marijuana distributor or is acting in his or her capacity as an agent of a marijuana distributor.
5. Possess, process, repackage, transport, or test marijuana and marijuana products if the person has a current, valid license to operate a marijuana testing facility or is acting in his or her capacity as an agent of a marijuana testing facility.
6. Lease or otherwise allow property owned, occupied, or controlled by any person, corporation, or other entity to be used for any of the activities conducted lawfully in accordance with this section.

Sec. 9. Contracts pertaining to marijuana enforceable. It is the public policy of the People of the State of Nevada that contracts related to the operation of marijuana establishments under sections 1 to 18, inclusive, of this act should be enforceable, and no contract entered into by a licensee, its employees, or its agents as permitted pursuant to a valid license issued by the Department, or by those who allow property to be used by a licensee, its employees, or its agents as permitted pursuant to a valid license issued by the Department, shall be deemed unenforceable on the basis that the actions or conduct permitted pursuant to the license are prohibited by federal law.

Sec. 10. Certification of marijuana establishments. 1. No later than 12 months after the effective date of this act, the Department shall begin receiving applications for marijuana establishments.

2. For 18 months after the Department begins to receive applications for marijuana establishments, the Department shall only accept applications for licenses for retail marijuana stores, marijuana product manufacturing facilities, and marijuana cultivation facilities pursuant to sections 1 to 18, inclusive, of this act,

from persons holding a medical marijuana establishment registration certificate pursuant to Chapter 453A of NRS.

3. For 18 months after the Department begins to receive applications for marijuana establishments, the Department shall issue licenses for marijuana distributors pursuant to sections 1 to 18, inclusive, of this act, only to persons holding a wholesale dealer license pursuant to Chapter 369 of NRS, unless the Department determines that an insufficient number of marijuana distributors will result from this limitation.

4. Upon receipt of a complete marijuana establishment license application, the Department shall, within 90 days:

- (a) Issue the appropriate license if the license application is approved; or
- (b) Send a notice of rejection setting forth the reasons why the Department did not approve the license application.

5. The Department shall approve a license application if:

- (a) The prospective marijuana establishment has submitted an application in compliance with regulations adopted by the Department and the application fee required pursuant to section 12;
- (b) The physical address where the proposed marijuana establishment will operate is owned by the applicant or the applicant has the written permission of the property owner to operate the proposed marijuana establishment on that property;

(c) The property is not located within:

(1) 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12 and that existed on the date on which the application for the proposed marijuana establishment was submitted to the Department; or

(2) 300 feet of a community facility that existed on the date on which the application for the proposed marijuana establishment was submitted to the Department;

(d) The proposed marijuana establishment is a proposed retail marijuana store and there are not more than:

- (1) 80 licenses already issued in a county with a population greater than 700,000;
- (2) 20 licenses already issued in a county with a population that is less than 700,000 but more than 100,000;
- (3) 4 licenses already issued in a county with a population that is less than 100,000 but more than 55,000;
- (4) 2 licenses already issued in a county with a population that is less than 55,000;

(5) Upon request of a county government, the Department may issue retail marijuana store licenses in that county in addition to the number otherwise allowed pursuant to this paragraph;

(e) The locality in which the proposed marijuana establishment will be located does not affirm to the Department that the proposed marijuana establishment will be in violation of zoning or land use rules adopted by the locality; and

(f) The persons who are proposed to be owners, officers, or board members of the proposed marijuana establishment:

- (1) Have not been convicted of an excluded felony offense; and
- (2) Have not served as an owner, officer, or board member for a medical marijuana establishment or a marijuana establishment that has had its registration certificate or license revoked.

6. **Competing applications.** When competing applications are submitted for a proposed retail marijuana store within a single county, the Department shall use an impartial and numerically scored competitive bidding process to determine which application or applications among those competing will be approved.

Sec. 11. Expiration and renewal. 1. All licenses expire one year after the date of issue.

2. The Department shall issue a renewal license within 10 days of receipt of the prescribed renewal application and renewal fee from a marijuana establishment if its license is not under suspension or has not been revoked.

Sec. 12. Fee schedule. 1. The Department shall require each applicant for a marijuana establishment license to pay a one-time application fee of \$5,000.

2. The Department may require payment of an annual licensing fee not to exceed:

For the initial issuance of a license for a retail marijuana store.....	\$20,000
For a renewal license for a retail marijuana store.....	\$6,600
For the initial issuance of a license for a marijuana cultivation facility.....	\$30,000
For a renewal license for a marijuana cultivation facility.....	\$10,000
For the initial issuance of a license for a marijuana product manufacturing facility.....	\$10,000
For a renewal license for a marijuana product manufacturing facility.....	\$3,300
For the initial issuance of a license for a marijuana distributor.....	\$15,000
For a renewal license for a marijuana distributor.....	\$5,000
For the initial issuance of a license for a marijuana testing facility.....	\$15,000
For a renewal license for a marijuana testing facility.....	\$5,000

Sec. 13. Marijuana establishment operating requirements. In addition to requirements established by rule pursuant to section 5 of this act:

1. Marijuana establishments shall:

- (a) Secure every entrance to the establishment so that access to areas containing marijuana is restricted to persons authorized to possess marijuana;
- (b) Secure the inventory and equipment of the marijuana establishment during and after operating hours to deter and prevent theft of marijuana;
- (c) Determine the criminal history of any person before the person works or volunteers at the marijuana establishment and prevent any person who has been convicted of an excluded felony offense or who is not 21 years of age or older from working or volunteering for the marijuana establishment.

2. All cultivation, processing, and manufacture of marijuana must take place at a physical address approved by the Department and within an area that is enclosed and locked in a manner that restricts access only to persons authorized to access the area. The area may be uncovered only if it is enclosed with security fencing that is designed to prevent unauthorized entry and that is at least 8 feet high.

3. All cultivation, processing, and manufacture of marijuana must not be visible from a public place by normal unaided vision.

4. All cultivation, processing, and manufacture of marijuana must take place on property in the marijuana establishment’s lawful possession or with the consent of the person in lawful physical possession of the property.

5. A marijuana establishment is subject to reasonable inspection by the Department, and a person who holds a marijuana establishment license must make himself or herself, or an agent thereof, available and present for any inspection required by the Department. The Department shall make reasonable accommodations so that ordinary business is not interrupted and safety and security procedures are not compromised by the inspection.

Sec. 14. Penalties. 1. Restrictions on personal cultivation.

- (a) Except as otherwise provided in 453A of NRS, any person who:
 - (1) Cultivates marijuana plants within 25 miles of a retail marijuana store licensed pursuant to sections 1 to 18, inclusive, of this act, unless the person is a marijuana cultivation facility or a person acting in his or her capacity as an agent of a marijuana cultivation facility;
 - (2) Cultivates marijuana plants where they are visible from a public place by normal unaided vision; or
 - (3) Cultivates marijuana on property not in the cultivator’s lawful possession or without the consent of the person in lawful physical possession of the property;
- (b) Is guilty of:
 - (1) For a first violation, a misdemeanor punished by a fine of not more than \$600.
 - (2) For a second violation, a misdemeanor punished by a fine of not more than \$1,000.
 - (3) For a third violation, a gross misdemeanor.
 - (4) For a fourth or subsequent violation, a category E felony.

2. A person who smokes or otherwise consumes marijuana in a public place, in a retail marijuana store, or in a moving vehicle is guilty of a misdemeanor punished by a fine of not more than \$600.

3. A person under 21 years of age who falsely represents himself or herself to be 21 years of age or older to obtain marijuana is guilty of a misdemeanor.

4. A person under 21 years of age who knowingly enters, loiters, or remains on the premises of a marijuana establishment shall be punished by a fine of not more than \$500 unless the person is authorized to possess marijuana pursuant to Chapter 453A NRS and the marijuana establishment is a dual licensee.

5. A person who manufactures marijuana by chemical extraction or chemical synthesis, unless done pursuant to a marijuana product manufacturing license issued by the Department or authorized by Chapter 453A of NRS, is guilty of a category E felony.

6. A person who knowingly gives marijuana to any person under 21 years of age, or who knowingly leaves or deposits any marijuana in any place with the intent that it will be procured by any person under 21 years of age is guilty of a misdemeanor.

7. A person who knowingly gives marijuana to any person under 18 years of age, or who knowingly leaves or deposits any marijuana in any place with the intent that it will be procured by any person under 18 years of age is guilty of a gross misdemeanor.

8. Notwithstanding the provisions of sections 1 to 18, inclusive, of this act, after the effective date of this act, the legislature may amend provisions of this act to provide for the conditions in which a locality may permit consumption of marijuana in a retail marijuana store.

Sec. 15. Marijuana excise tax. 1. An excise tax is hereby imposed and must be collected by the State respecting wholesale sales of marijuana in this State by a marijuana cultivation facility at a rate of 15 percent of the fair market value at wholesale of the marijuana. The tax imposed pursuant to this subsection:

- (a) Is the obligation of the marijuana cultivation facility; and
- (b) Is separate from and in addition to any general state and local sales and use taxes that apply to retail sales of tangible personal property.

Sec. 16. Any tax revenues, fees, or penalties collected pursuant to sections 1 to 18, inclusive, of this act, first must be expended to pay the costs of the Department and of each locality in carrying out sections 1 to 8, inclusive, of this act and the regulations adopted pursuant thereto. The Department shall remit any remaining money to the State Treasurer to be deposited to the credit of the State Distributive School Account in the State General Fund.

Sec. 17. Severability. If any provision of this act, or the application thereof to any person, thing, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this act as a whole or any provision or application of this act which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this act are declared to be severable.

Sec. 18. Effective Date. This act shall become effective on October 1, 2015 if approved by the legislature, or on January 1, 2017 if approved by the voters.

[The remainder of this page is blank.]

DESCRIPTION OF EFFECT

The initiative proposes statutory amendments that would regulate and tax marijuana similar to alcohol. If passed, persons at least 21 years old would be allowed to possess and use a limited amount of marijuana. Giving or selling marijuana to minors, driving under the influence of marijuana, and marijuana use in public would remain prohibited.

The Nevada Department of Taxation would issue licenses to marijuana retailers, suppliers, testing facilities, and distributors. The Department would determine the qualification for licensure, security, packaging, labeling and testing of marijuana. Counties, cities, and towns would control marijuana business locations. Marijuana businesses would not be able to operate near schools, childcare facilities, houses of worship, or certain other community facilities. Retail licenses will be limited in number. The Department would oversee marijuana businesses and licensees. Licensees who engage in certain conduct, including selling marijuana to minors, allowing minors on their premises, or permitting on-site marijuana consumption would be subject to penalties.

An excise tax of 15% would be imposed on wholesale sales of marijuana. The existing sales tax would apply to retail sales of marijuana. Net revenue generated under this proposal would be deposited in the Distributive School Account and used for support of K-12 education.

County of _____

(Only registered voters of this county may sign below)

Petition District: _____

(Only registered voters of this petition district may sign below)

This space for Office Use Only

1	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
2	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
3	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
4	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
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8	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
9	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
10	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
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	YOUR SIGNATURE	DATE / /	CITY	COUNTY	
12	PRINT YOUR NAME (first, initial, last)	RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	

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13	PRINT YOUR NAME (first, initial, last)		RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	PETITION DISTRICT	
14	PRINT YOUR NAME (first, initial, last)		RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	PETITION DISTRICT	
15	PRINT YOUR NAME (first, initial, last)		RESIDENCE ADDRESS ONLY			
	YOUR SIGNATURE	DATE / /	CITY	COUNTY	PETITION DISTRICT	
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Table with 4 columns: Name, Date, City/County/District, and Office Use Only. Rows 19 and 20.

AFFIDAVIT OF CIRCULATOR

(To be signed by circulator in the presence of a notary public)

STATE OF NEVADA)
County of _____)

I, _____, (print name), being first duly sworn under penalty of perjury, depose and say: (1) that I reside at _____ (print street, city and state); (2) that I am 18 years of age or older; (3) that I personally circulated this document; (4) that all signatures were affixed in my presence; (5) that the number of signatures affixed thereon is _____; and (6) that each person who signed had an opportunity before signing to read the full text of the act or resolution on which the initiative or referendum is demanded.

Signature of Circulator

Subscribed and sworn to or affirmed before me this _____ day of _____, _____, by _____.

Notary Public

**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 3**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager
Bruce Scott, Principal Engineer Resource Concepts Inc.

SUBJECT: For possible action: Discussion and possible action to provide direction to Town Staff regarding a presentation by Town Staff of the status of the Park Heritage Ranch Supplemental Irrigation Wells and a series of temporary applications, (Application Numbers 86380T, 86381T, 86382T, 86383T, 86384T, 86385T, 86386T, 86387T) by Park Ranch Holdings, LLC, A Nevada Limited Liability Company for permission to change points of diversion and places of use of waters of the State of Nevada heretofore appropriated. Possible action may include direction to Town Staff to advise the State Engineer of the potential impact of these applications on Minden municipal wells and formally request that the temporary applications be approved, approved with conditions postponed or denied. Appearance by Bruce Scott, Principal Engineer Resource Concepts Incorporated and consultant on behalf of the Town of Minden. **Public comment.**

PREVIOUS ACTION:

- None for this item.

BACKGROUND: In August the Town Manager requested an update from Park Heritage Ranch regarding the status of their supplemental irrigation wells.

At the time the request was made to verify the status of these wells Town Staff was unable to locate an active permanent or temporary filing for any of the three wells which were drilled in the spring of 2015 under Temporary Permits from the State Engineer which expired in April.

The original temporary permits for these wells were all issued for small amounts of water (less than 75 acre feet), with each permit having a diversion rate of 0.1 cfs (45 gallons per minute). The Town Manager advised representatives for Park Heritage Wells the wells appear to pump 30 to 40 times the permitted amount (1500 to 2000 gallons per minute) and seemed to be pumping more or less continuously since the River flows have dropped.

Inquires with the Division of Water Resources determined there was a metered usage of 694.8 acre feet from the Buckeye Well recorded in November 12, 2015. The metered usage from 84860T was 871.2 Acre Feet and from 84862T, 173.63Acre Feet, both measured on November 15, 2015.

Minden staff remains concerned about the potential impacts of these wells. Before raising these concerns with the State Engineer, Town Staff met with representatives from Park Heritage Ranch to verify the filing status of these wells and respectfully requested any well pumping data. Attached is the information provided by Park Heritage in response to that request.

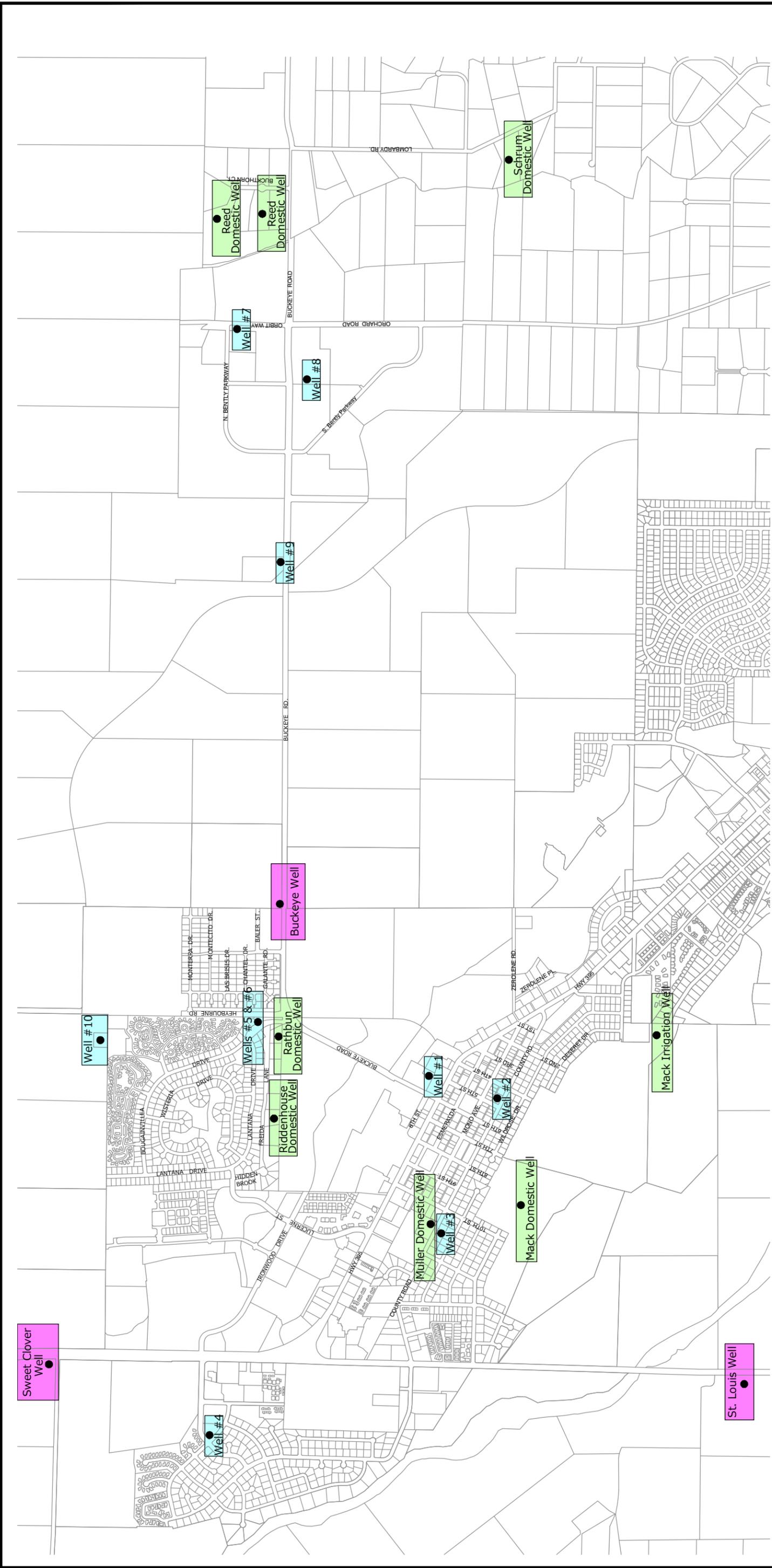
This item appears on the agenda to provide the Town Board with an update regarding the status of these wells and to seek direction from the Board regarding the temporary applications submitted on August 10, 2016.

**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 3**

STAFF RECOMMENDATION: Staff recommends the Board provide direction to Town Staff regarding the status of the Park Heritage Ranch Supplemental Irrigation Wells and a series of temporary applications, (Application Numbers 86380T, 86381T, 86382T, 86383T, 86384T, 86385T, 86386T, 86387T) by Park Ranch Holdings, LLC, A Nevada Limited Liability Company for permission to change points of diversion and places of use of waters of the State of Nevada heretofore appropriated. Possible action may include direction to Town Staff to advise the State Engineer of the potential impact of these applications on Minden municipal wells and formally request that the temporary applications be approved, approved with conditions postponed or denied.

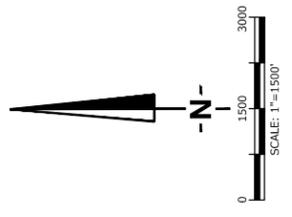
ACTION TAKEN: Approve Continue Deny

Approve with conditions: _____



TOWN OF MINDEN
PRODUCTION WELLS, MONITORING WELL NETWORK
AND PARK RANCH HOLDINGS IRRIGATION WELLS
AUGUST 2016

- LEGEND:**
- PRODUCTION WELL
 - MONITORING WELL
 - PARK RANCH HOLDINGS WELL



APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY

Date of filing in State Engineer's Office _____

Returned to applicant for correction _____

Corrected application filed _____ Map filed _____

The applicant Park Ranch Holdings, LLC, A Nevada Limited Liability Company
13345 DaMonte View Lane of Reno
Street Address or PO Box City or Town
Nevada 89511 randerson@ROAnderson.com
State and ZIP Code E-mail Address

hereby make(s) application for permission to change the

- Point of diversion Place of use Manner of use of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 69538

RECEIVED
2016 AUG 10 PM 4:03
STATE ENGINEERS OFFICE

- The source of water is Underground
Name of stream, lake, underground, spring or other sources.
- The amount of water to be changed 1.12 cfs, 420.48 acre-feet seasonally
Second feet, acre-feet. One second foot equals 448.83 gallons per minute.
- The water to be used for Irrigation and Domestic Purposes
Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use
- The water heretofore used for Irrigation and Domestic Purposes
If for stock, state number and kind of animals.
- The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
Within the SE¼NE¼ Section 29, T.13N., R.20E., M.D.M., or at a point from which the NE corner of said Section 29 bears N.20°29'E. a distance of 2,731.00 feet.
- The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
Within the NE¼NW¼ of Section 28, T.13N., R.20E., M.D.M., or at point from which SE corner of said Section 28 bears S27°16'19"E., a distance of 5,905.00 feet.

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Within a portion of SE¼ of Section 20; SW¼ of Section 21; W½NE¼ and NW¼ of Section 28; a portion of NE¼NE¼ and a portion of SE¼NE¼ of Section 29, T.13N., R.20E., M.D.M. (609 acres)

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Within the S½ Section 21; SW¼SW¼ Section 27; Section 28 (all); NE¼, E½SE¼, NW¼SE¼ Section 29; NE¼ Section 32, N½ Section 33; all in T. 13N., R.20E., M.D.M. (920 acres)

9. Proposed use will be from April 1 to October 31 of each year.
Month and Day Month and Day

10. Existing use permitted from April 1 to October 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122607.)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Five (5) years

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

The purpose of this temporary application is to allow the Permittee to utilize the existing, recently constructed wells for the remainder of the 2016 irrigation season in accordance with the terms of the base permits for these supplemental irrigation rights. With the unexpected conditions of high temperatures combined with consistent winds over the past several weeks, the available water supply in the East Fork Carson River dropped faster than could have been foreseen. It is now necessary to use these wells through the remainder of the season in accordance with the allowed duties of the permit being changed to efficiently and beneficially use these supplemental water rights.

16. Miscellaneous remarks:

The permanent change applications will be filed prior to the conclusion of this irrigation season to allow sufficient time for the public review and protest period to run.

randerson@ROAnderson.com

E-mail Address

775.782.2322

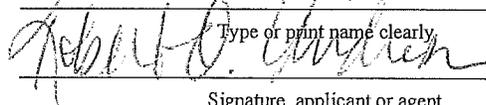
Phone No.

Ext.

APPLICATION MUST BE SIGNED
BY THE APPLICANT OR AGENT

Robert O. Anderson, P.E., CFM, WRS

Type or print name clearly



Signature, applicant or agent

R.O. ANDERSON ENGINEERING, INC.

Company Name

P.O. Box 2229

Street Address or PO Box

Minden, NV 89423

City, State, ZIP Code

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY
Date of filing in State Engineer's Office
Returned to applicant for correction
Corrected application filed Map filed

The applicant Park Ranch Holdings, LLC, A Nevada Limited Liability Company
13345 DaMonte View Lane of Reno
Nevada 89511 randerson@ROAnderson.com

hereby make(s) application for permission to change the

- Point of diversion Place of use Manner of use of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 69537

RECEIVED
2016 AUG 10 PM 4:03
STATE ENGINEERS OFFICE

- 1. The source of water is Underground
2. The amount of water to be changed 1.12 cfs, 420.48 acre-feet seasonally
3. The water to be used for Irrigation and Domestic Purposes
4. The water heretofore used for Irrigation and Domestic Purposes
5. The water is to be diverted at the following point...
6. The existing point of diversion is located within...

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

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Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122607.)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Five (5) years

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

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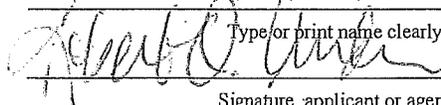
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Type or print name clearly



Signature, applicant or agent

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Company Name

P.O. Box 2229

Street Address or PO Box

Minden, NV 89423

City, State, ZIP Code

COPY

TEMPORARY

Application No.

86382

T

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Nevada 89511 randerson@ROAnderson.com

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- Point of diversion Place of use Manner of use of a portion

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Permit 76187

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STATE ENGINEERS OFFICE

- 1. The source of water is Underground
2. The amount of water to be changed 0.095cfs, 46.15 acre-feet seasonally
3. The water to be used for Irrigation purposes
4. The water heretofore used for Irrigation purposes
5. The water is to be diverted at the following point
6. The existing point of diversion is located within

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Within a portion of SE¼ of Section 20; SW¼ of Section 21; W½NE¼ and NW¼ of Section 28; a portion of NE¼NE¼ and a portion of SE¼NE¼ of Section 29, T.13N., R.20E., M.D.M. (609 acres)

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

38.69 acres within the NE¼SW¼ Section 19, T. 13N., R.20E., M.D.M.

9. Proposed use will be from March 1 to November 1 of each year.
Month and Day Month and Day

10. Existing use permitted from March 1 to November 1 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122607.)

12. Estimated cost of works > \$150,000

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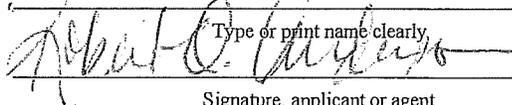
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Nevada 89511 randerson@ROAnderson.com

hereby make(s) application for permission to change the
[checked] Point of diversion [checked] Place of use [] Manner of use [] of a portion
of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)
Permit 55356

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016 AUG 10 PM 4:03
STATE ENGINEERS OFFICE

- 1. The source of water is Underground
2. The amount of water to be changed 1.43cfs, 1,035.83 acre-feet annually
3. The water to be used for Irrigation and Stockwatering purposes
4. The water heretofore used for Irrigation and Stockwatering purposes
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Please see Attachment 'A'

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Please see Attachment 'B'

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122363.)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Five (5) years

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

The purpose of this temporary application is to allow the Permittee to utilize the existing, recently constructed wells for the remainder of the 2016 irrigation season in accordance with the terms of the base permits for these supplemental irrigation rights. With the unexpected conditions of high temperatures combined with consistent winds over the past several weeks, the available water supply in the East Fork Carson River dropped faster than could have been foreseen. It is now necessary to use these wells through the remainder of the season in accordance with the allowed duties of the permit being changed to efficiently and beneficially use these supplemental water rights.

16. Miscellaneous remarks:

The permanent change applications will be filed prior to the conclusion of this irrigation season to allow sufficient time for the public review and protest period to run.

randerson@ROAnderson.com

E-mail Address

775.782.2322

Phone No.

Ext.

APPLICATION MUST BE SIGNED
BY THE APPLICANT OR AGENT

Robert O. Anderson, P.E., CFM, WRS

Robert O. Anderson
Type of printname clearly

Signature, applicant or agent

R.O. ANDERSON ENGINEERING, INC.

Company Name

P.O. Box 2229

Street Address or PO Box

Minden, NV 89423

City, State, ZIP Code

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY
Date of filing in State Engineer's Office
Returned to applicant for correction
Corrected application filed Map filed

The applicant Park Ranch Holdings, LLC, A Nevada Limited Liability Company
13345 DaMonte View Lane of Reno
Nevada 89511 randerson@ROAnderson.com

hereby make(s) application for permission to change the
[checked] Point of diversion [checked] Place of use [] Manner of use [] of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 55336

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- 1. The source of water is Underground
2. The amount of water to be changed 1.35 cfs, 656.12 acre-feet annually
3. The water to be used for Irrigation purposes
4. The water heretofore used for Irrigation purposes
5. The water is to be diverted at the following point
6. The existing point of diversion is located within

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Please see Attachment 'A'

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Please see Attachment 'B'

9. Proposed use will be from March 1 to November 1 of each year.
Month and Day Month and Day

10. Existing use permitted from March 1 to November 1 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122363.)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Five (5) years

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

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16. Miscellaneous remarks:

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randerson@ROAnderson.com

E-mail Address

775.782.2322

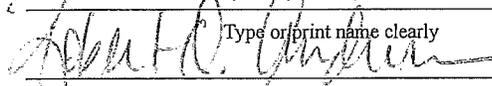
Phone No.

Ext.

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BY THE APPLICANT OR AGENT

Robert O. Anderson, P.E., CFM, WRS

Type or print name clearly



Signature, applicant or agent

R.O. ANDERSON ENGINEERING, INC.

Company Name

P.O. Box 2229

Street Address or PO Box

Minden, NV 89423

City, State, ZIP Code

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THIS SPACE FOR OFFICE USE ONLY
Date of filing in State Engineer's Office _____
Returned to applicant for correction _____
Corrected application filed _____ Map filed _____

The applicant Park Ranch Holdings, LLC, A Nevada Limited Liability Company
13345 DaMonte View Lane of Reno
Street Address or PO Box City or Town
Nevada 89511 randerson@ROAnderson.com
State and ZIP Code E-mail Address

hereby make(s) application for permission to change the
[checked] Point of diversion [checked] Place of use [] Manner of use [checked] of a portion
of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)
Proof V04661

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STATE ENGINEERS OFFICE

- 1. The source of water is Underground
Name of stream, lake, underground, spring or other sources.
2. The amount of water to be changed 0.75cfs, 28.58 acre-feet annually
Second feet, acre-feet. One second foot equals 448.83 gallons per minute.
3. The water to be used for Stockwatering purposes- 1000 Cattle, 100 Horses, 3000 Sheep
Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use
4. The water heretofore used for Stockwatering purposes- 1000 Cattle, 100 Horses, 3000 Sheep
If for stock, state number and kind of animals.
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
Within the SE1/4SW1/4 Section 31, T.13N., R.20E., M.D.M., or at a point from which the SW corner of said Section 31 bears S.70°43'W., a distance of 2,455 feet.
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
Within the SE1/4NE1/4 Section 36, T.13N., R. 20E., M.D.M.

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Please see Attachment 'A'

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Within the SE¼NE¼ Section 36, T.13N., R. 20E., M.D.M.

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122363.)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Five (5) years

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

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16. Miscellaneous remarks:

The permanent change applications will be filed prior to the conclusion of this irrigation season to allow sufficient time for the public review and protest period to run.

randerson@ROAnderson.com
E-mail Address
775.782.2322
Phone No. Ext.

Robert O. Anderson, P.E., CFM, WRS
Robert O. Anderson Type or print name clearly
Signature, applicant or agent
R.O. ANDERSON ENGINEERING, INC.
Company Name
P.O. Box 2229
Street Address or PO Box
Minden, NV 89423
City, State, ZIP Code

APPLICATION MUST BE SIGNED
BY THE APPLICANT OR AGENT

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

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13345 DaMonte View Lane of Reno
Nevada 89511 randerson@ROAnderson.com
Street Address or PO Box City or Town
State and ZIP Code E-mail Address

hereby make(s) application for permission to change the
[checked] Point of diversion [checked] Place of use [] Manner of use [] of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Proof of Appropriation V04659

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STATE ENGINEERS OFFICE

- 1. The source of water is Underground
2. The amount of water to be changed 1.61 cfs, irrigation of up to 400 acres.
3. The water to be used for Irrigation and Stockwatering purposes
4. The water heretofore used for Irrigation and Stockwatering purposes
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

400 acres within a portion of the SW¼ of Section 19, T.13N., R.20E., lying north of Muller Lane; the NW¼ of Section 19, T.13N., R.20E.; a portion of the W½ of Section 18, T.13N., R.20E., lying southerly of Genoa Lane; a portion of the NE¼ of Section 24, T.13N., R.19E., lying east of what is locally known as the Middle Ditch, excepting therefrom 10 acres owned by NV Energy; and the SE¼ of Section 13, T.13N., R.19E., lying east of what is locally known as the Middle Ditch.

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

400 acres within the SW¼ of Section 21; the NW¼, and W½NE¼ of Section 28, all in T.13N., R20E., M.D.M.

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing drilled and cased well, pump, motor and ditches to the place of use. Well log is on file in the Office of the State Engineer. (See Log # 122362)

12. Estimated cost of works > \$150,000

13. Estimated time required to construct works Two (2) years

If well completed, describe well.

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15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

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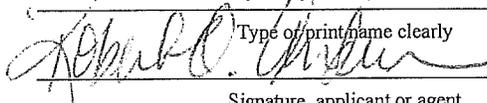
16. Miscellaneous remarks:

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randerson@ROAnderson.com
E-mail Address
775.782.2322
Phone No. Ext.

APPLICATION MUST BE SIGNED
BY THE APPLICANT OR AGENT

Robert O. Anderson, P.E., CFM, WRS


Type of print name clearly

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Signature, applicant or agent
Company Name

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Nevada 89511 randerson@ROAnderson.com

hereby make(s) application for permission to change the
[checked] Point of diversion [checked] Place of use [] Manner of use [] of a portion
of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)
Proof of Appropriation V04660

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STATE ENGINEER'S OFFICE

- 1. The source of water is Underground
2. The amount of water to be changed 1.0 cfs, 38.09 acre-feet annually
3. The water to be used for Stockwatering purposes - 1000 Cattle, 100 Horses, 3000 Sheep
4. The water heretofore used for Stockwatering purposes - 1000 Cattle, 100 Horses, 3000 Sheep
5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

400 acres within a portion of the SW¼ of Section 19, T.13N., R.20E., lying north of Muller Lane; the NW¼ of Section 19, T.13N., R.20E.; a portion of the W½ of Section 18, T.13N., R.20E., lying southerly of Genoa Lane; a portion of the NE¼ of Section 24, T.13N., R.19E., lying east of what is locally known as the Middle Ditch, excepting therefrom 10 acres owned by NV Energy; and the SE¼ of Section 13, T.13N., R.19E., lying east of what is locally known as the Middle Ditch.

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Within the NE¼NW¼ Section 19, T.13N., R.20E., MDM

9. Proposed use will be from January 1 to December 31 of each year.
Month and Day Month and Day

10. Existing use permitted from January 1 to December 31 of each year.
Month and Day Month and Day

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

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12. Estimated cost of works > \$150,000

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If well completed, describe well.

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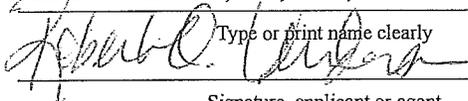
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Type or print name clearly

Signature, applicant or agent

R.O. ANDERSON ENGINEERING, INC.

Company Name

P.O. Box 2229

Street Address or PO Box

Minden, NV 89423

City, State, ZIP Code

MEMORANDUM

Via E-mail and Hand Delivery

DATE: August 27, 2016

TO: Jenifer Davidson, Manager
TOWN OF MINDEN

FROM: Robert O. Anderson, P.E., CFM, WRS 
Principal Engineer

SUBJECT: Park Heritage Ranch, Irrigation Wells

Jenifer,

This memorandum is provided in furtherance of our meeting together with David Park, Bruce Park and Bruce Scott, on August 16, 2016 regarding the recently drilled irrigation wells on Park's property. I am attaching a spreadsheet that lists each of the wells that are used to irrigate and provide stockwater throughout this ranch. This sheet provides the water right permit numbers, priority, allowed duty, combined duty from each well and the permitted diversion rate.

