

Douglas County Board of County Commissioners

AGENDA ACTION SHEET

Title: For possible action. Discussion on the adoption of Ordinance 2019-1561, a Zoning Map Amendment for multiple parcels within the North Douglas County Specific Plan to reduce 58.4 acres of General Commercial zoning to 13.8 acres, to reduce 11.0 acres of Neighborhood Commercial to 0.0 acres, to reduce 11.9 acres of Tourist Commercial zoning to 0.0 acres, to reduce 78.0 acres of Single Family Residential 8,000 zoning to 67.0 acres, to increase Multi-Family Residential zoning from 0.0 acres to 73.9 acres, and to increase Public facility zoning from 41.9 acres to 48.8 acres. The property owners are Big George Ventures (Robbe Lehmann/Ray Sidney), Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC (Michael Hohl) (APNs 1420- 06-601-003, 1420-06-601-004, 1420-06-701-009, 1420-05-201-009, 1420-05-201-010, 1420-05-401-008, 1420-05-301-007). DP 18-0348. Second Reading. (Sam Booth on behalf of Douglas County Community Development)

Recommended Motion: Move to approve Ordinance 2019-1561, an amendment to the North Douglas County Specific Plan, including zoning map amendments for multiple parcels as presented, based on the recommendation from Community Development's staff, the evidence presented, public comment, and the ability to meet the required findings.

Financial Impact: None.

Prepared by: Sam Booth, Planning Manager

Meeting Date: February 4, 2020 **Time Required:** 20 minute presentation (approximate).

Agenda: Administrative

Background Information: The North Douglas County Specific Plan ("NDCSP" or "Plan") is comprised of approximately 624 acres of land located in the North County area of Douglas County within the Jacks Valley/Indian Hills Community Plan on both the west and east sides of Hwy 395. The Plan occupies the north eastern corner of Douglas County's border with Carson City. The subject parcels are vacant. The total project area proposed for amendment includes 203.45 acres. The +/-203.45-acre portion of the NDCSP proposed for amendment requires updates to the Specific Plan in order to amend the existing Master Plan and zoning designations. The resulting designations introduce a mix of housing types, open space, public facilities, associated commercial development, and a potential school site.

At the December 10, 2019, Planning Commission meeting, the Planning Commissioners heard this item and voted 3-3 in a tie vote. As a result, no formal action was taken and no recommendation to the County Commissioners was made by the Planning Commission. Therefore, the Community Development staff's original recommendation to the Planning Commission is being forwarded to the Board of Commissioners.

Similar to the Master Plan Future Land Use Map Amendment request, Planning Commission members Brown, Oland, and Walder voted in favor of the requests based on their belief the findings could be met and members Henderson, Casey, and Akola voted against the requests based on their belief that the proposed zoning would be inconsistent with the underlying land use designation and the presence of inadequate public facilities. They also believe there is no current need for the proposed land use and zoning due to the amount of land currently zoned single and multi-family residential in Douglas County as well as the requested increase in density of residential units being requested by the applicants. Member Neddenriep abstained from the proceeding per NRS 281A. The minutes of the December 10, 2019, Planning Commission meeting are attached to the Master Plan Future Land Use Map Amendment Community Development report associated with this request. Because an ordinance requires two readings before the Board of County Commissioners, Ordinance 2019-1561 was introduced at the January 7, 2020, Board of Commissioners meeting and is now presented for a second reading, public hearing, and possible adoption by the County Commissioners.

Agenda Item # 2

For Staff Report and Applicant Project Description and Justification for Specific Plan Amendment and Zoning Map Amendment see Action Item #1.

NORTH DOUGLAS COUNTY SPECIFIC PLAN AMENDMENT #5

Adopted _____, 2019
Ordinance No. _____



TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION	4
Specific Plan Location	4
Amendment Area.....	4
Prior Approvals- NDCSPA.....	6
Approved Uses- Amendment Area.....	6
Specific Plan Process.....	10
Proposed Amendment.....	10
Summary of Amendment.....	15
CHAPTER 2: Environmental resources	16
CHAPTER 3: Land Use and Design	16
Existing Master Plan and Zoning Designations.....	16
Proposed Master Plan and Zoning Designations	19
Site Details	22
Open Space.....	23
CHAPTER 4: Traffic and Circulation	25
Summary of Impacts.....	25
CHAPTER 5: Public Services and Facilities	27
Introduction.....	27
Existing Conditions- Water System	27
Existing Conditions- Waste Water System.....	27
Table 2.1: Current Sunridge sewer gravity main service area	27
Existing Conditions- Drainage and Storm Drain System.....	27
Analysis- Water System	30
Summary	30
Demand Estimates	31
Water Storage and Supply	32
Fire Flow.....	33
Analysis- Waste Water System	37
Proposed Topsy Lane Infrastructure	37
Proposed Gravity Sewer Infrastructure	38
Analysis- Drainage and Storm Drain System	38
Fire Protection	41
Police Protection.....	41
Parks and Recreation	41
Schools and Libraries	42
Public Improvements Financing	42
CHAPTER 6: Conclusion	43
Consistency with Master Plan	43
Findings	44
Implementation	45



LIST OF FIGURES ADD PAGE NUMBERS

Figure 1: Assessor's Parcel Numbers in Proposed Amendment Area	4
Figure 2: Project Location	5
Figure 3: Approved Uses – Proposed Amendment Area	7
Figure 4: Riverwood Conceptual Developmet Plan – Approved 2007.....	8
Figure 5: Big George Ventures Conceptual Development Plan – Approved 2008.....	9
Figure 6: Conceptual Land Plan.....	11
Figure 7: Comparison of Approved and Proposed Uses	12
Figure 8: Excerpts from “Douglas County Business Survey – 2018 Critical Issues Conference	13
Figure 9: Estimated DCSD Student Increase	14
Figure 10: Summary of Approved and Proposed Uses	15
Figure 11: Summary of Infrastructure Impacts – Proposed Amendment Area	15
Figure 12: Existing Master Plan Designations	17
Figure 13: Existing Zoning Designations.....	18
Figure 14: Existing and Proposed Zoning Summary Table	19
Figure 15: Proposed Master Plan Designations	20
Figure 16: Proposed Zoning Designations.....	21
Figure 17: Proposed Density	23
Figure 18: Trip Generation Estimates	25
Figure 19: Existing and Proposed Estimated Water Demands – Proposed Amendment Area.....	31
Figure 20: Existing and Proposed Estimated Sewage Flows – Proposed Amendment Area	37
Figure 21: Estimated DCSD Student Increase	42



CHAPTER 1: INTRODUCTION

Specific Plan Location

The North Douglas County Specific Plan (NDCSP) area is at the northern end of Douglas County, immediately south of the Douglas County/Carson City line. The total NDCSP area is 624 acres. US Highway 395 splits the plan area into east and west sections.

Amendment Area

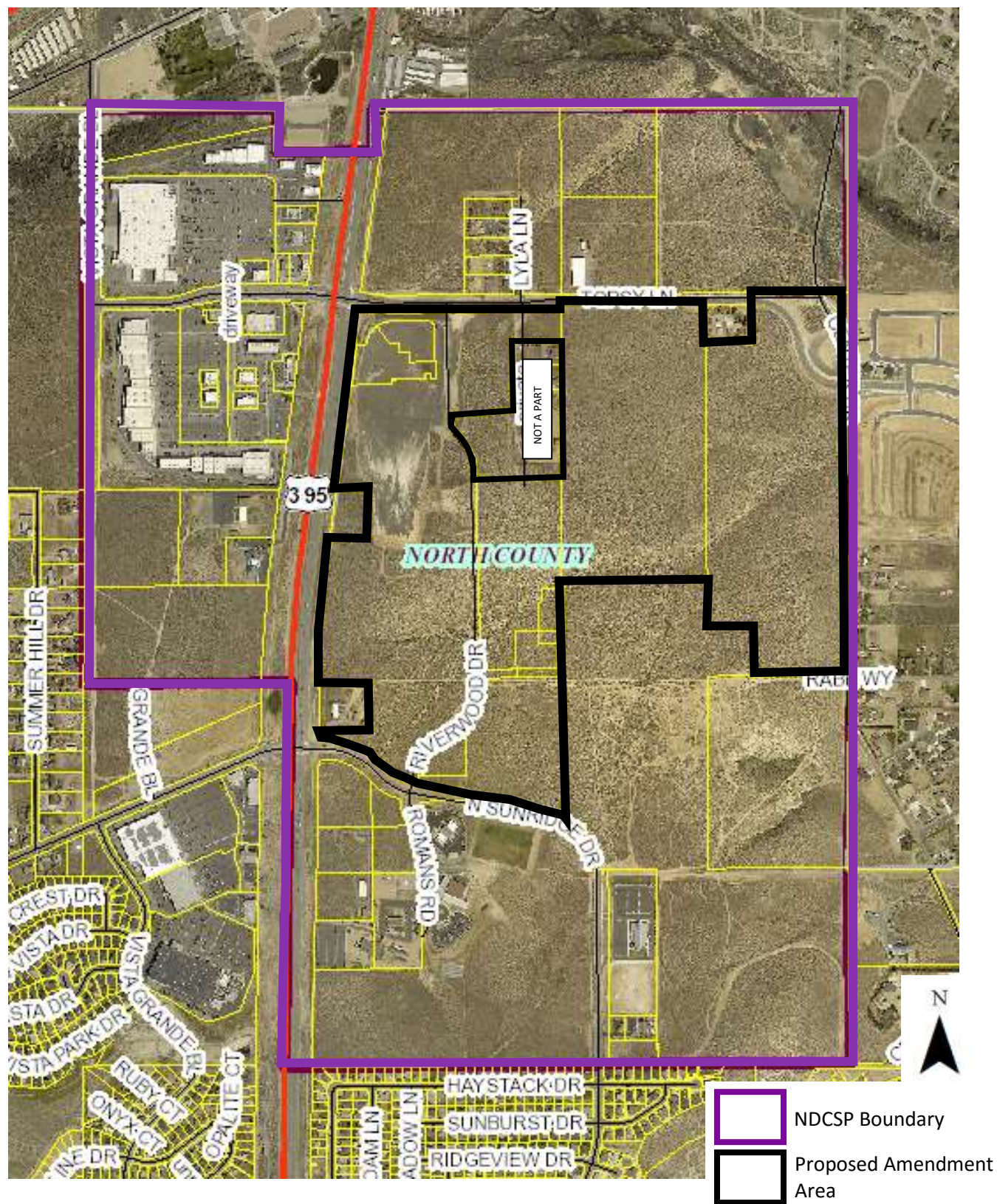
The proposed amendment area is located east of US Highway 395, south of Topsy Lane and north of N. Sunridge Drive. There are eleven parcels in the proposed amendment area, totaling +/- 203.45 acres.

Figure 1: Assessor's Parcel Numbers in Proposed Amendment Area

APN	Owner	Acreage
1420-06-601-003	Riverwood Redevelopment LLC	1.87
1420-06-601-004	Riverwood Redevelopment LLC	2.93
1420-06-701-008	Riverwood Partners LLC	64.93
1420-06-801-008	Carson Auto Mall LLC	1.63
1420-05-301-003	Riverwood Partners LLC	14.38
1420-05-301-004	Riverwood Partners LLC	1.09
1420-05-301-005	Riverwood Partners LLC	1.44
1420-05-301-006	Riverwood Partners LLC	0.90
1420-05-401-007	Carson Auto Mall LLC	13.17
1420-05-201-009	Big George Ventures LLC	45.44
1420-05-201-010	Big George Ventures LLC	55.67
TOTAL AMENDMENT AREA ACREAGE		+/-203.45

Figure 2 depicts both the entire North Douglas County Specific Plan area and the property included with this amendment request.

Figure 2: Project Location



Prior Approvals- NDCSPA

The NDCSP was originally adopted by the Board of Commissioners on September 7, 2000. The plan sets forth the land use and zoning for the 624 acres located on both the east and west sides of Highway 395 at the extreme north end of the County. The land on the east side of the highway, a portion of which is included in this proposed amendment, was originally under the ownership of the Bureau of Land Management (BLM). Since its approval in 2000, the NDCSP has been amended four times:

- **June 2001-** The first amendment to the NDCSP was adopted in order to meet several objectives for BLM. No substantial changes to the land use plan were made as a result of this amendment. The amendment accomplished the following: 1) identified 346 acres of BLM public land for disposal to the private sector for development purposes; 2) identified 64 acres of BLM public Lands for disposal for recreation and public purposes; 3) identified 30 acres of BLM public land for transfer to the Washoe Tribe or another federal agency for management on behalf of the Tribe; 4) adopted criteria for acquisition of conservation easements on private lands in the Carson Valley by the BLM; 5) adopted criteria for acquisition of environmentally sensitive lands in Douglas County by the BLM; and 6) adopted criteria for sale of small parcels of BLM public lands involved in unintentional trespass situations.
- **October 2007-** The second amendment to the NDCSP was approved by the Board of Commissioners. Max Baer and Riverwood Partners, LLC applied for the amendment along with a request for a zoning map amendment to change the zoning from General Commercial to Tourist Commercial with a Gaming District overlay to allow for a future Casino/Hotel development (*property included in this amendment request*).
- **September 2008-** The third amendment to the NDCSP was approved by the Board of Commissioners. This amendment modified the future land uses for the approximately 101 acre portion of the NDCSP owned by Big George Ventures (*property included in this amendment request*). The amendment allows for a mix of housing types and densities including apartments, townhomes, mixed use commercial, and clustered single family residences. The conceptual plans approved at this time also include parks, buffers, and other open space and recreation areas.
- **November 2018-** The fourth amendment to the NDCSP was approved by the Board of Commissioners. It allowed for Multi-Family Residential and Public Facilities on a 11.3 acre portion of property and modified Section 4.3 to allow for greater flexibility regarding multi-purpose path width and surface types based on the location and physical constraints.

Approved Uses- Amendment Area

The previous amendments (Riverwood, October 2007 and Big George, September 2008) required development plans to be approved. These amendments are within the current project area and included a hotel/casino, movie theater, and commercial development (Riverwood) and a residential development (Big George). These approved projects include the following uses:



Figure 3: Approved Uses – Proposed Amendment Area

Land Use	Approved
Single Family Detached	100 dwelling units
Single Family Attached	637 dwelling units
Multi-Family	157 dwelling units
General Commercial	505,000 square feet
Hotel/Casino	732 rooms
Movie Theater	2,100 seats
Open Space (PF)	44.2 acres

The approved uses within the proposed amendment area, as outlined above, are based on the following documents:

- North Douglas County Specific Plan (Amended)
- Figure 3-8 North Douglas County Specific Plan Proposed Land Use Map
- Figure 3-9 North Douglas County Specific Plan Proposed Zoning Map
- Figure 3-10 North Douglas County Conceptual Development Plan
- Figure 3-11 North Douglas County Specific Plan Conceptual Development Plan
- 2007 North County Traffic Analysis
- 2008 Georgetown Village Traffic Impact Analysis Report
- RO Anderson Water System Analysis
- RO Anderson Sewer System Analysis
- Sewer Analysis for North Valley Specific Plan Area Topsy Lane Infrastructure

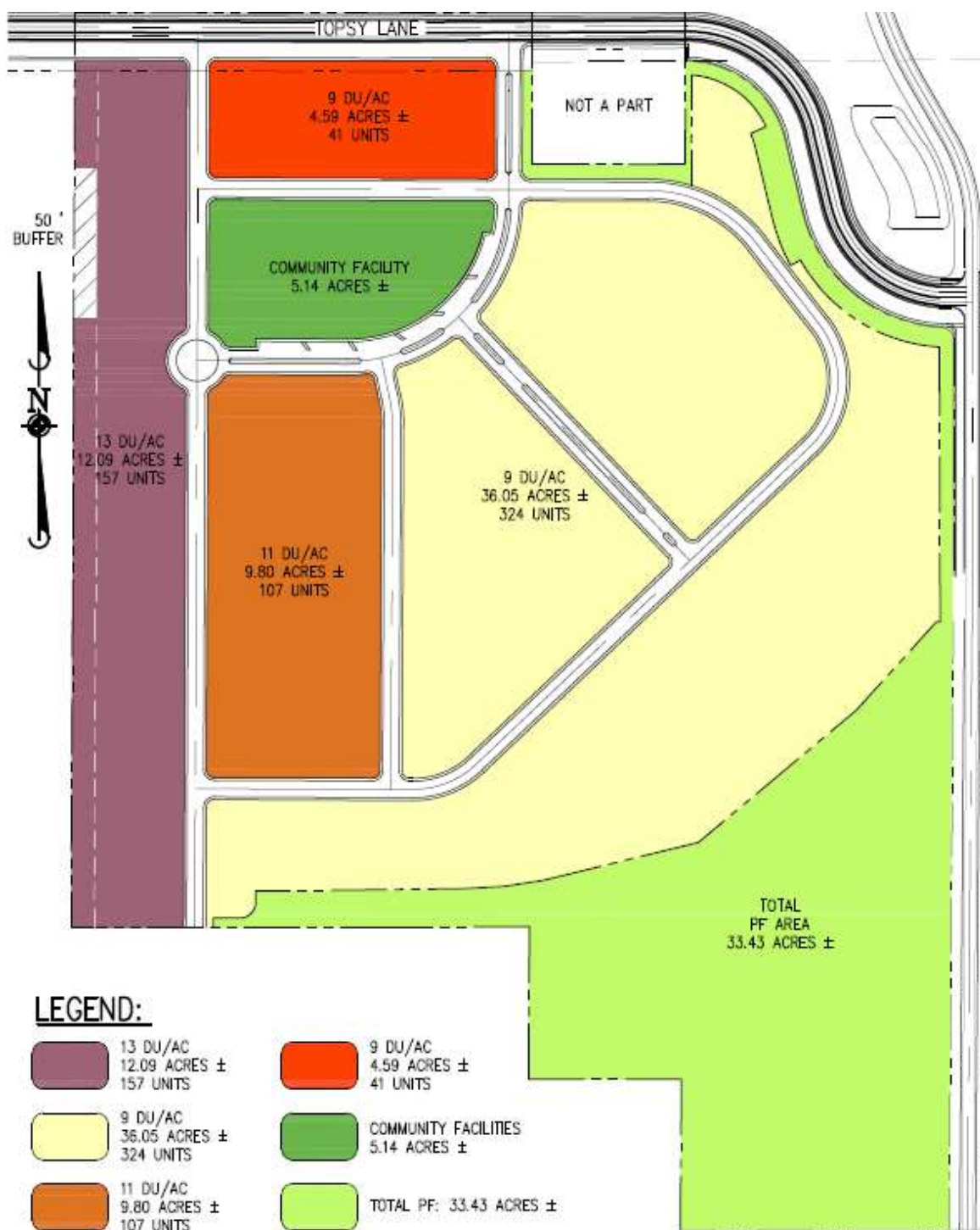
The proposed amendment area currently allows for a variety of land uses including single family and multi-family residential, big box general commercial, tourist commercial, hotel casino, and open space. The proposed amendment would shift these uses from primarily tourist commercial and general commercial in nature to include a mix of residential uses, limited general commercial, open space, and a school site.



