

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 28, 2021

FILE NO: LU-2020-0096

AGENDA ITEM: E.5

**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a modification to Special Use Permit U-93/94-67, a special use permit for a golf course, to allow for play fields, parking facilities, portable bathrooms, temporary seating, and lighting on the portion of the property along Morgan Mill Road, on property zoned Agriculture (A), located at 1875 Fair Way, APN 010-581-15. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

**STAFF SUMMARY:** The applicant is seeking to modify the special use permit for Empire Ranch Golf Course to add two playfields, parking facilities, portable bathrooms, temporary seating, and lighting on the portion of the property along Morgan Mill Road. Per CCMC 18.04.160, an Outdoor Recreational Facilities is a conditional use in the Agriculture zoning district and may only be established subject to a special use permit. The Planning Commission is authorized to approve a Special Use Permit.

**PROPOSED MOTION:** "I move to deny the amendment to Special Use Permit U-93/94-67 based on the inability to make the required findings identified in CCMC 18.20.080 b, c, d, e, f and g as outlined in the staff report.."

**VICINITY MAP:**



**RECOMMENDED CONDITIONS OF APPROVAL**

None

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.160 Agriculture (A)

**MASTER PLAN DESIGNATION:** Open Space (OS)

**PRESENT ZONING:** Agriculture (A)

**KEY ISSUES:** Has the applicant provided adequate information in the application and on the site plan to substantiate the findings required per CCMC 18.02.080.5? Will the addition of play fields to the golf course be compatible with the surrounding neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

- EAST: Public Community / Open Space
- WEST: Single Family 6,000, Agriculture, and Residential Office / Residential
- NORTH: Single Family 21,000, Single Family 1 Acre, and Single Family 2 Acre / Residential
- SOUTH: Public Community / Open Space

**ENVIRONMENTAL INFORMATION:**

- FLOOD ZONE: AE Zone (1 percent chance of annual flooding)
- EARTHQUAKE FAULT: Zone I (greatest severity)
- FAULT ZONE: Beyond 500 feet
- SLOPE/DRAINAGE: Site is primarily flat

**SITE DEVELOPMENT INFORMATION:**

- LOT SIZE: 221.11 acres
- EXISTING DEVELOPMENT: Golf Course with club house and maintenance facility
- PROPOSED DEVELOPMENT: two flat recreational fields with lights, toilets, bleachers, concession stand / storage building, and parking.
- SETBACKS:

	East	West	North	South
Required	30 feet	30 feet	20 feet	20 feet

The concession / storage building is proposed to be in excess of 100 feet from the property line. It is unclear how close the bathroom facilities are to the property line.

- VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

U-93/94-67: A Special Use Permit for a golf course (June 28, 1994).

Temporary Use Permit: Temporary Outdoor Recreation activities (June 10, 2019)

**DISCUSSION:**

At its meeting of June 28, 1994, the Regional Planning Commission approved U-93/94-67, a special use permit for a golf course. The special use permit had conditions of approval, including condition #1 which states "All development shall be substantially in accordance with the attached site development plan as amended or revised by the Planning Commission and conditions of

approval of the staff report.”

The applicant is now proposing to add two recreational fields with ancillary improvements (lighting, bleachers, a storage building / concession stand, toilets, parking) on the northern portion of the golf course. The fields are proposed to be 360 feet by 210 feet, and 210 feet by 150 feet. The applicant has not specified what sports will be played on the fields, although there is references to football, soccer and lacrosse in the application. For comparison purposes, a regulation soccer field is generally 360 feet long by 225 feet wide, while youth soccer fields vary from 75 to 240 feet long by 45 to 165 feet wide. Lacrosse fields are 330 feet long by 159 to 180 feet wide, and football fields are 360 feet long by 160 feet wide. The application also includes creation of an additional parking lot off Morgan Mill Road. It is unclear how many spaces will be in the parking lot as the graphic depicts parking spaces with dimensions of 18 feet by 8.5 feet, but the City’s standard is 18.5 feet by 9 feet.

Per CCMC 18.04.160, Outdoor Recreational Facility (public or private) is a conditional use in the Agriculture zoning district and may be established upon issuance of a Special Use Permit. As these fields were not considered in the 1994 special use permit, the special use permit must be modified. The Planning Commission has the authority to approve a modification to a Special Use Permit. In considering a modification, the Planning Commission must consider each of the seven required findings as identified in CCMC 18.02.080. The modification may be approved only if each of the required seven findings can be met in the affirmative.

Per CCMC 18.02.080.5.h, the applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the required findings can be met in the affirmative.

Staff has discussed the required findings with the applicant and requested additional information from the applicant so as to make the findings in the affirmative. The applicant has advised staff that he finds there is sufficient information in the record to make the findings in the affirmative.

**PUBLIC COMMENTS:** Public notices were mailed to 321 property owners and 39 mobile home owners within 900 feet of the subject property. As of the writing of this report, 77 letters from property owners in the vicinity of the proposed project have been received as well as two petitions. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 28, 2021, depending on the date of submission of the comments to the Planning Division.

Concerns raised in the public correspondences include:

- More fields are needed in Carson City
- Traffic (on Morgan Mill, at Highway 50, and in the neighborhood)
- Lighting
- Wetland protection
- Noise
- Lack of specificity in the application
- Impact on property values
- Adequacy of parking
- Trash

- Fields will be in conflict with golf / the wedding venue
- Water rights
- Crime / outsiders coming into the neighborhood
- Impact on wildlife
- Modified special use permit v. new special use permit
- Flooding / altering the floodplain

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments.

**Building Division:** No comments.

**Fire Department:**

1. Project must comply with the currently adopted edition of the International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.

**Engineering Division:**

The Engineering Division has an objection to the special use request and recommends denial. Please refer to the engineering discussion of the subject findings below for more detail.

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

**C.C.M.C. 18.02.080 (5a) - Master Plan**

The Unified Pathways Master Plan shows a paved off-street multiuse path along Morgan Mill Road.

- The plans must reflect installation of this path along the frontage of the property.

**C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians**

The road that will serve the project is Morgan Mill Rd which is a local street. The application included a proposal for unpaved parking off Morgan Mill Road. No traffic impact study was submitted. There is insufficient information to determine that the project will have little or no detrimental impact to vehicular and pedestrian traffic.

- A Traffic Impact Study is required for this development that analyzes the intersections of Morgan Mill Road / Deer Run Road, Morgan Mill Road / Empire Ranch Road, and US 50 / Empire Ranch Road. This development has the potential to generate trips greater than the minimum thresholds listed by CCDS 12.13. Trip Generation shall be based on the ITE manual or other studies from other similar projects. Alternative trip generation methods or studies from other local projects or sources, completed by professionals, for the anticipated use can be submitted in lieu of the ITE Manual Trip generation guidance. If an alternative method is chosen, the applicant must schedule a meeting with the City's transportation engineer to discuss what is being proposed. This study must look at the cumulative impacts of the golf course, clubhouse/special event venue, and the proposed sports fields.

CCDS 2.3 requires all parking lots to be paved. This standard prevents sediment from being



tracked out onto public streets and washed into City storm drains which discharge into creeks and the Carson River.

- The plans for this project must include paving the proposed parking area.

CCDS 12.5 states that "Streets or access adjacent to or necessary to serve a development which are not within the boundaries of the development, but are dedicated public right-of-ways, will be improved with development to standards promoting public access, safety and welfare." Morgan Mill Road is in substandard condition and the width is substandard.

- The plans for this project must include paving a rural half street section along Morgan Mill Road from the existing widened section east of the project to the new parking area to provide for proper public access and safety.

#### C.C.M.C. 18.02.080 (5d) - Public Services

There is sufficient information to determine that there will be no impact to City Sewer or Water, but there is insufficient information to determine if the stormwater standards will be met. The stormwater detention area is located in a FEMA floodway, so this element of the design is important to know prior to issuing an approval.

#### Sanitary Sewer:

The project proposes use of portable restrooms. Therefore, no impact to the City Sewer system is anticipated. Please see flood zone comments below regarding locations of portable restrooms.

#### Water:

The proposal includes providing bottled water for drinking and the existing golf course sprinklers for irrigation. Therefore, there is not impact to the water system.

#### Stormwater:

- Due to the requirement for the parking to be paved, a drainage study must be submitted which shows the existing capacity of the golf course detention system and determines the quantity of additional storage needed, if any.

#### Public Lands:

The project does not significantly impact City owned lands.

#### C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

#### C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

There is insufficient information to determine if the project meets engineering standards for health, safety, and welfare.

