

Gardnerville Town Board
AGENDA ACTION SHEET



1. **For Possible Action:** Discussion on a request by Park Holdings, LLC. for a Master Plan Amendment and Zoning Map Amendment to reflect extending the Minden Gardnerville Community Plan and Urban Service area boundary in support of a Master Plan and Zoning Map Amendment from agriculture to 266 acres single family residential, 485 acres of receiving area, 105 acres of Rural Residential (2-5 acre parcels), and 40 acres of industrial; and realignment of Muller Parkway removing the large reverse curves that are present in the current design. The subject properties are located generally, north of Chichester Estates, East of the Ranch at Gardnerville, West of decker ditch, east of the Minden Elementary school on multiple APN's, with approximately 500 acres (84 acres single family, and 276 acres of receiving area, 34 acres of industrial, and 105 acres of 2-5 acre single family homes) located south of the proposed Zerolene Road to be located within the Town of Gardnerville; with public comment prior to Board action.
2. **Recommended Motion:** Staff recommends the town board Conditionally approve the proposed master plan amendment and zoning map amendment based on the findings in the staff report, including recommending the commission the conditions identified in the staff report.

Funds Available: Yes N/A

3. **Department:** Administration

4. **Prepared by:** Tom Dallaire

5. **Meeting Date:** September 6, 2016 **Time Requested:** 90 minutes

6. **Agenda:** Consent Administrative

Background Information: See the attached staff report and application for the request.

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

8. **Board Action:**

- Approved Approved with Modifications
 Denied Continued

Town of Gardnerville
1407 Highway 395 North
Gardnerville, Nevada 89410
(775) 782-7134
(775) 782-7135 facsimile
www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION

Location

Street Address: Douglas County, Nevada
Assessor's Parcel #: Multiple, Please see table Attachment 'A'
Current Zoning Designation: Agricultural, LI, RA-5
County Project Reference #: DA 16-038 & DA 16-039

Project Description

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.

Applicant:

Name: Park Ranch Holding, LLC. Jon Park
Address: 1300 Buckeye Road, Minden, Nevada 89423
Telephone Number: () 775.782.2144 Fax Number: () _____

Owner:

Name: Same as Applicant
Address: _____
Telephone Number: () _____ Fax Number: () _____

Engineer:

Name: RO Anderson Engineering Robert Anderson
Address: PO Box 2229, Minden, Nevada 89423
Telephone Number: () 775.782.2322 Fax Number: () _____

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

Keith Ruben
Printed Name

[Signature]
Signature

8/22/16
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)



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

MEMORANDUM

Date: August 31, 2016
To: Gardnerville Town Board
From: Tom Dallaire, P.E., Town of Gardnerville
Subject: DA 16-038 (Master Plan Amendment) 16-039 (Zoning Map Amendment); Park Ranch Holdings, over Multiple APN's

For Possible Action: Discussion on a request by Park Ranch Holdings, LLC. for a Master Plan Amendment and Zoning Map Amendment to reflect extending the Minden Gardnerville Community Plan and Urban Service area boundary in support of a Master Plan and Zoning Map Amendment from agriculture to 266 acres single family residential, 485 acres of receiving area, 105 acres of Rural Residential (2-5 acre parcels), and 40 acres of industrial; and realignment of Muller Parkway removing the large reverse curves that are present in the current design. The subject properties are located generally, north of Chichester Estates, East of the Ranch at Gardnerville, West of decker ditch, east of the Minden Elementary school on multiple APN's, with approximately 500 acres (84 acres single family, and 276 acres of receiving area, 34 acres of industrial, and 105 acres of 2-5 acre single family homes) located south of the proposed Zerolene Road to be located within the Town of Gardnerville; with public comment prior to Board action.

Background information:

Previous Board Action:

- **August 5, 2008**, the Town of Gardnerville heard a similar request from Park Ranch, with an outcome for denial of the project based on a number of factors from the master plan:
 1. Limiting residential development on agricultural land.
 2. The development was located outside of the Urban Service area.
 3. There was not a demonstrated change in circumstances since the adoption of the plan in 2006, and the need for more residential and commercial area could be adequately established at that time.
 4. MGSD and Minden and or Gardnerville Water Company had not approved serving the area.
 5. FIRM maps have not been updated and were being analyzed during the application process to the town.
 6. The time of this application in 2008, extending the existing Urban Service boundary has not arrived.
- **October 1, 2013**, the Town Board accepted the 2013 Valley Vision plan and directed staff to develop a joint resolution between towns of Gardnerville and Minden and Douglas County to be approved at a later date to confirm the principles within the plan and to commit to the identification of funds for plans for future implementation.

Since this proposed project is similar in nature to the previous application which was denied in 2008, several factors for consideration have occurred since the last time the town heard this project:



1. The Town of Gardnerville and Douglas County have finished the Pinenut and Buckeye wash flood studies that affects the proposed property. Carson River Sub Conservancy District is close to finishing up the Carson River model within the Carson Valley, which does not affect the project site if storm water is contained onsite, but could impact that study with the increased impervious infrastructure being proposed.
2. The Ranch at Gardnerville (Zerolene south to Chichester) currently has built phase 1, 2A, and 2B and a permit issued for phases 2C, 2D, and 2E. These phases 2 series(A-E) was to build 88 homes and 40 have been constructed to date, leaving 48 more to be built by 2018 per the approved phasing plan. Then by 2024, phase 3 was to be built in a series of 3 phases (A-C) with 81 additional units, ending the Ranch subdivision located within the Town of Gardnerville, reaching Zerolene which is the agreed upon town boundary. This leaves 131 more single family units to be constructed within Gardnerville side of the Ranch at Gardnerville. The build out of Phase one is currently located at the existing Urban Service boundary.
3. Virginia Ranch specific plan was approved in 2004 including commercial area (212 acres) and 1020 new homes. One small portion of the project has since built a Walmart and gas station. Nothing else has been proposed since 2012. There was a pre-application meeting in February of this year discussing a change in the concept of single family homes identified in the specific plan from smaller alley accessed homes to around 750 single family parcels where garage access is in front of the home like in Stodick Estates, Chichester Estates and what the Ranch at Gardnerville revised their development to be patterned after. There is a potential and allowed use to extend out the service industrial area, along with commercial increasing those zoning in the area.
4. Stone Creek expired and was the site for the low income senior housing model of New Beginnings. There is still room to expand that low income senior housing project.
5. Stodick Estates was built out at 121 lots.
6. Arbor Gardens is built out at 160 lots.
7. Chichester Estates was built out at 764 lots with one remaining parcel available for construction. The old proposed RV lot at the end of Kimbles.
8. Ashland Park expired and we lost the potential of 292 units with that development and it is no longer on the books leaving the 64 acre site vacant.
9. The County still has 3,085 units that are vested and available to be constructed. Of those 1,152 are within the Town of Gardnerville (1,020 Virginia Ranch, 1 Chichester, 131 the Ranch at Gardnerville).
10. The Town has developed to the existing Master Plan planned Urban Service boundary on the east side of Gardnerville, and with the various ownership of the last remaining parcel at the extension of Mill Street, staff does not see this area being developed within the flood plain and west of Hussman Lane, and the Hussman Ranch (south of Waterloo Lane and the Community Center) is a conservation easement and will not be developed and can be removed from the Urban Service boundary. This leaves only this area being proposed and the current Virginia Ranch specific plan as the only areas to expand the Gardnerville service area.
11. The Valley Vision process, in which the Towns of Minden and Gardnerville participated, does identify this area as future neighborhoods and the area around Western Nevada Community College as providing medical research employment area.



The main issue for your consideration - "is this the right time?"

2008 was not the right time - lots of proposed developments not moving forward and a couple of them now are expired, and the land still sits vacant.

Staff Analysis:

The applicant has provided the following detail in the proposed development agreement;

This has not been presented to the town and historically these development agreements have not included the towns in their development.

The applicant will:

- Obtain any remaining right-of-way for Muller Parkway from the current terminus near Winhaven to Toler Lane;
- Construct Muller Parkway between its current terminus near Winhaven development south to Toler Lane (3.65 miles in length);
- Prepare and file a Specific Plan for the entire project. (this is the time town staff can get into the details of the proposed development);
- Limit the total number of dwellings units to a maximum of 2,900.
 - 50% of the units (1,450) must utilize transferable development right (TDR's).
 - 5% of the units as multi-family and 10% of these will be proposed as affordable.
 - 10% of the units will be reserved for residents of 55+
- Per the traffic study the build out of this project would be by 2061 (45 years)

The Town of Gardnerville staff does not feel we needed to deal with the Topaz area changes in the application. But one note to realize with this application is the receiving area will remove the Topaz area from a receiving area density at that part of the county which is a long way away from the currently established services the Carson Valley has to offer.

Based on the information provided and additional information I received on some questions we asked the engineer, staff has the following observations;

Annexation:

The applicant provided the area they believe would be the area that could be annexed into the Town of Gardnerville and includes 275 acres. The Town of Gardnerville currently covers 1,236 acres. This would increase the town area by 22% (1,511 acres) containing 1,272 units and approximately an additional 3,180 people added to the towns current population of 5,560. The additional information below was provided by Keith after the actual submittal and earlier in the week of this report preparation:



**Estimates based on conceptual plan you
 have in your packet**

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	

Town Staff anticipates that the applicant will pursue the annexation request depending on the outcome of this application as it moves through this process.



Drainage:

Drainage of the new development and conveying the flood from the Pinenut Wash is a concern of town staff. Many studies have been conducted since the last time this came to the town board showing that there is a need to perpetuate flows, with upstream properties and downstream properties so flows can be perpetuated through the project and conveyed through current proposed subdivisions that so there is not an impact on downstream properties. Conveying flows from the Pinenut will be important to the Town of Gardnerville ensuring there is a way to convey this flood flow under the proposed Muller Parkway and around any future neighborhoods.

The proposed 275 Acres with 1,272 units will impact the Martin Slough flows and how we are able to get those flows through the currently proposed Ranch at Gardnerville project. This will need to be carefully considered and reviewed when the detail is available.

Town staff does not find this information in the application, nor are they required to provide conceptual drainage reports. There will need to be conditions at the specific plan that will address the proposed drainage and regional improvements and who would be responsible for the maintenance.

Traffic:

The applicant is proposing to construct 2 lanes of Muller Parkway from Toler to the existing terminus north of Winhaven. The traffic study is based on traffic volumes generated by the project and not including the existing traffic demand. Staff feels the traffic study should include the existing demand in the traffic report recognizing the service levels of the roads study, we already have traffic loads and service levels at this time.

Figure 2 of the traffic study did include the Average Daily Traffic (of the proposed development (ADT) on existing roads like Gilman, Buckeye, and Zerolene (which is not even constructed yet) assuming 10% of the overall buildout ADT (27,608 entering and exiting the development) and area all shown to have 2,968 ADT. The Study will need to provide further detail in order to look at how this new traffic will impact intersections of Highway 395 and Buckeye, Gilman and Waterloo, and Zerolene assuming that will be constructed to use.

Proposed Zoning:

Commercial – No commercial zones are proposed in the application. There are zones north in Minden and south in Gardnerville that have not yet been developed. Town Staff believes within the receiving area currently proposed, commercial could be requested at a future date. Town Staff want to ensure a large amount of commercial is not proposed in this area, and would encourage the applicant to keep the existing Highway 395 corridor (Main Street) and the commercial hub, with large box stores and structures north and south utilizing the existing vacant commercial zone parcels.