Figure 4: Riverwood Conceptual Development Plan- Approved 2007



Figure 5: Big George Ventures Conceptual Development Plan- Approved 2008



North Douglas County Specific Plan

\\pdp\01\des\Eng\Preliminary\BIGGEORGE-Base

Big George Ventures
Conceptual Development Plan
Approved 2008

Specific Plan Process

The NDCSP will be amended to incorporate the proposed Master Plan Amendment and Zoning Map Amendment allowing for the proposed development (Figure 6). The Master Plan designations in the proposed amendment area will be amended from Commercial, Community Facilities, Single Family Residential, and Receiving Area to Multi-Family Residential, Single Family Residential, Commercial, and Receiving Area and the zoning designations will be amended from General Commercial (GC), Tourist Commercial (TC), Neighborhood Commercial (NC), Single Family Residential 8,000 Planned Development (SFR-8,000 PD) and Public Facility (PF) to Multi-Family Residential (MFR), Single Family Residential 8,000 (SFR-8,000), and General Commercial (GC).

Ultimately, the NDCSP document will be amended so that the Specific Plan is consistent with its original approval and this proposed amendment. References to the 2007 Riverwood hotel/casino project and 2008 Big George project will be removed.

Proposed Amendment

The request will amend the existing Master Plan and zoning designations (as identified in Figures 12 and 13 and further discussed in Chapter 3, Land Use and Design) to allow for an alternate configuration that emphasizes a mix of housing types, open space, public facilities and associated commercial development (identified in Figures 15 and 16).

The amendment includes a Conceptual Land Plan, with a proposed configuration that includes single family residential, single family attached residential, multi-family residential, commercial, open space, recreational amenities, and a school site.

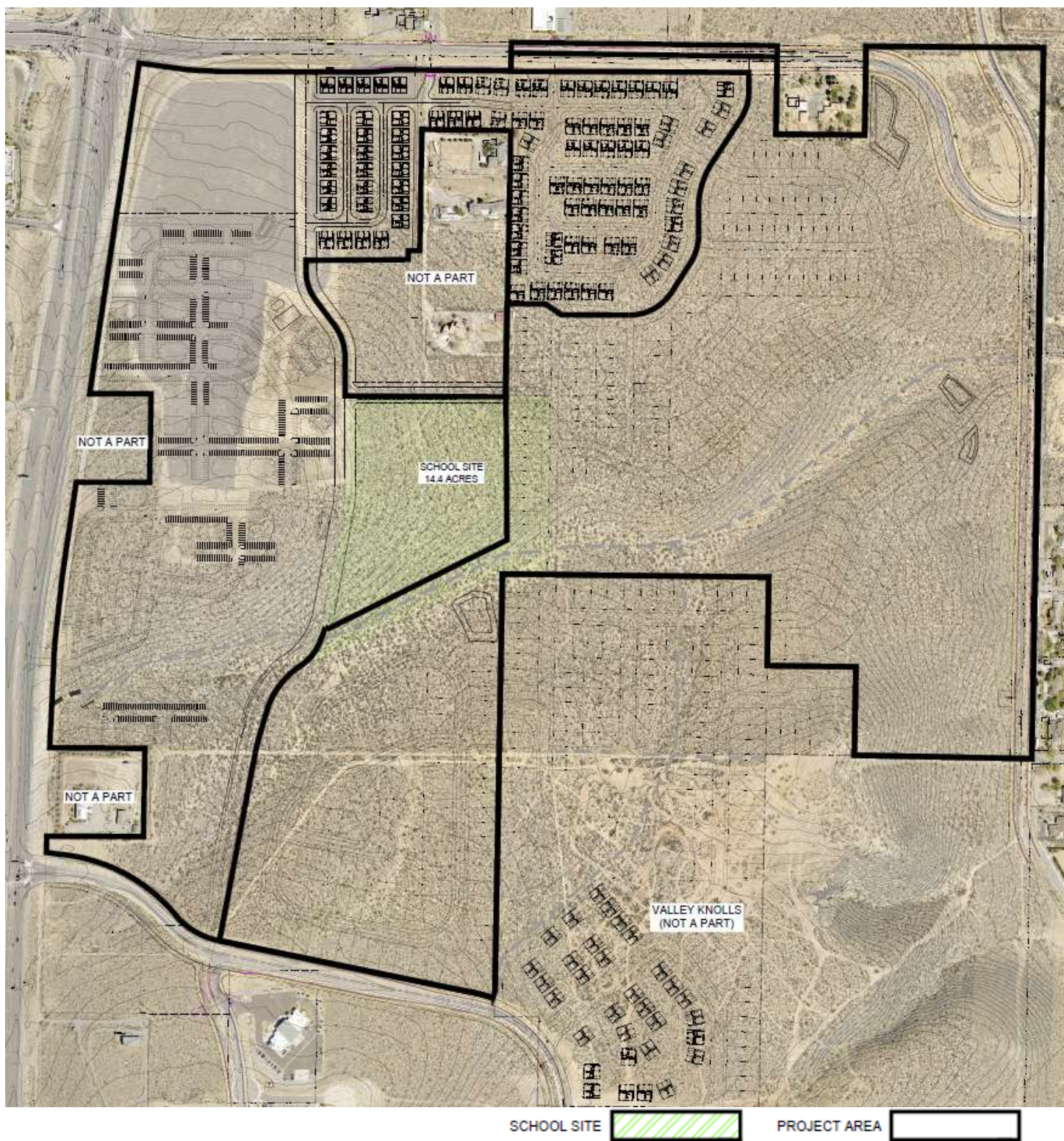
The project has been designed to ensure the proposed land uses are compatible within the project area and with adjacent land uses. Commercial development is proposed at the intersections of US Highway 395 and Topsy Lane and US Highway 395 and N Sunridge Drive. Primarily, multi-family residential uses are located adjacent to these commercial areas to transition between commercial and single family residential development. In areas where single family residential is adjacent to commercial use, future development will implement appropriate buffering in accordance with the NDCSP and DCC.

The NDCSP includes land zoned PF to ensure that drainageways and slopes are preserved. However, the existing PF boundaries do not accurately identify the location of these features because the preliminary planning was based on available USGS topography at the time. The proposed amendment identifies large areas of open space to be zoned PF, ensuring the correct location to preserve and incorporate drainageways and slopes. In addition to the PF-zoned property, open space and recreational amenities will be incorporated into individual projects, which will provide complementary amenities to the individual projects and the project as a whole, in accordance with DCC and NDCSP.

Please note that, based on discussions with Douglas County staff, the existing Receiving Area Master Plan designation is not proposed to be changed. However, the proposed configuration does not require additional density associated with the Receiving Area designation.



Figure 6: Conceptual Land Plan



The NDCSP allows for a mix of land uses within the proposed amendment area. The approved uses are compared with the proposed uses below:

Figure 7: Comparison of Approved and Proposed Uses

Land Use	Approved	Proposed
Single Family Detached	100 du	328 du
Single Family Attached	637 du	300 du
Multi-Family	157 du	610 du
TOTAL DWELLING UNITS	894 du	1,238 du
General Commercial	505,000 sq. ft.	114,200 sq. ft.
Hotel/Casino	732 rooms	N/A
Movie Theater	2,100 seats	N/A
Open Space (PF)	44.2 acres	48.8 acres

- This analysis is based on construction of a school on the 14.4 acre site. Should the school not be constructed, the property may be developed in accordance with the underlying MFR/SFR-8,000 zoning designation. Impacts have been analyzed to include an additional 94 single family attached units and 11 single family units. See impact reports for additional information.

Justification for Amendment

The NDCSP was intended to develop a specific land use plan for the area, which included land in private ownership and land to be disposed by the BLM. The County was also seeking to increase the valuation of the property since a portion of the revenue from the BLM land sale was to accrue to Douglas County for the purpose of purchasing open space easements within the County. Following the approval, amendments and conceptual developments have been approved within the project area, which have included a hotel/casino, movie theater, and commercial development (Riverwood) and a variety of land uses (Big George).

There is not a demand for the commercial space and a hotel/casino site on the property, and associated housing configured to support that commercial/hotel/casino site, as indicated by the lack of development interest since 2007. Rather, the proposed land use configuration emphasizing a mix housing types, including single family detached, single family attached, and multi-family development, open space, supporting commercial, and a school site represents the highest and best use of the site.

Since NDCSP approval, Douglas County has written and approved a variety of documents that indicate there is a need for additional housing, a mix of housing types, and a focus on providing housing for existing and future employees.

- The Douglas County Master Plan (2011) identifies that more entry level housing is needed to accommodate first-time homebuyers and to support employees working in Douglas County. Furthermore, much of the market-rate affordable housing is concentrated in the Towns of Minden and Gardnerville and in the Gardnerville Ranchos, leaving northern Douglas County underserved. There is limited availability of land zoned for higher density residential development throughout the County. It is a Master Plan policy (H Policy 6.1) to provide sufficient lands zoned MFR or MUC in Douglas County Community Plan areas.

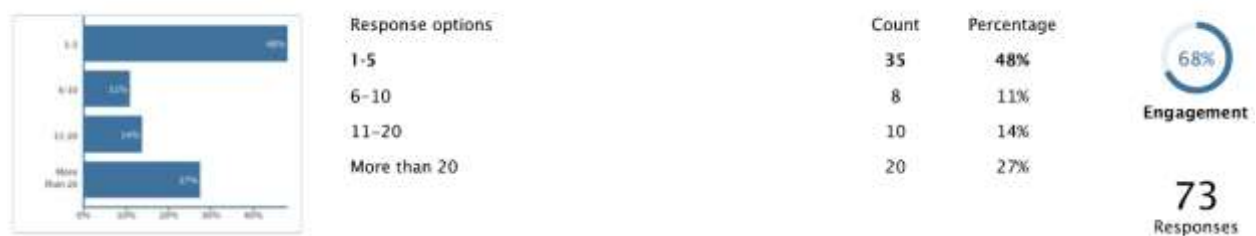
- Though not yet adopted, the Draft Douglas County Master Plan Update 2016 also indicates a lack of housing variety, with +/- 75% of housing stock single family detached, 12% single family attached, 6% multi-family, and 7% manufactured housing. The Update also shows a significant decline from 2010 to 2015 in the number of dwellings for sale (from 403 to 220) and the number of dwellings available for rent (from 790 to 216).
- Responses from the “Douglas County Business Survey- 2018 Critical Issues Conference” (September 2018) show that Douglas County’s workforce is increasing (73% of businesses plan to add more positions in the next 3 years), there is not sufficient housing stock to serve the existing Douglas County workforce (84% of respondents believe there is insufficient housing stock); and 59% of respondents have job openings that are not able to be filled right now. Excerpts from the survey are included below.
- The Draft Minden and Gardnerville Plan for Prosperity identifies the need to plan for a wide variety of housing types and densities in new neighborhoods to reflect life cycles and housing needs (P 3.19) and includes policies to provide for the housing needs of families and the future workforce. There is a need for entry-level housing.
- DCSD indicates that people are moving out of the district because of the high cost of living in Douglas County. This impacts students and teacher recruitment. Additional entry-level attainable housing would be a solution.

Figure 8: Excerpts from “Douglas County Business Survey – 2018 Critical Issues Conference” (09/2018)

In the next 3 years do you plan to add new positions?



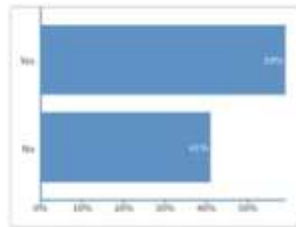
If so, how many?



Do you believe there is sufficient housing stock to serve your employees?



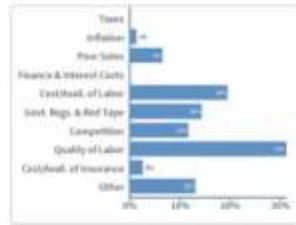
Figure 8: continued

Do you have any job openings that you are not able to fill right now?

Response options	Count	Percentage
Yes	49	59%
No	34	41%



83
Responses

What is the single most important problem facing your business today?

Response options	Count	Percentage
Taxes	0	0%
Inflation	1	1%
Poor Sales	5	6%
Finance & Interest Costs	0	0%
Cost/Avail. of Labor	15	19%
Govt. Regs. & Red Tape	11	14%
Competition	9	12%
Quality of Labor	24	31%
Cost/Avail. of Insurance	2	3%
Other	10	13%



77
Responses

School Site

Based on discussions with Douglas County School District (DCSD), a 14.4 acre site within the proposed amendment area is proposed to be offered to DCSD for use as a school site. The school site would accommodate more than the estimated 172 students generated by the residential development. A Development Agreement will be approved between the property owner(s) and DCSD, which will set the terms for use of the property.

This area is proposed to be zoned MFR and SFR-8000. If the school site is needed, then DCSD would secure any necessary approvals to allow for development of a school on the site, as outlined in the Development Agreement. Approvals may include a Zoning Map Amendment in accordance with DCC Section 20.610.020, or a determination of the Director in accordance with DCC Section 20.610.060. If DCSD determines that the school site is not needed, then the site would be able to be developed in accordance with the MFR and SFR-8,000 zoning designations. Traffic, water, and sewer impacts have been analyzed to include an additional 94 single family attached units and 11 single family units if the school is not constructed.

Figure 9: Estimated DCSD Student Increase

	Dwelling Units	DCSD Estimated Student Generation	Estimated Student Increase
Approved Land Uses	894	.5 per du	447 students
Proposed Land Uses	1,238	.5 per du	619 students
Difference	+344		+172 students

Summary of Amendment

As shown in Figures 4 and 5, the NDCSP allows for the development of a commercial center, casino, hotel, theater, and a mix of housing types. The following tables summarize the approved and proposed uses and associated impacts of the proposed development within the North Douglas County Specific Plan Amendment Area. The specific approved uses below were determined based on a review of the 2008 NDCSP, the North County Traffic Analysis (August 2007), the Georgetown Village Traffic Impact Analysis Report (May 9, 2008) and the approved conceptual development plans (Figures 4 and 5).

Figure 10: Summary of Approved and Proposed Uses

Land Use	Approved Uses	Proposed Uses	Difference
Residential Dwelling Units	894 du	1,238 du	+344 units
General Commercial	505,000 sq. ft.	114,200 sq. ft.	-390,800 sq. ft.
Hotel/Casino	732 rooms	N/A	-732 rooms (no hotel)
Movie Theater	2,100 seats	N/A	-2,100 seats (no movie theater)
Open Space (PF)	44.2 acres	48.8 acres	+4.6 acres (10.4% increase)
School Site	N/A	14.4 acres	+14.4 acres (new school site)

Figure 11: Summary of Infrastructure Impacts – Proposed Amendment Area

Infrastructure Impacts	Approved Uses	Proposed Uses	Difference
Sewer Peak Flow (NDCSPA Updated Wastewater and Water Memo dated 12/4/18; Table 1 & Table 3)	1,373,984 gpd 3.8 peaking factor See Table 1, Riverwood + Big George = Proposed Amendment Area	767,087 gpd 3.8 peaking factor See Table 3 Riverwood + Big George = Proposed Amendment Area	- 606,897 gpd (44.17% decrease)
Water- Max Day (Water MP, Figure 1 & NDCSPA Updated Wastewater and Water Memo dated 12/4/18, Table 5 & Table 7)	1,287 gpm See Table 5, Riverwood + Big George = Proposed Amendment Area	1,070 gpm See Table 7, Riverwood + Big George = Proposed Amendment Area	-217 gpm (16.86% decrease)
Trip Generation (Traffic Impact Study for NDCSPA dated 1/11/19; Table 7)	38,412 ADT	14,966 ADT	-23,446 ADT (61.03% decrease)

To approve the proposed development, approval of the following applications are necessary:

- North Douglas County Specific Plan Amendment
- Master Plan Amendment
- Zoning Map Amendment
- Tentative Map (North Douglas County Residential Unit 1)
- Tentative Map (North Douglas County Residential Unit 2)
- Planned Development Overlay

CHAPTER 2: ENVIRONMENTAL RESOURCES

Environmental resources for the amendment area are analyzed in the approved Specific Plan document for the entire Specific Plan area and are not further addressed for the amendment area.

CHAPTER 3: LAND USE AND DESIGN

The proposed land use configuration includes single family residential, single family attached residential, multi-family residential, commercial, open space, and a school site (Figure 6). To approve the proposed development, the following applications must be considered:

- North Douglas County Specific Plan Amendment
- Master Plan Amendment
- Zoning Map Amendment
- Tentative Map (North Douglas County Residential Unit 1)
- Tentative Map (North Douglas County Residential Unit 2)
- Planned Development Overlay

Existing Master Plan and Zoning Designations

Existing Master Plan designations in the NDCSP area include Commercial, Single Family Residential, Community Facilities, Multi-Family Residential and Receiving Area, as shown in Figure 12. Existing zoning designations in the NDCSP area include General Commercial (GC), Tourist Commercial (TC) (with and without a gaming overlay), Neighborhood Commercial (NC), Single Family Residential 1 acre (SFR-1), Single Family Residential 8,000 (SFR-8,000), Single Family Residential 12,000, Multi-Family Residential (MFR), and Public Facilities (PF), as shown in Figure 13.