Pursuant to those discussions, please find attached the well log and water quality test data collected in 2015. I am also attaching a summary sheet specific to the recently drilled irrigation wells including its estimated capacity and pumpage during 2015. From a review of this data, these wells were generally pumped during August and September 2015. From our meeting together, I understand that you will share with us water level readings taken at your wells that are in relative proximity to the Park Heritage Ranch wells.

As I am certain they will reiterate when we meet again, the owners of Park Heritage Ranch genuinely value the relationship with you and the Town Board. They have appreciated the long-standing, mutually beneficial relationship with the Town and look forward to continuing these very neighborly relations for the coming decades.

As you review this data, should you have questions or wish to discuss it in greater detail, I trust you will not hesitate to contact either David Park or myself. In the meantime, we'll look forward to receiving the water level data we discussed.

Best professional regards.

Attachments

cc. David Park
Bruce Scott, P.E.

X:\Client Files\2003\2013-2014\Documents\Memo T. J Davidson re New Wells and WQ data.doc

Park Ranch Holdings, LLC

8/19/2016

Well	POD	Permit/Applica tion	Priority	Diversion Rate	Duty	Period of Use	Use	Combined Diversion Rate	Combined Duty	Notes
Shop Well (Log Not Available)	SE¼NE¼ Section 36, T.13N., R.19E., MDM	V04661	12/31/1909	0.25 cfs	9.51 afa	01/01-12/31	STK	0.25 cfs	9.51 afa	Portion moved
Home Slough Well (Well Log 12)	SE¼SW¼ Section 25, T.13N., R.20E., MDM	11853/3898	5/21/1947	3.76 cfs	1421.19 afs	03/01-11/01	IRR	3.76 cfs	1421.19 afs ¹	No Change
Highway 88 Well (Well Log 566)	NE¼SW¼ Section 31, T.13N., R.20E., MDM	12026/3724	9/25/1947	4.234 cfs	1721.47 acres	03/01-11/01	IRR	4.234 cfs	6885.88 afs ¹	No Change
Pole Line Ditch Well (Well Log 90838)	NE¼NW¼ Section 28, T.13N., R.20E., MDM	69537	7/13/1928	1.00 cfs	375.43 afs	04/01-10/31	IRR & DOM	2.0 cfs	750.86 afs	Portion moved 69537 & 69538 are supplemental to one another
		69538	7/13/1928	1.00 cfs	375.43 afs	04/01-10/31	IRR & DOM			
Sweetclover Well (Well Log 122362)	SE¼SW¼ Section 19, T.13N., R.20E., MDM	86386T (V04659)	1/1/1928	1.61 cfs	400 acres	01/01-12/31	IRR & STK	2.61 cfs	1838.09 afa	Temporary Applications 86386T and 86387T filed 08/10/16
		86387T (V04660)	1/1/1910	1.00 cfs	38.09 afa	01/01-12/31	STK			
St. Louis Well (Well Log 122363)	SE¼SW¼ Section 31, T.13N., R.20E., MDM	86384T (55336)	5/21/1947	1.35 cfs	656.12 afs	03/01-11/01	IRR	3.63 cfs	1720.53 afa	Temporary Applications 86383T, 86384T and 86385T filed 08/10/16 86383T amended and submitted on 8/26/2016.
		86383T (55356)	01/01/1860	1.43 cfs	1035.83 afa	01/01-12/31	IRR & STK			
		V04661	12/31/1909	0.75 cfs	28.58 afa	01/01-12/31	STK			
Buckeye Well-Field 16 (Well Log 122607)	SE¼NE¼ Section 29, T.13N., R.20E., MDM	86381T Amended (69537)	7/13/1928	0.12 cfs	45.05 afs	04/01-10/31	IRR & DOM	0.335 cfs	136.25 afs	Temporary Applications 86380T, 86381T and 86382T filed 08/10/16; 86380T and 86381T amended and re- submitted on 8/26/2016.
		86380T Amended (69538)	7/13/1928	0.12 cfs	45.05 afs	04/01-10/31	IRR & DOM			
		86382T (76187)	9/25/1947	0.095 cfs	46.15 afs	03/01-11/01	IRR			

Total Duty 12,762.31 afa

¹ Assume duty from any and all sources not to exceed 4.0 afa.

	Buckeye Well	St. Louis Well	Sweet Clover Well
Well Log	122607	122363	122362
Well Completion	5/19/2015	5/13/2015	4/16/2015
WetLab Water Analysis	Order ID: 1505571	Order ID: 1505431	Order ID: 1505471
Capacity	2600 gpm	5200 gpm	3800 gpm
2015 Start Date	8/1/2015	8/1/2015	8/25/2015
2015 Meter Start (AF)	0.00	0.00	0.00
2015 Meter End (AF)	694.80	871.20	173.63
2015 Usage	694.8 ac-ft	871.2 ac-ft	173.63 ac-ft
2015 Total	1739.63 ac-ft		
2016 Start Date (AF)	7/25/2016	7/15/2016	8/10/2016
2016 Meter Rdg @ Start	694.80	871.20	173.63
2016 End Date	8/24/2016	8/24/2016	8/24/2016
2016 Usage			
2016 Total			



HIGHWAY 88 WELL BUCKEYE WELL

www.WETLaboratory.com

Specializing in Soil, Hazardous Waste and Water Analysis

6/4/2015

R.O. Anderson Engineering
1603 Esmeralda Ave
Minden, NV 89423
Attn: Kent Neddenriep

OrderID: 1505571

Dear: Kent Neddenriep

This is to transmit the attached analytical report. The analytical data and information contained therein was generated using specified or selected methods contained in references, such as Standard Methods for the Examination of Water and Wastewater, online edition, Methods for Determination of Organic Compounds in Drinking Water, EPA-600/4-79-020, and Test Methods for Evaluation of Solid Waste, Physical/Chemical Methods (SW846) Third Edition.

The samples were received by WETLAB-Western Environmental Testing Laboratory in good condition on 5/22/2015. Additional comments are located on page 2 of this report.

If you should have any questions or comments regarding this report, please do not hesitate to call.

Sincerely,

Andy Smith
QA Manager

Page 1 of 7

SPARKS

475 E. Greg Street, Suite 119
Sparks, Nevada 89431
tel (775) 355-0202
fax (775) 355-0817
EPA LAB ID: NV00925 - ELAP No: 2523

ELKO

1084 Lamolle Hwy
Elko, Nevada 89801
tel (775) 777-9933
fax (775) 777-9933
EPA LAB ID: NV00926

LAS VEGAS

3230 Polaris Ave. Suite 4
Las Vegas, Nevada 89102
tel (702) 475-8899
fax (702) 622-2885
EPA LAB ID: NV00932

Western Environmental Testing Laboratory Report Comments

R.O. Anderson Engineering - 1505571

Specific Report Comments

None

Report Legend

- B -- Blank contamination; Analyte detected above the method reporting limit in an associated blank.
- D -- Due to the sample matrix dilution was required in order to properly detect and report the analyte. The reporting limit has been adjusted accordingly.
- HT -- Sample analyzed beyond the accepted holding time.
- J -- The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- M -- The matrix spike/matrix spike duplicate (MS/MSD) values for the analysis of this parameter were outside acceptance criteria due to probable matrix interference. The reported result should be considered an estimate.
- N -- There was insufficient sample available to perform a spike and/or duplicate on this analytical batch.
- NC -- Not calculated due to matrix interference or very high sample concentration.
- QD -- The sample duplicate or matrix spike duplicate analysis demonstrated sample imprecision. The reported result should be considered an estimate.
- QL -- The result for the laboratory control sample (LCS) was outside WETLAB acceptance criteria and reanalysis was not possible. The reported data should be considered an estimate.
- S -- Surrogate recovery was outside of laboratory acceptance limits due to matrix interference. The associated blank and LCS surrogate recovery was within acceptance limits.
- SC -- Sample concentration >4X the spike amount; therefore, the spike could not be adequately recovered.
- U -- The analyte was analyzed for, but was not detected above the level of the reported sample reporting/quantitation limit.

General Lab Comments

Per method recommendation (section 4.4), Samples analyzed by methods EPA 300.0 and EPA 300.1 have been filtered prior to analysis.

The following is an interpretation of the results from EPA method 9223B:

A result of zero (0) indicates absence for both coliform and Escherichia coli meaning the water meets the microbiological requirements of the U.S. EPA Safe Drinking Water Act (SDWA). A result of one (1) for either test indicates presence and the water does not meet the SDWA requirements. Waters with positive tests should be disinfected by a certified water treatment operator and retested.

Page 2 of 7

SPARKS

475 E. Greg Street, Suite 110
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EPA LAB ID: NV00932

Customer Sample ID: Buckeye Park Well
 WETLAB Sample ID: 1505571-002

Collect Date/Time: 5/22/2015 08:30
 Receive Date: 5/22/2015 10:30

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
General Chemistry							
True Color	SM 2120B	0	Color Units	1		5/22/2015	NV00925
pH	SM 4500-H+ B	7.88	pH Units	1		5/22/2015	NV00925
Temperature at pH	NA	22.9	°C	1		5/22/2015	NV00925
Surfactant (MBAS)	SM 5540C	ND	mg/L	1	0.10	5/22/2015	NV00925
Total Cyanide	SM 4500CNC	ND	mg/L	1	0.010	6/2/2015	NV00925
Total Dissolved Solids (TDS)	SM 2540C	300	mg/L	1	10	5/27/2015	NV00925
Anions by Ion Chromatography							
Chloride	EPA 300.0	6.8	mg/L	1	1.0	5/22/2015	NV00925
Fluoride	EPA 300.0	ND	mg/L	1	0.10	5/22/2015	NV00925
Sulfate	EPA 300.0	24	mg/L	1	1.0	5/22/2015	NV00925
Nitrate Nitrogen	EPA 300.0	1.2	mg/L	1	0.10	5/22/2015	NV00925
Nitrite Nitrogen	EPA 300.0	ND	mg/L	1	0.025	5/22/2015	NV00925
Nitrate + Nitrite Nitrogen	Calc.	1.2	mg/L	1	0.12	5/22/2015	NV00925
Trace Metals by ICP-OES							
Aluminum	EPA 200.7	ND	mg/L	1	0.045	6/2/2015	NV00925
Barium	EPA 200.7	0.15	mg/L	1	0.010	6/2/2015	NV00925
Beryllium	EPA 200.7	ND	mg/L	1	0.0010	6/2/2015	NV00925
Cadmium	EPA 200.7	ND	mg/L	1	0.0010	6/2/2015	NV00925
Chromium	EPA 200.7	ND	mg/L	1	0.0050	6/2/2015	NV00925
Copper	EPA 200.7	ND	mg/L	1	0.050	6/2/2015	NV00925
Iron	EPA 200.7	ND	mg/L	1	0.020	6/2/2015	NV00925
Magnesium	EPA 200.7	14	mg/L	1	0.50	6/2/2015	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	6/2/2015	NV00925
Nickel	EPA 200.7	ND	mg/L	1	0.010	6/2/2015	NV00925
Silver	EPA 200.7	ND	mg/L	1	0.0050	6/2/2015	NV00925
Sodium	EPA 200.7	20	mg/L	1	0.50	6/2/2015	NV00925
Zinc	EPA 200.7	ND	mg/L	1	0.010	6/2/2015	NV00925
Trace Metals by ICP-MS							
Mercury	EPA 200.8	ND	mg/L	1	0.00020	6/2/2015	NV00925
Antimony	EPA 200.8	ND	mg/L	1	0.0010	6/3/2015	NV00925
Arsenic	EPA 200.8	0.0029	mg/L	1	0.0010	6/2/2015	NV00925
Lead	EPA 200.8	ND	mg/L	1	0.0010	6/2/2015	NV00925
Selenium	EPA 200.8	ND	mg/L	1	0.0020	6/2/2015	NV00925
Thallium	EPA 200.8	ND	mg/L	1	0.00050	6/2/2015	NV00925

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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Western Environmental Testing Laboratory QC Report

QCBatchID	QCType	Parameter	Method	Result	Units
QC15051146	Blank 1	Surfactant (MBAS)	SM 5540C	ND	mg/L
QC15051149	Blank 1	Fluoride	EPA 300.0	ND	mg/L
QC15051154	Blank 1	Chloride	EPA 300.0	ND	mg/L
QC15051157	Blank 1	Nitrite Nitrogen	EPA 300.0	ND	mg/L
QC15051158	Blank 1	Nitrate Nitrogen	EPA 300.0	ND	mg/L
QC15051163	Blank 1	Sulfate	EPA 300.0	ND	mg/L
QC15051403	Blank 1	Total Dissolved Solids (TDS)	SM 2540C	ND	mg/L
QC15060117	Blank 1	Total Cyanide	SM 4500CNC	ND	mg/L
QC15060120	Blank 1	Mercury	EPA 200.8	ND	mg/L
		Antimony	EPA 200.8	ND	mg/L
		Arsenic	EPA 200.8	ND	mg/L
		Lead	EPA 200.8	ND	mg/L
		Selenium	EPA 200.8	ND	mg/L
		Thallium	EPA 200.8	ND	mg/L
QC15060128	Blank 1	Aluminum	EPA 200.7	ND	mg/L
		Barium	EPA 200.7	ND	mg/L
		Beryllium	EPA 200.7	ND	mg/L
		Cadmium	EPA 200.7	ND	mg/L
		Chromium	EPA 200.7	ND	mg/L
		Copper	EPA 200.7	ND	mg/L
		Iron	EPA 200.7	ND	mg/L
		Magnesium	EPA 200.7	ND	mg/L
		Manganese	EPA 200.7	ND	mg/L
		Nickel	EPA 200.7	ND	mg/L
		Silver	EPA 200.7	ND	mg/L
		Sodium	EPA 200.7	ND	mg/L
		Zinc	EPA 200.7	ND	mg/L

QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
QC15051146	LCS 1	Surfactant (MBAS)	SM 5540C	0.498	0.500	100	mg/L
QC15051149	LCS 1	Fluoride	EPA 300.0	1.91	2.00	96	mg/L
QC15051154	LCS 1	Chloride	EPA 300.0	10.4	10.0	104	mg/L
QC15051157	LCS 1	Nitrite Nitrogen	EPA 300.0	0.454	0.500	91	mg/L
QC15051158	LCS 1	Nitrate Nitrogen	EPA 300.0	1.95	2.00	97	mg/L
QC15051163	LCS 1	Sulfate	EPA 300.0	24.3	25.0	97	mg/L
QC15051193	LCS 1	pH	SM 4500-H+ B	6.95	7.00	99	pH Units
QC15051193	LCS 2	pH	SM 4500-H+ B	6.96	7.00	99	pH Units
QC15051193	LCS 3	pH	SM 4500-H+ B	6.96	7.00	99	pH Units
QC15051403	LCS 1	Total Dissolved Solids (TDS)	SM 2540C	143	150	95	mg/L
QC15060117	LCS 1	Total Cyanide	SM 4500CNC	0.091	0.100	91	mg/L
QC15060120	LCS 1	Mercury	EPA 200.8	0.000949	0.001	95	mg/L
		Antimony	EPA 200.8	0.0096	0.010	96	mg/L
		Arsenic	EPA 200.8	0.0531	0.050	106	mg/L
		Lead	EPA 200.8	0.0098	0.010	98	mg/L
		Selenium	EPA 200.8	0.0497	0.050	99	mg/L
		Thallium	EPA 200.8	0.0100	0.010	100	mg/L
QC15060128	LCS 1	Aluminum	EPA 200.7	0.983	1.00	98	mg/L
		Barium	EPA 200.7	1.00	1.00	100	mg/L

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
		Beryllium	EPA 200.7	0.993	1.00	99	mg/L
		Cadmium	EPA 200.7	1.02	1.00	102	mg/L
		Chromium	EPA 200.7	0.991	1.00	99	mg/L
		Copper	EPA 200.7	4.84	5.00	97	mg/L
		Iron	EPA 200.7	0.996	1.00	100	mg/L
		Magnesium	EPA 200.7	10.1	10.0	101	mg/L
		Manganese	EPA 200.7	0.984	1.00	98	mg/L
		Nickel	EPA 200.7	4.99	5.00	100	mg/L
		Silver	EPA 200.7	0.090	0.090	100	mg/L
		Sodium	EPA 200.7	9.64	10.0	96	mg/L
		Zinc	EPA 200.7	1.05	1.00	105	mg/L

QCBatchID	QCType	Parameter	Method	Duplicate Sample	Sample Result	Duplicate Result	Units	RPD
QC15051193	Duplicate	pH	SM 4500-H+ B	1505555-001	8.50	8.50	HT pH Units	<1%
QC15051193	Duplicate	pH	SM 4500-H+ B	1505557-001	7.50	7.48	HT pH Units	<1%
QC15051193	Duplicate	pH	SM 4500-H+ B	1505557-003	7.56	7.57	HT pH Units	<1%
QC15051193	Duplicate	pH	SM 4500-H+ B	1505557-005	8.00	8.03	HT pH Units	<1%
QC15051193	Duplicate	pH	SM 4500-H+ B	1505559-001	7.16	7.15	HT pH Units	<1%
QC15051193	Duplicate	pH	SM 4500-H+ B	1505557-006	8.07	8.09	HT pH Units	<1%
QC15051403	Duplicate	Total Dissolved Solids (TDS)	SM 2540C	1505567-016	182	158	QD mg/L	14 %
QC15051403	Duplicate	Total Dissolved Solids (TDS)	SM 2540C	1505580-001	188	173	QD mg/L	8 %

QCBatchID	QCType	Parameter	Method	Spike Sample	Sample Result	MS Result	MSD Result	Spike Value	Units	MS % Rec.	MSD % Rec.	RPD
QC15051149	MS 1	Fluoride	EPA 300.0	1505507-002	0.387	2.40	2.40	2.00	mg/L	100	101	<1%
QC15051149	MS 2	Fluoride	EPA 300.0	1505586-001	ND	D 39.7	40.4	2.00	mg/L	98	100	2%
QC15051154	MS 1	Chloride	EPA 300.0	1505455-008	2513	11.9	12.0	5.00	mg/L	0	0	1%
QC15051154	MS 2	Chloride	EPA 300.0	1505586-001	1875	SC 2003	2033	5.00	mg/L	NC	NC	NC
QC15051157	MS 1	Nitrite Nitrogen	EPA 300.0	1505551-003	ND	0.414	0.463	0.500	mg/L	83	93	11%
QC15051158	MS 1	Nitrate Nitrogen	EPA 300.0	1505551-003	ND	2.01	2.07	2.00	mg/L	100	103	3%
QC15051163	MS 1	Sulfate	EPA 300.0	1505507-002	87.6	96.7	96.5	10.0	mg/L	91	90	<1%
QC15051163	MS 2	Sulfate	EPA 300.0	1505586-001	ND	D 202	207	10.0	mg/L	93	95	2%
QC15060117	MS 1	Total Cyanide	SM 4500CNC	1505571-001	ND	0.090	0.083	0.100	mg/L	90	83	8%
QC15060120	MS 1	Mercury	EPA 200.8	1505571-001	ND	0.000984	0.001003	0.001	mg/L	98	100	2%
		Antimony	EPA 200.8	1505571-001	ND	0.0107	0.0110	0.010	mg/L	101	103	3%
		Arsenic	EPA 200.8	1505571-001	0.0043	0.0572	0.0577	0.050	mg/L	106	107	1%
		Lead	EPA 200.8	1505571-001	ND	0.0099	0.0100	0.010	mg/L	99	100	1%
		Selenium	EPA 200.8	1505571-001	ND	0.0521	0.0519	0.050	mg/L	103	102	<1%
		Thallium	EPA 200.8	1505571-001	ND	0.0100	0.0101	0.010	mg/L	100	101	1%
QC15060128	MS 1	Aluminum	EPA 200.7	1505571-001	ND	0.997	0.995	1.00	mg/L	100	100	<1%
		Barium	EPA 200.7	1505571-001	0.086	1.08	1.07	1.00	mg/L	99	98	1%
		Beryllium	EPA 200.7	1505571-001	ND	0.995	0.993	1.00	mg/L	100	99	<1%
		Cadmium	EPA 200.7	1505571-001	ND	0.996	0.982	1.00	mg/L	100	98	1%
		Chromium	EPA 200.7	1505571-001	ND	1.04	1.06	1.00	mg/L	104	106	2%
		Copper	EPA 200.7	1505571-001	ND	4.87	4.90	5.00	mg/L	97	98	1%
		Iron	EPA 200.7	1505571-001	ND	0.976	0.993	1.00	mg/L	98	99	2%
		Magnesium	EPA 200.7	1505571-001	7.31	17.1	17.3	10.0	mg/L	98	100	1%
		Manganese	EPA 200.7	1505571-001	ND	0.983	0.973	1.00	mg/L	98	97	1%
		Nickel	EPA 200.7	1505571-001	ND	4.82	4.77	5.00	mg/L	96	95	1%
		Silver	EPA 200.7	1505571-001	ND	0.087	0.088	0.090	mg/L	96	97	1%
		Sodium	EPA 200.7	1505571-001	15.7	26.0	26.3	10.0	mg/L	103	106	1%

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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QCBatchID	QCType	Parameter	Method	Spike Sample	Sample Result	MS Result	MSD Result	Spike Value	Units	MS % Rec.	MSD % Rec.	RPD
		Zinc	EPA 200.7	1505571-001	ND	0.997	1.02	1.00	mg/L	100	102	2%

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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SPARKS

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6/1/2015

R.O. Anderson Engineering
1603 Esmeralda Ave
Minden, NV 89423
Attn: Kent Neddenriep

OrderID: 1505431

Dear: Kent Neddenriep

This is to transmit the attached analytical report. The analytical data and information contained therein was generated using specified or selected methods contained in references, such as Standard Methods for the Examination of Water and Wastewater, online edition, Methods for Determination of Organic Compounds in Drinking Water, EPA-600/4-79-020, and Test Methods for Evaluation of Solid Waste, Physical/Chemical Methods (SW846) Third Edition.

The samples were received by WETLAB-Western Environmental Testing Laboratory in good condition on 5/18/2015. Additional comments are located on page 2 of this report.

If you should have any questions or comments regarding this report, please do not hesitate to call.

Sincerely,

Andy Smith
QA Manager

Page 1 of 5

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Western Environmental Testing Laboratory

Report Comments

R.O. Anderson Engineering - 1505431

Specific Report Comments

On your sample 1505431-001 the duplicate analysis for pH demonstrated sample imprecision. The reported result should be considered an estimate.

Report Legend

- B – Blank contamination; Analyte detected above the method reporting limit in an associated blank.
- D – Due to the sample matrix dilution was required in order to properly detect and report the analyte. The reporting limit has been adjusted accordingly.
- HT – Sample analyzed beyond the accepted holding time.
- J – The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- M – The matrix spike/matrix spike duplicate (MS/MSD) values for the analysis of this parameter were outside acceptance criteria due to probable matrix interference. The reported result should be considered an estimate.
- N – There was insufficient sample available to perform a spike and/or duplicate on this analytical batch.
- NC – Not calculated due to matrix interference or very high sample concentration.
- Q – Reported value is estimated; The value failed to meet QC criteria for either precision or accuracy.
- S – Surrogate recovery was outside of laboratory acceptance limits due to matrix interference. The associated blank and LCS surrogate recovery was within acceptance limits.
- SC – Sample concentration >4X the spike amount; therefore, the spike could not be adequately recovered.
- U – The analyte was analyzed for, but was not detected above the level of the reported sample reporting/quantitation limit.

General Lab Comments

Per method recommendation (section 4.4), Samples analyzed by methods EPA 300.0 and EPA 300.1 have been filtered prior to analysis.

The following is an interpretation of the results from EPA method 9223B:

A result of zero (0) indicates absence for both coliform and Escherichia coli meaning the water meets the microbiological requirements of the U.S. EPA Safe Drinking Water Act (SDWA). A result of one (1) for either test indicates presence and the water does not meet the SDWA requirements. Waters with positive tests should be disinfected by a certified water treatment operator and retested.

Page 2 of 5

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Western Environmental Testing Laboratory Analytical Report

R.O. Anderson Engineering
1603 Esmeralda Ave
Minden, NV 89423
Attn: Kent Neddenriep
Phone: (775) 782-2322 Fax:
PO\Project: Park

Date Printed: 6/1/2015
OrderID: 1505431

Customer Sample ID: South Park Well
WETLAB Sample ID: 1505431-001

Collect Date/Time: 5/17/2015 15:30
Receive Date: 5/18/2015 17:17

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<u>General Chemistry</u>							
True Color	SM 2120B	0	Color Units	1		5/19/2015	NV00925
pH	SM 4500-H+ B	7.56	HT,Q pH Units	1		5/18/2015	NV00925
Temperature at pH	NA	21.4	°C	1		5/18/2015	NV00925
Surfactant (MBAS)	SM 5540C	ND	mg/L	1	0.10	5/19/2015	NV00925
Total Cyanide	SM 4500CNC	ND	mg/L	1	0.010	5/22/2015	NV00925
Total Dissolved Solids (TDS)	SM 2540C	160	mg/L	1	10	5/19/2015	NV00925
<u>Anions by Ion Chromatography</u>							
Chloride	EPA 300.0	5.0	mg/L	1	1.0	5/19/2015	NV00925
Fluoride	EPA 300.0	ND	mg/L	1	0.10	5/19/2015	NV00925
Sulfate	EPA 300.0	18	mg/L	1	1.0	5/19/2015	NV00925
Nitrate Nitrogen	EPA 300.0	1.3	mg/L	1	0.10	5/19/2015	NV00925
Nitrite Nitrogen	EPA 300.0	ND	M mg/L	1	0.025	5/19/2015	NV00925
Nitrate + Nitrite Nitrogen	Calc.	1.3	mg/L	1	0.12	5/19/2015	NV00925
<u>Trace Metals by ICP-OES</u>							
Aluminum	EPA 200.7	ND	mg/L	1	0.045	5/26/2015	NV00925
Barium	EPA 200.7	0.079	mg/L	1	0.010	5/26/2015	NV00925
Beryllium	EPA 200.7	ND	mg/L	1	0.0010	5/26/2015	NV00925
Cadmium	EPA 200.7	ND	mg/L	1	0.0010	5/26/2015	NV00925
Chromium	EPA 200.7	ND	mg/L	1	0.0050	5/26/2015	NV00925
Copper	EPA 200.7	ND	mg/L	1	0.050	5/26/2015	NV00925
Iron	EPA 200.7	0.023	mg/L	1	0.020	5/26/2015	NV00925
Magnesium	EPA 200.7	6.7	mg/L	1	0.50	5/26/2015	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	5/26/2015	NV00925
Nickel	EPA 200.7	ND	mg/L	1	0.010	5/26/2015	NV00925
Silver	EPA 200.7	ND	mg/L	1	0.0050	5/26/2015	NV00925
Sodium	EPA 200.7	17	mg/L	1	0.50	5/26/2015	NV00925
Zinc	EPA 200.7	ND	mg/L	1	0.010	5/26/2015	NV00925
<u>Trace Metals by ICP-MS</u>							
Mercury	EPA 200.8	ND	mg/L	1	0.00020	5/28/2015	NV00925
Antimony	EPA 200.8	ND	mg/L	1	0.0010	5/28/2015	NV00925
Arsenic	EPA 200.8	0.0048	mg/L	1	0.0010	5/28/2015	NV00925
Selenium	EPA 200.8	ND	mg/L	1	0.0020	5/28/2015	NV00925
Thallium	EPA 200.8	ND	mg/L	1	0.00050	5/28/2015	NV00925

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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Western Environmental Testing Laboratory QC Report

QCBatchID	QCType	Parameter	Method	Result	Units
QC15050935	Blank 1	Surfactant (MBAS)	SM 5540C	ND	mg/L
QC15050971	Blank 1	Fluoride	EPA 300.0	ND	mg/L
QC15050972	Blank 1	Chloride	EPA 300.0	ND	mg/L
QC15050973	Blank 1	Nitrite Nitrogen	EPA 300.0	ND	mg/L
QC15050976	Blank 1	Nitrate Nitrogen	EPA 300.0	ND	mg/L
QC15050977	Blank 1	Sulfate	EPA 300.0	ND	mg/L
QC15051064	Blank 1	Total Dissolved Solids (TDS)	SM 2540C	ND	mg/L
QC15051130	Blank 1	Total Cyanide	SM 4500CNC	ND	mg/L
QC15051211	Blank 1	Mercury	EPA 200.8	ND	mg/L
		Antimony	EPA 200.8	ND	mg/L
		Arsenic	EPA 200.8	ND	mg/L
		Selenium	EPA 200.8	ND	mg/L
		Thallium	EPA 200.8	ND	mg/L
QC15051221	Blank 1	Aluminum	EPA 200.7	ND	mg/L
		Barium	EPA 200.7	ND	mg/L
		Beryllium	EPA 200.7	ND	mg/L
		Cadmium	EPA 200.7	ND	mg/L
		Chromium	EPA 200.7	ND	mg/L
		Copper	EPA 200.7	ND	mg/L
		Iron	EPA 200.7	ND	mg/L
		Magnesium	EPA 200.7	ND	mg/L
		Manganese	EPA 200.7	ND	mg/L
		Nickel	EPA 200.7	ND	mg/L
		Silver	EPA 200.7	ND	mg/L
		Sodium	EPA 200.7	ND	mg/L
		Zinc	EPA 200.7	ND	mg/L

QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
QC15050935	LCS 1	Surfactant (MBAS)	SM 5540C	0.507	0.500	101	mg/L
QC15050971	LCS 1	Fluoride	EPA 300.0	1.98	2.00	99	mg/L
QC15050972	LCS 1	Chloride	EPA 300.0	10.4	10.0	104	mg/L
QC15050973	LCS 1	Nitrite Nitrogen	EPA 300.0	0.478	0.500	96	mg/L
QC15050976	LCS 1	Nitrate Nitrogen	EPA 300.0	1.94	2.00	97	mg/L
QC15050977	LCS 1	Sulfate	EPA 300.0	24.3	25.0	97	mg/L
QC15051006	LCS 1	pH	SM 4500-H+ B	6.96	7.00	99	pH Units
QC15051064	LCS 1	Total Dissolved Solids (TDS)	SM 2540C	161	150	107	mg/L
QC15051130	LCS 1	Total Cyanide	SM 4500CNC	0.088	0.100	88	mg/L
QC15051211	LCS 1	Mercury	EPA 200.8	0.000977	0.001	98	mg/L
		Antimony	EPA 200.8	0.0112	0.010	112	mg/L
		Arsenic	EPA 200.8	0.0511	0.050	102	mg/L
		Selenium	EPA 200.8	0.0481	0.050	96	mg/L
		Thallium	EPA 200.8	0.0098	0.010	98	mg/L
QC15051221	LCS 1	Aluminum	EPA 200.7	0.987	1.00	99	mg/L
		Barium	EPA 200.7	0.977	1.00	98	mg/L
		Beryllium	EPA 200.7	0.997	1.00	100	mg/L
		Cadmium	EPA 200.7	0.992	1.00	99	mg/L
		Chromium	EPA 200.7	0.986	1.00	99	mg/L
		Copper	EPA 200.7	4.96	5.00	99	mg/L

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

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QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
		Iron	EPA 200.7	0.943	1.00	94	mg/L
		Magnesium	EPA 200.7	9.57	10.0	96	mg/L
		Manganese	EPA 200.7	0.981	1.00	98	mg/L
		Nickel	EPA 200.7	5.00	5.00	100	mg/L
		Silver	EPA 200.7	0.088	0.090	98	mg/L
		Sodium	EPA 200.7	9.63	10.0	96	mg/L
		Zinc	EPA 200.7	1.00	1.00	100	mg/L

QCBatchID	QCType	Parameter	Method	Duplicate Sample	Sample Result	Duplicate Result	Units	RPD
QC15051006	Duplicate	pH	SM 4500-H+ B	1505431-001	7.56	7.68	HT,Q pH Units	2 %
QC15051064	Duplicate	Total Dissolved Solids (TDS)	SM 2540C	1505364-001	660	588	Q mg/L	12 %
QC15051064	Duplicate	Total Dissolved Solids (TDS)	SM 2540C	1505404-001	7320	6950	Q mg/L	5 %

QCBatchID	QCType	Parameter	Method	Spike Sample	Sample Result	MS Result	MSD Result	Spike Value	Units	MS % Rec.	MSD % Rec.	RPD
QC15050971	MS 1	Fluoride	EPA 300.0	1505431-001	ND	2.02	2.05	2.00	mg/L	99	100	1%
QC15050972	MS 1	Chloride	EPA 300.0	1505431-001	4.96	10.3	10.4	5.00	mg/L	107	109	1%
QC15050972	MS 2	Chloride	EPA 300.0	1505438-002	ND	5.81	5.87	5.00	mg/L	108	109	1%
QC15050973	MS 1	Nitrite Nitrogen	EPA 300.0	1505431-001	ND	M 0.068	0	0.500	mg/L	NC	NC	NC
QC15050976	MS 1	Nitrate Nitrogen	EPA 300.0	1505431-001	1.31	3.42	3.45	2.00	mg/L	106	107	1%
QC15050976	MS 2	Nitrate Nitrogen	EPA 300.0	1505438-002	ND	HT 2.02	2.04	2.00	mg/L	101	102	1%
QC15050977	MS 1	Sulfate	EPA 300.0	1505431-001	17.9	27.0	27.2	10.0	mg/L	91	92	1%
QC15051130	MS 1	Total Cyanide	SM 4500CNC	1505431-001	ND	0.093	0.099	0.100	mg/L	93	99	6%
QC15051211	MS 1	Mercury	EPA 200.8	1505431-001	ND	0.000980	NA	0.001	mg/L	96	NA	NA
		Antimony	EPA 200.8	1505431-001	ND	0.0125	0.0126	0.010	mg/L	117	119	1%
		Arsenic	EPA 200.8	1505431-001	0.0048	0.0561	0.0557	0.050	mg/L	103	102	1%
		Selenium	EPA 200.8	1505431-001	ND	0.0475	0.0488	0.050	mg/L	93	96	3%
		Thallium	EPA 200.8	1505431-001	ND	0.0097	0.0097	0.010	mg/L	97	97	<1%
QC15051221	MS 1	Aluminum	EPA 200.7	1505431-001	ND	1.00	1.00	1.00	mg/L	99	99	<1%
		Barium	EPA 200.7	1505431-001	0.079	1.05	1.07	1.00	mg/L	97	99	2%
		Beryllium	EPA 200.7	1505431-001	ND	0.997	1.01	1.00	mg/L	100	101	1%
		Cadmium	EPA 200.7	1505431-001	ND	0.979	1.00	1.00	mg/L	98	100	2%
		Chromium	EPA 200.7	1505431-001	ND	0.986	0.996	1.00	mg/L	98	99	1%
		Copper	EPA 200.7	1505431-001	ND	5.06	5.05	5.00	mg/L	101	101	<1%
		Iron	EPA 200.7	1505431-001	0.023	0.962	1.01	1.00	mg/L	94	99	5%
		Magnesium	EPA 200.7	1505431-001	6.69	15.8	16.6	10.0	mg/L	91	99	5%
		Manganese	EPA 200.7	1505431-001	ND	0.968	0.979	1.00	mg/L	97	98	1%
		Nickel	EPA 200.7	1505431-001	ND	4.88	4.96	5.00	mg/L	98	99	2%
		Silver	EPA 200.7	1505431-001	ND	0.087	0.088	0.090	mg/L	97	98	1%
		Sodium	EPA 200.7	1505431-001	16.6	25.4	26.1	10.0	mg/L	88	95	3%
		Zinc	EPA 200.7	1505431-001	ND	0.989	0.999	1.00	mg/L	99	100	1%

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6/2/2015

R.O. Anderson Engineering
1603 Esmeralda Ave
Minden, NV 89423
Attn: Kent Neddenriep

OrderID: 1505471

Dear: Kent Neddenriep

This is to transmit the attached analytical report. The analytical data and information contained therein was generated using specified or selected methods contained in references, such as Standard Methods for the Examination of Water and Wastewater, online edition, Methods for Determination of Organic Compounds in Drinking Water, EPA-600/4-79-020, and Test Methods for Evaluation of Solid Waste, Physical/Chemical Methods (SW846) Third Edition.

