

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion to approve or approve with modifications or deny the proposed master plan amendment to be considered as part of the 20-year Master Plan Update for the requests submitted by property owners within the Gardnerville Community Plan (Minden/Gardnerville Community Plan).
Peri Ranch requests to change 17.5 acre portion of 3 parcels from Commercial to Industrial for portion of APNs 1220-11-002-021, -022 and -023; with public comment prior to board action.
2. **Recommended Motion:** Based on board discussion. Motion to approve the industrial and multifamily zone identifying the concerns previously stated in this report (and any other concerns discussed during the item) 17.5 acre portion of 3 parcels from Commercial to Industrial for portion of APNs 1220-11-002-021, -022 and -023 of the Peri Ranch property. Also Douglas County staff is looking for a recommendation on the residential zoning request.

Funds Available: Yes N/A (requires staff time)

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** July 5, 2017 **Time Requested:** 45 minutes
6. **Agenda:** Consent Administrative

Background Information: See attached report.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued



Mary Wenner , Chairman
Ken Miller, Vice Chairman
Linda Slater, Board Member
Cassandra Jones, Board Member
Lloyd Higuera, Board Member

MEMORANDUM

Date: June 29, 2017

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: Master Plan Update – Peri proposed master plan amendment to be considered as part of the 20-year Master Plan Update for the requests submitted by property owners within the Gardnerville Community Plan (Minden/Gardnerville Community Plan)

I. TITLE:

Discussion to approve or approve with modifications or deny the proposed master plan amendment to be considered as part of the 20-year Master Plan Update for the requests submitted by property owners within the Gardnerville Community Plan (Minden/Gardnerville Community Plan) Peri Ranch requests to change 17.5 acre portion of 3 parcels from Commercial to Industrial for portion of APNs 1220-11-002-021, -022 and -023

II. RECOMMENDATION

Staff's Recommendation to the Gardnerville Town Board: to approve this portion of the proposed request by Peri changing the Master Plan designation from 17.46 acres Commercial to Industrial, 19.0 acres of receiving area to multi-family residential based on the findings and conclusions in the staff report.

County Staff wants to know the option of the board on the 60.21 acres of agricultural area to Single Family Residential.

There are really three applications with this submittal, but only one currently falls within the current Gardnerville town Boundary, one site falls within the current Minden Gardnerville Urban Service Boundary, and proposal consisting of two parcels fall within the East Valley Community Plan and not within the Urban Service Boundary.

1. 17.5 acres of Service Industrial is a needed use within the county and town that should be expanded into new development opportunities. The Corley Ranch proposal contains a mixed use development opportunity in the future that this new industrial area could support.
2. 60.2 acres of agricultural zoned property to Single Family residence is not within the Minden / Gardnerville Urban service boundary, nor the town boundary. Access and Drainage will need to be considered.
3. 19.0 acres of receiving area changed to Multi Family Residential. This parcel is outside the town boundary and will need to be annexed into the town and will extend to the urban service boundary

The following recommended actions should be considered prior to development of the proposed site;

The following are staff's recommended concerns of approval for the master plan amendment as part of the Master Plan update process and not part of an actual project:

1. The existing access on Pinenut Road should be coordinated with the Corley Ranch project and other possible development within the commercial zone along Muller Parkway. The local road provided within the town should contain adequate lane width for on street parking, trucks and emergency access and turning movements.
2. Pedestrian access should be considered at the design review stage, and should be linked to all the areas with pedestrian trails and access to existing sidewalk network so pedestrians can walk or bike to the needed service area.
3. Regional detention facilities would be the desired storm water discharge from any new development in this area. The existing roads, Pinenut and Muller Parkway have a drainage system maintained by the county, but any regional onsite and local road network constructed should be directed to regional ponds, treated and discharged from there to the historical path and ditch.
4. One lane to Muller and Virginia Ranch Road or to Grant Ave should be looked at for capacity.

III. DISCUSSION AND EVALUATION

Master Plan and Zoning Consistency: The project is located within the Minden-Gardnerville urban service area and a 10-year well-head protection zone for a Gardnerville Water Company's public water well.

Is this the right area for more Service Industrial? The zoning is needed within the town. It would be more suited adjacent to the existing Industrial park further north on the back side of the Industrial way and service drive area. There is currently no access to this portion of the Virginia Ranch project. The existing Industrial Way parcels are built out and the development was approved over the years with multiple tenants within one parcel creating the parking issues we see today. Southgate and Service Drive have a couple of vacant parcels left in that development but they are too small for a good sized auto mechanic or manufacturing facility to build a new facility on. Additional space is needed with the projected growth in the valley and the residences that are already approved to be built, not to mention the proposed receiving area that has yet to be built out. The service industrial uses can barely keep up with the demand as it stands today.

The main question for the board to consider is the proposed location of the industrial zone. Is this the best location we could come up with to provide Service Industrial?

The area being proposed is a good mix of uses and with the remaining commercial located along Pinenut Road facing Highway 395 the service industrial use will be constructed behind those potentially larger box stores and on Pinenut Road from the residents coming into town from the East Valley area. There is additional Service Industrial zoning out on Sawmill Road not too far from this proposed location, separated by agriculture area that a portion is being proposed to be receiving area as well, with the adjacent owners objecting to the proposed zoning.

Access to the industrial site is a concern. Local roads will have to be constructed to meet the traffic needs.

This area is not identified in the plan for prosperity, but we could easily identify this as the southern gateway since it was annexed into the town after the plan for prosperity was completed.

Traffic: A formal traffic study was not completed at this stage of the process. With the potential of Muller Parkway, Pinenut Road and 395 being in close proximity to the location, the current infrastructure should be adequate to meet the need, depending on the use of the industrial area.

Drainage: The proposed industrial area and the remaining commercial area should have a regional pond for detention to protect the downstream users from increased flows due to development.

A conceptual drainage study is not a requirement to verify the master plan and zoning map amendment.

Floodplain: The project site is located within the unshaded flood zone X based on the mapping that was effective June 2016.

IV. MASTER PLAN AMENDMENT FINDINGS

Pursuant to County 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:

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.

Town Staff Response:

There are goals and action on the town strategic plan that could be used to support all three of the proposed applications. The applicant did a great job highlighting the goals and policies within the current master plan that support this change in zoning. This would generate a small section of town with commercial multi family and residential making for a nice plan if it is well thought out and provided pedestrian access. The proposal of the agricultural area is troublesome in that it was not previously zone receiving area and this proposal substantially increases the residential density from three 3 homes to just under 300. That is substantial, and is this the time to expand housing within Gardnerville, and do we need to rezone and realign the urban service boundary?

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.

Town Staff Response:

The three proposals with this application are all west of the Alderman Canal. There is a small portion of agricultural area sandwiched between receiving, commercial and industrial where the owners want to change the master plan designation.

The proposed **Industrial Zone** is within the Gardnerville Community Plan and can be incorporated into the Town of Gardnerville. Access is a concern at this stage of the process and will need to be clarified in a future application. By rezoning portions of three (3) separate parcels the boundary lines should be adjusted accordingly in the future. The commercial and industrial zones seem to be a good mix of use and fit within the area, and will not impact the future development of the Corley Ranch. Having industrial adjacent to commercial will extend the mix use concept for the town.

There is agricultural zoned property working pasture east of the proposed industrial area. This is proposed to be a master plan amended to **Single Family Residential (zoned SFR 8,000)**. This area is outside the town boundary and urban service area. It could be a good buffer in the future once the town is built out to this point, and maybe if the demand for more single family home is more apparent, that this area could be annexed into the town at that time. Town Staff does not believe there is a need at this time for another development within the town that we will need to annex into our urban service area. With the Virginia Ranch Project not started and Corley Ranch has been approved and not started, adding an additional 60 acres of yet another residential project does not seem to be logical at this time. There has not been any new commercial projects constructed since Walmart was constructed increasing the need for additional homes.

Is this the time for additional housing, and can the board member's support this portion of the application?

The **Multi Family Residential**, portion of the receiving area could be a good location of the development, depending on what the water company has planned for their property. Its close to Walmart and with the Muller connection will have 5' wide sidewalks and a bike lane connected to the proposed MFR development. Again, there is a high demand for apartments in the valley. This could be another location for those units to be constructed. I believe there is fiber line close to the side and it would be great to get a development connected to that service. This could be a mixed use development with various types of units as well. This area seem to be a good fit for the change in use.

Is this the time and is there a need for the change. Staff likes the actual zone of MFR over the receiving area.

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 facility policies contained in Chapter 20.100 of this title;

Town Staff Response:

The area is zoned for receiving area, commercial and agricultural. A mix of uses in the south end of town could bring residential, multifamily, industrial and commercial together in a smaller area of the town. The industrial area should be an easy change, as is the multifamily from receiving area. Turning the agricultural field to higher density homes, may not be a valid need at this time, the town would have to increase health and sanitation staff to collect the refuse during the work hours when these homes area added to a new trash route. Sewer and Water and collector roads are all available within this area. Local roads will be of interest to the town and will maintain them once they are accepted. The drainage is of a concern, and could be solved in the future with the thought of a regional facility for storm water retention and treatment.

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.

Town Staff Response:

Industrial next to agricultural land is not the first time we have this in the valley. There are a number of industrial areas at Airport Road, Sawmill and our very own Industrial Way and Service Drive area once backed up to an agricultural field. The proposal does reflect a logical change in zoning with all three applications. Staff is concerned about leaving a small sliver of property zoned agriculture between the proposed single family area and Sawmill Road's, Industrial area.

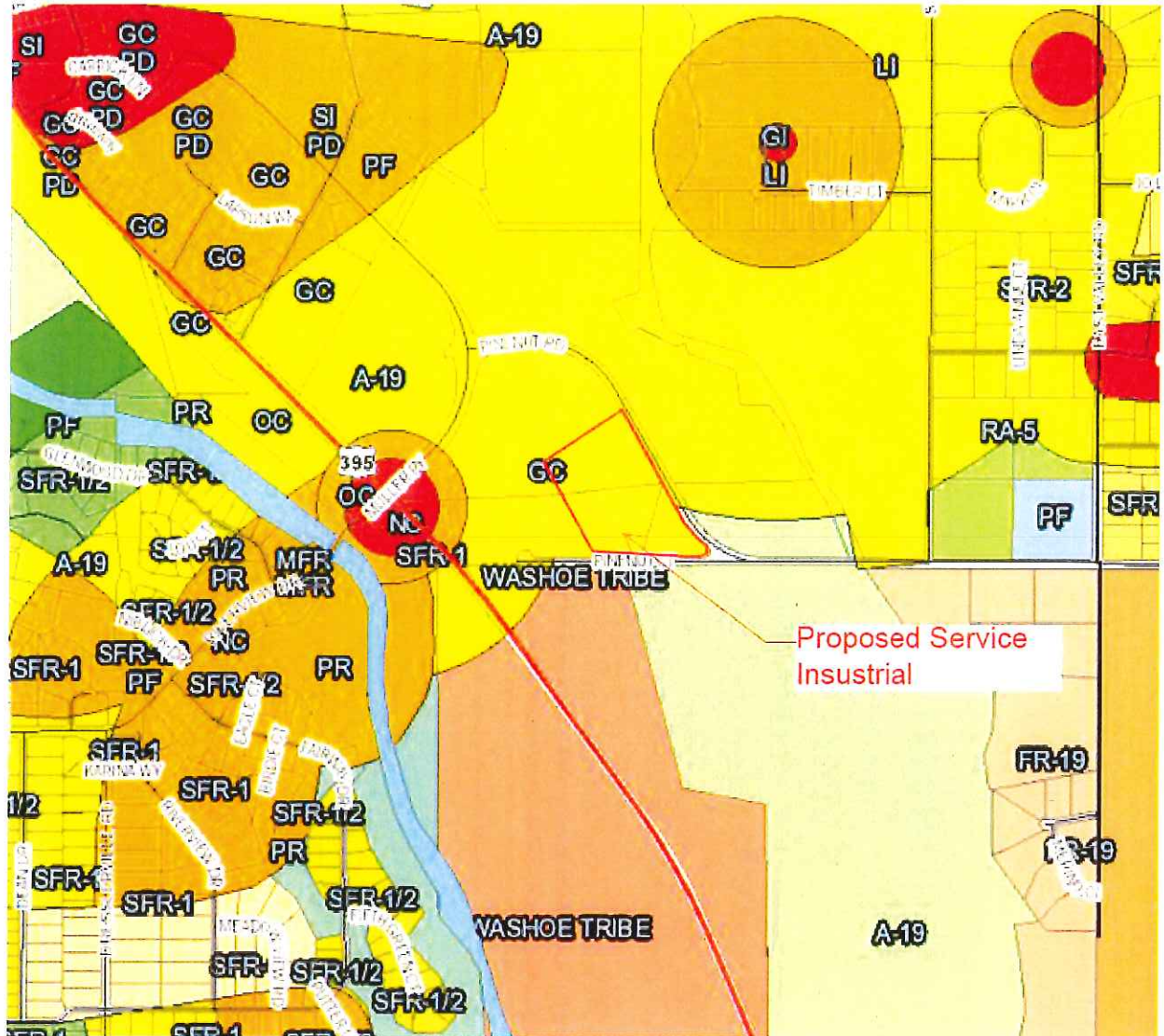
Conclusion:

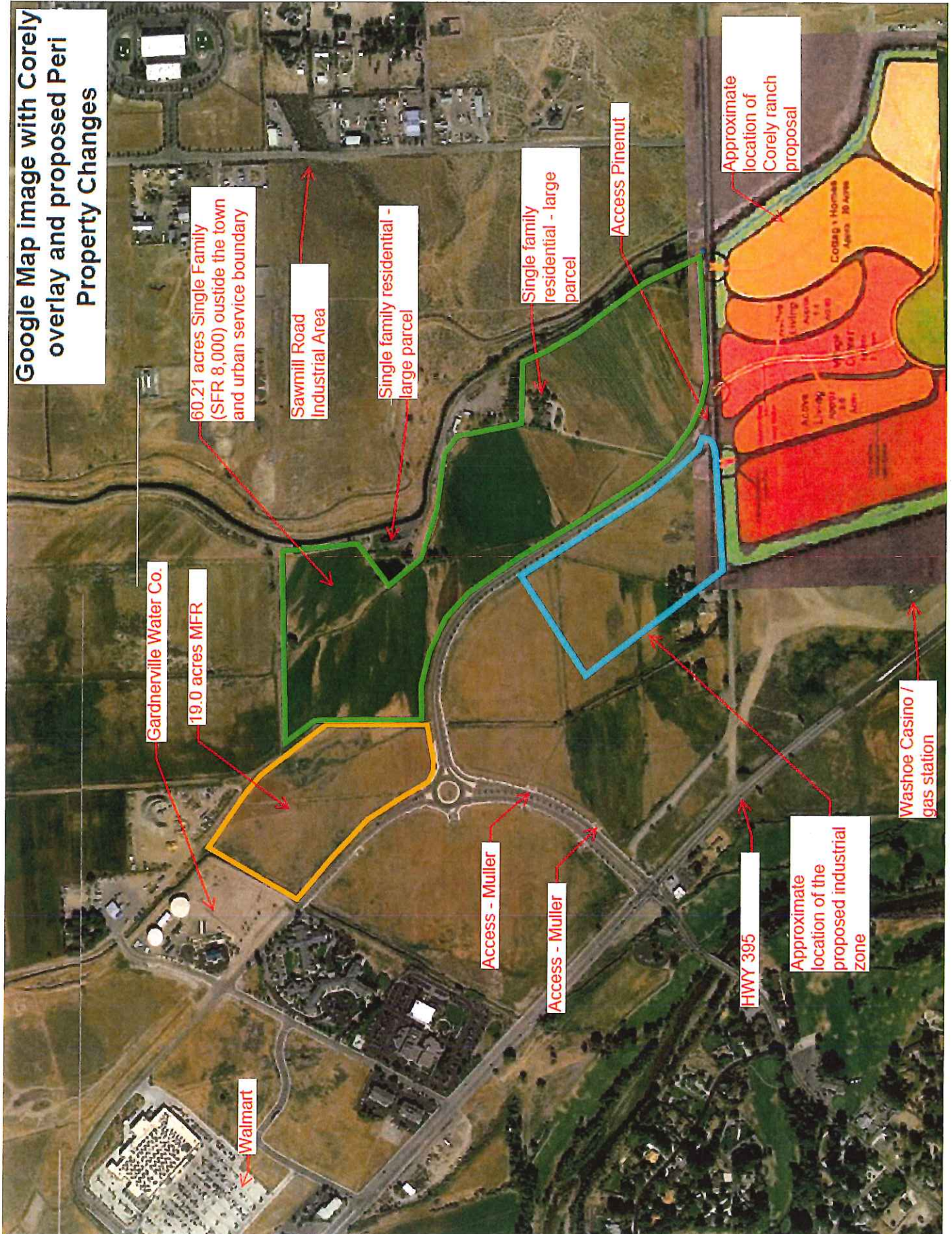
Does the project fill the needs within Gardnerville? The multi-family housing is full at this time. Single family is growing at a slow rate within the Ranch at Gardnerville, and there is a need for industrial (service industrial) specifically to support the growing community. There are other vacant parcels that are currently zoned multi family, but this will more than double the zoning of MFR within the town. There is a demand for that service industrial zoning today. This location is not too far away from Service Drive and Industrial Way and closer to the largest residential area (Gardnerville Ranchos) within the county than any of the other services offered today. It is in close proximity to services which made this location fairly desirable and their proposed mixed use zoning at the south end of Gardnerville could compliment the proposed development of the Corley Ranch.

Based on the findings and the staff report, staff recommends to the Gardnerville Town Board to **Approve the industrial and the multifamily zone** identifying the concerns previously stated in this report and any other concerns discussed during the item at the town board meeting.

Douglas County staff will want to know the thoughts of the board on the area outside of the urban service boundary and the change from agricultural land to single family residential. This is not within the towns urban service boundary and cannot have formal action. But provide direction to town and county staff as to the need for more residential homes east of Pinenut Road.

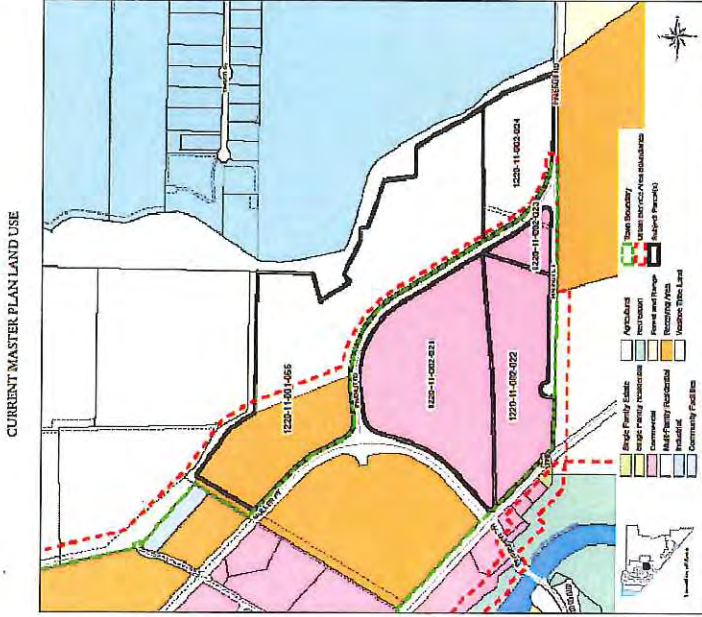
WellHead Protection Zone



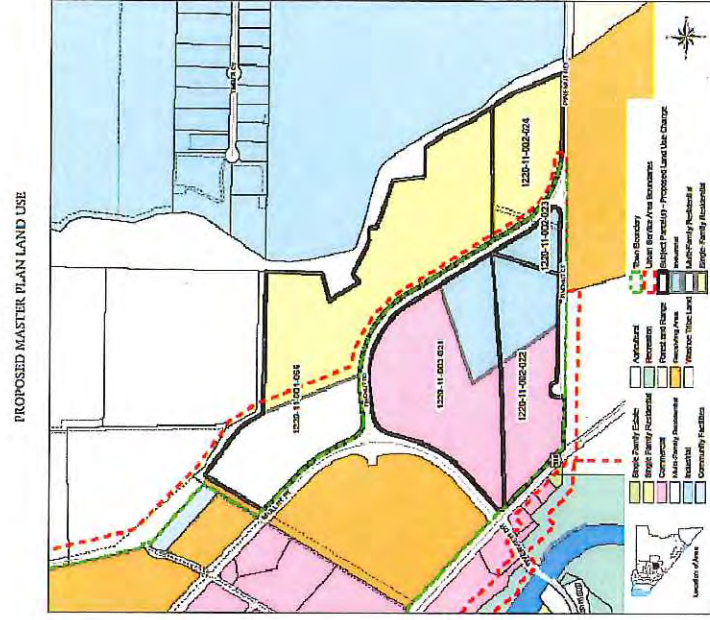


Peri Amendment

Current Master Plan Land Use:
Agriculture & Receiving Area

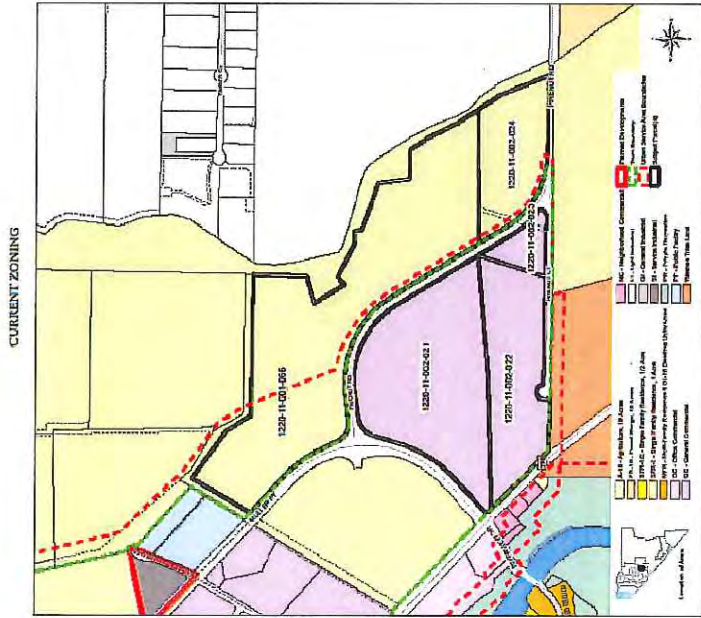


Proposed Master Plan Land Use:
Single-Family Residential & Multi-Family

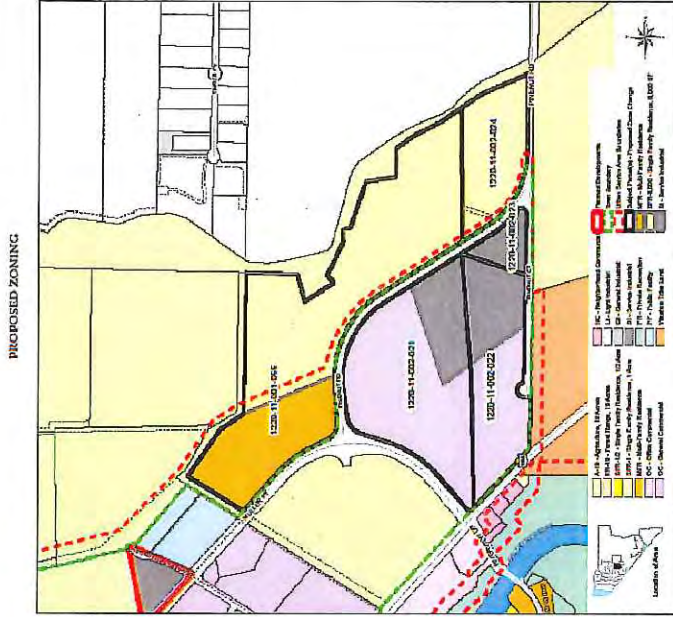


Peri Amendment

Current Zoning:
A-19



Proposed Zoning:
SFR-8,000 & MFR



CHAPTER 4: APPLICATION FOR SPECIFIC PLAN REQUIREMENTS (20.612.020)

4.1 THE FARMSTEAD AT CORLEY RANCH WITHIN THE REGIONAL CONTEXT

The Farmstead at Corley Ranch is identified in the larger Carson Valley Regional Plan, and subsequently within the Ruhenstroth Community Plan. At the northernmost boundary of the Ruhenstroth Community, the Farmstead is positioned adjacent to the Gardnerville Town Boundary (Figure 4.1) below (see the List of Figures for full-size exhibits).

The main access point to the Farmstead is Pinenut Road, which connects directly to the proposed Muller Parkway and roundabout leading to Highway 395 South, providing future residents of the Farmstead convenient access to facilities such as the Carson Valley Medical Center, Douglas County Community and Senior Center, regional shopping, and public parks.

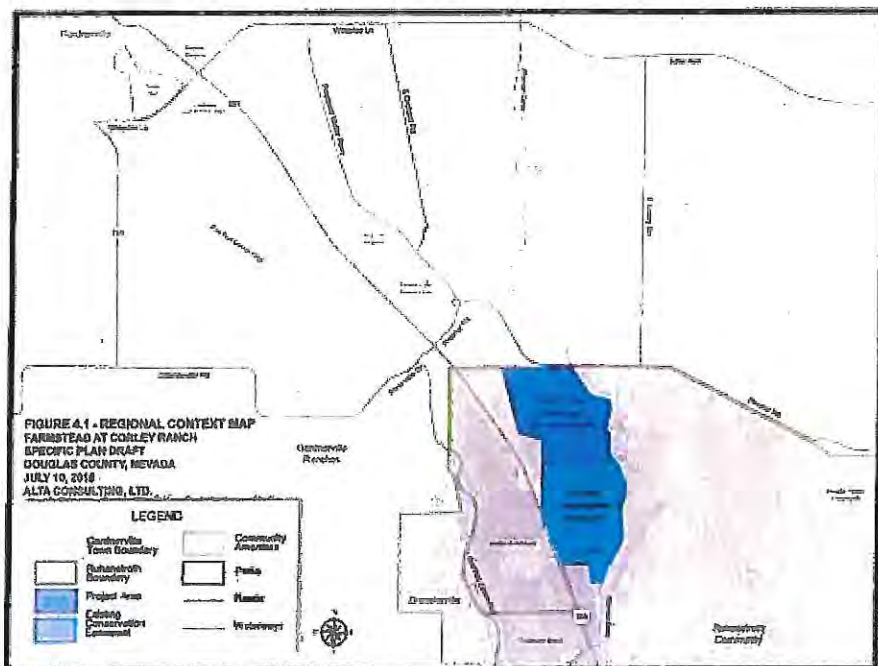


Figure 4.1 - Regional Context Map



WELLS BARNETT ASSOCIATES, LLC

Planning Commission Master Plan Workshop

DATE: June 6, 2017

TO: Douglas County Planning Commission

FROM: Candace H. Stowell, AICP, Senior Associate,
Wells Barnett Associates

SUBJECT: Proposed Master Plan Map Amendment (DA 17-028) for: 1) three parcels in the Gardnerville Community Plan from Commercial to Industrial; 2) one parcel in the East Valley Community Plan from Agriculture to Single-Family Residential; and 3) one parcel in the Gardnerville and East Valley Community Plans from Receiving Area to Multi-Family Residential and from Agriculture to Single-Family Residential.
Proposed Zoning Map Amendment for: 1) three parcels from GC (General Commercial) to LI/SI (Light Industrial/Service Industrial); 2) one parcel in the East Valley Community Plan from A-19 (Agriculture 19-acre minimum) to SFR-8,000 (Single-Family Residential-8,000 square foot minimum parcel size); and 3) one parcel in the Gardnerville and East Valley Community Plans with the portion inside the Gardnerville Community Plan from A-19 (Agriculture-19 acre minimum) to MFR (Multi-Family Residential) and the portion in the East Valley Community Plan from A-19 (Agriculture-19 acre minimum) to SFR-8,000 (Single-Family Residential-8,000 square feet minimum net parcel size) for James J. Butch Peri (APNs 1220-11-002-021, 022, 023, 24 & 1220-11-001-066).