Industrial – There are no areas with the industrial zone that are proposed to be located in the Town of Gardnerville. The proposed development currently has 2 parcels zoned north (46.62 acres) and south (26.61 acres) of Buckeye Road. They propose to consolidate the industrial zone to 40 acres south of Buckeye and west of the Virginia Ditch. Staff is concerned about this number of residential units and no increase in



service industrial area being proposed with this application or within the Virginia Ranch specific plan to increase these services provided in that zone (mechanics, auto body).

Single Family Residential (SFR 8,000) – a breakdown of this zoning within the Town of Gardnerville was not provided. But guessing, it looks to be over 80 acres (SFR 8,000) and the remaining of the 275 acres would be receiving area abutting the town boundary up to south west side of Muller Parkway.

Rural residential (2 to 5 acres parcels) - has been proposed to be located within the Town of Minden, and is located on the east and north side of Muller Parkway.

Community Services:

Parks / Trails: There is a plan proposed for one large park in the conceptual plan, located north of Zerolene. The proposed park does represent an area the applicant is willing to donate to the cause in the application. There is no information being proposed to pedestrian linkages to existing surrounding subdivisions, in many cases they will have to be linked by street connections. The Town of Gardnerville would encourage the applicant and engineer to plan for detached pedestrian and bicycle pathway connection to the various future neighborhoods.

Schools: a proposed school site is being proposed which will insure that the applicant will be dealing with the Douglas County School District.

Emergency Responders: East Fork Fire District was not aware of the site and I believe is interested in being in the conversation when it comes to public emergency response. With this development, the majority of the population in the Towns of Minden and Gardnerville will reside in areas where there is a potential that emergency vehicles may not have access during a large flooding event - Highway 395 would be closed at the s curve or Mission Street from the Carson River, Gilman, Zerolene, Buckeye, and Lucern Street at the Martin Slough, and until Muller is connected or the crossing at Highway 395 at the Martin Slough is installed, there may be a chance for access via Muller.

Will the Sheriff need more jail space and office space or area for a court building?

Post office: Will the post office be able to serve this increase in population

Water: Gardnerville Water and the Town of Minden have received this application. Gardnerville Water will hear this application on September 12th, while Minden will hear the application at the board meeting on the 7th of September. The applicant needs to work with these water companies to figure out how to loop and extend the existing infrastructure with Minden serving the Ranch, Gardnerville Water extending their system to loop around Chichester, and other planned extensions.

Sewer: This area is located within the MGSD service boundary and will need to be annexed into the service boundary. The letter is included accepting the development is provided, and the sewer plan has the capacity on a first come first serve basis.



Fiscal Impact:

No data was submitted to discuss the impact on the town. Depending on the final specific plan proposal, the town will need to increase staff in order to serve the additional residents for street maintenance, parks if any, pedestrian trails and drainage ways. This development should be planned in small neighborhoods allowing each phase to be evaluated at that time for the specific need for maintenance of those improvements. Some partnering with the town on regional drainages and storm water collection system and pedestrian parkways will need to happen to make this successful for the town residents as well.

Findings for the Master Plan

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.

Goals and objectives of the current 2011 Master Plan propose to preserve agricultural land, and does not consider this area within the current Minden Gardnerville Urban Service boundary as protected agricultural lands. The Valley Vision was created and accepted by the town in October of 2013 - it clearly shows this area as future neighborhoods. Town staff agrees with the engineer's findings that the requested master plan amendments necessitate the logical expansion of the Urban Service area. There is still undeveloped receiving area within Gardnerville at this time, and staff has heard some interest in moving one of the projects forward. The board needs to make the determination if this is the right time for the amendment. The Ranch at Gardnerville has 131 more parcels to construct under that development prior to it reaching the edge of the existing boundary.

The construction of 2 lanes of Muller Parkway before any final map is recorded would help out the county and this community as whole. Several other developments that were in the construction phases back in 2008 have finish building out and have been extended to the community's edge with exception of the the Virginia Ranch specific plan and Ashland Park which has expired.

The proposal, although lacking some important details that will come in time with the development of the specific plan, could be right at this time for this type of amendment to the master plan. It would support the valley vision and ensures the commercial core remains along the existing Highway 395 or Main Street with commercial space available on the north end of Muller in Minden and the south end of Muller Parkway in Gardnerville and is located off Muller for easy access. Gardnerville has around 85 acres of vacant General commercial (11%) of the proposed project.



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 does not feel we have the authority to discuss the TRE zoning receiving area and need, but the applicant's justification letter sounds like the proposal will reduce the number of dwelling units that can be built in Douglas County and keep the concentration of the urban areas within the Minden Gardnerville Urban Service area to help the community thrive. There is not a need today for additional homes. Muller Parkway is going to be constructed prior to the first final map being recorded and there is a need for that road. There is 64 acres of multi-family zoned property east of Chichester and north of the Stodick Park, and 212 acres east of Stodick Estates and Toler Lane that 1020 units can still be constructed on today. In the past 8 years since the last time this board has seen the similar application, there have been several subdivision that have built out and only one more development has proceeded constructing. But the Muller Parkway would fill a big need for this community for the existing residents and for the future ones.

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;

The proposed plan subjects the parcels to smaller independent development projects rather than one master planned development. This will help cluster small developments within the larger area to be developed, allowing the supplying of homes to the need. They are proposing an additional school site, more parks. This means more streets for the town to maintain and storm drain for maintenance. This changes the dynamic of the towns refuse service and how we do business, by increasing the volume collected to how we currently collect the refuse today. A slow planned progression through this development would be needed to sustain the service the town would provide to it.

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)

The proposed amendment area is the most logical expansion of the Urban Service boundary. The services are already nearby and are easily expended in place of creating new services in TRE.

There is vacant commercial property north and south to serve the proposed community, there still is a need and staff has a concern that there is not enough service industrial area to serve the needs of the additional residents.



Town Staff recommendation to the Board:

This proposal submittal is a change to the town vision and strategic plan and the area was not considered in the town's plan for prosperity. If the board does decide to use the recommendation by staff, the following conditions of approval should be applicable;

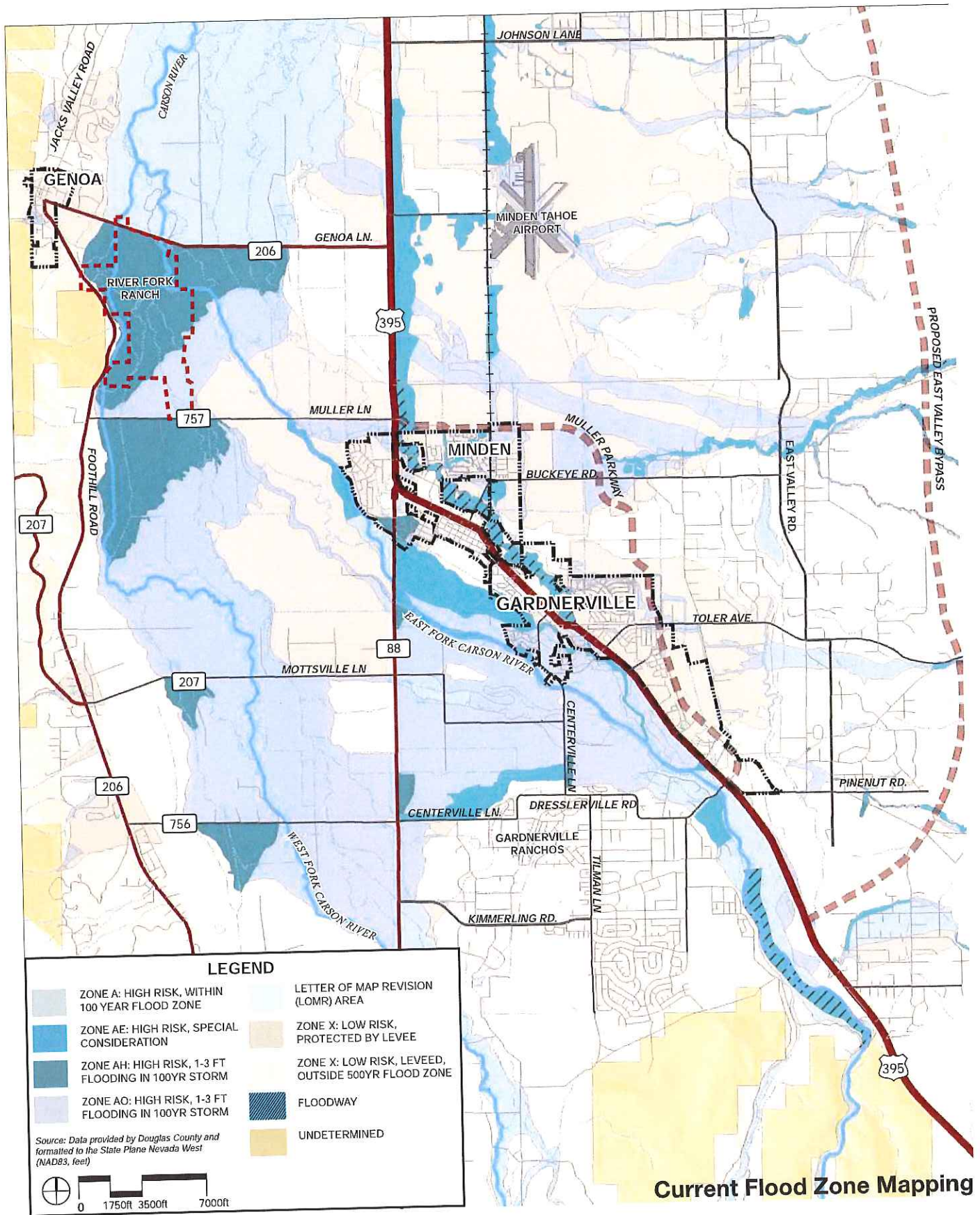
- Conditionally approve the application request by Park Ranch Holdings, LLC. for a Master Plan Amendment and Zoning Map Amendment to reflect extending the Minden Gardnerville Community Plan and Urban Service boundary in support of a Master Plan and Zoning Map Amendment from agriculture to 266 acres single family residential, 485 acres of receiving area, 105 acres of rural residential (2-5 acre parcels), and 40 acres of industrial; and realignment of Muller Parkway removing the large reverse curves that are present in the current design, recommending the following conditions to the planning commission, County Staff and the County Commission for the applicant to consider in proceeding with the specific plan:
 1. The applicant will need to work closely with the towns to ensure the fiscal impact is worked out for the public services needed for a project of this caliber, meeting the demand of services and mitigating the impacts to local roads and traffic needs and levels of service currently at the existing intersections.
 - a. Expand recreation access by connecting residents and visitors to the regional trail system and drainage future patterns and continuing this feature though the new plan.
 - b. Mitigating the Pinenut and Buckeye Flooding through the proposed development and combining that drainage system with maintenance & pedestrian access creating a larger pedestrian connection into the proposed development. There needs to be a way to perpetuate the flood flows from Pinenut back to the Martin Slough or alternative ditch system back to the Carson River.
 2. The a 100' wide pedestrian/irrigation parcel that is located behind Chichester will need to be run from Gilman extending east to Muller.
 3. A future Specific Plan/Community Design should comply with the respective Plans for Prosperity and design guidelines of each Town.
- If the Board does not agree with staff and feels a DENIAL is in order for the request by Park Ranch Holdings, LLC. for a Master Plan Amendment and Zoning Map Amendment, and realignment of Muller Parkway removing the large reverse curves that are present in the current design; recommending DENIAL for consideration to the planning commission, county staff and the County Commission because it has not made the findings for the 2011 Master Plan Amendments in that the applicant did not effectively define the change in circumstances justifying the excess amount of residential area and additional receiving area when there is still



DA 16-038 MPA & 16-039 ZMA
Requested by: Park Ranch holdings, LLC.,
September 6, 2016 Town Board Meeting

64 acres of vacant MFR area and 212 acres of receiving area to be developed within the Urban Service boundary, and one more subdivision with 131 lots that need to be developed. It is simply not the right time to increase the Minden Gardnerville Urban Service boundary.

