

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 27, 2019

FILE NO: TSM-17-005-01

AGENDA ITEM: E-4

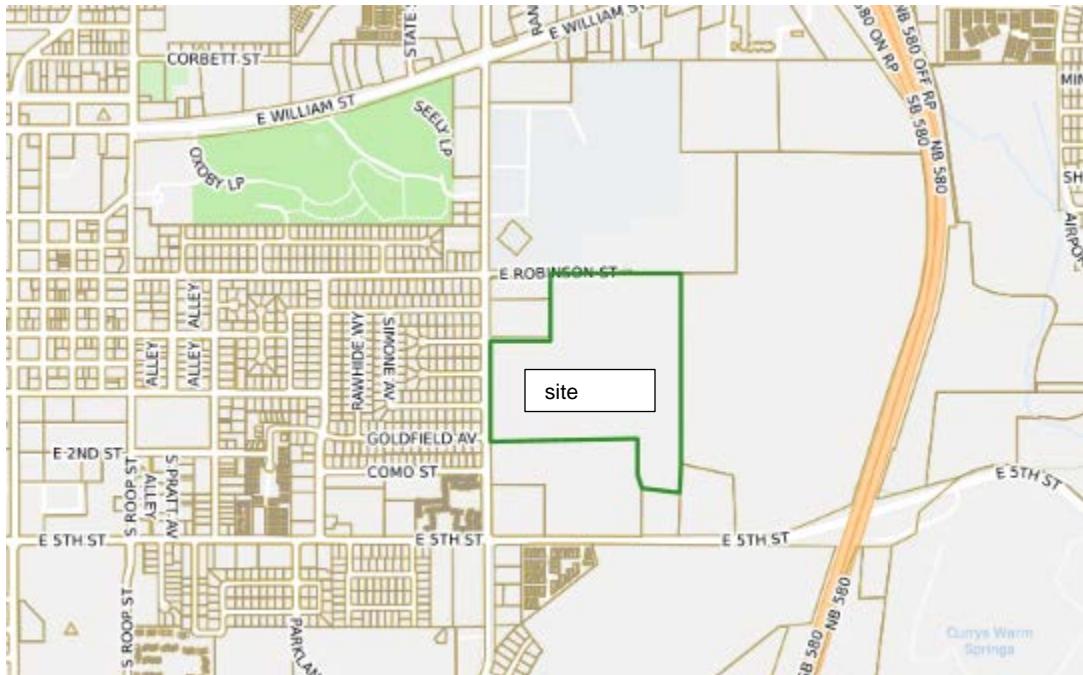
STAFF CONTACT: Hope Sullivan, AICP
Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action to make a recommendation to the Board of Supervisors regarding a request to modify the conditions of approval of Tentative Map TSM-17-005, a Tentative Subdivision Map known as Blackstone Ranch Phase 1 located south of Robinson Street, east of North Saliman Road, and north of East Fifth Street, APN 010-041-77.

STAFF SUMMARY: The subject tentative map was approved on March 16, 2017. Condition of Approval #28 requires that the flood conveyance channels necessary for the Conditional Letter of Map Revision be built with this subdivision. The applicant is seeking to modify the condition of approval to mandate construction of only those improvements that will impact the tentative map. The Planning Commission will review the request, and make a recommendation to the Board of Supervisors.

RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of a modification to Condition of Approval #28 of the Blackstone Ranch Subdivision Phase 1 as provided for in the March 27, 2019 staff report to the Planning Commission, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

This base language reflects the conditions of approval approved by the Board of Supervisors on March 16, 2017. Proposed deletions appear with a strike through. Proposed additional language appears in bold and underlined.

The following are general conditions of approval:

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.
6. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
7. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
8. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.
9. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
10. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not

adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.

11. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
12. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
13. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.
14. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.
15. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
16. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

17. The improvement plans shall include all improvements identified in the approved Phasing Plan as being executed as part of Phase A1.
18. In order to allow for the full functionality of East Robinson Street, the applicant shall work with the School District to move the loading and unloading school bus function off of East Robinson Street. The identified solution shall be included in the improvement plans.
19. Project must comply with the currently adopted fire code and applicable amendments adopted by Carson City.
20. Hydrant spacing as shown on Alexis Ave doesn't meet the 2012 IFC Appendix C spacing.
21. The cul-de-sac at the end of Achilles Street is too small. It must comply with the 2012 IFC Appendix D figure D103.1
22. The traffic must have at least 20' total width for travel lanes.

23. The improvement plans must demonstrate compliance with CCMC Title 18 Division 15.5, and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code.
24. Two parking spaces must be provided per residence per Division 2.2 of the Carson City Development Standards. Parking spaces must not be tandem. If the driveway is used to count towards parking spaces, the driveway must be the appropriate length and width for the number of spaces per standard detail C-5.5.1
25. At the end of the cul-de-sac, at the southeast end of the development, additional drainage/access space must be provided to give City maintenance equipment sufficient space to turn around.
26. Underground storm drain systems that connect to flood conveyance channels shall do so completely above the base flood elevation of the channel.
27. Any changes to the Master Phasing Drainage Study must be reflected in changes to the drainage study for the subject subdivision.
28. Low Impact Design (LID) measures will be required to be implemented as part of the development storm drainage system.
29. The Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to approval of any construction permits. All improvements associated with the CLOMR must be included in the improvement plans.
30. The CC&R's must clearly state that a Landscape Maintenance District (LMD), a Home Owners Association (HOA) or similar entity is responsible for maintaining private storm drain infrastructure including any mains, basins, and LID infrastructure.
31. The minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.
32. The irrigation diversion structure on the north side of E 5th St must be shown in the improvement plans and referenced in the technical drainage study for the subdivision.
33. ~~The flood conveyance channels necessary for the CLOMR must be built with this subdivision. A sedimentation basin must be constructed as part of these improvements at the 90 degree turn of the Vicee channel.~~
34. **28a. The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved Lompa Ranch North Specific Plan Area CLOMR, FEMA case number 17-09-1196R, must be built prior to or concurrently with the first phase of this subdivision. The Vicee flood conveyance channel associated with the approved CLOMR must be constructed concurrently with the first phase of any development that occurs north of the Ash Canyon Channel, on any of the properties identified as APN 010-041-52, 010-041-38, or 010-041-71. Prior to recordation of the Blackstone Ranch Phase 1 final map, a deed restriction shall be recorded declaring the obligation to construct the Vicee channel flood control**

improvements. This deed restriction shall be recorded against APNs 010-041-52, 010-041-38, and 010-041-71.

28b. The development shall fund and file a Letter of Map Revision to FEMA once the channel improvements are completed and accepted by Carson City. This condition must be met prior to recordation of final map.