Figure 12: Existing Master Plan Designations

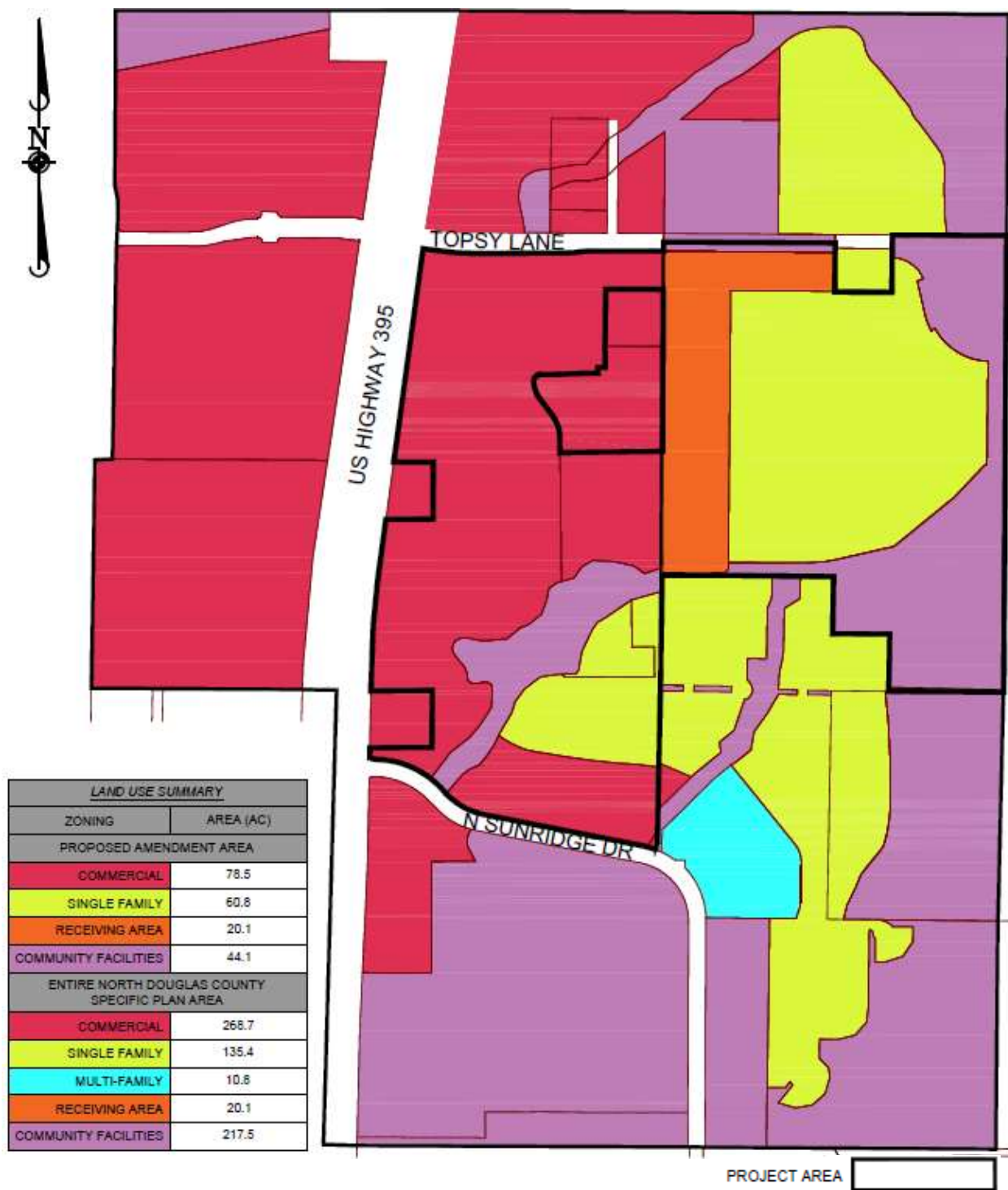
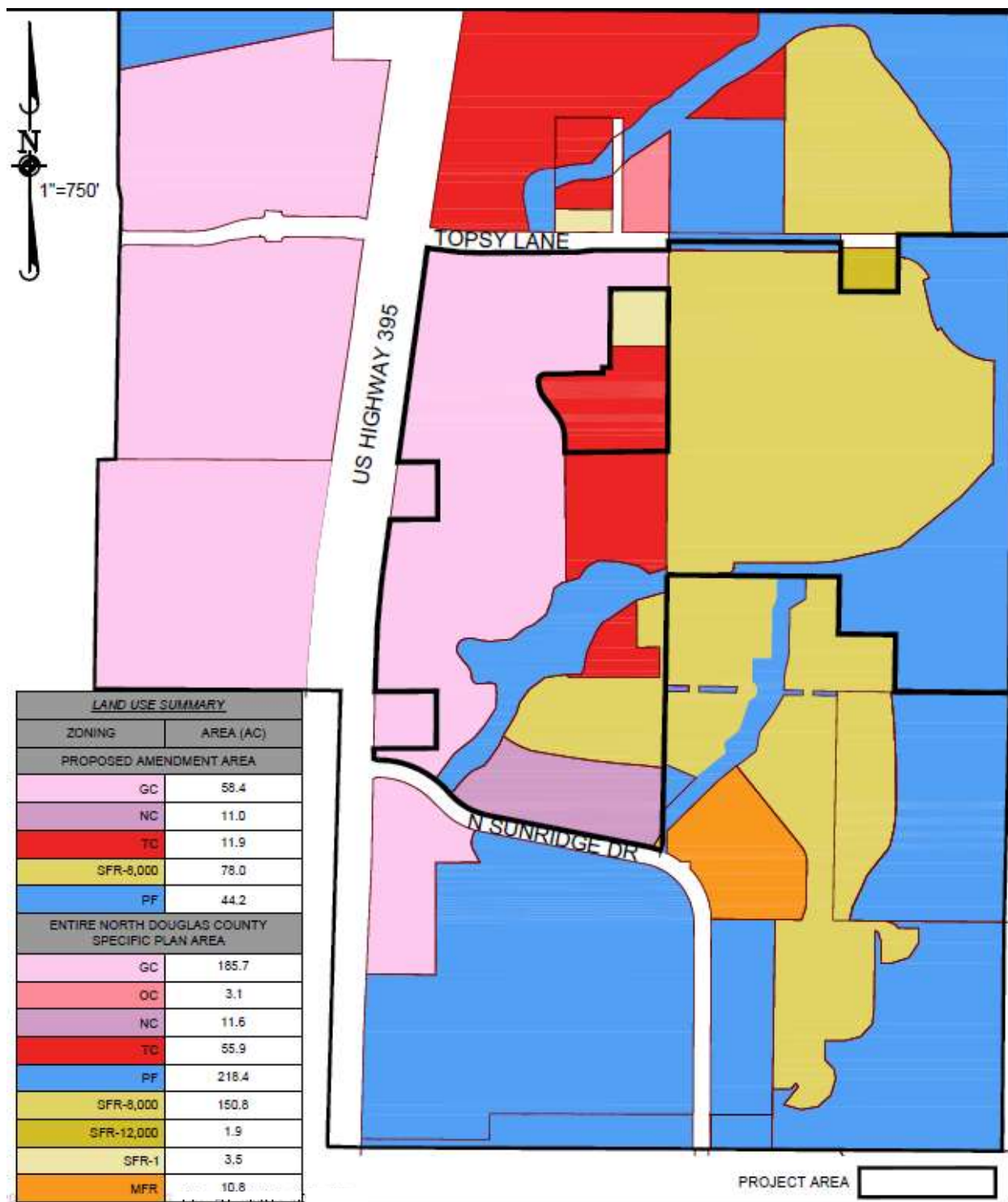


Figure 13: Existing Zoning Designations



Proposed Master Plan and Zoning Designations

The proposed Master Plan designations in the amendment area include Commercial, Single Family Residential, Multi-Family Residential, Receiving Area, and Community Facilities (Figure 15). The proposed zoning designations include General Commercial (GC), Single Family Residential 8,000 (SFR-8,000), Multi-Family Residential (MFR) and Public Facilities (PF) (Figure 16).

Although the Douglas County Master Plan encourages a variety of housing types and densities, the MFR zoning designation is the only zoning designation for residential uses with a density above 5.45 dwelling units per acre. While the MFR designation allows up to 16 units per acre, the proposed Conceptual Land Plan limits the density and permitted units, while allowing for a variety of housing types and densities in accordance with the Douglas County Master Plan. The proposed MFR areas include single family attached units and multi-family units with proposed densities ranging from 8.82 to 15.4 dwelling units per acre.

Figure 14: Existing and Proposed Zoning Summary Table

Zoning	Existing Zoning (+/-Acres)	Proposed Zoning (+/-Acres)	Difference (+/-Acres)	Percent Change
General Commercial	58.4	13.8	-44.6	-76.37%
Neighborhood Commercial	11.0	0	-11.0	
Tourist Commercial	11.9	0	-11.9	
Multi-Family Residential	0	73.9	+73.9	
Single Family Residential-8,000	78.0	67.0	-11.0	-14.1%
Public Facility	41.9	48.8	+4.5	+10.74%



Figure 15: Proposed Master Plan Designations

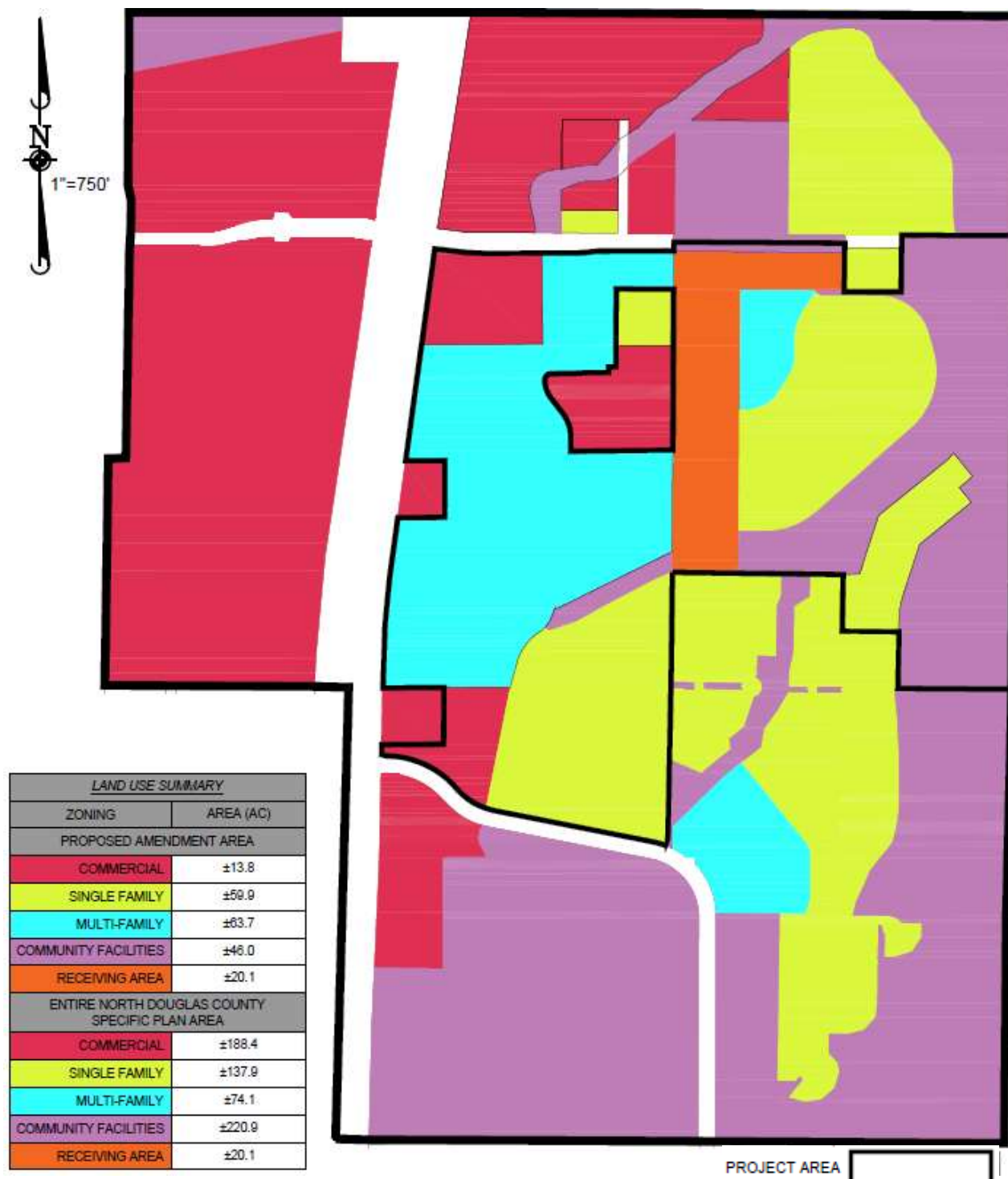
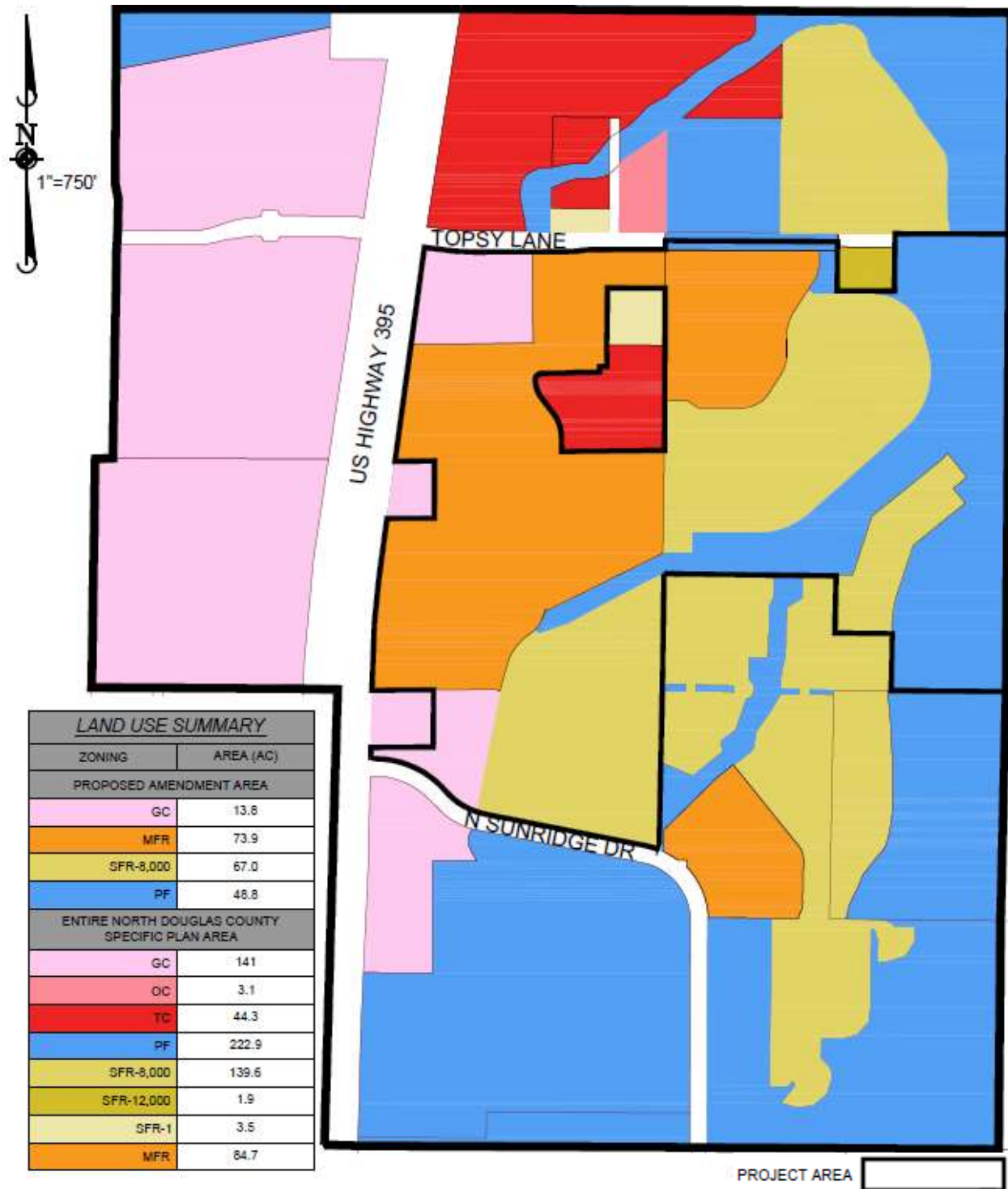


Figure 16: Proposed Zoning Designations



Site Details

Conformance with the North Douglas County Specific Plan

Future development will be designed to comply with the amended North Douglas County Specific Plan, including land use, density, residential use type, and infrastructure standards, the Douglas County Code, and the Douglas County Design Criteria and Improvement Standards (DCIS) regulations. Any future project will comply with buffer zones/screening (NDCSP Section 3.4.1), transitional zoning boundaries (NDCSP Section 3.4.2), recommendations from Traffic and Circulation (Chapter 4) including pathways and sidewalks (Section 4.3), and recommendations from Public Services and Facilities (Chapter 5) as applicable.

Residential Site Details

The NDCSP contains a Table of Allowable Uses for the residential districts proposed, however it does not address site details for the properties. Future development projects will be designed in accordance with the Douglas County Code and DDCIS as applicable.

- **Setbacks**

Setbacks are not designated in the NDCSP. Future single family and multi-family development projects will be designed with setbacks in accordance with Douglas County Municipal Code Section 20.656.010, Residential district development standards.

- **Density**

The NDCSP has a maximum density requirement for SFR-8,000 of 5.45 units per gross acre. While density for MFR is not designated in the NDCSP, the maximum density for MFR in the DCC is 16 units per acre. All future projects will be designed in accordance with DCC Section 20.656.010 Residential district development standards.

Although the Douglas County Master Plan encourages a variety of housing types and densities, the MFR zoning designation is the only zoning designation for residential uses with a density above 5.45 dwelling units per acre. While the MFR designation allows up to 16 units per acre, the proposed Conceptual Land Plan limits the density and permitted units, while allowing for a variety of housing types and densities in accordance with the Douglas County Master Plan. The proposed MFR areas include single family attached units and multi-family units with proposed densities ranging from 8.82 to 15.4 dwelling units per acre.

The conceptual development includes multi-family residential development, single family attached residential, single family detached residential, commercial uses, and a school site, with proposed densities as shown in Figure 17.

Figure 17: Proposed Density

Proposed Land Use	Proposed Units	Acres	Max Density	Proposed Density
Single Family Detached	328	67.1	5.45 du/ac	4.9 du/ac
Single Family Attached	300	34.0	16 du/ac	8.82 du/ac
Multi-Family	610	39.6	16 du/ac	15.4 du/ac
General Commercial	114,200 sq. ft.	13.8	.35 FAR	.19 FAR Similar to adjacent commercial uses

- **Landscaping**

Landscaping for any future projects in the proposed amendment area will conform to the NDCSP, Douglas County Code Chapter 20.694, and DCDCIS Part 1 as applicable. When a development project requiring a Landscape Plan is proposed, it will identify all areas to be landscaped, open space, and trail system as appropriate.