**Site Soil, Groundwater and Earthquake Faults:** The closest fault is over 500 feet away with a slip rate that is less than 0.2 mm/yr. The site's soil conditions of the project is coarse sandy loam with the depth to water table about 10 to 12 inches. No further investigation is needed with respect to site soil, groundwater, or earthquake faults.

**FEMA flood zones:** The flood zone of the site is Zone AE Floodway which requires further engineering analysis prior to an approval. The proposed change is in conflict with Title 12.09 Flood Protection Ordinance which requires a technical analysis and CLOMR to demonstrate a no rise of the base flood elevation (BFE) in the floodway prior to approval. The ordinance further requires all structure to be elevated 2 feet above the BFE which cannot be done in the floodway.

- A sealed memo from a civil engineer must be submitted which speaks to how the CLOMR requirements will be addressed, including a description of the site grading for the

fields and the parking area and a preliminary grading plan.

- Also, the site plan must be updated to remove temporary structures from the floodway. The flood zones must also be shown on the site plans.

EPA Mercury Superfund Site: The project is located within the boundary of an EPA superfund site which was established due to soil in the area which is contaminated with mercury. NDEP has informed Carson City that they will be testing the soil in the area of the fields.

- The results of NDEP's investigation must be submitted along with any recommendations for mitigation, if appropriate.

Wetland Areas: There are areas between the golf course and Morgan Mill Road which contain tall grasses and cattails. This may be indicative of wetland areas being present.

- A wetland delineation report must be provided for the project to ensure that parking improvements will not remove any wetland areas.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property  
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information  
The plans and reports provided were inadequate for this analysis as detailed above.

### **Health Department**

1. Toilet facilities (nonsewered toilets) for the proposed flat field expansion at Empire Ranch Golf Course need to comply with Nevada Administrative Code 444.825 in accordance with the expected peak attendance and the average number of hours of attendance.
2. The proposed concessions shall not serve, sell, give away, display, or store any potentially hazardous food (time/temperature control for safety of food).
3. A temporary health permit may be applied for to sell potentially hazardous food. A temporary health permit must be applied for per event. The applicant must pay all appropriate fees for the events and follow all applicable requirements for a temporary health permit.

### **Parks Department**

1. The developer is required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds. Preventing the establishment or spread of weeds relies upon:
  - Educating workers about the importance of managing weeds on an ongoing basis;
  - Properly identifying weed species to determine most appropriate treatment strategies;
  - Avoiding or treating existing weed populations; and
  - Incorporating measures into projects that prevent weed seeds or other plant parts from establishing new or bigger populations such as certification of weed-free products.
2. The "Existing Ingress & Egress" shown east of the proposed flat field parking illustration is located very near the parcel boundary of the adjacent parcel and will significantly add to the eroded state of the historical bridge/culvert at that location if vehicle or pedestrian traffic is increased at the location.

3. The proposed 27,550 square foot parking lot can only reasonably accommodate 70-75 parking stalls once ADA and development landscaping standards are met. Comparable municipality's municipal codes call for 50 spaces per field plus 1 additional space per every 3 spectator seats.
4. The proposed parking lot does not align with the 1996 Carson River Master Plan's guidance on Development and Land Use. See the following excerpt:

*"An increase in development increases water runoff from impervious surfaces such as roads and buildings which adversely affects the health of the river by causing channel widening, increased sediment loads, and the loss of pools and riffles. Increases in finer sediments, stream crossings, and engineered flood control are typical impacts to river systems from development. In terms of water quality, adverse impacts include nutrient enrichment, bacterial contamination, toxic compounds, water temperature increases, trash and increases in organic matter. Together, these changes can alter flooding, stream and riverbanks and courses, stream habitat and stream ecology.*

*Allowing the floodplain to remain intact maintains the river's ability to flood naturally depositing sediment, decreases floodwater's damaging energy and recharges groundwater sources. This avoids costly high maintenance flood control schemes or potentially costly damage to development. Such damage is often paid for by the community through subsidized low interest loans and flood insurance. retaining the floodplain also helps to maintain the rural and natural setting of the area."*

**SPECIAL USE PERMIT FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the master plan elements.***

The subject property is designated Open Space. Uses associated with the Open Space designation include publicly owned and accessible lands preserved by the City, other government agencies or as part of a private development for conservation, resource protection, or recreational use. As noted in the Master Plan, the Open Space land use category "provides wildlife habitat, view protections and or recreational linkages between different areas of the City. Public access may be provided with designated trails or bicycle facilities; however in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community."

The Open Space designation is appropriate for the subject property as the property is in both a floodplain and a floodway, has wetlands, and is an EPA Mercury superfund site with mercury in the soil. The proposed recreational use is consistent with the intent of the Open Space designation.

The Carson River Master Plan, a part of the Carson City Master Plan, also addresses the subject area. The Plan addresses Recreational Development / Management Guidelines, noting "within the recreation areas, activities should be located to minimize impacts on the river environment. High activity recreation uses and related facilities will be located

as far from the river as possible. Wetlands and native vegetation should be used to further isolate intensive uses from the river. In general, only those uses that are river-dependent such as fishing, boating, swimming and nature observation will be located on the river. Picnic areas, trails, roads, trailhead parking, and restrooms should all be sited away from environmentally sensitive areas.”

The placement of the fields on the northern portion of the property away from the river is consistent with the Carson River Master Plan.

Policy 3.2b of the Master Plan discusses Dark Skies, stating “Protect visibility of the City’s dark skies, encourage energy conservation, and limit the impacts of light pollution on the community and surrounding public lands by reducing light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the Western Nevada Community College. The applicant is proposing field lighting, although the lighting height and angle has not been identified. Typical recreational field lighting would likely result in light pollution on surrounding public lands.

The Unified Pathways Master Plan shows a paved off-street multi-use path along Morgan Mill Road. To create Master Plan consistency, the plans must reflect the installation of this path along the frontage of the property.

**2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

Based on the information contained in the application, staff cannot make this finding. Staff’s primary concerns are traffic and parking, lighting, and noise.

The applicant has provided an article “Parking and Vehicle Trip Generation for Soccer Fields and Elementary Schools”. Per this article, given two fields, during games, the parking demand is 60 vehicles per field. This is 120 vehicles during a concentrated time. Additionally, the application discusses the concept of “sports tourism,” indicating both the fields will contribute to “sports tourism” and that the intent is not to have “sports tourism” at this site.

In considering traffic relative to this finding, staff is not considering level of service, but rather the changing traffic patterns on the residential streets as related to the peaceful enjoyment of surrounding properties or the general neighborhood. Someone coming in from the freeway and then traveling easterly on Highway 50 will access Empire Ranch Road and follow signs for the clubhouse. Empire Ranch Road is a residential street, and the traffic will continue to travel via residential streets. Staff acknowledges that traffic associated with the golf course and the clubhouse is also utilizing these residential streets. But given the golf course has been there nearly 30 years, it likely pre-dates most of the residents. So, the residents bought with an understanding of that traffic.

Staff finds that providing a parking lot along Morgan Mill Road is a positive step towards limiting the traffic in the residential areas. However, it is unclear if the parking lot can be constructed due to the floodplain and the wetlands. If the parking lot can be constructed, it is unclear how many spaces it can accommodate.

As noted in finding 1, the City has policies and regulations for dark sky protection. The

lighting of recreational fields is typically in conflict with dark sky policies as the function of the lighting is to illuminate the field in an even way. Therefore, the lights are very bright, relatively tall, and angled. Detailed lighting height and angles have not been provided. Assuming typical field lighting, given this area so close to an established residential area, staff finds that outdoor lighting is in conflict with this finding as it will create a glare.

The applicant has not advised if amplified sound is proposed. It is staff's understanding that when outdoor events utilizing amplified sound occur at the clubhouse, the sound travels down the golf course and is audible to the southernmost homes on the golf course. To address potential noise in conflict with this finding, staff would suggest a limitation on hours of field use as well as a prohibition on amplified sound.

**3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.***

Based on the information contained in the application, staff cannot make this finding.

The application indicates that users of the fields will park either at the existing golf course parking area or at a parking lot off of Morgan Mill Road. Morgan Mill Road is a local street. No traffic impact study was submitted. There is insufficient information to determine that the project will have little or no detrimental impact to vehicular and pedestrian traffic.