Board Comments and notes during the meeting;



Current Flood Zone Mapping



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 ESERALDA AVENUE
MINDEN, NEVADA 89423

ROUTING SHEET

To: Engineering: Building: Town of _____
GID: _____ Other: _____

From: Douglas County Community Development Department

Date: 6/6/16 Application Number: DA 16-038 + 16-039

The Douglas County Community Development Department has received an application for:

- DEVELOPMENT APPLICATION: 16-038 (MPA) 16-039 (ZMA)
 LAND DIVISION APPLICATION: _____

Planner: Mimi

Applicant: Jon Park

Project Address: multiple

APN multiple

The Applicant is requesting: See applications

Zoning District: _____ Community Plan: _____

Your comments and /or recommended conditions of approval must be submitted no later than 6/20/16.

Please reply to Coleen Thran-Zepeda, Development Coordinator, by phone (775) 782-9012, email ctzepeda@douglasnv.us, or in room 221 at the Minden Inn.

Comments (attach additional sheets as necessary): _____



**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

Douglas County, Nevada Receipt

5. Comm. Development
1815310-1 06/01/2016 5
Wed, Jun 01, 2016 09:58AM
Name: PARK JOHN
Addr: 1300 BUCKEYE RD STE A
City: MINDEN
State: NV Zip: 89423
3 PARK RANCH HOLDINGS 4,490.00 513 -
1 ITEM(S): TOTAL: 4,490.00
Check PAID 4,490.00

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

DA 16-038

CTZ

6-1-16

File Number	Receipt Number	Received By	Date
Town:	Floodplain Zone:	Zoning:	Case Planner:
Master Plan Land Use:	FIRM # & Date:	Wellhead Protection Area (s):	
Regional/Community Plan:			

Have a good day!!!

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.

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 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 |
- *****

RECEIVED

JUN 01 2016

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

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

10-17

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

APN

Attachment 'A'

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
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1320-28-000-017	East of SR 88 & US Hwy 395
1320-28-000-022	East of SR 88 & US Hwy 395
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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
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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
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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

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):

- Abandonment
- Annexation
- Design Review, Major
- Design Review, Minor
- Design Review, Accessory Dwelling Unit
- Agreement (Development/Reim./Affordable Housing)
- Master Plan Map Amendment
- Master Plan Text Amendment

- Special Use Permit
- Variance, Major
- Variance, Minor
- Zoning Map Amendment
- Zoning Text Amendment

Modifications to Existing Development Approvals:

- Modification, Major
- 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

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)

<u>JON PARK</u>	<u>Jon Park</u>	<u>6/1/16</u>
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:

<u>ROBERT O. ANDERSON</u>	<u>Robert O. Anderson</u>	<u>6-1-16</u>
Printed Name	Signature	Date

Attachment 'A'

APN	Location
1320-20-000-017	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
1320-29-601-003	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
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1022-16-002-105	TRE Holbrook Junction Community Area
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1022-23-000-003	TRE Holbrook Junction Community Area
1022-23-000-004	TRE Holbrook Junction Community Area

Town of Gardnerville
1407 Highway 395 North
Gardnerville, Nevada 89410
(775) 782-7134
(775) 782-7135 facsimile
www.gardnerville-nv.gov



PROJECT REVIEW APPLICATION

Location

Street Address: Douglas County, Nevada
Assessor's Parcel #: Multiple, Please see table Attachment 'A'
Current Zoning Designation: Agricultural, LI, RA-5
County Project Reference #: DA 16-038 & DA 16-039

Project Description

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.

Applicant:

Name: Park Ranch Holding, LLC. Jon Park
Address: 1300 Buckeye Road, Minden, Nevada 89423
Telephone Number: () 775.782.2144 Fax Number: () _____

Owner:

Name: Same as Applicant
Address: _____
Telephone Number: () _____ Fax Number: () _____

Engineer:

Name: RO Anderson Engineering Robert Anderson
Address: PO Box 2229, Minden, Nevada 89423
Telephone Number: () 775.782.2322 Fax Number: () _____

By signing this application, the applicant agrees to reimburse the Town of Gardnerville for all expenses reasonably incurred by the town in the process of reviewing the application, including, but not limited to, engineering and legal expenses. A \$75 deposit is included with this application.

Applicant or Applicant's Representative:

Keith Ruben
Printed Name

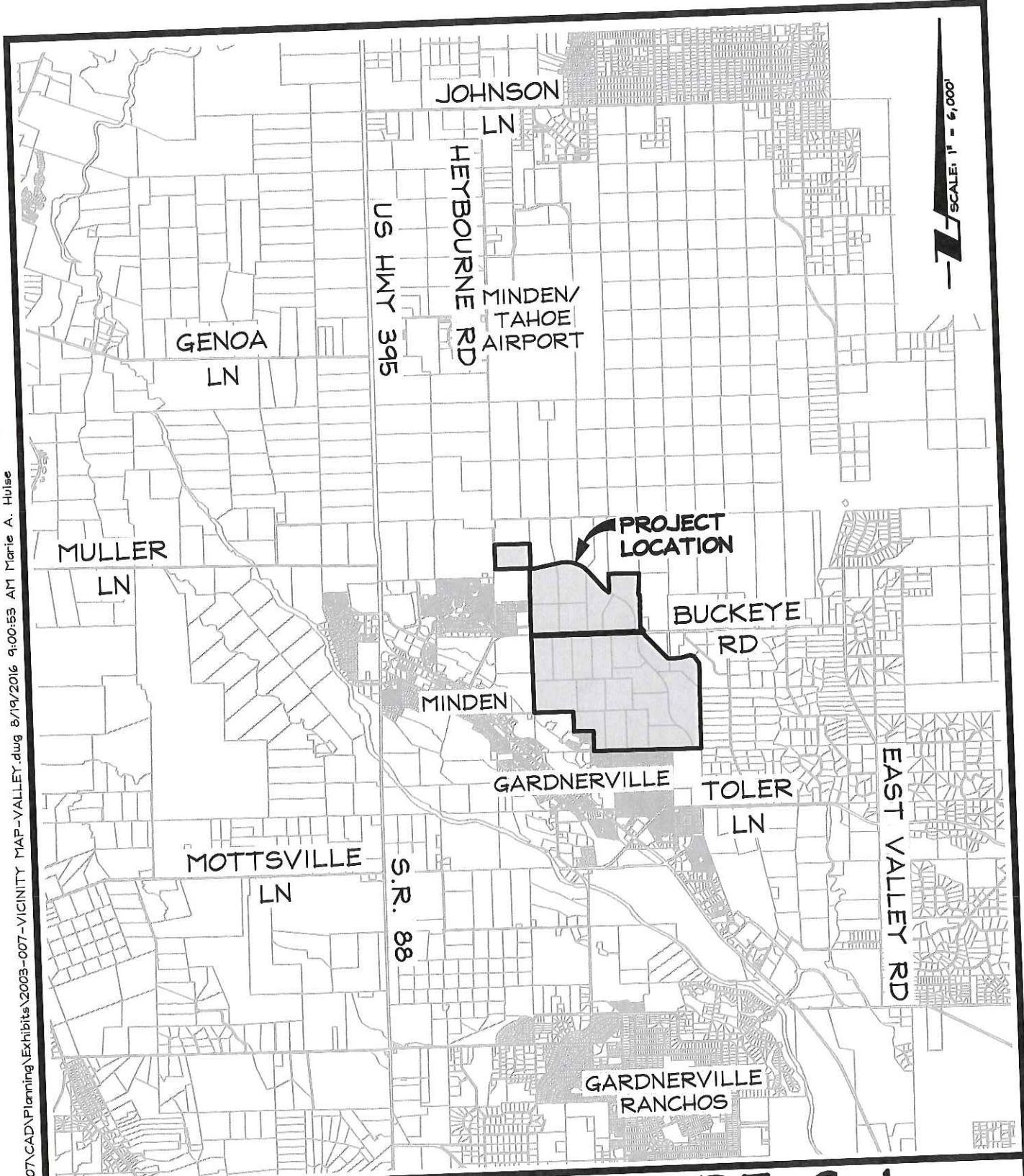
[Signature]
Signature

8/22/16
Date

{When projects are located or proposed to be located within the Town of Gardnerville, Douglas County requires review and comment by the Town Board before making a final decision on the project. The Town of Gardnerville makes recommendations to Douglas County on all development to be located within the township boundaries. Douglas County will not render a decision until a letter of recommendation has been submitted by the Town.}

(Application and all materials related to the project review need to be submitted to the Town office by the Friday two weeks before the Board meeting.)

Y:\Client Files\2003\2003-007\CAD\Planning\Exhibits\2003-007-VICINITY MAP-VALLEY.dwg 8/19/2016 9:00:53 AM Marie A. Hulise



SCALE: 1" = 6,000'

R|O|Anderson
WWW.ROANDERSON.COM

NEVADA
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 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

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

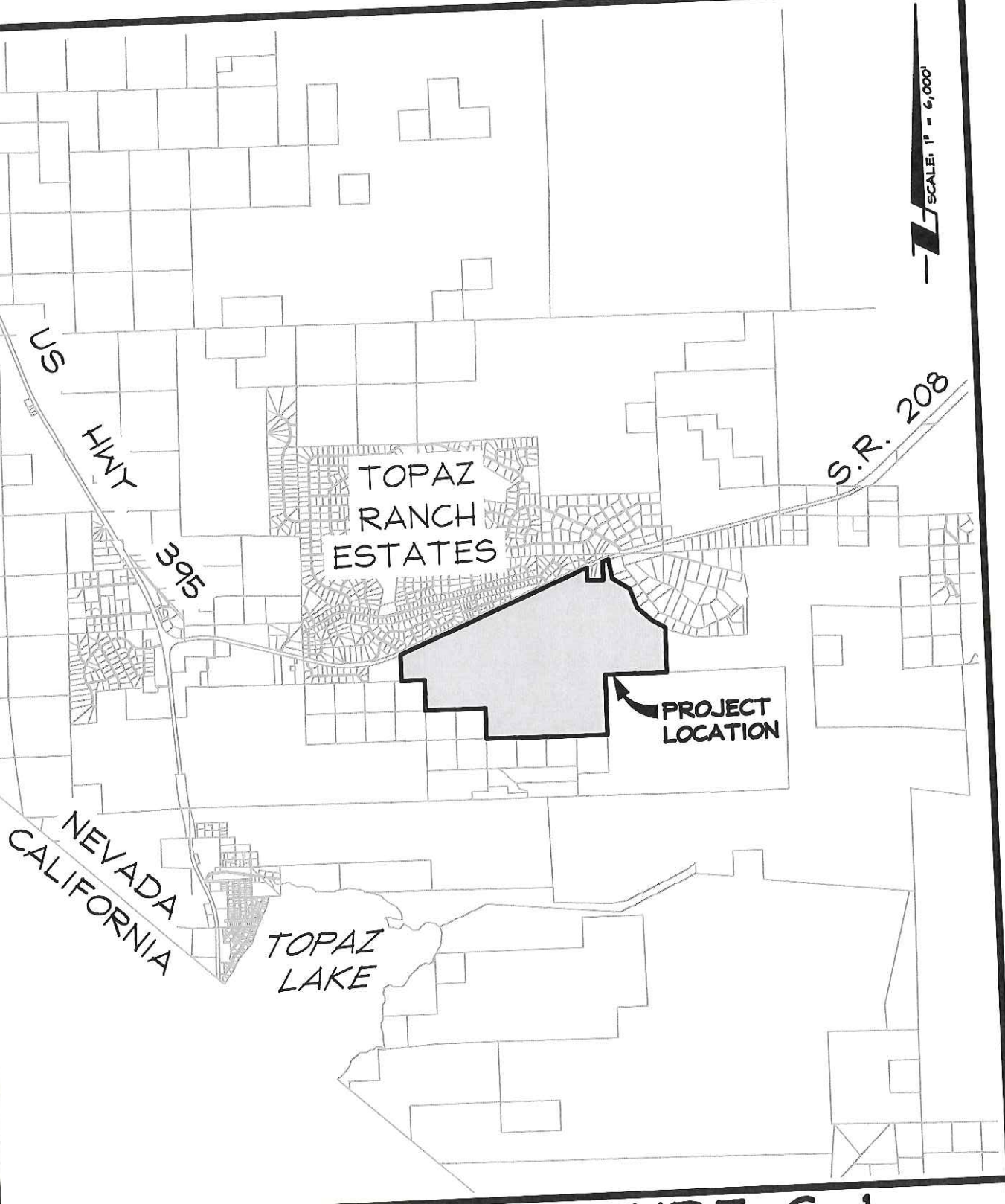
2003-007

08/19/16

10-24

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

SCALE: 1" = 6,000'