I. REQUEST

Presentation and discussion only on a request from James J. Butch Peri for a Master Plan Map Amendment from Commercial to Industrial for three (3) parcels located in the Gardnerville Community Plan, from Agriculture to Single-Family Residential for one parcel in the East Valley Community Plan, and from Receiving Area to Multi-Family Residential and from Agriculture to Single-Family Residential for a parcel in the Gardnerville and East Valley Community Plans. James J. Butch Peri is also requesting a Zoning Map Amendment to change three parcels in the Gardnerville Community Plan from GC (General Commercial) to LI/SI (Light Industrial/Service Industrial); one parcel in the East Valley Community Plan from A-19 (Agriculture-19 acre minimum) to SFR-8,000 (Single Family Residential-8,000 square foot minimum net parcel size) and one parcel in the Gardnerville and East Valley Community Plans from A-19 (Agriculture-19 acre minimum) to MFR (Multi-Family Residential) and from A-19 (Agriculture-19 acre minimum) to SFR-8,000 (Single Family Residential-8,000 square foot minimum net parcel size).

The parcels range in size from 3.71 acres to 64.57 acres and are located along Pinenut Court and Muller Parkway in the Gardnerville and East Valley Community Plans. The applicant is James J. Butch Peri. Development Application (DA) 17-028.

II. RECOMMENDATION

Staff recommends that the Planning Commission hear a presentation on the proposed Master Plan Amendment from Butch Peri and ask any questions of the applicant or staff. This is one of 13 Master Plan amendments

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

being considered as part of the 2016 Master Plan Update. The Planning Commission is scheduled to hold its public hearing on the Master Plan in July.

If the Master Plan Amendment is approved by the Board of Commissioners, the applicant will then submit a Zoning Map Amendment.

III. PROJECT INFORMATION

Owners/Applicant	James J. Butch Peri BP Investments P.O. Box 18708 Reno, NV 89511
Owner's Representative:	Ken Stark Stark & Associates 9865 Double R Blvd. Reno, NV 89521
Location	The parcels are located along Pinenut Court and Muller Parkway.
Community Plan:	Gardnerville and East Valley
Within Urban Service Area:	3 out of 5 parcels are within the Urban Service Area 1 parcel (1684 Pinenut Ct) is partially within the Urban Service Area
Current Master Plan Designation:	Commercial for 3 Parcels Agriculture for 1 Parcel Agriculture and Receiving Area for 1 Parcel
Proposed Master Plan Designation:	Industrial for 3 Parcels Single-Family Residential for 1 Parcel Single-Family Residential and Multi-Family Residential for 1 Parcel
Existing Zoning Designation:	GC (General Commercial) for 3 Parcels A-19 (Agriculture 19 acre minimum) for 2 Parcels
Proposed Zoning Designation:	LI/SI (Light Industrial/Service Industrial) for 3 Parcels SFR-8,000 (Single-Family Residential-8,000 square foot minimum net parcel size) for 1 parcel SFR-8,000 (Single-Family Residential-8,000 square foot minimum net parcel size) and MFR (Multi-Family Residential) for 1 parcel

IV. BACKGROUND AND PROJECT DESCRIPTION

The subject properties are currently vacant. The Master Plan land use designations adjacent to the properties include Receiving Area and Commercial to the west, Agriculture to the north, Industrial to the east, and Receiving Area to the south.

The Zoning designations are GC (General Commercial) and NC (Neighborhood Commercial) to the west, A-19 (Agriculture 19 acre minimum) to the north, Light Industrial to the east, and A-19 (Agriculture 19 acre minimum) to the south.

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

V. DISCUSSION, EVALUATION, & FINDINGS

The applicant has provided information on the justification and findings for the proposed Master Plan Amendment and Zoning Map Amendment (see Attachment 8).

Formal recommendations will be presented by staff to the Planning Commission at the July public hearing on the 2016 Master Plan.

VI. TOWN OR GID RECOMMENDATION AND PUBLIC COMMENT

Three out of five parcels are located within the Town of Gardnerville. The Town of Gardnerville is scheduled to hear the request at their July Town Board Meeting.

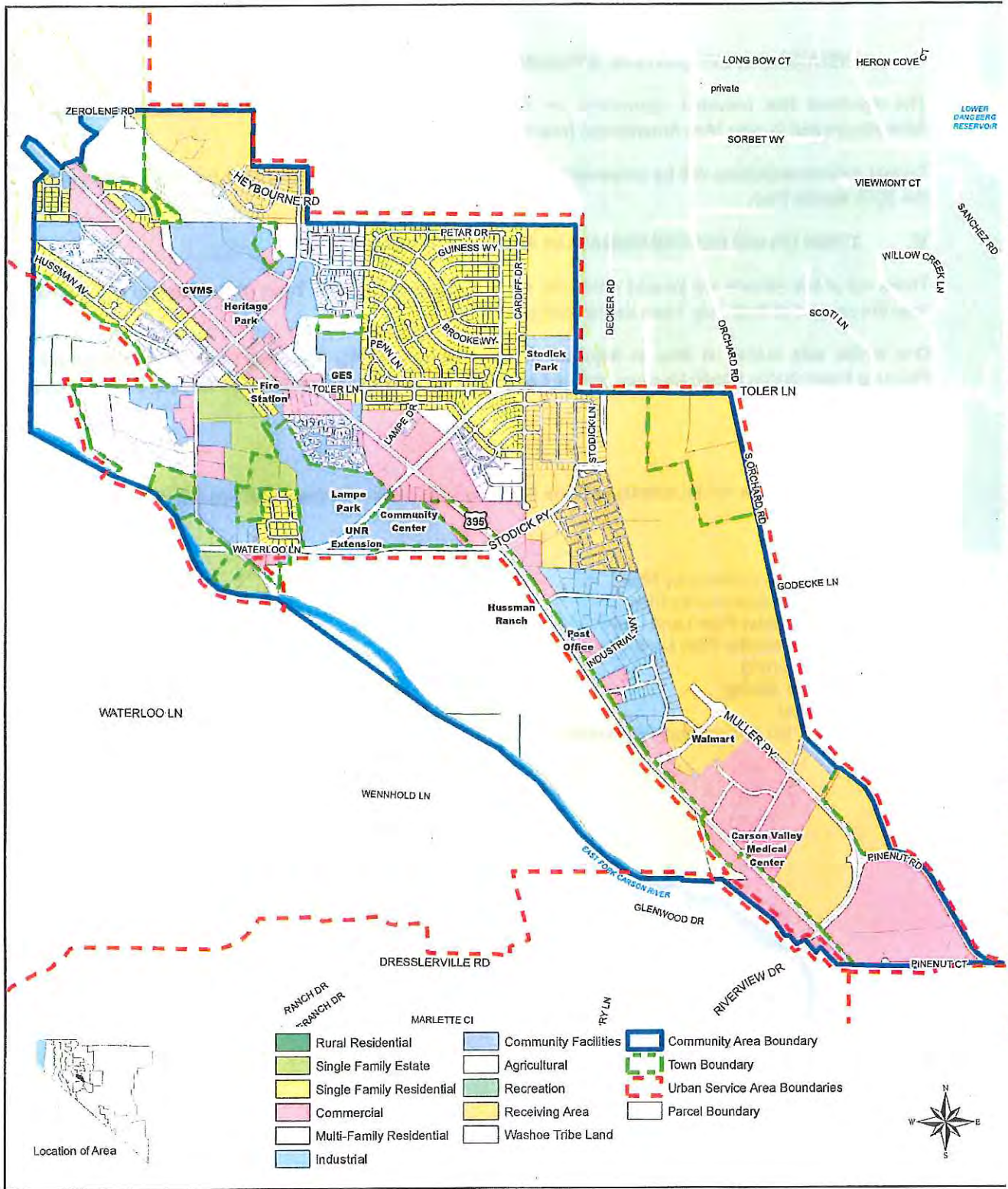
One notice was mailed in May to adjacent property owners for the Planning Commission Workshop and Planning Commission Public Hearing. Any public comments will be submitted to the Planning Commission prior to the July meeting.

VII. CONCLUSION

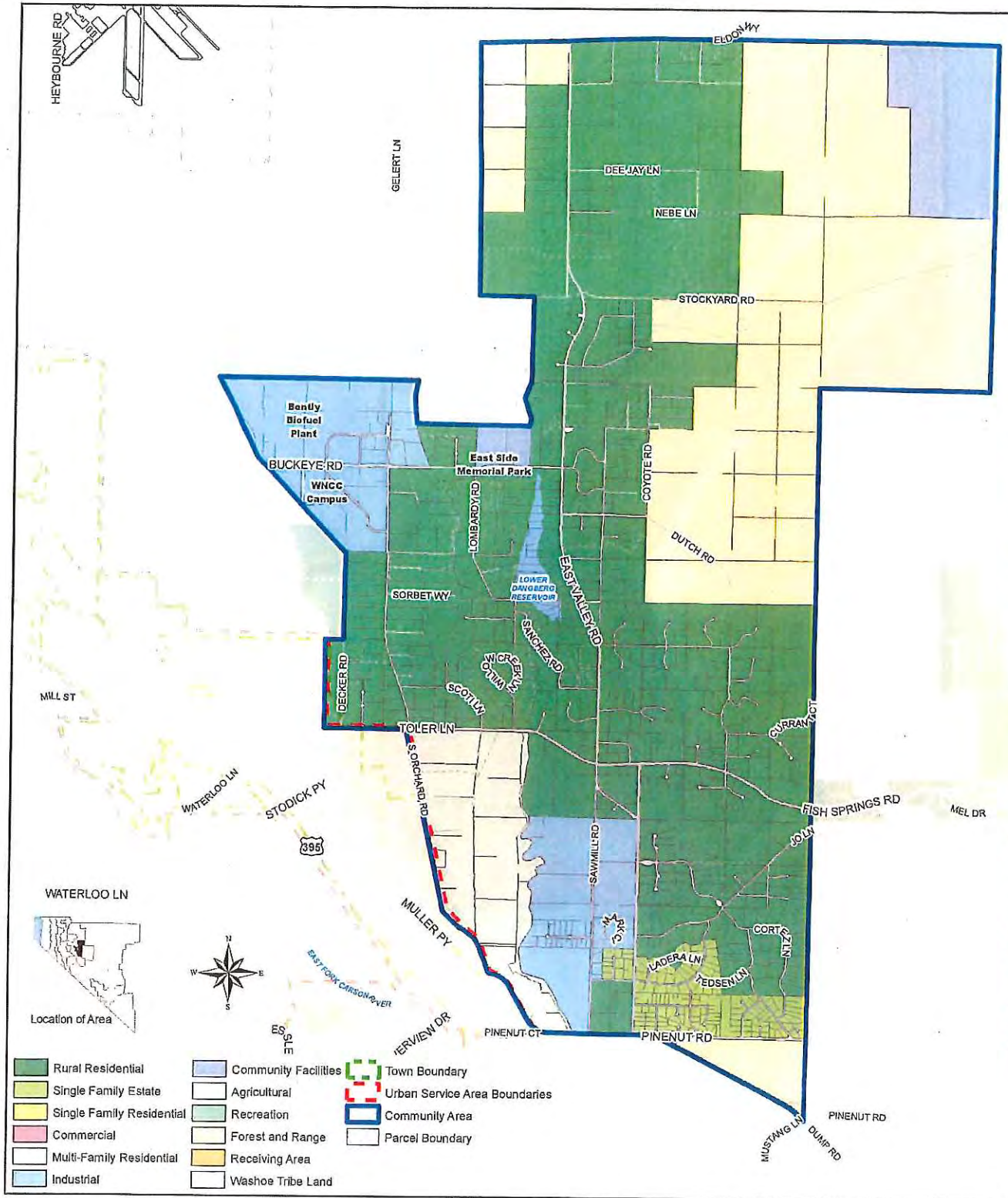
Staff recommendations will be submitted to the Planning Commission for the public hearing in July.

Attachments:

- 1) Gardnerville Community Plan
- 2) East Valley Community Plan
- 3) Current Master Plan Land Use
- 4) Proposed Master Plan Land Use
- 5) Current Zoning
- 6) Proposed Zoning
- 7) Aerial Map
- 8) Master Plan Amendment Application

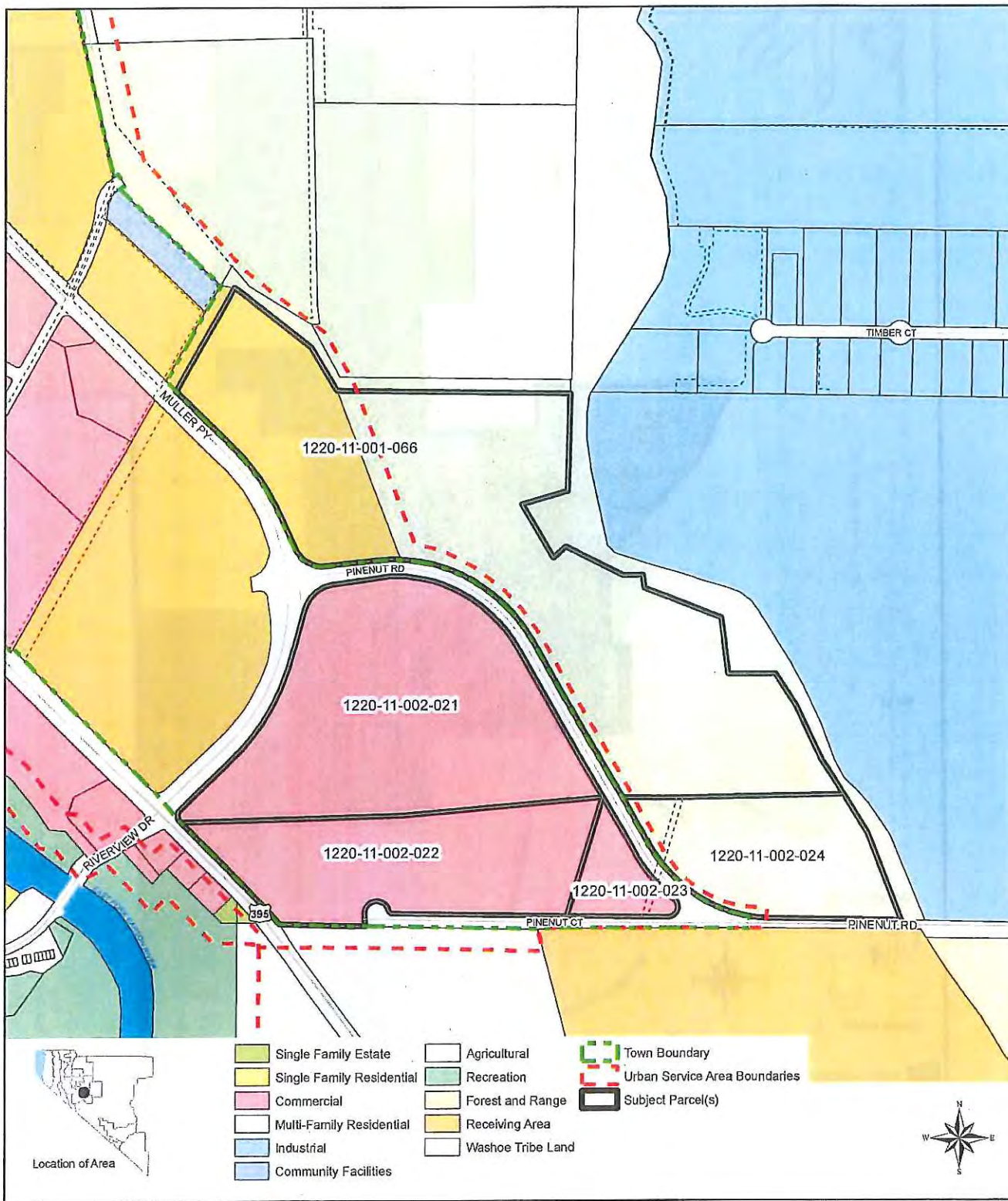


Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))



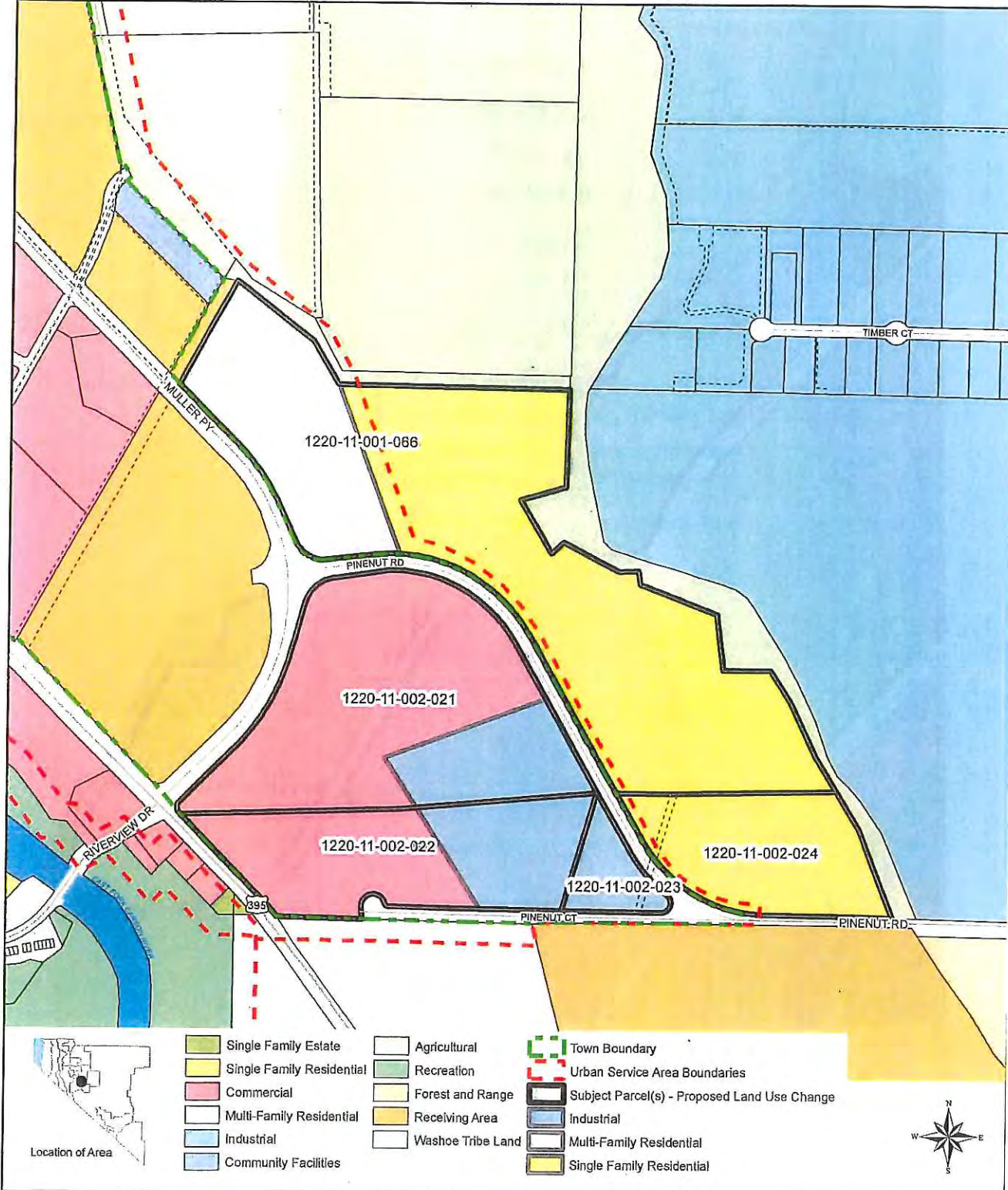
Attachment: Rescanned applications - (2384 : Master Plan Update Workshop (DA 17-028))

CURRENT MASTER PLAN LAND USE



Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

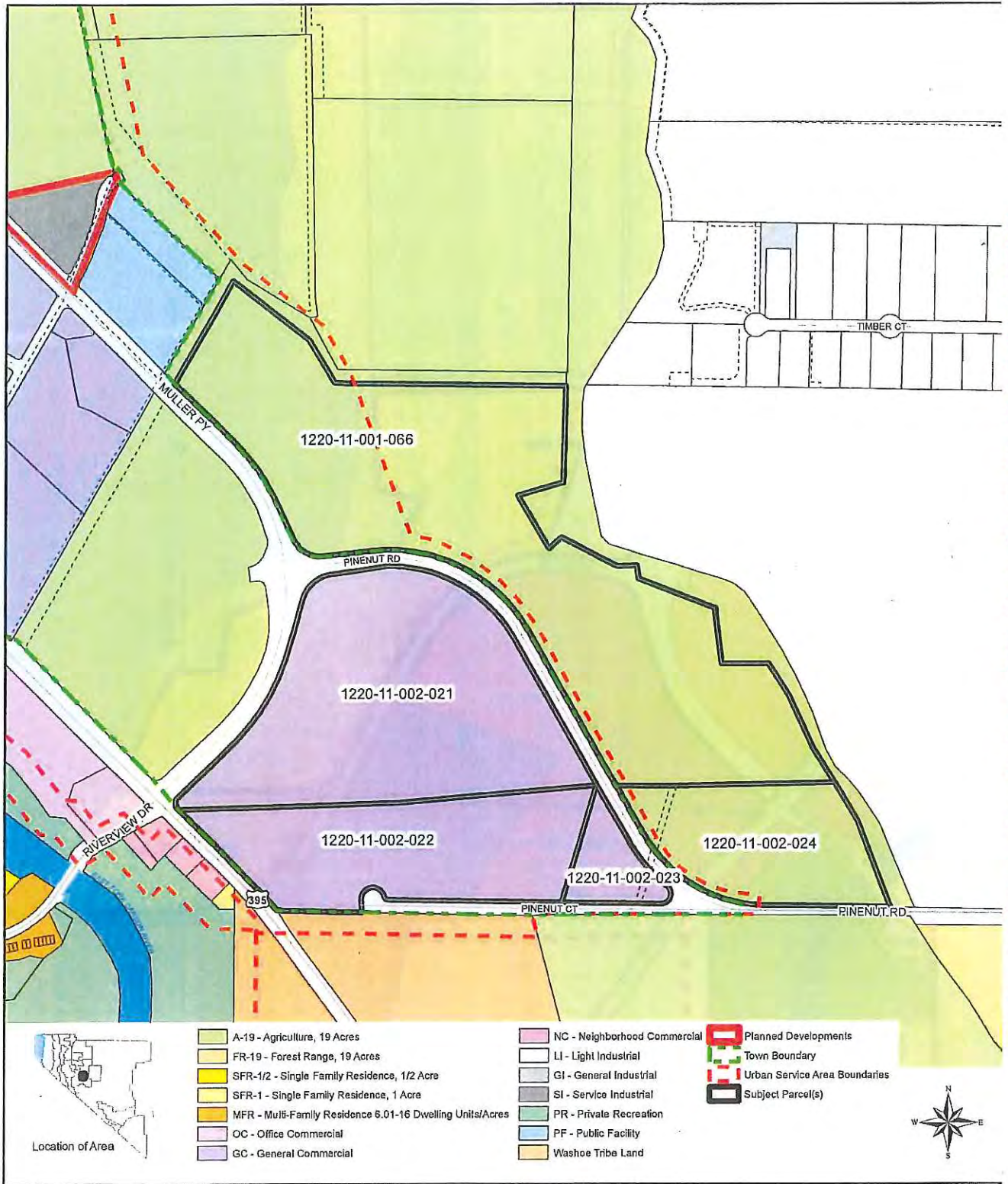
PROPOSED MASTER PLAN LAND USE



Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

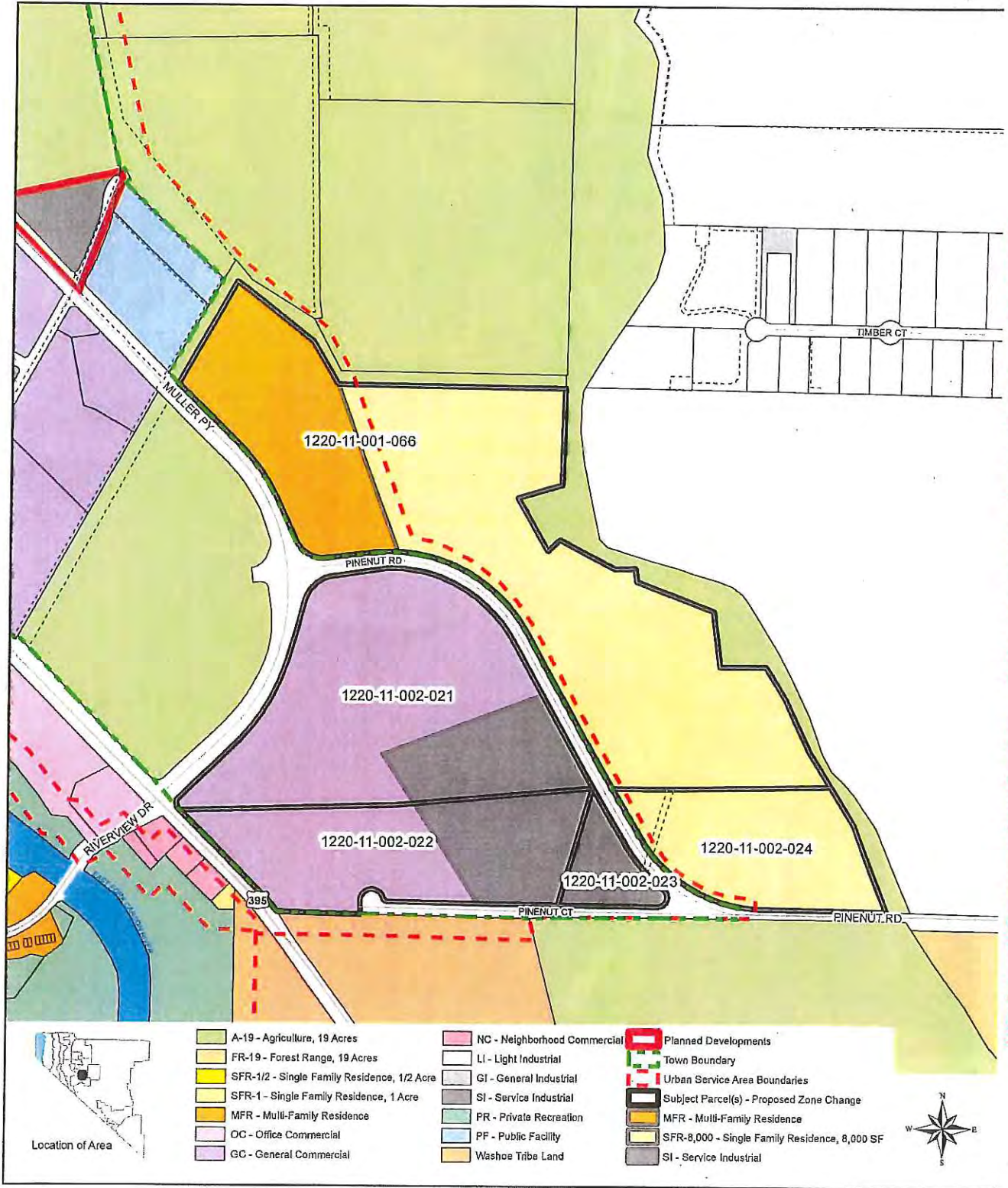


CURRENT ZONING

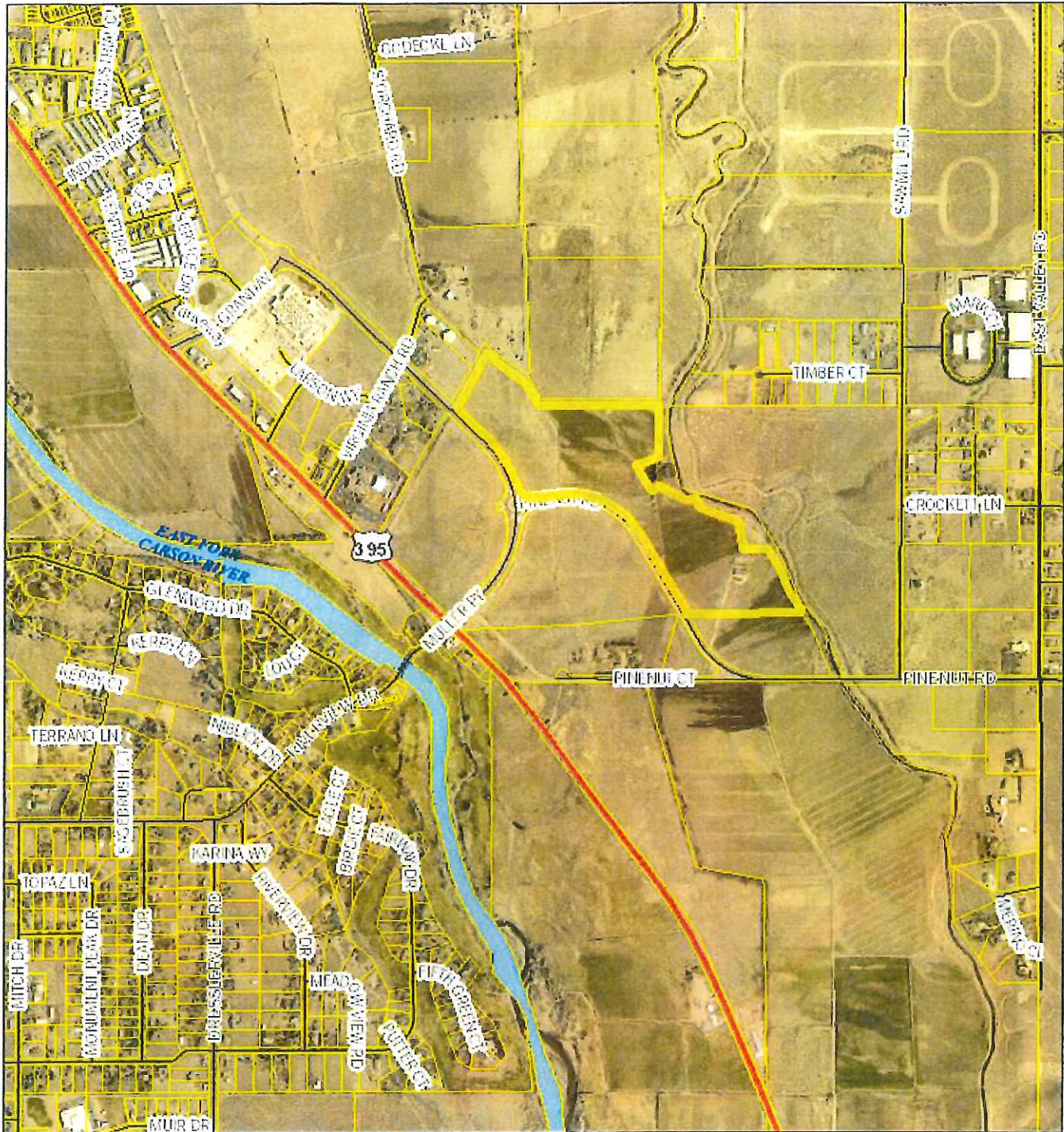


Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

PROPOSED ZONING



Attachment: Rescanned applications - (2384 : Master Plan Update Workshop (DA 17-028))

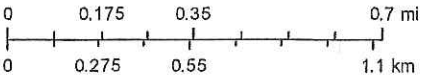


Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

May 29, 2017

1:21,028

- Residential Neighborhoods
- Rivers
- Federal
- State
- Primary Road
- Other Roads
- Parcels



Sources: Esri, USGS, NOAA
DCGIS 2015

WELSH HAGEN
ASSOCIATES

August 30, 2016

Ms. Candace H. Stowell, AICP
Wells Barnett Associates
P.O. Box 10379
Zephyr Cove, NV 89448

Re: Request for Master Plan Amendment
Douglas County Nevada
Peri Ranch, Town of Gardnerville

Dear Ms. Stowell:

On behalf of James J. Butch Peri and Ken Stark of Stark and Associates, attached please find the Request for Master Plan Map Amendment form, a Statement of Justification to address the four findings for the Master Plan Amendments, and an Exhibit Map showing the Site Layout for the 5 properties as part of Peri Ranch, located in the town of Gardnerville.