29. Alexis Avenue must be renamed to make a continuation of Appaloosa.
30. Landscaping plans for the construction permit must include site distance triangles showing that sight distance is not inhibited.
31. Landscaping plans for the construction permit must show distances to existing and proposed water, sewer and storm drain mains to ensure a minimum of 10 foot spacing from trees.
32. A 10 foot wide multiuse pedestrian access path must be provided between the development and the future phase to the south.
33. The following street names cannot be used: Adam St, Maximus Ave, Alexis Ave, and Dianna St.
34. The utility plans for the construction permit must indicate precast manholes and bases. Cast in place manholes will not be allowed, regardless depth of new sewer mains. Riser depths must meet Carson City Standard Details.
35. A geotechnical report will be required for the subdivision prior to approval of any construction permits.
36. Local roads will have a minimum ACC pavement thickness of 4 inches.

Conditions to be Addressed with the Final Map

37. A development agreement reflecting the approved phasing plan for the Lompa Ranch Specific Plan must be fully executed prior to Final Map approval. The development agreement will address drainage, water, sewer, roadways and traffic, parks, recreation, trails, open space, and fire station improvements, including the timing of improvements, design standards, funding, and operation and maintenance responsibilities consistent with the conditions of approval with this Tentative Map and the Lompa Ranch Specific Plan.
38. All channels and associated access must be shown as separate parcels on the final map to be dedicated to the City.
39. The final mylar will be presented to the State Engineer for approval and signature.

Conditions Related to the Lompa Ranch Specific Plan Phasing Plan

40. The master phasing plans and reports must be included as part of a development agreement for the entire SPA area prior to approval of any construction permit within the Lompa Ranch Specific Plan Area. If construction is in a phase that does not involve

subdivision of land, the required development agreement must be fully executed prior to issuance of any construction permits. The conditions of approval associated with Tentative Map TSM-17-005 and the Lompa Ranch Phasing Plan take precedence over the Specific Plan. These conditions are established by the Board of Supervisors, and may only be modified by the Board of Supervisors upon receiving a recommendation from the Planning Commission.

41. Note that geotechnical investigations will be required to establish design parameters for individual phases.

WATER:

42. The parallel water mains in the phasing plan must be shown as one single water main, however looping must be maintained.
43. The water infrastructure improvements exhibit must be updated to accurately reflect the new facilities required or predecessor to each phase. This column must indicate which mains are required to create looping for each phase. For instance, phase B1 calls for a main to be extended along Robinson Street, however a main would also need to be extended along the Spine Road from 5th Street in order to create a loop.
44. Note that no water main shall have more than 15 services without looping.

SEWER:

45. The sewer infrastructure improvements exhibit must note that cast in place manholes will not be allowed, regardless of depth of new sewer mains, and that riser depths must meet Carson City Standard Details.

STORM DRAIN & FLOOD MANAGEMENT:

46. Plans must show and note that all flood channels (~~Vicee Canyon~~, Ash Canyon, and Kings Canyon) must provide sufficient access for City maintenance equipment along the full length, with access points spaced out no more than every 660 feet, and must note that Robinson St, the Spine Road, E 5th St, and N Saliman Rd are not to be considered part of this access.
47. Note that all flood channels and associated access must be on separate parcels to be dedicated to the City. Maintenance of these lands will be funded through an maintenance district or similar instrument, to be established prior to Final Map approval.
48. Note that privately owned and maintained LID/Water Quality facilities are required for each development.
49. The phasing drainage study must demonstrate the ability of downstream drainage facilities to handle increased runoff if detention is not used.
50. Note in the phasing plan that all structures must meet the Flood Protection Ordinance where the lowest floor is two feet above the base flood elevation of the FEMA 1% chance flood or the onsite 1% chance flood whichever is higher.
51. Note in the phasing plan that the minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.
52. Note in the phasing plan that any crossings of flood channels must meet a 100-year flow

capacity plus 18 inches of freeboard and must be a clear opening, no multi barrel pipes.

53. Note that drainage studies for all development phases shall demonstrate compliance with Floodplain Storage Capacity Protection requirements of CCMC 12.09.080 (9).
54. Note that drainage studies for all development phases shall provide emergency flow paths for a one hundred (100) year peak storm in accordance with Development Standards.
55. The developer must design the Kings Canyon flood channel such that the drainage and/or any water rights associated with parcels 010-041-34 and 010-041-035 are not adversely affected.

TRAFFIC:

56. Note that Traffic Impact Studies required for all phases must demonstrate that the segment of N Saliman Rd between E William St and E Robinson St will have a projected level of service of C or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to William Street prior to any development that would cause a level of service worse than C for this segment of road.
- 57a. Note that Traffic Impact Studies required for all phases must demonstrate that the northbound leg and the westbound left turning movement of the N Saliman Rd/E William St intersection and the overall intersection will have a projected level of service of D or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to E William Street prior to any development that would cause a level of service worse than D for the northbound leg or the westbound left turning movement of this intersection. Also note that traffic impact studies for each phase west of I580 will require traffic counts at this intersection.
- 57B. On the portion of Lompa Ranch west of I-580, building permit for no more than 810 dwelling units shall be issued unless a road connecting to William Street has been improved and the improvements accepted by Carson City.
58. Phasing plan maps must be updated to show east-west connectivity between streets in phase A1 and phase B1, and a 10 foot multiuse path between phase A1 and phase A2.

PARKS, TRAILS, AND OPEN SPACE

59. General Comments
 - a. The applicant will enter into a developer agreement with the City. This agreement will include terms and conditions for the funding of the design, construction, and dedication of park, recreation and path facilities within the Lompa Ranch North Specific Plan area. The agreement will outline the City's process for the collection and distribution of Residential Construction Tax (RCT) compliant with CCMC 15.60. The agreement must be considered and approved by the Board of Supervisors prior to recording the Final Map.
 - b. The phasing plan will be modified to identify phase triggers and unit counts for park, recreation and path facilities for the Lompa Ranch North Specific Plan area. The

phasing plan will be modified and approved by the Board of Supervisors prior to recording the Final Map.

- c. A private Home Owner's Association (HOA), Landscape Maintenance District (LMD), or similar instrument will be established for the Lompa Ranch North Specific Plan area to provide for the operations and maintenance of all park, recreation and path facilities. Operation and maintenance standards for these facilities will be established by the City. The applicant will draft an agreement for the Board of Supervisor's consideration and approval no later than issuance of the certificate of occupancy for the 200th residential unit.
- d. A private Home Owner's Association (HOA), Landscape Maintenance Association (LMA), or similar instrument will be formed to provide 100% funding and maintenance for all the following areas in perpetuity: Common landscape and open space areas, buffer areas between the development and neighborhoods, landscaping associated with the development's path system, landscape medians, street corridors, non-public recreation facilities/amenities, detention basins, and drainage channels. The maintenance and funding shall be addressed in the developer agreement to the satisfaction of the Board of Supervisors. Common area maintenance shall include at a minimum, but not limited to the following:
 - i. Debris, weed, and litter removal
 - ii. Noxious and invasive weed management, including fire prevention
 - iii. Care and replacement of plant material
 - iv. Plant material irrigation and irrigation system repair
- e. As the development's phases are implemented, the plans will be submitted for review by the City. The applicant shall be required to demonstrate pedestrian connectivity between the neighborhood parks, "off-street/paved/shared" multi-use paths, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation, and Open Space Department.
- f. All "off-street/paved/shared" multi-use paths and sidewalks will conform to the standards and policies outlined in of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007) and as amended in the future. There will be adequate pedestrian connectivity, throughout the development that provides convenient and logical access to neighborhood parks and paths and enhances the overall sidewalk network within the development.