RO Anderson
 WWW.ROANDERSON.COM

NEVADA 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 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
---	--

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

2003-007

08/19/16

10.25

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);

August 19, 2016
Revised Description and Justification
Park Cattle Holdings, LLC
Page 2 of 16

- 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

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

August 19, 2016
 Revised Description and Justification
 Park Cattle Holdings, LLC
 Page 4 of 16

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
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11	1320-28-000-029	East of SR 88 & US Hwy 395
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28	1022-14-001-038	TRE Holbrook Junction Community Area
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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

10.29

August 19, 2016
 Revised Description and Justification
 Park Cattle Holdings, LLC
 Page 5 of 16

#	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
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51	1022-23-000-002	TRE Holbrook Junction Community Area
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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

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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)

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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.

R O Anderson

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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.

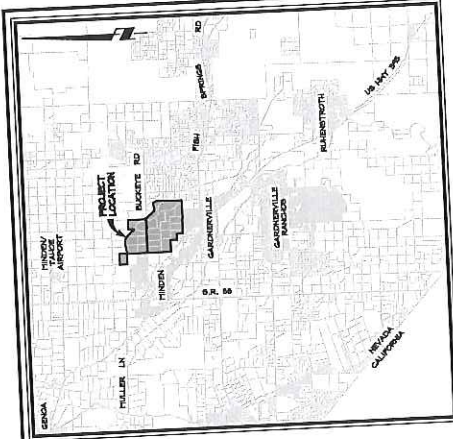
Sincerely,

R.O. ANDERSON ENGINEERING, INC.

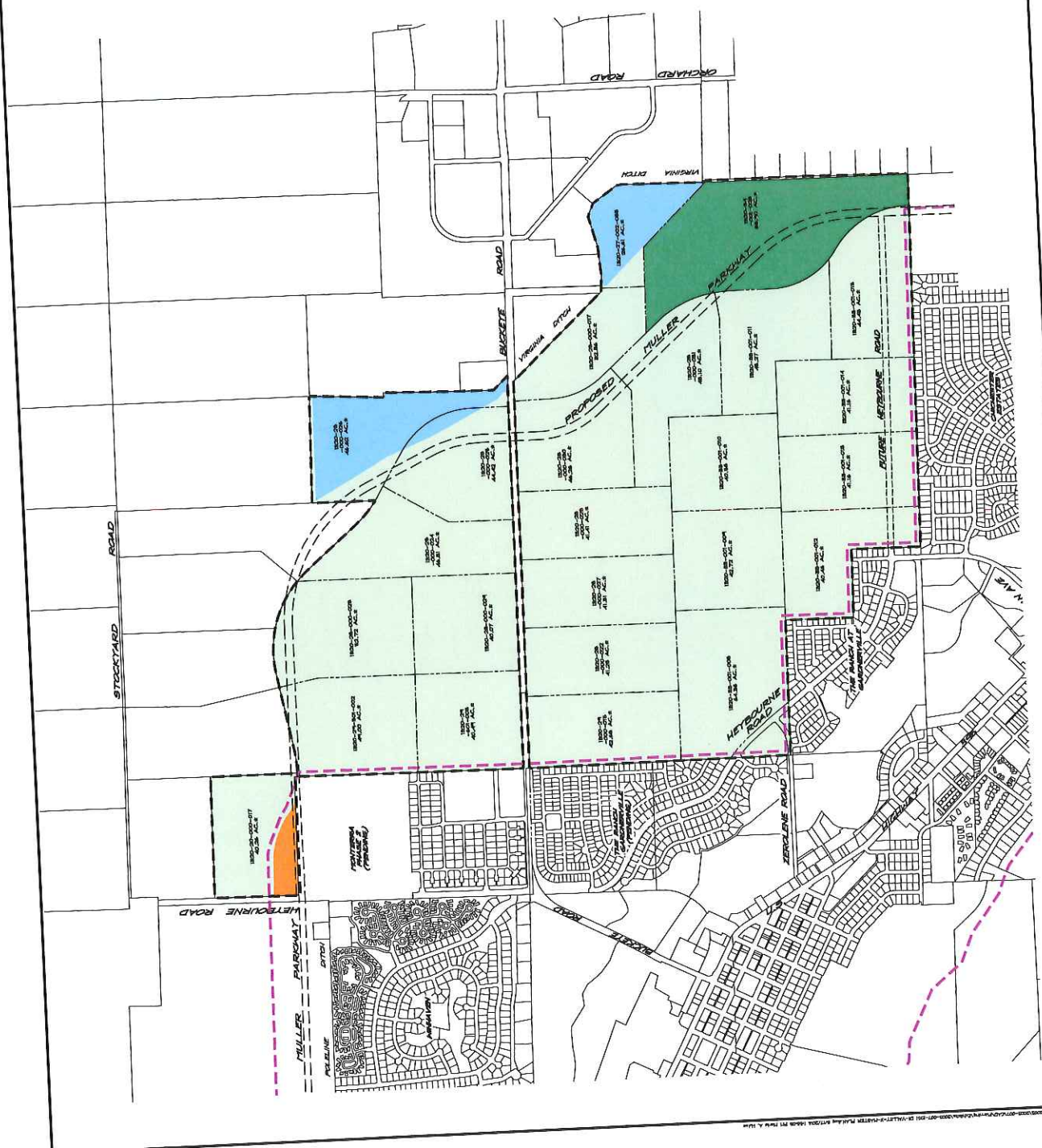
A handwritten signature in black ink, appearing to read 'KR', with a long horizontal line extending to the right.

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

cc: Park Ranch Holdings, LLC



VICINITY MAP
NOT TO SCALE



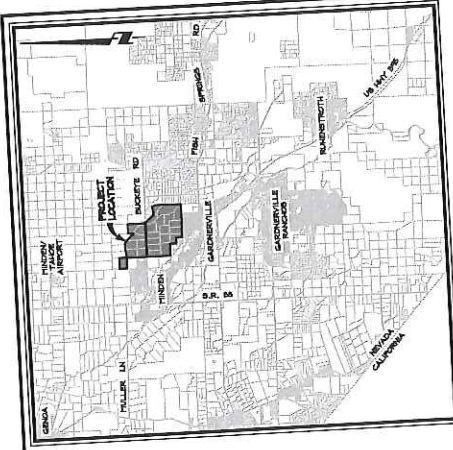
- EXISTING URBAN SERVICE AREA & HINDEN/GARDNERVILLE COMMUNITY PLAN
- PROJECT BOUNDARY
 - AGRICULTURAL (1,189 AC±)
 - INDUSTRIAL (66 AC±)
 - RECEIVING AREA (12 AC±)
 - RURAL RESIDENTIAL (89 AC±)



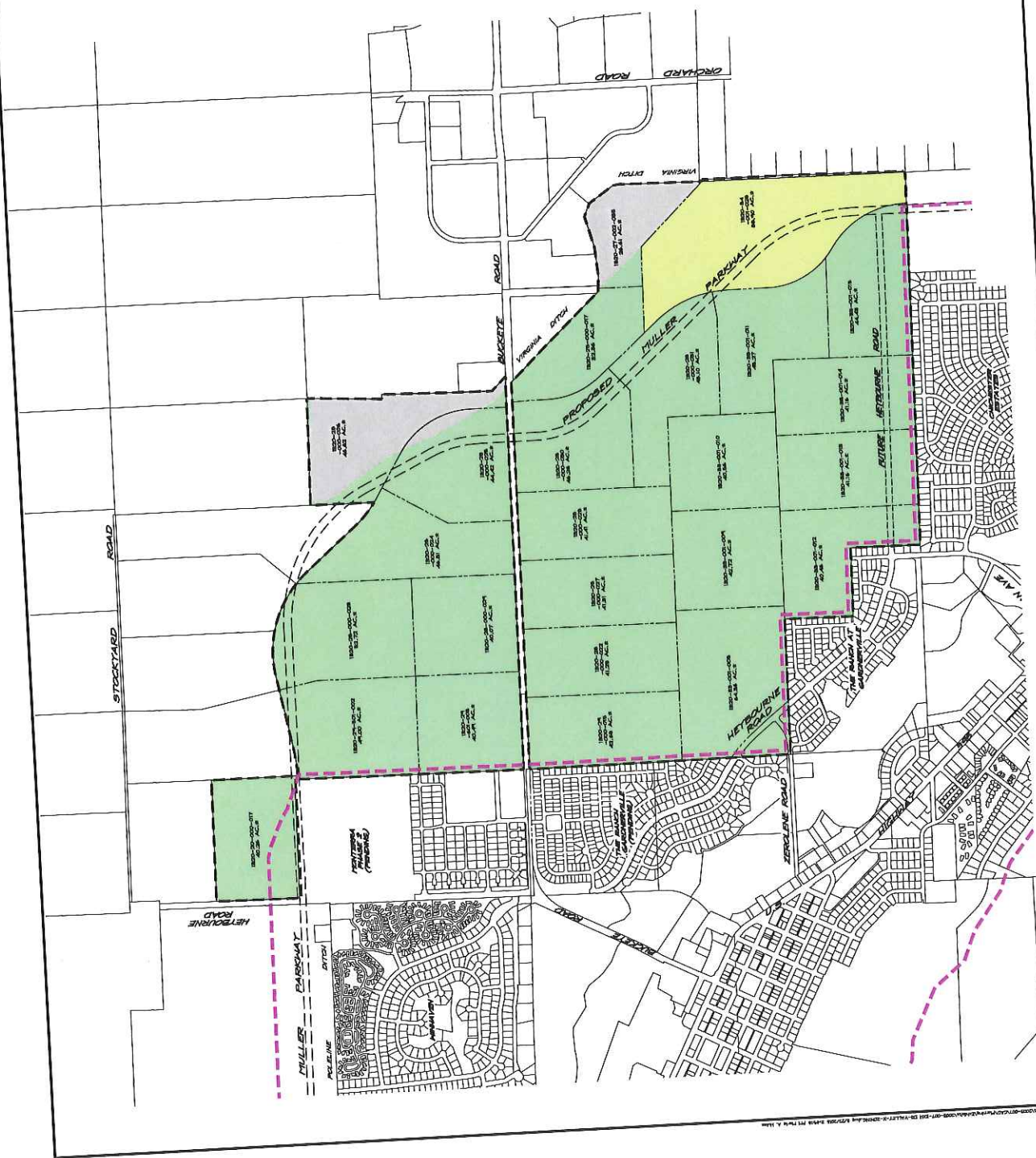
FIGURE D-1
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(EXISTING MASTER PLAN)