In order to address this finding, a traffic study is required for this development that analyzes the intersections of Morgan Mill Road / Deer Run Road, Morgan Mill Road / Empire Ranch Road, and US 50 / Empire Ranch Road. This development has the potential to generate trips greater than the minimum thresholds necessary for a traffic analysis. Trip Generation shall be based on the Institute of Traffic Engineers manual or other studies from other similar projects, although an alternative method may be allowed based on consultation with the City's transportation engineer. The study must look at the cumulative impacts of the golf course, clubhouse / event venue, and the proposed sports fields.

Morgan Mill Road is in substandard condition and the width is substandard. The fields will generate vehicular and pedestrian trips, and the substandard width will result in conflicts between pedestrians and vehicles.

**4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

There is sufficient information to determine that there will be not impact to the City Sewer or Water, but there is insufficient information to determine if the stormwater standards will be met. The stormwater detention area is located in a FEMA floodway, so this element of the design is important to understand. More specifically, per Development Standards 2.3, the parking lot must be paved. A drainage study must be submitted which shows the existing capacity of the golf course detention system and determines the quantity of additional storage needed, if any.

**5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.***

Outdoor recreational facility (public or private) is a conditional use in accordance with CCMC 18.04.160 Agriculture and requires a Special Use Permit. The use may be

established upon the Planning Commission making each of the seven required findings in the affirmative.

The applicant is proposing ancillary improvements including bleachers, lighting, toilets, a storage building / concession stand and parking. The toilets, bleachers and storage building / concession stand may not encroach into any required setbacks. Although the plans submitted as part of the special use permit aren't clear that setbacks are met, there is ample room to comply with the setbacks.

Development Standards 1.3 address lighting standards. The applicant has not demonstrated compliance with these standards.

Development Standards Division 2 provides the City's standards for parking and loading. The parking for the cumulative effect of the golf course, club house, and fields has not been analyzed. Therefore, it is not clear that sufficient off street parking has been provided. Additionally, per 2.3 of the Development Standards, the parking lot must be paved with a hard surface material. The applicant is proposing to not pave the parking lot.

**6. *Will not be detrimental to the public health, safety, convenience and welfare.***

Based on the information contained in the application, staff cannot make this finding.

The subject property is in a floodway and in the flood plain. To understand the impact on public safety, a technical analysis must be completed that demonstrates no rise in the base flood elevation. Additionally, Conditional Letter of Map Revision (CLOMR) requirements must be addressed in terms of the site grading for the fields and the parking area.

No structures may be permitted in the floodway. The floodway boundary has not been delineated on the site plan.

The projects is located within the boundary of an EPA superfund site as the soil in the area is contaminated with mercury. The Nevada Department of Environmental Protection (NDEP) has jurisdiction over the superfund site and is seeking to pursue sampling. It is unknown if NDEP will request mitigation.

There are areas between the golf course and Morgan Mill road which contain tall grasses and cattails. This may be indicative of wetland areas being present. Although the site plan does note some wetland areas, a wetland delineation should be completed to ensure that the parking improvements will not compromise any wetlands.

**7. *Will not result in material damage or prejudice to other property in the vicinity.***

Based on the information contained in the application, staff cannot make this finding.

As noted, the subject property is particularly challenging as it is in both a floodway and a floodplain, it is a superfund site, and it has wetlands. Staff has not seen studies that verify that the work in the floodplain will not modify the base flood elevation, that the grading will not impact mercury levels, or that the development will avoid wetlands.

Staff recognizes a golf course may not always be a golf course. But given the

environmental sensitivity of this site, staff finds technical analysis is warranted to avoid material damage to other properties.

Attachments:

Application LU-2021-0093  
Notice of Decision for U-93/94-67  
Public Comment



Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FILE # LU-2021-0093

APPLICANT PHONE #  
Empire Ranch Golf Course, LLC 775-882-5000

MAILING ADDRESS, CITY, STATE, ZIP  
1885 East Long St., Carson City, NV 89706

EMAIL ADDRESS  
Dwight@MillardRealty.com

PROPERTY OWNER PHONE #  
Dwight Millard 775-882-5000

MAILING ADDRESS, CITY, STATE, ZIP  
1885 East Long St., Carson City, NV 89706

EMAIL ADDRESS  
Dwight@MillardRealty.com

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Marc Radow 775-745-7520

MAILING ADDRESS, CITY, STATE, ZIP  
1885 East Long St., Carson City, NV 89706

EMAIL ADDRESS

**Marc@Radow.net**

Project's Assessor Parcel Number(s):  
01058115

Street Address  
1875 Fair Way

Project's Master Plan Designation  
Open Space

Project's Current Zoning  
A

Nearest Major Cross Street(s)  
Hwy 50, Empire Ranch Road

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Modification of Special Use Permit #U-93/94-67. Please see attached 'Brief description of proposed project'.

**PROPERTY OWNER'S AFFIDAVIT**

Dwight Millard, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Dwight C. Millard  
Signature

1885 East Long St.  
Address

March 17, 2021  
Date

See additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY

On March 17<sup>th</sup>, 2021, Dwight C. Millard, personally appeared before me, a notary public, 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.

Terry Schneider  
Notary Public



TERRI SCHNEIDER  
Notary Public, State of Nevada  
Appointment No. 17-0771-1  
My Appl. Expires 12/31/2021

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.

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MAR 18 2021

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CARSON CITY  
PLANNING DIVISION

FOR OFFICE USE ONLY:

CCMC 18.02.080

**SPECIAL USE PERMIT**

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee  
\*Due after application is deemed complete by staff

- SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:
- ☒ Application Form
  - ☒ Detailed Written Project Description
  - ☒ Site Plan
  - ☒ Building Elevation Drawings and Floor Plans
  - ☒ Special Use Permit Findings
  - ☒ Master Plan Policy Checklist
  - ☒ Applicant's Acknowledgment Statement
  - ☒ Documentation of Taxes Paid-to-Date
  - ☐ Project Impact Reports (Engineering)

- ☐ CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: 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.

# **Empire Ranch Golf Course**

## **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

### **1. Detailed Written Project Description**

- i. The focus of this application and modification of the existing Special Use Permit is to expand utilization of existing outdoor recreational areas to include 'flat field sports, recreation, and related activities', in order to allow for one standard multi use field with dimensions of 360' x 210' and one smaller (adolescent) field with dimensions of 210' x 150'. Second in priority, and non-essential aspects of this application, is to request and illuminate potential alternative access and parking locations which alleviate potential trip generation traffic and to request a future potential to incorporate nighttime lighting for expanded hour uses.
- ii. This application and the improvement(s) contemplated herein, which are intended to serve the community and varied interests of the citizens of Carson City, the citizens of surrounding areas, and local Carson City businesses, shall be completely achieved at no cost to the community, county, or city. All of the improvement(s), maintenance, and operation(s) shall be privately funded through private means.
- iii. Empire Ranch Golf Course supports an existing 27 holes of golf on approximately 220 acres of land that is open to the community and public. The complex has a newly renovated 9 holes of golf that offers a 'Par 3' player experience to reach a wider community audience. The facility has an existing clubhouse, cart-house, full-service restaurant, entertainment patio, paved parking, benches, viewing scenic and gathering areas, walkways, and entertainment for patrons and special events such as weddings, parties, meetings and so forth. The facility additionally has an on-site maintenance facility that services all of the aforementioned amenities.
- iv. Across the country, as well as in Northern Nevada, golf has declined in popularity and the local community's interest and changing demographics have migrated to additional sports and recreation activities. In 2019, Empire Ranch Golf Course successfully hosted a community flat field use, filed under a separate Temporary Use Permit # TUP-19-094 , which confirmed a meaningful interest in facilities and areas to accommodate this growing interest in a wider array of recreational activities, and in particular flat field activities.
- v. As a result of the improvement(s) at Empire Ranch Golf Course of the Par 3 golf experience, the most northern portion of land, contiguous to and a part of the previous 9 hole golf course (approx 4 acres), was no longer necessary to support the new golf experience. This same section of land was therefore no longer being maintained for golf and is ideal for the additional recreation options and

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## **Empire Ranch Golf Course**

### **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

alternatives for the community. The land is immediately suitable for utilization of the existing facilities and resources, all while and all together, will resolve an immediate need for the community.