60. Neighborhood Park Comments (10 acre park / west of I-580)

- a. The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 400th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings

shall be coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.

- b. The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.
- c. At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 750th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation and Open Space Department.

61. Neighborhood Park Comments (3 acre park / east of I-580)

- a. The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 100th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation, and Open Space Department.
- b. The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.
- c. At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 250th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation, and Open Space Department.

62. Off-street/paved/shared Path Comments

- a. Robinson Street and the Spine Road shall be constructed as full street improvements, to City standards and engineering requirements, including the construction of "on-street bike lanes" and concrete "off- street/shared/paved" multi-use paths. The path along Robinson Street will be constructed on the road's south side and the path along the Spine Road will be constructed on the road's east side.
- b. All multi-use paths will be designed and constructed to a 10' wide (minimum) AASHTO standard concrete multi-use path (off street/paved/shared) with an adjacent 3' wide decomposed granite path.
- c. The multi-use paths will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 4 shrubs per tree.
- d. Path amenities include but are not limited to park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance.

Other comments

63. The applicant is required to use best management practices during construction to prevent the spread of noxious and invasive weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.

LEGAL REQUIREMENTS: CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); NRS 278.330;

MASTER PLAN DESIGNATION: Lompa Ranch North Specific Plan; Medium Density Residential (MDR)

ZONING DISTRICT: Single Family-6000 square feet (SF6)

KEY ISSUES: Is the modification to the Tentative Map consistent with the Specific Plan? Does the proposal meet the Tentative Map requirements and other applicable requirements? Will the City or public be materially injured by the approval of the associated abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public (P) / Carson City High School and a Church

SOUTH: Multi-family Apartment (MFA) and existing Agriculture (A) / Vacant and a Single Family Residence and Agricultural Land

WEST: Single Family 6000 square feet (SF6) / Single Family Detached Residences

EAST: Single Family 6000 square feet (SF6) and Agricultural (A)/ Vacant and Ranch

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone AE and AO (100 year flood plain)

SLOPE/DRAINAGE: Generally flat

SEISMIC ZONE: Zone I (Severe) – No identified faults on or adjacent to the property

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 44.8 Acres

ZONING: Single Family 6000 (minimum 6,000 square foot parcel size)

EXISTING LAND USE: Vacant Land

TOTAL RESIDENTIAL LOTS: 189 single family lots

PROPOSED LOT SIZES: Minimum Lot Size 6000 square feet (96 lots), Minimum Lot Size 7000 square feet (93 lots)

PROPOSED SETBACKS: Setback requirements for the SF6 zoning district apply

PARKING REQUIRED: Two spaces per dwelling unit

PROJECT PHASING: The proposed Tentative Map is the first phase of the Lompa Ranch Specific Plan. The phasing plan for the Specific Plan has 13 phases.

SITE HISTORY:

TSM-17-005: (March 16, 2017) Approval of Blackstone Ranch Phase 1 Tentative Map.

MPA-15-162: (March 17, 2016) Adoption of the Lompa Ranch North Specific Plan.

ZMA-15-163: (April 7, 2016) Adoption of a Zoning Map Amendment with an effective date of the date of a change of ownership.

CSM-16-188: (December 6, 2016) Review of a conceptual map for a 186 lot residential development.

BACKGROUND:

On March 16, 2017, the Board of Supervisors approved Tentative Map TSM-17-005, a tentative subdivision map known as Blackstone Ranch Phase 1 consisting of 189 single family residential lots. The approval was subject to 63 conditions of approval.

The applicant is seeking to modify the conditions of approval, specifically Condition of Approval #28. Condition of Approval #28 states:

“The flood conveyance channels necessary for the Conditional Letter of Map Revision (CLOMR) must be built with this subdivision. A sedimentation basin must be constructed as part of these improvements at the 90 degree turn of the Vicee channel.”

The subject property is in the North Lompa Specific Plan Area, a 251 acre area. The CLOMR was prepared for the entire portion of the North Lompa Specific Plan Area west of the freeway. As such, the CLOMR includes improvements, specifically construction of the Vicee flood conveyance channel, that do not benefit this specific project. As such, the applicant is requesting to modify Condition of Approval #28 to obligate this project to construction of improvements identified in the CLOMR that will benefit this project. The specific wording recommended by the applicant is as follows.

“The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved CLOMR must be built prior to or concurrently with the first phase of this subdivision.”

Staff is supportive of the concept of limiting the improvements identified in the CLOMR to only those that will benefit the subject project. However, staff is not supportive of the wording as proposed as it is silent on the timing and assignment of obligation of the outstanding improvements. Therefore, staff is recommending the modification to Condition of Approval #28 state the following.

28a. *“The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved Lompa Ranch North Specific Plan Area CLOMR, FEMA case number 17-09-1196R, must be built prior to or concurrently with the first phase of this subdivision. The Vicee flood conveyance channel associated with the approved CLOMR must be constructed concurrently with the first phase of any development that occurs north of the Ash Canyon Channel, on any of the properties identified as APN 010-041-52, 010-041-38, or 010-041-71. Prior to*

recordation of the Blackstone Ranch Phase 1 final map, a deed restriction shall be recorded declaring the obligation to construct the Vicee channel flood control improvements. This deed restriction shall be recorded against APNs 010-041-52, 010-041-38, and 010-041-71.

28b. *The development shall fund and file a Letter of Map Revision to FEMA once the channel improvements are completed and accepted by Carson City. This condition must be met prior to recordation of final map.”*

The owner of properties identified as APNs 010-041-52, 010-041-38, and 010-041-71 has signed the application for modification to the Tentative Map, and has agreed in writing to staff's recommended language.

CCMC 17.05 identifies the approval process for tentative maps. The Planning Commission reviews tentative maps, and makes a recommendation to the Board. The Board has the authority to approve a tentative map. Similarly, the Planning Commission reviews modifications to tentative maps, and makes a recommendation to the Board. The Board has the authority to approve the modification.

DISCUSSION:

Blackstone Ranch Phase I is located east of South Saliman Road, south of East Robinson Street, and north of East 5th Street. Carson City High School is located to the north of the site, single family homes are located to the west of the site. There is a gas station, multi-family housing, and a ranch located to the south of the site. Vacant land that is part of the Lompa Ranch Specific Plan area is located to the east of the site. The subject property is zoned Single Family 6000 (SF6).