R. O. Anderson
REGISTERED PROFESSIONAL ENGINEER
No. 1700
1000 S. 10th Street
Gardnerville, NV 89415
TEL: 775-781-1111
FAX: 775-781-1112

10.92



VICINITY MAP
NOT TO SCALE



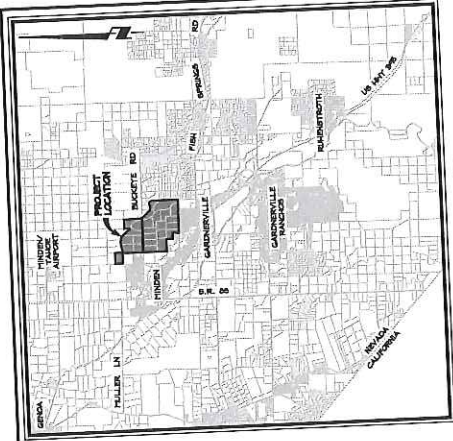
- EXISTING URBAN SERVICE AREA & MINDEN/GARDNERVILLE COMMUNITY PLAN BOUNDARY
- PROJECT BOUNDARY
- AGRICULTURAL (1,205 AC±)
- LIGHT INDUSTRIAL (65 AC±)
- RURAL AGRICULTURE 5-ACRES (87 AC±)



FIGURE D-3
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(EXISTING ZONING)

ROAnderson
PLANNING & ARCHITECTURE
1100 S. MAIN ST. SUITE 100
HENDERSON, NV 89015
TEL: 702.251.1000
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10-44



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: 106 AC.±
- PROPOSED ZONING: RA-5

PROPOSED MULLER PARKWAY ROW: 3.7 MILES±

- EXISTING URBAN SERVICE AREA 4
- HINDS/GARDNERVILLE COMMUNITY PLAN
- EXISTING URBAN SERVICE AREA 4
- HINDS/GARDNERVILLE COMMUNITY PLAN
- PROJECT BOUNDARY

SCALE: 1" = 400'

SCALE: 1" = 400'

- AGRICULTURE 19 ACRE
- LIGHT INDUSTRIAL
- RURAL RESIDENTIAL 2-5 ACRE
- SFR 8,000

FIGURE D-4
PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTY
(PROPOSED ZONING)

R/O Anderson
10000 S. 10000 E.
SALT LAKE CITY, UT 84114
PHONE: 801.488.1234
FAX: 801.488.1235
WWW.RANDERSON.COM

10.45

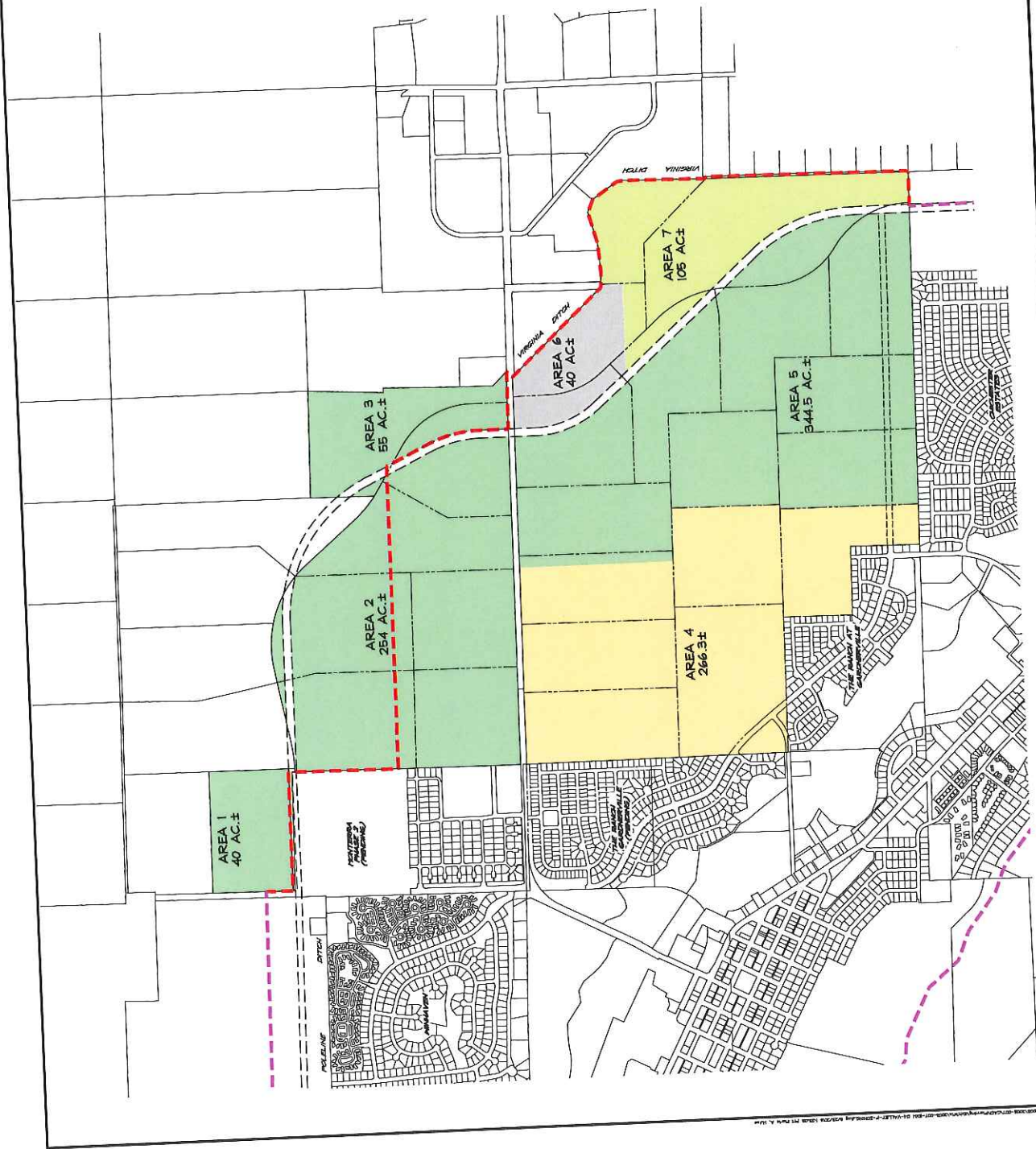
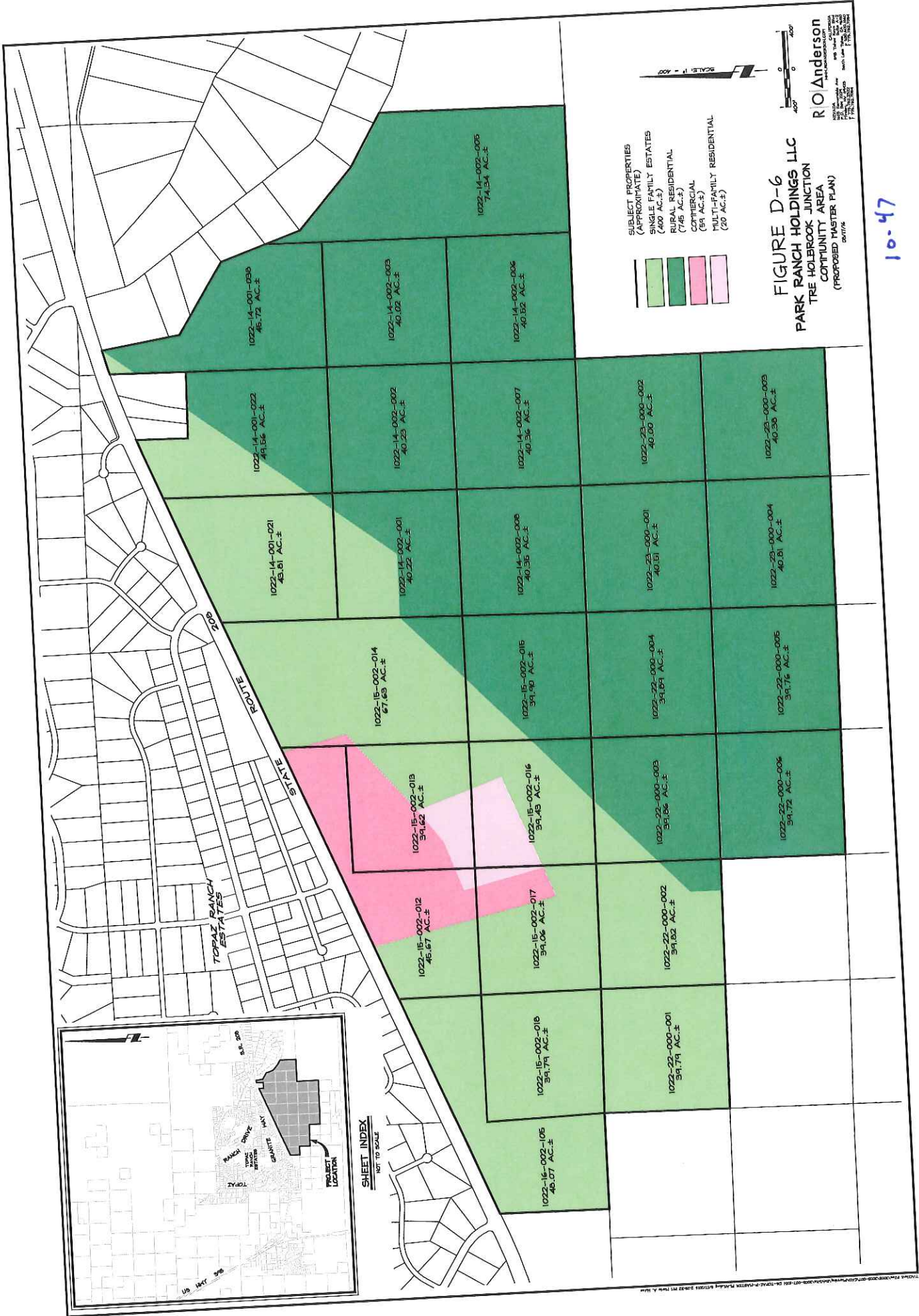
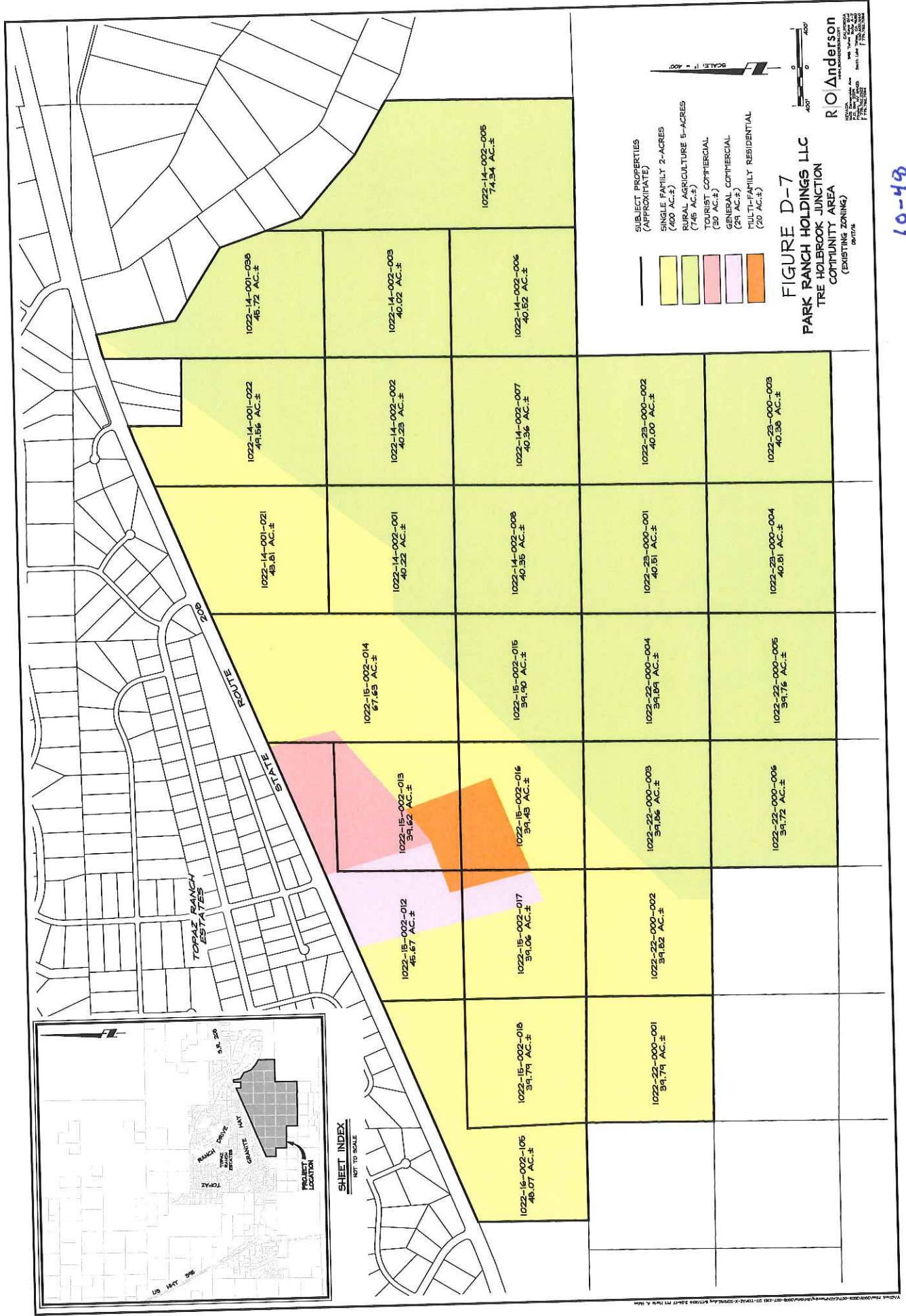