- i. The Nevada Appeal reported in July 10, 2018, reprint of article attached, that the existing [flat] fields are used at capacity, "The city's three outdoor sports facilities — Governors Field, John D Winters Centennial Park, and Pete Livermore Sports Complex — are used at capacity, say Parks, Recreation, & Open Space staff." The article continued, "Increased growth will also contribute to an already existing shortage of recreation facilities, especially athletic fields," Jennifer Budge, Parks & Rec director, wrote in the department's comment for a recent review of the city's annual growth management ordinance, which sets limits on residential development. "The lack of sufficient athletic fields represents one of our most serious service challenges."
- ii. Further quotes from city staff reported in this same article confirm and exacerbate the shortage of flat fields Carson City community and residents experience.
  1. "We have just enough space for formal leagues," said Dan Earp, recreation superintendent. "What we struggle with is space for church groups or pick-up games. It is sometimes hard to find space for that."
  2. "If you asked around the region, they'd say the best fields are in Carson City," said Dan Kastens, parks operations manager. "We work with the majority of tournaments and they tell us we're the best in the business. Lighting could be added at some fields to extend hours of use, but that increases maintenance and staff time." {Emphasis Added}
  3. "But, demand keeps growing. The American Youth Soccer Organization, which has a chapter in Carson City, has contacted Parks & Rec about starting up an adult league that would need fields to play."
  4. "Soccer is on a big upswing," said David Navarro, parks operation superintendent, but Pete Livermore Sports Complex, where there are 10 soccer fields, is already used to capacity.
  5. Navarro said the department also gets calls for lacrosse, which can be played on soccer fields and is growing in popularity in the area.

**Empire Ranch Golf Course**  
**Modification of Special Use Permit # U-93/94-67 for the**  
**existing facilities to be used for flat field sports, recreation,**  
**and related activities**

**SPECIAL USE PERMIT APPLICATION FINDINGS**

**1. Will be consistent with the objectives of the Master Plan elements.**

***Chapter 3: A Balanced Land Use Pattern***

**GUIDING PRINCIPLE 1: A COMPACT AND EFFICIENT PATTERN OF GROWTH**

Designations for Parks and Recreation range in size from 3 to 40+ acres for regional facilities that are primarily used for parks, pathways and recreational facilities, intended for the active and passive recreational needs of the community. Where these are generally provided by the City, privately operated facilities which also serve recreational needs, such as Empire Ranch Golf Course, are also included.

Empire Ranch Golf Course is an established, privately operated and open to the public facility in Carson City. Presently the facility consists of 27 holes for recreational golf, a clubhouse, parking with varied amenities such as walkways, seating & benches, golf range, entertainment patios, viewing and congregation areas and an existing maintenance facility for each of the respective areas, and amenities, and infrastructure requirements for a complete operation of all service and community functions.

An area of the existing 27 holes of golf was improved to advance the golf community's interest as a 'Par 3' course. This improvement opened a vacancy within the golf playing surface and was no longer being maintained for the use or enjoyment of the community. Therefore utilizing the existing infrastructure; land, water, irrigation, parking, roadway access, clubhouse and so forth that was all within the current provisions of resources and described infrastructure, is immediately suitable for flat field use. Furthermore, this proposal to utilize this existing area as a flat field meets the community demand and interests for additional flat field resources.

The proposed uses will not disturb existing or surrounding lands including natural lands, trees, or vegetation, but rather allow for additional recreational activities on existing and continued maintenance of open space and space already designated for Parks & Recreation and golf.

Additionally, Open Space is typically publicly owned but in certain circumstances may be part of a private development, such as Empire Ranch Golf Course, for conservation, resource protection, or recreational use is preserved in the modified use for flat fields. Areas that provide for wildlife habitat, view protection and recreational linkages between the golf course or flat fields, and undisturbed wetlands of Empire Ranch, are held intact. Areas that link the Carson River trailhead for public access with trails for walking and biking are preserved as are all scenic gateways.

# **Empire Ranch Golf Course**

## **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

### **GUIDING PRINCIPLE 2: BALANCED LAND USE MIX**

The area of land of Empire Ranch is currently zoned as open space and agriculture and used for Parks and Recreation. The subject parcel (220+ acres) are surrounded by ~70% Park & Recreation and Open Space (East and South). Approximately 15% is bordered by Morgan Mill Road that is zoned for Mixed Use Commercial, Mixed Use Residential, or Public / Quasi Public uses (North). ~15% is bordered by Medium Residential (East) and these properties are separated by distances of 500-2500 feet or more with the existing golf and existing Open Space and space for Parks and Recreation.

Attached as Exhibit 1, "Balanced Land Use Mix", is a depiction of the Master Plan designation of the surrounding areas with a notation for the area proposed for flat field use.

Areas for potential friction are mitigated by distance and natural transition from Open Space to Parks & Recreation and to mixed use residential and commercial existing properties.

The current use permit includes golf activities. Uses that would include 'flat field sports and activities' are naturally similar forms of outdoor recreation on flat fields and will allow for a more inclusive use for the community as a whole. Flat Fields and potentially the addition of lights will help the city meet demand that exceeds supply for flat field uses. The improvements are fully funded privately and there will be no cost added to the city, the community, or financial burden placed on the residents of Carson City.

### **GUIDING PRINCIPLE 3: STEWARDSHIP OF THE NATURAL ENVIRONMENT**

Empire Ranch incorporates natural wet lands, scenic areas and wildlife. These are preserved through the active maintenance of the acres. Where the current use allows for the operation of a golf user experience, there is no additional impact as only those existing amenities and infrastructure are utilized to operate, maintain, and preserve the surroundings. The surroundings for the proposed flat field use will utilize the existing areas that have been utilized for golf.

The proposed flat fields will encourage the community to utilize the existing and nearby parks such as the Carson River and trails for recreation the city affords.

### **Chapter 3 Checklist Items:**

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?  
*N/A, Ordinance applies only to residential development*
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?  
*N/A, No buildings are proposed in this project*
- Located in a priority infill development area (1.2a)?

## **Empire Ranch Golf Course**

### **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

*N/A, Project is not located in a priority infill development area*

- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?  
*Yes, the project will connect with existing pathways in the golf course as well as the Carson River trailhead.*
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?  
*Yes, project will not require removal of any site features that are not golf-related or still maintained. All trees will remain intact and undisturbed.*
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?  
*Yes, the site is adjacent to public land to the east and does not affect its access or compatibility, nor that of the adjacent Carson River.*
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?  
*N/A, project is not in an identified Mixed-Use area*
- Meet adopted standards (e.g., setbacks) for transitions between non-residential and residential zoning districts (2.1d)?  
*Yes, the project meets the required 20-ft setback on the street side.*
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?  
*Yes, the project protects the surrounding environmental area with its setback requirements.*
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?  
*The existing golf site as well as the subset portion(s) for flat fields is in a FEMA-defined floodway but does not request any structural improvements and is away from any geological hazard areas.*
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?  
*Yes, the proposed project proposes pathways that are consistent with the Open Space land use characteristics and suggests a small parking lot to improve accessibility that does not inhibit views or scenic corridors.*
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?  
*N/A, the project is not in a Specific Plan Area*

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

##### **GUIDING PRINCIPLE 4: AN INTEGRATED, COMPREHENSIVE PARKS, RECREATION, AND OPEN SPACE SYSTEM**

## **Empire Ranch Golf Course**

### **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

In spite of the Quality of Life Initiative, that had a sales tax impact on the community and residents, City officials have reported that the existing infrastructure of existing flat field facilities are over-utilized (July 10, 2018 Nevada Appeal, "Carson City needs more room to play"). The conditions as forecast within the Master Plan, this article, and continuing trends exacerbate the need for Parks and Recreation.

This proposal, and flat field use, aims to partner with the City to expand to the community additional recreation resources and outlets for youth and adult activities and improvement of health and well-being among users and families. The location of the proposed site being in near proximity to the Carson River park, boat ramp, and trail head will help promote the existing amenities the city provides. The community users will be encouraged to utilize the surrounding parks, open space and recreation amenities already offered by the city.

The facilities will be maintained at no cost to the city, to the existing levels of the golf experience. These maintenance levels will meet local areas' clubs and associations experience interest for flat field facilities.

#### **Chapter 4 Checklist Items:**

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?  
*Yes, this project directly addresses policy 4.1b to "identify opportunities for new park facilities."*
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?  
*Yes, the site is designated for private recreation in the Open Space Master Plan.*

#### **Chapter 5: Economic Vitality**

##### **GUIDING PRINCIPLE 5: A STRONG DIVERSIFIED ECONOMIC BASE**

The subject proposal promotes the City's existing parks, pathways, open space, recreational and natural beauty and wildlife. Where the proposed use is immediately intended for local youth, adults, and families alike, the added amenity for flat fields makes Carson City more appealing to the popular 'Sport Tourism Industry'. These activities are known as tournaments or exhibitions that include all varieties of flat field uses, among independent as well as association gatherings, and organized activities. These activities typically range in size from just a single team (15 – 30 persons) for a specific event to many teams (sometimes with as many as 10 - 50 or more). The economic impact for Carson City where hotels, restaurants, and all businesses who support travelers into the community will benefit by bringing vitality and recreation among our community. Carson City is uniquely positioned at the foothills of Virginia



# **Empire Ranch Golf Course**

## **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

City and Lake Tahoe where the Carson City may position itself as a destination for Sports Tourism.