Please feel free to contact the undersigned at 775-853-7776 with questions in regards to this submittal.

Sincerely,
Welsh Hagen Associates



David Hagen, PE
Principal

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

REQUEST FOR MASTER PLAN MAP AMENDMENT July 1 - September 1, 2016

Property owners may submit streamlined requests for Master Plan Map Amendments during the 2016 Update of the Douglas County Master Plan. The current 2011 Master Plan is available for review on the Douglas County web site (www.douglascountynv.gov). Requests for amendments will be evaluated as part of the update process and will be presented to the Planning Commission and Board of Commissioners during the Master Plan public hearings in 2017.

Master Plan Map Amendment

1. Are public services currently provided to the parcel (s), such as public water, public sewer, and power? If these services are not currently provided, this request will not be reviewed.
Yes.
2. Explain the reason for the proposed Master Plan map amendment.
We would like an amendment allowing Light Industrial and Service Industrial for Public Storage and Industrial Flex and Warehouse Properties for approximately 17 Acres out of parcels 1220-11-002-21, 1220-11-002-22 and 1220-11-002-23.
3. Please provide a description of the proposed map change (s).
We would like the map to allow Industrial and mini-warehouse/storage on the GC parcels inclusive of 1220-11-002-21, 1220-11-002-22 and 1220-11-002-23. We would also like the map to allow the A-19 zoned parcels to be approved for higher density Residential development on the A-19 land out of the parcels 1220-11-001-066 and 122-11-002-024.
4. What is the size of the parcel(s), the future land use and current zoning for the parcel(s)?
**1220-11-001-066 - 1684 Pinenut Court – 64.570 Acres – A-19
1220-11-002-021 - No Address – 36.830 Acres - GC
1220-11-002-022 - 1608 Pinenut Court – 21.410 Acres – GC
1220-11-002-023 – No Address – 3.710 Acres - GC
122-11-002-024 - No Address – 14.640 Acres – A-19**
5. Which Regional or Community Plan would be affected by the proposed map amendment? **Gardnerville**
6. Is the parcel(s) located within the Town of Gardnerville, Genoa, or Minden? If yes, please indicate which town. **Gardnerville**
7. Is the parcel(s) located within an Urban Service Area? _____Yes _____No
8. Is the parcel(s) located within a General Improvement District? If yes, please indicate which GID. **No**

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

9. What is the address and Assessors Parcel Number (APN) for the parcel(s)?

1220-11-001-066 - 1684 Pinenut Court – 62.570 Acres – A-19

1220-11-002-021 - No Address – 36.830 Acres - GC

1220-11-002-022 - 1608 Pinenut Court – 21.410 Acres – GC

1220-11-002-023 – No Address – 3.710 Acres - GC

122-11-002-024 - No Address – 14.640 Acres – A-19

10. Which road(s) currently provide access to the parcel(s)?

Muller Parkway & Pinenut Court

11. Please address each of the four findings for Master Plan Amendments (Section 20.608.040 of the Douglas County Development Code), which are listed below.

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.

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.

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 this title.

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.

Contact Information

Owner:

Contact Name: James J. Butch Peri
Company: BP Investments
Address: PO Box 18708
City/State/Zip: Reno, NV 89511
Phone: 775-772-6767
Email: butchperi@gmail.com

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

Owner's Representative/Applicant:

Contact Name: Ken Stark
Company: Stark & Associates
Address: 9855 Double R Blvd.
City/State/Zip: Reno, Nevada 89521
Phone: 775-825-4400
Email: Kstark@starktcn.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.

Where to submit request form:

This form as well as any attachments should be submitted to Candace H. Stowell, AICP, Wells Barnett Associates, at Candace@wbaplanning.com no later than 5:00 p.m. on September 1.

For any questions, please contact Candace at 775-580-7478 or by email at Candace@wbaplanning.com

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

PERI RANCH PROPERTIES
STATEMENT OF JUSTIFICATION

Introduction

The Peri Ranch properties are located adjacent to US 395 North and Southeast of Mattias/Mueller Parkways, in the Minden/Gardnerville Community Plan area. The requested Amendments to the Master Plan include allowing Service/Light Industrial for a public storage facility and Flex Industrial/Warehouse use for approximately 17.46 acres from APN's 1220-11-002-21, 1220-11-002-22, and 1220-11-002-23. In addition, a zoning request for HDR High Density Single Family Residential 6.01 – 16 Dwelling Units per acre (approximately 60.21 acres) is being made for APN's 1220-11-001-066 and 1220-11-002-024, currently zoned A-19.

Gardnerville is in one of the fast growing areas in the Sierra. "The Gardnerville Plan for Prosperity anticipates population and related economic opportunities to provide the demand for commercial services and housing" (Gardnerville Plan for Prosperity 2006). The emphasis is on creating mixed-use districts and neighborhoods that are interconnected and emphasize protecting and creating economic value. "These developments may be horizontal mixed-use where commercial and residential uses are part of the same site plan but not stacked vertically. The US 395 corridor in Gardnerville has underutilized sites that can help the county meet challenges while creating new opportunities for investment that improve the quality of life in the Town. The South Entry opportunity sites are to provide a welcoming gateway development for Gardnerville. The receiving area south of the Carson Valley Medical Center provides an opportunity to create a mixed-use campus and village gateway" (Gardnerville Plan for Prosperity 2006).

Douglas County Code Chapter 20.608.040 establishes the required findings for approval of a Master Planned Amendment. These 4 findings are outlined below.

1. 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.

The proposed amendments are consistent with the Master Plan policies. Continued growth along the 395 Corridor has created the opportunity to create a dense, mixed-use project.

The Peri Ranch is located partially within a Receiving Area as designated in the Douglas County Master Plan. Pursuant to the Master Plan's Growth Management Element, Receiving Areas are not currently zoned for urban densities, but are located adjacent to existing urban service areas. As part of the Community Plan "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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.2 Page 66).

2. 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.

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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element – *Housing*).

"The development of the South Entry area should be master planned as a mixed address of commercial, healthcare, institutional and residential uses" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 22.1 Page 76).

"Douglas County shall plan for a wide variety of housing types and densities, including with limitation, Mixed-use Commercial zoning districts, in the Minden-Gardnerville community" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.8 Page 66).

"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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 1.10 Page 66).

"To focus compatible, high quality commercial and industrial development within the Towns of Minden and Gardnerville" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Community Plan Goal 3 Page 68).

3. 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 this title.

The proposed amendments are consistent will all adequate public facilities policies, and will not affect the level of public improvements outside of the project area.

"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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Gardnerville Community Plan Goal 2 Page 67).

"New development on U.S. Highway 395 frontage should include commercial and residential uses that complement and serve adjacent subdivisions" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 21.1 Page 75).

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))

4. 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.

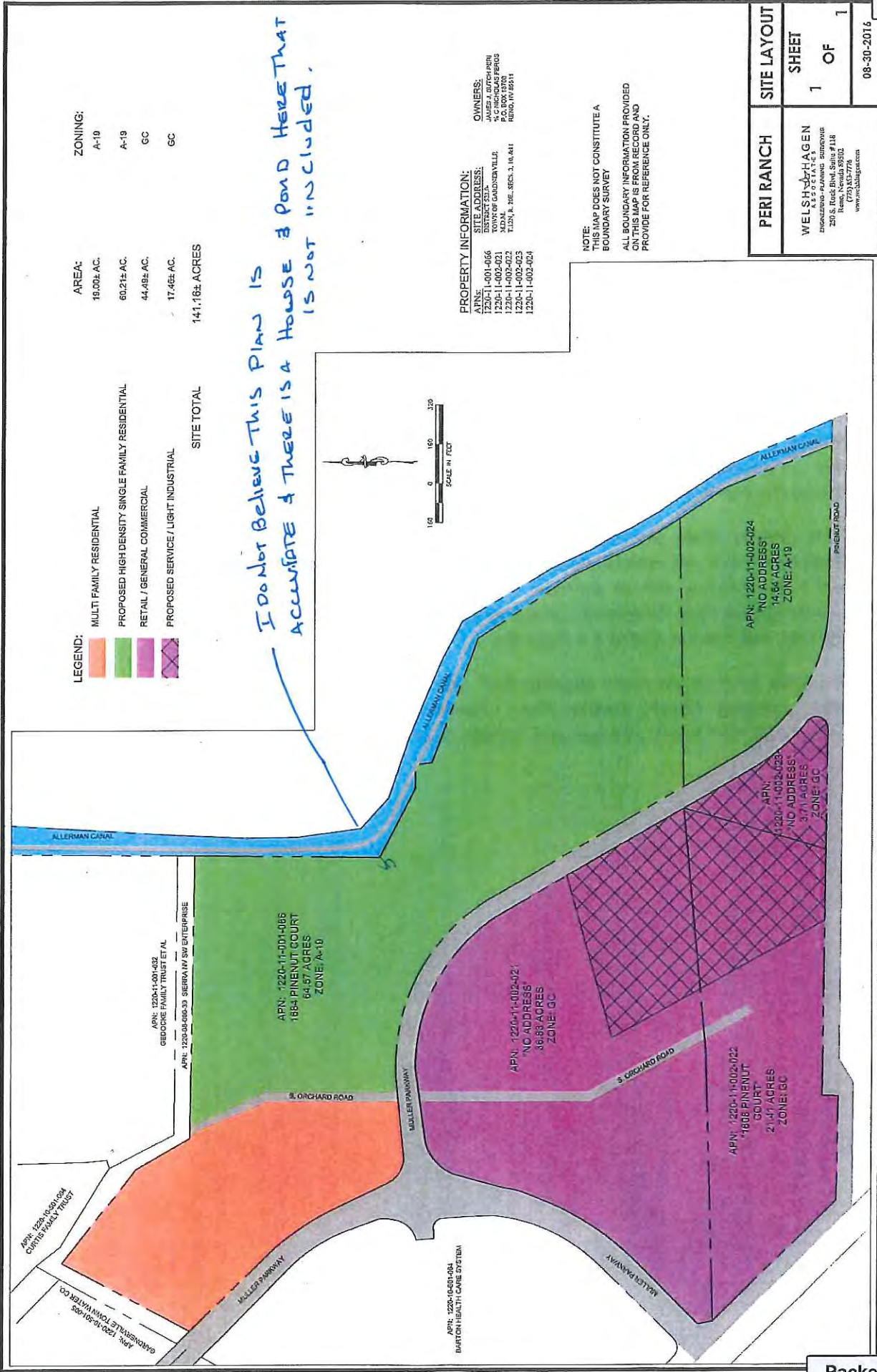
The proposed amendments are consistent, logical, and efficiently extend infrastructure within the current Gardnerville City limits. The increased residential density will allow for a mix of housing types at various price points, and the creation a pedestrian friendly mixed-use development pattern.

"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" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 3.2 Page 68).

"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 company land use form including without limitation Mixed-use Commercial zoning districts" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Policy 4.1 Page 69).

"Increase local employment opportunities" and "Increase and improve commercial services" (2011 Douglas County Master Plan, Chapter 2: Land Use Element, Minden/Garnerville Community Plan Goals, Policies, and Actions, Concept 7.2 and 7.3 Page 71).

Attachment: Rescanned applications- (2384 : Master Plan Update Workshop (DA 17-028))



ZONING:

AREA:	ZONING:
19,00± AC.	A-19
60,21± AC.	A-19
44,48± AC.	GC
17,46± AC.	GC
SITE TOTAL	141,16± ACRES

LEGEND:

[Orange Box]	MULTI FAMILY RESIDENTIAL
[Green Box]	PROPOSED HIGH DENSITY SINGLE FAMILY RESIDENTIAL
[Purple Box]	RETAIL / GENERAL COMMERCIAL
[Pink Box]	PROPOSED SERVICE / LIGHT INDUSTRIAL

PROPERTY INFORMATION:
APNs: 1220-11-001-066
 1220-11-002-021
 1220-11-002-022
 1220-11-002-023
 1220-11-002-024

OWNERS:
 JAMES J. BUTCHER
 % C. HICKOLAS PEROS
 P.O. BOX 10081
 RENO, NV 89511

SITE ADDRESS:
 DISTRICT 23.3
 TOWN OF GARDNERVILLE
 T.23N, R. 10E, SEC. 3, 1/4, 641

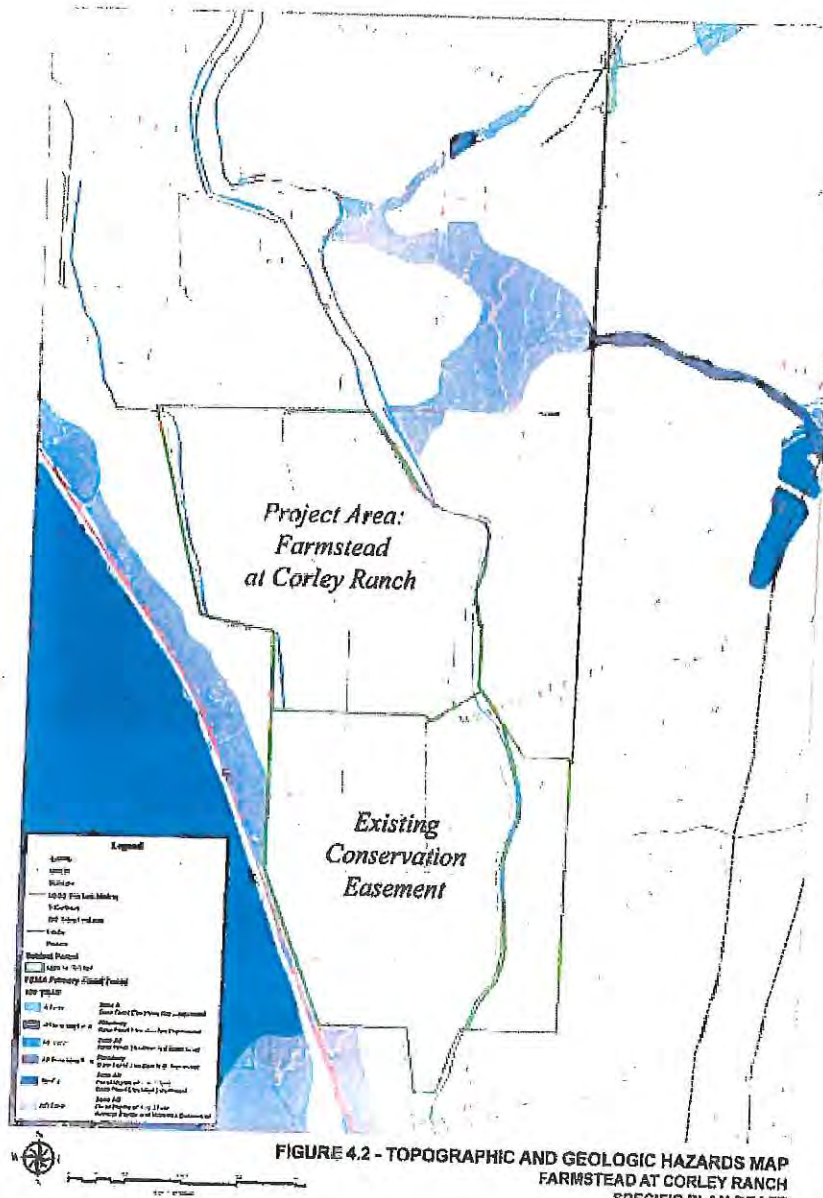
NOTE:
 THIS MAP DOES NOT CONSTITUTE A
 BOUNDARY SURVEY
 ALL BOUNDARY INFORMATION PROVIDED
 ON THIS MAP IS FROM RECORD AND
 PROVIDE FOR REFERENCE ONLY.

PERI RANCH	SITE LAYOUT
WELSH HAGEN ASSOCIATES PROJECT MANAGER 250 S. Rock Blvd, Suite #118 Reno, Nevada 89502 (775) 335-7778 www.wshagen.com	SHEET 1 OF 1
08-30-2016	

I Donot Believe This Plan Is Accurate & There is a House & Pond Here That is Not Included.

4.2 TOPOGRAPHIC & GEOLOGIC HAZARDS MAP

The Farmstead at Corley Ranch Specific Plan area is primarily level, gently sloping to the west at an approximate rate of 30/2000ft and is not located in any of the classified FEMA Primary Flood Zones. Additionally, no active or potentially active faults run through the Farmstead project area (Figure 4.2).



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FIGURE 4.2 - TOPOGRAPHIC AND GEOLOGIC HAZARDS MAP
 FARMSTEAD AT CORLEY RANCH
 SPECIFIC PLAN DRAFT
 DOUGLAS COUNTY, NEVADA
 JULY 10, 2015

Figure 4.2 - Topographic & Geologic Hazards Map

4.3 PROPOSED USES PLAN

The Farmstead at Corley Ranch will be developed to conform to existing Douglas County zoning standards as detailed below. In general, the Village Center will conform to Mixed-Use Commercial zoning. The Community Green is primarily open space, with limited building area and is designed to conform to Douglas County's "Agricultural Products and Related Limited Commercial Uses" (Figure 4.3).



 Village Center: Mixed Use Commercial, Lodging, Live-work Studio Lofts 78,000 square feet	 Cottage Homes: 136 SF Units 3.2 DU per Acre
 Community Green: Iconic Barn, Orchard, Community Garden and Greenhouse 10,000 square feet	 Ranch Homes: 60 SF Units 2.1 DU per Acre
 Active Living: 42 Units 4 DU per Acre	 Working Ranch & Farm



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FIGURE 4.3 - PROPOSED USES PLAN
 FARMSTEAD AT CORLEY RANCH
 SPECIFIC PLAN DRAFT
 DOUGLAS COUNTY, NEVADA
 JULY 10, 2015

Figure 4.3 - Proposed Uses Plan

Development	Max. Size	Max. Height	Building Setback	Parking Rate
Mixed-Use Commercial	58,000 square feet	35'	Front 15' Rear 10' Side 0, 10' adjacent to street	Per Section 20.692.010 Douglas County Development Code, including Table 20.692.1
Live/Work Studios	12 units, 1,600 square feet each	35'	Front 15' Rear 10' Side 0, 10' adjacent to street	Per Section 20.692.010 Douglas County Development Code, including Table 20.692.1
Community Green and Barn	Barn: 5,000 square feet. Other Structures: total of 5,000 square feet	35'	Front 15' Rear 10' Side 0, 10' adjacent to street	Per Table 20.692.1 Douglas County Development Code, "Agricultural Products and Related Limited Commercial Uses"

Coverage for all commercial development in Farmstead at Corley Ranch shall conform to Douglas County Development Code Section 20.658.010. The Community Green area shall not be subject to a minimum coverage standard as it is intended primarily as open space.

Residential development will be comparable to existing residential design and standards within Douglas County. Specific standards are contained in the following table.

Development	Units	Max. Height	Building Setback	Parking Rate
Active Living	42	25'	Front 20' Rear 10' Side 0, 10' adjacent to street	Minimum two off-street spaces per unit
Cottages	136	25'	Front 20' Rear 10' Side 0, 10' adjacent to street	Minimum two off-street spaces per unit
Ranch Homes	60	25'	Front 20' Rear 10' Side 0, 10' adjacent to street	Minimum two off-street spaces per unit

4.4 CIRCULATION PLAN

In accordance with the County's Specific Plan requirements (Code Section 20.612.020), the site plan includes a conceptual major roadway layout diagram. This diagram, based on topography, existing roadways, and proposed layout and density, reflects the general approach that will be employed to serve all areas of the project in a safe and appealing manner. The exact layout of roadways will be determined as additional design and engineering analysis is performed.

Specific and detailed traffic analysis work has been performed as part of this application (Appendix C). This analysis has identified infrastructure and design needs likely to be triggered by the project. These items have been identified on the conceptual roadway diagram.

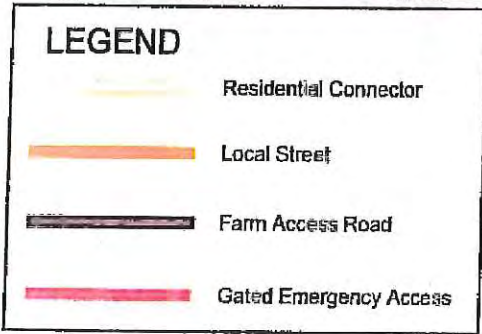
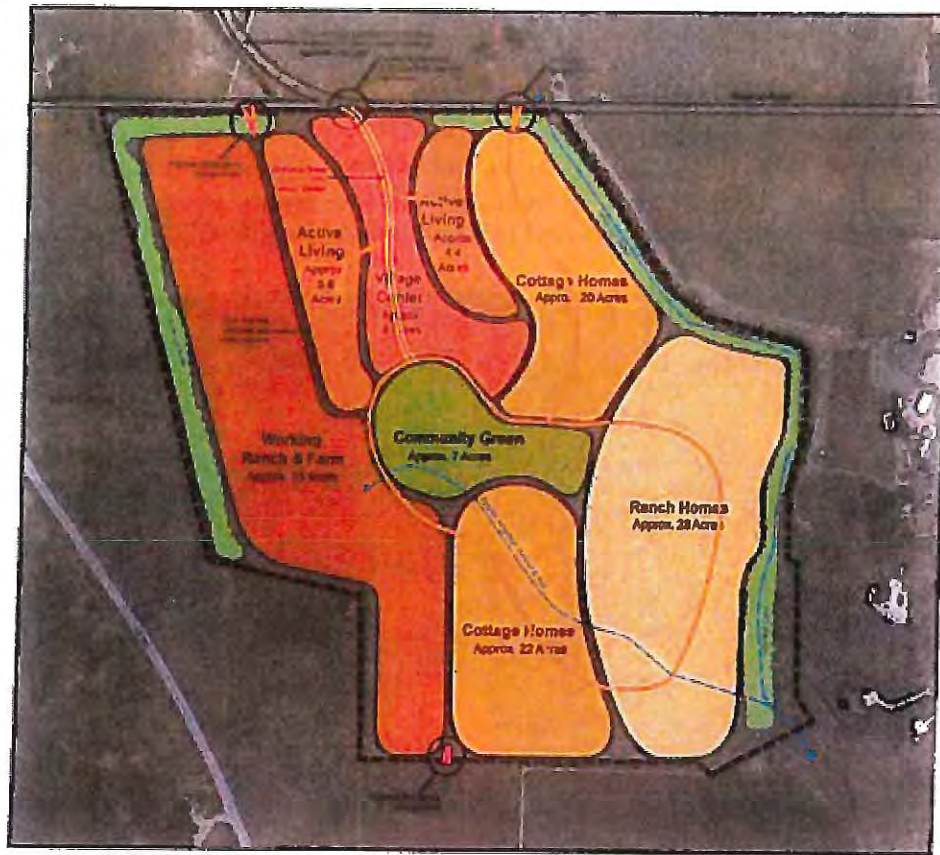
The project will include secondary emergency access. There are multiple locations where this access can be easily accommodated by the project, including along Pinenut Road or to the south of the project, connecting to the existing ranch road.

The primary project entry area and secondary access will require upgrades and reconfiguration in order to ensure proper levels of service are maintained. This includes widening Pinenut Road by extending the middle turn lane south and east to the project entry. Additionally, a sidewalk and bike path is recommended for the south side of Pinenut Road to the entryway. The entry area is to include dedicated left and right turn lanes for project exit. Combined with the Pinenut Road improvements, traffic both entering and exiting the project will therefore have available turn lanes.

In general, roadway needs within the project are easily managed due to the moderate density of the proposed development. Offsite needs are also moderate and can be managed through effective design of the project entry area. The Circulation Plan, or road backbone, for the Farmstead at Corley Ranch intends to provide an attractive and distinctive entryway while also minimizing overall road construction needs (Figure 4.4). Also included is a potential road section for the entry road. This includes a landscaped median.

Housing density does not warrant substantial road sections. The majority of the project can be served by residential streets. Alternatives for emergency access are included at the northern boundary where the project meets Pinenut Road.

The farm area of the site is included in the roadway backbone plan as it is assumed that farm and possibly tourist traffic will need motorized access to this area. This farm area will also be served by a pedestrian/bicycle pathway connecting to the village center. Farm operation traffic will be minimal and will be separated from the developed areas.