The Tentative Map includes 189 residential lots, intended to contain detached single family residential homes. Ninety-six of the lots are proposed to have a minimum lot size of 6000 square feet, and ninety-three of the lots are proposed to have a minimum lot size of 7000 square feet. Fencing standards, landscaping, lighting, architectural elements, materials and colors, and massing and form will be reviewed for consistency with the design standards of the Specific Plan at the time development applications for the individual lots are submitted. Vehicular access is proposed via South Saliman Road and East Robinson Street.

The subject property is located in the 100 year floodplain. Per the Specific Plan, a Letter of Map Revision must be approved by Carson City and submitted to the Federal Emergency Management Agency (FEMA) prior to submittal of the first construction permit. This has occurred. Additionally, prior to any construction permit being issued, the development must have a Conditional Letter of Map Revision (CLOMR) approved by Carson City and FEMA. Per the existing conditions of approval, the three flood conveyance channels identified in the CLOMR must be included with the improvement plans for the subject tentative map, and executed with the same. Bonding of improvements associated with the CLOMR will not be allowed.

PUBLIC COMMENTS: Public notices were mailed to 296 property owners within 900 feet of the subject site pursuant to the provisions of NRS and CCMC for the modification to the Tentative Subdivision Map application. As of the completion of this staff report, one letter expressing concerns with traffic and drainage has been received. Any additional written comments that are received after this report is completed will be submitted prior to or at the

Planning Commission meeting on March 27, 2019 depending upon their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

The Engineering Division has reviewed the requested modification in consultation with the City's Floodplain Manager, and supports the modified condition of approval subject to utilizing the staff's proposed language.

TENTATIVE MAP FINDINGS: Staff recommends approval of the modification to the Tentative Subdivision Map based on the findings below, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

The proposed modification will not change the ability to make this finding. The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

The proposed modification will not change the ability to make this finding. Water supplied to the development will meet applicable health standards. Carson City's water supply will not be exceeded by final approval of this development.

3. *The availability and accessibility of utilities.*

The proposed modification will not change the ability to make this finding. All utilities are available in the area to serve this development.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The proposed modification will not change the ability to make this finding. The project is located within an existing neighborhood that is served by existing schools, sheriff protection, transportation facilities and parks. The proposed subdivision will not overburden police protection. As part of the area Specific Plan, parks and recreation facilities are required to be constructed and dedicated to the City so as to meet increased demands. The subject tentative map is subject to a development agreement addressing the timing of construction and maintenance of parks, open space, and trails in Lompa Ranch.

The development agreement also includes a 10 acre land reservation for a school, and a one thousand dollar per unit donation to the School District for purposes of acquiring the ten acres.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

The proposed modification will not change the ability to make this finding. The proposed subdivision is located within a developed area of Carson City that is not adjacent to public lands. Access is not required in this case.

6. *Conformity with the zoning ordinance and land use element of the City's Master Plan.*

The proposed modification will not change the ability to make this finding. The proposed subdivision is consistent with the Master Plan and the Lompa Ranch Specific Plan for permitted primary uses in the Medium Density Residential (MDR) land use designation. Primary uses in this land use area include single family homes.

7. *General conformity with the City's Master plan for streets and highways.*

The proposed modification will not change the ability to make this finding. Subject to compliance with the proposed conditions of approval, the proposed subdivision conforms to the City's master plan for streets.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

The proposed modification will not change the ability to make this finding. The proposed tentative map will take access from East Robinson Street, across the street from the high school. Until recently, and for over fifteen years, school buses have stacked along Robinson Street for morning drop off and afternoon pick up. While stacked, the buses are required to have flashing lights on, thus limiting travel along this portion of roadway. In order to allow for the functionality of East Robinson Street, the applicant worked with the school district to construct an on-site bus loading area at the High School.

As previously noted, the subject Tentative Map is part of the Lompa Ranch Specific Plan. As part of the Specific Plan, a phasing plan addressing roadway improvements necessary for the entire buildout is required. This phasing plan has been submitted, and staff has identified required modification. These modifications are identified in the form of conditions of approval associated with the subject tentative map.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

The proposed modification will not change the ability to make this finding. The physical characteristics of the site currently do preclude the development as proposed. Per the specific plan, prior to the first construction permit, the development must have a CLOMR approved by Carson City and FEMA. With the modification, the improvements associated with the approved CLOMR that benefit the subject property, must be constructed with the improvement plans associated with the subject project. A deed restriction will be recorded against the three vacant properties that will benefit from

construction of the Vicee Channel advising of the obligation to construct the improvements at the time of development.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

The proposed modification will not change the ability to make this finding. The proposed tentative map has been routed to the Nevada Department of Environmental Protection and the Nevada Division of Water Resources. The Division of Water Resources has requested that a Will Serve letter from Carson City Public Works and a final mylar map of the proposed project be presented to the State Engineer for approval and signed through his office prior to development. This request has been incorporated into the proposed conditions of approval.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The proposed modification will not change the ability to make this finding. As noted in the Specific Plan, the development of Lompa Ranch will impact the Fire Department's level of service. To address this, the development agreement includes a one thousand dollar per dwelling unit payment, and a \$1 per square foot for non-residential development to offset the cost to the City for impacted facilities.

12. *Recreation and trail easements.*

The proposed modification will not change the ability to make this finding. The Lompa Ranch Specific Plan specifically addresses Parks, Open Space, and Trails. The trail system is required to conform with the standards and policies of the Unified Pathways Master Plan. The Parks and Recreation staff has reviewed the tentative map for compliance with the requirements of the Specific Plan and finds, subject to the incorporation of the conditions of approval, the proposed tentative map will be in compliance.

The Specific Plan includes a requirement for the completion and dedication of a ten acre park at the time of the 750 dwelling unit on the west side of Interstate 580. The Specific Plan also obligates a homeowners association or a landscape maintenance district be formed for purposes of maintaining landscaped areas, open space, trails, and parks and recreation facilities. Staff has included in the conditions of approval for various milestones to ensure progress is being made on the park planning so as to avoid disrupting development of the site.

The development agreement creates a framework regarding park planning, as well as maintenance responsibilities and funding requirements be addressed in the development agreement.

Attachments

Correspondence from Sherry Wood dated March 12, 2019
Application TSM-17-005-1

From: Sherry Wood [<mailto:swood@nvrural.org>]

Sent: Tuesday, March 12, 2019 8:14 AM

To: Hope Sullivan

Subject: Vicinity Map: TSM-17-005-1

Hi Hope:

I live on East Robinson Street near Carson High.

I am writing to you because I received a letter in the mail regarding the above property.