The samples were received by WETLAB-Western Environmental Testing Laboratory in good condition on 5/20/2015. Additional comments are located on page 2 of this report.

If you should have any questions or comments regarding this report, please do not hesitate to call.

Sincerely,

Andy Smith
QA Manager

Page 1 of 5

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Western Environmental Testing Laboratory

Report Comments

R.O. Anderson Engineering - 1505471

Specific Report Comments

None

Report Legend

- B -- Blank contamination; Analyte detected above the method reporting limit in an associated blank.
- D -- Due to the sample matrix dilution was required in order to properly detect and report the analyte. The reporting limit has been adjusted accordingly.
- HT -- Sample analyzed beyond the accepted holding time.
- J -- The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
- M -- The matrix spike/matrix spike duplicate (MS/MSD) values for the analysis of this parameter were outside acceptance criteria due to probable matrix interference. The reported result should be considered an estimate.
- N -- There was insufficient sample available to perform a spike and/or duplicate on this analytical batch.
- NC -- Not calculated due to matrix interference or very high sample concentration.
- Q -- Reported value is estimated; The value failed to meet QC criteria for either precision or accuracy.
- QD -- The sample duplicate or matrix spike duplicate analysis demonstrated sample imprecision. The reported result should be considered an estimate.
- QL -- The result for the laboratory control sample (LCS) was outside WETLAB acceptance criteria and reanalysis was not possible. The reported data should be considered an estimate.
- S -- Surrogate recovery was outside of laboratory acceptance limits due to matrix interference. The associated blank and LCS surrogate recovery was within acceptance limits.
- SC -- Sample concentration >4X the spike amount; therefore, the spike could not be adequately recovered.
- U -- The analyte was analyzed for, but was not detected above the level of the reported sample reporting/quantitation limit.

General Lab Comments

Per method recommendation (section 4.4), Samples analyzed by methods EPA 300.0 and EPA 300.1 have been filtered prior to analysis.

The following is an interpretation of the results from EPA method 9223B:

A result of zero (0) indicates absence for both coliform and Escherichia coli meaning the water meets the microbiological requirements of the U.S. EPA Safe Drinking Water Act (SDWA). A result of one (1) for either test indicates presence and the water does not meet the SDWA requirements. Waters with positive tests should be disinfected by a certified water treatment operator and retested.

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Western Environmental Testing Laboratory Analytical Report

R.O. Anderson Engineering
1603 Esmeralda Ave
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Attn: Kent Neddenriep
Phone: (775) 782-2322 Fax:
POAProject: Park

Date Printed: 6/2/2015
OrderID: 1505471

Customer Sample ID: Muller & 395 Park Well
WETLAB Sample ID: 1505471-001

Collect Date/Time: 5/19/2015 06:45
Receive Date: 5/20/2015 11:07

Analyte	Method	Results	Units	DF	RL	Analyzed	LabID
<u>General Chemistry</u>							
True Color	SM 2120B	0	Color Units	1		5/20/2015	NV00925
pH	SM 4500-H+ B	7.85	pH Units	1		5/20/2015	NV00925
Temperature at pH	NA	21.7	°C	1		5/20/2015	NV00925
Surfactant (MBAS)	SM 5540C	ND	mg/L	1	0.10	5/20/2015	NV00925
Total Cyanide	SM 4500CNC	ND	mg/L	1	0.010	5/29/2015	NV00925
Total Dissolved Solids (TDS)	SM 2540C	220	mg/L	1	10	5/20/2015	NV00925
<u>Anions by Ion Chromatography</u>							
Chloride	EPA 300.0	6.2	mg/L	1	1.0	5/20/2015	NV00925
Fluoride	EPA 300.0	0.18	mg/L	1	0.10	5/20/2015	NV00925
Sulfate	EPA 300.0	24	mg/L	1	1.0	5/20/2015	NV00925
Nitrate Nitrogen	EPA 300.0	0.94	mg/L	1	0.10	5/20/2015	NV00925
Nitrite Nitrogen	EPA 300.0	ND	mg/L	1	0.025	5/20/2015	NV00925
Nitrate + Nitrite Nitrogen	Calc.	0.94	mg/L	1	0.12	5/20/2015	NV00925
<u>Trace Metals by ICP-OES</u>							
Aluminum	EPA 200.7	0.073	mg/L	1	0.045	5/28/2015	NV00925
Barium	EPA 200.7	0.086	mg/L	1	0.010	5/28/2015	NV00925
Beryllium	EPA 200.7	ND	mg/L	1	0.0010	5/28/2015	NV00925
Cadmium	EPA 200.7	ND	mg/L	1	0.0010	5/28/2015	NV00925
Chromium	EPA 200.7	ND	mg/L	1	0.0050	5/28/2015	NV00925
Copper	EPA 200.7	ND	mg/L	1	0.050	5/28/2015	NV00925
Iron	EPA 200.7	0.084	mg/L	1	0.020	5/28/2015	NV00925
Magnesium	EPA 200.7	8.5	mg/L	1	0.50	5/28/2015	NV00925
Manganese	EPA 200.7	ND	mg/L	1	0.0050	5/28/2015	NV00925
Nickel	EPA 200.7	ND	mg/L	1	0.010	5/28/2015	NV00925
Silver	EPA 200.7	ND	mg/L	1	0.0050	5/28/2015	NV00925
Sodium	EPA 200.7	20	mg/L	1	0.50	5/28/2015	NV00925
Zinc	EPA 200.7	ND	mg/L	1	0.010	5/28/2015	NV00925
<u>Trace Metals by ICP-MS</u>							
Mercury	EPA 200.8	ND	mg/L	1	0.00020	5/28/2015	NV00925
Antimony	EPA 200.8	ND	mg/L	1	0.0010	5/28/2015	NV00925
Arsenic	EPA 200.8	0.0089	mg/L	1	0.0010	5/28/2015	NV00925
Lead	EPA 200.8	ND	mg/L	1	0.0010	5/28/2015	NV00925
Selenium	EPA 200.8	ND	mg/L	1	0.0020	6/1/2015	NV00925
Thallium	EPA 200.8	ND	mg/L	1	0.00050	5/28/2015	NV00925

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Western Environmental Testing Laboratory QC Report

QCBatchID	QCType	Parameter	Method	Result	Units
QC15051037	Blank 1	Surfactant (MBAS)	SM 5540C	ND	mg/L
QC15051053	Blank 1	Fluoride	EPA 300.0	ND	mg/L
QC15051054	Blank 1	Chloride	EPA 300.0	ND	mg/L
QC15051057	Blank 1	Nitrite Nitrogen	EPA 300.0	ND	mg/L
QC15051060	Blank 1	Nitrate Nitrogen	EPA 300.0	ND	mg/L
QC15051063	Blank 1	Sulfate	EPA 300.0	ND	mg/L
QC15051144	Blank 1	Total Dissolved Solids (TDS)	SM 2540C	ND	mg/L
QC15051345	Blank 1	Mercury	EPA 200.8	ND	mg/L
		Antimony	EPA 200.8	ND	mg/L
		Arsenic	EPA 200.8	ND	mg/L
		Lead	EPA 200.8	ND	mg/L
		Selenium	EPA 200.8	ND	mg/L
		Thallium	EPA 200.8	ND	mg/L
QC15051360	Blank 1	Aluminum	EPA 200.7	ND	mg/L
		Barium	EPA 200.7	ND	mg/L
		Beryllium	EPA 200.7	ND	mg/L
		Cadmium	EPA 200.7	ND	mg/L
		Chromium	EPA 200.7	ND	mg/L
		Copper	EPA 200.7	ND	mg/L
		Iron	EPA 200.7	ND	mg/L
		Magnesium	EPA 200.7	ND	mg/L
		Manganese	EPA 200.7	ND	mg/L
		Nickel	EPA 200.7	ND	mg/L
		Silver	EPA 200.7	ND	mg/L
		Sodium	EPA 200.7	ND	mg/L
		Zinc	EPA 200.7	ND	mg/L
QC15051416	Blank 1	Total Cyanide	SM 4500CNC	ND	mg/L

QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
QC15051037	LCS 1	Surfactant (MBAS)	SM 5540C	0.450	0.500	90	mg/L
QC15051053	LCS 1	Fluoride	EPA 300.0	1.86	2.00	93	mg/L
QC15051054	LCS 1	Chloride	EPA 300.0	10.3	10.0	103	mg/L
QC15051057	LCS 1	Nitrite Nitrogen	EPA 300.0	0.468	0.500	94	mg/L
QC15051060	LCS 1	Nitrate Nitrogen	EPA 300.0	1.93	2.00	96	mg/L
QC15051063	LCS 1	Sulfate	EPA 300.0	23.7	25.0	95	mg/L
QC15051070	LCS 1	pH	SM 4500-H+ B	6.95	7.00	99	pH Units
QC15051144	LCS 1	Total Dissolved Solids (TDS)	SM 2540C	154	150	103	mg/L
QC15051345	LCS 1	Mercury	EPA 200.8	0.000911	0.001	91	mg/L
		Antimony	EPA 200.8	0.0103	0.010	103	mg/L
		Arsenic	EPA 200.8	0.0521	0.050	104	mg/L
		Lead	EPA 200.8	0.0097	0.010	97	mg/L
		Selenium	EPA 200.8	0.0481	0.050	96	mg/L
		Thallium	EPA 200.8	0.0096	0.010	96	mg/L
QC15051360	LCS 1	Aluminum	EPA 200.7	0.981	1.00	98	mg/L
		Barium	EPA 200.7	0.977	1.00	98	mg/L
		Beryllium	EPA 200.7	0.978	1.00	98	mg/L
		Cadmium	EPA 200.7	0.982	1.00	98	mg/L
		Chromium	EPA 200.7	0.971	1.00	97	mg/L

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QCBatchID	QCType	Parameter	Method	Result	Actual	% Recovery	Units
		Copper	EPA 200.7	4.88	5.00	98	mg/L
		Iron	EPA 200.7	0.982	1.00	98	mg/L
		Magnesium	EPA 200.7	9.78	10.0	98	mg/L
		Manganese	EPA 200.7	0.969	1.00	97	mg/L
		Nickel	EPA 200.7	4.85	5.00	97	mg/L
		Silver	EPA 200.7	0.088	0.090	98	mg/L
		Sodium	EPA 200.7	9.78	10.0	98	mg/L
		Zinc	EPA 200.7	0.972	1.00	97	mg/L
QC15051416	LCS 1	Total Cyanide	SM 4500CNC	0.092	0.100	92	mg/L

QCBatchID	QCType	Parameter	Method	Duplicate Sample	Sample Result	Duplicate Result	Units	RPD
QC15051070	Duplicate	pH	SM 4500-H+ B	1505467-001	7.21	7.20	HT	pH Units <1%
QC15051144	Duplicate	Total Dissolved Solids (TDS)	SM 2540C	1505471-001	222	223	mg/L	<1%

QCBatchID	QCType	Parameter	Method	Spike Sample	Sample Result	MS Result	MSD Result	Spike Value	Units	MS % Rec.	MSD % Rec.	RPD
QC15051053	MS 1	Fluoride	EPA 300.0	1505450-001	ND	40.2	40.5	2.00	mg/L	91	92	1%
QC15051053	MS 2	Fluoride	EPA 300.0	1505471-001	0.177	2.12	2.14	2.00	mg/L	97	98	1%
QC15051054	MS 1	Chloride	EPA 300.0	1505464-001	ND	6.22	6.27	5.00	mg/L	114	115	1%
QC15051057	MS 1	Nitrite Nitrogen	EPA 300.0	1505464-001	ND	0.462	0.464	0.500	mg/L	92	93	<1%
QC15051060	MS 1	Nitrate Nitrogen	EPA 300.0	1505464-001	ND	2.15	2.17	2.00	mg/L	107	108	1%
QC15051060	MS 2	Nitrate Nitrogen	EPA 300.0	1505471-001	0.938	3.08	3.11	2.00	mg/L	107	108	1%
QC15051063	MS 1	Sulfate	EPA 300.0	1505471-001	23.5	32.9	33.1	10.0	mg/L	94	96	1%
QC15051063	MS 2	Sulfate	EPA 300.0	1505419-005	ND	9.63	8.16	10.0	mg/L	95	80	17%
QC15051345	MS 1	Mercury	EPA 200.8	1505436-001	ND	0.001089	0.001055	0.001	mg/L	95	91	3%
		Antimony	EPA 200.8	1505436-001	ND	0.0118	0.0121	0.010	mg/L	109	112	3%
		Arsenic	EPA 200.8	1505436-001	0.0038	0.0557	0.0558	0.050	mg/L	104	104	<1%
		Lead	EPA 200.8	1505436-001	ND	0.0095	0.0095	0.010	mg/L	94	94	<1%
		Selenium	EPA 200.8	1505436-001	ND	0.0478	0.0489	0.050	mg/L	93	95	2%
		Thallium	EPA 200.8	1505436-001	ND	0.0093	0.0094	0.010	mg/L	93	93	1%
QC15051360	MS 1	Aluminum	EPA 200.7	1505436-001	ND	0.983	0.993	1.00	mg/L	99	100	1%
		Barium	EPA 200.7	1505436-001	0.049	1.01	1.02	1.00	mg/L	96	97	1%
		Beryllium	EPA 200.7	1505436-001	ND	0.976	0.986	1.00	mg/L	98	99	1%
		Cadmium	EPA 200.7	1505436-001	ND	0.957	0.975	1.00	mg/L	96	97	2%
		Chromium	EPA 200.7	1505436-001	ND	0.956	0.970	1.00	mg/L	96	97	1%
		Copper	EPA 200.7	1505436-001	ND	4.97	5.03	5.00	mg/L	99	100	1%
		Iron	EPA 200.7	1505436-001	ND	0.951	0.981	1.00	mg/L	95	98	3%
		Magnesium	EPA 200.7	1505436-001	14.8	23.3	24.0	10.0	mg/L	85	92	3%
		Manganese	EPA 200.7	1505436-001	ND	0.932	0.944	1.00	mg/L	95	96	1%
		Nickel	EPA 200.7	1505436-001	ND	4.74	4.82	5.00	mg/L	95	96	2%
		Silver	EPA 200.7	1505436-001	ND	0.088	0.090	0.090	mg/L	98	101	2%
		Sodium	EPA 200.7	1505436-001	81.8	90.4	91.7	10.0	mg/L	86	99	1%
		Zinc	EPA 200.7	1505436-001	ND	0.952	0.950	1.00	mg/L	95	95	<1%
QC15051416	MS 1	Total Cyanide	SM 4500CNC	1505471-001	ND	0.093	0.093	0.100	mg/L	93	93	<1%

DF=Dilution Factor, RL=Reporting Limit, ND=Not Detected or <RL

SPARKS
 475 E. Greg Street, Suite 118
 Sparks, Nevada 89431
 tel (775) 355-0202
 fax (775) 355-0817
 EPA LAB ID: NV00926 - ELAP No. 2523

ELKO
 1084 Lamotte Hwy
 Elko, Nevada 89801
 tel (775) 777-9933
 fax (775) 777-9933
 EPA LAB ID: NV00926

LAS VEGAS
 3230 Polaris Ave, Suite 4
 Las Vegas, Nevada 89102
 tel (702) 475-8898
 fax (702) 622-2868
 EPA LAB ID: NV00926

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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 4**

DATE: August 31, 2016

PREPARED BY: Jenifer Davidson, Town Manager
JD Frisby, Superintendent of Public Works
Bruce Scott, Consulting Engineer

SUBJECT: For possible action: Discussion and possible action to recommend to Douglas County approval, approval with conditions, continuance or denial of Development Applications DA 16-038 and DA 16-039 containing requests by Park Ranch Holdings, LLC for amendments to the Douglas County Master Plan reflecting: removal of receiving area for the TRE Holbrook Junction Community Plan parcels with replacement master plan designations consistent with the current zoning of the parcels; amend the master plan zoning for the Minden/Gardnerville Community Plan parcels; extend the community plan and urban service area boundaries, and realign Muller Parkway. The subject property in the application is comprised as follows: Twenty-five (25) parcels totaling 1,104 acres located east of US Highway 395 bounded by The Ranch at Gardnerville and Chichester Estates to the south, the Virginia Ditch to the east; Stockyard Road to the north; and Heybourne Road, Monterra Phase 2 (pending) and The Ranch at Garnerville (pending) to the west. The project area is within the South, Central and North Agriculture Community Plan Area with existing land use designations of Agriculture, Industrial, Receiving Area, and Rural Residential. Appearance by Rob Anderson and Keith Rueben, RO Anderson Engineering. **Public comment.**

PREVIOUS ACTION:

- August 6, 2008, Board Meeting: Park Ranch submitted a request for consideration by the Minden Board regarding a Master Plan Amendment and Specific Plan for the subject property. The Board voted to recommend approval to Douglas County of that project at that time.
- October 2, 2013, Board Meeting: The Board accepted the Valley Vision. A portion of the Valley Vision identifies this area as future potential residential development.

BACKGROUND: On August 23, 2016, the Town received via electronic submission a set of plans and a Statement of Justification for the above referenced project. This application consists of various master plan and zoning map amendments for the Minden/Gardnerville Community Plan.

Staff Analysis

If approved as presented the master plan amendments and zoning changes, according to the applicant, would:

- Require the developer to obtain the necessary right-of-ways for Muller Parkway between its current terminus near Winhaven to Toler Lane;
- Require the developer to construct two lanes of Muller Parkway between its current terminus near the Winhaven development south to Toler Lane, approximately 3.65 miles in total length prior to recordation of final map;
- Require a specific plan for the entire project;
- Limit the total number of dwelling units to a maximum of 2,900 with the requirement that 50% of the units (1,450) utilize transferrable development rights; 5% be developed as

September 7, 2016, Minden Town Board Meeting Administrative Agenda, Item Number 4

multifamily housing; 10% qualify as affordable housing; and 10% be reserved for residents 55 and over.

Based on a review of the application there are a number of items that staff would ask the Board to consider prior to making their recommendation to Douglas County:

ANNEXATION

On August 30, 2016 the applicant submitted an additional map indicating intent to annex portions of the subject property into the Towns of Minden and Gardnerville. A petition for annexation will most likely come to the Town Board for consideration in October and may, as indicated in this submission, include approximately 622 acres (see attached annexation request map). Based on this information it seems likely the Town Boundary would be extended to include approximately 56% of the project and 1,628 of the proposed maximum 2,900 units (estimates based on conceptual plan provided by the applicant). This will effectively at least double the population of Minden over the next 45 years.

TRAFFIC

After review of the traffic study submitted, dated August 24, 2016, it seems that new development within the proposed Master Plan Amendment has been addressed for minor arterial streets and that the County's required Level of Service (LOS) C can be obtained at buildout. It also states that the Owner intends to construct the initial two lanes of Muller Parkway at the outset of any development. The 2-lanes will support early phases of development but upon completion will operate at LOS B (south boundary) until Muller Parkway is expanded to 4-lanes. It is difficult to determine based on the application who will be responsible for the remaining portion of Muller Parkway and if a phasing plan be implemented in the specific plan to help meet the required LOS C in the interim. Furthermore it is the recommendation of staff that each intersection along US395 be addressed in additional studies to determine the impact of this proposed Master Plan Amendment.

DRAINAGE

Much of the proposed area within the Master Plan Amendment is significantly impacted by the flood plan. Additional development will only increase the need for additional flood protection. There is limited to no information as to how the owner plans to address this issue along with who will be responsible for maintaining these regional drainage improvements.

COMMERCIAL/INDUSTRIAL DEVELOPMENT AREA

It is the request of the Owner to reduce the Light Industrial areas from 65 acres to 40 acres. With the proposal of a possible 2,900 dwelling units, Staff is concerned about the limited number of businesses to sustain this increase in population. Along with the necessary amenities (shopping, mechanics, banks, etc.) that will be required to operate and motivate people to relocate to the area.

PARKS AND TRAILS

Parks and trails are crucial features to the Town of Minden and the overall vision of the Carson Valley. These amenities help maintain a high quality of life and serve to connect communities. The need for parks and trails continues to grow and has been identified as a priority to Minden residents. In total Minden currently maintains approximately 14 acres including 2 large parks, 1 Wetland Educational Park, 5 neighborhood/pocket parks and additional open space serving 1,700 units. The proposed Master Plan Amendment contains limited to no information on parks and trails and the conceptual plans shows only a small area proposed as a "neighborhood park". Both the project and the Towns would greatly benefit from a detailed parks, trails and open space plan for this property at least proportional in scope linking existing infrastructure.

**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 4**

WATER SERVICE

The proposed Master Plan Amendment will at least double the Town's retail water service commitments and hugely impact water production in the Carson Valley overall. It should be noted Gardnerville Water has indicated a desire to serve at least a portion of this area as evidenced by infrastructure placed by Gardnerville Water in proximity to the site. It is unclear at this time which water purveyor would be responsible for serving which portions of the project and the full extent of those obligations. At this time there is a need for additional water studies and water master planning to determine the level of service that can be provided based on existing Town commitments, water quality and necessary infrastructure. A water system analysis based on a specific plan should be prepared to confirm the number of required wells and well-sites, water main sizes and also to show how future phasing will be served water, where mains will be tied into the overall Town systems, and how provision for future growth and extension will be accomplished. An additional connection to the main in Buckeye Road, and upsizing of some water mains may be required.

CONCLUSION

At this time the applicant is not submitting a specific plan for development of this land. The lack of detail in the application makes it difficult to determine if amending the master plan in this manner will fit with the existing Minden/Gardnerville community plan. Effectively doubling the number of units in the Town has lasting implications. This request constitutes a major policy, vision and strategic planning decision for the Board. If the Board chooses to recommend approval of the applications to Board of County Commissioners the Board should condition approval on the following:

- 1) Proposed possible development of this size and scope should require an in depth deliberate analysis and interactive approach between the developer, the Towns and the County to design, plan and mitigate the financial impacts of critical/long-term elements including traffic, drainage, utilities, maintenance and development amenities.
- 2) A future Specific Plan/Community Design should comply with the respective Plans for Prosperity and design guidelines of each Town.
- 3) Any obligation to serve any portion of the project is subject to future development meeting all requirements established by the Town of Minden at that time and may be limited by the Town's ability to serve based on existing commitments and the developer dedicating the necessary public improvements to serve the project to a standard acceptable by the Town.

FISCAL IMPACT: Unknown.

STAFF RECOMMENDATION: Staff recommends the Board consider the size and scope of the proposed Master Plan Amendments and zoning changes and the overall impact of these changes on the Town. If the Board chooses to recommend approval to Douglas County, the Board should advise that approval be conditioned on the requirements outlined by Town Staff.

ACTION TAKEN: Approved Continued Denied
Approved with conditions: _____

APPLICANT:

Contact Name: Jon Park Company: Park Ranch Holding, LLC.
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: Jon Park Company: Park Ranch Holding, LLC.
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: Robert Anderson Company: RO Anderson Engineering
Address: PO Box 2229 City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2322 Fax No: () 775.782.7084
E-mail Address: randerson@roanderson.com

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(s) of RECORD: (Include extra sheets if necessary)

Jon PARK Jon Park 6/1/16
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

ROBERT O. ANDERSON Robert O. Anderson 6-1-16
Printed Name Signature Date

APPLICANT:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: Jon Park Company: Park Heritage
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

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JON PARK Jon Park 6/1/16
Printed Name Signature Date

Printed Name Signature Date

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APPLICANT/APPLICANT'S REPRESENTATIVE:

ROBERT D. ANDERSON Robert D. Anderson 6-1-16
Printed Name Signature Date

APPLICANT:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: David Park Company: Park Livestock, Co.
Address: P.O. Box 1287 City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

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OWNER(s) of RECORD: (Include extra sheets if necessary)

Jon PARK Jon Park 6/1/16
Printed Name Signature Date

Printed Name Signature Date

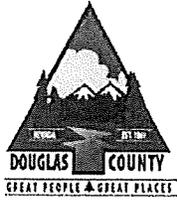
Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

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APPLICANT/APPLICANT'S REPRESENTATIVE:

Robert O. Anderson Robert O. Anderson 5-31-16
Printed Name Signature Date

1320-20-000-016	East of SR 88 & US Hwy 395
1320-20-000-017	East of SR 88 & US Hwy 395
1320-20-000-018	East of SR 88 & US Hwy 395
1320-21-000-014	East of SR 88 & US Hwy 395
1320-21-000-015	East of SR 88 & US Hwy 395
1320-21-000-016	East of SR 88 & US Hwy 395
1320-27-002-035	East of SR 88 & US Hwy 395
1320-28-000-017	East of SR 88 & US Hwy 395
1320-28-000-022	East of SR 88 & US Hwy 395
1320-28-000-023	East of SR 88 & US Hwy 395
1320-28-000-024	East of SR 88 & US Hwy 395
1320-28-000-025	East of SR 88 & US Hwy 395
1320-28-000-026	East of SR 88 & US Hwy 395
1320-28-000-027	East of SR 88 & US Hwy 395
1320-28-000-028	East of SR 88 & US Hwy 395
1320-28-000-029	East of SR 88 & US Hwy 395
1320-28-000-030	East of SR 88 & US Hwy 395
1320-28-000-031	East of SR 88 & US Hwy 395
1320-29-000-015	East of SR 88 & US Hwy 395
1320-29-501-002	East of SR 88 & US Hwy 395
1320-29-601-002	East of SR 88 & US Hwy 395
1320-29-601-003	East of SR 88 & US Hwy 395
1320-33-001-008	East of SR 88 & US Hwy 395
1320-33-001-009	East of SR 88 & US Hwy 395
1320-33-001-010	East of SR 88 & US Hwy 395
1320-33-001-011	East of SR 88 & US Hwy 395
1320-33-001-012	East of SR 88 & US Hwy 395
1320-33-001-013	East of SR 88 & US Hwy 395
1320-33-001-014	East of SR 88 & US Hwy 395
1320-33-001-015	East of SR 88 & US Hwy 395
1320-34-001-028	East of SR 88 & US Hwy 395
1022-14-001-021	TRE Holbrook Junction Community Area
1022-14-001-022	TRE Holbrook Junction Community Area
1022-14-001-038	TRE Holbrook Junction Community Area
1022-14-002-001	TRE Holbrook Junction Community Area
1022-14-002-002	TRE Holbrook Junction Community Area
1022-14-002-003	TRE Holbrook Junction Community Area
1022-14-002-005	TRE Holbrook Junction Community Area
1022-14-002-006	TRE Holbrook Junction Community Area
1022-14-002-007	TRE Holbrook Junction Community Area
1022-14-002-008	TRE Holbrook Junction Community Area
1022-15-002-012	TRE Holbrook Junction Community Area
1022-15-002-013	TRE Holbrook Junction Community Area
1022-15-002-014	TRE Holbrook Junction Community Area
1022-15-002-015	TRE Holbrook Junction Community Area
1022-15-002-016	TRE Holbrook Junction Community Area
1022-15-002-017	TRE Holbrook Junction Community Area
1022-15-002-018	TRE Holbrook Junction Community Area
1022-16-002-105	TRE Holbrook Junction Community Area
1022-22-000-001	TRE Holbrook Junction Community Area
1022-22-000-002	TRE Holbrook Junction Community Area
1022-22-000-003	TRE Holbrook Junction Community Area
1022-22-000-004	TRE Holbrook Junction Community Area
1022-22-000-005	TRE Holbrook Junction Community Area
1022-22-000-006	TRE Holbrook Junction Community Area
1022-23-000-001	TRE Holbrook Junction Community Area
1022-23-000-002	TRE Holbrook Junction Community Area
1022-23-000-003	TRE Holbrook Junction Community Area
1022-23-000-004	TRE Holbrook Junction Community Area



DOUGLAS COUNTY
 COMMUNITY DEVELOPMENT DEPARTMENT
 1594 Esmeralda Avenue
 Post Office Box 218
 Minden, Nevada 89423
 TEL (775) 782-6217
 FAX (775) 782-9007
 www.douglascountynv.gov

ZMA

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

DA 16-039 _____ CTZ _____ 6-1-16 _____
 File Number Receipt Number Received By Date

Town: _____ Floodplain Zone: _____ Zoning: _____

Master Plan Land Use: _____ FIRM # & Date: _____ Case Planner: _____

Regional/Community Plan: _____ Wellhead Protection Area (s): _____

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

RECEIVED
 JUN 01 2016
 DOUGLAS COUNTY
 COMMUNITY DEVELOPMENT

A. Application for (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Design Review, Major | <input type="checkbox"/> Variance, Minor |
| <input type="checkbox"/> Design Review, Minor | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | <input checked="" type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input checked="" type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |

B. Project Location

Street Address (if available): Douglas County, Nevada

Assessor's Parcel Number(s): Multiple, Please see table Attachment 'A'

Approximately _____ Feet North or South of Multiple Locations
 (Circle one) (Street Name)

Approximately _____ Feet East or West of Multiple Locations
 (Circle one) (Street Name)

C. Project Description

The applicant requests: Generally, various master plan and zoning map amendments that reflects: Removal of Receiving Area from the TRE Holbrook Junction Community Plan parcels with replacement master plan designations consistent with the current zoning of the parcels; Amend the master plan and zoning for the Minden-Gardnerville Community Plan parcels; an extension of the community plan and urban service area boundaries; and realignment Muller Parkway removing the large reverse curves that are present in the current design. For a more thorough description, please see attached detailed description.

List any previous applications that have been filed for this site: LDH 06-048; LDA 07-11; LDA 07-035; DA 08-048

APPLICANT:

Contact Name: Jon Park Company: Park Ranch Holding, LLC.
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: Jon Park Company: Park Ranch Holding, LLC.
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: Robert Anderson Company: RO Anderson Engineering
Address: PO Box 2229 City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2322 Fax No: () 775.782.7084
E-mail Address: randerson@roanderson.com

LETTER OF AUTHORIZATION

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I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(s) of RECORD: (Include extra sheets if necessary)

Jon Park Jon Park 6/1/16
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

Robert O. Anderson Robert O. Anderson 6-1-16
Printed Name Signature Date

APPLICANT:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: Jon Park Company: Park Heritage
Address: 1300 Buckeye Road City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

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OWNER(s) of RECORD: (Include extra sheets if necessary)

Jon Park Jon Paul 6/1/16
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

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APPLICANT/APPLICANT'S REPRESENTATIVE:

Robert O. Anderson Robert O. Anderson 6-1-16
Printed Name Signature Date

APPLICANT:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

OWNER:

Contact Name: David Park Company: Park Livestock, Co.
Address: P.O. Box 1287 City/State/Zip: Minden, Nevada 89423
Telephone No: () 775.782.2144 Fax No: () _____
E-mail Address: _____

ENGINEER/REPRESENTATIVE:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail Address: _____

LETTER OF AUTHORIZATION

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OWNER(s) of RECORD: (Include extra sheets if necessary)

TON PARK _____ Tom Park _____ 6/1/16 _____
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

ROBERT O. ANDERSON _____ Robert O. Anderson _____ 5-31-16 _____
Printed Name Signature Date

August 19, 2016

Mimi Moss, AICP
Community Development Director
DOUGLAS COUNTY
Post Office Box 218
Minden, Nevada 894213

via hand-delivery

**Park Ranch Holdings, LLC Master Plan and Zoning Map Amendment
Revised Project Description and Statement of Justification**

Dear Mimi,

Please consider this our revised project description and statement of justification. We have also attached additional materials to supplement our original submittal of June 1, 2016.

Project Background

Park Ranch Holdings, LLC owns approximately 4,500 acres of agricultural land in the Carson Valley. A majority of the parcels have a Master Plan land use designation of Agriculture (A) and are zoned for Agriculture – 19-acre minimum parcel size. Approximately 3,121 acres of Park Ranch Holdings property are located on the west side of US Highway 395. This area is currently being considered for open space easement acquisition by the Bureau of Land Management using funding sources from the Southern Nevada Public Land Management Act (SNPLMA). The balance of the land holdings (1,360 acres) is located east of US Highway 395.

The Owner seeks to change the land use and zoning on approximately 752 acres of their land holdings east of U.S. Highway 395. The Owner also has approximately 1,224 acres in the TRE Holbrook Junction Community. The Owner requests to remove all of Receiving Area land use on these land holdings (approximately 747 acres) and provide new land use designations that are consistent with the existing zoning classifications.

Park Ranch Holdings, LLC anticipates implementation of this master plan amendment through various entitlement vehicles over time. Initially, the Owner is filing a development agreement to be heard concurrently with the land use and zoning map amendment request. The key elements of this development agreement include:

- Require the Owner obtain any necessary remaining right-of-ways for Muller Parkway between its current terminus near Winhaven to Toler Lane;
- Construct two lanes of Muller Parkway between its current terminus near the Winhaven development south to Toler Lane, approximately 3.65 miles in total length. This would need to be accomplished prior to the recordation of any final map;
- Prepare and file a Specific Plan for the entire site;
- Limit the total number of dwelling units to a maximum of 2,900;
- 50% of the units (1,450) must utilize transferrable development rights (TDR's);

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- The development agreement will require that 5% of the units be developed as multifamily housing, and that of these units 10% qualify as affordable;
- 10% of the units will reserved for residents 55 and over;
- Banking and borrowing provisions of building permit allocations in conformance with the Growth Management Ordinance.

Project Location

Two distinct areas comprise the project site:

1. **East of US Highway 395 (Carson Valley):** Twenty-five (25) parcels totaling 1,104 acres are located east of US Highway 395 bounded by The Ranch at Gardnerville and Chichester Estates to the south, the Virginia Ditch to the east; Stockyard Road to the north; and Heybourne Road, Monterra Phase 2 (pending) and The Ranch at Gardnerville (pending) to the west. As illustrated in Figure D-1 of Attachment D, this portion of the project area is within the South, Central and North Agriculture Community Plan Area with existing land use designations of Agriculture, Industrial, Receiving Area, and Rural Residential. Portions of the site are constrained by the Federal Emergency Management Agency (FEMA) mapped 100-year flood hazard zone.
2. **TRE Holbrook (Antelope Valley):** Twenty-eight (28) parcels totaling 1,224 acres are located south of State Route 208 and Topaz Ranch Estates. As illustrated in Figure D-7, this portion of the project area has Master Plan designations of Agriculture and Receiving Area. Land use designations currently do not match existing zoning (Figures D-7 and D-9 in Attachment D).