LOCAL STREET CROSS SECTION

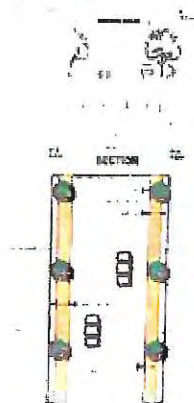


FIGURE 4.4 CIRCULATION PLAN
 FARMSTEAD AT CORLEY RANCH
 SPECIFIC PLAN DRAFT
 DOUGLAS COUNTY, NEVADA
 JULY 10, 2015

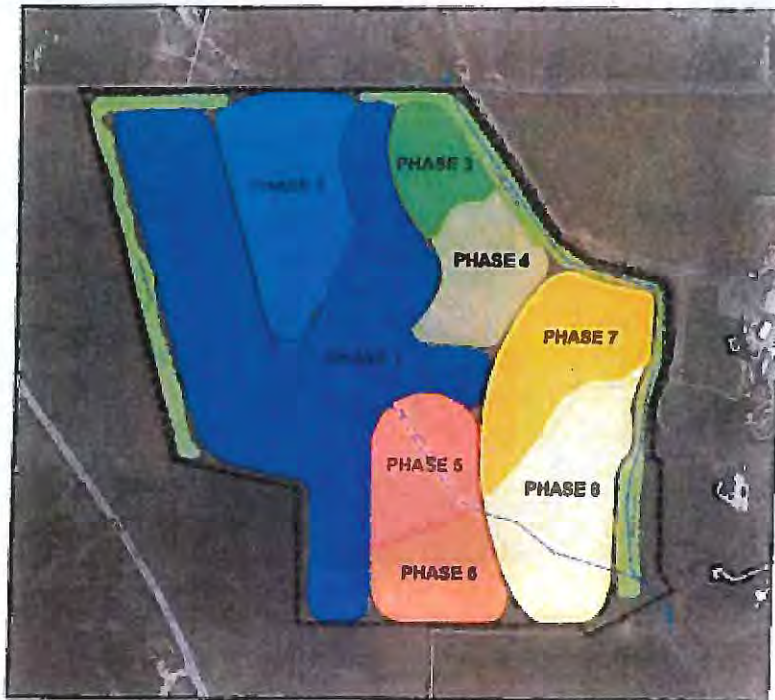


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Figure 4.4 - Circulation Plan

4.5 DEVELOPMENT PHASING PLAN

The Farmstead anticipates an 8 year phased build out. Phase 1 includes a portion of the Village Center, Community Green, Working Ranch and Farm, and Active Living. Phase 2 will complete the Village Center and Active Living. Phases 3, 4, 5, and 6 address the build out of Cottage Homes, while Phases 7 and 8 complete the Farmstead with the development of the Ranch Homes (Figure 4.5).



PHASE 1	18 Active Living Units, 12 Live-work Studio Lofts, Working Ranch & Farm	PHASE 5	30 Cottage Homes
PHASE 2	24 Active Living Units, 58,000 square feet Mixed Use Commercial	PHASE 6	40 Cottage Homes
PHASE 3	34 Cottage Homes	PHASE 7	27 Ranch Homes
PHASE 4	32 Cottage Homes	PHASE 8	33 Ranch Homes



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FIGURE 4.5 - DEVELOPMENT PHASING PLAN
 FARMSTEAD AT CORLEY RANCH
 SPECIFIC PLAN DRAFT
 DOUGLAS COUNTY, NEVADA
 JULY 10, 2015

Figure 4.5 - Development Phasing Plan

4.6 PUBLIC FACILITIES & SERVICES PLAN

In order to approve a Specific Plan, funding and provision of public facilities must be addressed. The Farmstead at Corley Ranch intends to provide necessary infrastructure to support the project and to enhance the overall area. Facilities serving the project shall be provided and maintained according to the provisions included here.

Purpose

The purpose of this section is to address phasing and timing of key elements of public infrastructure. Those include:

- Principal Access
- Timing of Roadway Improvements
- Sanitary Sewer
- Storm Water Management
- Public Water System

Principal Access

Principal access to the Farmstead is proposed to connect to Pinenut Road. This access shall be constructed with the final map for Phase 1 of the project and shall be in accordance with Douglas County Community Development standards.

Timing of Roadway Improvements

In accordance with the County's Specific Plan requirements (Code Section 20.612.020), the site plan includes a conceptual major roadway layout diagram. This diagram, based on topography, existing roadways, and proposed layout and density, reflects the general approach that will be employed to serve all areas of the project in a safe and appealing manner. The exact layout of roadways will be determined as additional design and engineering analysis is performed.

Specific and detailed traffic analysis work has been performed as part of this application (Appendix C). This analysis has identified infrastructure and design needs likely to be triggered by the project. These items have been identified on the conceptual roadway diagram.

The project will include secondary emergency access. There are multiple locations where this access can be easily accommodated by the project, including along Pinenut Road or to the south of the project, connecting to the existing ranch road.

The primary project entry area and secondary access will require upgrades and reconfiguration in order to ensure proper levels of service are maintained. This

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on the town donating \$150 to Project Santa Claus in memory of Stephanie Waggoner for her contributions to the town over the years; with public comment prior to board action, presentation, Ken Miller, Board Chairman
2. **Recommended Motion:** Motion to approve the donation to the Project Santa Claus in Memory of Stephanie Waggoner.

Funds Available: Yes N/A (from this year budget)

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** July 5, 2017 **Time Requested:** 10 minutes
6. **Agenda:** Consent Administrative

Background Information: Ken wanted to do this for the program and recognize all that Stephanie has done for Main Street and the Town. Christmas in July is going to be named after Stephanie Waggoner for all her support and volunteer efforts for Project Santa Clause.

Items Stephanie accomplished during her time on the board (to name a few);

- Kept the Sidewalk Gallery updated
- Acquired gallery display cases for the gallery to eliminate vandalism
- Coordinated the installation of the first Main Street Mural
- Served on the Main Street Board since July, 2013
- Chaired the Design Committee for the past 4 years.
- Coordinated volunteers and helped plan the Sweep the Town event and Bench Cleanings.
- Coordinated and installed Main Street Benches and held dedications.
- Served as a Board Member on Main Street's 501c3 project "Gardnerville Community Enrichment Council", 2016

We are all grateful to have Stephanie in our lives and we will miss her greatly.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on town staff merit system for fiscal year 2017-2018 while using the existing evaluation software Performance Management Plus (PMP) system and revising the merit score scale in which merits are offered to town staff while under this review process; with public comment prior to board action.
2. **Recommended Motion:** Motion to approve merit score system when used with the Performance Management Plus (PMP) system.

Funds Available: Yes N/A (requires staff time)

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** July 5, 2017 **Time Requested:** 10 minutes

6. **Agenda:** Consent Administrative

Background Information: Douglas County negotiated with the Douglas County Employee's Association and the attached letter with score ranges was part of that negotiation. Douglas County did not have the towns' comments on prior to the negotiation. Now the letter was issued and Towns of Minden and Gardnerville want to keep a similar scale to how the staff have been evaluated this past year, except on a 0-3% range. Minden adopted the proposed scale. We are proposing to use the same scale so at least the towns are consistent. We have one review due in July this could effect and depending on the HR staff and when they get the new Neogov evaluation up and running for all staff to use, we may delay that one staff until all staff are evaluated the same. We have seen small bits of the Neogov system but have not been able to use it and see how it scores the evaluations. I do not feel it would be fair to one employee to have the system change for the team a month or two into the new fiscal year. The County is telling me the new program could be running by August. This is just a formality at this point.

7. **Other Agency Review of Action:** Douglas County N/A

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Proposed 2017/2018



Proposed Merit Range for use for
**Town's of Minden &
Gardnerville**



Merit Rating	PMP Merit Score	Merit Increase	Performance Description
EP	100 - 92	3%	EP – Exceptional Performance: (above target) The employee who receives this rating has consistently demonstrated substantial knowledge and ability in their performance of job duties essential job functions. They consistently exceed expectations and requires minimum direction or supervision. They are constantly willing to assume those additional duties and responsibilities. This employee clearly displays leadership by innovation they bring to the task and are a self-starter, performing this task beyond the normal job responsibilities and they do it for the betterment of the community. They are a respected member of the team and provide the respect to others.
SP	91 – 86	2%	SP – Successful Performance: (at target) This employee who receives this rating has consistently demonstrated knowledge and ability to meet performance expectations, generally corrects any errors with minimum instruction. Is a good team player and is willing to provide assistance in a respectful manner. They accept supervision in a positive manner and always look for ways to do a better job.
SP	80 - 85	1%	
RI	0-79	0%	RI – Requires improvement (below Target) This employee who receives this rating does not achieved the expected level of performance and requires improvement to meet the specified standard of performance. They may not consistently accomplish objectives. Shows little or no initiative and improvement is required if employee is to retain employment.

Additionally, effective July 1, 2017 a 2% Cost of Living increase will be provided to the town employees.

EXISTING SCALE 2016-2017

Exhibit 'B'

Town Evaluation Scoring Criteria for PMP program Policy Town Capped Pay Bonus Scale Scoring System Policy

Proposed Merit Scoring System using the county PMP program for staff evaluations – 2015/2016 - max MERIT 4%

Merit Rating	PMP Merit Score	Merit Increase	Performance Description
EP	100 - 96	6%	EP – Exceptional Performance: (above target) The employee who receives this rating has consistently demonstrated substantial knowledge and ability in performance of job duties. Consistently exceeds expectations and requires minimum direction or supervision. Constantly willing to assume additional duties and responsibilities. This employee clearly displays leadership by innovation they bring the task and is a self-starter, performing this task beyond the normal job responsibilities and does it for the betterment of the community. They are respected member of the team and provide the respect to others.
EP	95 – 91	5%	
SP	90 – 86	4%	SP – Successful Performance: (at target) This employee who receives this rating has consistently demonstrated knowledge and ability to meet performance expectations, generally corrects any errors with minimum instruction. Is a good team player and is willing to provide assistance in a respectful manner. They accept supervision in a positive manner and always look for ways to do a better job.
SP	85 - 81	3%	
SP	80 – 76	2%	
RI	75 – 70	1%	RI – Requires improvement (below Target) This employee who receives this rating does not achieved the expected level of performance and requires improvement to meet the specified standard of performance. They may not consistently accomplish objectives. Shows little or no initiative and improvement is required if employee is to retain employment.
RI	69 - 0	0%	

Scores that fall at a breaking point will be rounded on a conventional basis.

For example;

A score of 90.5 would be rounded to 91 resulting in a merit of 5%.

A score of 90.4 would be rounded to 90 resulting in a merit of 4%



BOARD OF COMMISSIONERS

1594 Esmeralda Avenue, Minden, Nevada 89423

Lawrence A. Werner
COUNTY MANAGER
775-782-9821

COMMISSIONERS:
Barry Penzel, CHAIRMAN
Steven Thaler, VICE-CHAIRMAN
Nancy McDermid
Larry Walsh
Dave Nelson

Proposed County Scale 2017-2018

MEMORANDUM

To: Management Team

From: Lawrence A. Werner, County Manager *LA*

Date: June 9, 2017

RE: PMP Employee Evaluation and Merit System

In conjunction with the recent approval of a Cost of Living Adjustment for employees, the Board of County Commissioners have adopted a resolution that allows for future merit increases of up to 3% for Douglas County employees. Scoring within the PMP evaluation system has not changed, but the merit award has changed to a 0% to 3% range.

Scores that fall at a breaking point will be rounded to the nearest whole number. For example, a score of 89.5 will be rounded to 90 resulting in a merit of 3%. A score of 79.4 will be rounded to 79 resulting in a merit of 1%. The breakdown of the scoring and resulting merit award is provided in the following table:

Score	Merit	Rating
90-100	3%	EP
80-89	2%	SP
70-79	1%	RI
0-69	0%	RI

Each merit equates to a ranking of Exceptional Performance (EP), Standard Performance (SP) or Requires Improvement (RI).

This scoring plan is effective July 1, 2017 and will remain in place until Neogov Perform evaluation software and evaluation competencies are updated.

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action:** Discussion on the Town Attorney's Monthly Report of activities for June 2017.
- 2.
3. **Recommended Motion:** N/A
Funds Available: Yes N/A
4. **Department:** Administration
5. **Prepared by:** Tom Dallaire
6. **Meeting Date:** July 5, 2017 **Time Requested:** 5 minutes
7. **Agenda:** Consent Administrative

Background Information: To be presented at meeting.

8. **Other Agency Review of Action:** Douglas County N/A
9. **Board Action:**
 Approved Approved with Modifications
 Denied Continued

Gardnerville Town Board
AGENDA ACTION SHEET



1. **Not For Possible Action: Discussion on the Town Manager's Monthly Report of activities for June 2017.**
2. **Recommended Motion: No action required.**
Funds Available: Yes N/A
3. **Department: Administration**
4. **Prepared by: Tom Dallaire**
5. **Meeting Date: July 5, 2017 Time Requested: 5 minutes**
6. **Agenda:** Consent Administrative

Background Information: See attached report.

7. **Other Agency Review of Action:** Douglas County N/A
8. **Board Action:**
 Approved Approved with Modifications
 Denied Continued



Ken Miller , Chairman
Cassandra Jones, Vice Chairwoman
Linda Slater, Board Member
Lloyd Higuera, Board Member
Mary Wenner, Board Member

Town Manager Monthly Report July 2017 Board Meeting

- A. Gardnerville Station (former Eagle Gas):** Dube` has the final set of plans to print as of the day of this report. The building department submittal will happen this week. The CDBG funding paperwork will start soon and will be due. I have had a lot of correspondence with Pete Dube` about the project and project specs. I wrote a letter to Larry requesting the county waive or reduce the building permit fee. Wwe need to take the item to the county commissioners for their approval and direction to staff. I will have the amount of the fee as soon as I know what the final cost of the building is estimated at.
- B. 395 Crosswalks:** no word on this project.
- C. Kingslane Sidewalk Project:** I emailed Dean Morton at NDOT, no response. I need to call him and update this report.
- D. Toiyabe Storm Drain Project & Shop Improvements:** - Geoff and I redlined the plans and RO Anderson is making the revisions. We will get this out to bid in the next week or so.
- E. Chichester Estates Park Ditch Storm Drain Outlet:** I did not make time to work on this plan. I need to get it out to bid. We did see an issue with the irrigation water running fast. The pond water would have overtopped the trail at a high flow capacity, so we will adjust the grades accordingly in the area of the picnic table cover on the east pond.
- F. 395 Sidewalk:** I dealt with Tony this month on this potential project and I finally received a phone call back from NDOT staff from an April 10th call and email to Charlie about the storm drain at the school district's property crossing and that pipe condition. He did not know anything about the potential to clean up this storm drain in front of the bars. These items are on the board agenda this month for discussion and prioritizing funds within next year's budget (17/18).
- G. Maintenance Yard Plans:** RO Anderson delivered the plans and specs for the project. We are going to submit them for an SIP and get the project out to bid after the fun run event and board packet is complete. This should be on the agenda for acceptance and award at the August meeting.
- H. Heritage Park Right of Way issues:** Signed the Farr West contract to proceed with the survey work for the Heritage Park parcel and identifying the right of ways and abandonment needed to create actual roads around the park.
- I. Office Items:**
- Carson Valley Days was very uneventful for the town. We provided cones at Sharkey's. They did not use them. Provided cones at the bars along Courthouse which were used. Moved cones to Historian Inn for Saturday. Provided 2 electrical lights that the bars pay for, and installed the barricades from the Water Company. There were a lot of people there at the event. The band was way too loud for the neighbors in Chichester. I received only one call. Not sure we need to continue with this much effort next year. The event has scaled down over the years since 20-30 moved the band they provide for the event to Lampe Park.
 - Coordinated equipment needed for Stephanie Waggoner's Celebration of Life at Heritage Park.
 - County came down to inspect all the town vehicles and take pictures of them. I updated the spreadsheet and Carol added the GV tag numbers to the list.
 - Geoff and I attended ADA training in Reno. This class was a great review of the requirements placed on us by the Federal Highways and discusses what other agencies are doing or not doing. Good news is if the ramps were approved and comply when they were installed, then they do not need to be retrofitted at the time of the overlay, only when they need replacement. ADA Ramps and crosswalks need to comply with the year constructed or new requirements when you microsurface. This was a huge tidbit of info that will save money in the long run.
 - Attended a sidewalk maintenance meeting with the county. They wanted to know how we handle that maintenance and what programs we offer. They DO not have a section in Code similar to Minden and Gardnerville. Gardnerville section is simple. County will get back to us on their new code section.



Ken Miller , Chairman
Cassandra Jones, Vice Chairwoman
Linda Slater, Board Member
Lloyd Higuera, Board Member
Mary Wenner, Board Member

- Built a selfie station for the town events. We were able to get signage on it. Thanks to Carol and Geoff for all their help.
- Attended the EV Champion Meeting – They are going to be presenting a report to the BOCC over the next year, when time permits. The effort is moving forward and they are going through a refresh process.
- Met with GIS on the sidewalk transition plan mapping. They have the maps that I will need to work on for the transition plan.
- I am receiving the bids on the fence around the Village Motel. I will send that contract out on Monday to award the fence company for that project.



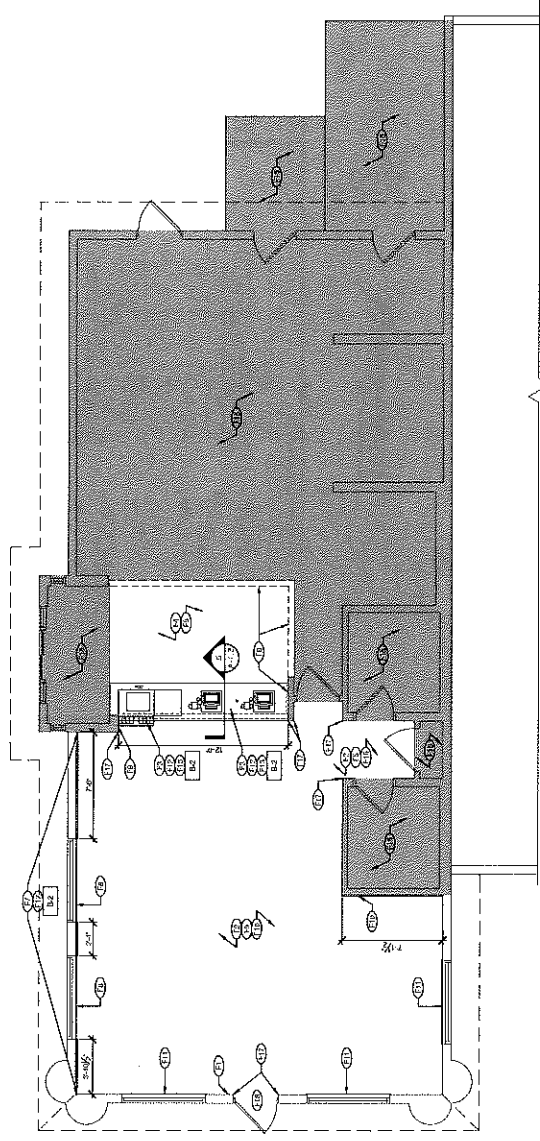
KFC

CREATION TO COMPLETION
CESO

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING SUBMITTALS
DATE: 08/14/2012
BY: [Signature]

PROJECT: KFC TO AMERICAN
ADDRESS: 1388 HIGHWAY 26N,
GARDENVILLE, NY 14843
SHEET TITLE: FLOOR FINISH PLAN
SHEET NO: A-1.0



FLOOR FINISH PLAN
Scale: 1/4" = 1'-0"

LEGEND

[Symbol]	EXPOSED TO REMAIN
[Symbol]	NO WORK IN THIS AREA

FLOOR FINISH PLAN KEY NOTES

- 1. FLOOR FINISH PLAN TO REMAIN TO MATCH EXISTING
- 2. NEW FINISH TO MATCH EXISTING
- 3. NEW FINISH TO MATCH EXISTING
- 4. NEW FINISH TO MATCH EXISTING
- 5. NEW FINISH TO MATCH EXISTING
- 6. NEW FINISH TO MATCH EXISTING
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- 26. NEW FINISH TO MATCH EXISTING
- 27. NEW FINISH TO MATCH EXISTING
- 28. NEW FINISH TO MATCH EXISTING
- 29. NEW FINISH TO MATCH EXISTING
- 30. NEW FINISH TO MATCH EXISTING

FINISH SCHEDULE / INTERIOR FINISHES

NO.	DESCRIPTION	FINISH	REMARKS
1	FLOORING	1.1	CONCRETE FLOOR
2	FLOORING	1.2	CONCRETE FLOOR
3	FLOORING	1.3	CONCRETE FLOOR
4	FLOORING	1.4	CONCRETE FLOOR
5	FLOORING	1.5	CONCRETE FLOOR
6	FLOORING	1.6	CONCRETE FLOOR
7	FLOORING	1.7	CONCRETE FLOOR
8	FLOORING	1.8	CONCRETE FLOOR
9	FLOORING	1.9	CONCRETE FLOOR
10	FLOORING	1.10	CONCRETE FLOOR
11	FLOORING	1.11	CONCRETE FLOOR
12	FLOORING	1.12	CONCRETE FLOOR
13	FLOORING	1.13	CONCRETE FLOOR
14	FLOORING	1.14	CONCRETE FLOOR
15	FLOORING	1.15	CONCRETE FLOOR
16	FLOORING	1.16	CONCRETE FLOOR
17	FLOORING	1.17	CONCRETE FLOOR
18	FLOORING	1.18	CONCRETE FLOOR
19	FLOORING	1.19	CONCRETE FLOOR
20	FLOORING	1.20	CONCRETE FLOOR
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22	FLOORING	1.22	CONCRETE FLOOR
23	FLOORING	1.23	CONCRETE FLOOR
24	FLOORING	1.24	CONCRETE FLOOR
25	FLOORING	1.25	CONCRETE FLOOR
26	FLOORING	1.26	CONCRETE FLOOR
27	FLOORING	1.27	CONCRETE FLOOR
28	FLOORING	1.28	CONCRETE FLOOR
29	FLOORING	1.29	CONCRETE FLOOR
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97	FLOORING	1.97	CONCRETE FLOOR
98	FLOORING	1.98	CONCRETE FLOOR
99	FLOORING	1.99	CONCRETE FLOOR
100	FLOORING	1.100	CONCRETE FLOOR



KFC

CREATION TO COMPLETION
 8534 KYBURG STREET, SUITE 202, DRYDEN, OH 43029
 PH: (614) 355-8244 FAX: (614) 355-2287

PRELIMINARY
 NOT FOR CONSTRUCTION
 This document is preliminary and is not to be used for construction purposes. The information is subject to change without notice. For more information, please contact the architect at the address above.

DRAWING SUBMITTALS
 SUBMITTALS TO BE PROVIDED BY ARCHITECT:
 1. CONTRACT DOCUMENTS
 2. PERMITS
 3. SPECIFICATIONS
 4. SCHEDULES
 5. NOTES
 6. GENERAL NOTES
 7. FINISH SCHEDULES
 8. DECOR SCHEDULES
 9. ELEVATIONS
 10. SECTIONS
 11. FLOOR PLANS
 12. CEILING PLANS
 13. WALL PLANS
 14. WINDOW SCHEDULES
 15. DOOR SCHEDULES
 16. LIGHTING FIXTURE SCHEDULES
 17. MECHANICAL EQUIPMENT SCHEDULES
 18. ELECTRICAL EQUIPMENT SCHEDULES
 19. FURNITURE SCHEDULES
 20. CASEWORK SCHEDULES
 21. SIGNAGE SCHEDULES
 22. OTHER SCHEDULES

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 TITLE: _____

PROVIDED BY: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 TITLE: _____

PROJECT: _____
 ARCHITECT: _____
 CONTRACTOR: _____
 DATE: _____

ACCELERATED PROGRAM
 RELEASE: JULY 2018

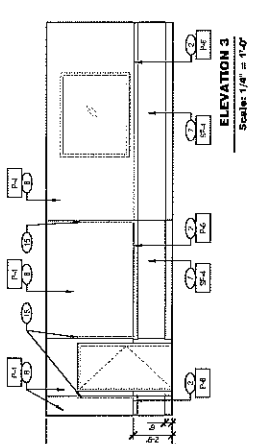
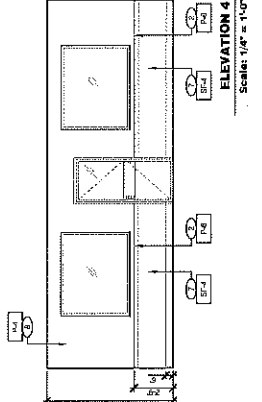
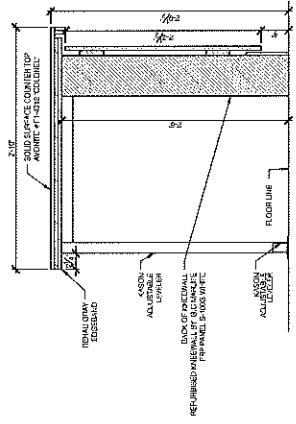
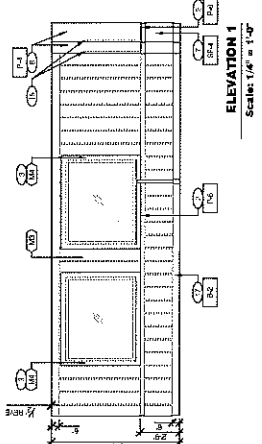
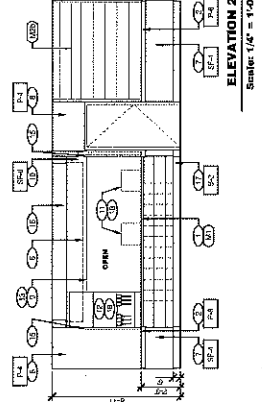
INCENTIVE SCOPE
 100% FINANCING
 100% GUARANTEE
 100% SURETY

PROJECT NO.: _____
 SHEET NO.: _____

INTERIOR ELEVATIONS

SHEET TITLE

A-1.3



FINISH SCHEDULE / INTERIOR FINISHES

WALLS		DOORS		PAINT SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
W-1	CEILING	D-1	WOOD	1	PRIME
W-2	WALL	D-2	GLASS	2	PRIME
W-3	WALL	D-3	GLASS	3	PRIME
W-4	WALL	D-4	GLASS	4	PRIME
W-5	WALL	D-5	GLASS	5	PRIME
W-6	WALL	D-6	GLASS	6	PRIME
W-7	WALL	D-7	GLASS	7	PRIME
W-8	WALL	D-8	GLASS	8	PRIME
W-9	WALL	D-9	GLASS	9	PRIME
W-10	WALL	D-10	GLASS	10	PRIME
W-11	WALL	D-11	GLASS	11	PRIME
W-12	WALL	D-12	GLASS	12	PRIME
W-13	WALL	D-13	GLASS	13	PRIME
W-14	WALL	D-14	GLASS	14	PRIME
W-15	WALL	D-15	GLASS	15	PRIME
W-16	WALL	D-16	GLASS	16	PRIME
W-17	WALL	D-17	GLASS	17	PRIME
W-18	WALL	D-18	GLASS	18	PRIME
W-19	WALL	D-19	GLASS	19	PRIME
W-20	WALL	D-20	GLASS	20	PRIME

INTERIOR ELEVATION KEY NOTES

1. NEW SERVICE COUNTER OVER EXISTING GREE WALL
2. NEW CHAIR BAR PREPARED BY VENDOR, INSTALL WITH REPAIR TO CEILING
3. EXISTING FINISHED WALLS SHALL REMAIN UNLESS OTHERWISE NOTED
4. NEW SERVICE COUNTER SHALL BE 2" OVERHANG
5. EXISTING SERVICE COUNTER SHALL BE DEMOLISHED
6. EXISTING MENU BOARD
7. SIGNALLARY WALLS
8. BINA COAT EXISTING WALLS TO LEVEL, FINISH AND PAINT ABOVE CHAIR BAR
9. EXISTING SERVICE COUNTER SHALL BE DEMOLISHED
10. NEW FINISH PAINT, COORDINATE WITH
11. COORDINATE WITH
12. COORDINATE WITH
13. STAINLESS STEEL COORDINATE ON EXISTING BULLHEAD
14. NEW SERVICE COUNTER SHALL BE 2" OVERHANG
15. NEW SERVICE COUNTER SHALL BE 2" OVERHANG
16. NEW SERVICE COUNTER SHALL BE 2" OVERHANG
17. NEW FINISH PAINT
18. RECONSTRUCTION OF EXISTING EQUIPMENT ONLY AND NEW EQUIPMENT

KFC DECOR SCHEDULE

NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	...	1
2	...	1



KFC

CREATION TO COMPLETION
2536 Madison Street, Suite 201, Dayton, OH 45424
Phone: (937) 425-6344 Fax: (937) 425-2097



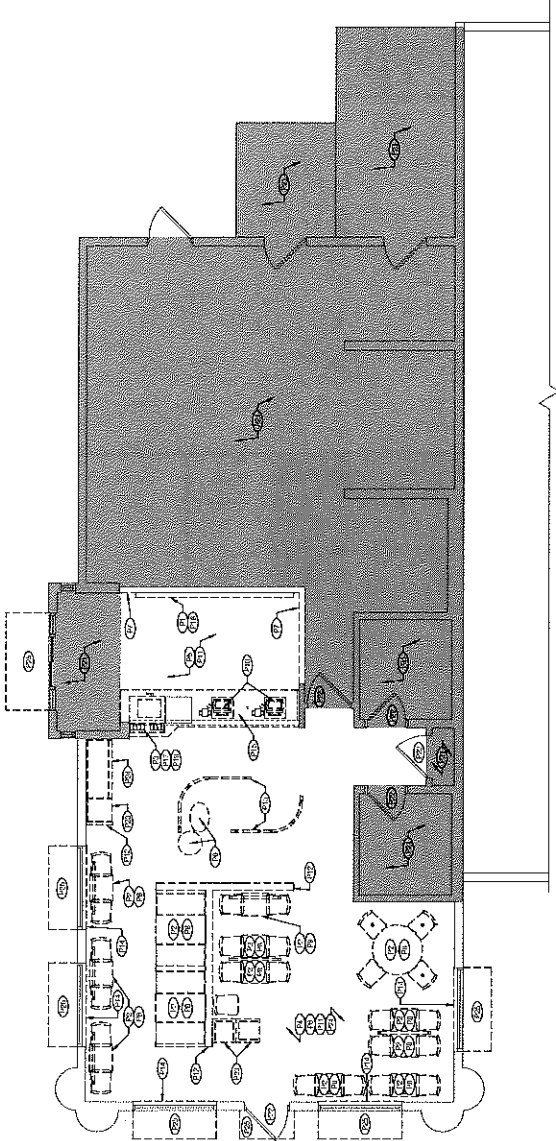
DATE: 07/25/2015
PROJECT: DEMOLITION OF KFC RESTAURANT
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

PROJECT TITLE: 1308 HIGHWAY 39 N, GARDENVILLE, OH 45130
DATE: 07/25/2015
SCALE: 1/8" = 1'-0"

PROJECT TITLE: 1308 HIGHWAY 39 N, GARDENVILLE, OH 45130
DATE: 07/25/2015
SCALE: 1/8" = 1'-0"

PROJECT TITLE: 1308 HIGHWAY 39 N, GARDENVILLE, OH 45130
DATE: 07/25/2015
SCALE: 1/8" = 1'-0"

PROJECT TITLE: 1308 HIGHWAY 39 N, GARDENVILLE, OH 45130
DATE: 07/25/2015
SCALE: 1/8" = 1'-0"



DEMOLITION FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES

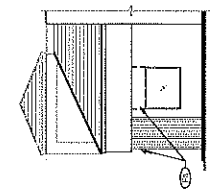
- 1. REFER TO ALL GENERAL NOTES ON SHEETS 1-4 FOR ADDITIONAL INFORMATION.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODES, LOCAL ORDINANCES AND ALL APPLICABLE REGULATIONS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 5. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 7. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 10. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 11. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
- 12. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.