FIGURE D-4: 10/20/2010 10:45 AM 10.45





10-49

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.

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.

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

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 on 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.

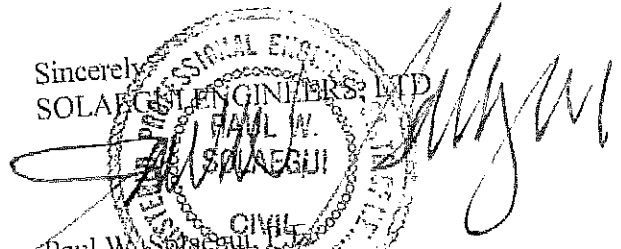
Again, the developer is offering to construct the initial two lanes of Muller Parkway from its current terminus near US-395 (north) to Toler Lane on the south. The timing of the roadway construction will be set pursuant to a yet-to-be approved Development Agreement, but in advance of the recordation 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.

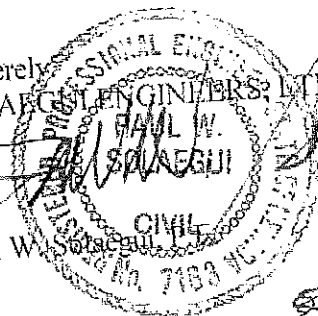
The 2016 Douglas County Transportation Plan indicates that the construction of Muller Lane from Monte Vista Avenue to Pinenut Road as a 4-lane roadway is a proposed mid-term transportation project scheduled for the 2016 to 2025 timeframe. Muller Parkway currently exists as a 4-lane roadway from US-395 (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. Solategui



8-24-16
EXP 6-30-18

Enclosures
Letters\Park Cattle Land

Trip Generation Summary - Alternative 1

Project: New Project
 Alternative: Alternative 1

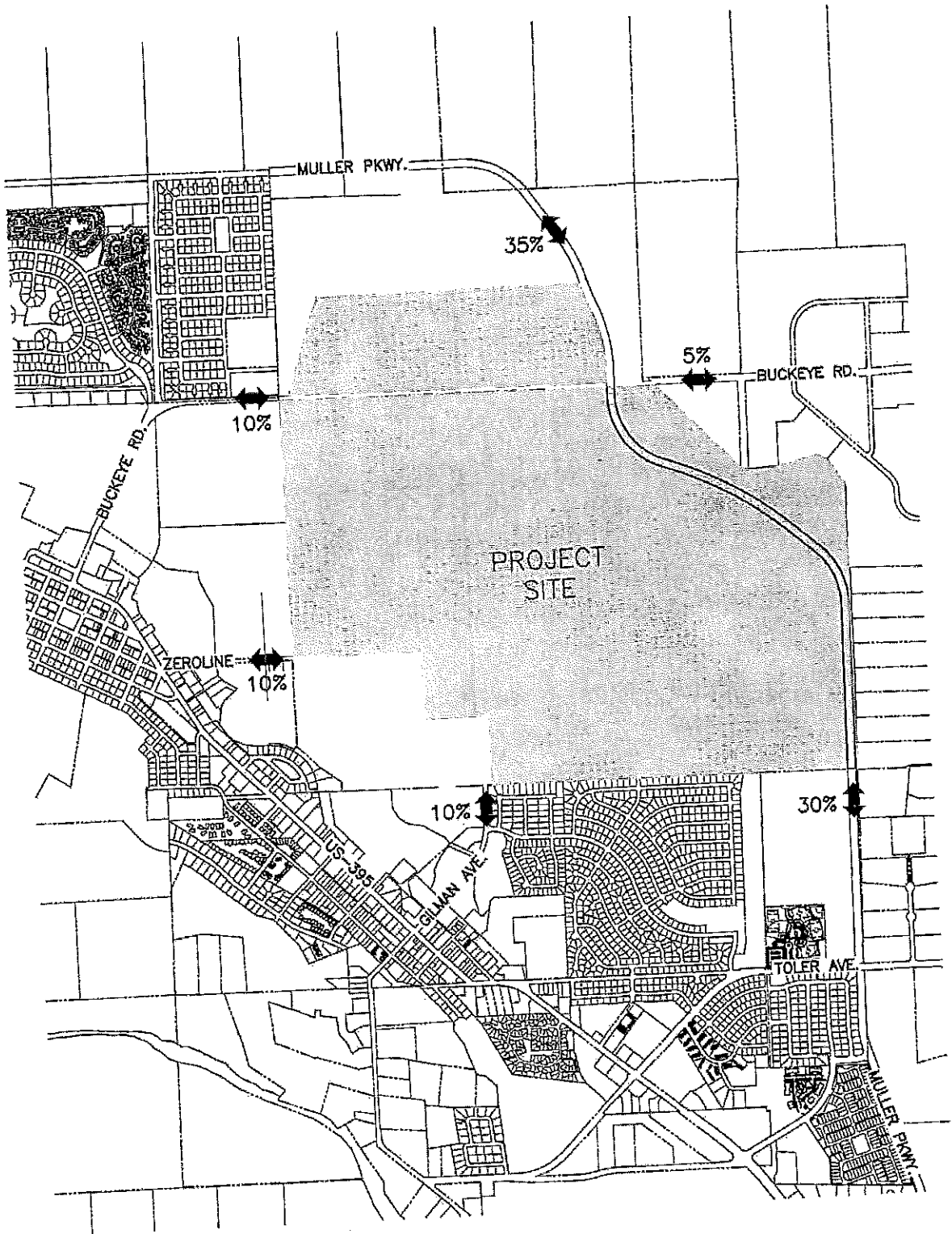
Open Date: 8/24/2016
 Analysis Date: 8/24/2016

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

10-52



PARK RANCH HOLDINGS LLC
TRIP DISTRIBUTION
FIGURE 1

Trip Generation Summary - Alternative 1

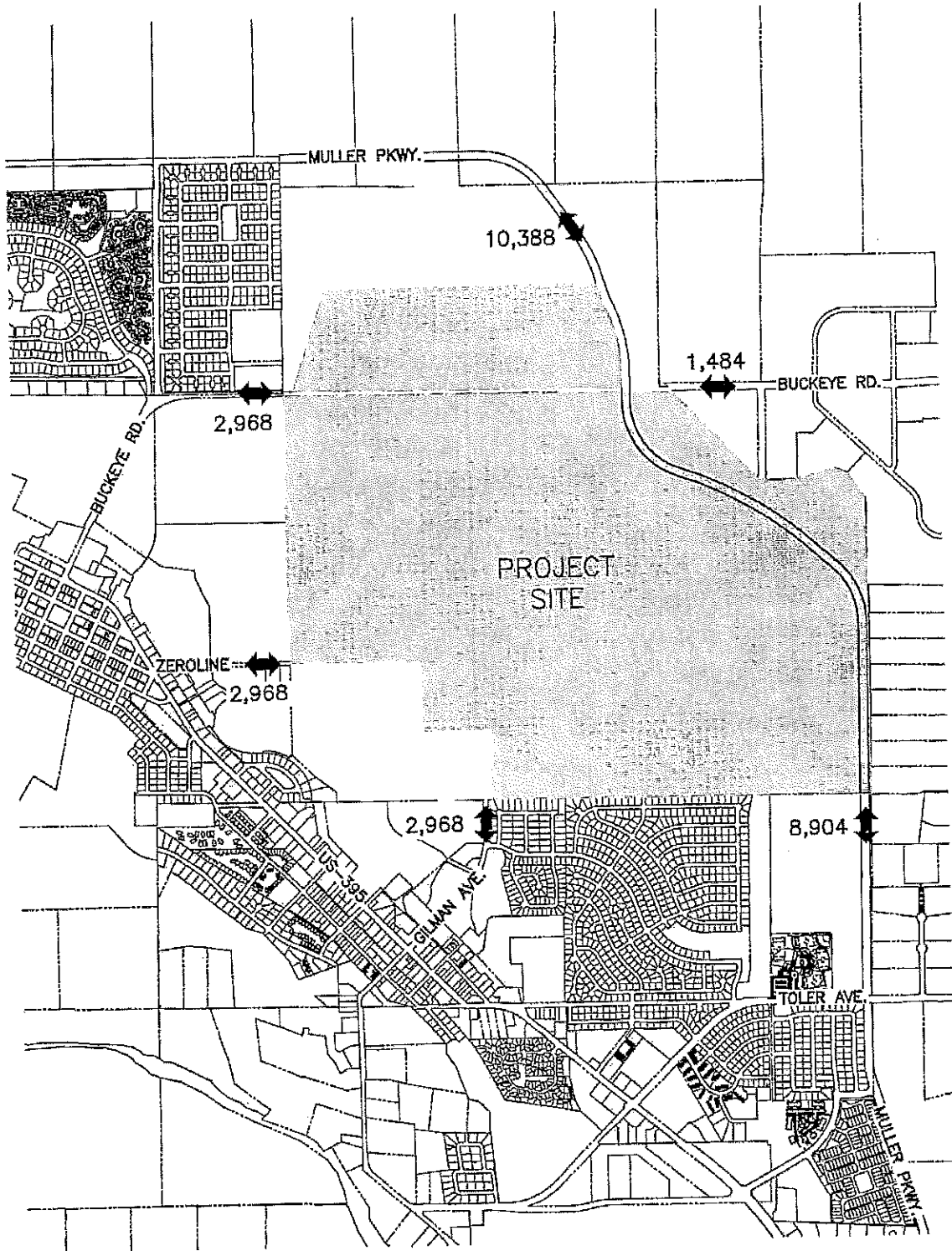
Project: New Project
 Alternative: Alternative 1