- **Signage and Lighting**

Signage for residential areas will comply with DCC Chapter 20.696. Residential exterior lighting will be in conformance with DCC Chapter 20.696.030(M).

- **Walls and Fences**

Walls and fences included in any future projects in the proposed amendment area will conform to the NDCSP, DCC Section 20.690.030(F), and DCDCIS Part 1 as applicable.

- **Buffer Zones and Screening**

Residential uses will be required to comply with screening requirements established in DCC Section 20.690.030(R), which states that “any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatibility in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground. Section 4.17 of the DCIS also contains screening requirements. Single family homes will comply with DCC Section 20.690.030(Q) regarding refuse storage and disposal.

- **Off-Street Parking**

Off-street parking will be provided for future development in accordance with DCC Section 20.692.010.

Open Space

Open space is an important consideration within the NDCSP area. Much of the existing area that is zoned PF was intended to accommodate drainage areas, based on USGS 10' topography that was not accurate for planning level exhibits. As shown on the conceptual land plan, there is no development proposed along the drainage corridor. The open space areas are intended for passive recreational use, connected trail systems, and sensitive environmental resources. Additionally, future development will comply with

Douglas County open space and landscaping requirements. For example, development within multi-family residential zoning designations requires 25% open space (DCC Section 20.664.120) and a Design Review permit. In addition to the PF-zoned property to preserve drainageways and slope, open space and recreational amenities will be incorporated into individual development projects as required by the DCC and NDCSP.

As shown on the conceptual land plan, trails are proposed through open space to connect residential neighborhoods and to provide access to the commercial areas. Trails will connect with the proposed trails in the adjacent Valley Knolls subdivision. Additional open space and recreational amenities, including pocket parks, will be located along drainageway and preserved areas.



CHAPTER 4: TRAFFIC AND CIRCULATION

The August 2007 North County Traffic Analysis prepared by Solaegui Engineering, analyzed impacts from the NDCSP, including the then-proposed (2007) hotel/casino development on the Riverwood property. An additional traffic study was prepared in May 2008 as part of the Big George Amendment (Georgetown Village Traffic Impact Analysis Report), addressing only the impacts associated with Big George conceptual development.

An updated trip generation report has been prepared to analyze the previous proposed/approved uses within the amendment area (hotel/casino development and the 2008 Big George conceptual development) with the current proposed uses. The current proposed configuration will reduce the average daily traffic 61.03%, from 38,412 to 14,966 trips.

Summary of Impacts

The proposed land use mix and quantities generate significantly lower traffic volumes than the land use mix contemplated and approved in the 2008 NDCSP, as shown in the table below:

Figure 18: Trip Generation Estimates

Land Use	ADT	AM Peak Hour Total	PM Peak Hour Total
APPROVED USES (2007 North County Traffic Analysis & 2008 Georgetown Village Traffic Analysis)			
+/- 505,000 sq. ft. Commercial Buildings	22,002	479	2,052
Hotel-Casino with 732 Rooms	6,873	264	520
Movie Theater with 2,100 Seats	3,696	21	147
264 Multi-Family Dwelling Units	1,465	112	133
Single Family Detached Housing	1,040	79	107
Multi-Family/Apartments	3,336	263	309
TOTAL	38,412	1,218	3,268
PROPOSED USES			
300 Single Family Attached Units	2,196	138	168
610 Multi-Family Dwelling Units	4,465	281	342
328 Single Family Detached Units	3,096	243	325
114,200 sq. ft. General Commercial	4,311	107	435
475 Students Elementary School	898	318	81
TOTAL	14,966	1,087	1,351
DIFFERENCE	-23,446	-131	-1,917
(PREVIOUS PROPOSED USES – CURRENT PROPOSED USES)	(-61.03%)		

- Trip generation calculations for the former uses are from the North County Traffic Analysis and the Georgetown Village Traffic Impact Analysis. Trip generation calculations are based on standard trip rates in *Trip Generation Manual, 10th Edition* (ITE).

- This analysis is based on construction of a school on the 14.4 acre site. Should the school not be constructed, the property may be developed in accordance with the underlying MFR/SFR-8,000 zoning designation. Impacts have been analyzed to include an additional 94 single family attached units and 11 single family units. Please see the attached trip generation report for additional information.

The following traffic mitigation measures are recommended for the Proposed Amendment:

- US 395 – Third northbound and southbound thru lanes at N. Sunridge Drive
- Topsy Lane – Widen to 4 lanes from US 395 to Riverwood Drive
- N. Sunridge Drive – Widen to 4 lanes from US 395 to Riverwood Drive
- US 395/N. Sunridge Drive – Dual southbound lefts
- US 395/N. Sunridge Drive – Northbound right
- Topsy Lane/Riverwood Drive – Install a Traffic Signal
- Single-lane roundabout at N. Sunridge Drive/Solaris Lane per Valley Knolls development approval
- Right turn deceleration lanes on US 395 at the two project driveways (multifamily site)

The above mitigation measures are consistent with the recommendations and mitigations stated in the 2008 NDCSP and its associated prior traffic studies, with the following exceptions:

- US 395 – Third northbound thru lane, Topsy to north of County Line (*already constructed by NDOT*)
- US 395 – Third northbound thru lane, Topsy to N. Sunridge Drive (*already constructed by NDOT*)
- US 395/Topsy Lane – Dual southbound lefts (*already constructed by NDOT*)
- US 395/Topsy Lane – Northbound right (*already constructed by NDOT*)
- N. Sunridge Drive/Riverwood Drive – Traffic Signal (this signal is not warranted or recommended)
- Revised lane configurations at Topsy Lane/Riverwood Drive, N. Sunridge Drive/Riverwood Drive, and US 395/N. Sunridge Drive (see Traffic Study)

The final Specific Plan Amendment document will include updated exhibits that include this conceptual design.



CHAPTER 5: PUBLIC SERVICES AND FACILITIES

Introduction

The North Douglas County Specific Plan study area consists of 624 acres of sparsely developed land. The north and east boundary of the study area is contiguous to Carson City. The subject property is bisected by US 395 and adjacent to the Clear Creek drainage corridor. The topographic relief across the proposed developable portion of the property creates an elevation difference of approximately 180 feet.

Existing Conditions- Water System

While most of area within the NDCSP area boundary is undeveloped, there are existing facilities constructed in and around the area that can provide service to future developments. The Water System Master Plan, Exhibit 2- Water System Layout with Node ID, depicts the existing facilities in the NDCSP area (shown as lines with highlighted-yellow background). Existing water mains relevant to the amendment area include transmission lines along N. Sunridge Dr. and Topsy Lane. The Water System Master Plan Exhibit 2 also shows existing system appurtenances including pumps (Pump #1-Walmart Area Well, Pump #2-Center Drive Well, and Pump #3-Sunridge Drive Booster Station), transmission mains (transmission mains in Jacks Valley Road, Topsy Lane, N. Sunridge Drive, and proposed main in Center Drive), and the storage (Jacks Valley 2 MG Tank).

Existing Conditions- Waste Water System

Currently there are two lift stations in this area, as shown in the Sewer Master Plan, Exhibit 1, the Walmart Lift Station, and the Sunridge Lift Station located southeast by the Sunridge Golf Course on Long Drive. The Walmart Lift Station currently discharges flows to Carson City. Existing sewer gravity main consists of 12", 15" and 18" pipe and is located within Sunridge Drive which ultimately discharges east to the existing Sunridge lift station.

Table 2.1: Current Sunridge sewer gravity main service area

<u>Area</u>	<u>Unit</u>	<u>Q/unit (gpd)</u>	<u>Q (gpd)</u>
T (Fire Station)	2.2 acres	550	1,210
V (church)	8.6 acres	550	4,730
Total average flow			5,940 gpd
Peak factor			3.8
Total peak flow			22,572 gpd
Total peak flow			<u>0.035 cfs</u>

Existing Conditions- Drainage and Storm Drain System

The NDCSP planning area consists of approximately 624 acres, 611 of which is divided into several hydrological sub-basins. The area west of US 395 has three distinct sub-basins; one lies along the westerly and northerly edge of the planning area and flows northwesterly to Clear Creek, two other

sub-basins utilize existing culverts under the Highway and drain to the northeast. On the East side of U.S. 395, the planning area is divided into five sub-basins. Of the five, two are a continuation of flows from the west side of US 395.

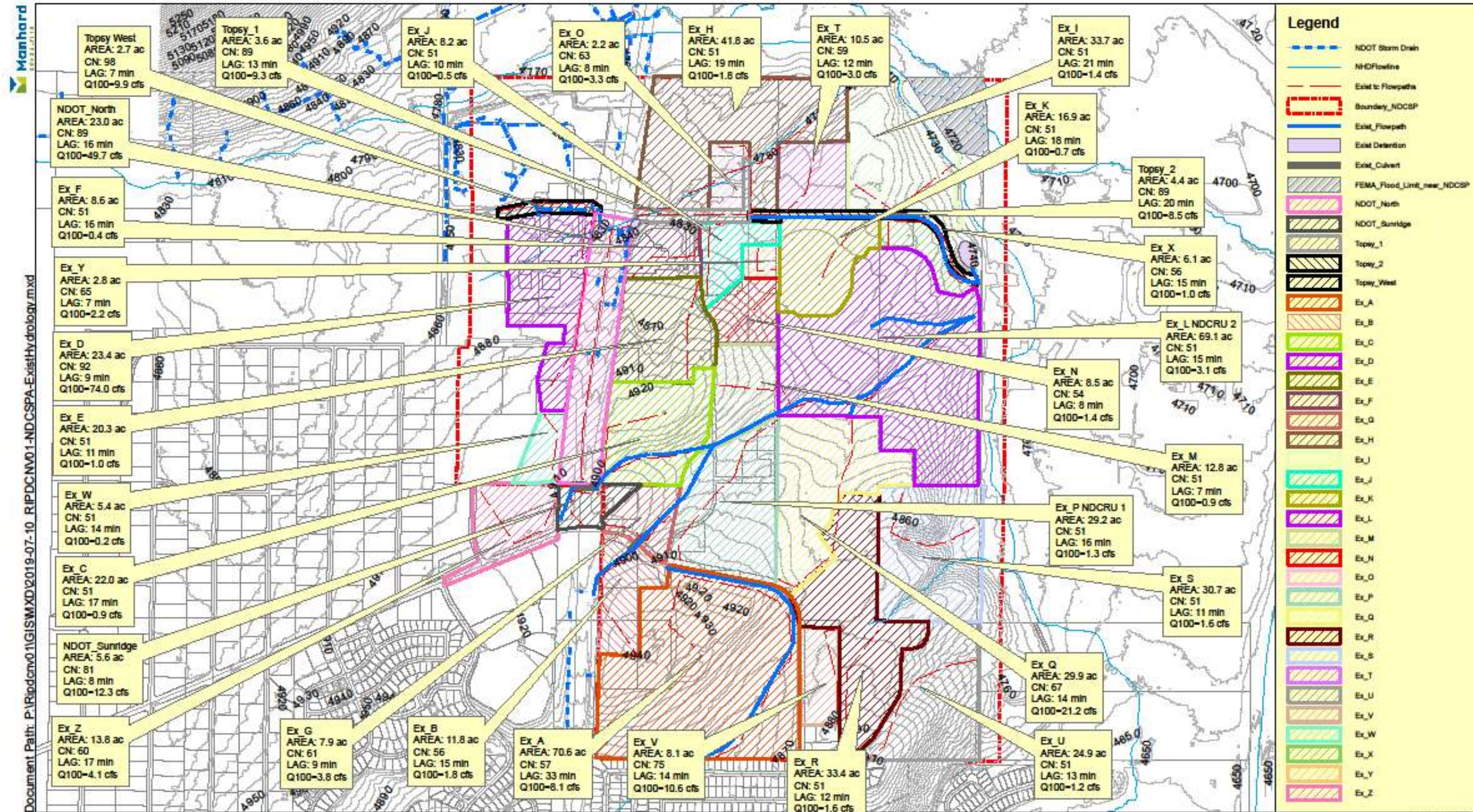
As detailed in the Conceptual Drainage Study for the North Douglas County Specific Plan Amendment Exhibit 2, Existing Conditions Hydrology Map included below), drainage is from west to east. Offsite runoff is heavily influenced by US 395, which separates the site from the offsite sub-basins (Conceptual Drainage Study, Exhibit 2). There are two NDOT culverts and/or storm drain crossings at US 395 that drain to the eastern portion of the NDCSP area; one just north of Jacks Valley Road and another at Topsy Lane. The Topsy Lane storm drain picks up the from the NDOT right-of-way and the Carson Valley Plaza into a storm drain under Topsy Lane to a discharge point on Lyla Lane.

Vegetation in the area is predominately medium density sagebrush with some riparian areas next to Clear Creek. Soil types for the planning area include two kinds of sand, Mottsville loamy coarse sand (601) and Prey gravelly loamy sand (712). Another minor soil type, Haybourne sand, lies along the easterly edge of the planning area. The land generally slopes to the northeast with the exception of the area next to the Sunridge subdivision and south of North Sunridge Drive. The land falls from 0 to 4 percent with steeper sections in the open space areas. All drainage from the sub-basins eventually flows to Clear Creek with the exception of the area next to Sunridge.

According to the FEMA FIRM Map Number 32005C0060G, most of the site is in Zone X which is defined as an area outside the 0.2% annual chance (5-year) floodplain. The northeast and northwest corners of the specific plan area are subject to Zone AE Special Flood Hazard Area (SFHA) subject to the 1% (100-year) annual flood. Both SFHAs are outside of the SPA for the Riverwood and Big George properties.

There are no existing floodplain impacts to the properties in the NDCSP area. There are no existing or proposed irrigation facilities impacted by the proposed NDCSP Amendment.





Analysis- Water System

The proposed water system is designed to serve the entire NDCSP area including all future developments currently proposed. Connections to the existing system are made to existing mains along Topsy Lane, N. Sunridge Drive, and the continuation of the N. Sunridge main that runs underneath the future Lunar Drive (proposed name).

Summary

This report analyzes the water supply and storage needs for the Specific Plan Amendment (SPA) area (Riverwood and Big George) as well as the anticipated needs of the entire North County Area (Valley Knolls and remainder area) based on existing demand and capacity. As described, the SPA area, with a total usage of 1,046 gpm, is proposed to be served from the Sunridge Booster. System improvements will be required when the Sunridge booster reaches 85% capacity (+/- 869 EDUs). There is an existing 2,000,000 gallon storage tank (Jacks Valley Tank). An additional 581,188 gallons of storage is required to serve all of the North County area.

The Water System Master Plan Figure 1 shows the water service areas with property layout modifications shown for Valley Knolls, Big George Properties, Riverwood, and the remainder of the North County area. The SPA area includes Riverwood and Big George with water usage at maximum day demand for these areas. Included in the 2019 SPA is the 14.4 acre site for the school. If the school is not built the property may be developed in MFR/SF-8000 zoning designation which will allow an addition of 94 MFR/SFA and 11 SFR lots in place of the school.

The remainder areas are north of Topsy Lane, South of Sunridge Drive, and west of US Hwy 395. The total water usage at maximum day demand for the remainder properties and Valley Knolls, Big George, Riverwood properties are listed on the table in the figure.

The phase 1 amounts are assumed supply and demand flow rates and should be used as trigger points for future phase 2 upgrade improvements. The water supply to this area is provided by the Minden Booster station, the Sunridge Booster station, and by existing Wells at Walmart and Topsy. The existing West Valley Wells have a limited capacity because some Wells have been abandoned, the Hollister Well was not developed, and the Jacks Valley road transmission main intertie has not been completed from Jacks Valley tank to West Valley.

The analysis of the existing system with the all NDCSP areas including future developments currently proposed shows that the proposed layout adequately provides water service within the guidelines set forth by the DCIS. The water system can provide the largest fire flow demand of 3,000 GPM for a 4-hour duration and satisfy the pressure and velocity requirements as set forth in NAC 445A.6672 and by East Fork Fire District.



Figure 19: Existing and Proposed Estimated Water Demands- Proposed Amendment Area

Average Day				Max Day		
Land Use/Zoning	Acres	Lots (EDUs)	GPD	GPM	GPD	GPM
EXISTING						
See Updated Wastewater and Water Memo dated 12/4/18, Table 5; Riverwood + Big George = Proposed Amendment Area						
GC	61.55		123,100	85.5	307,750	213.7
TC (Hotel/Casino)	1 unit		249,120	173.0	622,800	432.5
TC	2.84		11,360	7.9	28,400	19.7
MFR/SFA		794	285,840	198.5	714,600	496.3
SFR		100	72,000	50.0	180,000	125.0
Total			741,420	514.9	1,853,550	1,287.2
PROPOSED						
See Updated Wastewater and Water Memo dated 12/4/18, Table 7; Riverwood + Big George = Proposed Amendment Area						
GC	13.8		27,600	19.2	69,000	47.9
MFR/SFA		910	327,600	227.5	819,000	568.8
SFR		328	236,160	164.0	590,400	410
School	14.4		24,883	17.3	62,208	43.2
Total			616,243	427.9	1,540,608	1,069.9
DIFFERENCE (%)			-125,177 (-16.88%)	-87.0 (-16.90%)	-312,942 (-16.88%)	-217.3 (-16.88%)

- This analysis is based on construction of a school on the 14.4 acre site. Should the school not be constructed, the property may be developed in accordance with the underlying MFR/SFR-8,000 zoning designations. Impacts have been analyzed to include an additional 94 single family attached units and 11 single family units. Please see the attached water demand report for additional information.
- There may be slight inconsistencies due to rounding.

Demand Estimates

The estimated unit water demands are sourced from the NDCSP Amendment submitted by Manhard Consulting in December 2018 and are summarized in Table 4-1 (included below) in the Water System Master Plan. A full printout of the demand load calculations spreadsheet is included in the Water System Master Plan (Appendix A – Water Demand Calculations and Appendix C – NDCSP Amendment Memo).