DEMOLITION FLOOR PLAN KEY NOTES

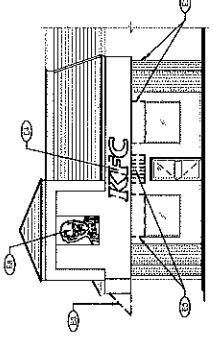
- 1. REMOVE EXISTING EXTERIOR WALLS AND ROOFING SYSTEMS.
- 2. REMOVE EXISTING INTERIOR WALLS AND PARTITIONS.
- 3. REMOVE EXISTING FLOORING AND CEILING SYSTEMS.
- 4. REMOVE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
- 5. REMOVE EXISTING SANITARY AND PLUMBING SYSTEMS.
- 6. REMOVE EXISTING PAINT AND COATINGS.
- 7. REMOVE EXISTING ASPHALT DRIVE-THRU AND SIDE DRIVE.
- 8. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 9. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 10. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 11. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 12. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 13. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 14. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 15. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 16. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 17. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 18. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 19. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 20. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.

ELEVATION KEY NOTES

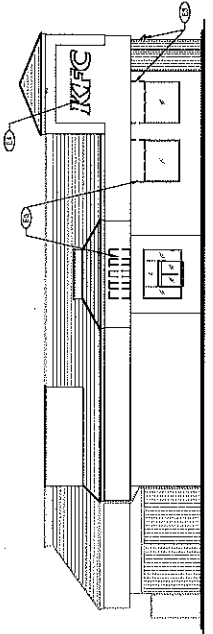
- 1. REMOVE EXISTING EXTERIOR WALLS AND ROOFING SYSTEMS.
- 2. REMOVE EXISTING INTERIOR WALLS AND PARTITIONS.
- 3. REMOVE EXISTING FLOORING AND CEILING SYSTEMS.
- 4. REMOVE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.
- 5. REMOVE EXISTING SANITARY AND PLUMBING SYSTEMS.
- 6. REMOVE EXISTING PAINT AND COATINGS.
- 7. REMOVE EXISTING ASPHALT DRIVE-THRU AND SIDE DRIVE.
- 8. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 9. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
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- 14. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 15. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 16. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 17. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 18. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 19. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.
- 20. REMOVE EXISTING DRIVE-THRU AND SIDE DRIVE.



EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"



EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



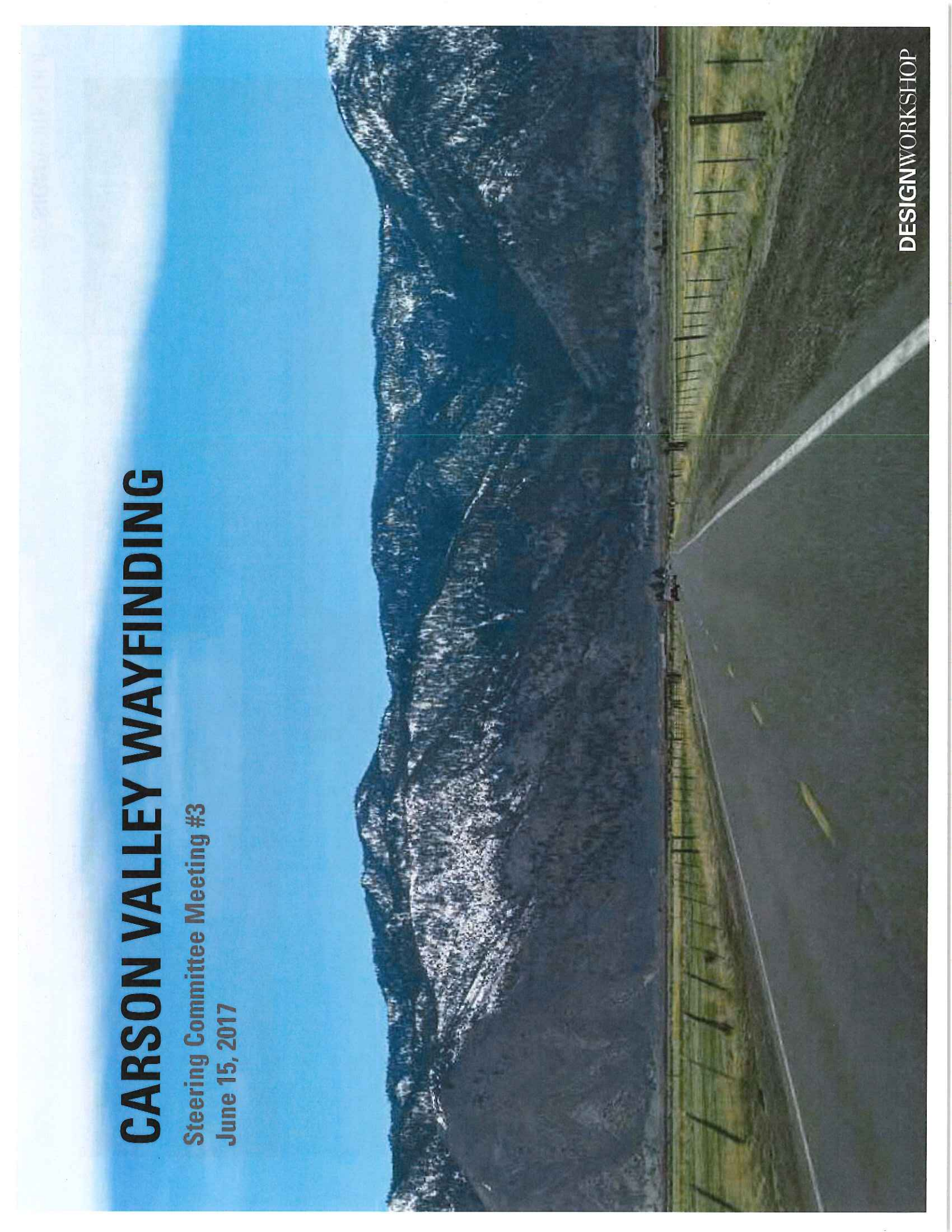
EXISTING DRIVE-THRU ELEVATION
Scale: 1/8" = 1'-0"

D-1.0

CARSON VALLEY WAYFINDING

Steering Committee Meeting #3

June 15, 2017



AGENDA

- 1. Review Sign Location Plan**
- 2. Review Illustrative Signage Mock-Ups**
- 3. Discussion and Wrap Up**



SIGN LOCATION PLAN - Sign Hierarchy



NODE

Primary directional information at decision-making intersections

CORRIDOR

Attractions along major roadway corridors

DISTRICT

Important local attractions displayed on branded vehicular/pedestrian signs

Existing

Directional Signs

Makes use of existing signage to direct visitors to specific attractions at intersections and turns

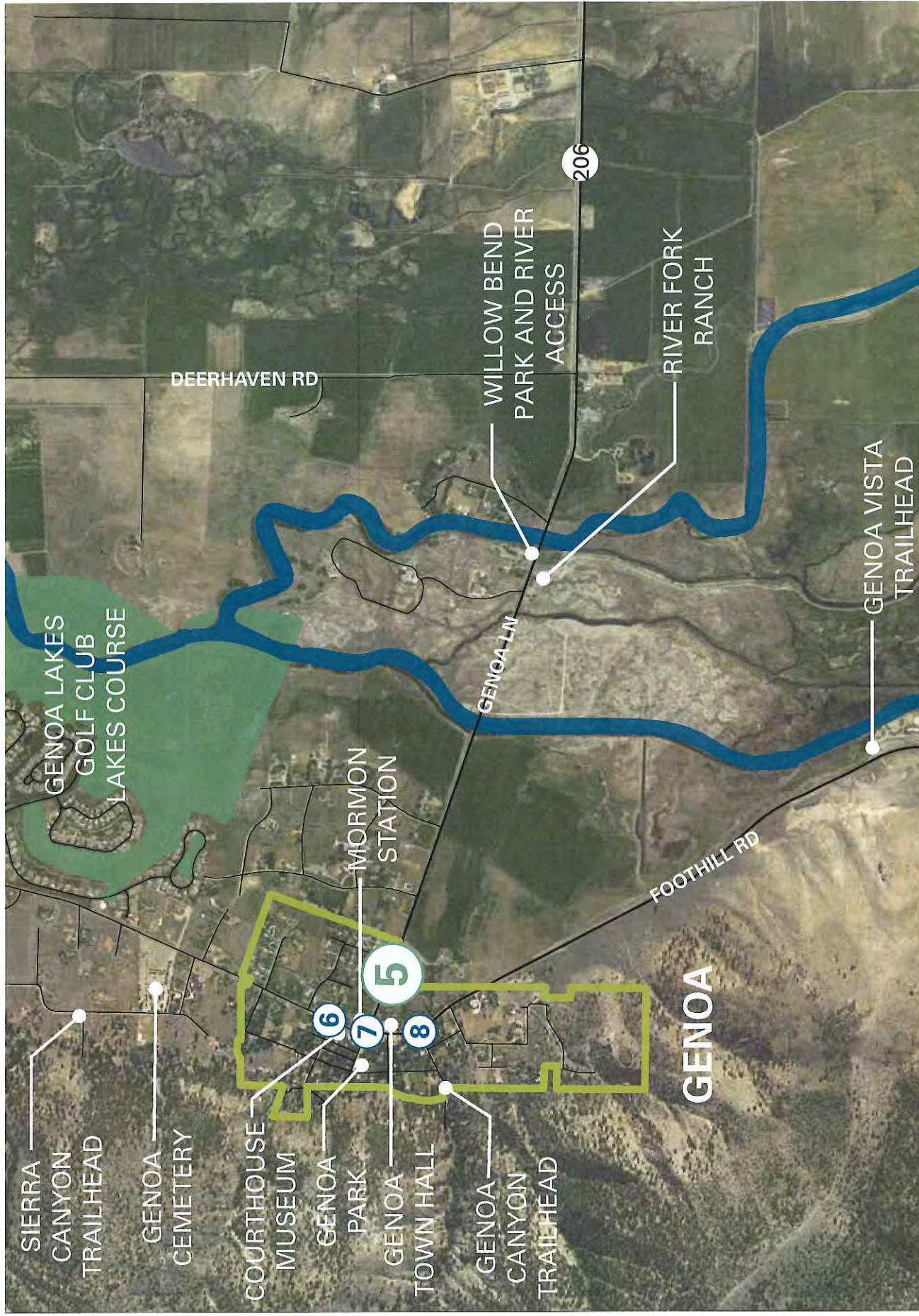
SIGN LOCATION PLAN - Carson Valley



DOWNTOWN DISTRICT SIGN LOCATION PLANS



DOWNTOWN DISTRICT SIGN LOCATION PLANS

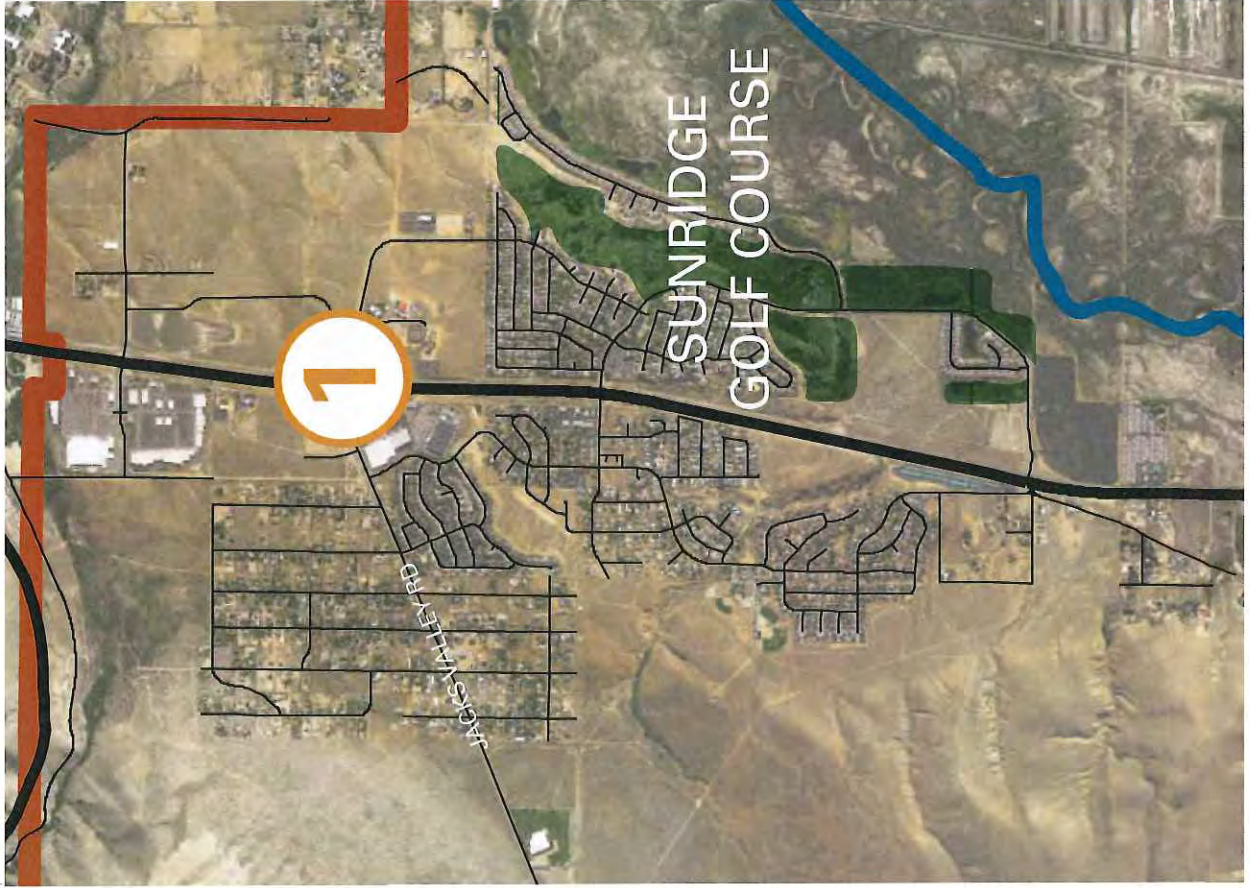


SIGN LOCATION PLAN - Topaz Lake



ILLUSTRATIVE MOCK-UPS - Sign #1: Hwy 395 & Jacks Valley Rd

MAP KEY



Sign #1: Southbound



Sign #1: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #1: Hwy 395 & Jacks Valley Rd

BEFORE



ILLUSTRATIVE MOCK-UPS - Sign #1: Hwy 395 & Jacks Valley Rd

AFTER



ILLUSTRATIVE MOCK-UPS - Sign #2: Hwy 395 & Stephanie Way

MAP KEY



Sign #2: Southbound

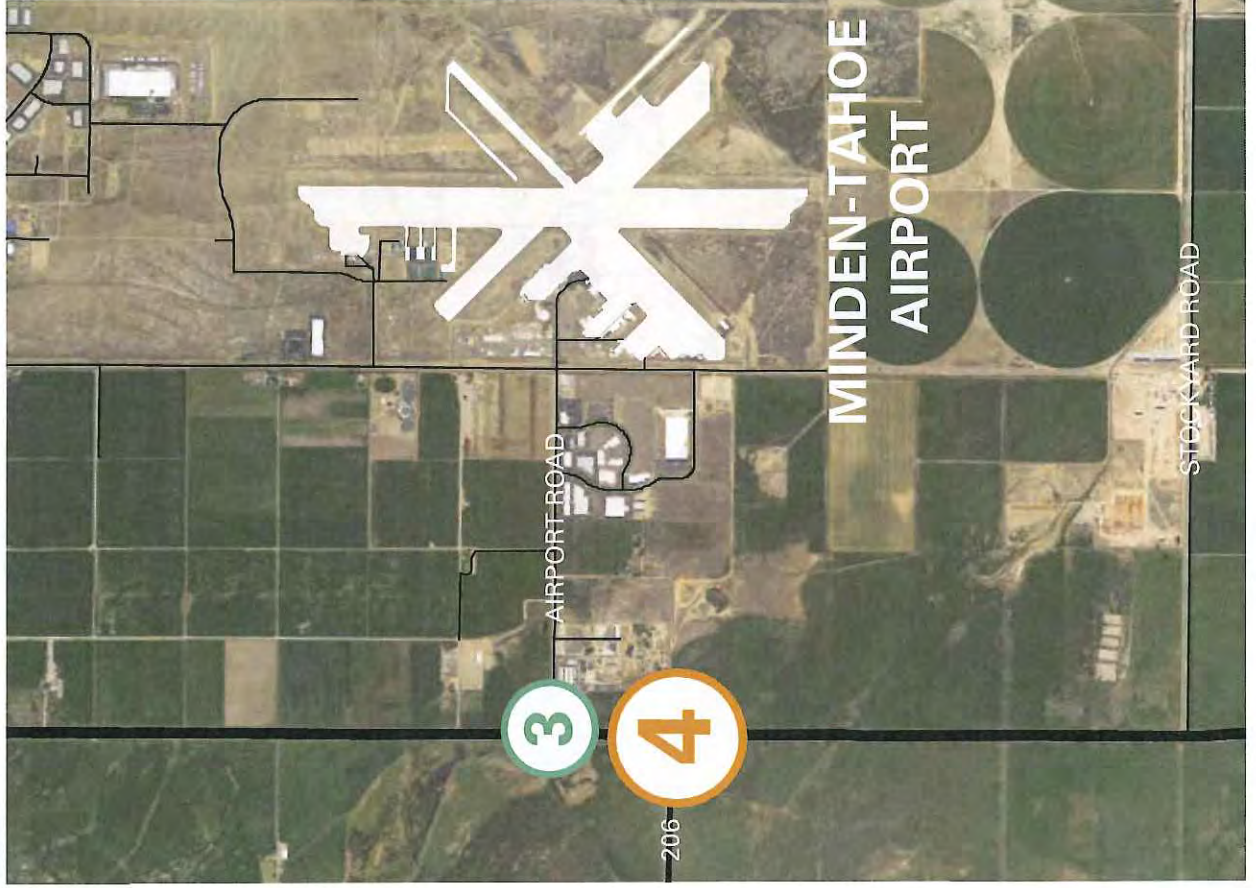


Sign #2: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #3: Hwy 395 & Airport Road

MAP KEY



Sign #3: Southbound

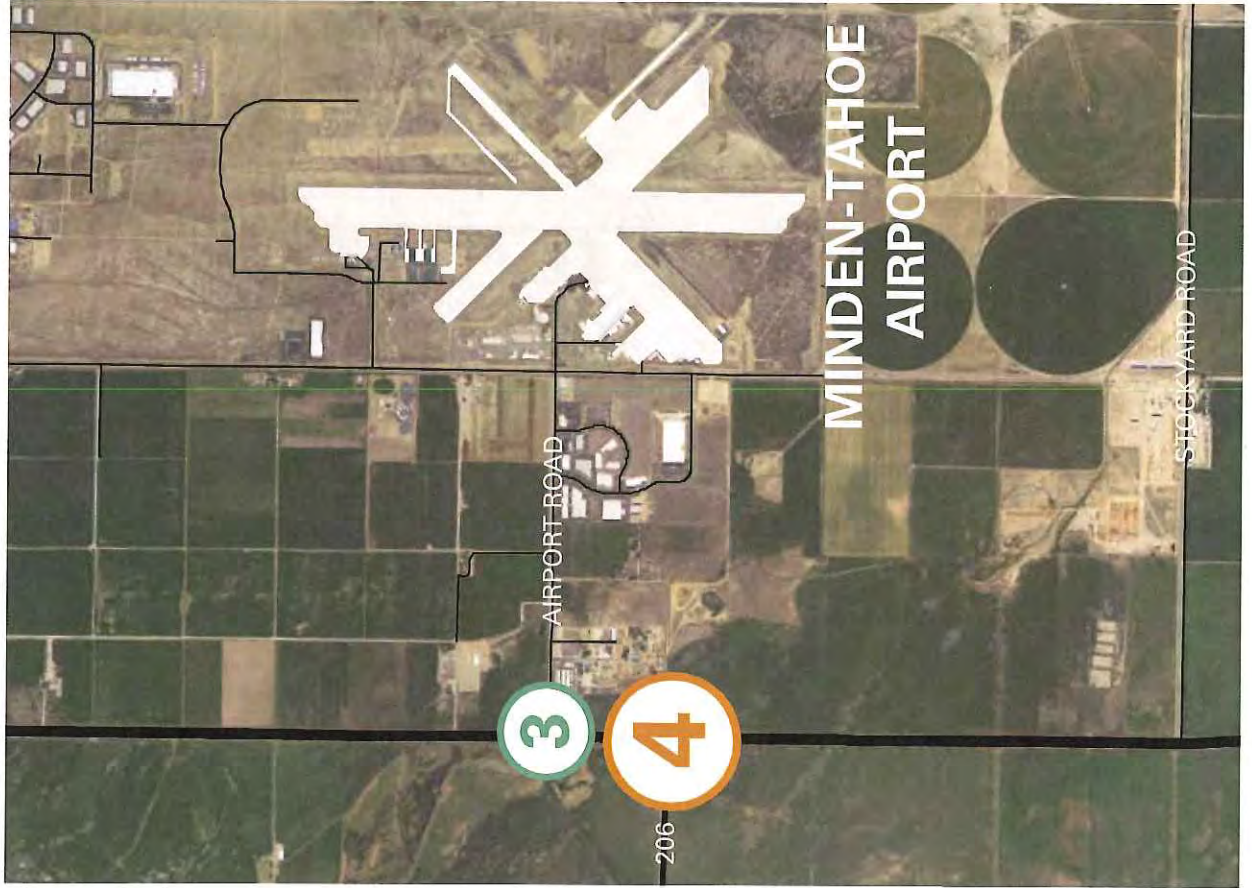


Sign #3: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #4: Hwy 395 & SR 206

MAP KEY



Sign #4: Southbound



Sign #4: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #5: SR 206 & Main Street