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

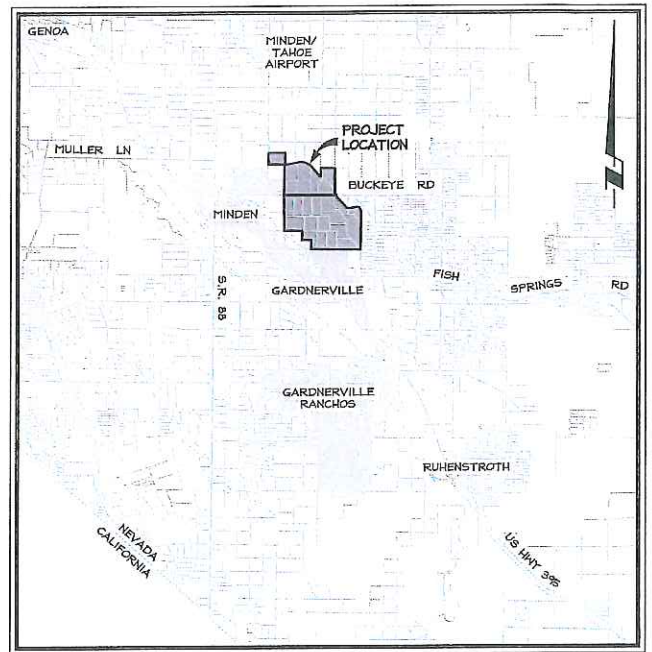
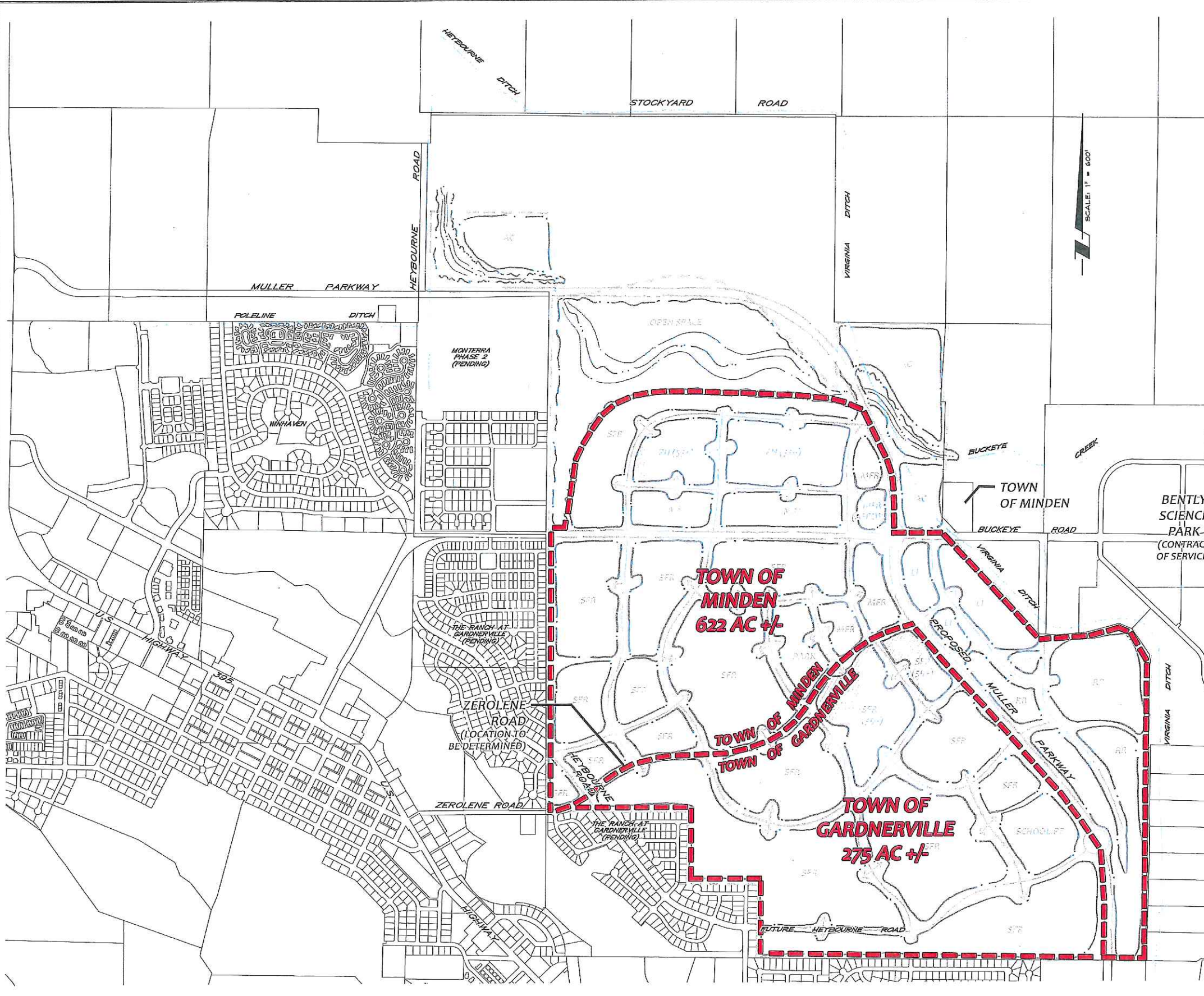
ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
110	GINDUSTRIAL 1 40 Acres	1036	1036	2072	249	51	300	64	226	290
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	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 ASSIGNMENT (ADT'S)
FIGURE 2



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

CARSON VALLEY A.P.N.'S 1820-20-000-017; 1820-27-002-035; 1820-28-000-017, 022 - 031; 1820-29-000-015; 1820-29-501-002; 1820-29-601-003; 1820-33-001-008 - 015; 1820-34-001-025

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.
1800 BUCKEYE ROAD
MINDEN, NEVADA 89423
(775) 782-2144

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

ENGINEER: R.O. ANDERSON ENGINEERING, INC.
P.O. BOX 2224
MINDEN, NEVADA 89423
(775) 782-2922

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

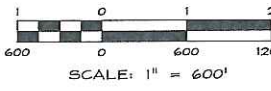
FLOOD ZONE: CARSON VALLEY: AD 1', 2', 3', 4' UNSHADED 'X' PER FIRM MAP PANEL 32005C0254H & 32005C0255H DATED 06/15/2016
T.R.E. HOLBROOK JUNCTION: A & UNSHADED 'X' PER FIRM MAP PANEL 32005C0500G DATED 01/20/2010

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/PP)
 - 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)

T:\Client - Files\32005\32005-007\CAD\Plan\Map\181818\32005-007-001-001.dwg 8/22/2016 8:53:24 PM Marc A. Miller

NO.	DATE	REVISION	BLOCK	BY



R O Anderson
WWW.ROANDERSON.COM

NEVADA: 1605 Emerald Ave, P.O. Box 2224, Minden, NV 89423, T 775.782.2922, F 775.782.7004

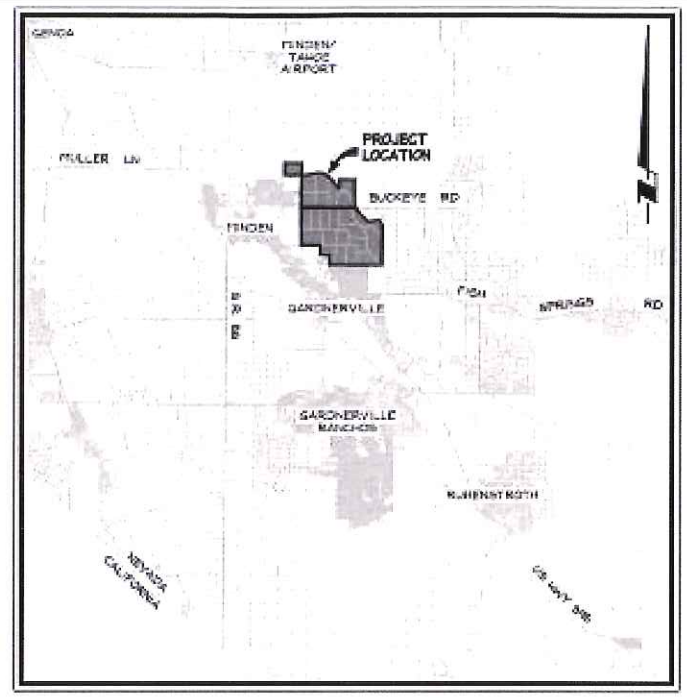
CALIFORNIA: 595 Tahoe Elys Blvd, Suite A-2, South Lake Tahoe, CA 96150, T 916.650.1460, F 916.650.1464

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

10-56



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

CARSON VALLEY A.P.N. 8 1320-25-004-011, 1320-27-002-035, 1320-28-000-017, 1320-29-001-008, 1320-29-001-018, 1320-29-001-021, 1320-29-001-022, 1320-29-001-023, 1320-29-001-024, 1320-29-001-025, 1320-29-001-026, 1320-29-001-027, 1320-29-001-028, 1320-29-001-029, 1320-29-001-030, 1320-29-001-031, 1320-29-001-032, 1320-29-001-033, 1320-29-001-034

T.R.E. HOLBROOK JUNCTION A.P.N. 16 (NOT SHOWN ON THIS EXHIBIT)
1323-14-001-001 - 022, 038, 1323-14-001-001 - 503, 006 - 008, 1323-14-001-009 - 018, 1323-14-001-019, 1323-14-001-020 - 021, 1323-14-001-022 - 024

OWNER: PARK RANCH HOLDINGS, LLC
1803 BUCKEYE ROAD
HENDER, NEVADA 89423
(775) 782-2144

PARK LEVITOVIC CO
P.O. BOX 1287
HENDER, NV 89423

DEVELOPER: PARK RANCH HOLDINGS, LLC
1803 BUCKEYE ROAD
HENDER, NEVADA 89423
(775) 782-2144

ENGINEER: R.O. ANDERSON ENGINEERING, INC.
P.O. BOX 3239
HENDER, NEVADA 89423
(775) 782-2322

PROJECT ADDRESS: DOUGLAS COUNTY NEVADA
EXISTING ZONING: CARSON VALLEY: A-15, LI, RA-5
T.R.E. HOLBROOK JUNCTION: MFR, RA-5, SFR-2, TC, GC

PROPOSED ZONING: CARSON VALLEY: A-15, LI, RA-5, SFR 6,000
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, COTTAGE/AL, MULTI-FAMILY RESIDENTIAL

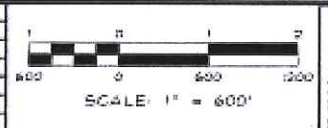
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T.R.E. HOLBROOK JUNCTION: 4 & 5 UNSHADED X PER FIRM MAP PANEL 32009C0234H DATED 06/19/2015

TOTAL AREA: 2,588 AC ±
CARSON VALLEY: 1,844 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))
- PATIOHOUSES 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