### **Chapter 5 Checklist Items:**

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)  
*Yes, the project promotes recreational use between residents from all residential areas.*
- Encourage the development of regional retail centers (5.2a)  
*Yes, the project will bring in visitors and boost economic development in the area.*
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?  
*Yes, the project directly aims to take advantage of an underused site and encourages users to take advantage of City existing amenities and surrounding business services.*
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?  
*Yes, the project aims to support tourism activities by hosting activity near a historic district west of the site and next to the Carson River.*
- Promote revitalization of the Downtown core (5.6a)?  
*N/A, the project is not near the Downtown core.*
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?  
*N/A, the project is not near the Downtown core.*

### **Chapter 6: Livable Neighborhoods and Activity Centers**

#### **GUIDING PRINCIPLE 6: QUALITY DESIGN AND DEVELOPMENT**

Where this Guiding Principle outlines buildings, materials and related items, these considerations are not applicable because there will be no permanent structures with respect to this application. Where this Guiding Principle discusses infill and redevelopment of a scale and character that is compatible with and enhances the surrounding development context may be applicable.

Currently, Empire Ranch Golf Course offers an existing clubhouse, cart-house, full-service restaurant, entertainment patio, paved parking, benches, viewing scenic and gathering areas, walkways, and entertainment for patrons and special events such as weddings, parties, meetings and so forth. Complementing these amenities with flat fields for use by the community, for the same citizen audience as the present facilities, this application and its uses are immediately consistent with the concepts of infill and redevelopment which are improved utilization of existing resources. This improved utilization is consistent for the infrastructure and amenities of Empire Ranch and the City's existing parks and recreation outlets.

# **Empire Ranch Golf Course**

## **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

### **GUIDING PRINCIPLE 7: COMPACT, MIXED-USE ACTIVITY CENTERS**

Where this Guiding Principle outlines specific areas of the city and to promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods, this Guiding Principle may not be applicable because the subject application is for parks and recreation. Where this Guiding Principle discusses activity centers that are intended to serve as convenient places for the community to shop, work, live, or simply gather, within a compact, pedestrian-friendly environment, may be applicable.

The fields are intended for use by the citizens of Carson City and the general population of the surrounding areas. These users may invite visitors who may enjoy the amenities as well. Together, with all users of the fields, the fields will provide for a convenient and consistent location for the community to gather, and in particular participate in recreation that is in excess demand, in inadequate supply, and at no cost for the improvements to the City or community.

### **GUIDING PRINCIPLE 8: A VIBRANT DOWNTOWN CENTER FOR THE COMMUNITY**

As this Guiding Principle is specific to the Downtown Center, this is not applicable.

### **GUIDING PRINCIPLE 9: STABLE, COHESIVE NEIGHBORHOODS OFFERING A MIX OF HOUSING TYPES**

Where this Guiding Principle relates to housing, affordable housing, and related considerations these are not applicable to this application. Where the Guiding Principle contemplates that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods or protects the character of [rural] neighborhoods, the proposal seeks an expansion of the existing use of the current Empire Ranch amenities and infrastructure;

27 holes for recreational golf, a clubhouse, parking with varied amenities such as walkways, seating & benches, golf range, entertainment patios, viewing and congregation areas and an existing maintenance facility for each of the respective areas, and amenities, and infrastructure requirements for a complete operation of all service and community functions.

to include flat fields, sports, and related activities. This expanded use is more inclusive for the citizens of Carson City and addresses an identified need for the community.

### **GUIDING PRINCIPLE 10: PROTECTION OF HISTORIC RESOURCES**

Not applicable to the subject application.

### **Chapter 6 Checklist Items:**

- Use durable, long-lasting building materials (6.1a)?  
*N/A, the project does not propose any new construction.*

## **Empire Ranch Golf Course**

### **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?  
*N/A, the project will not incorporate any building styles.*
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?  
*Yes, the project will incorporate the current landscaping of the golf course and connect with current pedestrian pathways to provide visual interest.*
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?  
*Yes, the project meets the required setbacks but is not subject to height and density as a flat field use.*
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?  
*N/A, the project is not in a Mixed-Use Activity Center area.*
- If located Downtown:  
*N/A, not located Downtown.*
  - Integrate an appropriate mix and density of uses(8.1a,e)?s
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
  - Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

#### **Chapter 7: A Connected City**

##### **GUIDING PRINCIPLE 11: A SAFE, EFFICIENT, MULTI-MODAL TRANSPORTATION SYSTEM**

Not applicable to the subject application.

##### **GUIDING PRINCIPLE 12: A UNIFIED PATHWAYS SYSTEM**

This project remains accessible to the uses of the parks and the adjacent Carson River Trail.

#### **Chapter 7 Checklist Items:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?  
*Yes, the project supports future transit with multi-modal site access from the existing paths Morgan Mill Road.*
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?  
*Yes, the project does not propose new roadway connections but leverages the current network for access.*

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- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

*Yes, the project will connect with existing pathways in the golf course and is in close proximity to the Carson River Trailhead.*

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

A: The proposed use will enhance the use, peaceful enjoyment, economic value, and match the existing development and as is accommodated by the surrounding neighborhood. The use is consistent with and compatible with the infrastructure that supports the existing use and preserves the outdoor recreational and natural environment. Physical activities from recreation and entertainment will be consistent with those physical activities contemplated in the array of activities that are consistent with the existing amenities.

As shown in Exhibit 1; Empire Ranch is currently zoned as Agriculture, with Open Space land use in the Master Plan. The subject parcel (220+) acres are surrounded by ~70% Park & Recreation and Open Space (East and South). Approximately 15% is bordered by Morgan Mill Road that is zoned for Mixed Use Commercial, Mixed Use Residential, or Public / Quasi Public uses (North). ~15% is bordered by Medium Residential (East) and which these properties are separated by distances of 500 feet to more 2500 feet or more with the existing golf.

B: The current use permit includes golf activities, a clubhouse, a full service restaurant, along with a special event (wedding, party, etc) activity and entertainment centers. Within these uses and activities the subject property (and businesses) attracts individual(s), small group(s), and large groups into the surrounding community and community at large. The facilities employ related staff and personnel to operate and deliver the various services. All activities utilize existing public road ways, sidewalks, easements as well as existing private parking lots, buildings, patios, and coverings. The proposed use will utilize, in the same capacity, the same associated infrastructure. There will be no additional impact to the surrounding natural environment and only enhanced community utilization of the existing services and amenities.

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Users will be encouraged to further utilize city amenities, parks, and to partake in additional recreation afforded by the use as flat field sports and related activities.

C: An appurtenance to the subject application is additional access for ingress and egress at Morgan Mill Road, immediately west of the trailhead for the Carson River, which is in closer proximity to the denoted areas anticipated for flat fields. This entrance mitigates vehicular and pedestrian traffic within Empire Ranch Estates (the residential development along Empire Ranch Golf Course) and at a distance of at least 1800 ft from residential structures. This access will allow for mitigation of vehicle trip generation as discussed separately (15 vehicles per field).

Adjacent properties are separated by Morgan Mill Road (to the north) and zoned for mixed use residential, mixed use commercial or commercial and are generally consistent with the proposed use.

D: Outdoor lighting of flat field areas is a future potential improvement and enhancement for the community. Needs for lighting were addressed by Dan Kastens, parks and recreation manager, but his concerns for maintenance and staff time (i.e. costs) would be completely eliminated through the private funding for such amenities and improvements discussed herein. If permitting at this stage is readily achievable, outdoor lighting is an attractive user amenity during certain hours and equally useful to the community during seasons with shorter daylight hours. Field lighting will be limited to illumination of playing surfaces only of flat fields with narrow beam, shielded from non play surfaces and high energy efficiency LED styled lights. Wattage, height and placement would be standard for recreational sports field. Present options include, but are not limited to LED lights of 500, 1000, or 1200 watts, beam angle adjustable from 15 – 95 degrees, input voltage 90 – 295 AC 50-60 HZ, Efficiency >=90%.