Project Description

Project Area East of US Highway 395:

- 1) Realign Muller Parkway to remove the large reverse curves in the current alignment, and shift its planned intersection with Buckeye Road further to the west;
- 2) Reduce the amount of Rural Residential Land Use and Residential Agriculture zoning from approximately 89 acres to approximately 72 acres located east of the proposed Muller Parkway alignment APN 1320-28-000-031 (ptn); 1320-34-001-028 (ptn).
- 3) Remove approximately 12 acres of Receiving Area on APN 1320-20-000-017 and redesignate to Agriculture. Redesignate 485.5 acres from Agriculture to Receiving Area on APNs 1320-29-501-002 (ptn); 1320-29-601-003 (ptn); 1320-28-000-023 (ptn), 024 (ptn), 025 (ptn), 028 (ptn), 030 (ptn) and 031 (ptn); 1320-33-001-010, 011, 013, 014, 015; 1320-34-001-028 (ptn).
- 4) Remove and relocate approximately 38 acres of Industrial land use from APN 1320-28-000-026 and replace with Agricultural land use. Relocate the Industrial

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- designation to APNs 1320-28-000-017, 030 (ptn¹), 031 (ptn), and APN 1320-27-002-035 (ptn) and change approximately nine acres designated as Agriculture to Industrial for a total of approximately 73 acres of Industrial land use;
- 5) Redesignate approximately 266.3 acres from Agriculture to Single Family Residential and change the zoning classification to Single Family Residential – 8,000 sq ft – APNs 1320-28-000-022, 027, 028 (ptn); 1320-29-000-015; 1320-33-001-008, 009 (ptn), 012 (ptn).
 - 6) Modify the Urban Service Area and Minden-Gardnerville Community Plan boundaries to match the north boundary of the proposed Receiving Area then along the proposed alignment of Muller Parkway north of Buckeye Road, and along the north and east boundary of APN's 1320-28-000-017, 1320-27-002-035 and the east and southern boundary of 1320-34-001-028 south of Buckeye Road.

Project Area TRE/Holbrook:

1. A Master Plan map amendment to remove approximately 747 acres of Receiving Area land use from the TRE Holbrook Junction Community Plan Area – APN's 1022-16-002-105; 1022-15-002-012, 013 (ptn), 014 (ptn), 015 (ptn), 016 (ptn), 017 (ptn), 018, 1022-14-001-021 (ptn), 022 (ptn), 038 (ptn), 1022-14-002-001 (ptn), 002 (ptn), 003 (ptn), 005, 006 (ptn), 007 (ptn), 008 (ptn), 1022-22-000-001, 002 (ptn), 003 (ptn), 004, 005 (ptn), 006 (ptn), 1022-23-000-001 (ptn), 002 (ptn), 003 (ptn), 004 (ptn). Additionally, this proposal requests a Master Plan map amendment to provide replacement land use designations consistent with the existing zoning on project area parcels. This will result in approximately 59 acres of Commercial land use – APN's 1022-15-002-012 (ptn), 013 (ptn), 014 (ptn), 017 (ptn); approximately 20 acres of Multi-family Residential – APN's 1022-15-002-012 (ptn), 013 (ptn), 016 (ptn), 017 (ptn); approximately 400 acres of Single Family Estates – APN's 1022-16-002-105, 1022-15-002-012 (ptn), 013 (ptn), 014 (ptn), 015 (ptn), 016 (ptn), 017 (ptn), 018, 1022-14-001-021 (ptn), 022 (ptn), 038 (ptn), 1022-14-002-001 (ptn), 1022-22-000-001, 002 (ptn), 003 (ptn); and approximately 745 acres of Rural Estates – APN's 1022-15-002-014 (ptn), 015 (ptn), 016 (ptn), 1022-14-001-021 (ptn), 022 (ptn), 038 (ptn), 1022-14-002-001 (ptn), 002, 003, 005, 006, 007, 008, 1022-22-000-002 (ptn), 003 (ptn), 004, 005, 006, 1022-23-000-001, 002, 003, 004. Figures D-7 and D-8 in Attachment D illustrate the existing and proposed land use, respectively.

Assessor Parcel Numbers (APNs)

Table A-1 lists the 52 APNs that comprised the project area. Figures in Attachment D illustrate existing and proposed land use designations and corresponding acreages. This APN list was submitted to Douglas County to obtain tax receipts (Attachment E) and personal notification requirements (Attachment F). Legal descriptions for the project area APNs are presented in Attachment H.

¹ "ptn" mean a portion of

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TABLE A-1: Douglas County APNs

#	Assessor's Parcel Number	General Project Area Location
1	1320-20-000-017	East of SR 88 & US Hwy 395
2	1320-27-002-035	East of SR 88 & US Hwy 395
3	1320-28-000-017	East of SR 88 & US Hwy 395
4	1320-28-000-022	East of SR 88 & US Hwy 395
5	1320-28-000-023	East of SR 88 & US Hwy 395
6	1320-28-000-024	East of SR 88 & US Hwy 395
7	1320-28-000-025	East of SR 88 & US Hwy 395
8	1320-28-000-026	East of SR 88 & US Hwy 395
9	1320-28-000-027	East of SR 88 & US Hwy 395
10	1320-28-000-028	East of SR 88 & US Hwy 395
11	1320-28-000-029	East of SR 88 & US Hwy 395
12	1320-28-000-030	East of SR 88 & US Hwy 395
13	1320-28-000-031	East of SR 88 & US Hwy 395
14	1320-29-000-015	East of SR 88 & US Hwy 395
15	1320-29-501-002	East of SR 88 & US Hwy 395
16	1320-29-601-003	East of SR 88 & US Hwy 395
17	1320-33-001-008	East of SR 88 & US Hwy 395
18	1320-33-001-009	East of SR 88 & US Hwy 395
19	1320-33-001-010	East of SR 88 & US Hwy 395
20	1320-33-001-011	East of SR 88 & US Hwy 395
21	1320-33-001-012	East of SR 88 & US Hwy 395
22	1320-33-001-013	East of SR 88 & US Hwy 395
23	1320-33-001-014	East of SR 88 & US Hwy 395
24	1320-33-001-015	East of SR 88 & US Hwy 395
25	1320-34-001-028	East of SR 88 & US Hwy 395
26	1022-14-001-021	TRE Holbrook Junction Community Area
27	1022-14-001-022	TRE Holbrook Junction Community Area
28	1022-14-001-038	TRE Holbrook Junction Community Area
29	1022-14-002-001	TRE Holbrook Junction Community Area
30	1022-14-002-002	TRE Holbrook Junction Community Area
31	1022-14-002-003	TRE Holbrook Junction Community Area
32	1022-14-002-005	TRE Holbrook Junction Community Area
33	1022-14-002-006	TRE Holbrook Junction Community Area
34	1022-14-002-007	TRE Holbrook Junction Community Area
35	1022-14-002-008	TRE Holbrook Junction Community Area

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#	Assessor's Parcel Number	General Project Area Location
36	1022-15-002-012	TRE Holbrook Junction Community Area
37	1022-15-002-013	TRE Holbrook Junction Community Area
38	1022-15-002-014	TRE Holbrook Junction Community Area
39	1022-15-002-015	TRE Holbrook Junction Community Area
40	1022-15-002-016	TRE Holbrook Junction Community Area
41	1022-15-002-017	TRE Holbrook Junction Community Area
42	1022-15-002-018	TRE Holbrook Junction Community Area
43	1022-16-002-105	TRE Holbrook Junction Community Area
44	1022-22-000-001	TRE Holbrook Junction Community Area
45	1022-22-000-002	TRE Holbrook Junction Community Area
46	1022-22-000-003	TRE Holbrook Junction Community Area
47	1022-22-000-004	TRE Holbrook Junction Community Area
48	1022-22-000-005	TRE Holbrook Junction Community Area
49	1022-22-000-006	TRE Holbrook Junction Community Area
50	1022-23-000-001	TRE Holbrook Junction Community Area
51	1022-23-000-002	TRE Holbrook Junction Community Area
52	1022-23-000-003	TRE Holbrook Junction Community Area
53	1022-23-000-004	TRE Holbrook Junction Community Area

Project Benefits

The removal of Receiving Area from the TRE Holbrook Junction Community Plan Area together with the concomitant changes with hard zoning to the infill areas near the Minden-Gardnerville town centers would result in changes in land use designations and zoning classifications.

The Owner, Park Ranch Holdings, LLC, anticipates that the implementation of future development on this site will require approval of a development agreement. This agreement will establish the requirement to construct two lanes of Muller Parkway from its current terminus near Winhaven to Toler Lane. It is also anticipated that a development agreement will also require adoption of a specific plan to establish the development patterns and consistent development standards necessary for the deliberate execution of a mixed-use, variable density phased development. Other potential benefits from the proposed project include:

- Provide for the logical expansion of the Minden/Gardnerville Urban Service Area under a long term development plan that is consistent with the Growth Management Ordinance;
- Provide additional capacity to important transportation facilities providing a substantial public benefit for the next 45 years;
- Through the use of TDR's, provide for additional open space protection of ranch lands and water rights;

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- Provided affordable and senior housing opportunities as stipulated within the development agreement;
- Preservation of water quality by the use of community water and sewer systems as opposed to dispersed private septic systems and leach fields;
- Expansion of and increased funding for existing public services;
- Preservation of air quality by the controlled, phased development of centrally-located, sustainably-designed, walkable and bike-friendly communities;
- Remove a substantial amount of density potential from South County that has few public services to support the current level planned density;
- Creation of short-term construction-based and long-term employment opportunities; and
- Augmentation of County and Town tax revenues.

Justification Findings

Master Plan amendments shall be considered on the basis of promoting the overall goals and objectives of the Douglas County Master Plan or whether there has been a demonstrated change in circumstances since the adoption of the Plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations. Requests for an amendment to land use designations shall be reviewed in the context of Code Section 20.608.040, Findings for Master Plan amendments.

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

Changes in Circumstances and Master Plan Consistency

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Changes in Circumstances. The Douglas County 2010 Census population, outside of the jurisdiction of the TRPA, was 41,762 people. From 2000 to 2010, the population increased by 7,242 people (41,762 - 34,520 = 7,242). The population increased by 20.98 percent over 10 years with average annual rate of growth equating 1.92 percent, which is very close to the Master Plan adopted growth rate of 2 percent.

Douglas County adopted a twenty-year Master Plan in 1996. The Master Plan, or Comprehensive Plan, is required by Nevada Revised Statutes (Chapter 278.150) for the purpose of providing long-term guidance on the development of cities, counties, and regions in Nevada. The 15 Year Update of the Douglas County Master Plan (2011) was adopted by the Douglas County Board of

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Commissioners on March 1, 2012. The current Master Plan reflects changes in circumstances that have occurred since the last update in 2006, including:

- Master Plan Amendments approved since 2007;
- Figure and mapping updates;
- Economic Development Element revision to reflect the Economic Vitality Plan;
- New Growth Management Element to update the 2007 Building Permit Allocation and Growth Management Ordinance;
- Separate and renamed Environmental Resource and Conservation Element;
- Population and Housing Element updates to reflect the 2010 Census data; and
- Transportation Element updates that reflect the adopted 2007 Transportation Plan.

The 2003 Douglas County Trails Plan and Public Services and Facilities Element updates followed publication of the Master Plan update, occurring in 2012.

The current Master Plan contains 12 future land use designations which are grouped into three categories: 1) Resource Uses; 2) Residential Uses; and 3) Non-Residential Uses. The future land uses are designed to reflect existing land uses in the County as well as the most appropriate future land uses for the Regional and Community Plans and ensure adequate opportunities for residential, mixed-used, and non-residential development in proximity to existing towns or urban service areas.

Change in circumstances that would support removal of Receiving Area from the TRE Holbrook Junction Plan Area together with changes to the South, Central and North Agriculture Community Plan Area are reflected on existing and future Master Plan land use maps for these plan areas. The Population Chapter of the General Plan lists several factors that account for the existing pattern of population growth in Douglas County:

- Public facilities and services are concentrated in Minden, Gardnerville, Indian Hills, Gardnerville Ranchos, and Johnson Lane, allowing higher density residential development.
- Town of Minden water pipeline was installed to provide service to Carson City along Heybourne road.
- Much of the growth corresponds to receiving areas for transfer of development rights.
- Environmental constraints such as floodplains, slopes, as well as farm and ranch operations, will continue to shape growth patterns in the County.
- Proximity to regional employment opportunities. The northern areas of Douglas County are in closer proximity to regional employment centers including those in Carson City and southern Washoe County.

This pattern of population distribution and growth is likely to continue into the future.

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The requested master plan map amendments necessitate the logical expansion of the Urban Service Area boundary to include these lands adjacent to the existing Minden-Gardnerville Community Plan Area. The future development of these areas would be dependent upon the preparation and adoption of comprehensive specific plan, which specify densities and uses and mitigate planning and environmental issues. A Specific Plan must be adopted prior to establishing these areas for actual development and will be subject to a development agreement sought by the Owner.

Master Plan Consistency. A Master Plan map amendment, which extends the Urban Service Area boundary and removes Receiving Area from the TRE Holbrook Junction Community Area with corresponding amendments to in-fill lands adjacent to the Minden-Gardnerville town centers, would promote the overall goals and objectives of the 2011 Master Plan. The following analyses address the pertinent land use policies found in the Growth Management, Agriculture and Land Use Elements.

Growth Management Element. The purpose of the Growth Management Element is to establish the policies and systems to manage orderly community growth. This element provides the link between the Land Use Element and Community Plans, which form the basis for facility planning and capital programming; coordinates new development with the timely and efficient provision of adequate public facilities and services to Douglas County's residents and businesses; seeks to ensure that new development will not exceed the carrying capacity of the county's natural resources; and shapes growth to be consistent with community values and ensure quality of life factors as provided for in the Plan.

The proposed master plan and zoning map amendments proposed by Park Ranch Holdings, LLC is consistent with the Growth Management Ordinance (GMO) since it will utilize allocations available to distribute in the banking and borrowing provisions found in the Ordinance. These banking and borrowing provisions are included within the development agreement being considered along with this application. Currently, there are 1710 unused allocations available. Using these unused allocations as a starting point, an analysis was prepared that assumes that the current average of 50% of the allocations will be distributed in the individual project pool. From the balance (50%), Park Ranch proposes to bank 10% of these each year until the entire density of 2,900 units is banked. Because of the store of current unused allocations, at no time will the allocations available to distribute be diminished by the Park Holdings development below the amount of available allocations currently published. The lack of demand for building permit allocations since the adoption of the growth management ordinance has essentially created the headroom for the Park Holdings development to process without negatively effecting the amount of allocations available. Finally, it should be noted that since Park Ranch Holdings, LLC is eliminating 747 acres of receiving area in conjunction with this application, the amount of competition for future allocations will likely be concomitantly reduced.

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GOAL GM 1. To keep growth in Douglas County to a sustainable level that natural and fiscal resources can support.

COMMENT: The proposed map amendment would conform to the Growth Management Ordinance. The proposed removal of receiving area with the concomitant amendment to provide master plan and zoning at a more urban level would concentrate growth in the center of the community with no increase to Douglas County growth levels. The map amendment would support smart growth with goals of expanding the range of transportation, employment and housing choices, equitably distributing the costs and benefits of development, preserving and enhancing natural and cultural resources, and promoting public health.

GOAL GM 2. To direct new development to locations within or adjacent to existing communities where public facilities can be provided and a sense of community can be created or enhanced.

COMMENT: The Land Use Element allows for the County to designate areas for distinct urban and rural communities. The designated development areas of these communities may not include land that cannot be served by adequate services and facilities during the time frame of the Master Plan. The Growth Management Element states that other communities may become Urban Service Areas over time as critical infrastructure components are provided. The proposed map amendment encourages the efficient use of public and private resources by designating development areas that are in close proximity and adjacent to existing, vested and planned infrastructure.

The project area is uniquely situated with exposure to U.S. Highway 395 and the future Muller Parkway. Creating a distinct boundary for the urban community would enhance the sense of community by sharpening of the urban edge to define the physical forms of the Towns and create a better sense of place. The sense of community and place can be created by a cogent development plan that builds on the investments made by others, including Bently, the Ranch at Gardnerville, Monterra, Virginia Ranch, Barton, Butch Peri, and La Costa at Monte Vista.

GM Policy 2.1. Douglas County shall use the Land Use Element of this Master Plan to designate areas for distinct urban and rural communities. The designated development areas of these communities shall not include land which cannot be served with adequate services and facilities during the time frame of the Master Plan.

COMMENT: Urban Service Areas help to maintain urban edges, foster compact urban form, and preserve rural character. Generally, there are areas that are intended to have a full complement of urban services, including public water and sewer, sidewalks, parks, schools, bike paths, walking trails, landscaping, fire protection services, and paved streets. Urban Service Areas are within the Agriculture, Airport, Gardnerville Ranchos, Genoa, Indian Hills/Jacks Valley, and Minden/Gardnerville Community Plans. The Master Plan outlines the processes that allow for additional communities to become Urban Service Areas over time, as critical infrastructure components are provided. The proposed amendments reflect a logical expansion of the Urban

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Service Area boundary in that it would allow for the phased extension and upgrade of existing infrastructure and would allow for consideration of infill areas with existing and vested mixed-use developments and industrial uses on three sides.

GM Policy 2.2. Douglas County shall limit extension of urban levels of public services outside identified Urban Service Areas identified on the Land Use Map, except in cases where said extension is necessary for the provision of public health and safety.

COMMENT: The Growth Management Element states that other communities may become Urban Service Areas over time as critical infrastructure components are provided. Removing receiving area from the TRE Holbrook Junction Community Area, which has no existing or planned Urban Service Area, to parcels adjacent to an existing Urban Service Area would encourage the efficient use of public and private resources by designating growth areas that are in close proximity and adjacent to existing or planned infrastructure. The proposed Urban Service Area is within the future service area of the Gardnerville Town Water Company and is within the existing Town of Minden water service area and the service area for the Minden-Gardnerville Sanitation District. Modification of the Urban Service Area boundary is necessary to assure that future development occurs with urban levels of public service that are adequate for protection of public health and safety.

GM Policy 2.5. Douglas County shall support annexations to unincorporated towns or to the service areas of providers (such as GIDs) that are compatible with the Master Plan's identified Urban Service Areas.

COMMENT: The proposed map amendments and Urban Service Area amendment is within the future service area of the Gardnerville Town Water Company and is within the existing Town of Minden water service area. The modification of the Urban Service Area boundary is necessary to assure that future development occurs with urban levels of public service that are adequate for protection of public health and safety. The project area is currently used for agricultural purposes. The land has historically been used for Ranch grazing. The existing Master Plan land use and zoning surrounding the Carson Valley lands are as follows:

North - The parcels adjacent and north of the proposed amendments in the Carson Valley have master plan designations of Agricultural. The primary use of these parcels is agriculture with A-19 zoning.

South - Chichester Estates is an existing residential development and the Ranch at Gardnerville is a residential development currently under construction. Receiving Area with A-19 zoning is also located south of the proposed amendment.

East – Parcels east of the proposal have Agricultural and Industrial designations. Currently, Industrial land use designations extend both north and south of Buckeye Road. The proposal seeks to consolidate the Industrial land use and zoning entirely south of Buckeye Road adjacent to the existing industrially zoned areas.

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West – The proposed land use amendments about the existing Urban Service Area boundary that was extended to include The Ranch at Gardnerville and the Monterra Phase 1.

The proposed Master Plan and zoning map amendments would be compatible with the master planned use of the adjacent properties.

GM Goal 3. To continue to work to secure federal, state, and private funding to purchase open space and establish conservation easements, and establish an Open Space Acquisition Program.

COMMENT: Park Ranch Holdings is actively participating in the long term planning of all their lands. In addition to this application, currently 3,121 acres of Park Ranch Holdings property located on the west side of US Highway 395 is being considered for open space easement acquisition by the Bureau of Land Management using funding sources from the Southern Nevada Public Land Management Act (SNPLMA).

Agricultural Element. The purpose of the Agriculture Element is to establish policies and systems to help maintain agriculture and coordinate its maintenance with plans for orderly community growth. The inclusion of a separate Agriculture Element in this Master Plan is meant to reinforce the understanding that agriculture is an important and valued way of life in Douglas County and a major contributor to the character of the community. The Agriculture Element supports the Growth Management Element by recommending that growth be directed to the identified Urban Service Areas, as defined in the Growth Management Element. In this way, the Agriculture Element helps maintain urban edges, foster compact urban form, and preserve rural character.

AG Policy 1.5. Douglas County shall preserve a distinction between urban and rural areas, direct new growth to areas already committed to an urban level of development (e.g., cities, areas directly adjacent to cities, and densely developed unincorporated communities) and preserve rural industries (e.g., farming, livestock grazing, mining), natural resource protection, and open space recreation uses.

COMMENT: The proposed map amendment would allow for new growth to occur in an area that is adjacent to existing town centers and existing and planned residential developments and public services. A modification of Urban Service Area boundary would help to maintain urban edges and foster compact urban form, while preserving the rural character of the County.

AG Policy 2.1. Douglas County shall minimize development of commercially viable agricultural land and ensure that recognized needs for growth are met by infill and contiguous, compact development.

COMMENT: The Open Space and Agricultural Preservation and Implementation Plan 2007 Update states that while development should be limited in agricultural areas, consideration should be given for development in particular places that are close to and would expand upon existing

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and planned public facilities, urban services, and roadways. The proposed amendments represent a logical area of expansion for Minden-Gardnerville, surrounded on three sides by existing residential, industrial, community facilities and rural residential uses. It would allow for future growth to be considered on infill lands that are contiguous with existing public infrastructure, urban services, and town boundaries.

Land Use Element. The Land Use Element of the Douglas County Master Plan is designed to promote sound land use decisions within the County. The pattern of land uses--their location, mix, and density--is a critical component of any community's character. The Land Use Element is intended to provide sufficient land for residential, commercial, industrial, and public uses; to locate these various uses appropriately in order to enhance community balance and character; to preserve and protect important natural resources; and to enable the County to provide adequate public services to the community.

LU Goal 2. To retain the beauty, the natural setting and resources, and the rural/agricultural character of the county while providing opportunities for managed growth and development.

COMMENT: The proposed map amendment would remove Receiving Area from the Owner's lands located in the TRE Holbrook Junction Community Plan Area and place future development adjacent to the Minden-Gardnerville Community Area and the existing Urban Service Area boundary. The re-designation of an area in close proximity to existing town centers would allow for the development of infill parcels that are bounded by existing and planned residential, industrial, and agricultural uses on three sides. Growth and development opportunities would be able to be managed in areas of the County with existing and planned infrastructure, while preventing the fragmentation of natural settings and resources that has resulted from low-density rural residential development across agricultural lands.

LU Policy 2.3. In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities ("infill" and "redevelopment") and second priority to development that expands the community. The County's policies regarding public service provision shall support these priorities.

COMMENT: Master Planning an area in close proximity to existing town centers would offer a solution to public concerns regarding sprawl and uncontrolled growth by directing future growth and development to infill parcels that are contiguous and accessible to community water and sewer, public transportation, police and fire protection, hospitals and schools.

LU Goal 5: To identify particular areas within Douglas County for development as distinct urban communities.

COMMENT: Due to the close proximity to the Minden-Gardnerville Community Area and existing urban services, the Master Plan map amendment would identify and maintain particular areas

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within Douglas County for development as distinct urban communities. The proposed amendments would allow for infill development in an area of logical expansion of the Towns and the urban service area.

LU Policy 5.2. Douglas County shall designate “Urban Service Areas” within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.

COMMENT: The proposed map amendment would be consistent with adjacent development patterns, in close proximity to existing and planned public services. The Master Plan map amendment would promote the overall goals and objectives of the Master Plan and future development would be developed in accordance with the provisions of the development code and future Specific Plan.

Demonstrated Need

B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

The proposed amendments serve to remove 747 acres of Receiving Area land use from a portion of the County that because of inadequate public infrastructure and services cannot reasonable accommodate growth. The TRE Holbrook Junction Community Area has no Urban Service Area. There have been several significant wildland fires in the vicinity of the current Receiving Area; emergency services response times can exceed one-half hour; the closest hospital or urgent care facility is half an hour away; and there are no local schools to serve the community. Additionally, any new development would require a new water (or substantial expansion of the existing TRE GID system) and sewer system. Based on the current master plan, 747 acres of Receiving Area could accommodate up to 11,952 units. With the change, the maximum residential density based on the current zoning and new master plan designations proposed on the TRE/Holbrook site is 669 residential units, representing the removal of potentially 11,283 units. Even considering the maximum density figure of the proposed Carson Valley lands, which based on the proposed SFR-8,000 zoning and Receiving Area with the development agreement would be 2,900 units, together the applications represent the removal of 8,383 potential units from the County in total.

The proposed Master Plan map amendment can be supported by a demonstrated need for change in rural development patterns, and the necessity to reorient the County’s master plan away from planning high density development in areas without Urban Service Areas and could

August 19, 2016
Revised Description and Justification
Park Cattle Holdings, LLC
Page 14 of 16

cause practical difficulties for Douglas County should private water and sewer systems be developed as the singular alternative to provide services to these areas, but instead plan for future growth in areas that adjacent to current Urban Service Areas and are served by public, and not private, utility providers. Additionally, the County should discourage higher density development in rural areas of the County that lack the basic soft services to support large populations, such as schools, regional parks, health care facilities, sheriff stations, refuse disposal areas, and similar necessary County services.

Public Facilities Policies

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of title 20.

The proposed map amendment would not materially affect the availability, adequacy, or level of service of public improvements serving people outside of the applicant's property and would be consistent with the adequate public facilities policies contained in chapter 20.100 of Title 20. The application seeks to identify and modify to include those areas with the Urban Service Area that are already within the service areas of the adjacent utility providers and are also adjacent to the two Towns allowing for simple and logical annexation of these areas. Furthermore, based on the proposed development agreement, the Owner could not develop the proposed site until Muller Parkway is completed two lanes from Toler Lane to the current terminus near Winhaven; and that development of these areas would be dependent upon the preparation and adoption of a comprehensive specific plan that specify densities and uses (with the identified 2,900 unit maximum), outline phasing of planned developments and public facilities and infrastructure, and determine effective mitigation of planning and environmental issues. According to a traffic study prepare by Solaegui Engineers, the development of two lanes of Muller Parkway by the developer as proposed will operate at a level of service "C" of throughout the life of the project, providing excess capacity and substantial public benefit.

Compatibility with Adjacent Land Uses

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. (Ord. 1001, 2002; Ord. 763, 1996)

August 19, 2016
Revised Description and Justification
Park Cattle Holdings, LLC
Page 15 of 16

The proposed Master Plan map amendment, as illustrated in Figure D-1 through D-7 of Attachment D, would be compatible and consistent with the existing and future Master Plan land uses of the adjacent properties. The map amendment would allow for higher density, compact development to be planned in areas contiguous to the Towns while respecting the existing Growth Management Ordinance by reducing the overall number of units that can potentially be developed in the County.

Lands to the west and south have Master Plan designation of Receiving Area and have been approved for lot sizes as small as Single Family Residential (SFR-8000) and Multi-Family Residential (MFR). These developments include the Monterra Planned Development, Winhaven, The Ranch at Gardnerville Planned Development, and Chichester Estates. Adjacent properties to the north and east have Master Plan designations of Industrial and Rural Residential. The Towns of Minden and Gardnerville have planned for their extended town boundaries with the dividing line at Zerolene Road, which bisects the site. The site is also within MGSD's service area. The proposal would allow for planned growth to occur in the planned Town extensions and for residential to transition through industrial uses. This would create a perceivable community edge that is more defined than the current eastern edge. The northern edge would be defined by the Bently Science Park, Muller Parkway and Agricultural lands and flood plain areas.

Findings for Zoning Map Amendment 20.610.050:

When approving a zoning text or map amendment the planning commission and the board must make the following findings:

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Comment: The requested zoning designations are consistent with the policies in the 2011 Master Plan and the requested land use designation. The proposed ZMA is within a proposed urban service area, which further supports the land use policies embodied in the adopted Master Plan and the Minden/Gardnerville Community Plan.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Comment: The development complies with the adequate facilities ordinance, and is consistent with Title 20 of Douglas County Code.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

August 19, 2016
Revised Description and Justification
Park Cattle Holdings, LLC
Page 16 of 16

Comment: The proposed zoning map amendment, as illustrated in Figure D-1 through D-7 of Attachment D, would be compatible and consistent with the existing and future Master Plan land uses of the adjacent properties.

Thank you for your consideration regarding this matter. Should you have any questions, please contact me directly.

Sincerely,

R.O. ANDERSON ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'K. Ruben', with a long horizontal line extending to the right.

Keith E. Ruben, MBA, AICP
Director of Planning & Entitlements

cc: Park Ranch Holdings, LLC

SOLAEGUI
ENGINEERS

August 24, 2016

Mimi Moss
Douglas County Community Development
1594 Esmeralda Avenue
Minden, Nevada 89423

RE: Park Ranch Holdings LLC

Dear Mimi:

Per our client's request we are providing this traffic engineering information for the above mentioned project located in Douglas County, Nevada. The scope of work items analyzed in this letter are based on information R.O. Anderson Engineering staff coordinated with Douglas County staff. The project will ultimately include a total of 2,900 single family dwelling units and 40 acres of industrial land scheduled for buildout by 2061. This letter includes trip generation, distribution, and assignment calculations, capacity review of Muller Parkway, and ultimate discussion of Muller Parkway benefits. This letter is not a full traffic study but is an effort to document the benefits of the Muller Parkway construction offered by the project developer against the project traffic impacts. These items are discussed below.

In order to understand the magnitude of traffic impacts of the proposed project on Muller Parkway, trip generation, trip distribution, and trip assignment calculations were performed. Trip generation was first calculated based on trip generation rates obtained from the Ninth Edition of *ITE Trip Generation* (2012) for Land Uses 110: General Light Industrial and 210: Single Family Detached Housing. Trips generated by the project were calculated for an average weekday and for the peak hours occurring between 7:00 and 9:00 AM and 4:00 and 6:00 PM, which correspond to the peak hours of adjacent street traffic. Table 1 shows a summary of the average daily traffic (ADT) volumes and peak hour volumes generated by the project.

TABLE 1 TRIP GENERATION							
LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing (2,900 D.U.)	27,608	544	1,631	2,175	1,827	1,073	2,900
General Light Industrial (40 Acres)	2,072	249	51	300	64	226	290
TOTAL	29,680	793	1,682	2,475	1,891	1,299	3,190

The distribution of the average daily traffic volumes generated by the project was estimated based on existing and future traffic patterns and the locations of existing and future attractions and productions. The attached Figure 1 shows the trip distribution. The average daily traffic volumes (ADT), as shown in Table 1, were subsequently assigned to the street network based on the trip distribution shown on Figure 1. Figure 2 shows the anticipated trip assignment at project buildout.

It is our understanding that the project developer has offered to construct the initial two lanes of the on-site segments of Muller Parkway plus the connection to US-395 to the north and Toler Lane to the south. The on-site segments of Muller Parkway were subsequently reviewed for roadway capacity based on average daily traffic level of service thresholds obtained from the draft report of the *2016 Douglas County Transportation Plan*. Figure 4.1 of the transportation plan indicates that the functional classification of Muller Parkway is minor arterial. Table 4.5 of the transportation plan provides level of service threshold volumes for 4-lane minor arterials but not 2-lane minor arterials. It was therefore assumed that the level of service threshold volumes for 2-lane minor arterials would be half the 4-lane volumes. Table 2 shows the daily level of service thresholds for a 2-lane and 4-lane minor arterials.

TABLE 2 ROADWAY LEVEL OF SERVICE THRESHOLDS					
ROADWAY TYPE	MAXIMUM ADT IN BOTH DIRECTIONS				
	LOS A	LOS B	LOS C	LOS D	LOS E
2-Lane Minor Arterial	7,500	9,000	10,500	12,500	14,000
4-Lane Minor Arterial	15,000	18,000	21,000	25,000	28,000

The *2016 Douglas County Transportation Plan* indicates that the policy level of service threshold on all Douglas County streets is LOS C or better. As shown in Table 2, the LOS C threshold for a 4-lane minor arterial is 21,000 vehicles per day and therefore the LOS C threshold for a 2-lane minor arterial was assumed to be 10,500 vehicles per day. A summary of the level of service operation for the on-site segment of Muller Parkway is shown in Table 3. The level of service results are based on project buildout average daily traffic volumes shown on Figure 2.

TABLE 3 ROADWAY LEVEL OF SERVICE RESULTS			
ROADWAY SEGMENT	ROADWAY TYPE	PROJECT BUILDOUT ONLY	
		ADT	LOS
Muller Parkway at North Project Boundary	2-Lane Minor Arterial	10,388	C
	4-Lane Minor Arterial	10,388	A
Muller Parkway at South Project Boundary	2-Lane Minor Arterial	8,904	B
	4-Lane Minor Arterial	8,904	A

As shown in Table 3, an initial 2-lane segment of Muller Parkway will operate at LOS C near the project's north boundary and LOS B near the project's south boundary based on buildout of the project. A 4-lane Muller Parkway section through the site will operate at LOS A for the project buildout traffic volumes.

Again, the developer is offering to construct the initial two lanes of Muller Parkway from its current terminus near US-395 (north) to Toler Lane on the south. The timing of the roadway construction will be set pursuant to a yet-to-be approved Development Agreement, but in advance of the recordation of the first final subdivision map within the project's boundaries. The project should be conditioned to provide full traffic studies with future development applications (e.g. Specific Plan, Planned Development or Tentative Subdivision Map) in order to more accurately establish the need for intersection capacity improvements.

The 2016 Douglas County Transportation Plan indicates that the construction of Muller Lane from Monte Vista Avenue to Pinenut Road as a 4-lane roadway is a proposed mid-term transportation project scheduled for the 2016 to 2025 timeframe. Muller Parkway currently exists as a 4-lane roadway from US-395 (North) to ±850 east of Monte Vista Avenue, from US-395 (South) northerly to Pinenut Road, and from Toler Lane southerly to near Stodick Parkway. Muller Parkway exists as a 2-lane roadway from Pinenut Road northerly to Grant Avenue. Therefore, to meet the proposed mid-term (2016-2025) planned construction the proposed 2-lane segments through the Park project (current terminus near Monte Vista Avenue to Toler Lane) and from Grant Avenue to Pinenut Road will need to be widened to four lanes. Additional 4-lane segments of Muller Parkway that will need to be constructed include the segment from Stodick Parkway to Grant Avenue. Due to the fact that the buildout of the Park project will likely occur over a 60-year period, during which time frame the public will have access to and be able to use this portion of Muller Parkway (Monte Vista Avenue to Toler Lane), the project developer's offer to construct this segment represents a significant benefit to the public.