MAP KEY

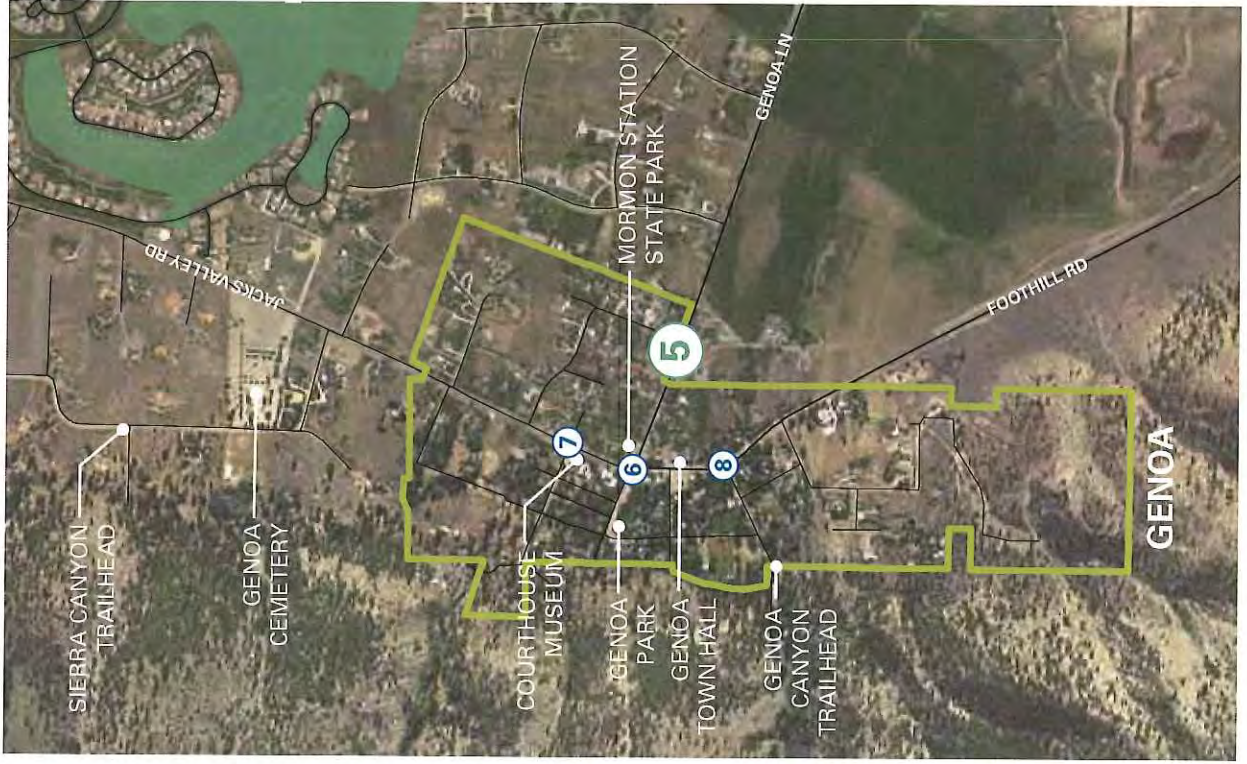


Sign #5: Westbound

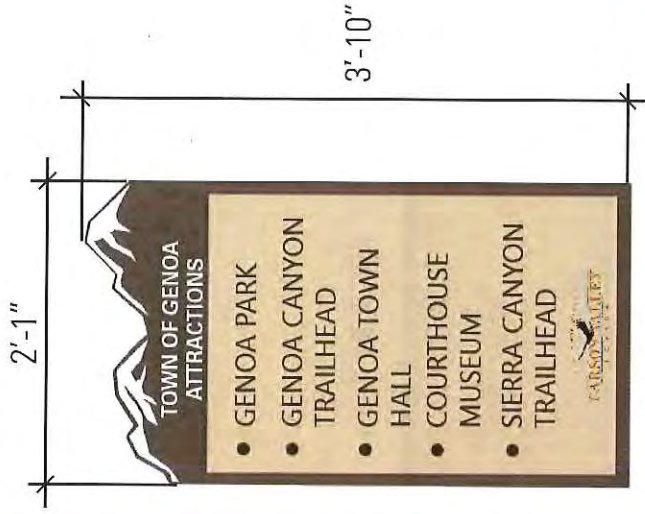


ILLUSTRATIVE MOCK-UPS - Sign #6: SR 206 & Main Street

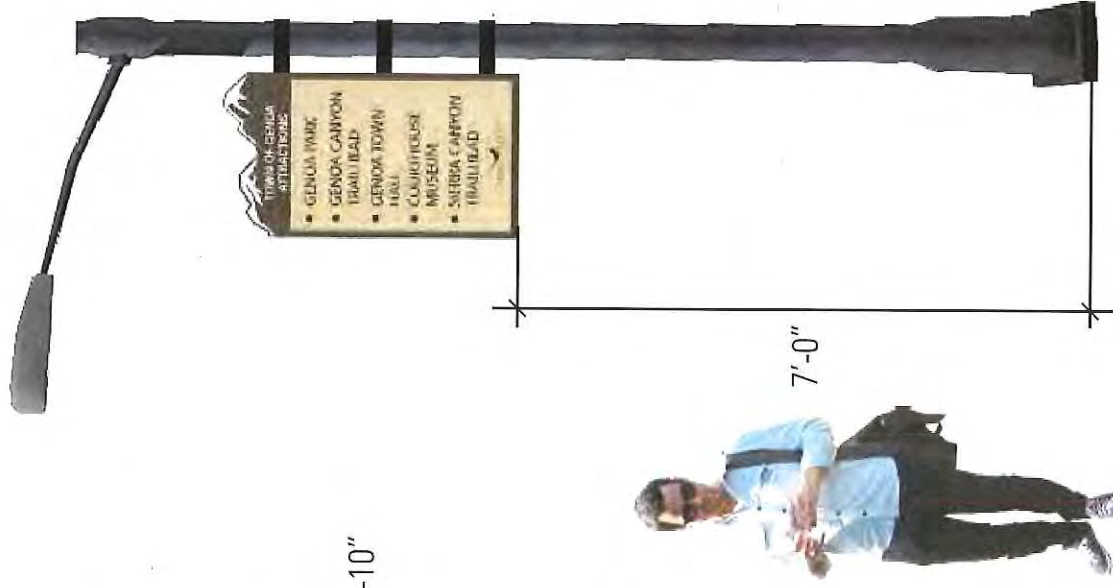
MAP KEY



Sign #6:



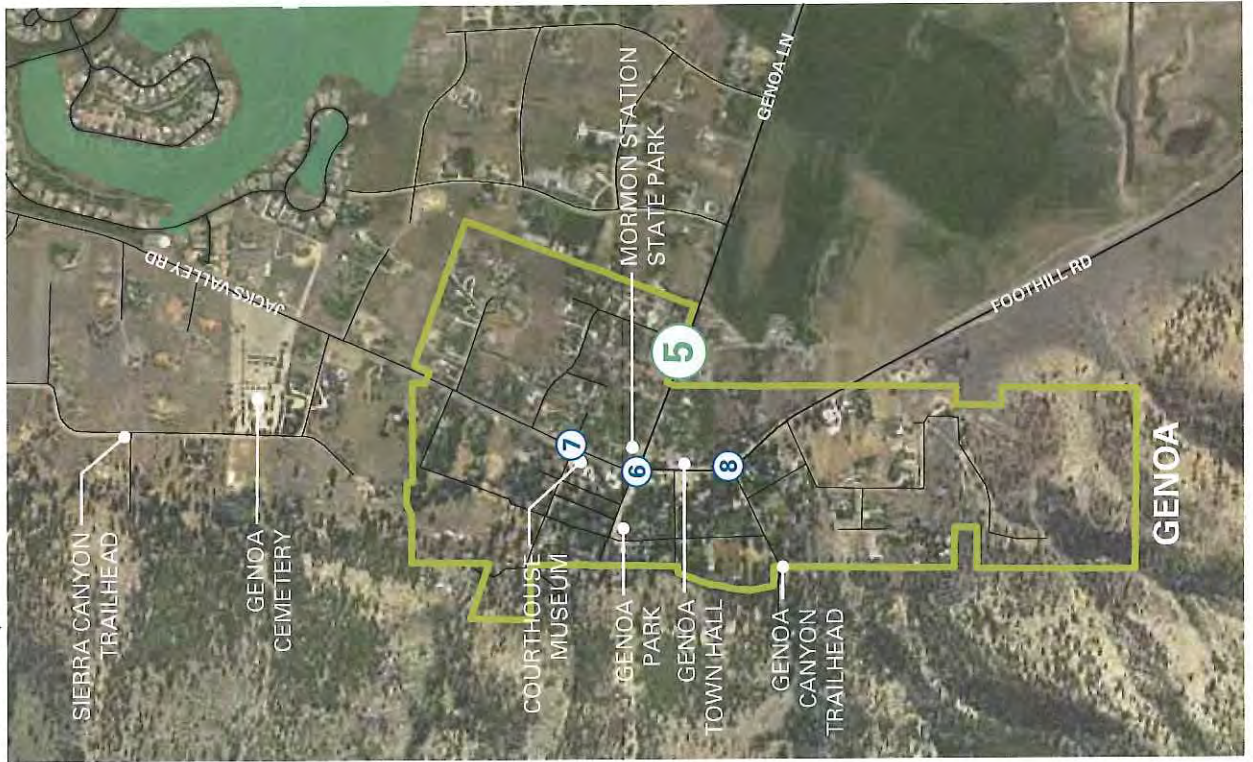
Westbound



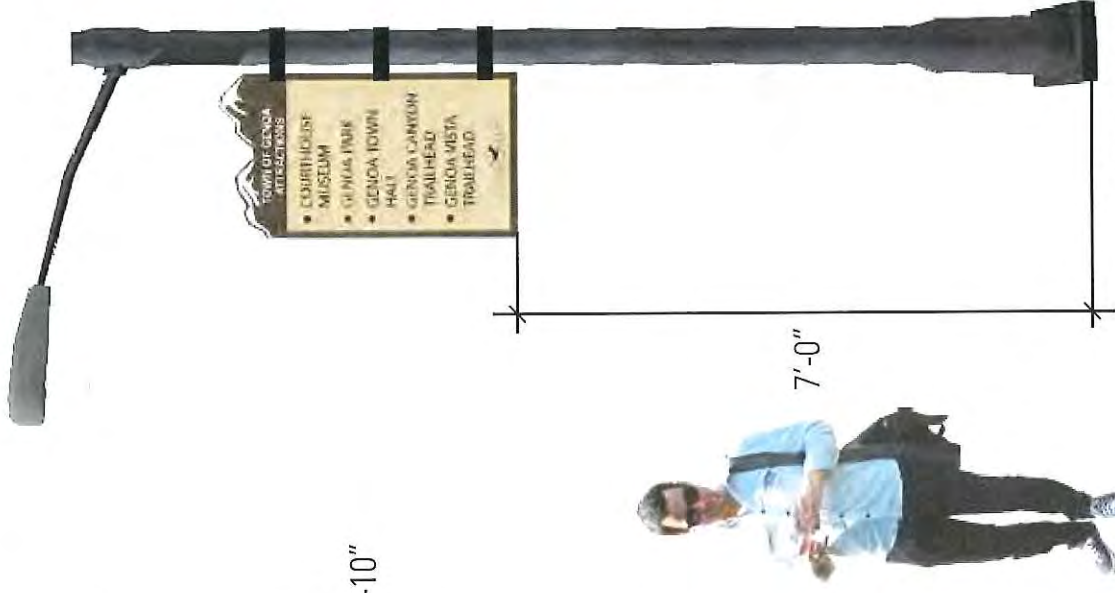
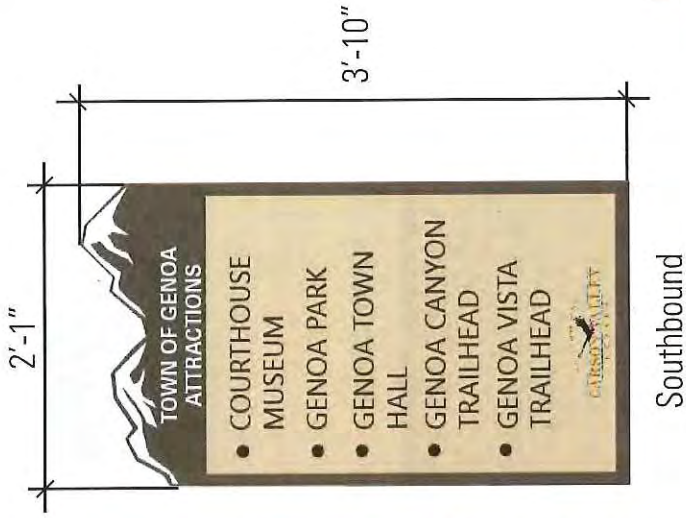
Recreation Sign

ILLUSTRATIVE MOCK-UPS - Sign #7: Main Street & 5th Street

MAP KEY



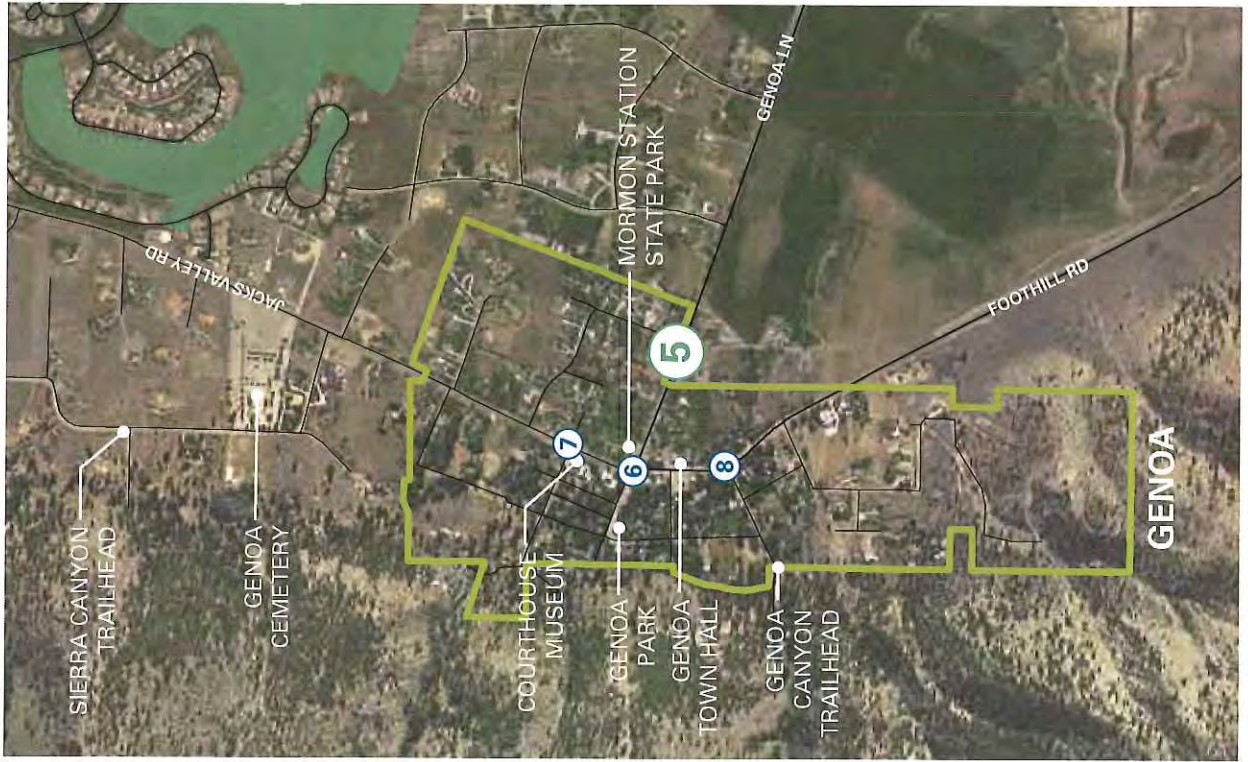
Sign #7:



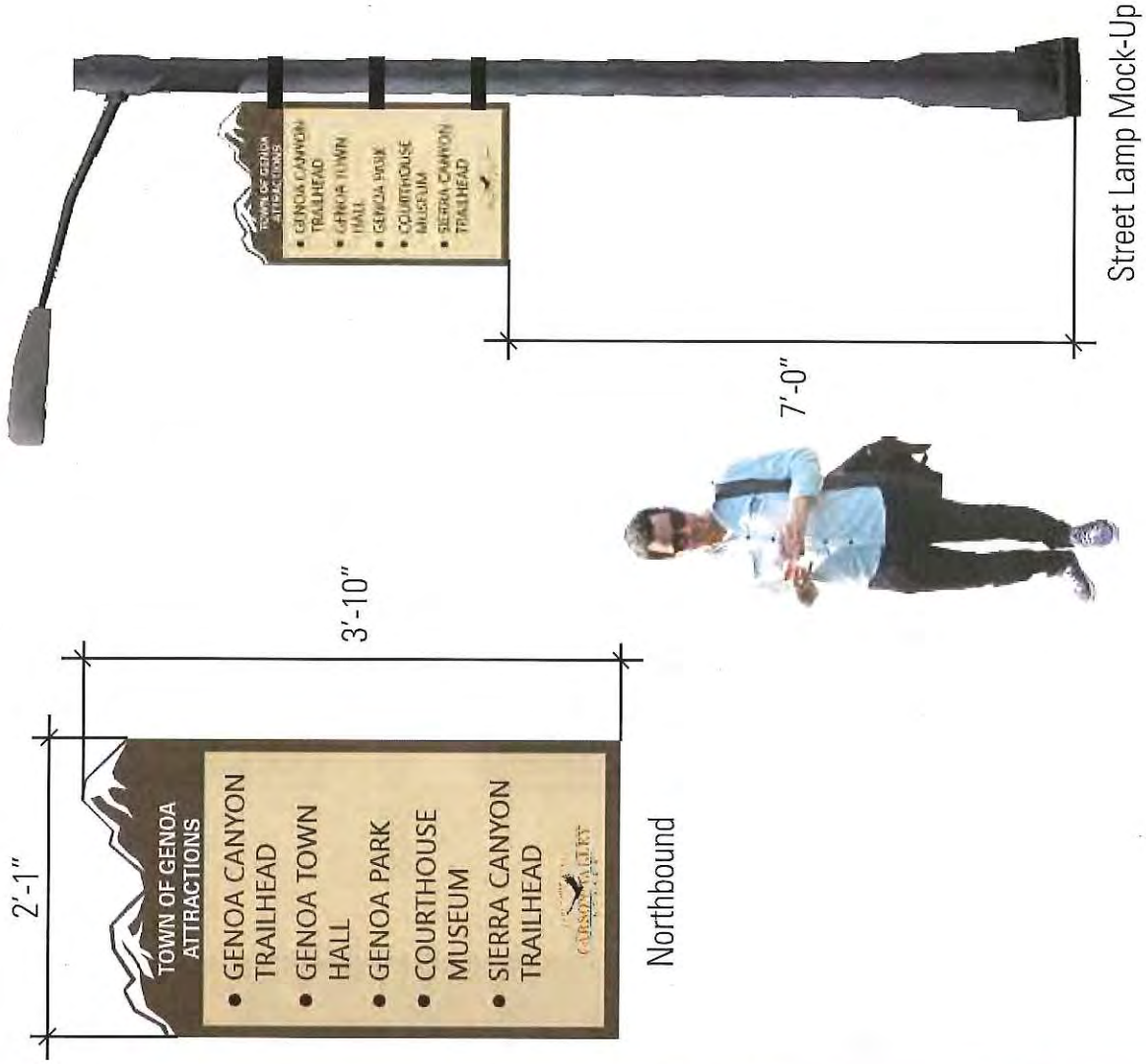
Street Lamp Mock-Up

ILLUSTRATIVE MOCK-UPS - Sign #8: Main Street & Carson St

MAP KEY



Sign #8:



ILLUSTRATIVE MOCK-UPS - Sign #9: Hwy 395 & SR 88

MAP KEY



Sign #9: Southbound

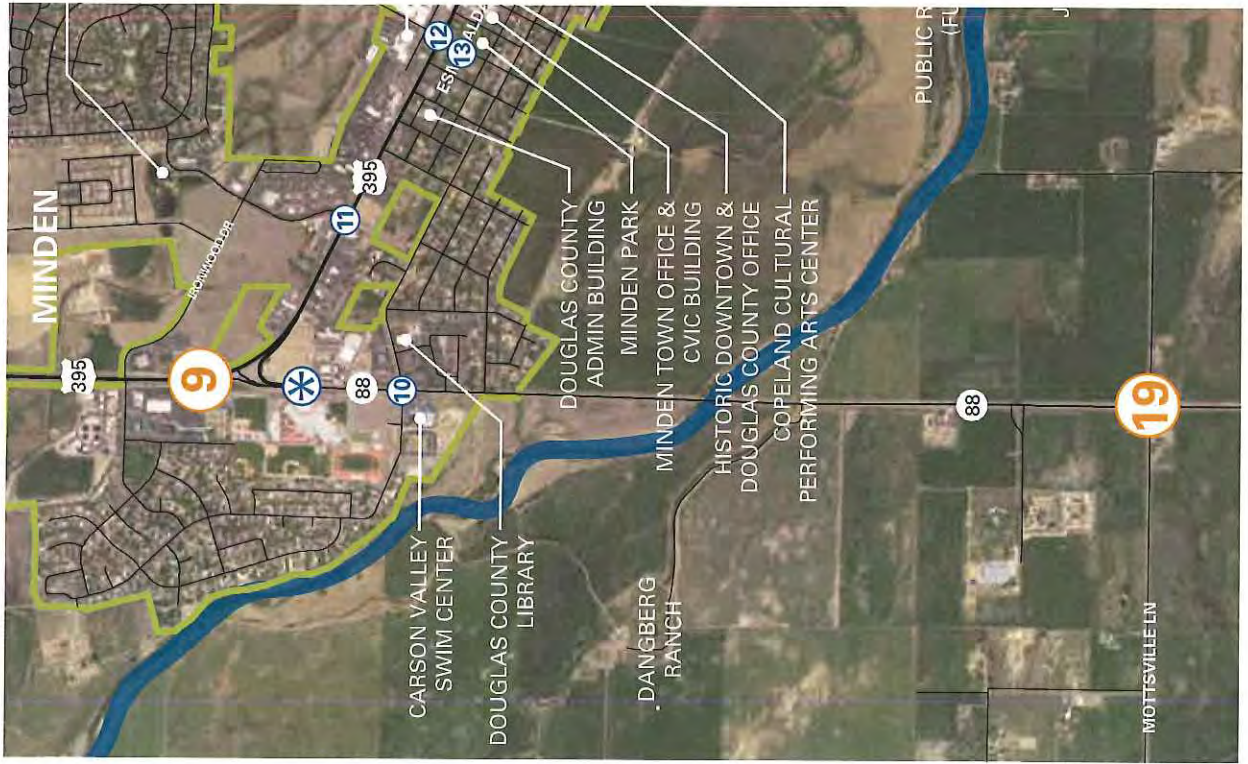


Sign #9: Northbound

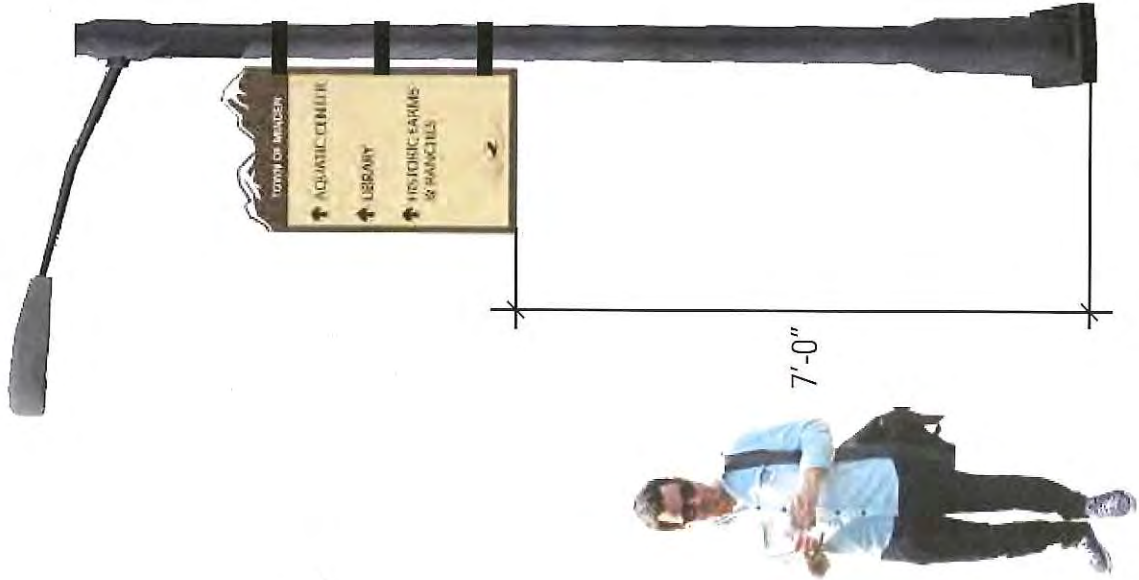
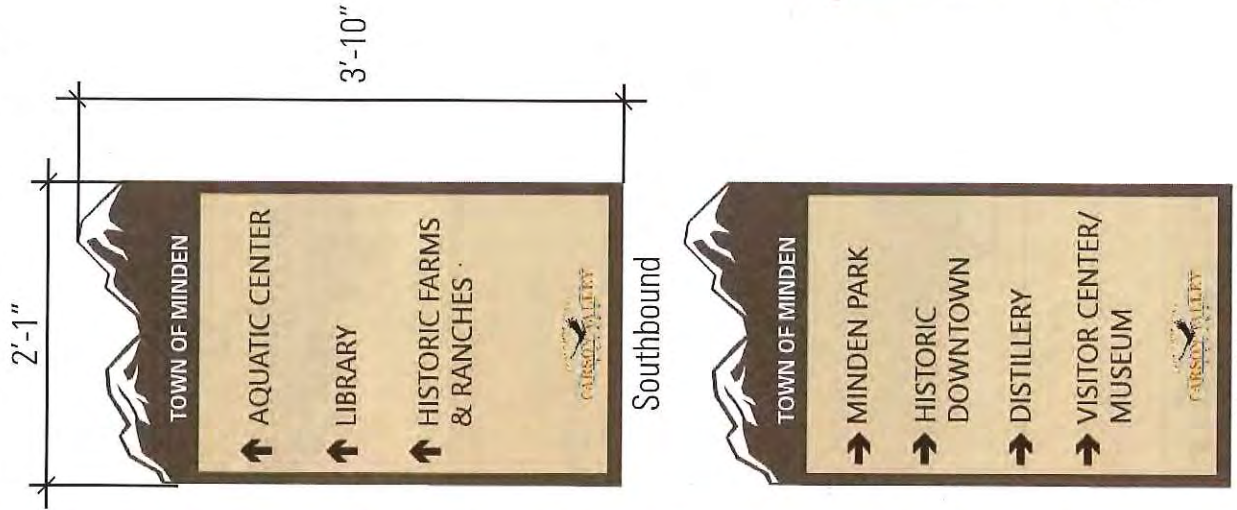


ILLUSTRATIVE MOCK-UPS - *Additional Sign: Hwy 395 & SR 88

MAP KEY



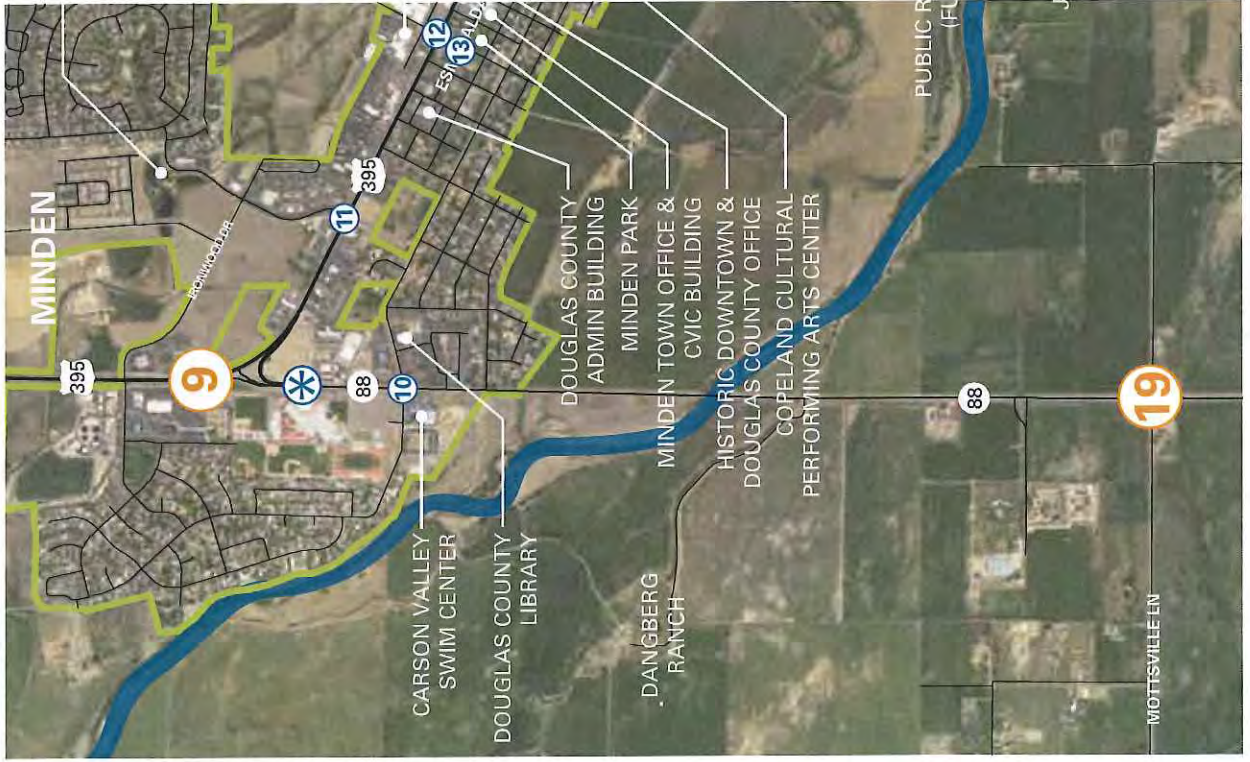
*Additional Downtown Sign:



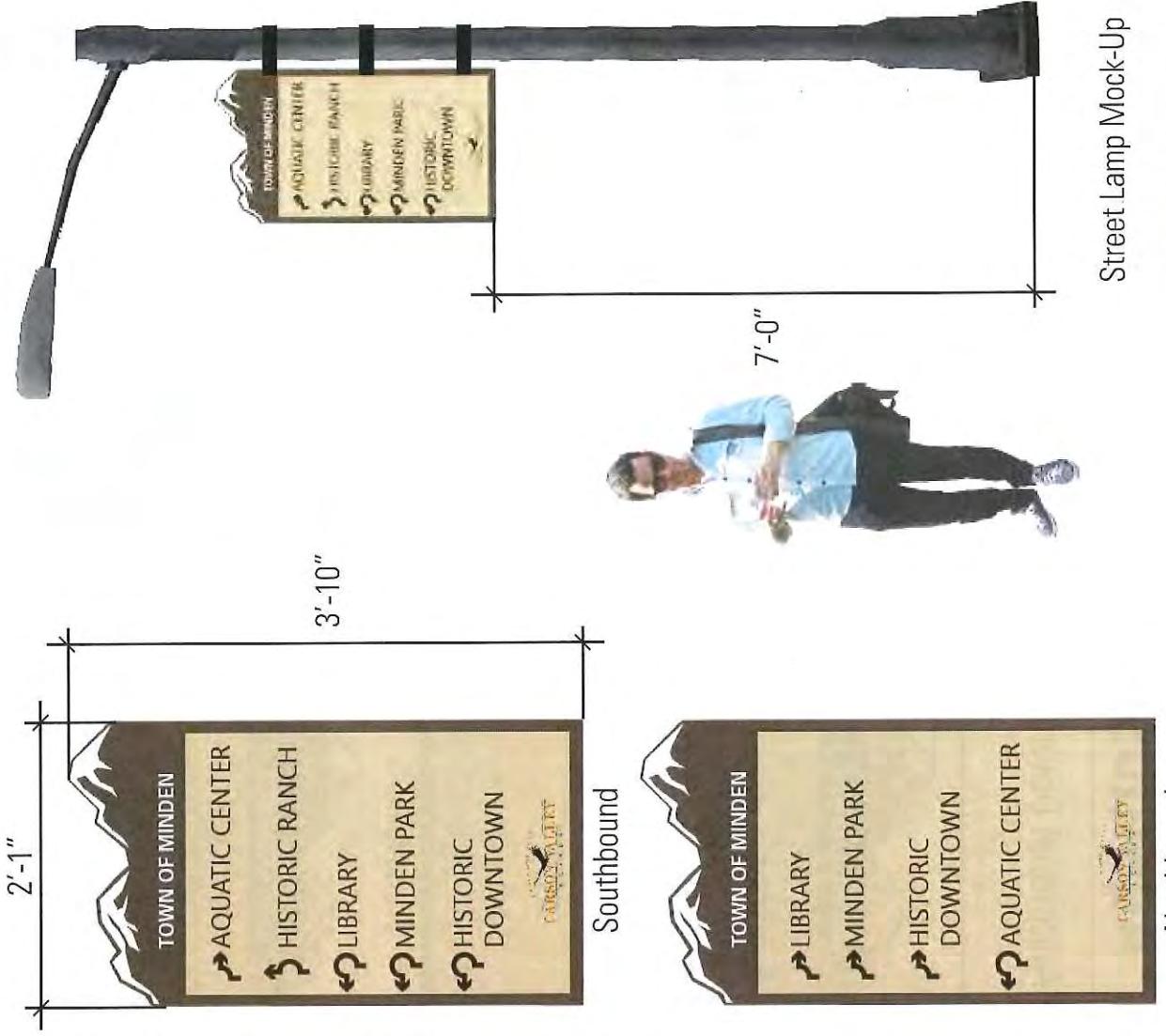
Street Lamp Mock-Up

ILLUSTRATIVE MOCK-UPS - Sign #10: SR 88 & County Road

MAP KEY



Sign #10:



Street Lamp Mock-Up

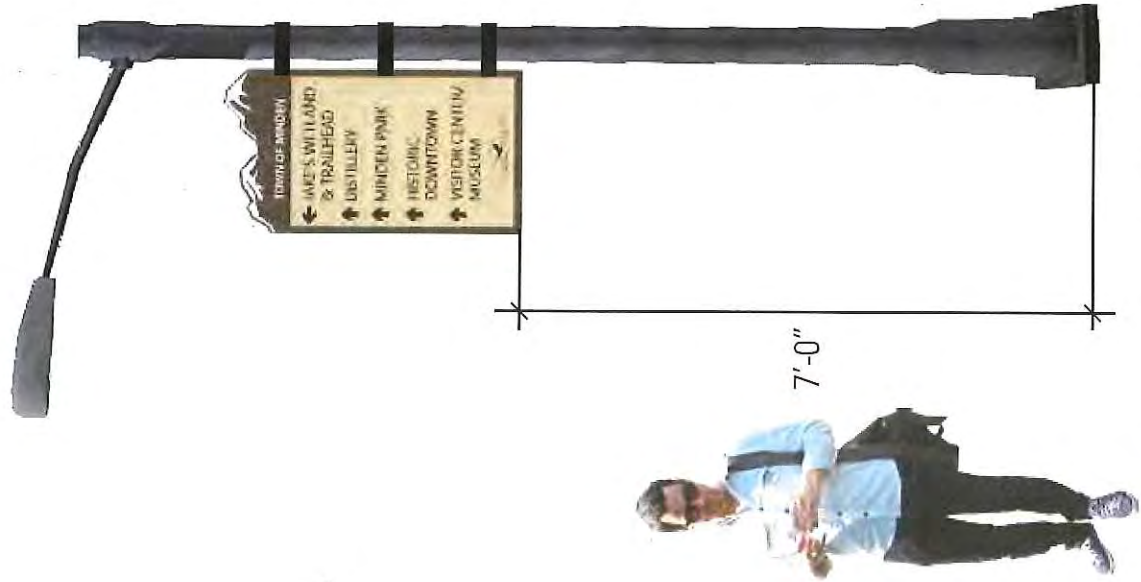
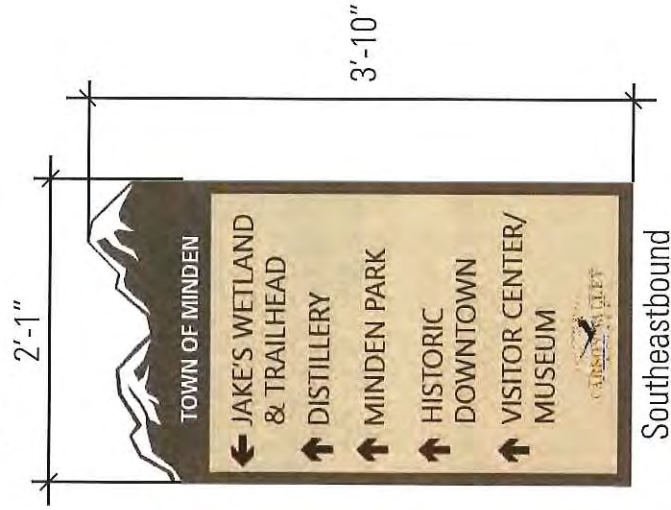
Northbound

ILLUSTRATIVE MOCK-UPS - Sign #11: Hwy 395 & Lucerne Street

MAP KEY



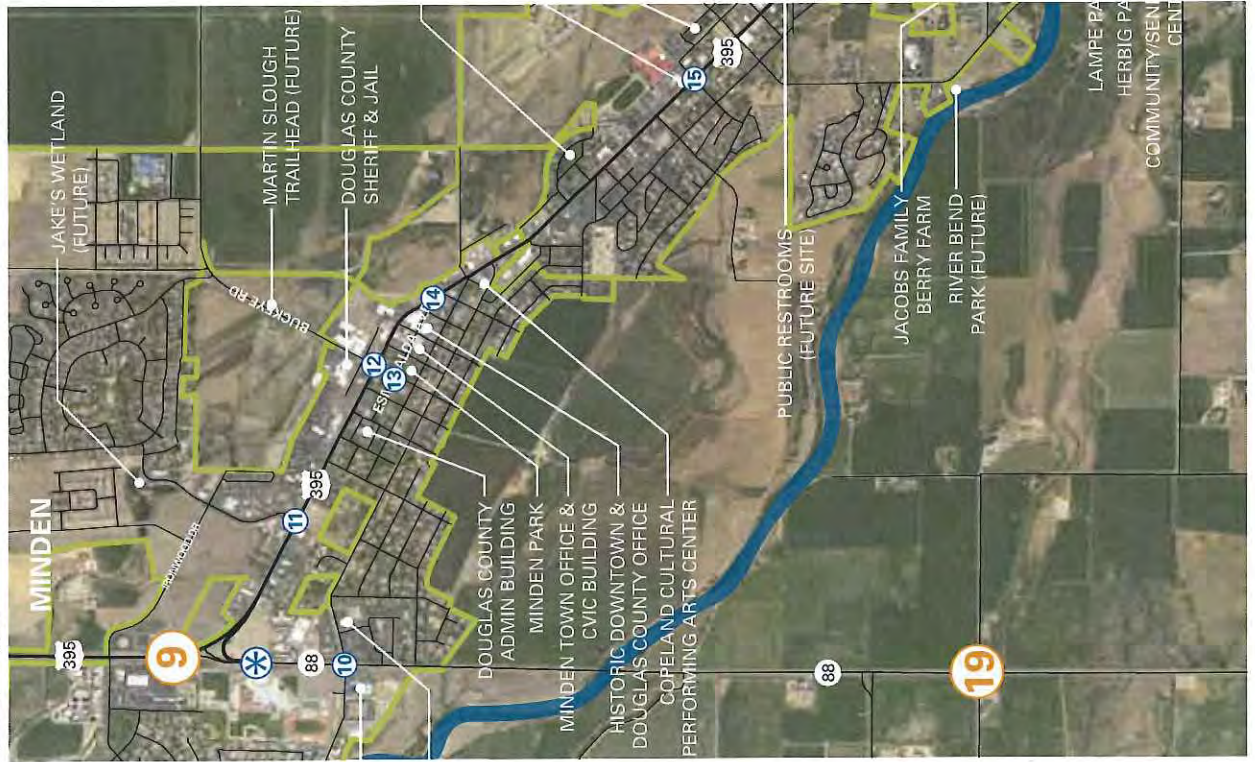
Sign #11:



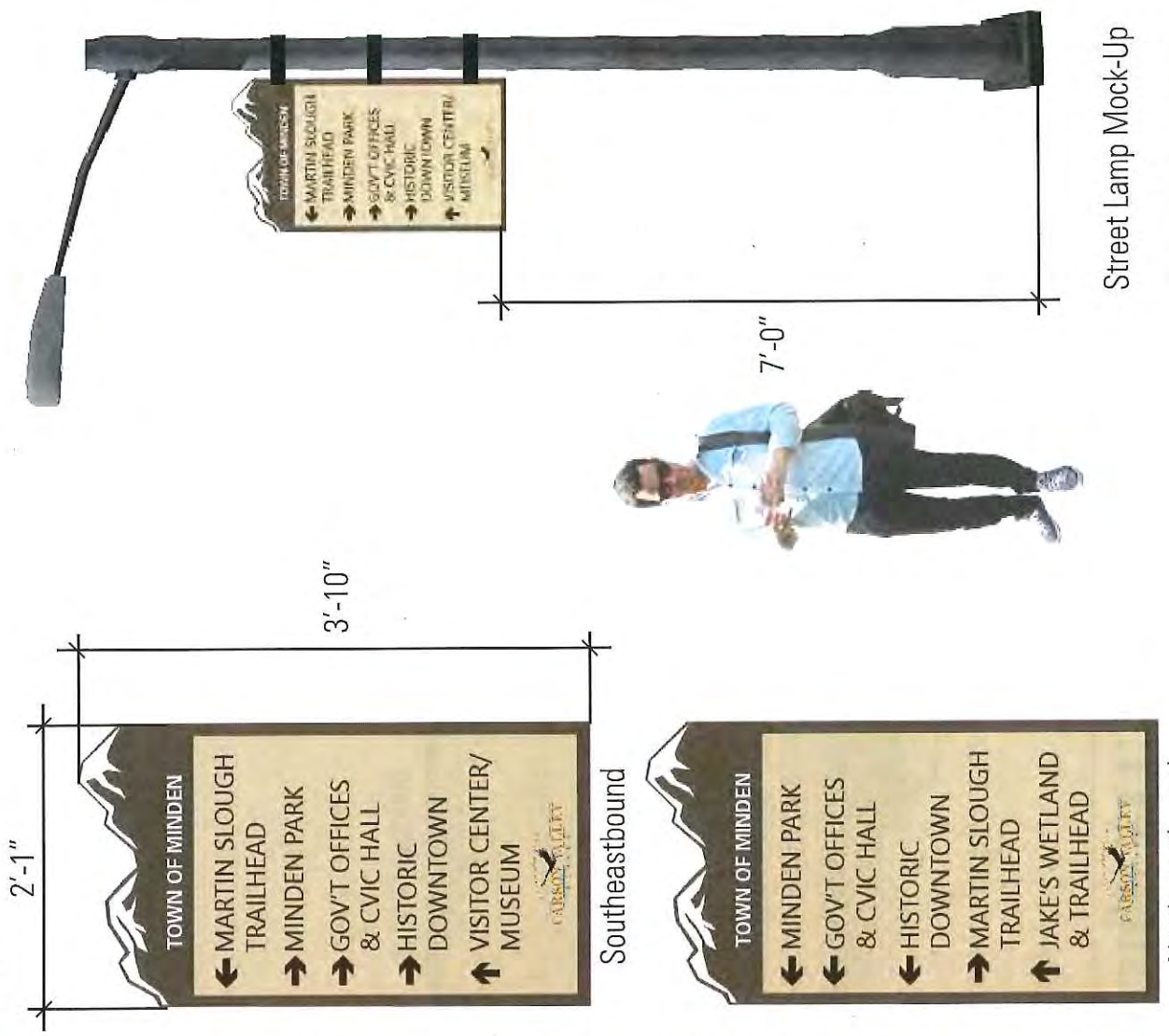
Street Lamp Mock-Up

ILLUSTRATIVE MOCK-UPS - Sign #12: Hwy 395 & Buckeye Road

MAP KEY



Sign #12:

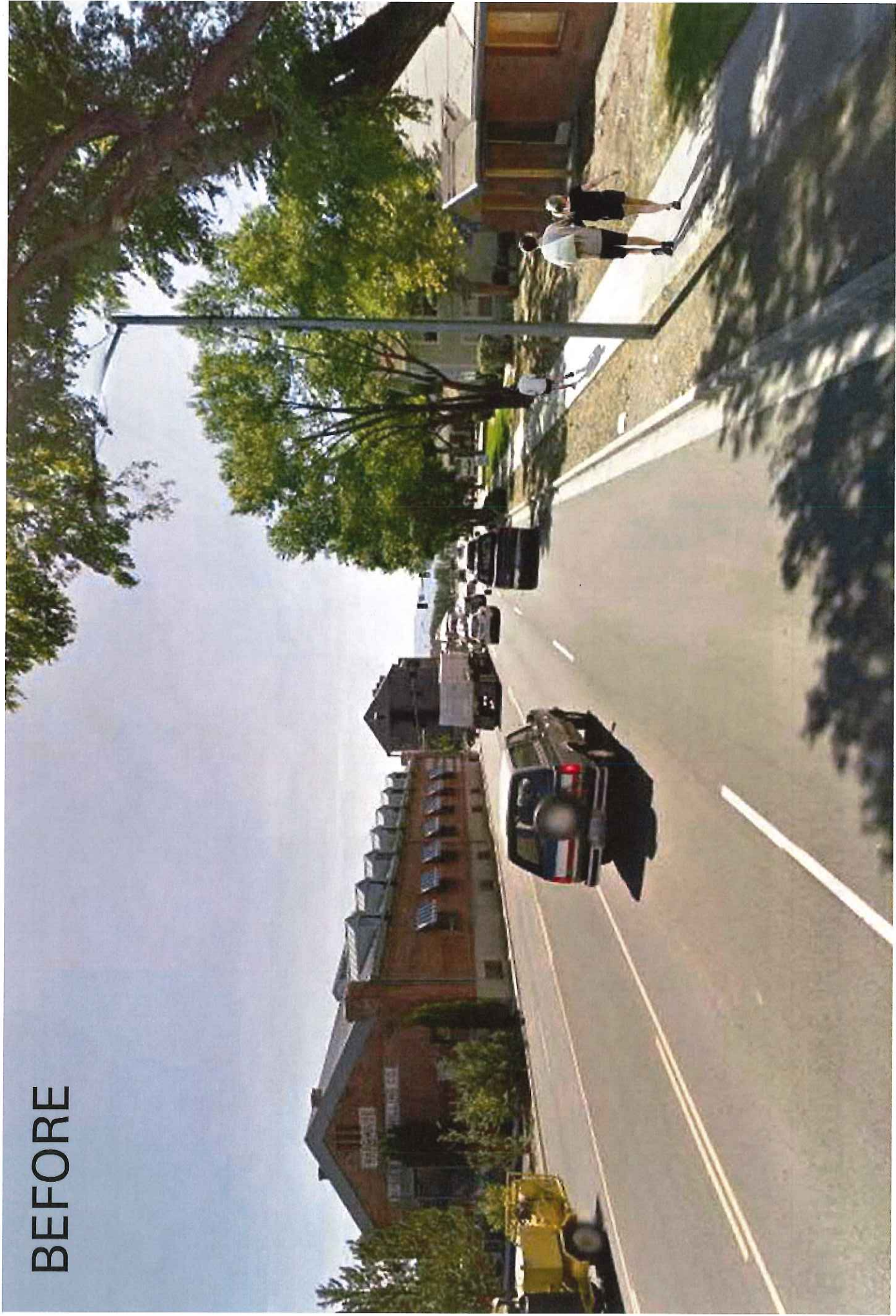


Street Lamp Mock-Up

Northwestbound

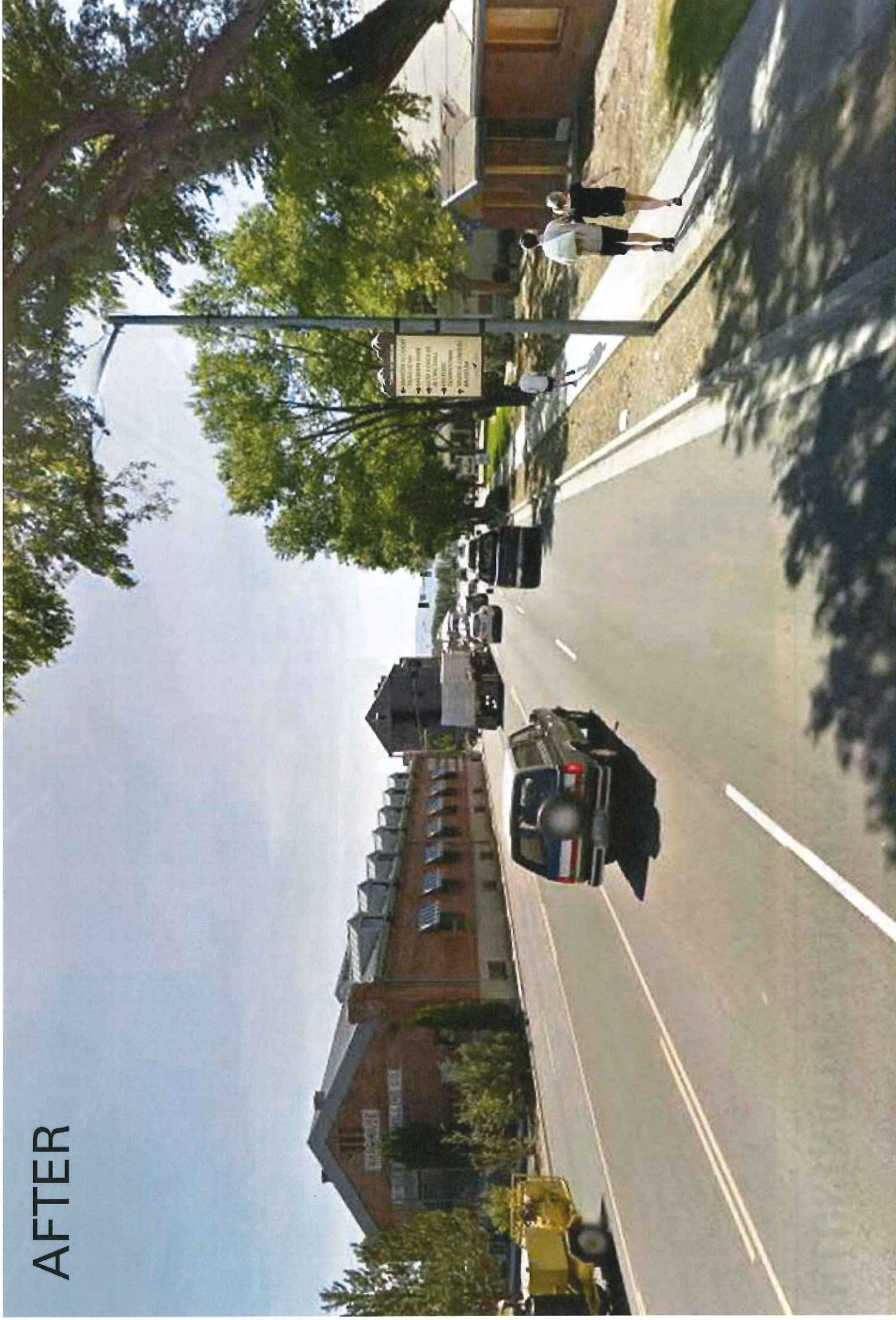
ILLUSTRATIVE MOCK-UPS - Sign #12: Hwy 395 & Buckeye Road

BEFORE



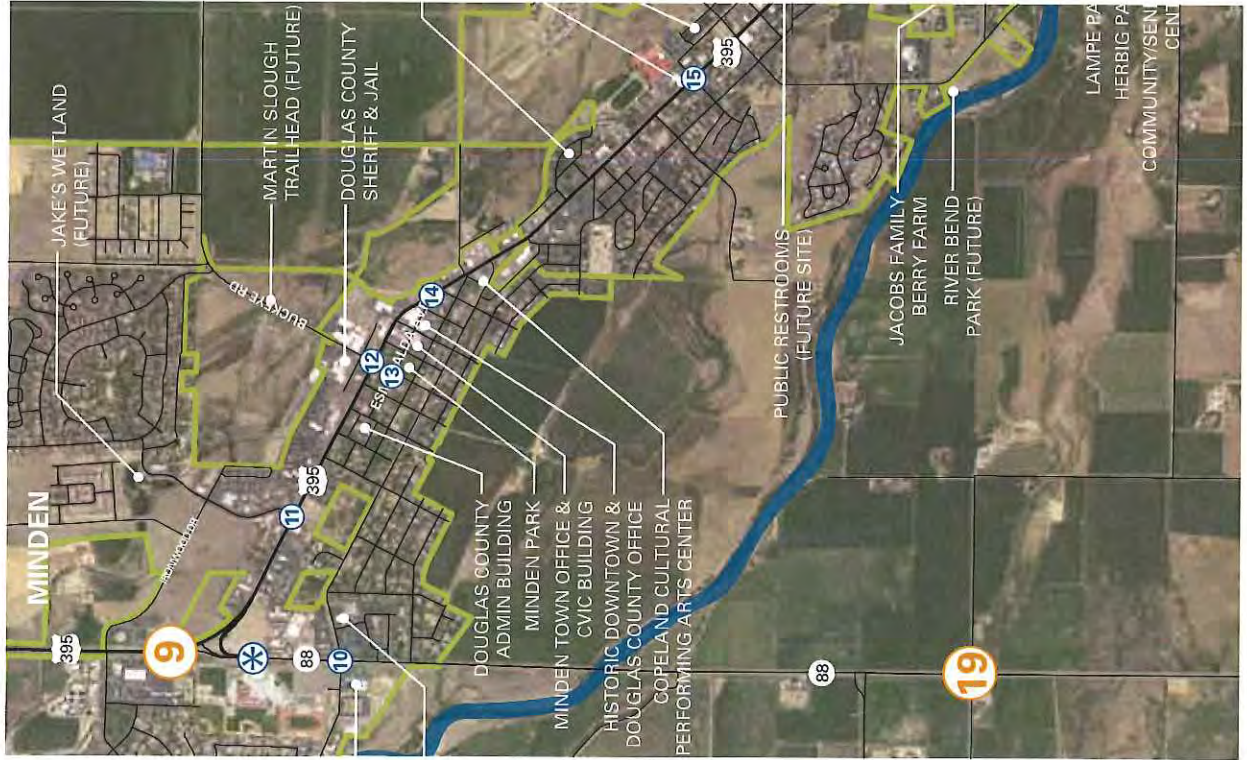
ILLUSTRATIVE MOCK-UPS - Sign #12: Hwy 395 & Buckeye Road

AFTER

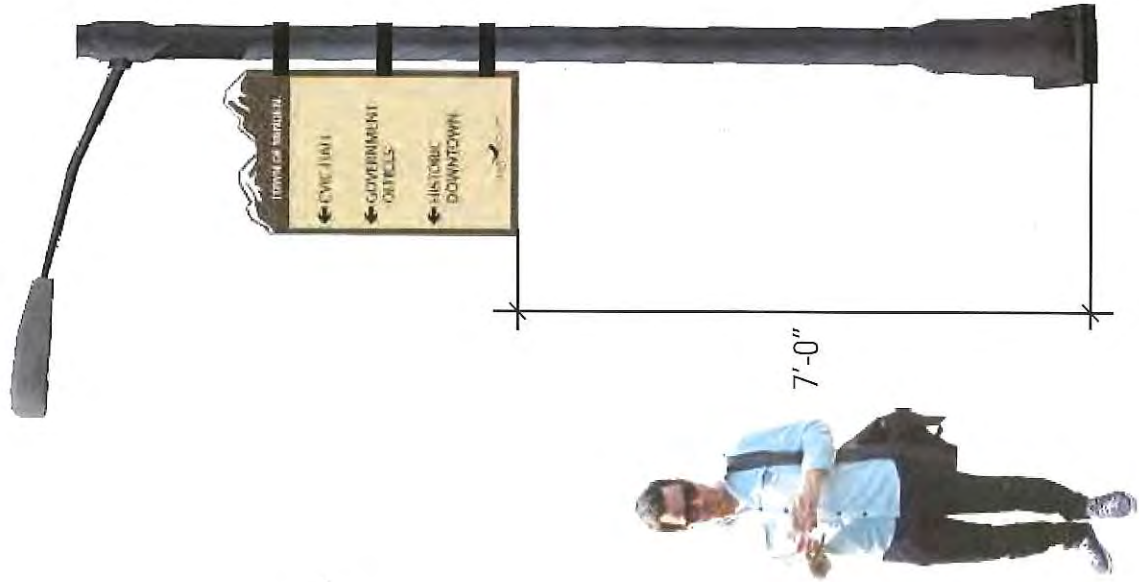
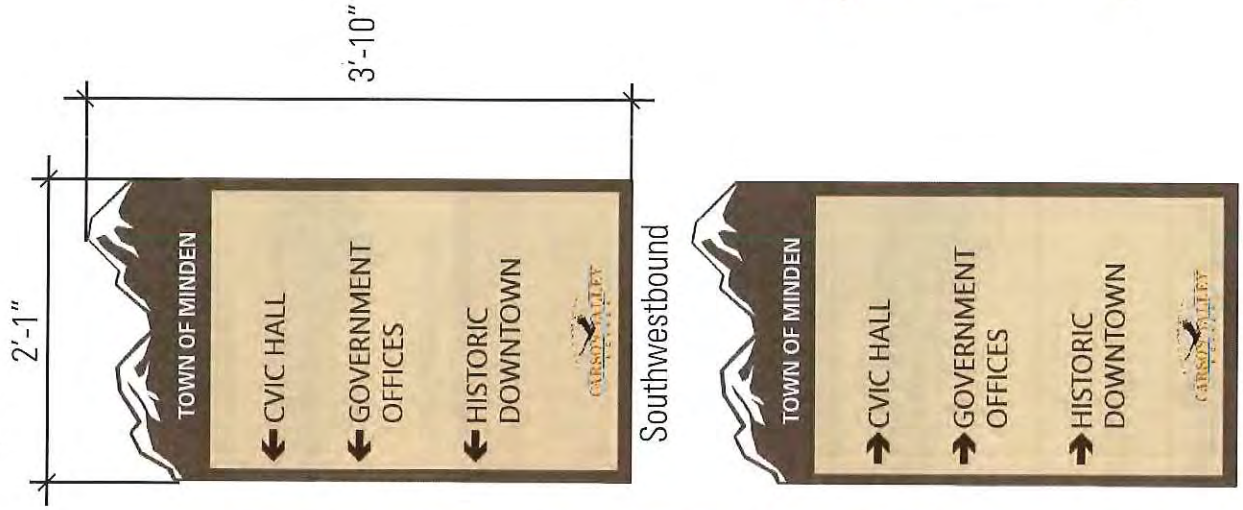