E: There is no additional landscaping in the proposed use. The existing landscape of golf is consistent with the proposed flat field uses. Existing trees and natural surroundings shall be maintained.

F: Uses that include 'flat field sports and activities' will be more inclusive for the community as a whole and help the city meet demand that exceeds supply for flat field uses.

The proposed flat field uses are focused for local youth, adult, and families. Importantly, the added potential for flat fields makes Carson City more appealing to the popular 'Sport Tourism Industry'. These activities are known as tournaments or exhibitions that include all varieties of flat field, independent as well as association, organized activities. They range in size from just a single team (15 – 30 persons) to many teams of 10, 50 or more. The economic impact for our community where hotels, restaurants, and all businesses who support travelers into the community will bring vitality and recreation among visitors and our community. Carson City is

## **Empire Ranch Golf Course**

### **Modification of Special Use Permit # U-93/94-67 for the existing facilities to be used for flat field sports, recreation, and related activities**

uniquely positioned at the foothills of Virginia City and Lake Tahoe where the Carson City may position itself as a destination for Sports Tourism.

SFA / SFM, Sportadvisory.com, in their 2019 report, attached as a courtesy hereto, "2019 SFA Industry Deck comporessed.pdf" identified youth sport tourism among the recession resistant industries and high growth. It emphasizes private funding of facilities (constrained public funds) and activities that utilize flat fields (lacrosse, soccer, football, among others).

#### **3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

The existing roadways and sidewalks that boarder and service Empire Ranch Golf Course were designed to accommodate a 27 hole Championship Golf operation along with a clubhouse, parking lot, entertainment patio, viewing areas, golf carts and maintenance, an operating a full service restaurant, gathering and scenic viewing areas, and special event center (parties, meetings, and related activities). These amenities house a full service maintenance facility and full time staff for all services and events.

Golf has declined in popularity and in frequency of user visits. This trend can have a deleterious effect on a community and surrounding businesses. Flat fields are more inclusive and better address the community interests, and meet the evolving demographic and needs of adults, youth, and families in Carson City.

The Transportation Research Board provided a 2010 paper and study of Vehicle Trip Generation and related parking demand for sports fields, in particular among youth sports programs flat field space. The report found that parking demand averages about 15 vehicles per field and summarized "Rather than building parking facilities for the largest potential demand, parking management strategies can be used to address peak demand."

The proposed application as noted includes 1 full size and 1 small (adolescent) field. Smaller fields are for more adolescent players and host smaller participation numbers.

As discussed herein, an appurtenance to this proposed use, and potential benefit, may be for direct access into the proposed use found at a location on Morgan Mill Road where an entrance already exists to the subject property and use area, immediately west of the entrance of the trail head to the Carson River. This entrance would provide close proximate parking and pedestrian areas adjacent to the areas of flat field use. The access point and parking locations can be made available to the general user and facility staff. In such instance, this access point would mitigate vehicle trip generation as well as parking at the clubhouse because these access points are closer to the main roadway access intersection point of Empire Ranch road and Hwy 50 and before vehicles enter the medium density residential area (Empire Ranch Estates) that is adjacent to Empire Ranch Golf.

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Additionally, the clubhouse parking infrastructure (218 spaces) may be used as overflow parking as this is currently underutilized by the golf experience.

### **4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
  - a. *The proposed will have no impact on these subjects*
- B. How will your project affect police and fire protection?
  - a. *The proposed will have no impact on these subjects*
- C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - a. *The proposed will have no impact on these subjects and will utilize only the existing infrastructure(s)*
- D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - a. *The proposed will have no impact on these subjects*
- E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - a. *The proposed will have no impact on these subjects*
- F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - a. *The proposed will have no impact on these subjects*
- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).
  - a. *The proposed will have no impact on these subjects because all surfaces are being maintained in the same fashion and existing infrastructure utilized in an identical fashion as currently exists.*



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**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

The purpose of the Agriculture zone, as stated in the Carson City Municipal Code, is to "identify those lands that are used for cattle raising or agricultural purposes", with a Park listed as a primary use and an Outdoor recreational facility (public or private) as a conditional use with a special use permit, hence this proposal. The project supports this type of land use and specific activities that are immediately consistent with the outdoor recreation and community amenities that surround the proposed flat field areas. There will be no permanent structures or buildings.

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

The proposed will have no adverse impact on the public health, safety, convenience and welfare. In contrast, the proposed will enhance and positively impact the community in each of these areas as lifestyle, enjoyment of the outdoors, and additional facilities make recreational activities more available for the community. The proposed will enhance the availability of services within the community and improve the quality of life, convenience, and welfare within Carson City.

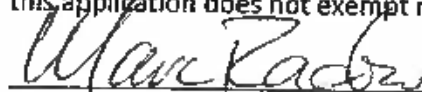
**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

The present land, its zoning, and use as the current golf course use allows for community recreation and gatherings. The facilities invite tourism to Carson City and include individual, small groups, and large groups into the community, about the surrounding properties, and in near proximity to each other. The proposed use is immediately consistent with the existing infrastructure and more inclusive for recreational users in Carson City.

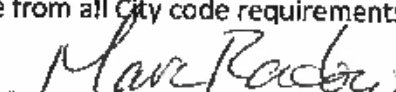
If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

**ACKNOWLEDGMENT OF APPLICANT**

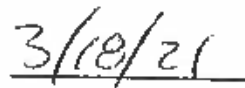
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature



Print Name



Date

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**Documentation of Taxes Paid to Date**

Attached

2. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
  - i. *Traffic: The 27 holes of existing golf remain underutilized by as much as 80% as well as the existing clubhouse, and special event facilities. The existing infrastructure of parking and the clubhouse were designed to accommodate a robust activity and consumer traffic. Furthermore, with the potential additional and alternative of on location parking at Morgan Mill Road, all existing facilities are ample to accommodate the capacity of the flat fields that otherwise occupy land previously contemplated for golf.*
    - i. *As provided for in the attached Transportation Research Board study, a flat field will average 15 vehicles for parking per field. The Empire Ranch existin parking facility has 218 on premise parking spaces, and the additional alternative proposed parking provides for at least 17 additional on premise parking spaces.*
  - ii. *Drainage: No changes to the existing infrastructure*
  - iii. *Water: No changes to the existing infrastructure*
  - iv. *Sewer: No changes to the existing infrastructure*
3. Building Elevation Drawings and floor plans
  - i. *No permanent Structures*
4. Site plan including the following information:
  - i. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
  - i. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:
  - ii. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
    - i. *See attached "Empire Ranch Vicinity"*
  - ii. Title block in lower right-hand corner including:

**Empire Ranch Golf Course**  
**Modification of Special Use Permit # U-93/94-67 for the**  
**existing facilities to be used for flat field sports, recreation,**  
**and related activities**

- iii. Applicant's name, mailing address, and daytime phone number (including area code).
- iii. The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
- iv. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
- v. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - i. *See attached APN maps*
- vi. Project title and permit request. (Example: Variance, Special Use Permit).
  - i. *See attached "Empire Ranch Site Plan"*
- 5. Property lines of the subject property with dimensions indicated.
  - i. *See attached "Property Lines with Relevant Dimensions"*
- 6. All existing and proposed structures shall be shown, including:
  - iv. Distances from property lines indicated by dimensions.
  - v. Distances between buildings shall be indicated on the site plan.
  - vi. Clearly label existing and proposed structures and uses, and show dimensions.
  - vii. Square footage of all existing and proposed structures.
    - i. *No permanent building structures are planned. Future potential LED lights approximate locations (field corners) as noted on "Empire Ranch Site Plan"*
- 7. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - viii. Elevations of any proposed structures/additions.
    - i. *Not applicable*
  - ix. All easements.
    - i. *Not applicable*
- 8. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
  - i. *Existing golf cart and walking paths for access*
- 9. Project access:
  - i. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
    - i. *See attached "Empire Ranch Site Plan" and "Empire Ranch Existing Parking Facilities 218 Spaces..."*
  - x. Show adjoining street names.
    - i. *See attached "Empire Ranch Site Plan" and "Empire Ranch Vicinity"*
  - xi. Show all curb cuts with dimension.
    - i. *Not Applicable*

**Empire Ranch Golf Course**  
**Modification of Special Use Permit # U-93/94-67 for the**  
**existing facilities to be used for flat field sports, recreation,**  
**and related activities**

10. Show the Assessor Parcel Number(s) of adjoining parcels.
  - i. *See attached; APN & Streets View West and APN & Streets North*
11. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the offsite parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
  - i. *Existing parking is located at Empire Ranch Clubhouse.*
    - i. *See "Empire Ranch Existing Parking Facilities 218 Spaces Satellite View" and "Empire Ranch Parking Facilities"*
  - ii. *Additional on-site Parking may be available via Morgan Mill Road:*
    - i. *See attached "Empire Ranch Site Plan" and "Flat Field Parking at Empire Ranch"*
    - ii. *Parking shown at existing ingress & egress to the proposed property and in particular to the area of flat field use. Will reduce vehicle trip generation at existing clubhouse parking which may be reserved for overflow capacity.*
12. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
  - i. *See attached "Empire Ranch Site Plan"; Existing Drainage,*
  - ii. *No septic lines / fields.*
13. If specific landscape areas are required or provided, show with dimensions.
  - i. *Not applicable. Proposed will maintain the areas previously appurtenant to golf.*
14. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.
  - i. *No permanent structures are proposed. See attached "Empire Ranch Site Plan"*

## Carson City needs more room to play

July 10, 2018

Carson City is running out of room to play.