It should be noted that the above capacity analysis of Muller Parkway is based on traffic volumes generated by the project. When Muller Parkway is ultimately constructed as a 4-lane roadway, approximately 50% (±10,600 ADT) of excess capacity will be available on the northern segment and 58% (±12,100 ADT) will be available on the southern segment. This excess capacity is anticipated to easily serve future cut-through and diverted traffic from US-395 as well as traffic from other future growth. Truck traffic is also anticipated to use Muller Parkway. This excess capacity is a substantial public benefit.

We trust that this information will meet your requirements. Please call with any questions or concerns.

Sincerely,
SOLAEGUI ENGINEERS, LTD



PAUL W. SOLAEGUI
CIVIL ENGINEER
No. 7163

Enclosures
Letters\Park Cattle Land

8-24-16
EXP 6-30-18

Trip Generation Summary - Alternative 1

Project: New Project
 Alternative: Alternative 1

Open Date: 8/24/2016
 Analysis Date: 8/24/2016

ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
210	SFHOUSE 1 2900 Dwelling Units	13804	13804	27608	544	1631	2175	1827	1073	2900
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0	0	0	0

Total AM Peak Hour Internal Capture = 0 Percent
 Total PM Peak Hour Internal Capture = 0 Percent

Trip Generation Summary - Alternative 1

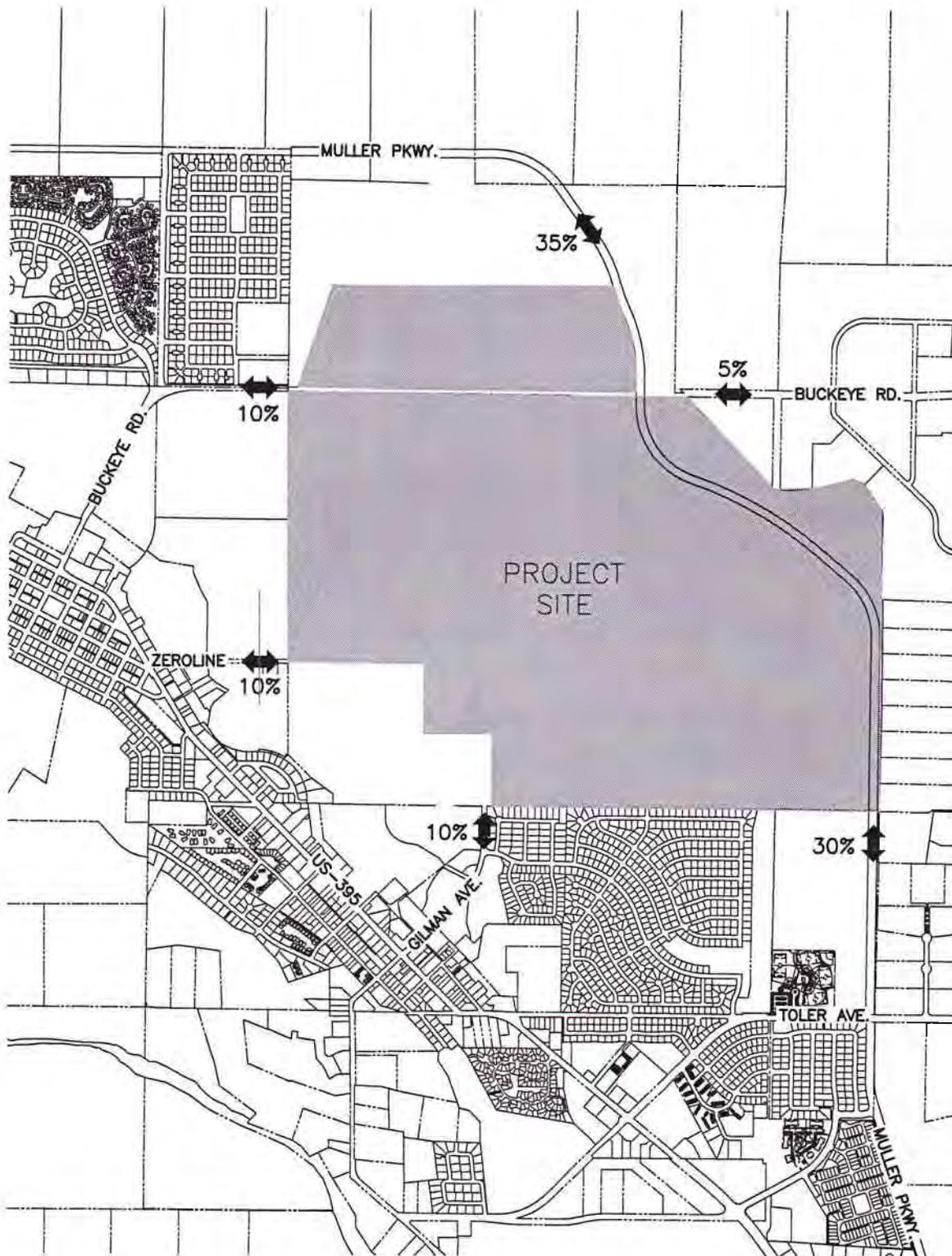
Project: New Project
 Alternative: Alternative 1

Open Date: 8/24/2016
 Analysis Date: 8/24/2016

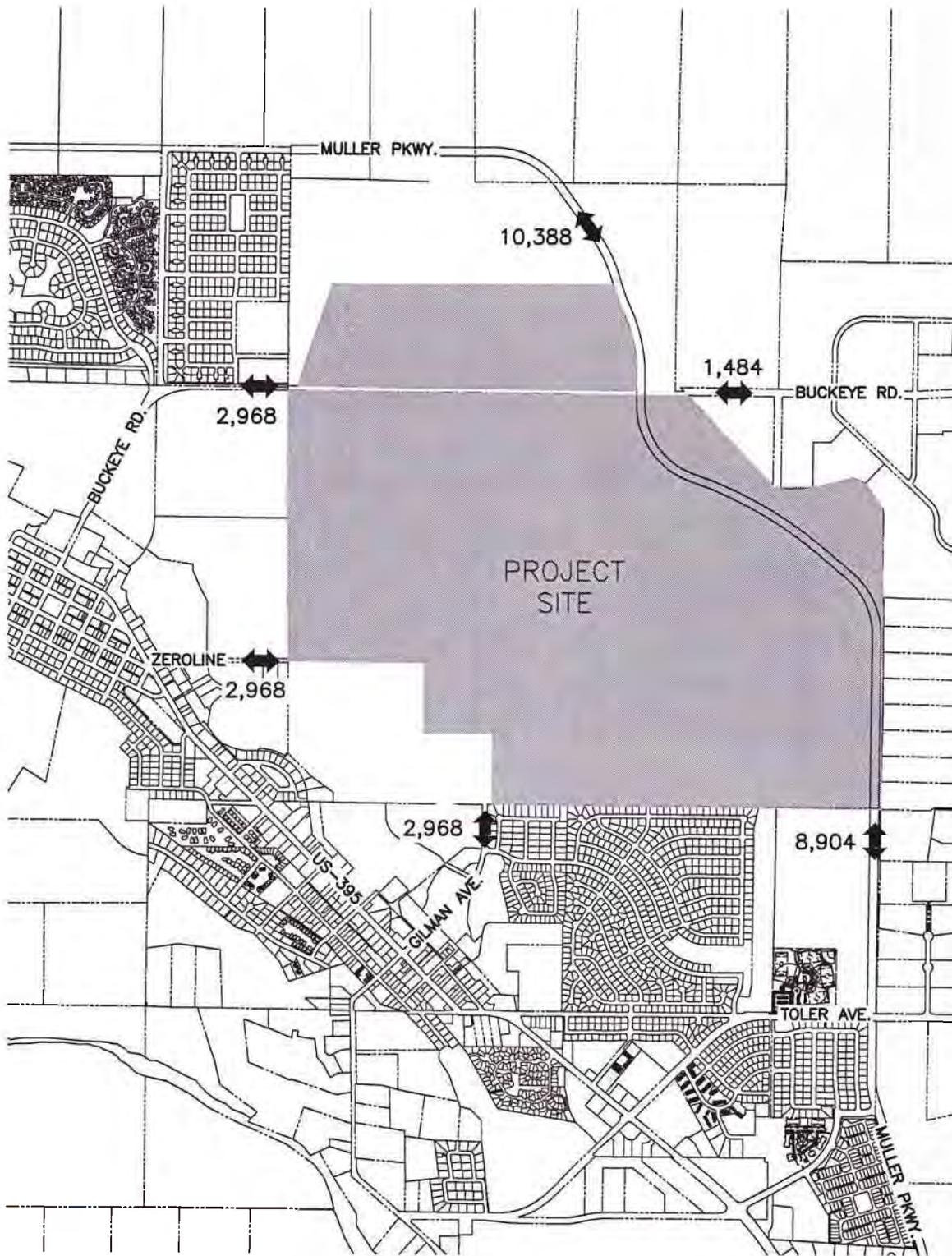
ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
110	GINDUSTRIAL 1 40 Acres	1036	1036	2072	249	51	300	64	226	290
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0	0	0	0

Total AM Peak Hour Internal Capture = 0 Percent

Total PM Peak Hour Internal Capture = 0 Percent

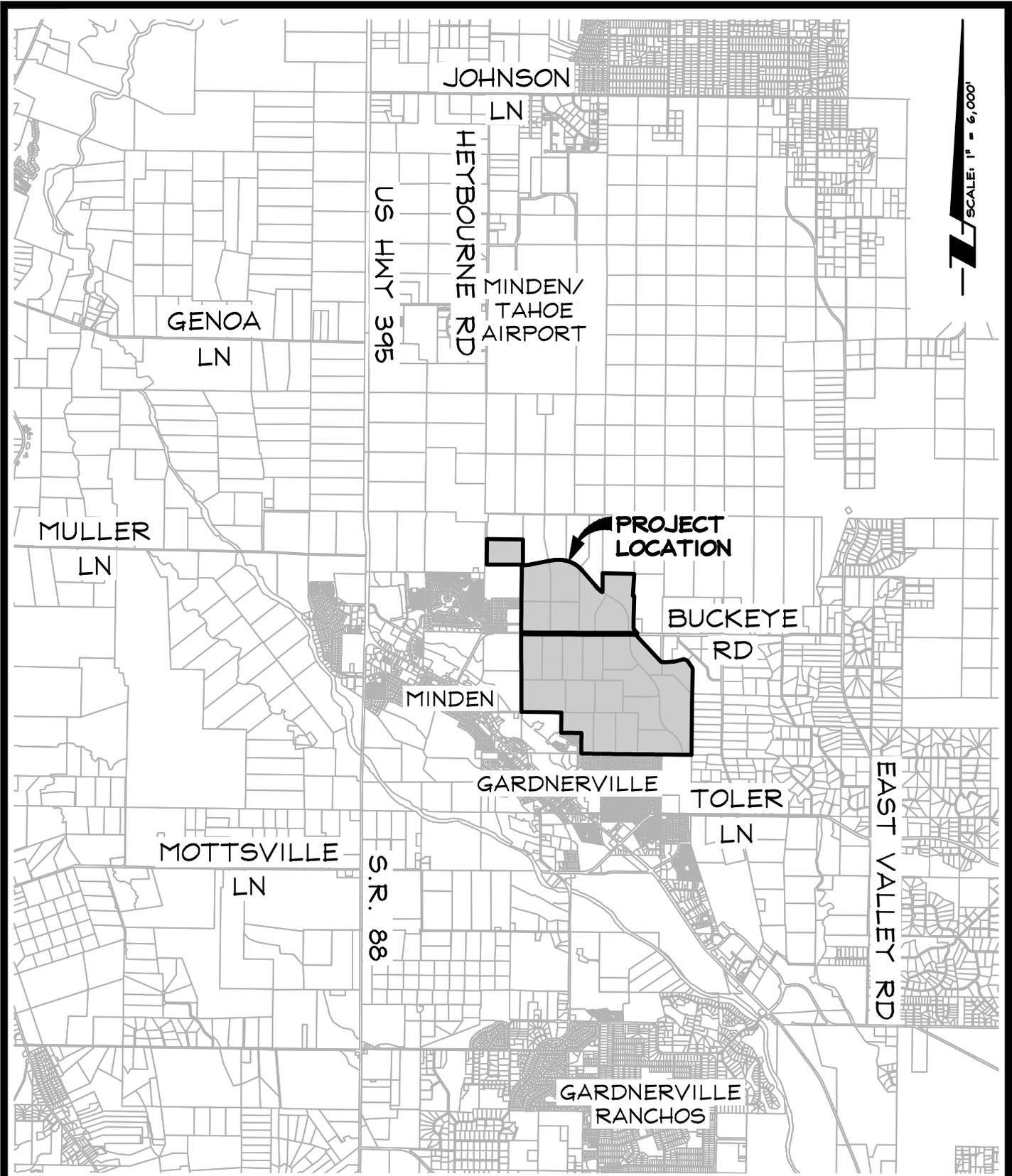


PARK RANCH HOLDINGS LLC
TRIP DISTRIBUTION
FIGURE 1



PARK RANCH HOLDINGS LLC
TRIP ASSIGNMENT (ADT'S)
FIGURE 2

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SCALE: 1" = 6,000'

R|O|Anderson
WWW.ROANDERSON.COM

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1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
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f 775.782.7084

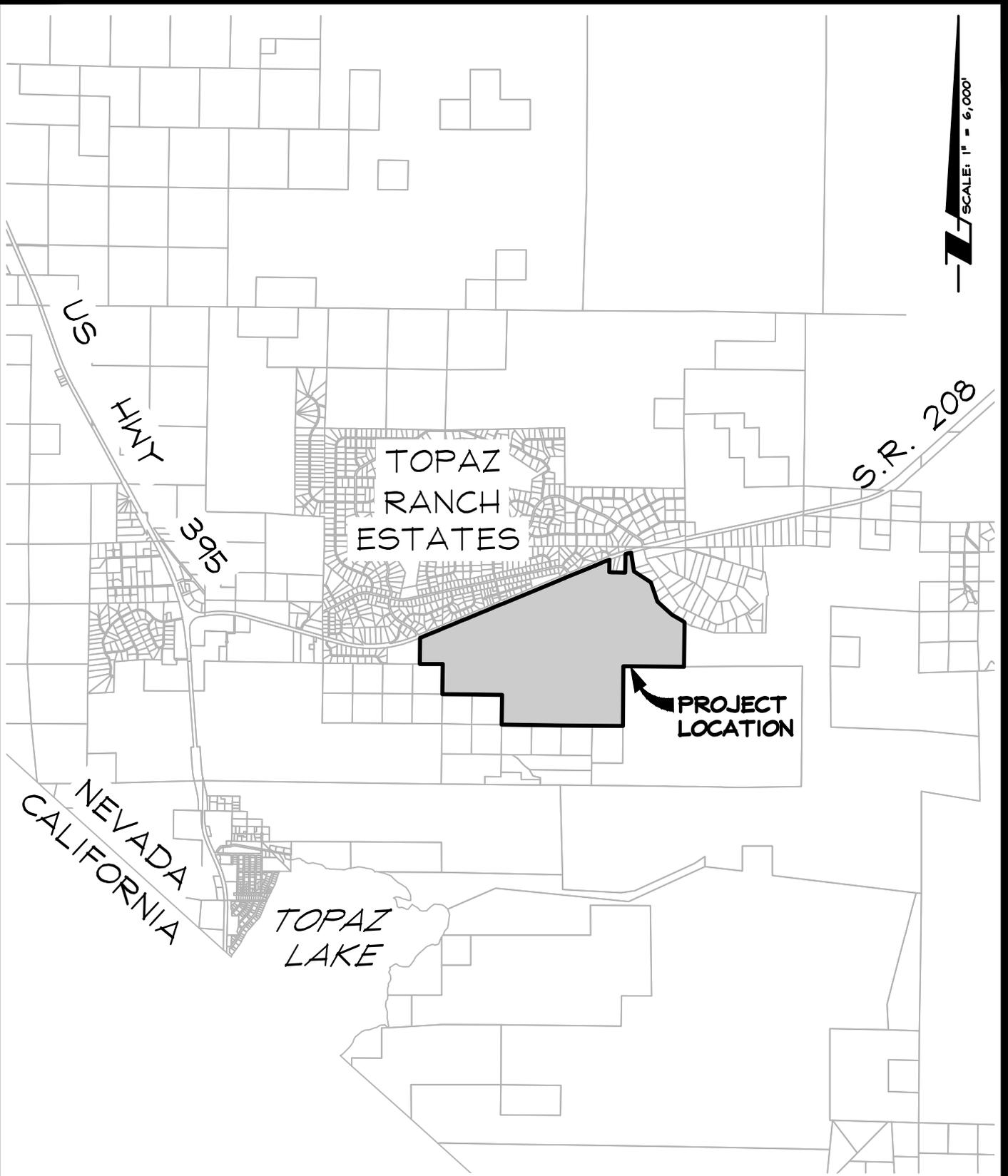
CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

FIGURE C-1
VICINITY MAP
PARK LIVESTOCK COMPANY &
PARK RANCH HOLDINGS LLC

2003-007

08/19/16

Y:\Client Files\2003\2003-007\CAD\Planning\Exhibits\2003-007-VICINITY MAP-VALLEY.dwg 8/19/2016 9:14:46 AM Marie A. Huise



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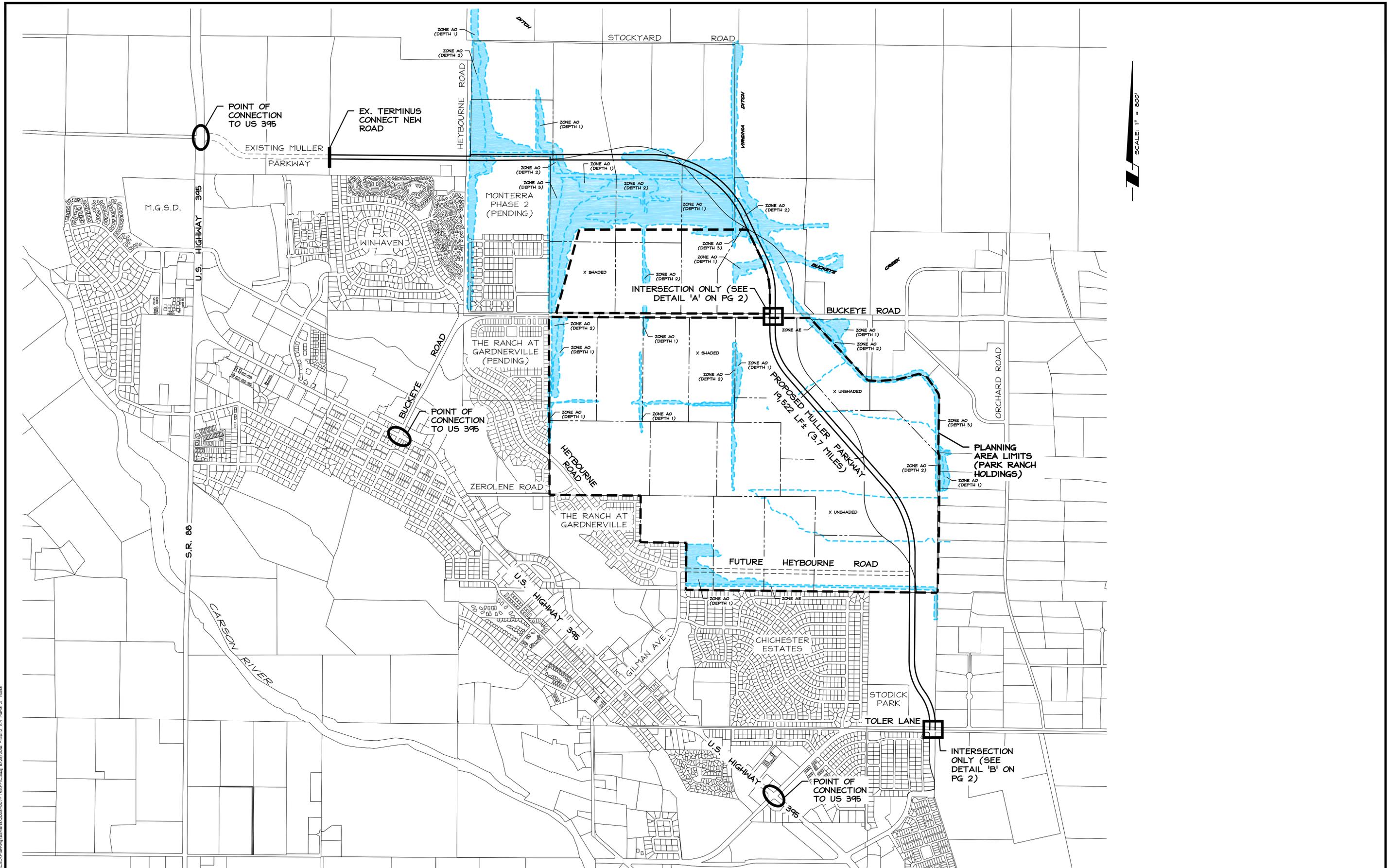
NEVADA
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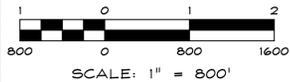
FIGURE C-1
VICINITY MAP
PARK LIVESTOCK COMPANY &
PARK RANCH HOLDINGS LLC

2003-007

08/19/16



NO.	DATE	REVISION	BLOCK	BY

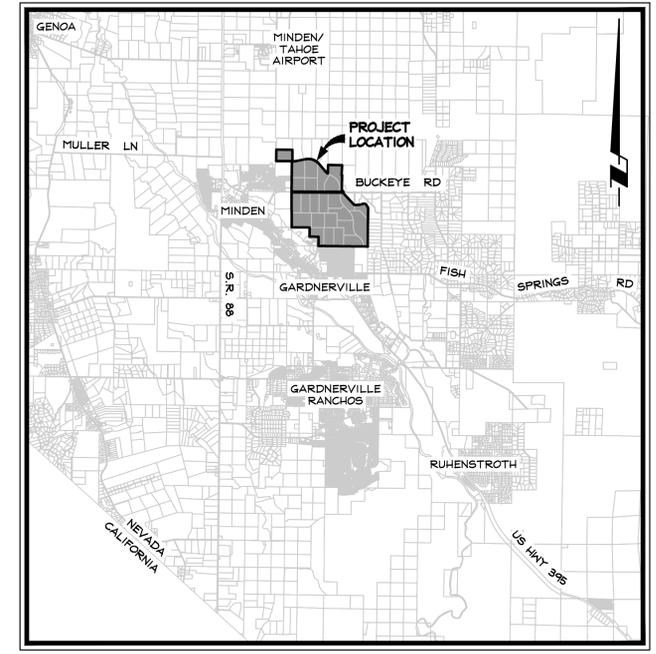
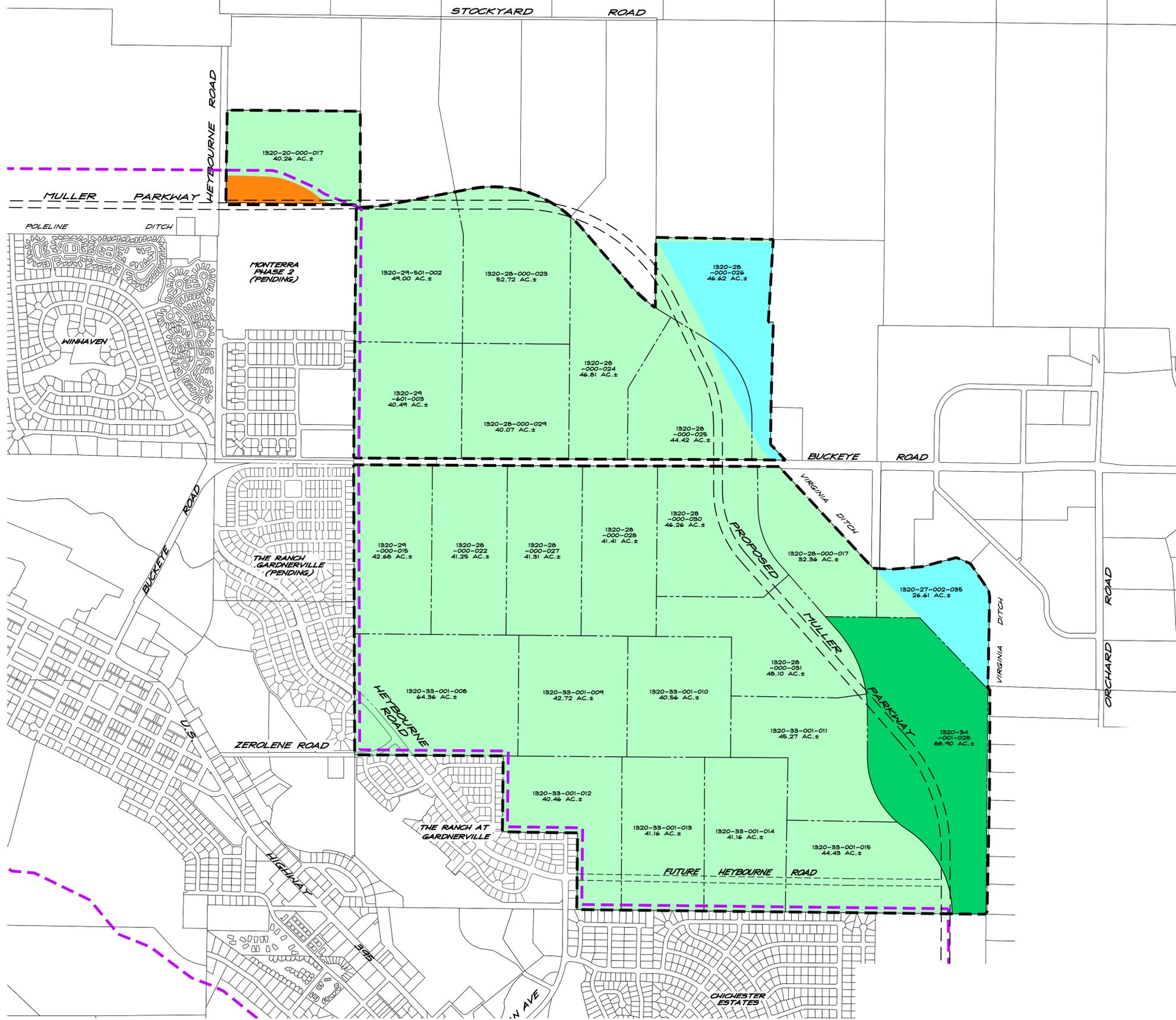


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 P: 775.782.2322 F: 775.782.7084

PARK RANCH HOLDINGS LLC

MULLER PARKWAY IMPROVEMENTS

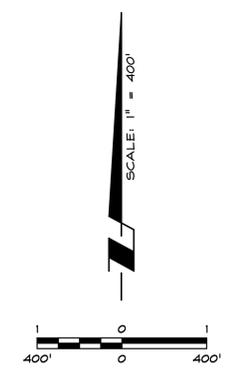
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ENGINEER: ROA	DRAWING: TRAFFIC
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DATE: 08/12/16	OF: 2 SHEETS



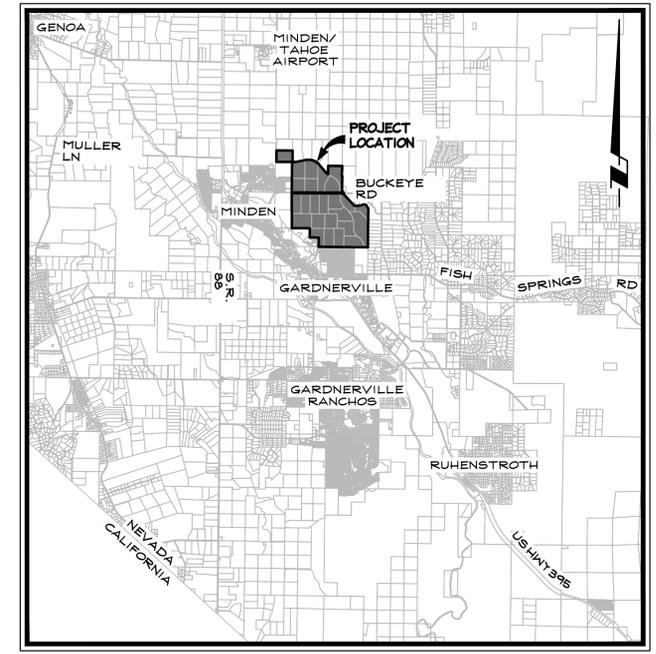
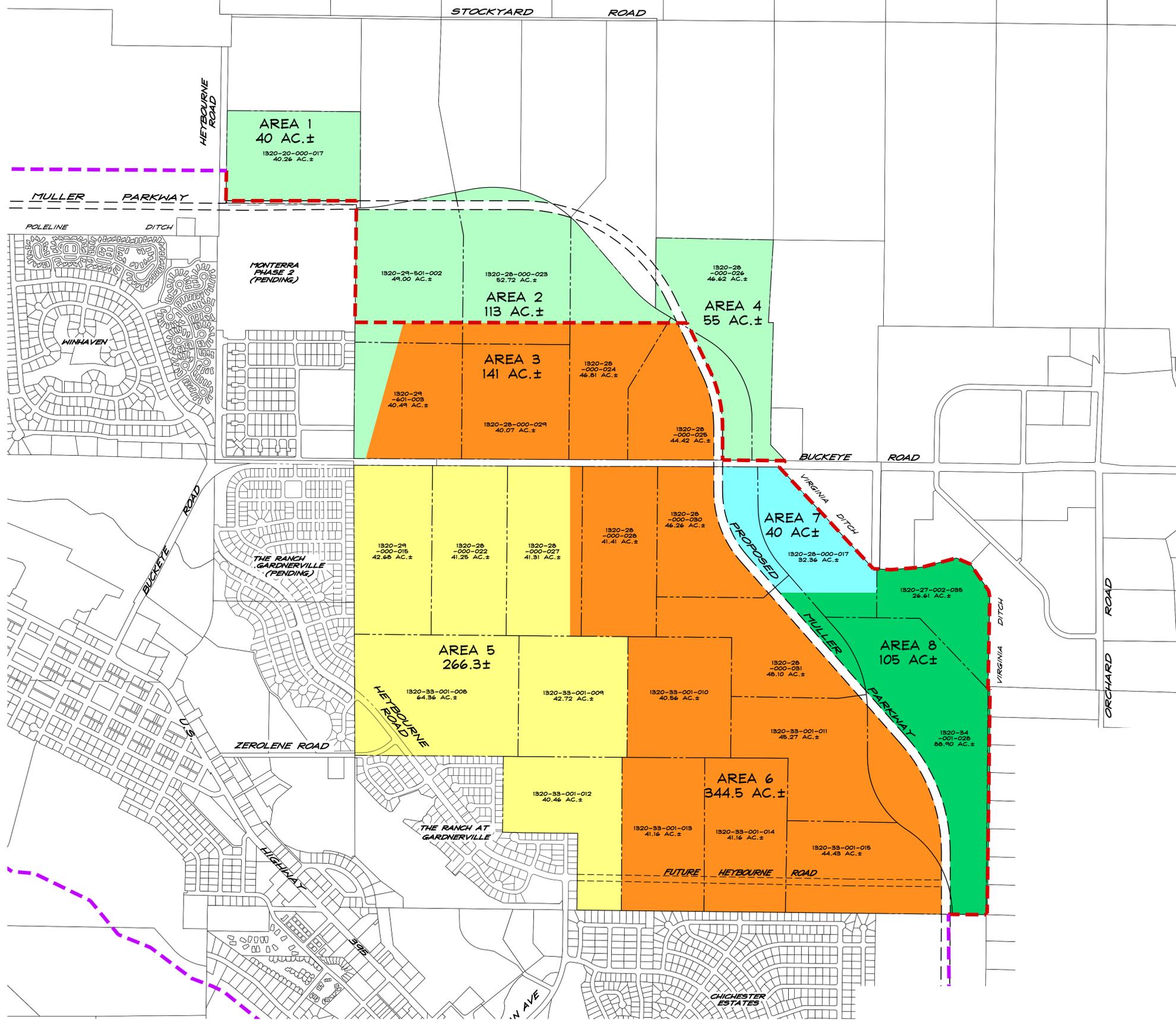
VICINITY MAP
NOT TO SCALE

- EXISTING URBAN SERVICE AREA & MINDEN/GARDNERVILLE COMMUNITY PLAN
- PROJECT BOUNDARY
- AGRICULTURAL (1,198 AC.±)
- INDUSTRIAL (65 AC.±)
- RECEIVING AREA (12 AC.±)
- RURAL RESIDENTIAL (89 AC.±)

FIGURE D-1
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(EXISTING MASTER PLAN)
08/17/16



R/O Anderson
RWA.ROANDERSON.COM
NEVADA 1603 Barrameda Ave. 515 Tahoe Keys Blvd.
P.O. Box 22291 Suite A-2
Minden, NV 89423 South Lake Tahoe, CA 96160
P 775.782.2322 F 530.620.1840
P 775.782.7064 F 775.782.7064