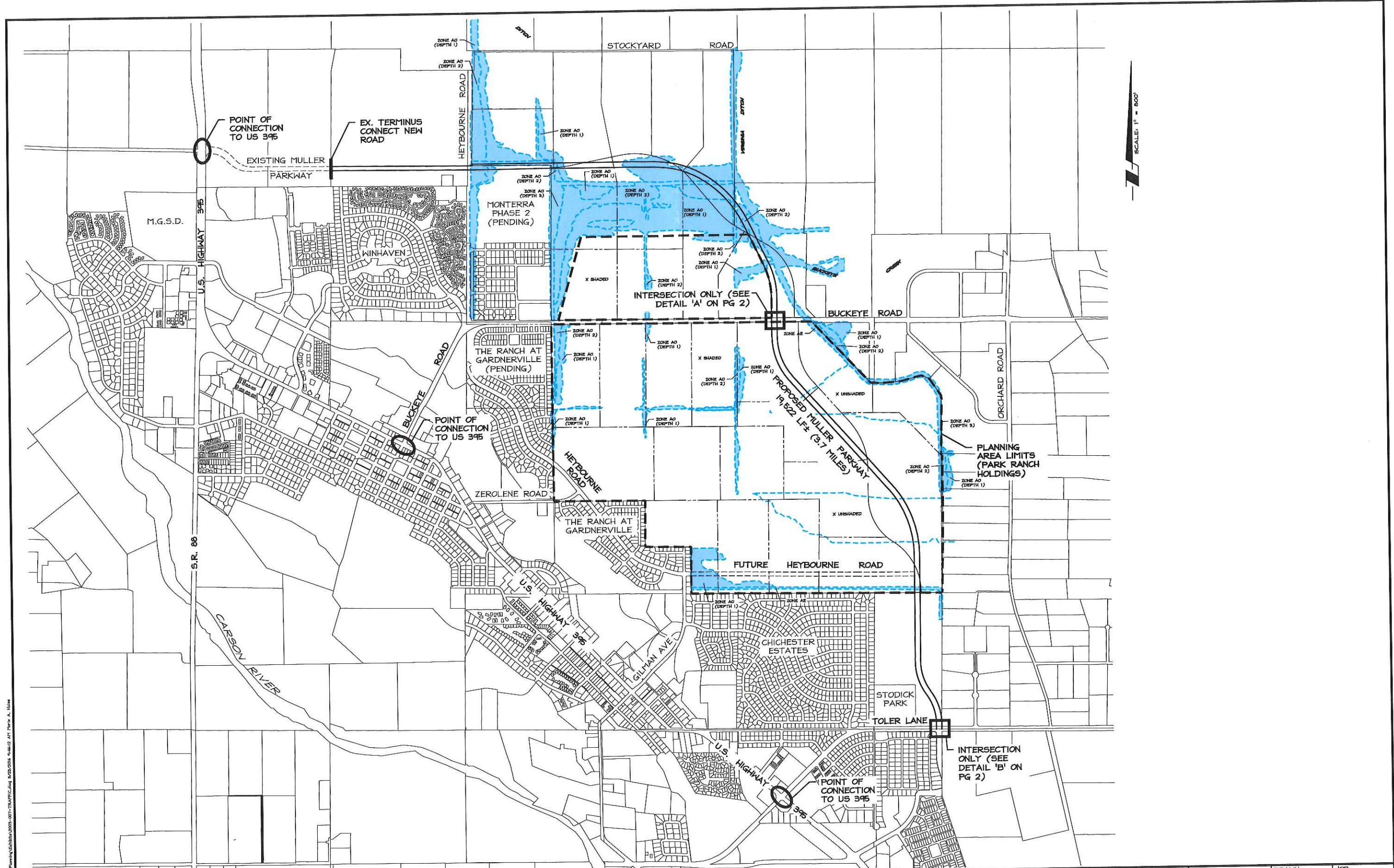


R.O. Anderson
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
NO. 10000
EXPIRES 12/31/2018

PARK RANCH HOLDINGS LLC
CARSON VALLEY PROPERTIES

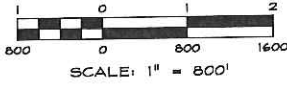
CONCEPTUAL DEVELOPMENT PLAN

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ENGINEER: ROA	DRAWING: EXH-155
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DATE: 05/22/16	CP: 1 SHEETS



SCALE: 1" = 800'

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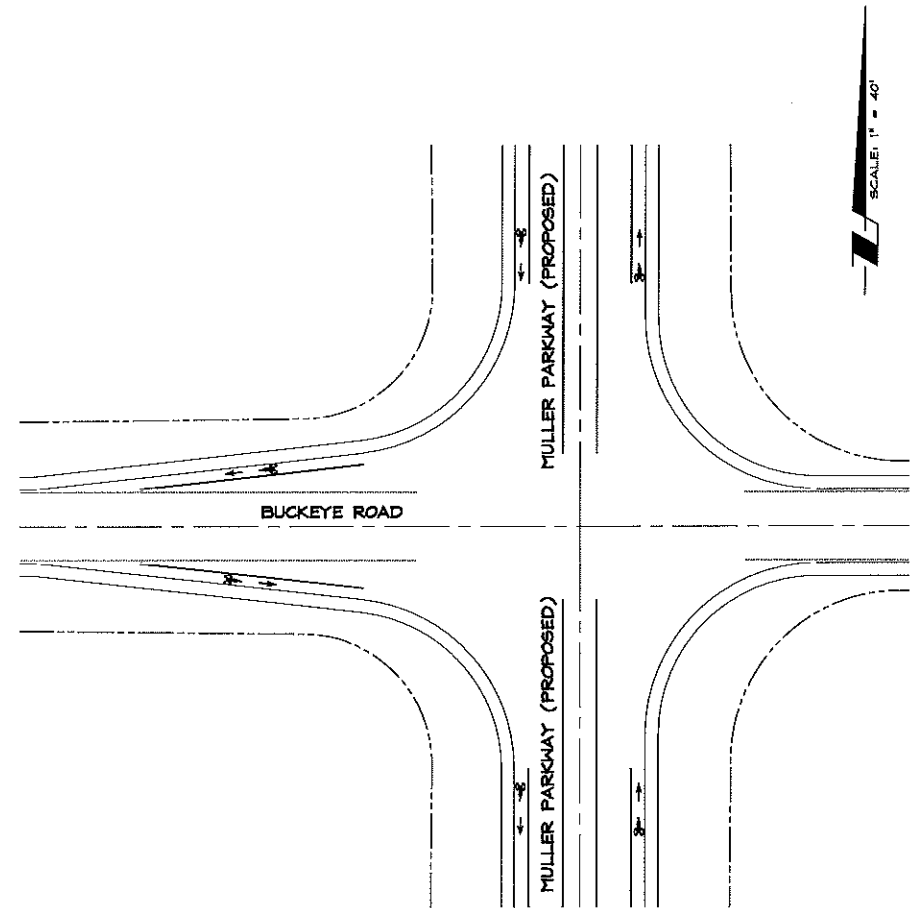


RO Anderson
 WWW.ROANDERSON.COM
 NEVADA: 1805 Emeralds Ave, P.O. Box 2274, Primm, NV 89423, T 775.762.2274, F 775.762.7004
 CALIFORNIA: 595 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150, T 925.600.8640, F 775.762.7004

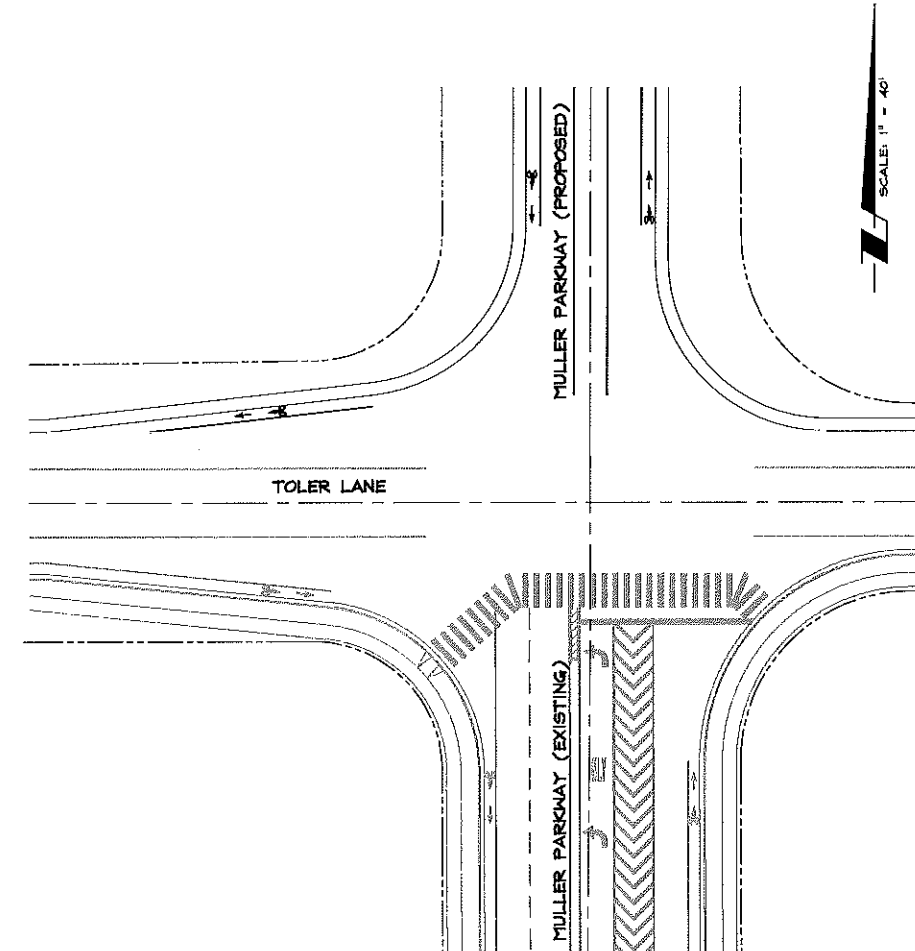
PARK RANCH HOLDINGS LLC

MULLER PARKWAY IMPROVEMENTS

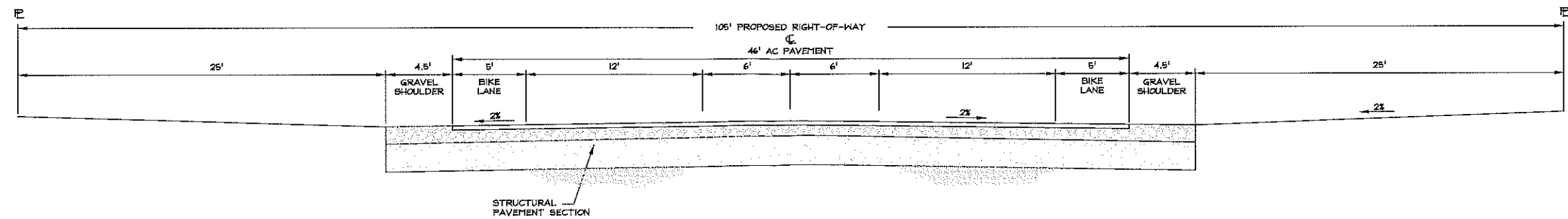
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ENGINEER: ROA	DRAWING: TRAFFIC
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DATE: 08/12/16	OF: 2 SHEETS



MULLER PARKWAY & BUCKEYE ROAD INTERSECTION 'A'
SCALE: 1"=40'



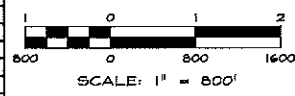
MULLER PARKWAY & TOLER LANE INTERSECTION 'B'
SCALE: 1"=40'



TYPICAL SECTION (MULLER PARKWAY)

SCALE: 1"=4'

NO.	DATE	REVISION BLOCK	BY



RO Anderson
1601 Everettside Ave. P.O. Box 3325
Folsom, NV 89403
T 775.762.2922 F 775.762.2964

PARK RANCH HOLDINGS LLC

MULLER PARKWAY IMPROVEMENTS

DRAWN: MAH	JOB: 2008-007
ENGINEER: ROA	DRAWING: TRAFFIC
SCALE: 1" = 800'	SHEET: 2
DATE: 08/12/16	OF: 2 SHEETS