Table 4-1: Unit Water Demand Sources

Zoning/Land Use	Average Loading	Unit	Data Source
GC - General Commercial	1.39	<u>gpm/acre</u>	Sewer Analysis for North Valley Specific Plan Area Topsy Lane Infrastructure, April 2008 (Manhard Consulting)
TC - Tourist Commercial	2.78	<u>gpm/acre</u>	2008 North Douglas County Specific Plan
PF - Public Facility	0.49	<u>gpm/acre</u>	
R-Residential	0.5	<u>gpm/EDU</u>	2008 North Douglas County Specific Plan
MFR / Residential	0.25	<u>gpm/EDU</u>	Carson City Water Facility Plan
School	0.00083	<u>gpm/acre</u>	Carson City Water Facility Plan
Peaking Factors	ADD:MDD = 2.5 ADD:PHD = 5		2008 North Douglas County Specific Plan & Clear Creek Water Facility Plan, Aug 2016

Water Storage and Supply

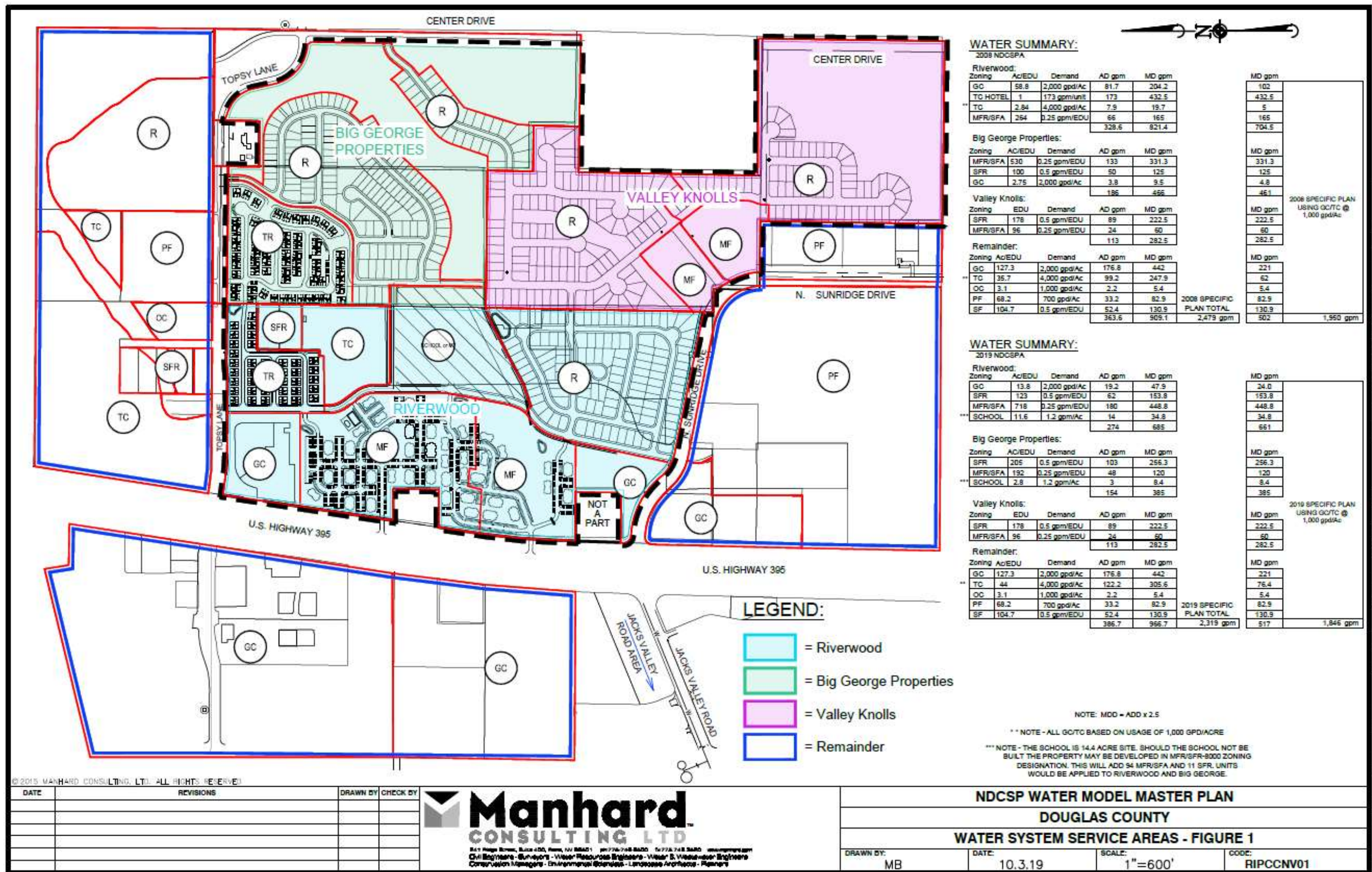
The existing Well pumps at the Walmart area (Pump #1), Topsy Well (Pump #2) and Sunridge Booster Station (Pump #3) have been set in the model at approximate pumping rates per pump curve information provided by Douglas County. The Walmart Well is set in the model at 100 GPM. The Topsy Well is set at 300 gpm. The Sunridge Booster Pump is set at 1,250 GPM. For the Fire Flow scenario, all pumps are off, and the tank is set at an initial elevation of 5,074.5 feet.

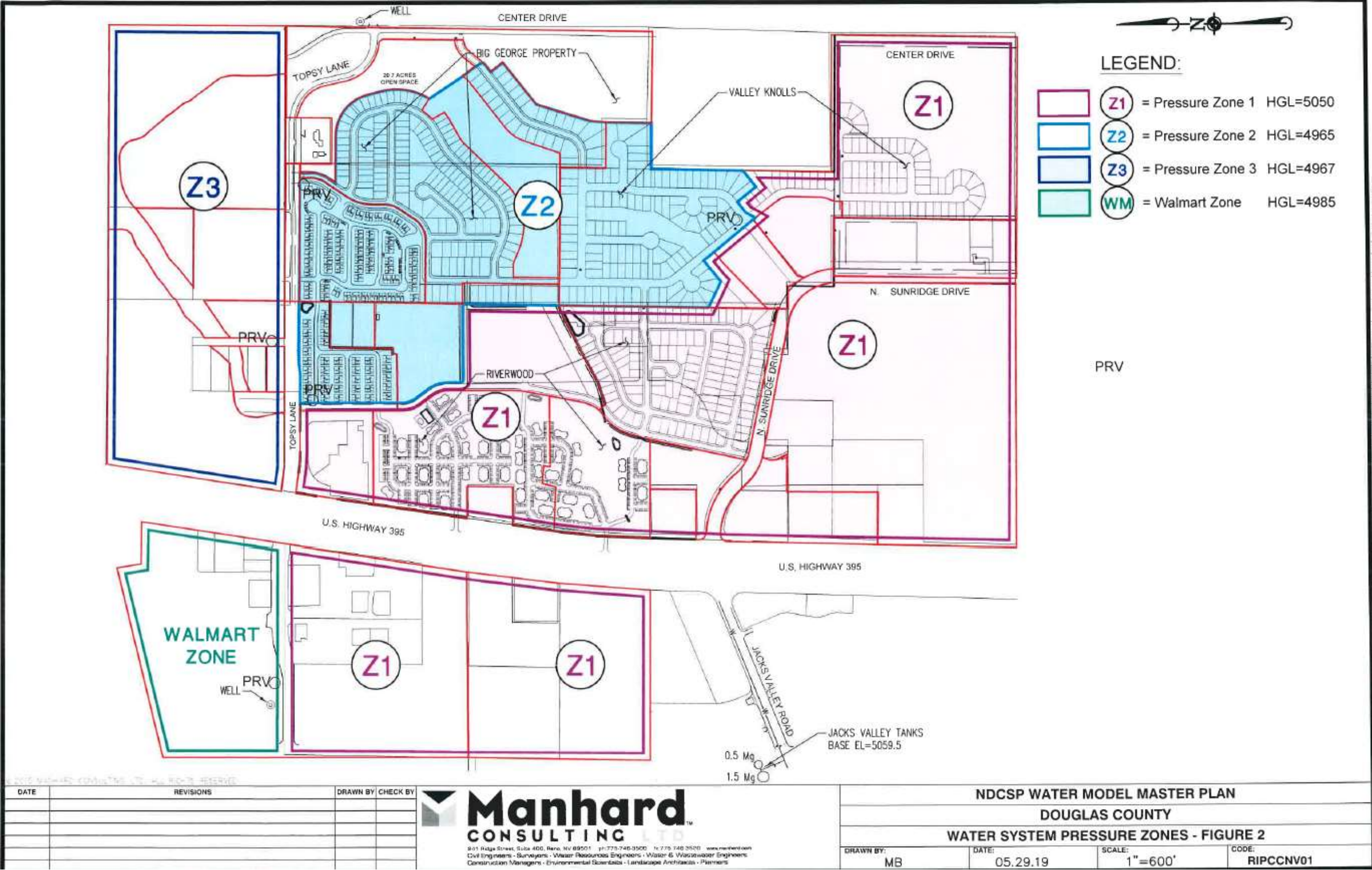
The Water System Master Plan, Figure 3, includes a schematic that is an overall representation of supply and demand for the areas of North Douglas County on a maximum day basis. The actual supply and demand values in the figure use the maximum actual peak value. The water supply to this area is provided by the Minden Booster to East Valley, Indian Hills, Carson City booster, and Sunridge booster. The Sunridge booster and the existing Wells at Walmart and Topsy supply water to the North County area. The existing West Valley Wells supply West Valley and have a limited capacity because some wells have been abandoned, the Hollister Well was not developed, and the transmission main from Jacks Valley tank to West Valley is not complete.

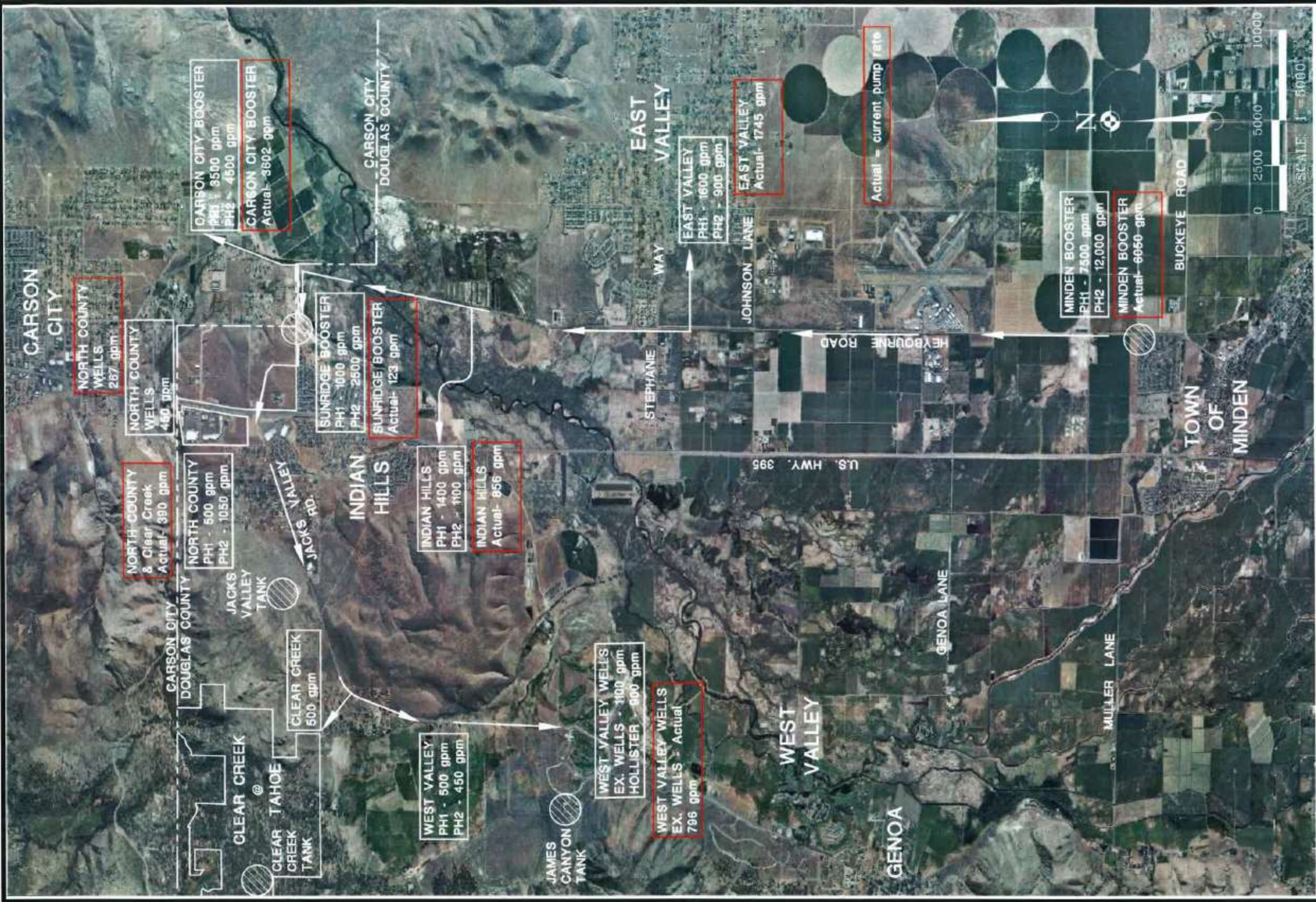
Listed below is a summary of supply and demand in the area:

Supply

- Minden booster – Phase 1 = 7,500 gpm – **Actual = 6,050 gpm**







3470 Executive Plaza Way, Suite 102, Carson City, NV 89705-9175 (775) 883-7380 www.manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	BY

FIGURE 3

DOUGLAS COUNTY, NEVADA

AREA MAX DAY DEMAND

DRAWN BY:	RELEASE DATE:	SCALE:	CODE:
MB	05.30.19	1"=5000'	Rlpdcnv.01

Analysis- Waste Water System

The Center Drive Lift Station will be constructed to handle the flows for the surrounding area for full buildout of the North Douglas County Specific Plan area. The North Douglas County area will utilize the existing gravity sewer mains in Sunridge Drive and will propose new gravity sewer mains in Topsy Lane, Center Drive. The Center Drive Lift Station will be designed to accommodate Phase 1 flows for Valley Knolls as well as Phase 2 for Riverwood and the Walmart Lift Station re-route of flow to Topsy Lane and the remaining full build-out of the area. The gravity mains in Topsy Lane will be constructed with Riverwood improvements and are sized for full buildout including the re-route of flows from the Wal Mart Lift Station down Topsy Lane. The Center Drive gravity sewer and force main will be completed with the Valley Knolls project. All pieces of the proposed infrastructure have been designed in accordance with Douglas County Standards.

Figure 20: Existing and Proposed Estimated Sewage Flows- Proposed Amendment Area

Average Day				Max Day		
Land Use/Zoning	Acres	Lots (EDUs)	GPD	GPM	GPD	GPM
EXISTING						
See Updated Wastewater and Water Memo dated 12/4/18, Table 1; Riverwood + Big George = Proposed Amendment Area						
GC	61.55		33,853	23.5	128,640	89.3
TC (Hotel/Casino)	1 unit		200,000	138.9	760,000	527.8
TC	2.84		1,562	1.1	5,936	4.1
MFR/SFA		794	111,160	77.2	422,408	293.3
SFR		100	15,000	10.4	57,000	39.6
Total			361,575	251.1	1,373,983	954.2
PROPOSED						
See Updated Wastewater and Water Memo dated 12/4/18, Table 3; Riverwood + Big George = Proposed Amendment Area						
GC	13.8		7,590	5.3	28,842	20.0
MFR/SFA		910	127,400	88.5	484,120	336.2
SFR		328	49,200	34.2	186,960	129.8
School	14.4		17,675	12.3	67,165	46.6
Total			201,865	140.2	767,087	532.7
DIFFERENCE (%)			-159,710 (-44.17%)	-110.9 (-44.17%)	-606,896 (-44.17%)	-421.5 (-44.17%)

- This analysis is based on construction of a school on the 14.4 acre site. Should the school not be constructed, the property may be developed in accordance with the underlying MFR/SFR-8,000 zoning designations. Impacts have been analyzed to include an additional 94 single family attached units and 11 single family units. Please see the attached sewage flow generation report for additional information.
- There may be slight inconsistencies due to rounding.

Proposed Topsy Lane Infrastructure

With the addition of the Riverwood project area located east of U.S. Highway 395 between Topsy Lane and Sunridge Drive, the Topsy Lane gravity sewer line infrastructure will need to be completed. This

infrastructure includes gravity mains running east from US 395 along Topsy Lane, then south along Center Drive to the proposed Center Drive Lift Station. The Walmart lift station is proposed to be rerouted to discharge into Topsy Lane sewer line.

The Center Drive Lift Station to comprised of a 10' diameter wet well with the initial pumps rated at 110 gpm. The outlet force main will be one 4" and one 8" diameter PVC pressure pipe.

Exhibit 1 shows the service boundary at build-out which includes the commercial area west of Hwy 395 with flows from the Walmart lift station discharging to Topsy Lane. Service areas north and south of Topsy discharging to Topsy Lane gravity line. Service areas in the Valley Knolls location discharging to Center Drive gravity line. The Center Drive Lift Station ultimately discharging to MH12 and the service areas south of Sunridge Drive discharging to Sunridge gravity sewer line which will also discharge to MH12.

As detailed in the Sewer System Master Plan, the NDCSP area will generate a peak flow of 854 gpm. The lift station and force main will be designed to accommodate a minimum of 110% of the peak flow of the tributary system. The Center Drive Lift Station and force main will be designed to accommodate the B/O flow of approximately 940 gpm.

Based on the above design flows, we have designed the Center Drive Lift Station to be comprised of a 10' diameter wet well with two submersible pumps. The outlet force mains will be one 4" and one 8" PVC pressure pipe. The lift station and the two force mains will be constructed with Valley Knolls. As development in the area continues to grow the lift station pumps can be increased in size and/or switched from the 4" force main to the 8" force main or used together to accommodate the grow of the North Douglas County area.

Proposed Gravity Sewer Infrastructure

The proposed gravity sewer main will be located in Topsy Lane and Center Drive. The proposed sewer mains will be sized as 12" and 15" lines.