The city's three outdoor sports facilities — Governors Field, JohnD Winters Centennial Park, and Pete Livermore Sports Complex — are used at capacity, say Parks, Recreation, & Open Space staff.

More tournaments and groups are waiting for openings, and demand is likely to grow with new development.

"Increased growth will also contribute to an already existing shortage of recreation facilities, especially athletic fields," Jennifer Budge, Parks & Rec director, wrote in the department's comment for a recent review of the city's annual growth management ordinance, which sets limits on residential development. "The lack of sufficient athletic fields represents one of our most serious service challenges."

The three existing complexes provide flat fields for T-ball, softball, and baseball, used for football in the fall, and soccer.

The fields are widely used by teams in the Youth Sports Association, a consortium of local sports leagues, which gets priority scheduling at the start of the year.

They're also utilized by 28 endorsed tournaments — tournaments brought in or approved by the Culture & Tourism Authority (CTA), which waives their fees and covers the city's direct costs in order to drive local tourism and hotel bookings. Recruiting more tournaments is a priority for the CTA.

There are other tournaments every year, too, including the district All-Star Little League, and big events such as Midnight Madness, an adult slow pitch event that takes over Centennial Park for the full 72 hours of Memorial Day weekend, as well as Junior Giants, a free, non-competitive baseball/softball program for kids sponsored by the San Francisco Giants run at Pete Livermore two nights a week in the summer.

And there's the softball game for Nevada Legislature when its in session, the Nevada Department of Transportation game, Lake Tahoe high schools, which practice in Carson City in the spring when fields at the lake are still covered in snow, and other occasional users who schedule a facility whenever they can.

"We have just enough space for formal leagues," said Dan Earp, recreation superintendent. "What we struggle with is space for church groups or pick up games. It is sometimes hard to find space for that."

But, demand keeps growing. The American Youth Soccer Organization, which has a chapter in Carson City, has contacted Parks & Rec about starting up an adult league that would need fields to play.

"Soccer is on a big upswing," said David Navarro, parks operation superintendent, but Pete Livermore, where there are 10 soccer fields, is already used to capacity.

Navarro said the department also gets calls for lacrosse, which can be played on soccer fields and is growing in popularity in the area.

Part of the problem is a good problem to have, according to staff.





Staff prepares the fields, chalking and lining them, and is on hand to drag them between each game during tournaments, something not done elsewhere in the area.

"If you asked around the region, they'd say the best fields are in Carson City," said Dan Kastens, parks operations manager. "We work with the majority of tournaments and they tell us we're the best in the business."

Lighting could be added at some fields to extend hours of use, but that increases maintenance and staff time.

Another idea is adding artificial turf to the mix, like Golden Eagle Regional Park in Sparks, that can be used year round.

Artificial turf fields cost more up front — roughly \$1 million to install versus \$400,000 to \$500,000 for grass — but the cost evens out over time through water savings and less maintenance.

The Parks and Recreation Master Plan, which is now 12 years old, identifies land for expansion, specifically two to three more soccer fields or multi-use fields at Pete Livermore.

Parks and Rec staff said the lower complex at Centennial, which now has three softball fields and a soccer field, also could be redone to provide more useful multiuse fields.

All that costs money. The residential construction tax, which is up to \$1,000 per house depending on home value, is specifically for parks and recreation use and can be used for fields. But, a development of 300 new houses, for example, each levied \$1,000, would raise just \$300,000, not enough to cover the installation of one grass field.

Still, Parks and Rec Director Budge thinks there's an opportunity for expansion in the next three to five years.

"There is definitely a need, not just for traveling tournaments, but for local use with more subdivisions going in," she said.



*Transportation is a journey*

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## Parking and Vehicle Trip Generation for Soccer Fields and Elementary Schools

Many sports fields for recreational and competitive youth sports programs are located at elementary school sites. These fields may have a substantial impact on elementary school trip generation. This paper reports on a study of parking demand at sports fields on elementary school property.

Observations were conducted at more than a dozen soccer field events between 2006 and 2009. The findings indicate the soccer field parking can be grouped into three functions, each with different parking demands: practice (parking demand of about 15 vehicles per field),

games/tournaments (parking demand of about 60 vehicles per field), and regional qualifying tournaments with non-local teams (parking demand of about 70-90 vehicles per field). Rather than building parking facilities for the largest potential demand, parking management strategies can be used to address peak demand. Adequate drop-off and pick-up curb space should be provided near the fields when parking management strategies are used.

Other after-school events may determine a higher provision of parking when fields are located at schools. The present ITE trip generation number for afternoon peak hours at elementary schools may not be adequate when sport fields are present.

### Availability:

Find a library where document is available. Order URL:

<http://worldcat.org/oclc/614107147>

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McCourt, Ransford S

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## Carson City Property Inquiry

### Property Information

Parcel ID	010-581-15	Parcel Acreage	221.1100
Tax Year	2020 ▾	Assessed Value	810,044
Land Use Group	COM	Tax Rate	3.5700
Land Use	450 - Golf Course	Total Tax	\$45,863.99
Zoning	A	Fiscal Year	(2020 - 2021)
Tax District	021	Total Unpaid All Years	\$45,863.99
Site Address	1875 FAIR WY 1429 EMPIRE RANCH RD 1429 EMPIRE RANCH RD		
Public Notes	AVERAGE STORY HEIGHT: 14 FT		

Pay Taxes

### Sketches & Photos

#### Converted Sketch

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## Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	166,583	2,111,095	36,734	2,314,412
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	166,583	2,111,095	36,734	2,314,412

Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	58,304	738,883	12,857	810,044
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	58,304	738,883	12,857	810,044

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

## Assessor Descriptions

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created from split of parcel # 008-361-36, & 10-021-37 & 10-032-33,96-97, *****created by consolidation of the parcel #'s, 010-581-01 010-581-02,97-98, *****		11	T15N	R20E	

No Personal Exemptions

### Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020		\$17,563.78	\$0.00	\$702.55	\$18,266.33	\$0.00	\$18,266.33
2	10/5/2020		\$7,229.64	\$0.00	\$1,239.67	\$8,469.31	\$0.00	\$8,469.31
3	1/4/2021		\$7,229.64	\$0.00	\$1,921.38	\$9,151.02	\$0.00	\$9,151.02
4	3/1/2021		\$7,229.64	\$0.00	\$2,747.69	\$9,977.33	\$0.00	\$9,977.33
Total			\$39,252.70	\$0.00	\$6,611.29	\$45,863.99	\$0.00	\$45,863.99

### Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
+	(2020 - 2021)	\$45,863.99	\$0.00	\$45,863.99	
+	(2019 - 2020)	\$46,537.47	\$46,537.47	\$0.00	4/1/2020
+	(2018 - 2019)	\$45,735.78	\$45,735.78	\$0.00	9/21/2018

Show 22 More

## Related Names

### CURRENT MAIL TO FOR 2021 (2021 - 2022)

**Name** EMPIRE RANCH GOLF  
COURSE,  
**Mailing** 1885 E LONG ST  
**Address** CARSON CITY, NV, 89706-  
0000  
**Status** Current  
**Account** CB038635

### CURRENT OWNER FOR 2021 (2021 - 2022)

**Name** EMPIRE RANCH GOLF  
COURSE,  
**Mailing**  
**Address**  
**Status** Current  
**Account** CB038635

### MAIL TO FOR 2020 (2020 - 2021)

**Name** EMPIRE RANCH GOLF  
COURSE,  
**Mailing** 1885 E LONG ST  
**Address** CARSON CITY, NV, 89706-  
0000  
**Status** Current  
**Account** CB038635