I have some deep concerns about this property going in and they are as follows:

1. Currently, we already have flooding at our street when we have heavy rains. Now that land has been built up and dirt has been brought in to build those homes/apartments on. The church that sits in front of that property is already having flood issues. I want to know what the developer is doing to mitigate that issue and what recourse we have IF we end up having flooding in the area.
2. I already have a traffic issue because of the school being just down the block from my home. Trying to get out of my driveway in the morning due to all the kids parking on my street and people dropping their kids off at school, sometimes driving way to fast has become an issue. I can barely see to pull out of my driveway because kids park on the street in front of my house. Twice I have almost had an accident. As a matter of fact, people already speed up and down my street. This last December, a young girl speeding down my street, hit our Mini Cooper and totaled it in front of our house. This could have been very dangerous if I had been in the car.

Now, the traffic will be horrific as the map shows that the entrance and exit into that community is basically right at my street. What has been done to mitigate the traffic for this area to bring some relief to the residents there? I feel we are paying tax dollars to have this mess right at our front door and want to know what the developer proposes to help offset the inconvenience of already existing residents there.

Obviously, I am highly opposed to this development going in. My husband and I have started looking for other homes, but the market is too high for us to be able to afford to move. We would NOT have bought in this neighborhood if we had known this development was planned.

Thanks for any comment you may have.

Sherry Wood

Executive Assistant

Nevada Rural Housing Authority

p: 775-283-0176

m: 775-721-3662

3695 Desatoya Drive, Carson City, NV 89701

nvrural.org

swood@nvrural.org



Our mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

Carson City Planning Division 108 E. Proctor Street· Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org	
FILE # TSM -17 - 005	
APPLICANT RD Lompa, LLC	PHONE # (775) 823-3788
MAILING ADDRESS, CITY, STATE, ZIP 985 Damonte Ranch Parkway, Suite 140, Reno, NV 89521	
EMAIL steve@ryderhomes.com	
PROPERTY OWNER RD Lompa, LLC	PHONE # (775) 823-3788
MAILING ADDRESS, CITY, STATE, ZIP 985 Damonte Ranch Parkway, Suite 140, Reno, NV 89521	
EMAIL steve@ryderhomes.com	
APPLICANT AGENT/REPRESENTATIVE Odyssey Engineering/Kenneth W. Anderson	PHONE # (775) 236-0556
MAILING ADDRESS, CITY, STATE, ZIP 895 Roberta Lane, Suite 104, Sparks, NV 89431	
EMAIL ken@odysseyreno.com	
Project's Assessor Parcel Number(s) 010-041-77	
Project's Street Address 0 Saliman Road	
Nearest Major Cross Street(s) Robinson Street / 5th Street	
Project's Master Plan Designation Medium Density Residential	
Project's Current Zoning SF6	
Project Name Blackstone Ranch Phase 1	

Total Project Area	Number of Lots	Smallest Parcel Size
44.88+- acres	189	6,000 s.f.

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

See attached letter

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

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statements are true and correct to the best of my knowledge and belief. (b) I agree to fulfill all conditions established by the Board of Supervisors.


Applicant's Signature

FOR OFFICE USE ONLY:

CCMC 17.06 and 17.07

TENTATIVE SUBDIVISION MAP

FEE*: \$3,500.00 + noticing fee

*Due after application is deemed complete by staff

SUBMITTAL PACKET – 5 Complete Packets (1 Unbound Original and 4 Copies) including:

Application Form including Applicant's Acknowledgment
 Property Owner Affidavit
 Copy of Conceptual Subdivision Map Letter
 Detailed Written Project Description
 Proposed Street Names
 Master Plan Policy Checklist
 Wet Stamped Tentative Map (24" x 36")
 Reduced Tentative Map (11" x 17")
 Conceptual Drainage Study
 Geotechnical Report
 Traffic Study (if applicable)
 Documentation of Taxes Paid to Date

CD or USB DRIVE with complete application in PDF

STATE AGENCY SUBMITTAL including:

2 Wet-stamped copies of Tentative Map (24" x 36")
 Check made out to NDEP for \$400.00 + \$3/lot
 Check made out to Division of Water Resources for \$180.00 + \$1/lot

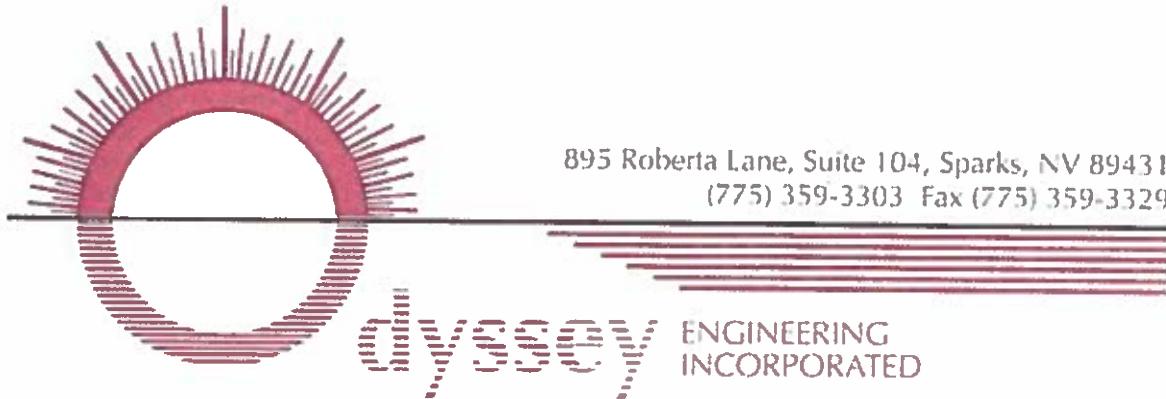
Application Reviewed and Received By:

Submittal Deadline: Refer to the Planning Commission application submittal [schedule](#).

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

2-26-2019

Date



February 27, 2019

Ms. Hope Sullivan
Planning Manager
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

**Re: Blackstone Ranch Phase 1 (TSM-17-005)
Request for Condition Amendment**

Dear Ms. Sullivan:

On behalf of the owner and applicant, RD Lompa, LLC., Odyssey Engineering appreciates your consideration of the enclosed application requesting to amend one condition of the Tentative Map known as Blackstone Ranch Phase 1 (TSM-17-005).

Blackstone Ranch Phase 1 is a 44.88+- acre, 189 lot single family residential subdivision, located east of Saliman Road between East Robinson Street and E. Fifth Street. On March 16, 2017 the Board of Supervisors approved the request for the 189 lot tentative map along with the Lompa Ranch North Specific Plan.

As identified in the Storm Water Management section of the Specific Plan, drainage improvements are required to mitigate the 100-year floodplain on the property in order to allow for development of the property. This mitigation involved submittal and subsequent approval of a Conditional Letter of Map Revision (CLOMR). The requirements of the CLOMR includes the construction of three (3) individual channels in order to mitigate the 100-year floodplain.

The King's Canyon Channel is located directly south of the Blackstone Ranch Phase 1 project adjacent to E. Fifth Street and will convey flows in a west-east direction from S. Saliman Road to the existing drainage channel adjacent to Interstate I-580.