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

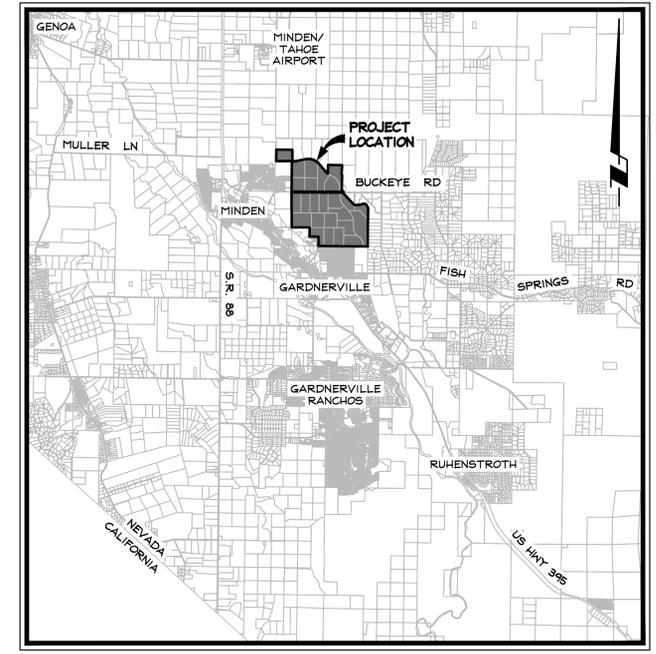
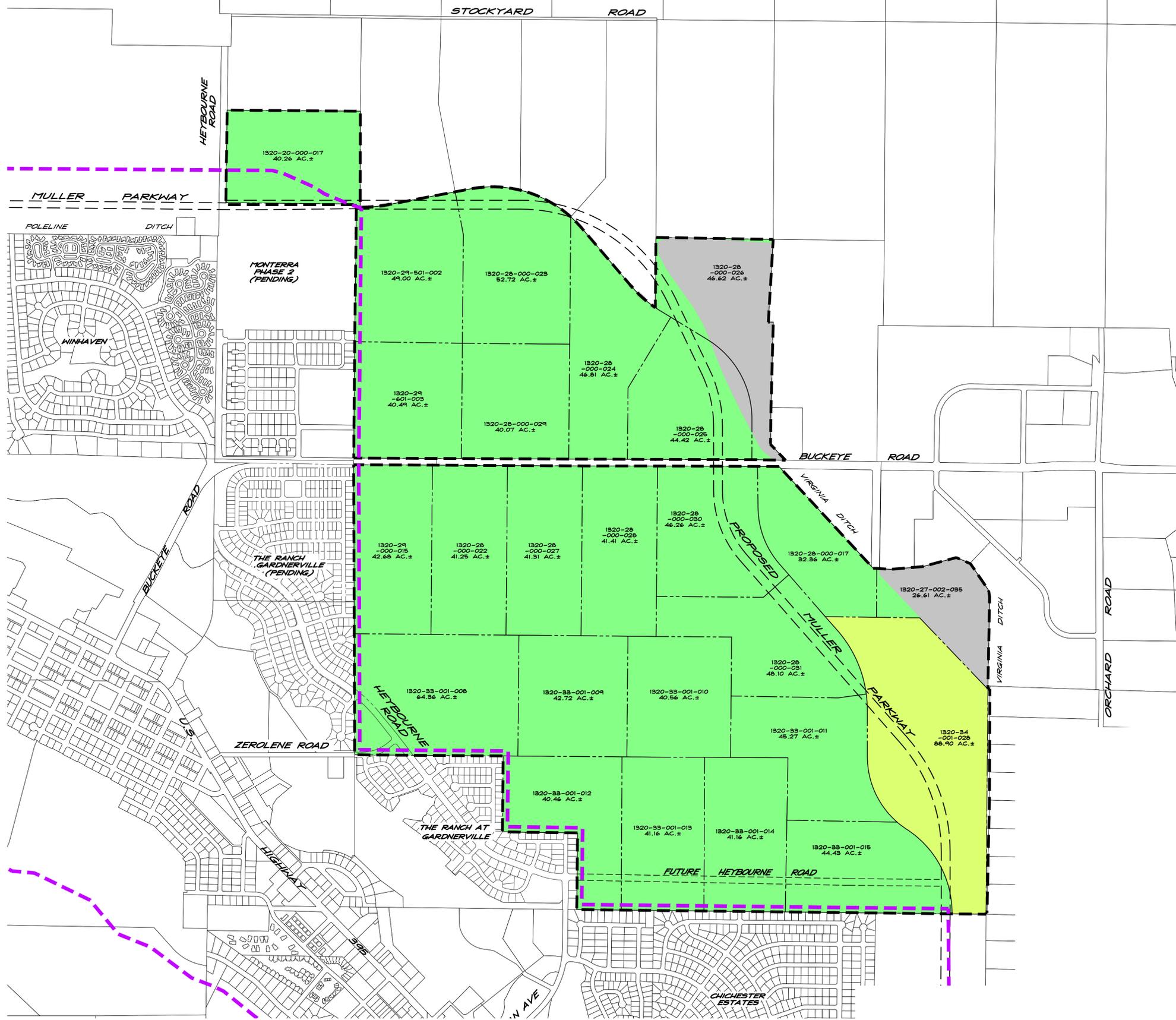
AREA 1:	40 AC.±
PROPOSED MASTER PLAN:	AGRICULTURAL
AREA 2:	113 AC.±
PROPOSED MASTER PLAN:	AGRICULTURAL
AREA 3:	141 AC.±
PROPOSED MASTER PLAN:	RECEIVING AREA
AREA 4:	55 AC.±
PROPOSED MASTER PLAN:	AGRICULTURAL
AREA 5:	266.3 AC.±
PROPOSED MASTER PLAN:	SINGLE FAMILY RESIDENTIAL
AREA 6:	344.5 AC.±
PROPOSED MASTER PLAN:	RECEIVING AREA
AREA 7:	40 AC.±
PROPOSED MASTER PLAN:	INDUSTRIAL
AREA 8:	105 AC.±
PROPOSED MASTER PLAN:	RURAL RESIDENTIAL
PROPOSED MULLER PARKWAY ROW: 3.7 MILES±	

- EXISTING URBAN SERVICE AREA & MINDEN/GARDNERVILLE COMMUNITY PLAN
- PROPOSED URBAN SERVICE AREA & MINDEN/GARDNERVILLE COMMUNITY PLAN
- PROJECT BOUNDARY
- AGRICULTURAL
- INDUSTRIAL
- RECEIVING AREA
- RURAL RESIDENTIAL 2-5 ACRE
- SINGLE FAMILY RESIDENTIAL



FIGURE D-2
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(PROPOSED MASTER PLAN)
08/17/16

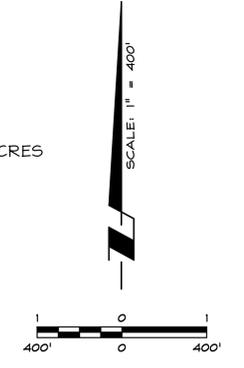
R/O Anderson
NINA ROANDERSON, CDP
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CALIFORNIA
595 Tahoe Keys Blvd
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South Lake Tahoe, CA 96150
P 930.600.1660
F 775.782.7064



VICINITY MAP
NOT TO SCALE

- EXISTING URBAN SERVICE AREA & MINDEN/GARDNERVILLE COMMUNITY PLAN BOUNDARY
- PROJECT BOUNDARY
- AGRICULTURAL (1,203 AC.±)
- LIGHT INDUSTRIAL (65 AC.±)
- RURAL AGRICULTURE 5-ACRES (89 AC.±)

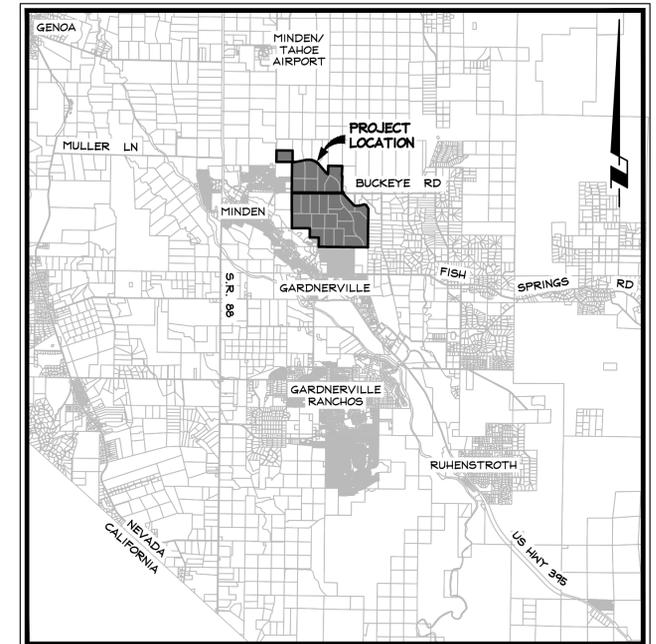
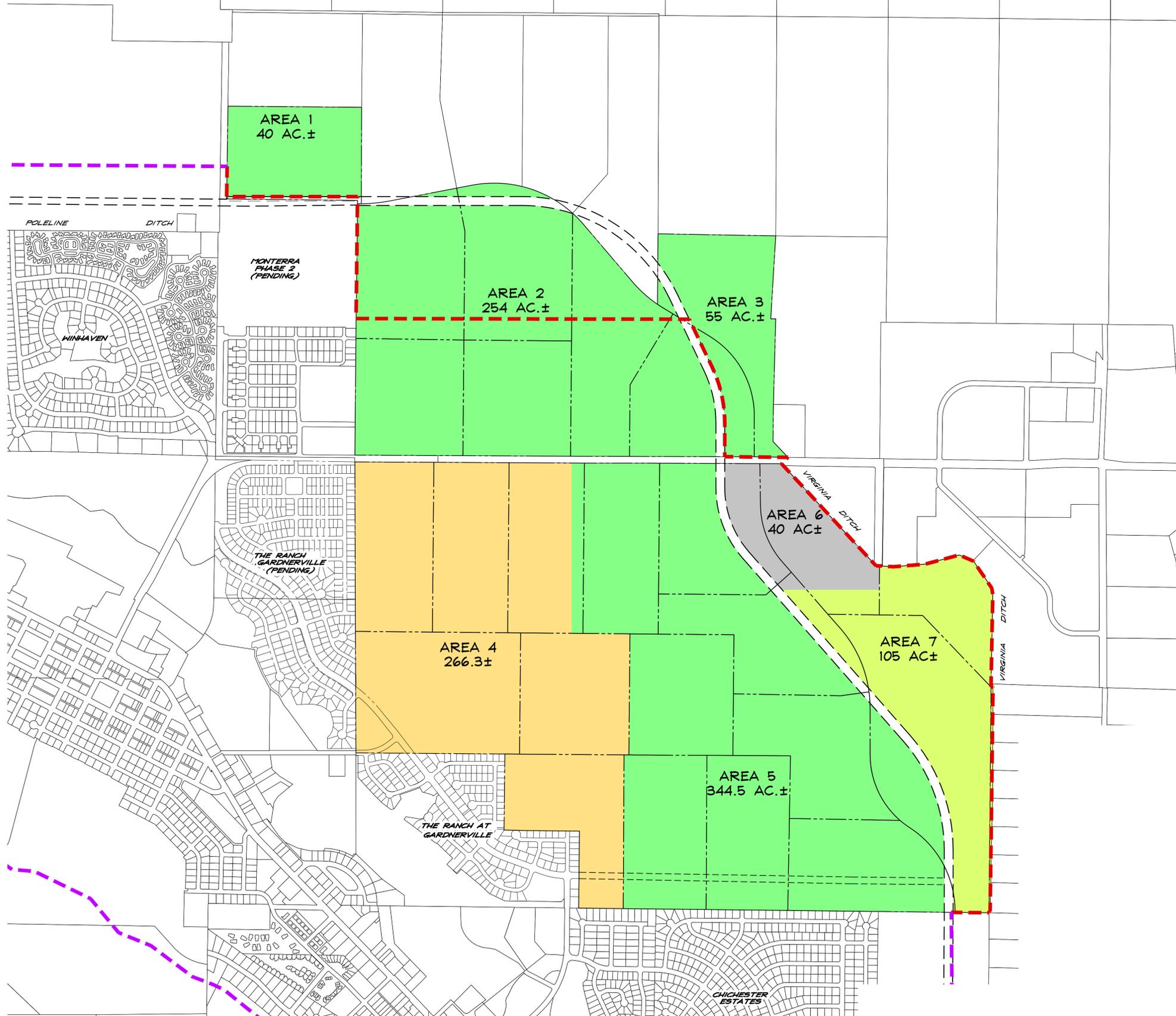
FIGURE D-3
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(EXISTING ZONING)
08/17/16



R/O Anderson
RURAL ANDERSON, CORP.

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515 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.620.1840
F 775.782.7064



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

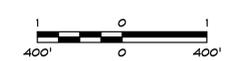
AREA 1:	40 AC.±
PROPOSED ZONING:	A-19
AREA 2:	254 AC.±
PROPOSED ZONING:	A-19
AREA 3:	55 AC.±
PROPOSED ZONING:	A-19
AREA 4:	266.3 AC.±
PROPOSED ZONING:	SFR 8,000
AREA 5:	344.5 AC.±
PROPOSED ZONING:	A-19
AREA 6:	40 AC.±
PROPOSED ZONING:	LI
AREA 7:	105 AC.±
PROPOSED ZONING:	RA-5

PROPOSED MULLER PARKWAY ROW: 3.7 MILES±

- EXISTING URBAN SERVICE AREA # MINDEN/GARDNERVILLE COMMUNITY PLAN
- PROPOSED URBAN SERVICE AREA # MINDEN/GARDNERVILLE COMMUNITY PLAN
- PROJECT BOUNDARY
- AGRICULTURE 19 ACRE
- LIGHT INDUSTRIAL
- RURAL RESIDENTIAL 2-5 ACRE
- SFR 8,000

SCALE: 1" = 400'

FIGURE D-4
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(PROPOSED ZONING)
08/17/16

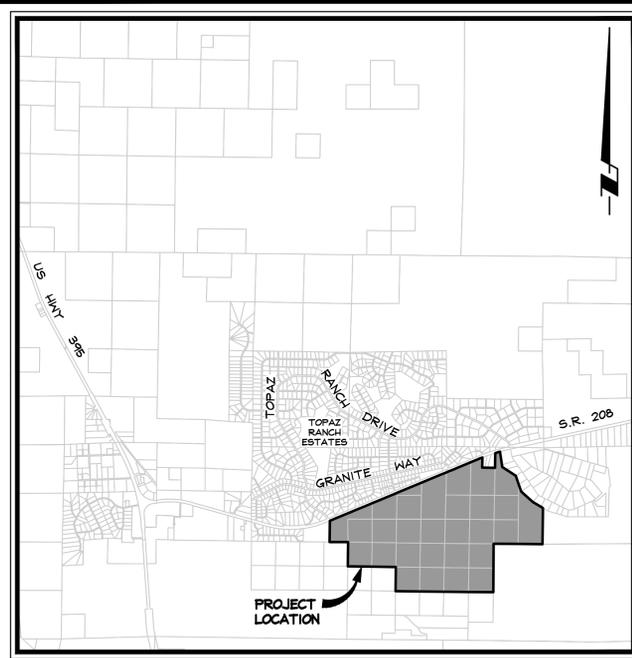


R/O Anderson
RINA ROANDERSON, CPT

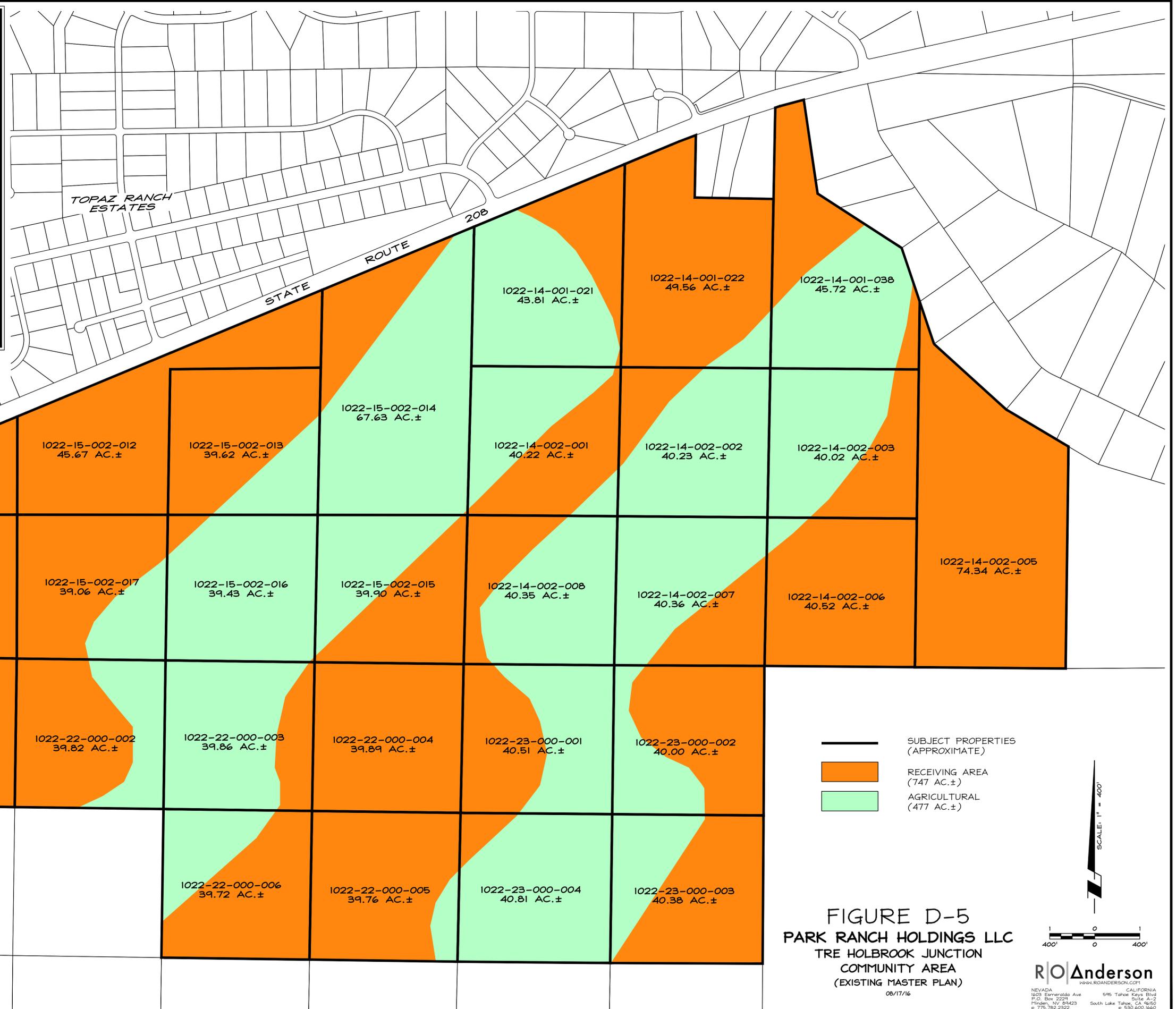
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SHEET INDEX
NOT TO SCALE



- SUBJECT PROPERTIES (APPROXIMATE)
- RECEIVING AREA (747 AC.±)
- AGRICULTURAL (477 AC.±)

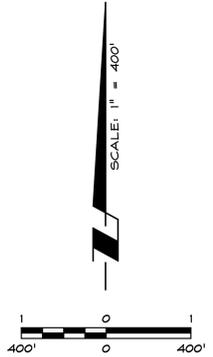
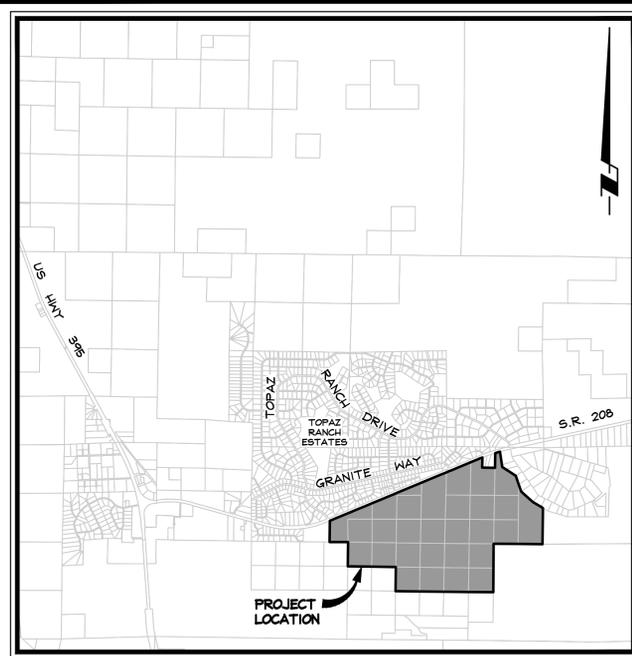


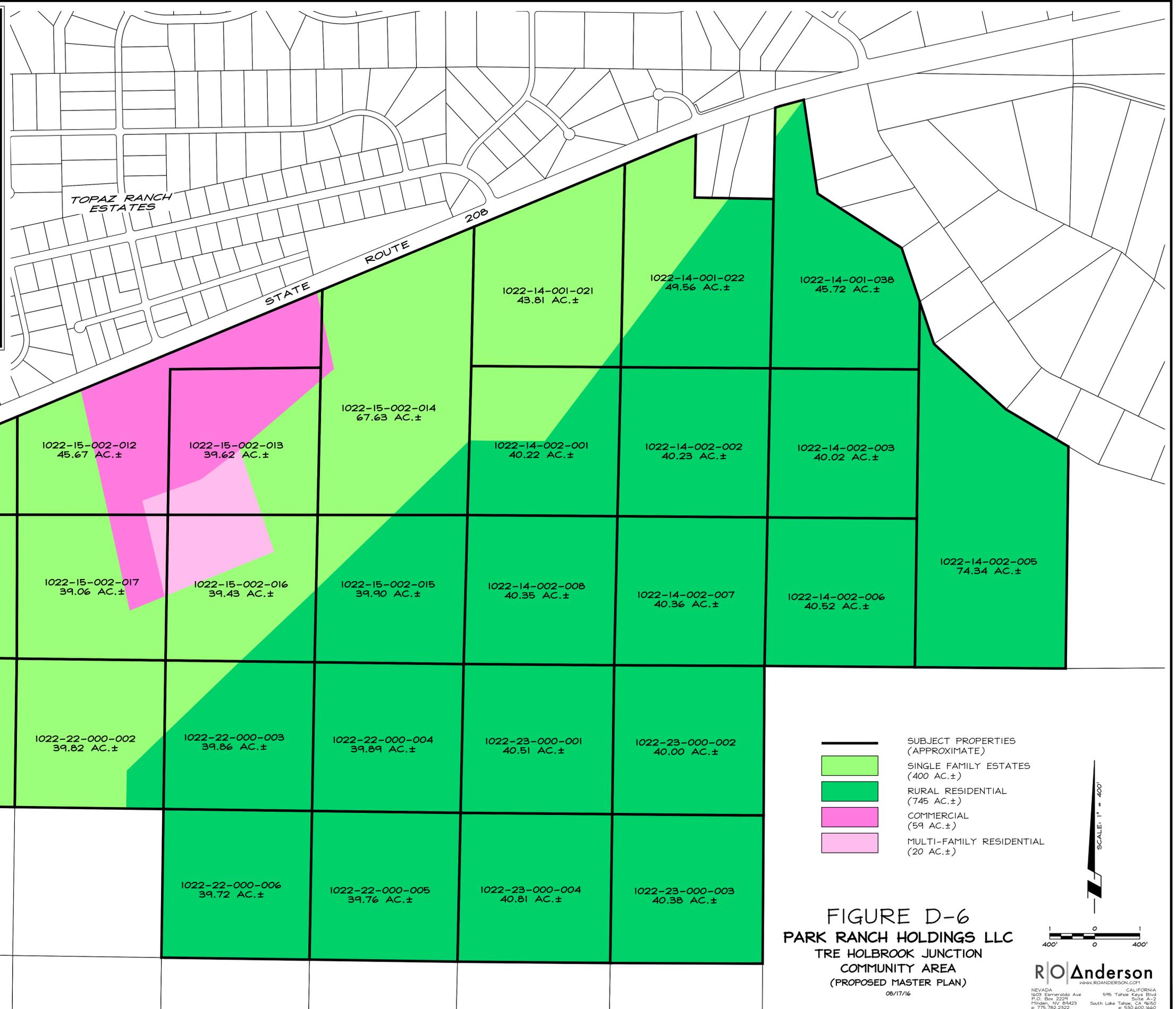
FIGURE D-5
PARK RANCH HOLDINGS LLC
TRE HOLBROOK JUNCTION
COMMUNITY AREA
(EXISTING MASTER PLAN)
08/17/16

R|Anderson
NEVADA
1603 Elmwood Ave
P.O. Box 2224
Hendry, NV 89423
P 775.782.7322
F 775.782.7084

CALIFORNIA
5915 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 930.600.1660
F 775.782.7084



SHEET INDEX
NOT TO SCALE



- SUBJECT PROPERTIES (APPROXIMATE)
- SINGLE FAMILY ESTATES (400 AC.±)
- RURAL RESIDENTIAL (745 AC.±)
- COMMERCIAL (59 AC.±)
- MULTI-FAMILY RESIDENTIAL (20 AC.±)

SCALE: 1" = 400'

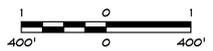
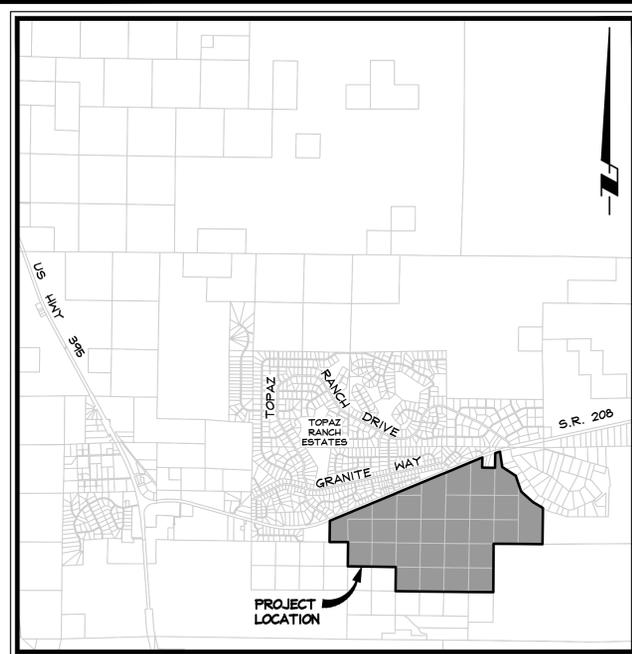


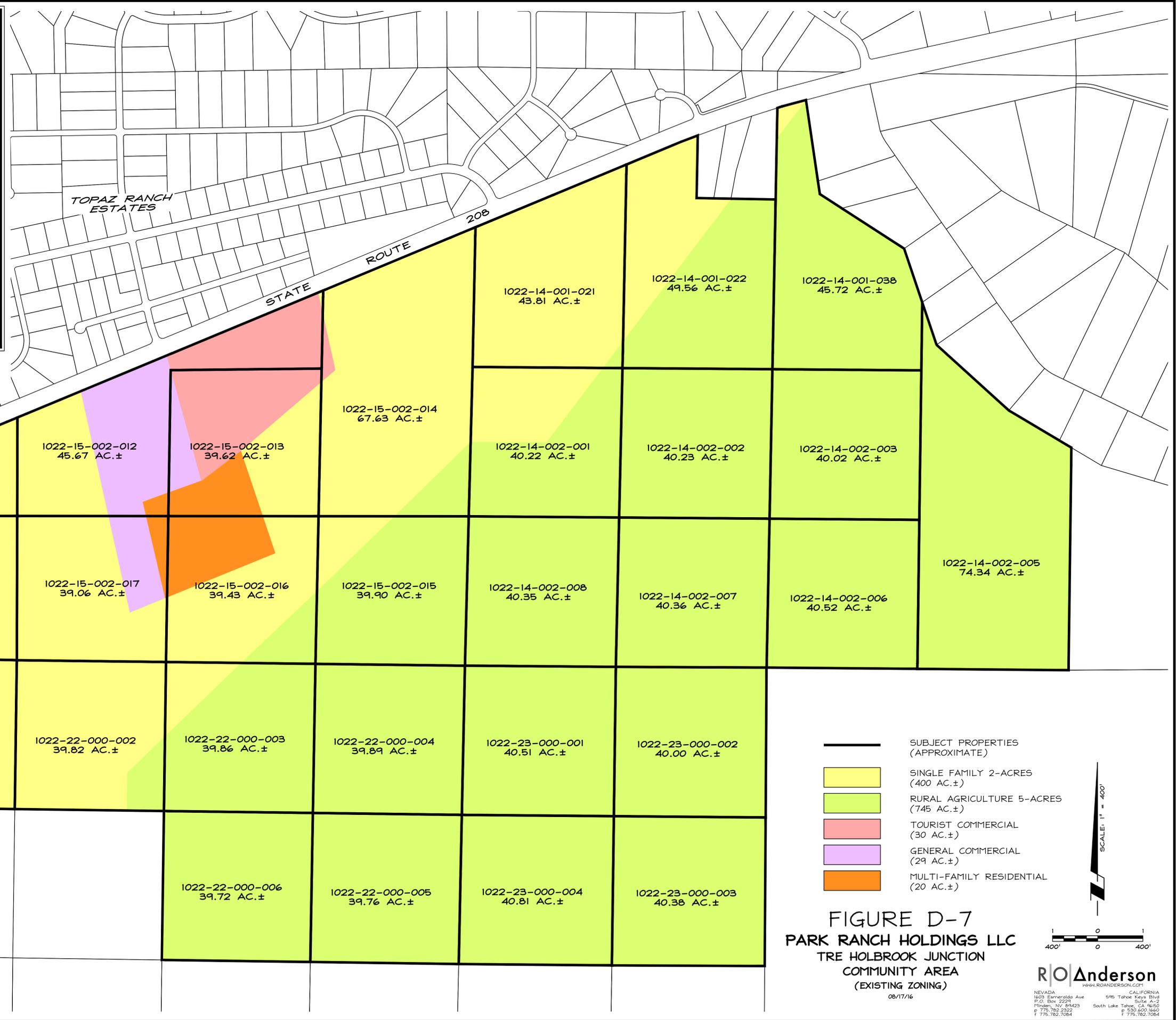
FIGURE D-6
PARK RANCH HOLDINGS LLC
TRE HOLBROOK JUNCTION
COMMUNITY AREA
(PROPOSED MASTER PLAN)
08/17/16

R/O Anderson
NEVADA
1623 Elmwood Ave
P.O. Box 2224
Hendry, NV 89423
P 775.782.7322
F 775.782.7084

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 930.600.1660
F 775.782.7084

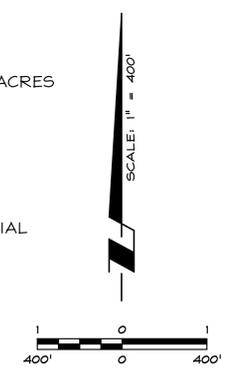


SHEET INDEX
NOT TO SCALE

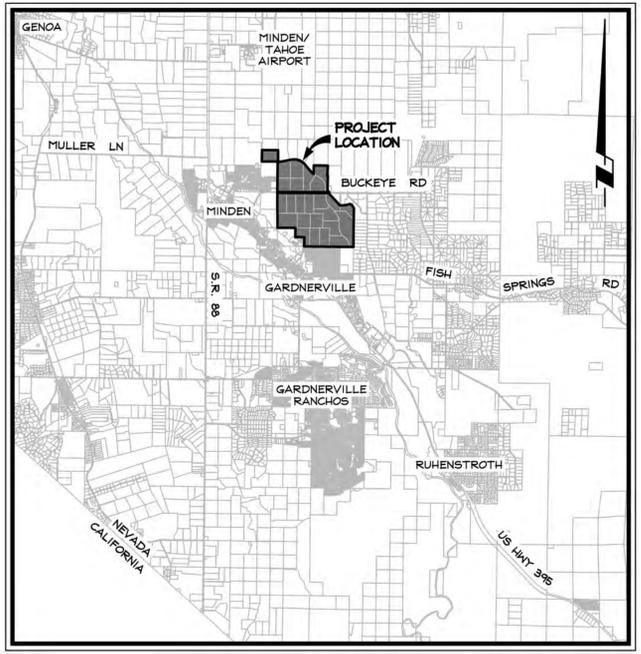


- SUBJECT PROPERTIES (APPROXIMATE)
- SINGLE FAMILY 2-ACRES (400 AC.±)
- RURAL AGRICULTURE 5-ACRES (745 AC.±)
- TOURIST COMMERCIAL (30 AC.±)
- GENERAL COMMERCIAL (29 AC.±)
- MULTI-FAMILY RESIDENTIAL (20 AC.±)

FIGURE D-7
PARK RANCH HOLDINGS LLC
TRE HOLBROOK JUNCTION
COMMUNITY AREA
(EXISTING ZONING)
08/17/16



R/O Anderson
RINA ROANDERSON, CPT
NEVADA
1603 Elmwood Ave
P.O. Box 2224
 Minden, NV 89423
P 775.782.7322
F 775.782.7064
CALIFORNIA
5915 Tahoe Keys Blvd
 Suite A-2
 South Lake Tahoe, CA 96150
P 930.600.1660
F 775.782.7064



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

CARSON VALLEY A.P.N.'S 1320-20-000-017; 1320-27-002-095; 1320-28-000-017, 022 - 031; 1320-29-000-015; 1320-29-501-002; 1320-29-601-003; 1320-33-001-006 - 015; 1320-34-001-028

T.R.E. HOLBROOK JUNCTION A.P.N.'S (NOT SHOWN ON THIS EXHIBIT)
1022-14-001-021 - 022, 038; 1022-14-002-001 - 003, 005 - 008;
1022-15-002-012 - 018; 1022-16-002-105; 1022-22-000-001 - 006;
1022-23-000-001 - 004

OWNER: PARK RANCH HOLDINGS, LLC.
1300 BUCKEYE ROAD
MINDEN, NEVADA 89423
(775) 782-2144

PARK LIVESTOCK CO.
P.O. BOX 1287
MINDEN, NV 89423

DEVELOPER: PARK RANCH HOLDINGS, LLC.
1300 BUCKEYE ROAD
MINDEN, NEVADA 89423
(775) 782-2144

ENGINEER: R.O. ANDERSON ENGINEERING, INC.
P.O. BOX 2229
MINDEN, NEVADA 89423
(775) 782-2322

PROJECT ADDRESS: DOUGLAS COUNTY NEVADA

EXISTING ZONING:
CARSON VALLEY: A-19, LI, RA-5
T.R.E. HOLBROOK JUNCTION: MFR, RA-5, SFR-2, TC, GC

PROPOSED ZONING:
CARSON VALLEY: A-19, LI, RA-5, SFR 8,000
T.R.E. HOLBROOK JUNCTION: MFR, RA-5, SFR-2, TC, GC

EXISTING MASTER PLAN:
CARSON VALLEY: AGRICULTURAL, INDUSTRIAL, RECEIVING AREA, RURAL RESIDENTIAL

T.R.E. HOLBROOK JUNCTION: AGRICULTURAL, RECEIVING AREA

PROPOSED MASTER PLAN:
CARSON VALLEY: AGRICULTURAL, INDUSTRIAL, RECEIVING AREA, RURAL RESIDENTIAL, SINGLE FAMILY RESIDENTIAL

T.R.E. HOLBROOK JUNCTION: RURAL RESIDENTIAL, SINGLE FAMILY ESTATES, COMMERCIAL, MULTI-FAMILY RESIDENTIAL

FLOOD ZONE:
CARSON VALLEY: AO 1', 2', 3', 5' UNSHADED 'X' PER FIRM MAP PANEL 32005C0234H & 32005C0253H DATED 06/15/2016

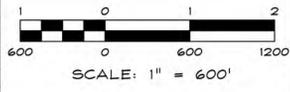
T.R.E. HOLBROOK JUNCTION: A & UNSHADED 'X' PER FIRM MAP PANEL 32005C0500G DATED 01/20/2010