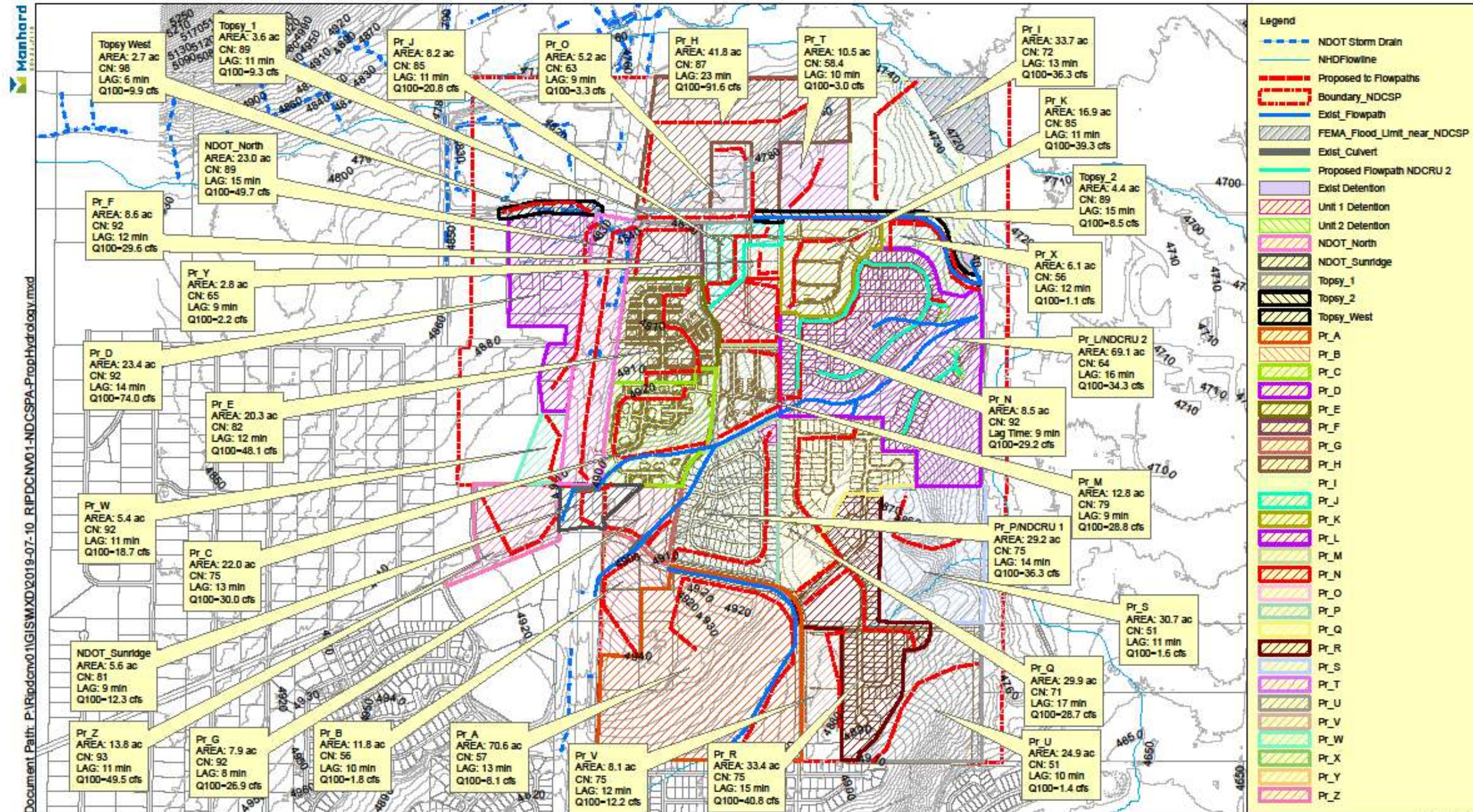
Analysis- Drainage and Storm Drain System

Off-site flows are routed through the project in the following manner, as further described in the "Conceptual Drainage Study for North Douglas County Specific Plan Amendment" dated July 10, 2019 and Tentative Map applications for North Douglas County Residential Unit 1 (NDCRU 1) and North Douglas County Residential Unit 2 (NDCRU 2).

- NDCRU 1: Off-site drainage under North Sunridge Drive is conveyed in the natural drainage to a roadside ditch then under the proposed Riverwood Drive via a culvert.
- NDCRU 1: Off-site drainage from under U.S. 395 is conveyed in the natural drainage and under the proposed Riverwood Drive via a culvert.
- NDCRU 1: On-site flow is conveyed to a detention basin as shown on Exhibit 3 and the tentative map. The on-site detention discharges to the natural drainage downgradient and northeasterly of the proposed NDCRU 1.



- NDCRU 2: Off-site drainage under North Sunridge Drive is conveyed in the natural drainage to then under the proposed Radiant Drive via a culvert.
- NDCRU 2: Off-site drainage through the culvert under U.S. 395 is conveyed in the natural drainage and under the proposed Radiant Drive via a culvert.
- NDCRU 2: Offsite drainage is discharged from the Valley Knolls detention basin under Hubble Lane and into the natural drainage.
- NDCRU 2: On-site flow is conveyed to a series of detention basins as shown on Exhibit 3 and the tentative map. The on-site detention discharges to the natural drainage downgradient and northeasterly of the proposed NDCRU.



Fire Protection

Located within the Indian Hills/Jacks Valley area the NDCSP spans two fire districts. The western portion of the NDCSPA is in the Sierra Forest Fire District (SFFD) and the eastern portion is in the East Fork Fire and Paramedic District (EFFPD). EFFPD has been providing all-risk services for the SFFD service area in the Indian Hills/Jacks Valley area under a contract with the State of Nevada - Division of Forestry. With the exception of extended wildland fire attack, EFFPD provides structural firefighting, hazardous materials response, emergency medical services, and initial attack wildland and urban interface firefighting year around. The Division of Forestry has a seasonal program that supplies additional staffing to the area during the fire season.

Fire protection for the NDCSP is provided by EFFPD from at least 3 fire stations within a 5-mile radius. Station 12 is located along North Sunridge Drive and is staffed full time with paid firefighters. Station 15 located on Jacks Valley Road and Station 6 located on Stephanie Lane are volunteer fire stations that are also staffed part-time or seasonally with paid firefighters.

Adopted levels of service (LOS) for fire protection in Douglas County stipulate a fire station within a 5 mile radius of developed properties, and a response time of 7 minutes in urban service boundaries, and 12 minutes in rural service areas. The planning area being amended for the BGV site is within the required response time for either the rural or the urban service standard, as all of the fire stations are well within a 5 mile radius of the planning area.

Police Protection

The sheriff's substation was constructed on a 5-acre site leased from the BLM by Douglas County. Located on the northeast corner of where North Sunridge Drive enters the north boundary of the Sunridge subdivision the site was originally chosen to accommodate the new fire station as well. According to Sergeant Halsey with the Sheriff's department, the 1,200 square foot substation will be adequate to serve existing and future police protection needs in the Specific Plan area.

Parks and Recreation

There are 662 acres of park land under County, Town, or GID's jurisdiction. The national standard is 10 acres of parks for every 1,000 in population. Based on national standards and the LOS in the Douglas County Master Plan, the current park system is sufficient to support a population of 66,200 people. Therefore, with a population of +/- 48,300 (2017), there is current capacity within the existing park system for the proposed increase outlined in the Specific Plan. Furthermore, private recreational facilities that will be maintained by a homeowner's association are included in the proposed developments anticipated with this Specific Plan amendment.

The NDCSP includes land zoned PF to ensure that drainageways and slopes are preserved. Additional open space and recreational amenities, including pocket parks located along drainageways and preserved areas, will be incorporated into individual development projects as required by the DCC and NDCSP.



Proposed recreational uses for the NDCSP are intended to maintain current activities to the greatest extent possible. Significant areas of passive open space will be retained and will be enhanced with the proposed amendment by including more passive recreation areas for the development of connected trail systems offering hiking, biking, equestrian, and interpretive opportunities for the public.

Schools and Libraries

Students in the Indian Hills/Jacks Valley area attend Jacks Valley Elementary School, Carson Valley Middle School, and Douglas High School. A future middle school site is planned adjacent to the existing Jacks Valley Elementary School. Since the original NDCSP was adopted, the Sierra Lutheran High School facility on North Sunridge Drive has been constructed and is operational. This provides additional private education facilities serving residents of the area.

Based on discussions with Douglas County School District (DCSD), a 14.4 acre site within the proposed amendment area is proposed to be offered to DCSD for use as a school site. The school site would accommodate more than the estimated 172 students generated by the residential development. A Development Agreement will be approved between the property owner(s) and DCSD, which will set the terms for use of the property.

Figure 21: Estimated DCSD Student Increase

	Dwelling Units	DCSD Estimated Student Generation	Estimated Student Increase
Approved Land Uses	894	.5 per du	447 students
Proposed Land Uses	1,238	.5 per du	619 students
Difference	+344		+172 students

Existing library facilities in Douglas County consist of the 11,500 square foot main library in Minden, and the 10,000 square foot branch at Lake Tahoe.

Public Improvements Financing

There are several alternatives available for public improvement financing. Developers may enter into private agreements amongst themselves to construct public facilities needed to serve the project. They may construct public improvements themselves. And then request a reimbursement agreement from Douglas County who would require reimbursement from subsequent development. They may initiate an assessment district for financing public improvements. Redevelopment agency development agreements have also included some of the regional improvements for the North Valley area. However, historically in Douglas County the financing alternative typically utilized involves the phasing of an individual project timed with the phasing of public improvements. with private financing of public improvements that increase the capacity of public facilities beyond a project's demand subject to a reimbursement agreement. Therefore, the County and Big George Ventures shall enter into a reimbursement agreement for any public facility improvement constructed by Big George Ventures which will provide capacity beyond that required by subsequent development of the Big George Ventures site. Detailed capacity analysis and actual availability of public utility facilities will be determined at the time Planned

Development approval. In-lieu fees may be utilized by the developer to off-set development impacts which uses available physical capacity of existing regional improvements.

CHAPTER 6: CONCLUSION

The North Douglas County Specific Plan acts as a guide for the BLM, Douglas County Planning Commission, Douglas County Board of County Commissioners, and the general community on matters of growth and development within the planning area. The plan guides growth by recognizing community needs and visions, environmental resources, existing conditions, land use trends, and providing a plan for the provision of traffic circulation and public facilities.

If carefully implemented, the plan will provide for a well-balanced and planned community as lands within the planning area transition out of federal ownership. This area contains tremendous potential for the citizens of Douglas County, not only in the unique community proposed, but also for the possible acquisition of prime farmland and sensitive areas in beautiful Carson Valley. Finally, the plan represents an important planning process and cooperative effort between federal, state, and local governments.

Upon review of the NDCSP, it became apparent that numerous amendments and lawsuits have resulted in significant inconsistencies within the specific plan and the associated impact reports. This has left a fractured plan that is difficult for Douglas County staff to interpret and enforce. The proposed amendment is a result of a planning process for the entire amendment area, that provides better land uses and a specific plan that can be used and enforced over the next twenty years.

Consistency with Master Plan

Because the proposed amendment would alter or replace existing land use designations and elements contained within the adopted Douglas County Master Plan, an amendment to the master plan was required as part of the planning process for the NDCSP. Amendments to the master plan must be passed by both the Planning Commission and the Board of County Commissioners.

In accordance with the Douglas County Code and NDCSP, the proposed amendment must be found consistent with the intent of the master plan based on the findings discussed below.

The proposed amendment and conceptual development plan is supported by the following Master Plan policies:

- 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.
- LU Policy 3.4** Douglas County shall only approve requests for rezoning, special use permits, the division of land, or other new development proposals or public projects that are consistent with the Future Land Use Map, the policies contained in this Land Use Element, and the other Elements of this Master Plan.



IH/JV Goal 1 To preserve the existing character of the community while permitting rural and urban growth that is compatible with the built and natural environments.

Findings

The Douglas County Master Plan adopted in 1996 states that "amendments should be considered on the basis of whether they promote the overall goals and objectives of the 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." Any request for a Master Plan amendment is reviewed based on the following standards:

1. The proposed change 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.
2. The proposed change is based on a demonstrated need for additional land to be used for the proposed use, and that such demand cannot be reasonably accommodated within the current boundaries of the area.
3. The proposed change would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside the applicant's property, and is consistent with the Capital Facilities Element of the Plan and implementing ordinances.

Using these guidelines as a basis for review, amendments are approved or denied based on the following findings.

1. That the proposed amendment is consistent with the policies embodied in the adopted master plan;
2. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of the Douglas County Consolidated Development Code;
3. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

The NDCSP amendment is consistent with the policies and findings listed above. Surrounding urban and suburban pressures, and changes in land uses which will create additional demand for affordable housing at urban levels of service near employment centers, illustrates a demonstrated change in circumstances that makes it appropriate to reconsider land use designations in the area. The development of the proposed amendment to the NDCSP will ensure that adequate public facilities are provided to potential development in the area. Proposed land uses for the amendment contain similar land uses and densities to the actual and master planned uses of adjacent properties. The plan, and existing Douglas County Codes, will ensure that potential development occurs in a manner that is compatible with the surrounding and existing built and natural environment.



Implementation

Implementation of the NDCSP will reflect the proposed amendment and will be used by the Douglas County Planning Commission, Douglas County Board of County Commissioners, and the general community on matters of growth and development within the amendment area. Following approval of this amendment, the entire NDCSP will be amended to incorporate changes and ensure consistency, resulting in a specific plan that can be used and enforced over the next twenty years.

ORDINANCE NUMBER 2019-1561

SUMMARY

Ordinance Number 2019-1561, an ordinance for a Zoning Map Amendment (ref. DP 18-0348) for Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC, to reduce 58.4 acres of General Commercial zoning to 13.8 acres, to reduce 11.0 acres of Neighborhood Commercial to 0.0 acres, to reduce 11.9 acres of Tourist Commercial zoning to 0.0 acres, to reduce 78.0 acres of Single Family Residential 8,000 zoning to 67.0 acres, to increase Multi-Family Residential zoning from 0.0 acres to 73.9 acres, and to increase Public Facility zoning from 41.9 acres to 48.8 acres. The subject parcels are located south of Topsy Lane and east of Hwy. 395 within the Indian Hills/Jacks Valley Community Plan. The property owners are Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC. The Assessor's Parcel Numbers (APNs) of the subject parcels are APNs 1420-06-601-003, 1420-06-601-004, 1420-06-701-009, 1420-05-201-009, 1420-05-201-010, 1420-05-401-008, 1420-05-301-007.

TITLE

Ordinance 2019-1561, a Zoning Map Amendment for multiple parcels within the North Douglas County Specific Plan to reduce 58.4 acres of General Commercial zoning to 13.8 acres, to reduce 11.0 acres of Neighborhood Commercial to 0.0 acres, to reduce 11.9 acres of Tourist Commercial zoning to 0.0 acres, to reduce 78.0 acres of Single Family Residential 8,000 zoning to 67.0 acres, to increase Multi-Family Residential zoning from 0.0 acres to 73.9 acres, and to increase Public Facility zoning from 41.9 acres to 48.8 acres. The property owners are Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC. (APNs 1420-06-601-003, 1420-06-601-004, 1420-06-701-009, 1420-05-201-009, 1420-05-201-010, 1420-05-401-008, 1420-05-301-007).

The Board of County Commissioners of the County of Douglas of the State of Nevada does ordain as follows:

Section I: On January 7, 2020 the Douglas County Board of Commissioners introduced the Ordinance and took public comment and on February 4, 2020, the Douglas County Board of Commissioners held a public hearing and based on Community Development's recommendation, evidence presented, public comment and determining the required findings per Douglas County Code, Chapters 20.610 and 20.612 are met hereby approves the request for a zoning map amendment for Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC, to reduce 58.4 acres of General Commercial zoning to 13.8 acres, to reduce 11.0 acres of Neighborhood Commercial to 0.0 acres, to reduce 11.9 acres of Tourist Commercial zoning to 0.0 acres, to reduce 78.0 acres of Single Family Residential 8,000 zoning to 67.0 acres, to increase Multi-Family Residential zoning from 0.0 acres to 73.9 acres, and to increase Public Facility zoning from 41.9 acres to 48.8 acres. The subject parcels are located south of Topsy Lane and east of Hwy. 395 within the Indian Hills/Jacks Valley Community Plan. The property owners are Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC. The Assessor's Parcel Numbers (APNs) of the subject parcels are APNs 1420-06-601-003, 1420-06-601-004, 1420-06-701-009, 1420-05-201-009, 1420-05-201-010, 1420-05-401-008, 1420-05-301-007.

Section II: Within the North Douglas County Specific Plan a Zoning Map Amendment is made to reduce 58.4 acres of General Commercial zoning to 13.8 acres, to reduce 11.0 acres of Neighborhood Commercial to 0.0 acres, to reduce 11.9 acres of Tourist Commercial zoning to 0.0 acres, to reduce 78.0 acres of Single Family Residential 8,000 zoning to 67.0 acres, to increase Multi-Family Residential zoning from 0.0 acres to 73.9 acres, and to increase Public Facility zoning from 41.9 acres to 48.8 acres. The subject parcels are located south of Topsy Lane and east of Hwy. 395 within the Indian Hills/Jacks Valley Community Plan. The property owners are Big George Ventures, Riverwood Partners LLC, Riverwood Redevelopment LLC, and Carson Auto Mall LLC. The Assessor's Parcel Numbers (APNs) of the subject parcels are APNs 1420-06-601-003, 1420-06-601-004, 1420-06-701-009, 1420-05-201-009, 1420-05-201-010, 1420-05-401-008, 1420-05-301-007. as described in attached Exhibit A.

PROPOSED _____, 2020

PROPOSED BY Commissioner _____

Adopted this ____ day of _____, 2020, by the following vote

VOTE: AYES: Commissioners _____

NAYS: Commissioners _____

Absent: _____

William B. Penzel
Douglas County Board of Commissioners

ATTEST:

Kathy Lewis, Clerk-Treasurer

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year _____.