The Ash Canyon Channel is located on the northern portion of the Blackstone Ranch Phase 1 project directly south of E. Robinson Street. This channel will convey flows in a west-east direction from S. Saliman Road to the existing drainage channel adjacent to Interstate I-580.

The Vicee Canyon Channel is located north east of the Blackstone Ranch Phase 1 project and north of Carson High School. This channel will convey flows in a west-east direction from its current location to the existing drainage channel adjacent to Interstate I-580.

The proposed request is to amend Condition #28 which states;

"The flood conveyance channels necessary for the CLOMR must be built with this subdivision. A sedimentation basin must be constructed as part of these improvements at the 90 degree turn of the Vicee channel."

We are requesting the condition be amended to remove the requirement for the construction of the Vicee Canyon with the Blackstone Ranch Phase 1 project. Although necessary for the future construction of Lompa Ranch North projects north and east of Blackstone Ranch Phase 1, the construction of this channel should not be a requirement on this development due to existing site topography and its location in relation to our project,.

All other channels, specifically the Ash Canyon Channel and the Kings Canyon Channel, are needed in order to allow for site construction and to meet the requirements of the approved CLOMR.

We are requesting the amended language for Condition #28 be as follows;

"The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved CLOMR must be built prior to or concurrently with the first phase of this subdivision."

Please find the enclosed application materials:

- Application for Tentative Map requesting a Condition Amendment
- RD Lompa, LLC and SP 58, LLC Owner affidavit
- Property tax documentation
- Vicinity Map
- Blackstone Ranch Phase 1 Conditions of Approval

If you have any questions or require any additional information, please feel free to contact me directly at (775) 236-0556.

Sincerely,

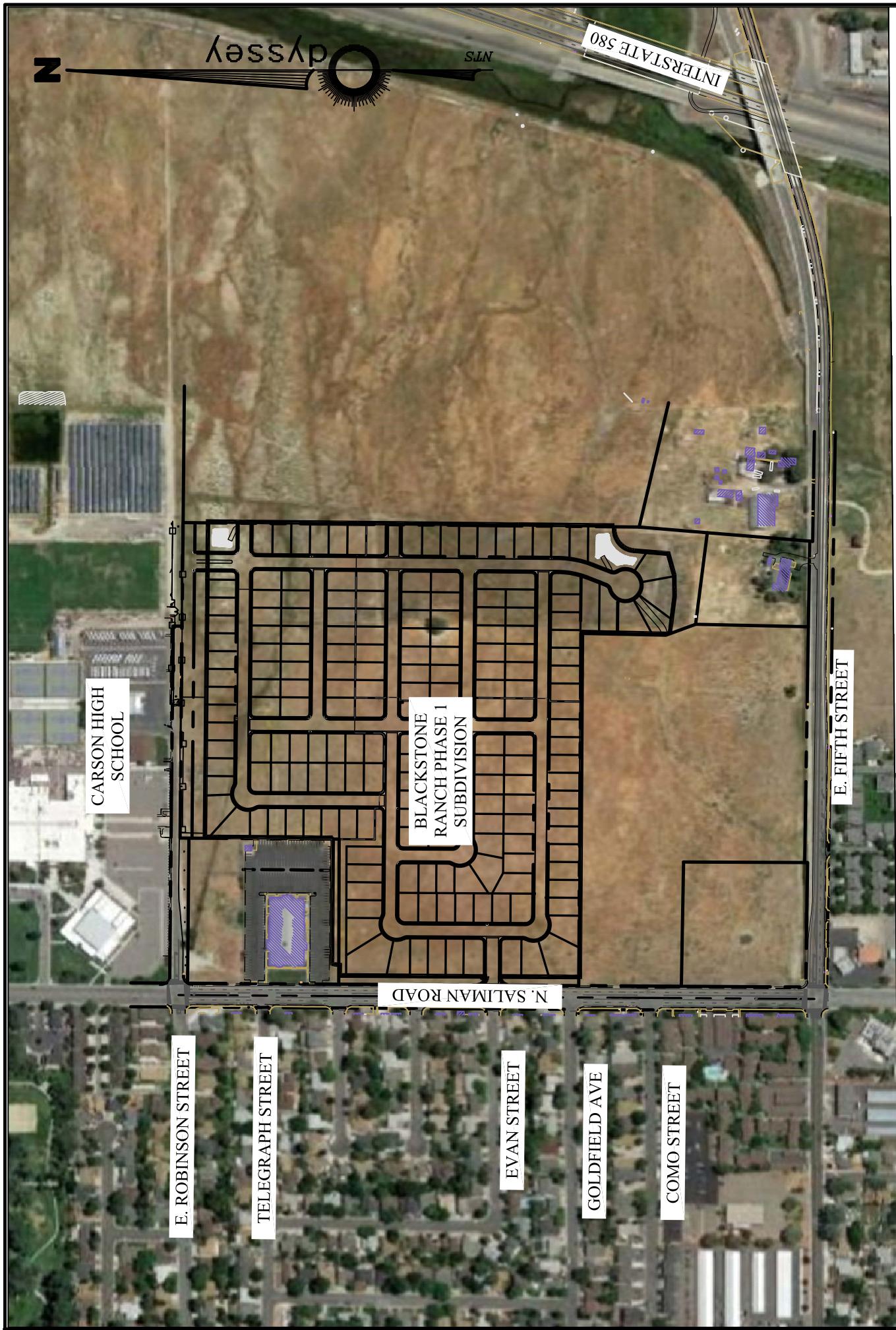
Odyssey Engineering, Inc.



Kenneth W. Anderson, P.E.
Senior Engineer

VICINITY MAP

N.T.S.



PROPERTY OWNER'S AFFIDAVIT

I, Ned Jay Ryder
(Print Name), being duly deposed, do hereby affirm that I am the record owner of the
subject property located at 010-041-77 and 010-041-78, and that I have knowledge of, and I agree to, the
(Property Address and APN)
filing of this Tentative Subdivision Map application.

Signature

985 Damonte Ranch Pkwy, #140
Address

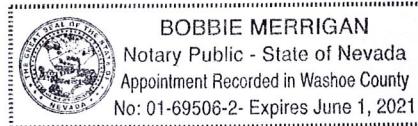
2-22-2019
Date

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

STATE OF NEVADA
COUNTY of Washoe)

On February 22, 2019, personally appeared before me, a notary public,
Ned Jay Ryder, personally known (or proved) to me to be the person whose name is
subscribed to the foregoing document and who acknowledged to me that
he/she executed the foregoing document.

Bobbie Merrigan
Notary Public



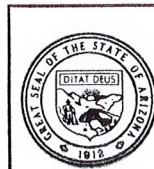
PROPERTY OWNER'S AFFIDAVIT

I, Joshua O. Myell, being duly deposed, do hereby affirm that I am the record owner of the
(Print Name) subject property located at 010-041-71, and that I have knowledge of, and I agree to, the
(Property Address and APN) filing of this Tentative Subdivision Map application.