ILLUSTRATIVE MOCK-UPS - Sign #13: 6th St & Esmeralda Ave

MAP KEY



Sign #13:

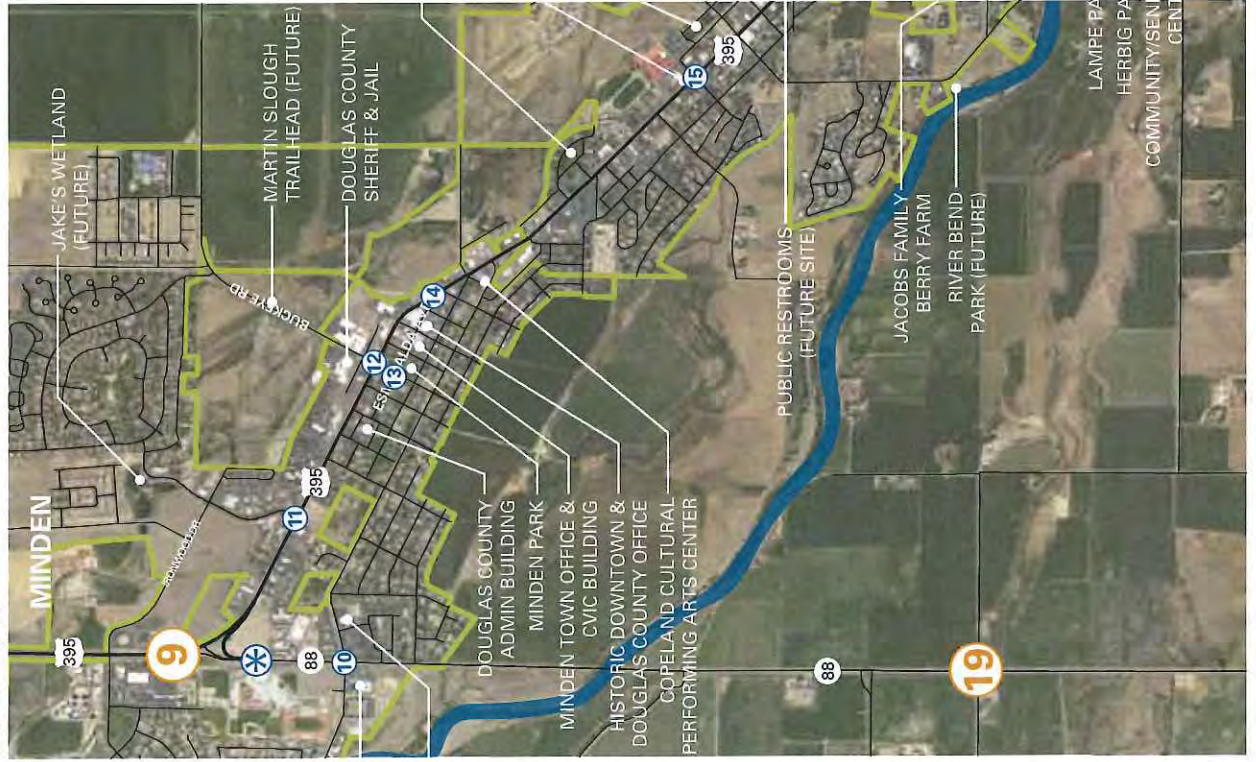


Street Lamp Mock-Up

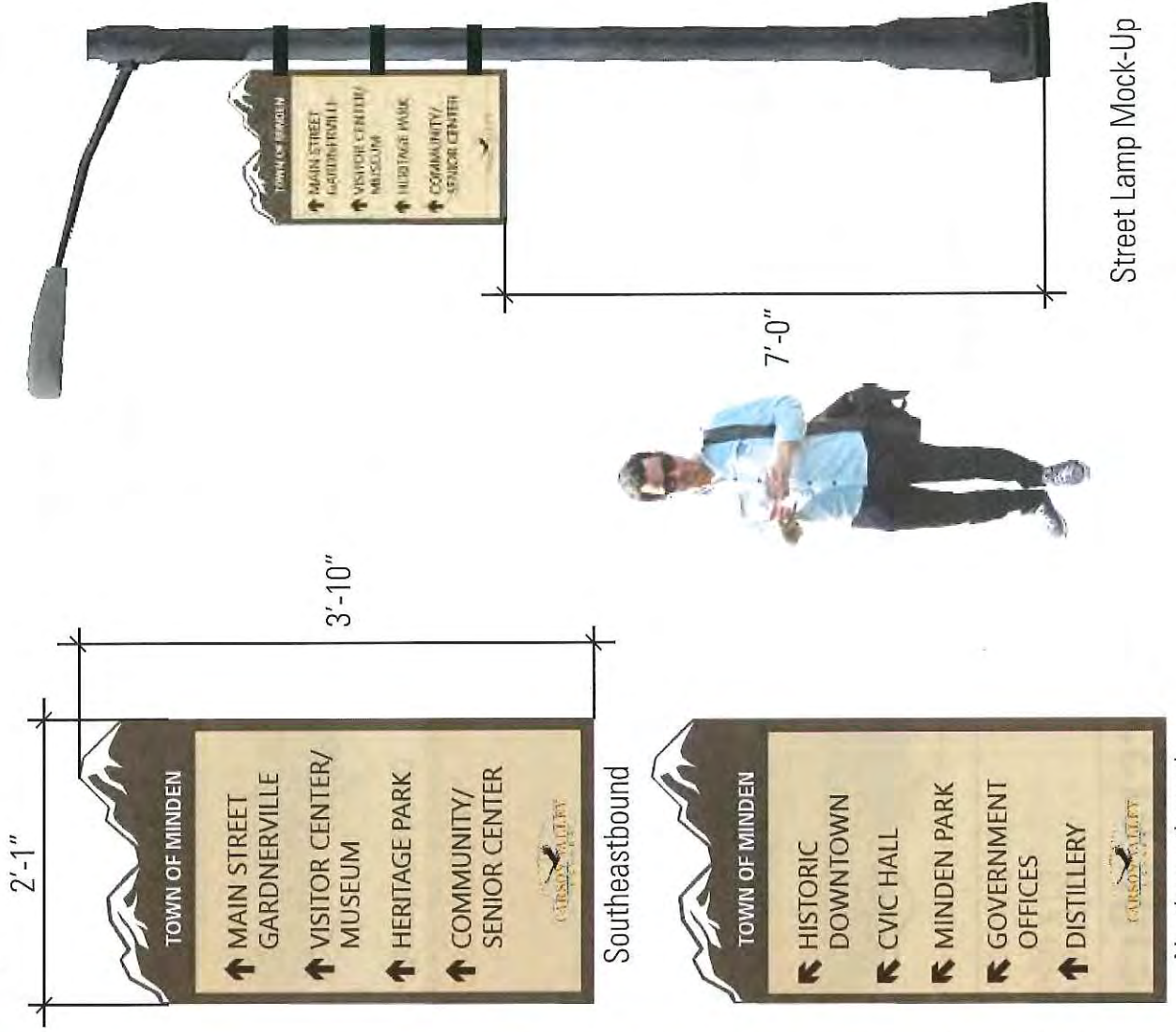
Northeastbound

ILLUSTRATIVE MOCK-UPS - Sign #14: Hwy 395 & Esmeralda Ave

MAP KEY



Sign #14:



Street Lamp Mock-Up

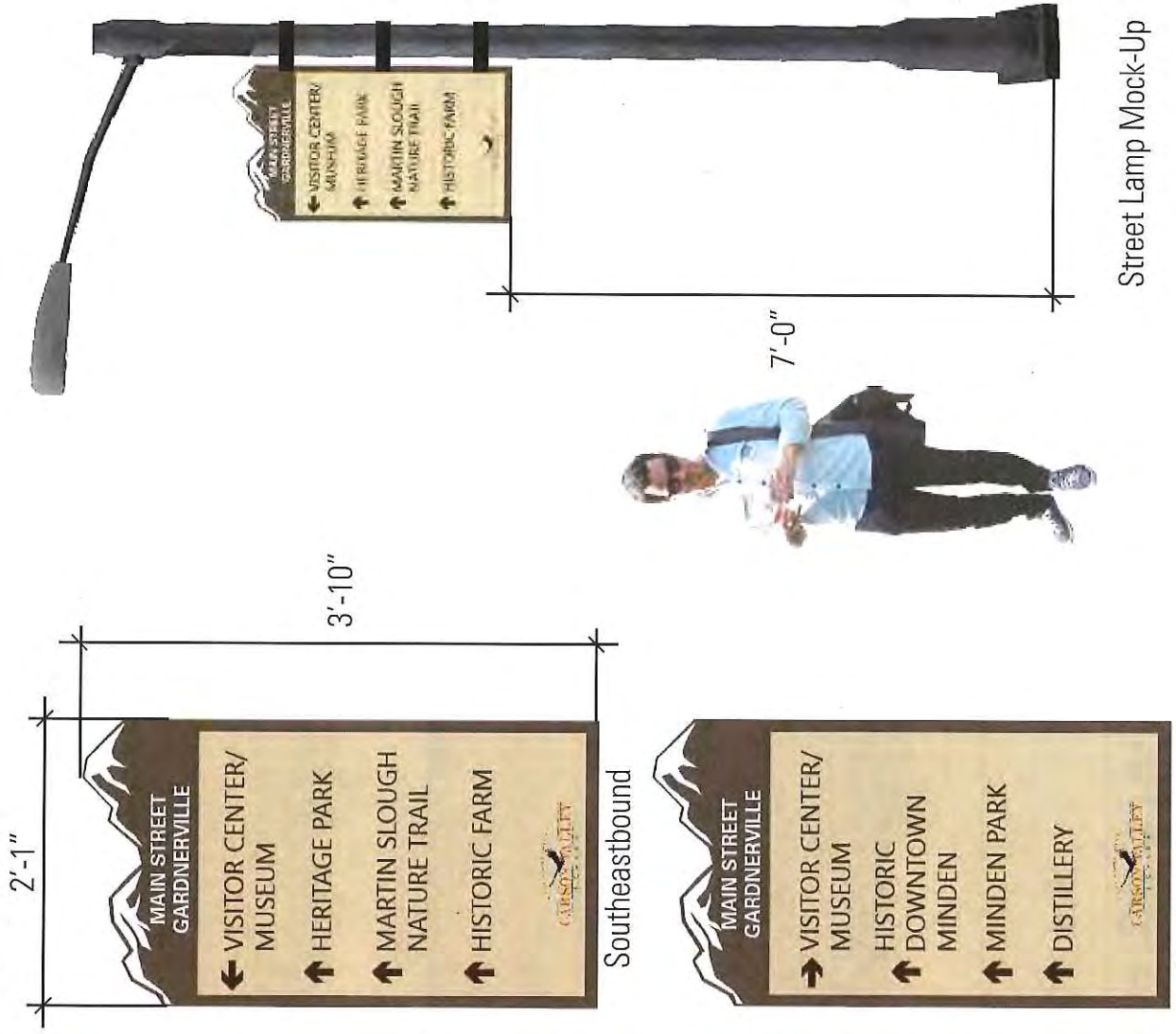
Northwestbound

ILLUSTRATIVE MOCK-UPS - Sign #15: Hwy 395 & High School St

MAP KEY



Sign #15:



Street Lamp Mock-Up

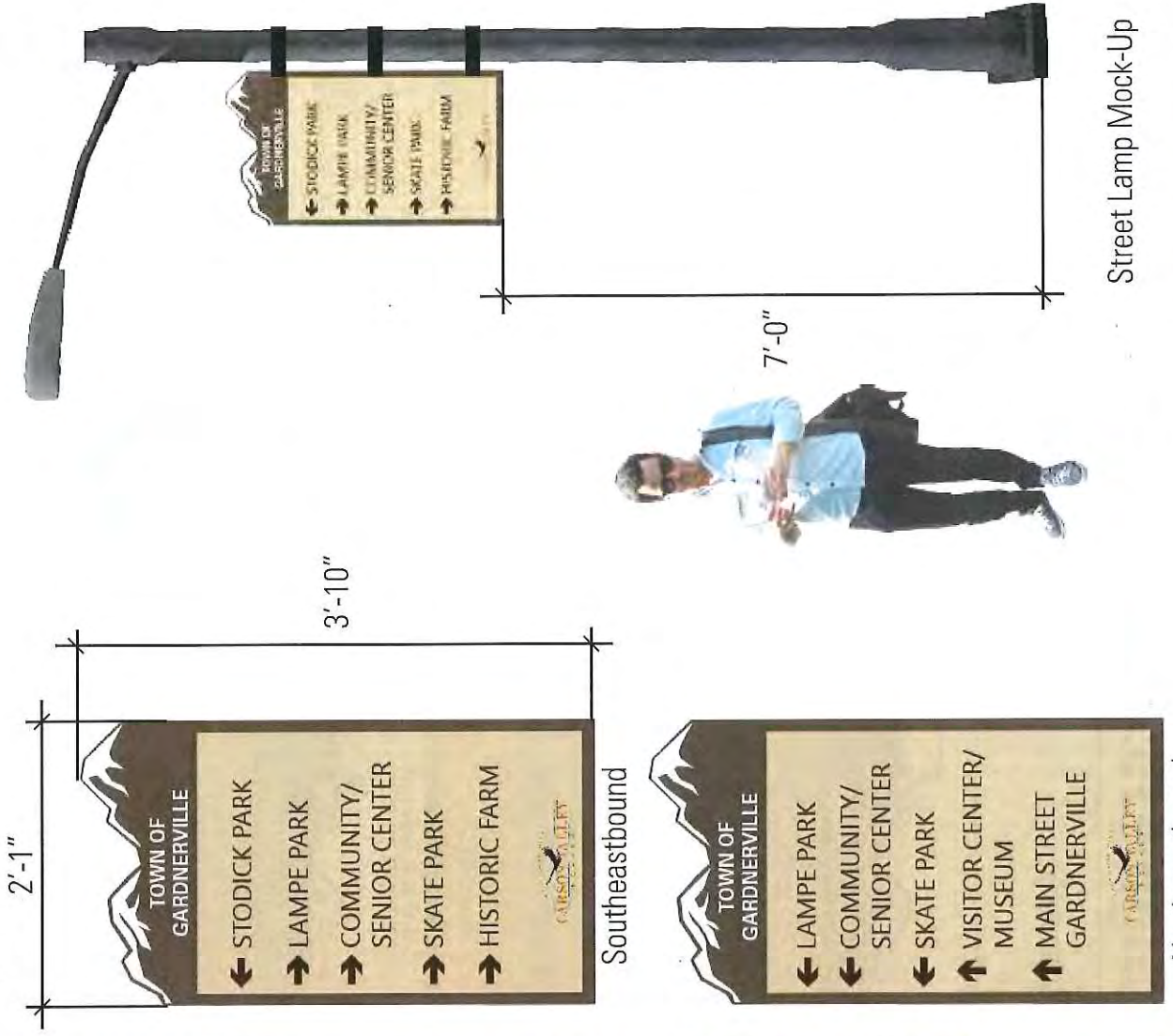
Northwestbound

ILLUSTRATIVE MOCK-UPS - Sign #16: Hwy 395 & Waterloo Lane

MAP KEY



Sign #16:



Street Lamp Mock-Up

Northwestbound

ILLUSTRATIVE MOCK-UPS - Sign #17: Hwy 395 & Muller Pkwy

MAP KEY



Sign #17: Southbound

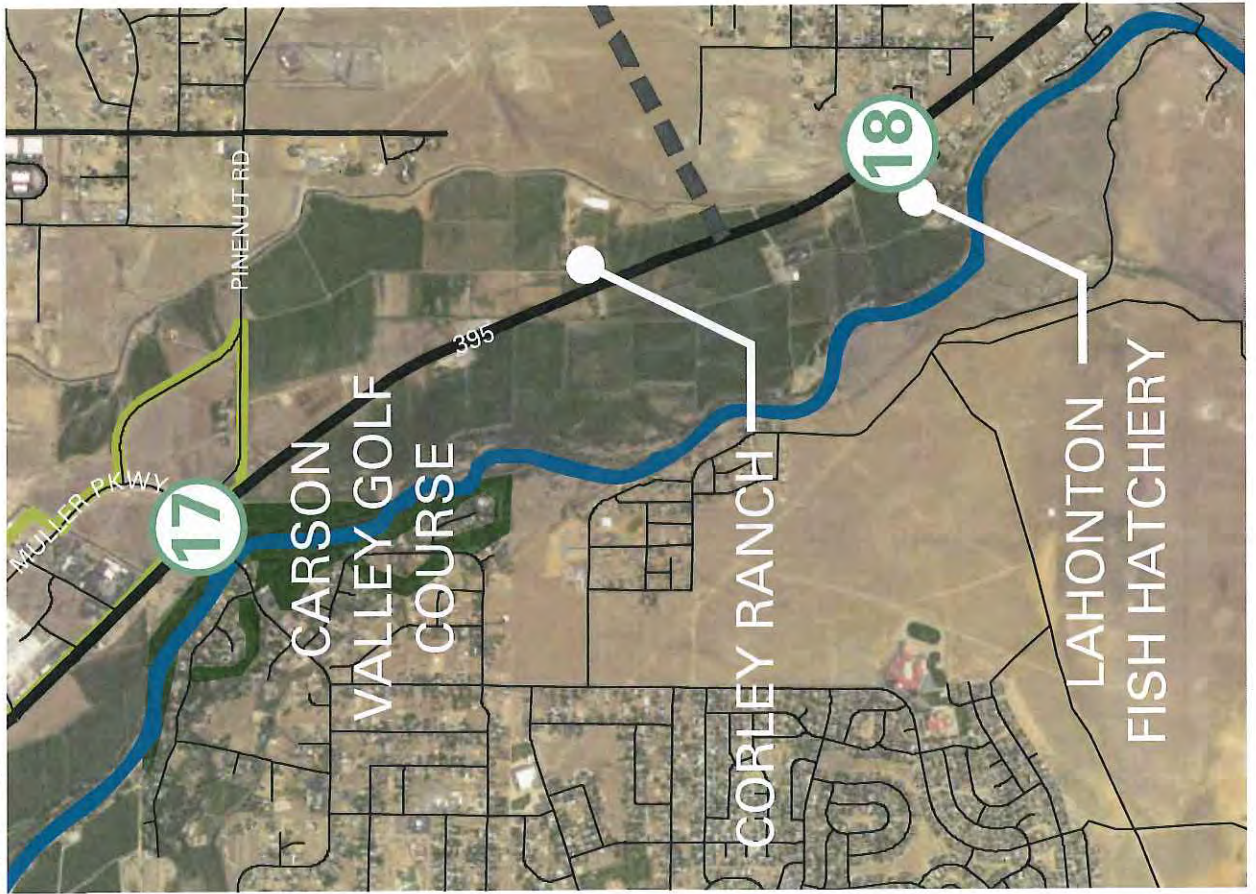


Sign #17: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #18: Hwy 395 & Fish Hatchery

MAP KEY



Sign #18: Southbound

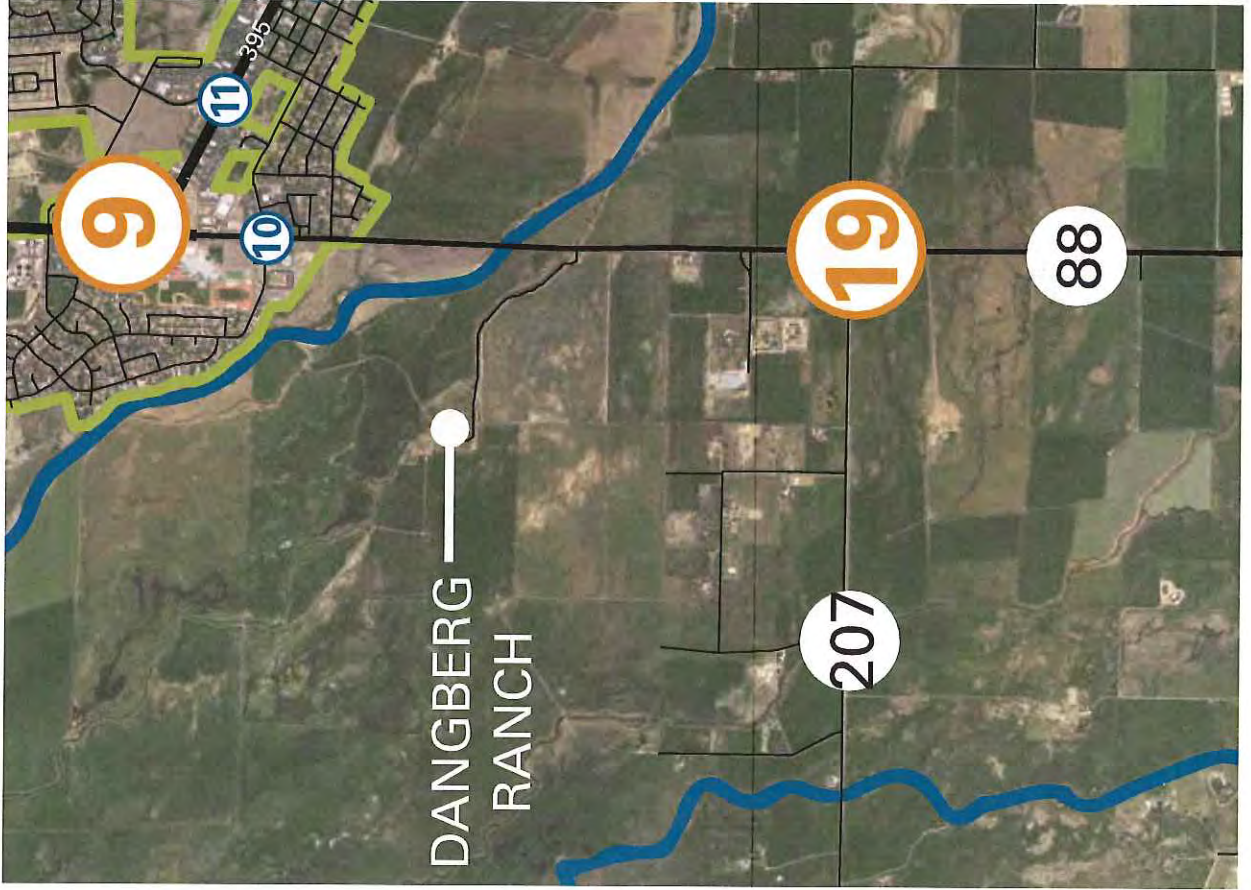


Sign #18: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #19: SR 88 & SR 207

MAP KEY



Sign #19: Southbound

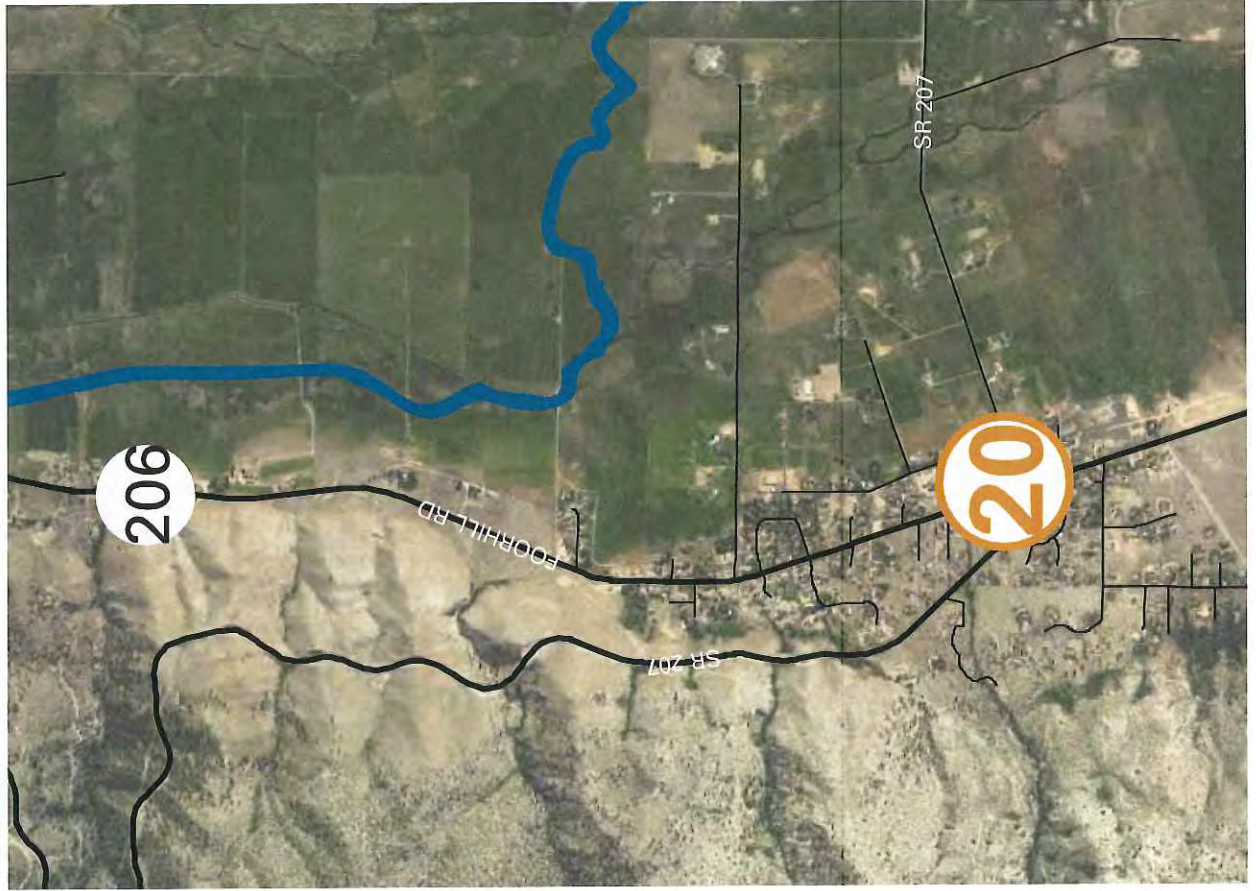


Sign #19: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #20: SR 207 & SR 206/Foothill Rd

MAP KEY



Sign #20: Southbound



Sign #20: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #21: SR 88 & SR 756

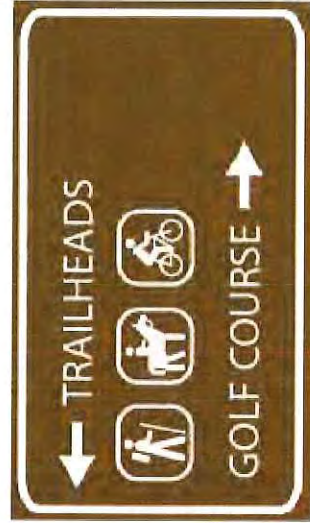
MAP KEY



Sign #21: Southbound



Sign #21: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #22: SR 88 & SR 206/Fairview Ln

MAP KEY



Sign #22: Southbound



Sign #22: Northbound



ILLUSTRATIVE MOCK-UPS - Sign #23: Hwy 395 & Topaz Park Rd

MAP KEY



Sign #23: Southbound



Sign #23: Northbound



DISCUSSION