TOTAL AREA: 2,588± AC.±
CARSON VALLEY: 1,564 AC.±
T.R.E. HOLBROOK JUNCTION: 1,224 AC.±

DEVELOPMENT AREA SUMMARY

- NEIGHBORHOOD PARK (PARK)
- SCHOOL/PUBLIC FACILITIES (SCHOOL/PF)
- AGRICULTURAL (AG)
- LIGHT INDUSTRIAL (LI)
- MULTI-FAMILY RESIDENTIAL (MFR)
- MULTI-FAMILY RESIDENTIAL AFFORDABLE (MFR(AFFORD))
- PATIOHOMES 55 AND OLDER (PH 55+)
- SINGLE FAMILY RESIDENTIAL (SFR)
- SINGLE FAMILY RESIDENTIAL 55 AND OLDER (SFR 55+)
- RURAL RESIDENTIAL (RR)

NO.	DATE	REVISION	BLOCK	BY



R/O Anderson
www.roanderson.com

NEVADA: 1605 Emerald Ave P.O. Box 2229 Minden, NV 89423 F 775.782.2322 F 775.782.7084

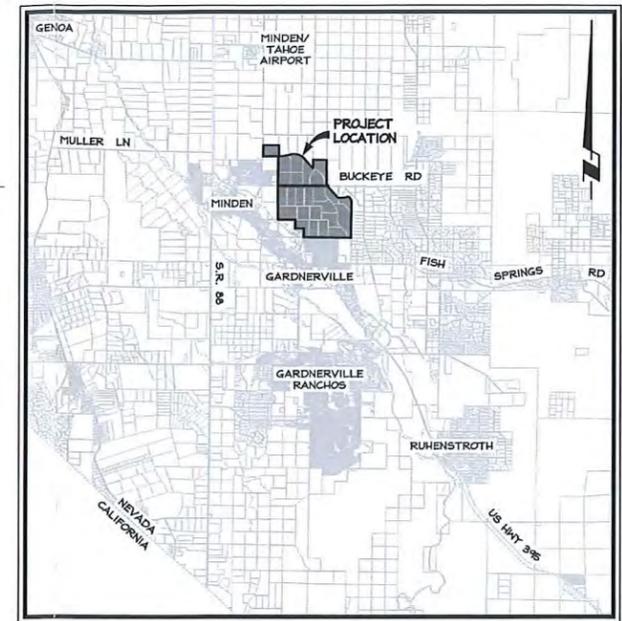
CALIFORNIA: 595 Tahoe Keys Blvd Suite A-2 South Lake Tahoe, CA 96150 P 530.600.1660 F 775.782.7084

PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTIES

CONCEPTUAL DEVELOPMENT PLAN

DRAWN: MAH	JOB: 2003-007
ENGINEER: ROA	DRAWING: EXH-BS
SCALE: 1" = 600'	SHEET: 1
DATE: 08/22/16	OF: 1 SHEETS

RECEIVED
 AUG 30 2016
RA



VICINITY MAP
 NOT TO SCALE

PROJECT SUMMARY

CARSON VALLEY A.P.N.'S 1320-20-000-017; 1320-27-002-035; 1320-28-000-017, 022 - 031; 1320-29-000-015; 1320-29-501-002; 1320-29-601-003; 1320-33-001-006 - 015; 1320-34-001-026

T.R.E. HOLBROOK JUNCTION A.P.N.'S (NOT SHOWN ON THIS EXHIBIT)
 1022-14-001-021 - 022, 038; 1022-14-002-001 - 003, 005 - 008;
 1022-15-002-012 - 018; 1022-16-002-105; 1022-22-000-001 - 006;
 1022-23-000-001 - 004

OWNER: PARK RANCH HOLDINGS, LLC.
 1300 BUCKEYE ROAD
 MINDEN, NEVADA 89423
 (775) 782-2144

PARK LIVESTOCK CO.
 P.O. BOX 1287
 MINDEN, NV 89423

DEVELOPER: PARK RANCH HOLDINGS, LLC.
 1300 BUCKEYE ROAD
 MINDEN, NEVADA 89423
 (775) 782-2144

ENGINEER: R.O. ANDERSON ENGINEERING, INC.
 P.O. BOX 2229
 MINDEN, NEVADA 89423
 (775) 782-2322

PROJECT ADDRESS: DOUGLAS COUNTY NEVADA

EXISTING ZONING: CARSON VALLEY: A-19, LI, RA-5
 T.R.E. HOLBROOK JUNCTION: MFR, RA-5, SFR-2, TC, GC
 PROPOSED ZONING: CARSON VALLEY: A-19, LI, RA-5, SFR 8,000
 T.R.E. HOLBROOK JUNCTION: MFR, RA-5, SFR-2, TC, GC

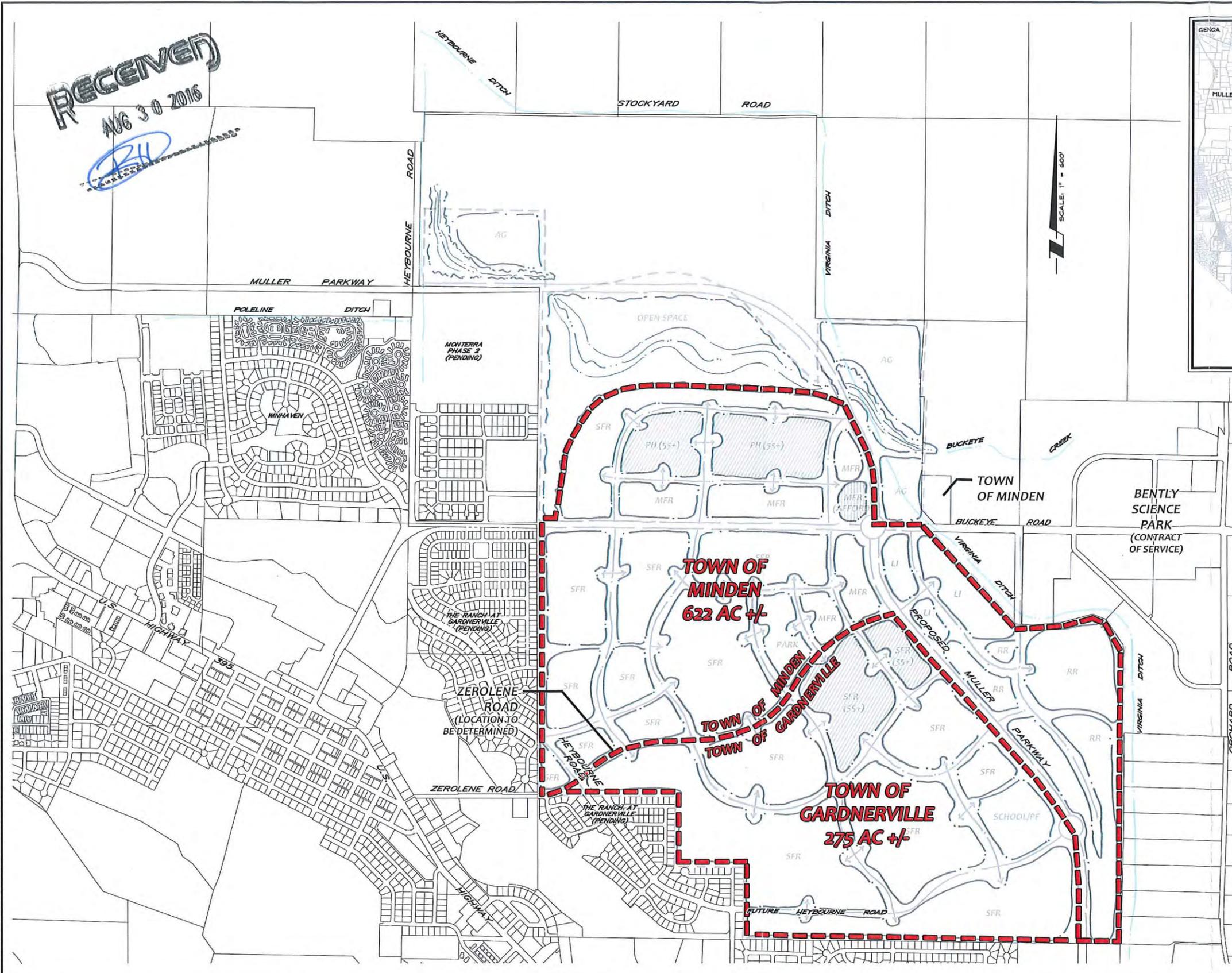
EXISTING MASTER PLAN: CARSON VALLEY: AGRICULTURAL, INDUSTRIAL, RECEIVING AREA, RURAL RESIDENTIAL
 T.R.E. HOLBROOK JUNCTION: AGRICULTURAL, RECEIVING AREA
 PROPOSED MASTER PLAN: CARSON VALLEY: AGRICULTURAL, INDUSTRIAL, RECEIVING AREA, RESIDENTIAL, SINGLE FAMILY RESIDENTIAL
 T.R.E. HOLBROOK JUNCTION: RURAL RESIDENTIAL, SINGLE FAMILY ESTATES, COMMERCIAL, MULTI-FAMILY RESIDENTIAL

FLOOD ZONE: CARSON VALLEY: AD 1', 2', 3'; # UNSHADED 'X' PER FIRMAP PANEL 32005C0234H # 32005C0233H DATED 06/15/2016
 T.R.E. HOLBROOK JUNCTION: A # UNSHADED 'X' PER FIRMAP PANEL 32005C0500G DATED 01/20/2010

TOTAL AREA: 2,351 AC.±
 CARSON VALLEY: 1,127 AC.±
 T.R.E. HOLBROOK JUNCTION: 1,224 AC.±

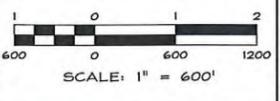
DEVELOPMENT AREA SUMMARY

- NEIGHBORHOOD PARK (PARK)
- SCHOOL/PUBLIC FACILITIES (SCHOOL/PF)
- AGRICULTURAL (AG)
- LIGHT INDUSTRIAL (LI)
- MULTI-FAMILY RESIDENTIAL (MFR)
- MULTI-FAMILY RESIDENTIAL AFFORDABLE (MFR(AFFORD))
- PATIHOUSES 55 AND OLDER (PH 55+)
- SINGLE FAMILY RESIDENTIAL (SFR)
- SINGLE FAMILY RESIDENTIAL 55 AND OLDER (SFR 55+)
- RURAL RESIDENTIAL (RR)



R:\Client Files\2003\0003-0077-CAD\Planning\Bldg\131313\0003-0077-234-25.dwg 8/22/2016 4:18:24 PM Thomas A. Hulme

NO.	DATE	REVISION	BLOCK	BY



R/O Anderson
 RANK ANDERSON LLP
 NEVADA: 1603 Esmeralda Ave, P.O. Box 2229, Minden, NV 89423, 775.782.2322, 775.782.7054
 CALIFORNIA: 575 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150, 916.600.1466, 775.782.7054

PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTIES

ANNEXATION REQUEST

DRAWN: MAH	JOB: 2003-007
ENGINEER: ROA	DRAWING: EXH-BS
SCALE: 1" = 600'	SHEET: 1
DATE: 08/22/16	OF: 1 SHEETS

Davidson, Jenifer

From: Dallaire, Tom
Sent: Thursday, September 01, 2016 10:58 AM
To: Davidson, Jenifer
Subject: FW: Park application.

I thought I copied you on this as well. It may prove helpful for your board.

From: Keith E. Ruben [mailto:kruben@roanderson.com]
Sent: Wednesday, August 31, 2016 9:47 AM
To: Dallaire, Tom
Subject: RE: Park application.

Tom,

Do you need to have me bring you a copy?

Keith Ruben, MBA, AICP
Director of Planning &
Human Resources
direct line 775.215.5015
kruben@roanderson.com
www.ROAnderson.com

ROAnderson

NEVADA

1603 Esmeralda Avenue
Minden, NV 89423
p 775.782.2322
f 775.782.7084

NEVADA

140 W. Huffaker Lane, Suite 507
Reno, NV 89511
p 775.782.2322
f 775.782.7084

CALIFORNIA

3079 Harrison Ave. Suite 2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

From: Dallaire, Tom [mailto:tdallaire@douglasnv.us]
Sent: Wednesday, August 31, 2016 9:22 AM
To: Keith E. Ruben <kruben@roanderson.com>
Subject: RE: Park application.

I received a response from Trish and then Rob on this but did not get the initial email. it may have been too large for the county email.

Thank you for the information. I will try to keep it at the concept level...

Tom

From: Keith E. Ruben [mailto:kruben@roanderson.com]
Sent: Wednesday, August 31, 2016 9:03 AM
To: Dallaire, Tom
Subject: RE: Park application.

Hi Tom,

Please see my responses below. Let me know if you have any more questions.

Thanks,

Keith Ruben, MBA, AICP
Director of Planning &
Human Resources
direct line 775.215.5015
kruben@roanderson.com
www.ROAnderson.com



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f 775.782.7084

CALIFORNIA
3079 Harrison Ave. Suite 2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

From: Dallaire, Tom [<mailto:tdallaire@douglasnv.us>]

Sent: Tuesday, August 30, 2016 11:23 AM

To: Keith E. Ruben <kruben@roanderson.com>

Subject: Park application.

A couple of things I have wondered while doing the review on this application;

1. Can you provide an exhibit that shows the division in acres from Minden and Gardnerville and possibly the unit count per Mark Gonzales's request. **This exhibit was sent to you yesterday morning from Rob Anderson titled the Annexation Request. Although we have prepared a conceptual plan, it is only that and is subject to further refinement when a Specific Plan is filed as Park has proposed in the development agreement. Therefore, any specific unit count exactly detailing down to the unit is only a best guess at this point. However, we here is how I estimate the unit count based on the conceptual plan provided:**

Estimates based on conceptual plan

Total Residential Acreage	856.8	acres
Less 25 % for Roads	214.2	acres
Less Parks and Public Facility Acres	27	acres
Net Acreage Subtotal	615.6	acres
Less RA-5 zoned Acreage (net of roads)	78.75	acres
Subtotal for SFR and MFR	536.85	acres
MFR acreage 10% of net	53.685	acres
SFR net acreage estimate	483.165	acres
MFR Residential Unit Count @ 12 du per acre	644.22	du per acre
SFR Unit Count (less 21 units for RA-5 area)	2234.78	units
Average DU per acre of SFR area (net)	4.62529364	du per acre
Average Lot size SFR	9418	square feet
Acres in Gardnerville (SFR)	275	acres
Estimated Units in Gardnerville	1272	units

Estimated units in Minden

1628 units

Total Units

2900

2. Are you planning on one huge park in Minden as indicated on the plan? Or a couple of smaller neighborhood parks located throughout the development as we currently have. **The park on the conceptual plan is approximately 12 acres. When we start preparing the Specific Plan should the master plan and development agreement be approved, we anticipate working with both Towns on their preferences of a large park such as this or several small parks.**
3. Is the school interested in another 10 acre school site for this? this application at full build out would almost double the size of Minden and Gardnerville combined? **We will need to coordinate with them on this but we anticipate another school site which is shown on the plan.**
4. One main issue that pops out to me is the Pinenut Flood information that is on the FEMA maps is not clearly shown on all the shown on the Muller parkway improvement proposed to toler, and the adjacent property flood plain within Chichester estates on the, drawing named Traffic. Can you have that put that on the plan sheet as well? **Not sure what you mean – off site flood plains? FEMA flood plain data was shown for the primary flood plain as an overlay on the land use map. I have attached the exhibit to this email. I understand the area adjacent to Chichester was mapped prior to the installation of the box culverts for the Ranch at Gville. So, a CLOMR will need to be filed to see if that impact can be reduced. The owner will need to file CLOMR's to remove areas from the proposed developed portions with flood mitigation improvements.**
5. Is the 5% multifamily and 10% 55+ developments represented accurately on the plan. Looks like more area is generally dedicated that is represented in the text. I have not measured the areas but is does not appear to the correct ratio. **Probably not as the acreages shown do not currently represent net of roadway, as my calculation above shows.**
6. With the receiving area designation, do you foresee a need for some commercial being considered within the service area to provide additional services and support for all those residents. if so will that be addressed in the specific plan? **Currently there is about 50 acres of undeveloped commercial in the Nevada Northwest Specific Plan area, which anchor's the north end of Muller Parkway, and about 100 acres of potential commercial at Virginia Ranch, not including the undeveloped commercial at the Marketplace at Virginia Ranch, or the Peri property vacant commercial which anchors the south end of Muller Parkway. We believe the retail needs of the area will be served by both of these established commercial centers. Additionally, Park has 40 acres of light industrial plus the vacant land in the Bently Science Park which will provide additional land for future employment centers. But yes, with the receiving area land use we could look at adding some neighborhood serving commercial with the specific plan. I do not think we will need a lot of it though.**
7. Do you have an anticipated build out date on this project? **Extrapolating using the County's traffic growth projections, 2061, or 45 years.**
8. With zerolene being the minden/Gardnerville boundary, does this going to the LI area and if so what is the area that would be in the two towns. **This was shown in an earlier email.**
9. Do you want to annex in the Rural residential 2-5 acres lots. Will they have curb gutter sidewalk, and need to be in the town? or would it be better to leave that area out of town. I guess if they will be served by sewer and water then they could be in town? **The parcels will not have curb, gutter and sidewalk but would have community water and sewer. This area is proposed to be in the Town of Minden. They have previously agreed to serve water to this site. If this area should be in Gardnerville, that is a simple adjustment to the map.**
10. Is the development agreement close to being complete? **I know that Park's attorney is working with the District Attorney's office on this. It looks close to me from what I have seen.**

Thanks Keith
Tom



Thomas A. Dallaire, P.E.
1407 Highway 395 North
Gardnerville, NV 89410
(p) 775 782.7134
(f) 775 782.7135
Tdallaire@douglasnv.us

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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 5**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: For possible action: Discussion and possible action to approve, approve with conditions, continue or deny request to partner with CGI Communications, Inc. to create a series of professionally produced online videos to highlight the Town of Minden and to authorize the Town Manager to execute and agreement for the same on behalf of the Town in a format acceptable to Town Counsel. Appearance by Jenifer Davidson, Town Manager. **Public comment.**

PREVIOUS ACTION:

- None for this item.

BACKGROUND: CGI Communications, Inc. approached the Town at the suggestion of Douglas County staff to partner with the Town to create a series of professionally produced online videos to highlight the Town of Minden. CGI works with the National League of Cities and U.S. Conference of Mayors to provide local governments tools “to promote tourism, educate and welcome future families and residents, recruit new business and more.”

The finished video content would be displayed on the Town’s official website and additional media outlets that encourage community outreach. If approved CGI Communications will use the attached draft letter of introduction on Town letterhead and signed by the Town Manager to market the videos to local businesses for possible sponsorship.

FISCAL IMPACT: The cost to link the videos produced by CGI for use by the Town to the Town’s official website should not exceed \$500.

STAFF RECOMMENDATION: Because the Town does not have an existing policy or precedent regarding these types of requests Staff recommends the Board review the attached agreement and draft letter of introduction to determine if the request by CGI Communications, Inc. to create a series of professionally produced online videos to highlight the Town of Minden is appropriate and consistent with the Board vision and strategic plan.

ACTION TAKEN: Approve Continue Deny

Approve with conditions: _____

The 2016 Community Video Program

CGI Communications, Inc.
130 East Main Street, 5th Floor
Rochester, NY 14604
(800) 398-3029 phone
(866) 429-8611 fax

Name: Jenifer Davidson
Title: Town Manager
Address: 1604 Esmeralda Ave
City, State, Zip: Minden, NV 89423
Phone: 775-782-5976
Email: jdavidson@douglasnv.us
Website: www.townofminden.com

This agreement is between CGI Communications, Inc. ("CGI") and the Town of Minden (the "Town") and shall remain in effect from the date it is signed by both parties until the third anniversary of the date that the completed and approved Community Video Program is made available for viewer access on different devices via a link on the www.townofminden.com homepage, including any alternate versions of that home-page.

During the term of this Agreement, CGI shall:

- Produce three video chapters with subject matter that includes but is not limited to: Welcome, Education, Healthy Living
- Provide one Community Organizations chapter to promote charities, nonprofits and community development organizations
- Provide Town with County Videos to mirror
- Provide script writing and video content consultation
- Send a videographer to Town locations to shoot footage for the videos
- Reserve the right to use still images and photos for video production
- Provide all aspects of video production and editing, from raw footage to final video including professional voiceovers and background music
- Provide a final draft of Community Video Program content subject to Town's approval (up to 3 sets of revisions allowed). CGI's request for approval of content or revision, including final draft, shall be deemed approved if no response is received by us within 30 days of request
- Provide our patented OneClick™ Technology and encode all videos into multiple streaming digital formats to play on all computer systems, browsers, and Internet connection speeds; recognized player formats include WindowsMedia™ and QuickTime™
- Store and stream all videos on CGI's dedicated server
- Feature business sponsors around the perimeter of video panels
- Be solely responsible for sponsorship fulfillment including all related aspects of marketing, production, printing, and distribution
- Facilitate viewer access of the Community Video Program from Town website, including any alternate versions of Town's homepage, for different devices, by providing HTML source code for a graphic link to be prominently displayed on the www.townofminden.com website homepage as follows: "Coming Soon" graphic link designed to coordinate with existing website color theme to be provided within 10 business days of execution of this agreement. "Community Video Program" graphic link to be provided to replace the "Coming Soon" link upon completion and approval of videos
- Grant to City a license to use CGI's Line of Code to link to and/or stream the videos
- Own copyrights of the master Community Video Program
- Assume all costs for the Community Video Program
- Afford businesses the opportunity to purchase various digital media products and services from CGI and its affiliates

During the term of this Agreement, the Town shall:

- Provide a letter of introduction for the program on Town's letterhead
- Assist with the content and script for the Community Video Program
- Grant CGI the right to use Town's name in connection with the preparation, production, and marketing of the Program
- Display the "Coming Soon" graphic link prominently on the www.townofminden.com homepage within 10 business days of receipt of HTML source code
- Display the "Community Video Program" link prominently on its www.townofminden.com homepage, including any alternate versions of your home page, for viewer access on different devices for the entire term of this agreement
- Ensure that this agreement remains valid and in force until the agreed upon expiration date, regardless of change in administration
- Grant full and exclusive streaming video rights for CGI and its subsidiaries, affiliates, successors and assigns to stream all video content produced by CGI for the Community Video Program
- Agree that CGI and the Town each represent and warrant that any and all photographs, videos, and other content it submits for use in any video or other display comprising this program does not infringe on any third party's copyright, trademark or other intellectual property, privacy or publicity rights and shall defend and indemnify the other from any such claim or action

This Agreement constitutes the entire agreement of the parties and supersedes any and all prior communications, understandings and agreements, whether oral or written. No modification or claimed waiver of any provision shall be valid except by written amendment signed by the parties herein. Town warrants that it is a tax exempt entity. The undersigned, have read and understand the above information and have full authority to sign this agreement.

The Town of Minden, NV

CGI Communications, Inc.

Signature:



Name (printed):

Name (printed): Nicole Rongo

Title:

Title: Vice President of Marketing and Acquisitions

Date:

Date: August 17, 2016

DATE

Dear Valued Business Owner:

Minden is excited to announce a new partnership with CGI Communications, Inc. to create a series of professionally produced online videos to highlight everything our community offers residents, visitors, and business owners.

In addition to creating the videos, CGI is ensuring they are seen. Mobile devices have shifted the landscape of business, making it more important than ever to embrace technology. For many businesses, getting noticed online can be a challenge, however, **utilizing video dramatically improves visibility and drives more action to your website** than static pages, with the demand for video climbing even higher for users on mobile devices.

With an easily viewable interface on the official town website, this video program will encourage viewers to learn more about area attractions, economic development opportunities, quality of life, and the businesses supporting the program. In addition, the town's official website will backlink to CGI's www.elocalink.tv, which hosts the Video Tour.

We are dedicated to highlighting the advantages of living and working in Minden; advantages that include access to our wonderful business community; and we feel that this video program can be widely successful. We encourage you to consider participating in this town-wide program as it provides an exciting opportunity to showcase your business and utilize the power of video on your own websites and social media pages.

To learn more about sponsorship opportunities or to request an appointment please e-mail BrandonB@cgicommunications.com.

Best Regards,

Signatory

Title

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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 6**

DATE: August 31, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: For possible action: Discussion and possible adopt, adopt with conditions continue or deny revised Capacity Charges for the Town of Minden Retail Water System as recommended in the Retail Water System Capacity Charges and Rates Study prepared by Municipal Financial Services and accepted by the Town in February of 2016. Jenifer Davidson, Town Manager.
Public comment.

PREVIOUS ACTION:

- February 3, 2016, Board Meeting: Board accepted the final draft of a “Rate Study in Conjunction with Town Staff for the Town of Minden Wholesale and Retail Water Systems.”

BACKGROUND: In June of 2016 the Town Board approved a request by Town staff to utilize Municipal Financial Services Rate Consulting Firm to coordinate with Minden Town Staff to review, analyze and update existing Minden Retail rates, develop proposed rate schedules based on available information and estimated future growth, respond to comments from Town Staff and provide a final rate recommendation report for consideration and possible acceptance by the Minden Town Board. Included in the proposed scope of work was a request to update the consultant’s recommendation regarding the Retail Water System Capacity Charges.

In July of 2015, MFS began the process of coordinating with Town Staff to compile and analyze the necessary data. Attached is the final draft of formal rate study for the retail and wholesale water funds for review and consideration by the Minden Town Board.

Attached for consideration is the recommendation from section 4 of the final draft of the retail rate study accepted by the Town Board in February 2016 regarding capacity charges. A complete copy of the final draft of the “Retail Water System Capacity Charges and Rates Study” as prepared for the Town of Minden is available upon request.

FISCAL IMPACT: Capacity Charges are designed to pay for the cost of capacity in existing facilities or future infrastructure needed to serve new or existing development. They are designed to be revenue neutral and to cover the impact of changes or development on the existing customer base. These charges should be updated periodically to ensure they are fulfilling their intended purpose.

STAFF RECOMMENDATION: Staff recommends the Board adopt the revised Capacity Charges for the Town of Minden Retail Water System as recommended in the Retail Water System Capacity Charges and Rates Study prepared by Municipal Financial Services and accepted by the Town in February of 2016.

ACTION TAKEN: Approved Continued Denied
Approved with conditions: _____

Section 4

Retail Capacity Charges

New customers can connect to the water system because the system includes capacity in excess of that needed to serve existing customers. If there is no capacity available, there can be no new connections. For the utility to continue to serve new development and meet demand by existing customers, the utility must continue to expand and maintain its system.

In developing water system capacity charges we have endeavored to satisfy the rational nexus criteria generally applied to these types of charges. A rational nexus-based water system capacity charge must:

- Be rationally based on public policy that demonstrates a nexus between new development and the need to replace, expand or build facilities to accommodate it.
- Not exceed the new development's proportional share of the cost of facilities needed to serve that development, after crediting it for other contributions that it has already made or will make toward that cost.
- Not be arbitrary or discriminatory in its application to individual customers or customer classes.

To the extent that this study addresses laws, regulations or court decisions of any jurisdiction, it is not intended as a precise, detailed or thorough summary of the pertinent legal authorities.

4.1 Regulatory Requirements

A capacity charge is a charge to pay for the capacity in utilities facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in the future that are of benefit to the person or property being charged (new development or upgrades to existing meter size). The term "capacity charge" is not synonymous with the term "connection" fee or charge. A connection fee is a fee for the physical facilities necessary to make a water connection, including, but not limited to, meters, meter boxes, and pipelines from the structure or project to a water distribution line, and that does not exceed the estimated reasonable cost of labor and materials for installation of those facilities. Capacity charges are not for the recovery of costs associated with a physical connection to a system and do not include costs for operations and maintenance.

4.2 Calculation Methodology

There is no single, established method for the determination of capacity charges that is either appropriate for all utilities or eminently fair to all new applicants for service. Many utilities, however, develop capacity charges that are designed to derive the average cost of capacity. This method is most appropriate for those utilities with available capacity in the existing system. The average cost method is appropriate because it recovers the current average cost of the capacity in the utility system (including near-term capital improvements) necessary to serve a new customer.

The average cost of the Town's water system was developed based on buy-in to the existing distribution system and the Town's share of capacity in the wholesale system. The value of the existing system is based on the replacement cost of the system components. This value is denominated (divided) by the capacity of the existing system to yield a unit cost of capacity that is applicable for the development of capacity charges for any new connection or increase in capacity for an existing connection.

4.3 Current Water Connection Fees and Charges

The current water connection fees and charges are described in two policy statements and a memorandum. A policy statement describing the Town's water connection fee general philosophy and the different water connection fee components, dated January 1, 2003 (which includes five tables that were updated as recently as 2007 with new unit costs), and a policy statement regarding water connection fees for multiple unit projects, dated November 28, 2005, are included in Appendix C. A memorandum dated January 11, 2005, regarding water connection charges and monthly fees for buildings with multiple tenants, is also included in Appendix D.

The Town's connection fees have six components. Two of the components are true connection fees, that is, they are for the recovery of the cost of physical facilities necessary to make a water connection. The other components are called connection fees in the Town's literature but are actually charges (capacity charges) to pay for the capacity in the existing water facilities. The components are summarized in the table below.

Note that the Town's current schedule of charges relies on use of data provided by the Minden Gardnerville Sanitation District (MGSD) for calculation of charges for nonresidential connections.

Component	Apt/Twnhomes/Condo or Residence w/No Outside Water Use		Residential Single Family/Duplex and Nonresidential		Nonresidential					Over 4-inch
	¾-inch	1-inch	¾-inch	1-inch	1-½-inch	2-inch	3-inch	4-inch		
Connection Fees										determined on a case by case basis
Inspection	\$210	\$240	\$210	\$240	\$310	\$380	\$450	\$450		
Meter Installation	\$550	\$550	\$550	\$550	not published in fee tables					
Total Connection Fees	\$760	\$790	\$760	\$790						
Capacity Charges										
Well Supply	\$705	\$1,250	\$800	\$1,425	\$3,210	\$5,120	\$10,200	\$16,000		
System Buy In and Reserve	\$1,320	\$1,320	\$1,500	\$1,500	variable costs based on equivalent dwelling units (edu)					
Storage Reserve	\$350	\$350	\$400	\$400	as calculated by the Minden Gardnerville Sanitation District					
Transmission Main Reserve	\$970	\$970	\$1,100	\$1,100	or a factor of 350 gallons per day per edu					
Total Capacity Charges	\$3,345	\$3,890	\$3,800	\$4,425						

The charges for Apartments, Townhomes and Condominium (abbreviated as "Apt/Twnhomes/Condo" in the table above) units also apply to residential connections with no outside water use through the connection.

The Town requires that each new connection, or increase in capacity for an existing connection, provide water rights. If the customer making the connection does not provide water rights, the Town provides the rights and charges the customer an additional amount.

4.4 Development of Updated Capacity Charges

The determination of capacity charges requires estimation of the proportional share of the cost of facilities needed to serve each new connection. The proportional share of costs is based on estimated peak residential water use and meter capacity ratios.

4.4.1 Changes to the Current Charge Structure

The development of updated capacity charges will incorporate three significant changes to the current charge structure as well as update the dollar amounts of the charges. The two existing charges that are true connection fees (for the recovery of the cost of physical facilities necessary to make a water connection) are not changed or updated as part of this study.

The changes to the current charge structure are: 1) combination of the current category for “Apartments, Townhomes and Condominium or Residence with no outside water use through the connection” with the category applicable to all other connections; 2) combination of the cost categories for “Well Supply”, “System Buy In and Reserve”, “Storage Reserve”, and “Transmission Main Reserve” into a single cost category; and 3) replace the use of “edu’s” (equivalent dwelling units) to calculate capacity charges for Nonresidential connections with the use of meter equivalency factors.

4.4.1.1 Combined Category for Residential Units

Currently, there are two categories for Residential connections - one for “Single Family Residence or Duplex Unit with outside water use through the connection” and one for “Apartments, Townhomes and Condominium or Residence with no outside water use through the connection.” These two categories will be combined into a single category for any Residential dwelling unit.

The combination of these types of connections into one category is supported by the fact that all these types of connections are physically the same – that is they have identical lateral sizes connected to the distribution lines and identical meter sizes. All these connection types currently pay the same fee for Inspection and Meter Installation (see Table 4-1).

Because the connections are physically identical, they also have the same maximum flow capacity. Once a connection is made to the water system through a dedicated lateral and water meter, the maximum flow capacity allowed by the water meter is available at any time to the residential occupant. Hence, it is reasonable to charge each new residential connection the maximum flow capacity available based on the meter size.

As noted in the beginning of this Section, a capacity charge is a charge to pay for the *capacity* in utilities facilities in existence at the time the charge is imposed or to pay for new facilities that will be constructed in the future that are of benefit to the person or property being charged (new development or upgrades to existing meter size). Capacity charges are for capital expenditures, NOT for *operation and maintenance* expenditures. Capacity charges are NOT related to the actual amount of water delivered once a connection is established.

It is recognized that every residential account, once connected to the water system, will not have identical water use characteristics throughout the year. The Town’s water rates recognize two categories of Residential customers – those with no outside water use (“Patio” accounts) and those with outside water use. Accounts designated as Residential Patio are charged \$76.80 per three months; all other Residential customers pay \$86.85 per three months.

4.4.1.2 Combined Cost Categories

The current schedule of charges for new Residential connections has fixed unit costs for “Well Supply”, “System Buy In and Reserve”, “Storage Reserve”, and “Transmission Main Reserve.” For new Nonresidential connections, the unit costs for these categories are based on equivalent dwelling units

(edu) as calculated by the Minden Gardnerville Sanitation District or a factor of 350 gallons per day per edu. The methodology used for update of capacity charges combines these cost categories into a single cost category.

4.4.2 Estimated Residential Peak Water Use and Meter Capacity Ratios

In the following sections, the proportional share of costs is determined based on estimated peak month residential water use and associating that peak usage with the flow capacity of a ¾-inch meter (or ¾-inch line) that is used for nearly all residential services.

The residential customer class currently has two subclasses – single family or duplex units with outside use through the connection (single family with outside use) and apartments, townhomes and condominium units, or residences, with no outside water use through the connection. Peak month usage is determined based on the demand characteristics of all residential accounts as their combined demand characteristics will be associated with the flow capacity of a ¾-inch meter (or ¾-inch line) connection.

4.4.2.1 Peak Month Residential Water Use per Equivalent ¾-inch Meter

Peak month water use is based on average CY13, CY14 and CY15 water use by current residential customers during the peak month of use. The month in CY13 with peak residential water use was June 2013. The month in CY14 and CY15 with peak residential water use was August. Monthly water use data for those three fiscal years is shown in Appendix E, Table E-1.

Average annual and peak month daily use, peaking factors, and the average and peak of the three fiscal years is shown in the table below for the residential accounts.