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

STATE OF NEVADA
COUNTY

Notary Public



Jason Pfau
Notary Public
Pima County, Arizona
My Comm. Expires 09-11-2022
Commission No. 554677



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 010-041-77

Property Location: E FIFTH ST / S SALIMAN RD
Billed to: RD LOMPA LLC
% STEVE THOMSEN
985 DAMONTE RANCH PKWY. #140 Land Use Code: 120
RENO, NV 89521-0000

Tax Year: 2018-19

Roll #: 014535

District: 2 4

Tax Service:

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year

08/20/18	4,205.10		4,205.10	4,205.10	.00
10/01/18	4,203.00		4,203.00	4,203.00	.00
01/07/19	4,203.00		4,203.00	4,203.00	.00
03/04/19	4,203.00		4,203.00	4,203.00	.00
Totals:	16,814.10	.00	16,814.10	16,814.10	

[Payment Cart](#)[History](#)**Additional Information**

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3 5700	3 5700	3 5200	3 5200	3 5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0
Abatement Amount	773.86			119.50	104.39



Carson City Planning Division

108 E. Proctor St.

Carson City, Nevada 89701

(775) 887-2180

Plandiv@carson.org

www.carson.org

BOARD OF SUPERVISORS

March 16, 2017

★ CLERK ★
FILED
Time 10:18

MAR 20, 2017

By K. King
Deputy
Carson City, Nevada

NOTICE OF DECISION

A request was received, TSM-17-005, a Tentative Subdivision Map application from Blackstone Development Group Inc. for a Tentative Subdivision Map known as Blackstone Ranch Phase 1, consisting of 189 single family residential lots on property approved for Single Family 6000 zoning, located south of East Robinson Street, east of North Saliman Road, and north of East Fifth Street, APN 010-041-70.

The Board of Supervisors conducted a public hearing on March 16, 2017 in conformance with the City and State legal requirements, and approved TSM-17-005 based on the findings contained in the staff report and subject to the following conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

The following are general conditions of approval:

The following are conditions of approval required per CCMC 18.02.105.5:

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.

4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.
5. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.
6. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
7. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
8. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.
9. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
10. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
11. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
12. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
13. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.

14. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.
15. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
16. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

17. The improvement plans shall include all improvements identified in the approved Phasing Plan as being executed as part of Phase A1.
18. In order to allow for the full functionality of East Robinson Street, the applicant shall work with the School District to move the loading and unloading school bus function off of East Robinson Street. The identified solution shall be included in the improvement plans.
19. Project must comply with the currently adopted fire code and applicable amendments adopted by Carson City.
20. Hydrant spacing as shown on Alexis Ave doesn't meet the 2012 IFC Appendix C spacing.
21. The cul-de-sac at the end of Achilles Street is too small. It must comply with the 2012 IFC Appendix D figure D103.1
22. The traffic must have at least 20' total width for travel lanes.
23. The improvement plans must demonstrate compliance with CCMC Title 18 Division 15.5, and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code.
24. Two parking spaces must be provided per residence per Division 2.2 of the Carson City Development Standards. Parking spaces must not be tandem. If the driveway is used to count towards parking spaces, the driveway must be the appropriate length and width for the number of spaces per standard detail C-

5.5.1

25. At the end of the cul-de-sac, at the southeast end of the development, additional drainage/access space must be provided to give City maintenance equipment sufficient space to turn around.
26. Underground storm drain systems that connect to flood conveyance channels shall do so completely above the base flood elevation of the channel.
27. Any changes to the Master Phasing Drainage Study must be reflected in changes to the drainage study for the subject subdivision.
23. Low Impact Design (LID) measures will be required to be implemented as part of the development storm drainage system.
24. The Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to approval of any construction permits. All improvements associated with the CLOMR must be included in the improvement plans.
25. The CC&R's must clearly state that a Landscape Maintenance District (LMD), a Home Owners Association (HOA) or similar entity is responsible for maintaining private storm drain infrastructure including any mains, basins, and LID infrastructure.
26. The minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.
27. The irrigation diversion structure on the north side of E 5th St must be shown in the improvement plans and referenced in the technical drainage study for the subdivision.
28. The flood conveyance channels necessary for the CLOMR must be built with this subdivision. A sedimentation basin must be constructed as part of these improvements at the 90 degree turn of the Vicee channel.
29. Alexis Avenue must be renamed to make a continuation of Appaloosa.
30. Landscaping plans for the construction permit must include site distance triangles showing that sight distance is not inhibited.
31. Landscaping plans for the construction permit must show distances to existing and proposed water, sewer and storm drain mains to ensure a minimum of 10 foot spacing from trees.
32. A 10 foot wide multiuse pedestrian access path must be provided between the development and the future phase to the south.

33. The following street names cannot be used: Adam St, Maximus Ave, Alexis Ave, and Dianna St.
34. The utility plans for the construction permit must indicate precast manholes and bases. Cast in place manholes will not be allowed, regardless depth of new sewer mains. Riser depths must meet Carson City Standard Details.
35. A geotechnical report will be required for the subdivision prior to approval of any construction permits.
36. Local roads will have a minimum ACC pavement thickness of 4 inches.

Conditions to be Addressed with the Final Map

37. A development agreement reflecting the approved phasing plan for the Lompa Ranch Specific Plan must be fully executed prior to Final Map approval. The development agreement will address drainage, water, sewer, roadways and traffic, parks, recreation, trails, open space, and fire station improvements, including the timing of improvements, design standards, funding, and operation and maintenance responsibilities consistent with the conditions of approval with this Tentative Map and the Lompa Ranch Specific Plan.
38. All channels and associated access must be shown as separate parcels on the final map to be dedicated to the City.
39. The final mylar will be presented to the State Engineer for approval and signature.

Conditions Related to the Lompa Ranch Specific Plan Phasing Plan

40. The master phasing plans and reports must be included as part of a development agreement for the entire SPA area prior to approval of any construction permit within the Lompa Ranch Specific Plan Area. If construction is in a phase that does not involve subdivision of land, the required development agreement must be fully executed prior to issuance of any construction permits. The conditions of approval associated with Tentative Map TSM-17-005 and the Lompa Ranch Phasing Plan take precedence over the Specific Plan. These conditions are established by the Board of Supervisors, and may only be modified by the Board of Supervisors upon receiving a recommendation from the Planning Commission.
41. Note that geotechnical investigations will be required to establish design parameters for individual phases.

WATER:

42. The parallel water mains in the phasing plan must be shown as one single water

main, however looping must be maintained.

43. The water infrastructure improvements exhibit must be updated to accurately reflect the new facilities required or predecessor to each phase. This column must indicate which mains are required to create looping for each phase. For instance, phase B1 calls for a main to be extended along Robinson Street, however a main would also need to be extended along the Spine Road from 5th Street in order to create a loop.
44. Note that no water main shall have more than 15 services without looping.