EXHIBIT “A”

EXHIBIT "A"**North Douglas County Specific Plan Amendment Area**

All that certain parcel of land situated in the South One-Half (S1/2) of Section 5 and a portion of Section 6, T.14N., R.20E., M.D.M., County Douglas, State of Nevada, and being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 2, of the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009;

THENCE leaving said POINT OF BEGINNING, and along the easterly line of said Parcel 2 of said Map, the following six (6) courses:

- 1) South 00°46'08" West, 572.64 feet;
- 2) South 00°46'16" West, 567.90 feet;
- 3) South 00°44'01" West, 189.47 feet;
- 4) South 01°09'28" West, 378.45 feet;
- 5) South 01°09'28" West, 199.38 feet;
- 6) and, South 01°07'41" West, 752.53 feet, to the Southeast corner of said Parcel 2;

THENCE along the South line of said Parcel 2, North 88°51'46" West, 664.21 feet;

THENCE continuing along the southerly line of said Parcel 2, North 01°06'44" East, 331.04 feet;

THENCE continuing along said southerly line of Parcel 2, North 89°19'35" West, 332.18 feet;

THENCE continuing along said southerly line of Parcel 2, North 01°04'34" East, 330.99 feet to the Southeast corner of Parcel 1 as shown on the abovementioned Map;

THENCE along the South line of said Parcel 1, North 89°19'22" West, 797.02 feet;

THENCE continuing along the South line of Parcel 1 and the prolongation of said line, North 89°18'50" West, 200.17 feet, to the westerly line of Parcel 1 as shown on the Record of Survey of Riverwood Partners, LLC, file on January 28, 2008, in the Official Records of Douglas County, Nevada as Document No. 716909;

THENCE along the westerly line of said Parcel 1 and the East lines of Parcel 5 and 5B of said Map, Document No. 716909, South 01°02'20" West, 1,584.03 feet, to the Southeast corner of said Parcel 5B, being on the northerly right-of-way line of North Sunridge Drive as shown on said Map, also being the beginning of a non-tangent curve to the left from which the radius point bears South 20°44'40" West;

THENCE along the southerly line of said Parcel 5B and the northerly right-of-way line of said North Sunridge Drive, the following six (6) courses:

- 1) westerly, 72.90 feet along the arc of a having a radius of 455.00 feet and through a central angle having 09°10'48";
- 2) North 78°26'08" West, 266.08 feet;
- 3) North 01°02'40" East, 23.27 feet;
- 4) North 89°19'50" West, 121.06 feet;
- 5) North 78°26'08" West, 461.39 feet;
- 6) and, North 72°43'30" West, 50.25 feet, to the Southeast corner of the abovementioned Parcel 5;

THENCE along the southerly line of said Parcel 5 and the northerly right-of-way line of said North Sunridge Drive, the following six (6) courses:

- 1) North 78°26'08" West, 78.38 feet, to the beginning of a curve to the right;
- 2) northwesterly, 168.97 feet along the arc of a curve having a radius of 290.00 feet and through a central angle of 33°22'59";
- 3) North 45°03'09" West, 105.86 feet, to the beginning of a curve to the left;
- 4) northwesterly, 363.30 feet along the arc of a tangent curve to the left having a radius of 560.00 feet and a central angle of 37°10'14";
- 5) North 82°13'23" West, 63.84 feet, to the beginning of a curve to the right;
- 6) and, northwesterly, 73.35 feet along the arc of a curve right having a radius of 50.00 feet and through a central angle of 84°03'22", to the westerly line of said Parcel 5, being easterly right-of-way line of U.S. Highway 395 as shown on said Map, Document No. 716909;

THENCE leaving said southerly line of said Parcel 5 and the northerly right-of-way line of said North Sunridge Drive, westerly line of said Parcel 5, being easterly right-of-way line of U.S. Highway 395 as shown on said Map, Document No. 716909, the following ten (10) courses:

- 1) North 01°49'59" East, 9.71 feet;
- 2) South 89°41'40" East, 361.56 feet;
- 3) North 00°57'47" East, 330.89 feet;
- 4) North 89°43'28" West, 356.54 feet, to the easterly right-of-way line of said U.S. Highway 395;

- 5) North 01°49'57" East, 136.52 feet, to the beginning of a curve to the right;
- 6) northerly, 561.18 feet along the arc of a curve having a radius of 4,800.00 feet and through a central angle of 06°41'55";
- 7) North 08°31'54" East, 301.87 feet;
- 8) South 89°43'20" East, 274.03 feet;
- 9) North 00°59'50" East, 331.33 feet;
- 10) and, North 89°43'27" West, 230.13 feet, to the easterly right-of-way line of said U.S. Highway 395;

THENCE continuing along said westerly line of said Parcel 5, and easterly right-of-way line of U.S. Highway 395 as shown on said Map, Document No. 716909, North 08°31'54" East, 1249.89 feet to the Northwest corner of said Parcel 5;

THENCE leaving said westerly line of said Parcel 5, and easterly right-of-way line of U.S. Highway 395 as shown on said Map, Document No. 716909, along the North line of said Parcel 5 the following seven (7) courses:

- 1) South 82°10'53" East, 154.73 feet, to the beginning of a curve to the left;
- 2) easterly, 140.91 feet along the arc of a curve having a radius of 1,068.00 feet and through a central angle of 07°33'34";
- 3) South 89°44'27" East, 434.12 feet;
- 4) South 89°08'56" East, 101.48 feet, to the beginning of a curve to the left;
- 5) easterly, 79.78 feet along the arc of a curve having a radius of 514.50 feet and through a central angle of 08°53'06", to a point of reverse curve;
- 6) easterly, 75.29 feet along the arc of a curve having a radius of 485.50 feet and through a central angle of 08°53'06";
- 7) and, South 89°09'01" East, 406.53 feet, to the West line of the abovementioned Parcel 2, as shown on the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009;

THENCE along the West line of said Parcel 2, North 00°55'23" East, 69.24 feet, to the Northwest corner of said Parcel 2;

THENCE along the North line of said Parcel 2, the following five (5) courses:

- 1) South 89°10'53" East, 995.43 feet;
- 2) South 00°48'53" West, 289.36 feet;

- 3) South 89°29'42" East, 332.25 feet;
- 4) North 00°48'02" East, 331.76 feet;
- 5) And, South 89°33'32" East, 664.28 feet, to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

All that certain parcel of land situate in the South One-Half (S1/2) of the Northwest One-Quarter (NW1/4) of Section 5 and the South One-Half (S1/2) of the Northeast One-Quarter (NE1/4) of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, and being more particularly described as follows:

COMMNECING at the Northeast corner of Parcel 5 of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008;

THENCE along the easterly line of said Parcel 5, South 00°55'23" West, 223.13 feet, to the **POINT OF BEGINNING**;

THENCE leaving said POINT OF BEGINNING, South 00°55'24" West, 645.68 feet;

THENCE South 00°55'27" West, 292.02 feet, to the Southeast corner of Parcel 1, as shown on the abovementioned Record of Survey, Document No. 716909;

THENCE along the South line of said Parcel 1, North 90°00'00" West, 591.24 feet, to a point on the abovementioned Parcel 5;

THENCE along the easterly line of said Parcel 5, the following thirteen (13) courses:

- 1) North 00°00'00" East, 87.52 feet, to the beginning of a curve to the left;
- 2) northerly, 141.19 feet along the arc of a curve having a radius of 221.00 feet and through a central angle of 36°36'20";
- 3) North 36°36'20" West, 115.18 feet, to the beginning of a non-tangent curve to the right, from which the radius point bears North 53°23'34" East;
- 4) northerly, 110.54 feet along the arc of a curve having a radius of 179.00 feet and through a central angle of 35°22'54", to a point of compound curve;
- 5) northeasterly, 61.30 feet along the arc of a curve having a radius of 38.50 feet and through a central angle of 91°13'25";
- 6) North 89°59'53" East, 121.79 feet;
- 7) North 87°32'51" East, 70.06 feet;
- 8) North 89°59'59" East, 143.53 feet;

- 9) North 00°00'00" East, 33.00 feet;
- 10) South 90°00'00" East, 42.74 feet;
- 11) North 00°00'00" East, 120.64 feet;
- 12) North 00°58'09" East, 331.68 feet;
- 13) and, South 89°11'16" East, 331.77 feet to the POINT OF BEGINNING.

Containing 202.84 acres, more or less.

AREA "A"

All that certain parcel of land situate in the South 1/2 of the Northeast 1/4 of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, being Parcel 4 and a portion of Adjusted Parcel 5 of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 5;

THENCE leaving said POINT OF BEGINNING, and along the North line of said Parcel 5, South 82°10'53" East, 154.73 feet, to the beginning of a curve to the left;

THENCE continuing along said North line, easterly, 140.91 feet along the arc of a curve having a radius of 1,068.00 feet and through a central angle of 07°33'34";

THENCE continuing along said North line, South 89°44'27" East, 326.75 feet;

THENCE leaving said North line, South 00°35'10" East, 534.75 feet;

THENCE South 89°25'24" West, 712.16 feet, to the westerly line of said Parcel 5, being the easterly right-of-way line of U.S. Highway 395, as shown on said Record of Survey Map;

THENCE along the westerly line of said Parcel 5, being the easterly right-of-way line of U.S. Highway 395, as shown on said Record of Survey Map, North 08°31'54" East, 580.76 feet, to the POINT OF BEGINNING.

Containing 8.36 acres, more or less.

AREA "B"

All that certain parcel of land situate in the South One-Half (S1/2) of the Northwest One-Quarter (NW1/4) of Section 5 and the South One-Half (S1/2) of the Northeast One-Quarter (NE1/4) of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcel 1, and Adjusted Parcel 5 of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 5;

THENCE leaving said POINT OF BEGINNING and along the easterly line of said Parcel 5, the following fourteen (14) courses:

- 1) South 00°55'23" West, 223.13 feet;
- 2) North 89°11'16" West, 331.77 feet;
- 3) South 00°58'09" West, 331.68 feet;
- 4) South 00°00'00" East, 120.64 feet;
- 5) North 90°00'00" West, 42.74 feet;
- 6) South 00°00'00" East, 33.00 feet;
- 7) South 89°59'59" West, 143.53 feet;
- 8) South 87°32'51" West, 70.06 feet;
- 9) South 89°59'53" West, 121.79 feet, to the beginning of a curve to the left;
- 10) southwesterly, 61.30 feet along the arc of a curve having a radius of 38.50 feet and through a central angle of 91°13'25", to a point of compound curve;
- 11) southerly, 110.54 feet along the arc of a curve having a radius of 179.00 feet and through a central angle of 35°22'54";
- 12) South 36°36'20" East, 115.18 feet, to the beginning of a curve to the right;
- 13) southerly, 141.19 feet along the arc of a curve having a radius of 221.00 feet and through a central angle of 36°36'20";
- 14) and, South 00°00'00" West, 87.52 feet, to the Northwest corner of said Parcel 1;

THENCE along the North line of said Parcel 1, South 90°00'00" East, 591.24 feet, to the Northeast corner of said Parcel 1;

THENCE along the East line of said Parcel 1, South 00°55'27" West, 56.26 feet;

THENCE continuing along said East line, South 01°01'33" West, 535.54 feet;

THENCE leaving said East line, South 63°03'54" West, 730.91 feet;

THENCE North 74°50'28" West, 14.17 feet;

THENCE North 67°25'21" West, 27.29 feet, to the beginning of a non-tangent curve to the right, from which the radius point bears North 67°47'56" West;

THENCE southwesterly, 58.53 feet along the arc of a curve having a radius of 460.00 feet and through a central angle of 07°17'23", to a point of compound curve;

THENCE southwesterly, 133.69 feet along the arc of a curve having a radius of 300.00 feet and through a central angle of 25°32'00", to a point of reverse curve;

THENCE southwesterly, 241.09 feet along the arc of a curve having a radius of 320.00 feet and through a central angle of 43°10'04";

THENCE South 11°51'23" West, 120.73 feet;

THENCE North 89°32'20" West, 379.89 feet, to a point on the westerly line of the abovementioned Parcel 5;

THENCE along said westerly line of said Parcel 5, the following eight (8) courses:

- 1) North 89°43'28" West, 356.54 feet, to the easterly right-of-way line of U.S. Highway 395, as shown on said Record of Survey Map;
- 2) North 01°49'57" East, 136.52 feet, along said easterly right-of-way line, to the beginning of a curve to the right;
- 3) along said easterly right-of-way line, northerly, 561.18 feet along the arc of a curve having a radius of 4,800.00 feet and through a central angle of 06°41'55";
- 4) along said easterly right-of-way line, North 08°31'54" East, 301.87 feet;
- 5) leaving said easterly right-of-way line, South 89°43'20" East, 274.03 feet;
- 6) North 00°59'50" East, 331.33 feet;
- 7) North 89°43'27" West, 230.13 feet, to the easterly right-of-way line of said U.S. Highway 395;
- 8) and, said easterly right-of-way line, North 08°31'54" East, 669.13 feet;

THENCE leaving the westerly line of said Parcel 5 and said easterly right-of-way line, North 89°25'24" East, 712.16 feet;

THENCE North 00°35'10" West, 534.75 feet, to the North line of said Parcel 5;

THENCE along said North line, the following five (5) courses:

- 1) South 89°44'27" East, 107.36 feet;
- 2) South 89°08'56" East, 101.48 feet, to the beginning of a curve to the left;
- 3) easterly, 79.78 feet along the arc of a curve having a radius of 514.50 feet and through a central angle of 08°53'06", to a point of reverse curve;
- 4) easterly, 75.29 feet along the arc of a curve having a radius of 485.50 feet and through a central angle of 08°53'06";
- 5) and, South 89°09'01" East, 406.53 feet, to the POINT OF BEGINNING.

Containing 58.65 acres, more or less.

AREA "C"

All that certain parcel of land situate in the South 1/2 of the Northeast 1/4 of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcel 1, Adjusted Parcel 5 and Adjusted Parcels 5B of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008, and being more particularly described as follows:

COMMENCING at the Southeast corner of Parcel 5B, as shown on said Record of Survey, Document No. 716909;

THENCE along the East line of said Parcel 5B, Parcel 5 and the East line of Parcel 1, North 01°02'20" East, 649.58 feet, to the **POINT OF BEGINNING**;

THENCE leaving said POINT OF BEGINNING, South 70°14'52" West, 108.71 feet;

THENCE South 63°03'08" West, 295.93 feet;

THENCE South 61°42'37" West, 215.02 feet;

THENCE South 71°51'55" West, 183.07 feet;

THENCE North 46°12'20" West, 40.00 feet, to the beginning of a non-tangent curve to the left, from which the radius point bears North 46°12'20" West;

THENCE northeasterly, 74.89 feet along the arc of a curve having a radius of 300.00 feet and through a central angle of 14°18'14", to a point of compound curve;

THENCE northeasterly, 58.53 feet along the arc of a curve having a radius of 460.00 feet and through a central angle of 07°17'23";

THENCE South 67°25'21" East, 27.29 feet;

THENCE South 74°50'28" East, 14.17 feet;

THENCE North 63°03'54" East, 730.91 feet;

THENCE South 01°01'33" West, 127.45 feet, to the POINT OF BEGINNING.

Containing 1.89 acres, more or less.

AREA "D"

All that certain parcel of land situate in the South One-Half (S1/2) of the Southeast One-Quarter (SE1/4) of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, being a portion of Adjusted Parcel 5, Adjusted Parcels 3 and 4 of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008, and being more particularly described as follows:

BEGINNING at the Southwesterly corner of said Parcel 5, being a point on the easterly right-of-way of U.S. Highway 395;

THENCE along the westerly line of said Parcel 5 and leaving the easterly right-of-way line of said U.S. Highway 395, South 89°41'40" East, 361.56 feet;

THENCE continuing along said westerly line, North 00°57'47" East, 330.89 feet;

THENCE leaving said westerly line, South 89°32'20" East, 379.89 feet;

THENCE South 11°51'23" West, 418.57 feet, to the beginning of a curve to the left;

THENCE southerly, 105.37 feet along the arc of a curve having a radius of 610.00 feet and through a central angle of 09°53'49", to a point of reverse curve;

THENCE southerly, 101.91 feet along the arc of a curve having a radius of 590.00 feet and through a central angle of 09°53'49";

THENCE South 11°51'23" West, 86.56 feet, to the beginning of a non-tangent curve to the right, from which the radius point bears North 17°33'16" East, to a point on the southerly line of said Parcel 5, being on the northerly right-of-way line of North Sunridge Drive, as shown on said Record of Survey Map, Document No. 7160909;

THENCE along the southerly line of said Parcel 5, being on the northerly right-of-way line of North Sunridge Drive, the following five (5) courses:

- 1) northwesterly, 138.65 feet along the arc of a curve to the right having a radius of 290.00 feet, and through a central angle of 27°23'35";
- 2) North 45°03'09" West, 105.86 feet, to the beginning of a curve to the left;

- 3) northwesterly, 363.30 feet along the arc of a tangent curve to the left having a radius of 560.00 feet and a central angle of $37^{\circ}10'14''$;
- 4) North $82^{\circ}13'23''$ West, 63.84 feet, to the beginning of a curve to the right;
- 5) and, northwesterly, 73.35 feet along the arc of a curve to the right having a radius of 50.00 feet and through a central angle of $84^{\circ}03'22''$, to a point on the westerly line of said Parcel 5, and abovementioned easterly right-of-way line of said U.S. Highway 395;

THENCE along the westerly line of said Parcel 5, and abovementioned easterly right-of-way line of said U.S. Highway 395 North $01^{\circ}49'59''$ East, 9.71 feet to the POINT OF BEGINNING.

Containing 5.33 acres, more or less.

AREA "E"

All that certain parcel of land situate in the South 1/2 of the Northeast 1/4 of Section 6, T.14N., R.20E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcel 1, Adjusted Parcel 5 and Parcel 5B, of Record of Survey for Riverwood Partners, LLC, as Document Number 716909, filed in the Official Records of Douglas County on January 28, 2008, and being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 5B, as shown on said Record of Survey Map, Document No. 716909;

THENCE leaving said POINT OF BEGINNING, and along southerly line of said Parcel 5B and the northerly right-of-way line of said Sunridge Drive, the following seven (7) courses:

- 1) westerly, 72.90 feet along the arc of a non-tangent curve to the left from which the radius point bears South $20^{\circ}44'40''$ West a radius of 455.00 feet, and through a central angle of $09^{\circ}10'48''$;
- 2) North $78^{\circ}26'08''$ West, 266.08 feet;
- 3) North $01^{\circ}02'40''$ East, 23.27 feet;
- 4) North $89^{\circ}19'50''$ West, 121.06 feet;
- 5) North $78^{\circ}26'08''$ West, 461.39 feet;
- 6) North $72^{\circ}43'30''$ West, 50.25 feet;
- 7) and, North $78^{\circ}26'08''$ West, 78.38 feet, to the beginning of a curve to the right;

THENCE westerly, 30.32 feet along the arc of a tangent curve having a radius of 290.00 feet and through a central angle of $05^{\circ}59'24''$;

THENCE North 11°51'23" East, 86.56 feet, to the beginning of a curve to the left;

THENCE northerly, 101.91 feet along the arc of a curve having a radius of 590.00 feet and through a central angle of 09°53'49", to a point of reverse curve;

THENCE northerly, 105.37 feet along the arc of a curve having a radius of 610.00 feet and through a central angle of 09°53'49";

THENCE North 11°51'23" East, 539.30 feet, to the beginning of a curve to the right;

THENCE northeasterly, 241.09 feet along the arc of a curve having a radius of 320.00 feet and through a central angle of 43°10'04", to a point of reverse curve;

THENCE northeasterly, 58.80 feet along the arc of a curve having a radius of 300.00 feet and through a central angle of 11°13'46";

THENCE South 46°12'20" East, 40.00 feet;

THENCE North 71°51'55" East, 183.07 feet;

THENCE North 61°42'37" East, 215.02 feet;

THENCE North 63°03'08" East, 295.93 feet;

THENCE North 70°14'52" East, 108.71 feet;

THENCE South 01°02'20" West, 1,584.03 feet, to the POINT OF BEGINNING.