Item	CY13	CY14	CY15	Average	Peak
Average Annual, gallons per day (gpd)	740	667	556	650	
Peak Month Use, gpd	1,701 <i>(June 2013)</i>	1,857 <i>(August 2014)</i>	1,094 <i>(August 2015)</i>		1,860
Peaking Factor (ratio of Peak Month to Average Annual)	2.30	2.78	1.97		2.35

4.4.2.2 Equivalent ¾-inch Meter Factors

The basis for an equivalent meter is the rated maximum flow capacity of a ¾-inch meter. The flow capacity for a ¾-inch meter represents the capacity for a typical residential connection for both residential subclasses. Capacity for larger size meters is based on the ratio of the rated maximum flow capacity of the larger meters to that for a ¾-inch meter. This ratio is called the “equivalency factor.” Development of these factors is shown in the table below.

Table 4-3. Equivalent ¾-inch Meter Factors		
Commercial	Maximum Flow Capacity, gpm	Equivalency Factor
¾-inch	30 gpm	1.00
1-inch	50 gpm	1.67
1-½-inch	100 gpm	3.33
2-inch	160 gpm	5.33
3-inch	350 gpm	11.67

The rated meter flow capacity for a ¾-inch meter (30 gallons per minute or gpm) used to calculate equivalency factors is from the American Water Works Association *Manual of Water Supply Practices, No. M6*, 5th Edition (2012), pp. 63-65. Factors for meter sizes greater than 3-inches will be determined by the Town on a case by case basis.

4.4.3 Retail Water System Valuation

The value of facilities in place to provide water service to retail customers has three components – 1) distribution pipe and hydrants; 2) buildings and land; and 3) the Town’s share of the wholesale system. Meters and service laterals are not included in the valuation as these assets benefit individual customers and were funded through connection fees. The value of each component of the retail system is shown in the figure below.

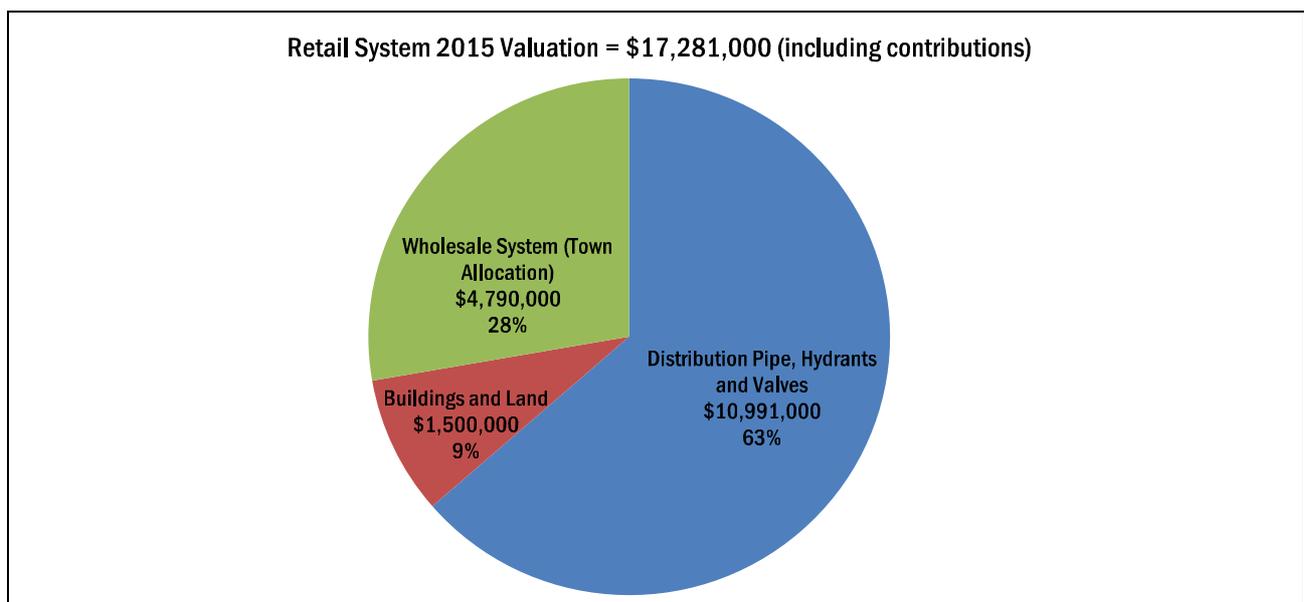


Figure 4-1. Retail System 2015 Valuation

The portion of these components that were constructed and contributed to the Town or that were funded by revenue from prior capacity charge payments is deducted from the total valuation. The net valuation is the basis for development of the unit cost of capacity.

4.4.3.1 Contributions

There are two categories of contributions – 1) assets constructed by the applicant for service and contributed to the utility; and 2) assets paid for by the applicant via capacity charges. Both types of contributions were estimated and deducted from the valuation of the water system for the purpose of developing capacity charges.

It is estimated that 70 percent of the value of the distribution pipe and hydrants was constructed and contributed to the Town. Calculation of the net valuation of the retail water system assets is shown in Table E-2 in Appendix E.

In addition to contribution of constructed assets, the capacity charges paid for previous new connections represent cash that was used to construct new assets. The revenue from capacity charges was adjusted to equivalent 2015 dollars and deducted from the total valuation. The calculation of revenue from for previous new connections is shown in Table E-3 in Appendix E.

4.4.3.2 System Peak Capacity

The system peak capacity is based on the maximum of peak month retail system water use during FY13, FY14 and FY15. Average water use during the peak month of FY13 (June 2013) was approximately 3,196,000 gpd. Average water use during the peak month of FY14 (August 2014) was approximately 3,222,000 gpd. Average water use during the peak month of FY15 (August 2015) was approximately 2,259,000 gpd. The maximum of peak retail system water use during FY13, FY14 and FY15 was approximately 3,222,000 gpd.

4.4.3.3 Unit Cost of Capacity

The unit cost of capacity is the net valuation of the retail system divided by the peak capacity. Calculation of the net valuation of the retail system for 2015 – 2021 is shown in Table E-4 in Appendix E. Calculation of the unit cost of capacity using the net valuation and peak capacity of the water system for 2015 – 2021 is shown in the table below.

Item	2015	2016	2017	2018	2019	2020	2021
Net Replacement Value	\$7,068,000	\$7,288,000	\$7,515,000	\$7,750,000	\$7,993,000	\$8,245,000	\$8,505,000
System Peak Month Capacity, gpd	3,222,000	3,222,000	3,222,000	3,222,000	3,222,000	3,222,000	3,222,000
Unit Cost of Capacity, \$/gpd	\$2.19	\$2.26	\$2.33	\$2.41	\$2.48	\$2.56	\$2.64

The unit cost of capacity is used to develop capacity charges for all new customers and for existing customers that seek an increase in capacity.

4.4.4 Capacity Charges

Capacity charges for all customer classes are developed using the unit cost of capacity, residential peak month use and the equivalency factors for each meter size. Calculation of capacity charges for a residential ¾-inch meter connection are shown in the table below.

Item	2015	2016	2017	2018	2019	2020	2021
Residential Dwelling Unit							
Unit Cost of Capacity, \$/gpd ¹	\$2.19	\$2.26	\$2.33	\$2.41	\$2.48	\$2.56	\$2.64
Peak Month Use, gpd ²	1,860	1,860	1,860	1,860	1,860	1,860	1,860
Capacity Charge, ¾-inch meter	\$4,070	\$4,200	\$4,330	\$4,480	\$4,610	\$4,760	\$4,910
Notes:							
1 The unit cost of capacity is from Table 4-4.							
2 Peak month use for a Residential Dwelling Unit is from Table 4-2.							

Calculation of capacity charges for ¾-inch through 3-inch meters for all customer classes are shown in the table below. The capacity charges for meter sizes greater than ¾-inch are developed using the capacity charge for a ¾-inch meter times the corresponding equivalency factor.

Capacity charges for meters 4-inch and larger will be determined by the Town on a case by case basis. The case by case evaluation involves the determination of the maximum flow capacity to be utilized by the new connection.

Item	Current	Water Meter Maximum Flow Capacity gpm	Equivalency Factor	Recommended					
				2016	2017	2018	2019	2020	2021
Residential Dwelling Unit									
¾-inch	\$3,800	30 gpm	1.00	\$4,200	\$4,330	\$4,480	\$4,610	\$4,760	\$4,910
1-inch	\$4,425	50 gpm	1.67	\$7,000	\$7,220	\$7,470	\$7,680	\$7,930	\$8,180
Commercial									
¾-inch	variable	30 gpm	1.00	\$4,200	\$4,330	\$4,480	\$4,610	\$4,760	\$4,910
1-inch	charge	50 gpm	1.67	\$7,000	\$7,220	\$7,470	\$7,680	\$7,930	\$8,180
1 1/2-inch	based	100 gpm	3.33	\$14,000	\$14,430	\$14,930	\$15,370	\$15,870	\$16,370
2-inch	on	160 gpm	5.33	\$22,400	\$23,090	\$23,890	\$24,590	\$25,390	\$26,190
3-inch	MGSD	350 gpm	11.67	\$49,000	\$50,520	\$52,270	\$53,780	\$55,530	\$57,280
4-inch and larger	EDUs	determined on a case by case basis							

The Meter Installation and Inspection connection fees listed in Table 4-1, which are for the installation and inspection of the service lateral and meter, are unchanged and are in addition to the updated capacity charges.

The Town requires that each new connection or increase in capacity for an existing connection provide water rights. If the customer making the connection does not provide water rights, the Town provides the rights and charges the customer an additional amount.

4.4.5 Fire Sprinkler Capacity Charges

Current connection fees and capacity charges for commercial fire sprinkler connections are shown in the table below. The Town currently has 66 fire sprinkler connections – 3-inch or less (quantity 6); 4-inch (quantity 47); 6-inch (quantity 9) and 8-inch or larger (quantity 4). There is no capacity charge for private fire hydrant connections. The Town has 65 private fire hydrant connections.

Component	Up to 3-inch	4-inch	6-inch	8-inch or larger
Connection Fees				
Inspection	\$350	\$470	\$550	\$650
Meter Installation	not published in fee tables			
Capacity Charges	\$2,050	\$3,200	\$4,400	\$6,600

Revised fire sprinkler capacity charges were calculated. The method used to develop fire sprinkler capacity charges involves calculation of two percentages – 1) the percent of water system peak capacity needed to provide fire flow to a sprinkler head; and 2) the percent of water system peak storage capacity used to provide water to a sprinkler head for a two hour period. Both calculations assume a fire sprinkler head with a delivery rate of 20 gallons per minute.

The percent of water system peak capacity needed to provide fire flow to a sprinkler head is the Town's allocation of the wholesale system (wells, pumps, booster stations and transmission mains) and distribution lines divided by the fire flow requirements for a single fire sprinkler head.

The percent of the water system peak storage capacity used to provide a volume of water to a sprinkler head is the Town's allocation of the wholesale system tank divided by the volume of water to a single fire sprinkler head during a two hour period.

The two percentages are different as one is based on flow (in gallons per minute) and the other based on volume (gallons). The two percentages are used to calculate the percent of the capacity charge for a metered connection that is allocated to a fire sprinkler head delivering 20 gallons per minute for two hours. The calculation of the allocation percentages and the percent of the capacity charge for a metered connection that is allocated to a single fire sprinkler head is shown in Table E-5 of Appendix E.

The percent of the capacity charge for a metered connection that is allocated to a single fire sprinkler head is 0.54 percent. Recommended fire sprinkler connection capacity charges and the maximum number of sprinkler heads for each fire sprinkler line connection size are shown in the table below for 2016. The maximum number of sprinkler heads (delivering water at 20 gpm) for each fire connection line size is calculated by dividing the meter maximum flow capacity for each line size by the flow requirement for a single sprinkler head.

For example, a 3-inch line with a meter maximum flow capacity of 350 gpm could supply approximately 17 sprinkler heads that deliver water at 20 gpm ($350 \div 20$).

Table 4-8. Calculation of Fire Sprinkler Capacity Charges, 2016

Capacity Charges	Fire Connection	Sprinkler Flow	Maximum # Sprinklers	2016
	Max Flow Capacity gpm	Equivalency Factor @20 gpm		
3/4-inch Meter Connection	30 gpm	1.00		\$4,200
Fire Sprinkler Connection				
Unit Cost	<i>% Fire Sprinkler Allocation ></i>			0.54%
	<i>Unit Cost/20gpm Sprinkler ></i>			\$23
Connection				
1-inch	50 gpm	1.67	2	\$38
1 1/2-inch	100 gpm	3.33	5	\$75
2-inch	160 gpm	5.33	8	\$120
3-inch	350 gpm	11.67	17	\$260
4-inch	630 gpm	21.00	31	\$470
6-inch	1,400 gpm	46.67	70	\$1,050
8-inch and larger	determined on a case by case basis			
10-inch	3,800 gpm	126.67	190	\$2,860
12-inch	5,000 gpm	166.67	250	\$3,760

Recommended fire sprinkler connection capacity charges are shown in the table below for 2013 - 2018.

Table 4-9. Recommended Fire Sprinkler Capacity Charges, 2013 - 2018

Capacity Charges	Maximum # Sprinklers	Recommended					
		2013	2014	2015	2016	2017	2018
3/4-inch Meter Connection		\$4,120	\$4,240	\$4,370	\$4,510	\$4,650	\$4,790
Fire Sprinkler Connection							
Unit Cost		0.38%	0.38%	0.38%	0.38%	0.38%	0.38%
		\$16	\$16	\$16	\$17	\$18	\$18
Connection							
1-inch	2	\$39	\$40	\$41	\$43	\$44	\$45
1 1/2-inch	5	\$78	\$80	\$82	\$85	\$88	\$90
2-inch	8	\$124	\$128	\$132	\$136	\$140	\$145
3-inch	17	\$270	\$280	\$290	\$300	\$310	\$320
4-inch	31	\$490	\$500	\$520	\$540	\$550	\$570
6-inch	70	\$1,090	\$1,120	\$1,150	\$1,190	\$1,230	\$1,260
8-inch and larger	determined on a case by case basis						

4.4.6 Other Current Capacity Charges

Currently, the Town has connection fees and capacity charges for historic downtown property development and for remodel work on existing businesses. In both cases, the existing schedule of fees and capacity charges could equitably be replaced with a requirement that new connections pay the same fees and capacity charges as proposed for nonresidential connections. In the case of remodel work on existing businesses, the requirement would be that the business would be credited for the capacity associated with its current meter size and pay only fees associated with the incremental increase in meter size.

4.4.7 Future Update of Capacity Charges

Capacity charges are based on the net valuation of the retail system, peak system capacity and peak water demand. Should the basis for recommended charges change, it is recommended that the Town update the charges.

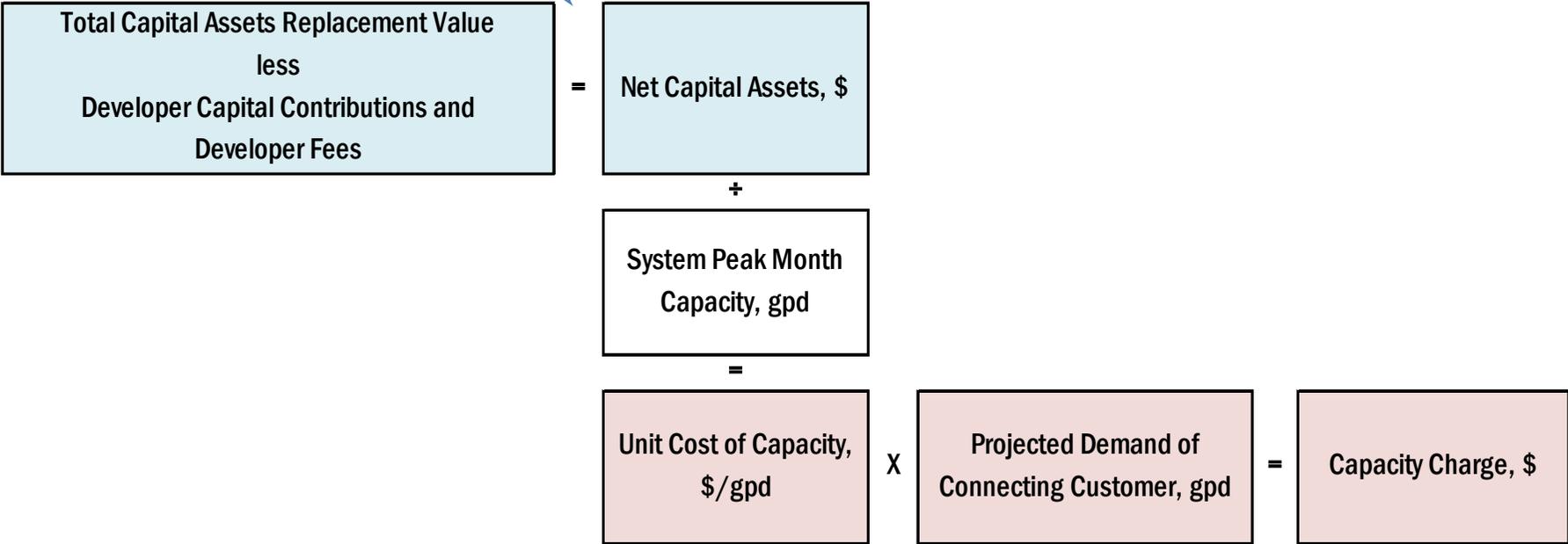
If the basis for the recommended charges remains stable, the Town may consider escalation of charges for 2019 and beyond based on an index. The index would be used to escalate the previous years' charge.

The recommended index is the 20-city Construction Cost Index (20-city CCI) published by *Engineering News Record*.

Current Retail Water Connection Fees and Capacity Charges

Component	Apt/Twnhomes/Condo or Residence w/No Outside Water Use		Residential Single Family/Duplex and Nonresidential		Nonresidential					Over 4-inch	
	¾-inch	1-inch	¾-inch	1-inch	1-½-inch	2-inch	3-inch	4-inch			
Connection Fees											
Inspection	\$210	\$240	\$210	\$240	\$310	\$380	\$450	\$450	determined on a case by case basis		
Meter Installation	\$550	\$550	\$550	\$550	not published in fee tables						
Total Connection Fees	\$760	\$790	\$760	\$790							
Capacity Charges											
Well Supply	\$705	\$1,250	\$800	\$1,425	\$3,210	\$5,120	\$10,200	\$16,000	determined on a case by case basis		
System Buy In and Reserve	\$1,320	\$1,320	\$1,500	\$1,500	variable costs based on equivalent dwelling units (edu)						
Storage Reserve	\$350	\$350	\$400	\$400	as calculated by the Minden Gardnerville Sanitation District						
Transmission Main Reserve	\$970	\$970	\$1,100	\$1,100	or a factor of 350 gallons per day per edu						
Total Capacity Charges	\$3,345	\$3,890	\$3,800	\$4,425							

Schematic for Calculation of Capacity Charges



Retail Water Capacity Charges – Recommended Methodology and Structure

- Combine the current category for “Apartments, Townhomes and Condominium or Residence with no outside water use through the connection” with the category applicable to all other connections
- Combine the cost categories for “Well Supply”, “System Buy In and Reserve”, “Storage Reserve”, and “Transmission Main Reserve” into a single cost category
- Replace the use of “edu’s” (equivalent dwelling units) with the use of meter equivalency factors to calculate capacity charges for Nonresidential connections

Recommended Retail Water Capacity Charges

Item	Current	Water Meter Maximum Flow Capacity gpm	Equivalency Factor	Recommended					
				2016	2017	2018	2019	2020	2021
Residential Dwelling Unit									
3/4-inch	\$3,800	30 gpm	1.00	\$4,200	\$4,330	\$4,480	\$4,610	\$4,760	\$4,910
1-inch	\$4,425	50 gpm	1.67	\$7,000	\$7,220	\$7,470	\$7,680	\$7,930	\$8,180
Commercial									
3/4-inch	variable	30 gpm	1.00	\$4,200	\$4,330	\$4,480	\$4,610	\$4,760	\$4,910
1-inch	charge	50 gpm	1.67	\$7,000	\$7,220	\$7,470	\$7,680	\$7,930	\$8,180
1 1/2-inch	based	100 gpm	3.33	\$14,000	\$14,430	\$14,930	\$15,370	\$15,870	\$16,370
2-inch	on	160 gpm	5.33	\$22,400	\$23,090	\$23,890	\$24,590	\$25,390	\$26,190
3-inch	MGSD	350 gpm	11.67	\$49,000	\$50,520	\$52,270	\$53,780	\$55,530	\$57,280
4-inch and larger	EDUs	determined on a case by case basis							

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**September 7, 2016, Minden Town Board Meeting
Administrative Agenda, Item Number 7**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager
JD Frisby, Town Superintendent

SUBJECT: For possible action: Discussion and possible action to approve, approve with conditions, continue or deny a bid for the 2016 Alley Retail Line Replacement Project from Sierra Nevada Excavation in the amount of \$483,055.00 with the project total not to exceed the budgeted amount. Appearance by JD Frisby, Superintendent of Public Works. **Public comment.**

PREVIOUS ACTION:

- May 4, 2016, Board Meeting: Board approved the final budget for Fiscal Year 2016/2017, which included this project.

BACKGROUND: Bids for the 2016 Alley Waterline Replacement Project were formally advertised as required by Nevada Revised Statute. Two qualified contractors submitted bids which were opened on August 29, 2016. Sierra Nevada Excavation came in with the lowest bid.

Attached for review is the Engineer's letter of recommendation, bid opening checklist, and bid tabulation for this project.

FISCAL IMPACT: If the lowest bid were accepted the total amount of the work to be completed including engineering fees will not exceed the approved budget (\$615,000) for the project.

STAFF RECOMMENDATION: Staff recommends the Board accept a reasonable and responsive bid for the 2016 Alley Waterline Replacement Project from Sierra Nevada Excavation in the amount of \$483,055.00 with the project total not to exceed the budgeted amount.

ACTION TAKEN: Approved Continued Denied
Approved with conditions: _____



August 30, 2016

Via: Email & US Mail

J.D. Frisby, P.E.
Superintendent
Town of Minden Public Works
1604 Esmeralda Ave.
Minden, Nevada 89423

Subject: 2016 Alley Waterline Replacement Project Contractor Recommendation

Dear Mr. Frisby:

The bid opening for the 2016 Alley Waterline Replacement Project was held on August 29, 2016. Two bids were received and reviewed for completeness. Both bids received included all the required submittals and the appropriate bid bond. Both contractors have current licenses in the State of Nevada with bonding limits appropriate for this project. References were checked for Sierra Nevada Excavation and all responses were positive. RCI has worked with Sierra Nevada Construction and has found them to be a competent contractor as well. Attached for your reference is a document summarizing the bid results and a detailed bid tally.

Based on our review of the bids received and our understanding of the funding available for this project, RCI recommends the Town of Minden approve an agreement with Sierra Nevada Excavation for the work included in the base bid plus the bid option in the amount of \$483,055.00.

Please let me know if you have any questions or need additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Michelle Gamble".

Michelle Gamble, P.E.
Senior Engineer

MMG:jm

Enclosures/Attachments

Town of Minden
2016 Alley Waterline Replacement Project
BID OPENING
August 29, 2016, 1:00 p.m.

CONTRACTOR	Sierra Nevada Excavation	Sierra Nevada Construction		
ADDENDUM 1	Y	Y		
ADDENDUM 2	Y	Y		
TOTAL BASE BID	\$399,955.00	\$475,000.00		
BID ALTERNATE A	\$83,100.00	\$86,007.00		
TOTAL BID	\$483,055.00	\$561,007.00		
Is Mob. Less than 10% of Total Bid	Y	Y		
BIDDER'S PREFERENCE	Y	Y		
QUALIFICATIONS/ EXPERIENCE	Y	Y		
LIST OF SUBS/SUPPLIERS 5%	Y	Y		
LIST OF SUBS/SUPPLIERS 1%	Y	Y		
LIST OF SUBS/SUPPLIERS	Y	Y		
SELF LISTED	Y	Y		
SIGNATURE PAGE	Y	Y		
BID BOND	Y	Y		
AFFIDAVIT AB144/574	Y	Y		
NSCB LICENSE VERIFICATION	Y	Y		
SUBCON. NAME	SNE	SNC		
SUBCON. LICENSE VERIFIED	Y	Y		
SUBCON. NAME	None	Reno Concrete		
SUBCON. LICENSE VERIFIED		Y		
SUBCON. NAME				
SUBCON. LICENSE VERIFIED				
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Town of Minden
2016 Alley Waterline Replacement Project
Bid Tally
August 29, 2016

Item #	Description	Unit	Estimated Quantity	Engineer's Estimate		Sierra Nevada Excavation		Sierra Nevada Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
General Items									
1	Mobilization/Demobilization	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 42,000.00	\$ 42,000.00	\$ 15,000.00	\$ 15,000.00
2	Traffic Control and Erosion Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 27,452.00	\$ 27,452.00
3	Temporary Water Services	LS	1	\$ 8,000.00	\$ 8,000.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ 5,000.00
4	Pre-Construction DVD	LS	1	See note 1.		\$ 2,500.00	\$ 2,500.00	\$ 1,000.00	\$ 1,000.00
Subtotal - General Items					\$ 38,000.00		\$ 79,500.00		\$ 48,452.00
First Street to Third Street Alley Between Mono Avenue and County Road									
5	10" C900 PVC & Appurtenances (Includes RFCA at all Joints)	LF	660	\$ 160.00	\$ 105,600.00	\$ 125.00	\$ 82,500.00	\$ 170.00	\$ 112,200.00
6	10" Gate Valve Assembly	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,000.00	\$ 6,000.00
7	New 3/4" Lateral & Connection To Existing Meter Box	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 1,500.00	\$ 6,000.00	\$ 2,000.00	\$ 8,000.00
8	New 3/4" Lateral & Connection To New Single Meter Box Assembly	EA	11	\$ 2,000.00	\$ 22,000.00	\$ 2,500.00	\$ 27,500.00	\$ 3,200.00	\$ 35,200.00
9	New 1" Lateral & Connection to Existing Single Meter Box	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 2,000.00	\$ 4,000.00
10	New 1" Lateral & Connection To New Single Meter Box Assembly	EA	1	\$ 2,400.00	\$ 2,400.00	\$ 2,700.00	\$ 2,700.00	\$ 3,500.00	\$ 3,500.00
11	New FH Assembly & Appurtenances	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 6,300.00	\$ 6,300.00	\$ 9,000.00	\$ 9,000.00
12	Encase Waterline with Concrete Slurry	CY	35	\$ 130.00	\$ 4,550.00	\$ 105.00	\$ 3,675.00	\$ 165.00	\$ 5,775.00
13	Remove & Replace AC Paving (3" AC on 8" AB)	SF	300	\$ 13.00	\$ 3,900.00	\$ 15.00	\$ 4,500.00	\$ 13.00	\$ 3,900.00
14	Alley Concrete Apron Removal and Replacement	LF	48	\$ 60.00	\$ 2,880.00	\$ 50.00	\$ 2,400.00	\$ 225.00	\$ 10,800.00
15	PCC Sidewalk Removal and Replacement	SF	40	\$ 40.00	\$ 1,600.00	\$ 20.00	\$ 800.00	\$ 50.00	\$ 2,000.00
16	6" Landscaping Curb Removal and Replacement	LF	8	\$ 10.00	\$ 80.00	\$ 20.00	\$ 160.00	\$ 110.00	\$ 880.00
17	Remove Existing Gate Valves and install Blind Flanges	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,300.00	\$ 3,300.00
18	Alley Surface Replacement 3/4" Crushed Rock	CY	185	\$ 40.00	\$ 7,400.00	\$ 25.00	\$ 4,625.00	\$ 44.00	\$ 8,140.00
Subtotal - First Street to Third Street Alley Between Mono Avenue and County Road					\$ 169,810.00		\$ 152,660.00		\$ 212,695.00
Esmeralda Place									
19	New 3/4" Lateral & Connection To Existing Single Meter Box Assembly	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,900.00	\$ 5,800.00
20	Remove & Replace AC Paving (3" AC on 8" AB)	SF	500	\$ 13.00	\$ 6,500.00	\$ 15.00	\$ 7,500.00	\$ 14.25	\$ 7,125.00
21	Cut and Cap Ex. 3" WL and Remove Ex. GV	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,900.00	\$ 3,900.00
22	Portland Cement Concrete Sidewalks	SF	20	\$ 40.00	\$ 800.00	\$ 20.00	\$ 400.00	\$ 50.00	\$ 1,000.00
23	Type 1 Curb & Gutter	LF	8	\$ 30.00	\$ 240.00	\$ 30.00	\$ 240.00	\$ 180.00	\$ 1,440.00
Subtotal - Esmeralda Place and Alley Between Seventh and Ninth Street					\$ 10,540.00		\$ 12,640.00		\$ 19,265.00
Tenth Street to Ninth Street Alley Between Esmeralda and Mono Avenue									
24	6" C900 PVC & Appurtenances	LF	375	\$ 110.00	\$ 41,250.00	\$ 100.00	\$ 37,500.00	\$ 145.00	\$ 54,375.00
25	6" GV Assembly (assumes installation of new GV at connection points)	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00
26	New 3/4" Lateral & Connection To Existing Meter Box	EA	6	\$ 1,000.00	\$ 6,000.00	\$ 1,500.00	\$ 9,000.00	\$ 2,100.00	\$ 12,600.00
27	New 3/4" Lateral & Connection To New Single Meter Box Assembly	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 2,500.00	\$ 5,000.00	\$ 3,000.00	\$ 6,000.00
28	Encase Waterline with Concrete Slurry	CY	15	\$ 130.00	\$ 1,950.00	\$ 105.00	\$ 1,575.00	\$ 165.00	\$ 2,475.00
29	Remove & Replace AC Paving (3" AC on 8" AB)	SF	320	\$ 13.00	\$ 4,160.00	\$ 15.00	\$ 4,800.00	\$ 13.25	\$ 4,240.00
30	Remove Existing 3" WL and GV	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,800.00	\$ 3,800.00
31	Alley Surface Replacement 3/4" Crushed Rock	CY	72	\$ 40.00	\$ 2,880.00	\$ 25.00	\$ 1,800.00	\$ 44.00	\$ 3,168.00
32	Alley Concrete Apron Removal and Replacement	LF	32	\$ 40.00	\$ 1,280.00	\$ 50.00	\$ 1,600.00	\$ 220.00	\$ 7,040.00
Subtotal - Tenth Street to Ninth Street Alley Between Esmeralda and Mono Avenue					\$ 66,520.00		\$ 65,775.00		\$ 96,198.00
Ninth Street to Eighth Street Alley Between Esmeralda and Mono Avenue									
33	6" C900 PVC & Appurtenances	LF	400	\$ 110.00	\$ 44,000.00	\$ 100.00	\$ 40,000.00	\$ 110.00	\$ 44,000.00
34	6" GV Assembly (assumes installation of new GV at connection points)	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,600.00	\$ 2,600.00
35	New 1 1/2" Lateral & Connection To Existing Single Meter Box Assembly	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 2,500.00	\$ 5,000.00	\$ 3,300.00	\$ 6,600.00
36	New 1" Lateral & Connection To Existing Single Meter Box Assembly	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00	\$ 2,900.00	\$ 2,900.00
37	New 1 1/2" Lateral & Connection To New Single Meter Box Assembly	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 5,800.00	\$ 5,800.00	\$ 6,400.00	\$ 6,400.00
38	New 1" Lateral & Connection To New Single Meter Box Assembly	EA	1	\$ 2,400.00	\$ 2,400.00	\$ 2,500.00	\$ 2,500.00	\$ 2,300.00	\$ 2,300.00
39	New 3/4" Lateral & Connection To New Single Meter Box Assembly	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 5,300.00	\$ 5,300.00
40	Encase Waterline with Concrete Slurry	CY	16	\$ 130.00	\$ 2,080.00	\$ 105.00	\$ 1,680.00	\$ 165.00	\$ 2,640.00
41	Remove & Replace AC Paving (3" AC on 8" AB)	SF	1800	\$ 13.00	\$ 23,400.00	\$ 15.00	\$ 27,000.00	\$ 13.25	\$ 23,850.00
42	Portland Cement Concrete Sidewalks	SF	8	\$ 40.00	\$ 320.00	\$ 20.00	\$ 160.00	\$ 80.00	\$ 640.00
43	Type 1 Curb & Gutter	LF	8	\$ 30.00	\$ 240.00	\$ 30.00	\$ 240.00	\$ 145.00	\$ 1,160.00
Subtotal - Ninth Street to Eighth Street Alley Between Esmeralda and Mono Avenue					\$ 86,140.00		\$ 89,380.00		\$ 98,390.00
Total Engineer's Estimate of Probable Costs - Construction					\$ 371,010.00		\$ 399,955.00		\$ 475,000.00

Bid Option for Alley Between Seventh and Eighth

1	6" C900 PVC & Appurtenances (Includes RFCA at all Joints)	LF	200	\$ 110.00	\$ 22,000.00	\$ 100.00	\$ 20,000.00	\$ 125.00	\$ 25,000.00
2	6" GV Assembly (assumes installation of new GV at connection points)	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,600.00	\$ 2,600.00
3	New 3/4" Lateral & Connection To Existing Single Meter Box Assembly	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 1,775.00	\$ 3,550.00
4	New 3/4" Lateral & Connection To New Single Meter Box Assembly	EA	1	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 4,407.00	\$ 4,407.00
5	Encase Waterline with Concrete Slurry	CY	10	\$ 130.00	\$ 1,300.00	\$ 105.00	\$ 1,050.00	\$ 200.00	\$ 2,000.00
6	Remove & Replace AC Paving (3" AC on 8" AB)	SF	3000	\$ 13.00	\$ 39,000.00	\$ 15.00	\$ 45,000.00	\$ 7.75	\$ 23,250.00
7	Alley Concrete Apron Removal and Replacement	LF	18	\$ 60.00	\$ 1,080.00	\$ 50.00	\$ 900.00	\$ 210.00	\$ 3,780.00
8	New Valley Gutter (3' wide)	SF	510	\$ 40.00	\$ 20,400.00	\$ 15.00	\$ 7,650.00	\$ 42.00	\$ 21,420.00
Subtotal - Bid Option for Alley Between Seventh and Ninth Street					\$ 89,780.00		\$ 83,100.00		\$ 86,007.00
Total - All Items					\$ 460,790.00		\$ 483,055.00		\$ 561,007.00

Note 1. This bid item was added after the RCI Engineer's Estimate of Probable Cost was completed.

**September 7, 2016, Minden Town Board Meeting
Administrative Agenda Item 8**

DATE: August 30, 2016

PREPARED BY: Jenifer Davidson, Town Manager

SUBJECT: For possible action: Discussion and possible action to direct Staff in relation to Staff Reports. Discussion shall include a Staff Report on the activities, progress on or status of assigned tasks and projects, or general information regarding operations and projects related to trash, retail and wholesale water service, and other functions of the Town of Minden. Appearance by Jenifer Davidson, Town Manager and JD Frisby, Superintendent of Public Works.
Public comment.

ACTION TAKEN: Approve Continue Deny

Approve with conditions: _____

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