SEWER:

45. The sewer infrastructure improvements exhibit must note that cast in place manholes will not be allowed, regardless depth of new sewer mains, and that riser depths must meet Carson City Standard Details.

STORM DRAIN & FLOOD MANAGEMENT:

46. Plans must show and note that all flood channels (Vicee Canyon, Ash Canyon, and Kings Canyon) must provide sufficient access for City maintenance equipment along the full length, with access points spaced out no more than every 660 feet, and must note that Robinson St, the Spine Road, E 5th St, and N Saliman Rd are not to be considered part of this access.
47. Note that all flood channels and associated access must be on separate parcels to be dedicated to the City. Maintenance of these lands will be funded through an maintenance district or similar instrument, to be established prior to Final Map approval.
48. Note that privately owned and maintained LID/Water Quality facilities are required for each development.
49. The phasing drainage study must demonstrate the ability of downstream drainage facilities to handle increased runoff if detention is not used.
50. Note in the phasing plan that all structures must meet the Flood Protection Ordinance where the lowest floor is two feet above the base flood elevation of the FEMA 1% chance flood or the onsite 1% chance flood whichever is higher.
51. Note in the phasing plan that the minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.
52. Note in the phasing plan that any crossings of flood channels must meet a 100-year flow capacity plus 18 inches of freeboard and must be a clear opening, no multi barrel pipes.
53. Note that drainage studies for all development phases shall demonstrate

compliance with Floodplain Storage Capacity Protection requirements of CCMC 12.09.080 (9).

54. Note that drainage studies for all development phases shall provide emergency flow paths for a one hundred (100) year peak storm in accordance with Development Standards.
55. The developer must design the Kings Canyon flood channel such that the drainage and/or any water rights associated with parcels 010-041-34 and 010-041-035 are not adversely affected.

TRAFFIC:

56. Note that Traffic Impact Studies required for all phases must demonstrate that the segment of N Saliman Rd between E William St and E Robinson St will have a projected level of service of C or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to William Street prior to any development that would cause a level of service worse than C for this segment of road.
- 57a. Note that Traffic Impact Studies required for all phases must demonstrate that the northbound leg and the westbound left turning movement of the N Saliman Rd/E William St intersection and the overall intersection will have a projected level of service of D or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to E William Street prior to any development that would cause a level of service worse than D for the northbound leg or the westbound left turning movement of this intersection during school hours. Also note that traffic impact studies for each phase west of I580 will require traffic counts at this intersection.
- 57b. On the portion of Lompa Ranch west of I-580, building permits for no more than 810 dwelling units shall be issued unless a road connecting to William Street has been improved and the improvements accepted by Carson City.
58. Phasing plan maps must be updated to show east-west connectivity between streets in phase A1 and phase B1, and a 10 foot multiuse path between phase A1 and phase A2.

PARKS, TRAILS, AND OPEN SPACE

59. General Comments
 - a. The applicant will enter into a developer agreement with the City. This agreement will include terms and conditions for the funding of the design, construction, and dedication of park, recreation and path facilities within the Lompa Ranch North Specific Plan area. The agreement will outline the City's process for the collection and distribution of Residential Construction Tax (RCT)

compliant with CCMC 15.60. The agreement must be considered and approved by the Board of Supervisors prior to recording the Final Map.

- b. The phasing plan will be modified to identify phase triggers and unit counts for park, recreation and path facilities for the Lompa Ranch North Specific Plan area. The phasing plan will be modified and approved by the Board of Supervisors prior to recording the Final Map.
- c. A private Home Owner's Association (HOA) or similar instrument will be established for the Lompa Ranch North Specific Plan area to provide for the operations and maintenance of all park, recreation and path facilities. Operation and maintenance standards for these facilities will be established by the City. The operation and maintenance standards will include policies regarding replacement and repair of equipment and facilities. The applicant will draft an agreement for the Board of Supervisor's consideration and approval no later than issuance of the certificate of occupancy for the 200th residential unit.
- d. A private Home Owner's Association (HOA) or similar instrument will be formed to provide 100% funding and maintenance for all the following areas in perpetuity: Common landscape and open space areas, buffer areas between the development and neighborhoods, landscaping associated with the development's path system, landscape medians, street corridors, non-public recreation facilities/amenities, detention basins, and drainage channels. The maintenance and funding shall be addressed in the developer agreement to the satisfaction of the Board of Supervisors. Common area maintenance shall include at a minimum, but not limited to the following:
 - i. Debris, weeds, and litter removal
 - ii. Noxious and invasive weed management, including fire prevention
 - iii. Care and replacement of plant material
 - iv. Plant material irrigation and irrigation system repair

Additionally, a recorded covenant or deed restriction will be placed on all properties within the Specific Plan area to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should HOA ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for the maintenance and upkeep of the public improvements.

- e. As the development's phases are implemented, the plans will be submitted for review by the City. The applicant shall be required to demonstrate pedestrian connectivity between the neighborhood parks, "off-street/paved/shared" multi-use paths, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation, and Open Space Department.
- f. All "off-street/paved/shared" multi-use paths and sidewalks will conform to the standards and policies outlined in of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007) and as amended in the future. There will be adequate pedestrian connectivity, throughout the

development that provides convenient and logical access to neighborhood parks and paths and enhances the overall sidewalk network within the development.

60. Neighborhood Park Comments (10 acre park / west of I-580)
 - a. The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 400th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.
 - b. The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.
 - c. At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 750th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation and Open Space Department.
61. Neighborhood Park Comments (3 acre park / east of I-580)
 - a. The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 100th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation, and Open Space Department.
 - b. The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.
 - c. At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 250th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation, and Open Space Department.
62. Off-street/paved/shared Path Comments
 - a. Robinson Street and the Spine Road shall be constructed as full street improvements, to City standards and engineering requirements, including the construction of "on-street bike lanes" and concrete "off- street/shared/paved" multi-use paths. The path along Robinson Street will be constructed on the

road's south side and the path along the Spine Road will be constructed on the road's east side.

- b. All multi-use paths will be designed and constructed to a 10' wide (minimum) AASHTO standard concrete multi-use path (off street/paved/shared) with an adjacent 3' wide decomposed granite path.
- c. The multi-use paths will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 4 shrubs per tree.
- d. Path amenities include but are not limited to park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance.

Other comments

63. The applicant is required to use best management practices during construction to prevent the spread of noxious and invasive weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.

This decision was made on a vote of 5 ayes and 0 nays.



Hope Sullivan, AICP
Planning Manager

HS/kh

Mailed: _____ By: _____

Please sign and return this notice of decision with 10 days of receipt.

I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors.

APPLICANT and/or OWNER SIGNATURE

DATE

(Applicant/Owner Printed Name)

RETURN TO:
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89706

Enclosures:

1. Board of Supervisors Notice of Decision (2 copies – Please sign and return only one; the second copy is for your records.)
2. Self-Addressed Stamped Envelope