Containing 28.31 acres, more or less.

AREA "F "

All that certain parcel of land situate in the a portion of the Southwest One-Quarter (SW1/4) of the Northwest One-Quarter (NW1/4) of Section 5, T.14 N., R.20 E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcel 1 of the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009, and being more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel 1;

THENCE along the West line of said Parcel 1 South 00°55'24" West, 69.24 feet, to the **POINT OF BEGINNING** of this description;

THENCE leaving said POINT OF BEGINNING and the West line of said Parcel 1, South 89°44'12" East, 893.11 feet;

THENCE South 00°05'20" East, 73.37 feet, to the beginning of a curve to the right;

THENCE southerly, 118.26 feet along the arc of a curve having a radius of 200.00 feet and through a central angle of 33°52'47";

THENCE South 33°47'27" West, 192.75 feet, to the beginning of a curve to the left;

THENCE southerly, 180.27 feet along the arc of a curve having a radius of 310.00 feet and through a central angle of 33°19'06";

THENCE South 00°28'21" West, 99.74 feet, to the beginning of a curve to the right;

THENCE southerly, 108.18 feet along the arc of a curve having a radius of 190.00 feet and through a central angle of 32°37'18";

THENCE South 33°05'39" West, 129.14 feet, to the beginning of a curve to the right;

THENCE southwesterly, 191.53 feet along the arc of a curve having a radius of 190.00 feet and through a central angle of 57°45'31";

THENCE North 89°08'50" West, 282.64 feet;

THENCE North 00°51'10" East, 40.00 feet;

THENCE North 89°08'50" West, 167.73 feet, to the abovementioned West line of said Parcel 1;

THENCE along said West line, North 00°55'24" East, 868.81 feet, to the POINT OF BEGINNING.

Containing 15.41 acres, more or less.

AREA "G"

All that certain parcel of land situate in the a portion of Northwest One-Quarter (NW1/4) and the Southwest One-Quarter (SW1/4) of the Northwest One-Quarter (NW1/4) of Section 5, T.14 N., R.20 E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcels 1 and 2 of the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009, and being more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel 1;

THENCE along the West line of said Parcel 1, South 00°55'24" West, 938.05 feet, to the **POINT OF BEGINNING** for this description;

THENCE leaving said POINT OF BEGINNING, and leaving the West line of said Parcel 1, South 89°08'50" East, 167.73 feet;

THENCE South 00°51'10" West, 40.00 feet;

THENCE South 89°08'50" East, 282.64 feet, to the beginning of a curve to the left;

THENCE northeasterly, 191.53 feet along the arc of a curve having a radius of 190.00 feet and through a central angle of 57°45'31";

THENCE North 33°05'39" East, 129.14 feet, to the beginning of a curve to the left;

THENCE northerly, 108.18 feet along the arc of a curve having a radius of 190.00 feet and through a central angle of 32°37'18";

THENCE North 00°28'21" East, 99.74 feet, to the beginning of a curve to the right;

THENCE Northerly, 180.27 feet along the arc of a curve having a radius of 310.00 feet and through a central angle of 33°19'06";

THENCE North 33°47'27" East, 139.09 feet;

THENCE South 56°12'33" East, 40.00 feet;

THENCE South 89°31'39" East, 341.26 feet;

THENCE South 81°26'25" East, 68.36 feet;

THENCE South 69°06'20" East, 68.34 feet;

THENCE South 56°42'07" East, 67.77 feet;

THENCE South 44°21'03" East, 67.77 feet;

THENCE South 31°59'58" East, 88.84 feet;

THENCE South 14°13'33" East, 150.54 feet;

THENCE South 13°29'13" East, 11.48 feet;

THENCE South 08°45'14" East, 61.99 feet;

THENCE South 00°56'24" East, 59.29 feet;

THENCE South 06°41'58" West, 59.29 feet;

THENCE South 14°20'20" West, 59.29 feet;

THENCE South 21°58'42" West, 59.29 feet;

THENCE South 29°37'04" West, 59.29 feet;
THENCE South 41°14'14" West, 139.93 feet;
THENCE South 55°12'23" West, 58.49 feet;
THENCE South 59°44'33" West, 12.41 feet;
THENCE South 60°32'09" West, 139.03 feet;
THENCE South 55°30'11" West, 46.84 feet;
THENCE South 46°27'18" West, 49.54 feet;
THENCE South 43°25'24" West, 347.50 feet;
THENCE South 46°30'31" West, 58.22 feet;
THENCE South 54°00'22" West, 59.41 feet;
THENCE South 61°31'56" West, 58.20 feet;
THENCE South 69°03'29" West, 59.41 feet;
THENCE South 76°37'25" West, 58.81 feet;
THENCE South 84°16'05" West, 60.64 feet;
THENCE North 87°34'18" West, 66.86 feet;
THENCE North 80°10'02" West, 77.92 feet;
THENCE North 67°16'52" West, 150.14 feet;
THENCE North 84°41'21" West, 50.15 feet;
THENCE North 89°08'50" West, 58.00 feet;
THENCE South 00°51'10" West, 337.25 feet;
THENCE North 89°18'50" West, 200.17 feet;
THENCE North 01°01'33" East, 662.99 feet;
THENCE North 00°55'27" East, 348.28 feet, to the POINT OF BEGINNING.
Containing 31.32 acres, more or less.

AREA "H"

All that certain parcel of land situate in the a portion of the East One-Half (E1/2) of the Northwest One-Quarter (NW1/4) and the East One-Half (E1/2) of the Southwest One-Quarter (SW1/4) of Section 5, T.14 N., R.20 E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcel 2 of the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009, and being more particularly described as follows:

COMMENCING at the Southeast corner of said Parcel 2;

THENCE along the South line of said Parcel 2, North 88°51'46" West, 664.21 feet;

THENCE continuing along the southerly line of said Parcel 2, North 01°06'44" East, 331.04 feet;

THENCE continuing along said southerly line of said Parcel 2, North 89°19'35" West, 332.18 feet;

THENCE continuing along said southerly line, North 01°04'34" East, 27.13 feet, to the **POINT OF BEGINNING** for this description;

THENCE leaving said POINT OF BEGINNING, and continuing along the southerly line of said Parcel 2, North 01°04'34" East, 294.43 feet;

THENCE leaving said southerly line, South 89°19'20" East, 66.89 feet;

THENCE North 72°26'14" East, 32.63 feet;

THENCE North 18°45'17" East, 198.84 feet;

THENCE North 15°58'52" East, 64.08 feet;

THENCE North 25°39'10" East, 92.17 feet;

THENCE North 44°01'00" East, 89.77 feet;

THENCE North 51°42'39" East, 445.39 feet;

THENCE South 43°34'08" East, 174.98 feet, to the beginning of a non-tangent curve to the right, from which the radius point bears, North 43°34'08" West;

THENCE southwesterly, 16.59 feet along the arc of a curve having a radius of 180.00 feet and through a central angle of 05°16'47";

THENCE South 51°42'39" West, 91.54 feet;

THENCE South 38°17'21" East, 115.00 feet;

THENCE South 51°42'39" West, 327.00 feet;

THENCE South 25°57'50" West, 111.30 feet;

THENCE South 18°45'17" West, 270.39 feet;

THENCE South 38°26'07" West, 87.48 feet;

THENCE South 59°40'55" West, 86.53 feet;

THENCE South 74°30'42" West, 86.27 feet;

THENCE North 89°19'20" West, 139.92 feet to the POINT OF BEGINNING.

Containing 7.16 acres, more or less.

AREA "I"

All that certain parcel of land situate in the a portion of the East One-Half (E1/2) of the Northwest One-Quarter (NW1/4) and the East One-Half (E1/2) of the Southwest One-Quarter (SW1/4) of Section 5, T.14 N., R.20 E., M.D.M., County of Douglas, State of Nevada, being a portion of Parcels 1 and 2 of the Map of Division into Large Parcel, LDA 09-101, for Big George Ventures, LLC, as Document Number 744835, filed in the Official Records of Douglas County on June 10, 2009, and being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 2, being a BLM brass Cap, as shown on said Map, Document No. 744835,

THENCE leaving said POINT OF BEGINNING, and along the easterly line of said Parcel 2 of said Map, South 00°46'08" West, 572.64 feet;

THENCE continuing along said easterly line, South 00°46'16" West, 567.90 feet;

THENCE continuing along said easterly line, South 00°44'01" West, 189.47 feet;

THENCE continuing along said easterly line, South 01°09'28" West, 378.45 feet;

THENCE continuing along said easterly line, South 01°09'28" West, 199.38 feet;

THENCE continuing along said easterly line South 01°07'41" West, 752.53 feet, to the Southeast corner of said Parcel 2;

THENCE along the South line of said Parcel 2, North 88°51'46" West, 664.21 feet;

THENCE continuing along the southerly line of said Parcel 2, North 01°06'44" East, 331.04 feet;

THENCE continuing along said southerly line, North 89°19'35" West, 332.18 feet;

THENCE continuing along said southerly line, North 01°04'34" East, 27.13 feet;

THENCE leaving said southerly line, South 89°19'20" East, 139.92 feet;

THENCE North 74°30'42" East, 86.27 feet;

THENCE North 59°40'55" East, 86.53 feet;

THENCE North 38°26'07" East, 87.48 feet;

THENCE North 18°45'17" East, 270.39 feet;

THENCE North 25°57'50" East, 111.30 feet;

THENCE North 51°42'39" East, 327.00 feet;

THENCE North 38°17'21" West, 115.00 feet;

THENCE North 51°42'39" East, 91.54 feet, to the beginning of a curve to the left;

THENCE northeasterly, 16.59 feet along the arc of a curve having a radius of 180.00 feet and through a central angle of 05°16'47";

THENCE North 43°34'08" West, 174.98 feet;

THENCE South 51°42'39" West, 445.39 feet;

THENCE South 44°01'00" West, 89.77 feet;

THENCE South 25°39'10" West, 92.17 feet;

THENCE South 15°58'52" West, 64.08 feet;

THENCE South 18°45'17" West, 198.84 feet;

THENCE South 72°26'14" West, 32.63 feet;

THENCE North 89°19'20" West, 66.89 feet, to the westerly line of said Parcel 2;

THENCE along said westerly line, North 01°04'34" East, 9.43 feet, to the Southeast corner of said Parcel 1;

THENCE along the South line of said Parcel 1, North 89°19'22" West, 797.02 feet;

THENCE leaving said South line, North 00°51'10" East, 337.25 feet;

THENCE South 89°08'50" East, 58.00 feet;

THENCE South 84°41'21" East, 50.15 feet;

THENCE South 67°16'52" East, 150.14 feet;
THENCE South 80°10'02" East, 77.92 feet;
THENCE South 87°34'18" East, 66.86 feet;
THENCE North 84°16'05" East, 60.64 feet;
THENCE North 76°37'25" East, 58.81 feet;
THENCE North 69°03'29" East, 59.41 feet;
THENCE North 61°31'56" East, 58.20 feet;
THENCE North 54°00'22" East, 59.41 feet;
THENCE North 46°30'31" East, 58.22 feet;
THENCE North 43°25'24" East, 347.50 feet;
THENCE North 46°27'18" East, 49.54 feet;
THENCE North 55°30'11" East, 46.84 feet;
THENCE North 60°32'09" East, 139.03 feet;
THENCE North 59°44'33" East, 12.41 feet;
THENCE North 55°12'23" East, 58.49 feet;
THENCE North 41°14'14" East, 139.93 feet;
THENCE North 29°37'04" East, 59.29 feet;
THENCE North 21°58'42" East, 59.29 feet;
THENCE North 14°20'20" East, 59.29 feet;
THENCE North 06°41'58" East, 59.29 feet;
THENCE North 00°56'24" West, 59.29 feet;
THENCE North 08°45'14" West, 61.99 feet;
THENCE North 13°29'13" West, 11.48 feet;
THENCE North 14°13'33" West, 150.54 feet;
THENCE North 31°59'58" West, 88.84 feet;

THENCE North 44°21'03" West, 67.77 feet;

THENCE North 56°42'07" West, 67.77 feet;

THENCE North 69°06'20" West, 68.34 feet;

THENCE North 81°26'25" West, 68.36 feet;

THENCE North 89°31'39" West, 341.26 feet

THENCE North 56°12'33" West, 40.00 feet;

THENCE North 33°47'27" East, 53.66 feet, to the beginning of a curve to the left;

THENCE northerly, 118.26 feet along the arc of a curve having a radius of 200.00 feet and through a central angle of 33°52'47";

THENCE North 00°05'20" West, 73.37 feet;

THENCE North 89°44'12" West, 893.11 feet;

THENCE North 00°55'23" East, 69.24 feet' to the Northwest corner of said Parcel 1;

THENCE along the North line of said Parcel 1, South 89°10'53" East, 995.43 feet;

THENCE along the northerly line of said Parcel 1, South 00°48'53" West, 289.36 feet;

THENCE continuing along said northerly line, South 89°29'42" East, 332.25 feet;

THENCE continuing along said northerly line, North 00°48'02" East, 331.76 feet;

THENCE continuing along said northerly line, South 89°33'32" East, 664.28 feet, to the POINT OF BEGINNING.

Containing 46.40 acres, more or less.

Basis of Bearings for this survey being, Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1927 (NAD 27) determined using real time kinematic GPS (RTK, GPS) observations of Nevada Department of Transportation (NDOT) control monument 158220x, and NGS control monument U316 reset. the bearing between points 158220x and U316 reset is taken as North 1°23'22" East. combined grid to ground factor = 1.0002

SURVEYOR'S CERTIFICATE

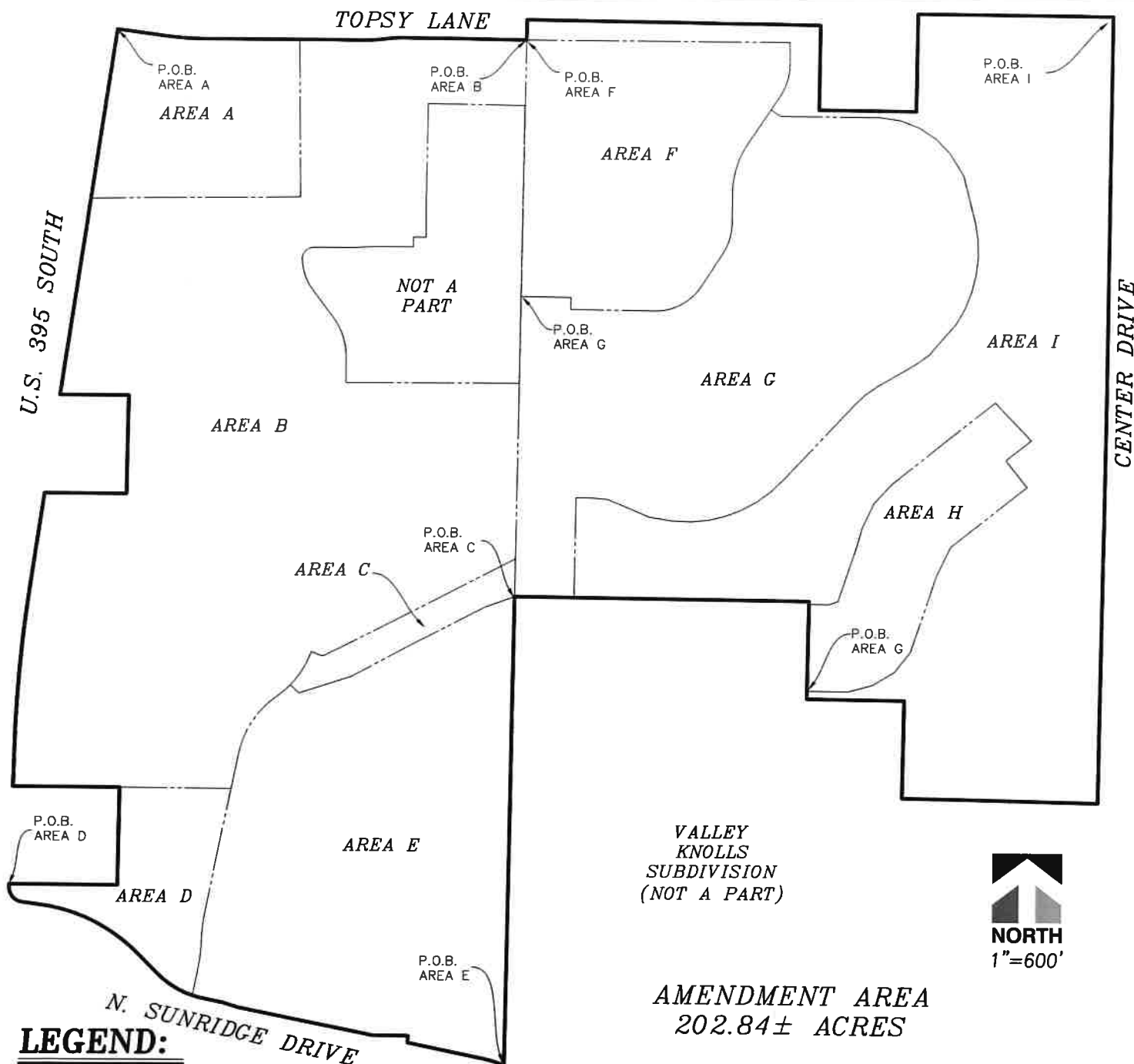
I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of



241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
(775) 887-5222





BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE,
NORTH AMERICAN DATUM OF 1983/1994, HIGH
ACCURACY REFERENCE NETWORK (NAD 83/94 HARN)
DETERMINED USING REAL TIME KINEMATIC (RTK) GPS
OBSERVATIONS,

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED



Manhard
CONSULTING LTD.

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3520 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

NDCSP AMENDMENT

DOUGLAS COUNTY

ZONING MAP AMENDMENT

PROJ. MGR.: **LHS**

SHEET

DRAWN BY: **LHS**

DATE: **11/12/2019**

SCALE: **1"=500'**

EXHIBIT
RIPDCNV

Packet Pg. 252