### OWNER FOR 2020 (2020 - 2021)

**Name** EMPIRE RANCH GOLF  
COURSE,  
**Mailing**  
**Address**  
**Status** Current  
**Account** CB038635

⊕ Structure 1 of 4

⊕ Structure 2 of 4

⊕ Structure 3 of 4

⊕ Structure 4 of 4

Sales History						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
1994	155685		1/20/1994		STANTON PARK DEVELOPMENT, INC MICHAEL DARLING	\$1,610,000

Parcel Genealogy						
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed	
Parent Parcel	01058101	Combination	1998	1998	Yes	
Parent Parcel	01058102	Combination	1998	1998	Yes	

## Taxing Entities

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	\$15,894.69
SCHOOL OPER.	0.7500	\$6,075.33
SCH. DEBT (V)	0.4300	\$3,483.19
STATE OF NV	0.1700	\$1,377.07
MEDICAL INDG	0.1000	\$810.04
SR. CIT.	0.0500	\$405.02
CAP.PROJ. (L)	0.0500	\$405.02
SUB-CONSERV.	0.0300	\$243.01
ACCIDENT INDG	0.0150	\$121.51
CO-OP EXT.	0.0128	\$103.69
<b>Tax Entity Total</b>	<b>3.5700</b>	<b>\$28,918.57</b>
WATER DELINQUENCIES	0.0000	\$10,332.86
DAYTON VLY GRND WTR	0.0000	\$1.27
<b>Special Assessment Total</b>	<b>0.0000</b>	<b>\$10,334.13</b>
<b>Year Total</b>	<b>3.5700</b>	<b>\$39,252.70</b>



- CITY OPER
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.



## APN & Streets North View



### Property Information

Property ID	61058115
Location	1875 FAIR WAY
Owner	EMPIRE RANCH GOLF COURSE
Acres	221.11



MAP FOR REFERENCE ONLY  
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Geottery updated 11/17/2018  
Data updated 11/17/2018

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[illegible]

Property ID	01050015
Location	1875 FAIR WAY
Owner	EMPIRE RANCH GOLF COURSE
Acres	221.11



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Geometry updated 11/17/2018  
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Empire Ranch Existing Parking Facility



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## Empire Ranch Vicinity



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Modify Special Use Permit, Flat Field Use at Empire Ranch Golf  
Empire Ranch Golf Course, LLC, Dwight Millard  
1885 East Long St., Carson City, NV 89706, (775)882-5000  
Marc Radow, 1885 E Long St., Carson City NV (775)745-7520  
APN 01058115



## Empire Ranch Existing Parking Facilities, 218 Spaces

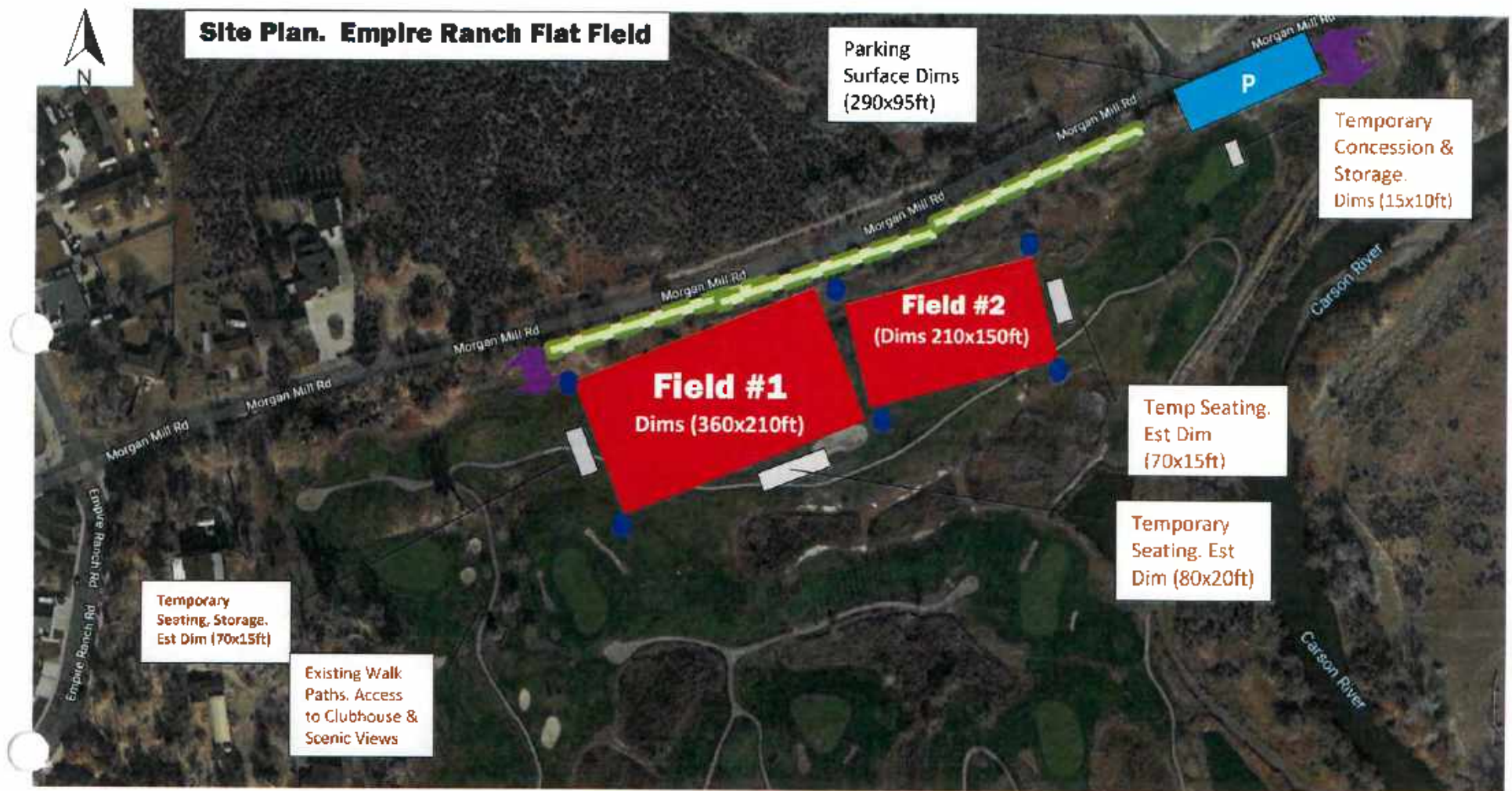


Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

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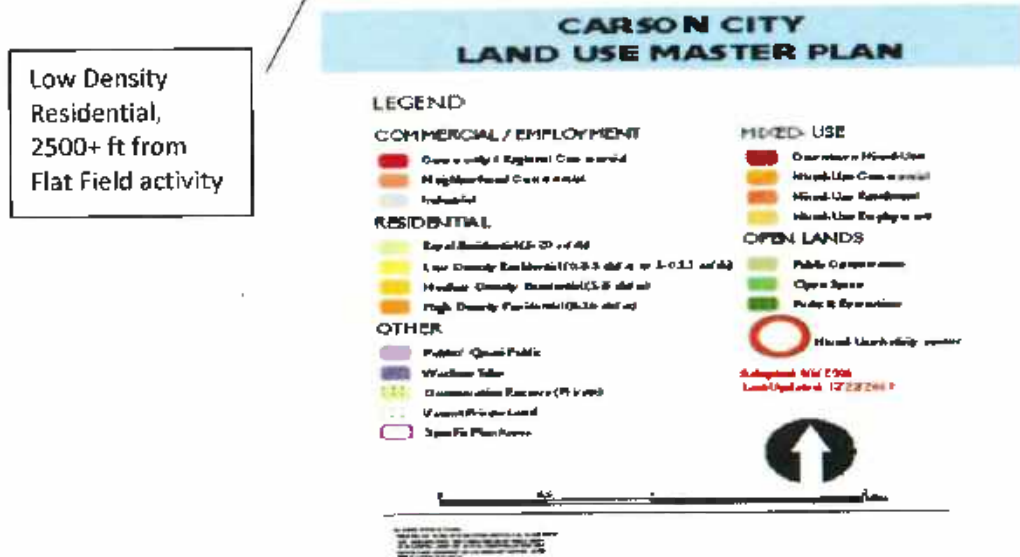
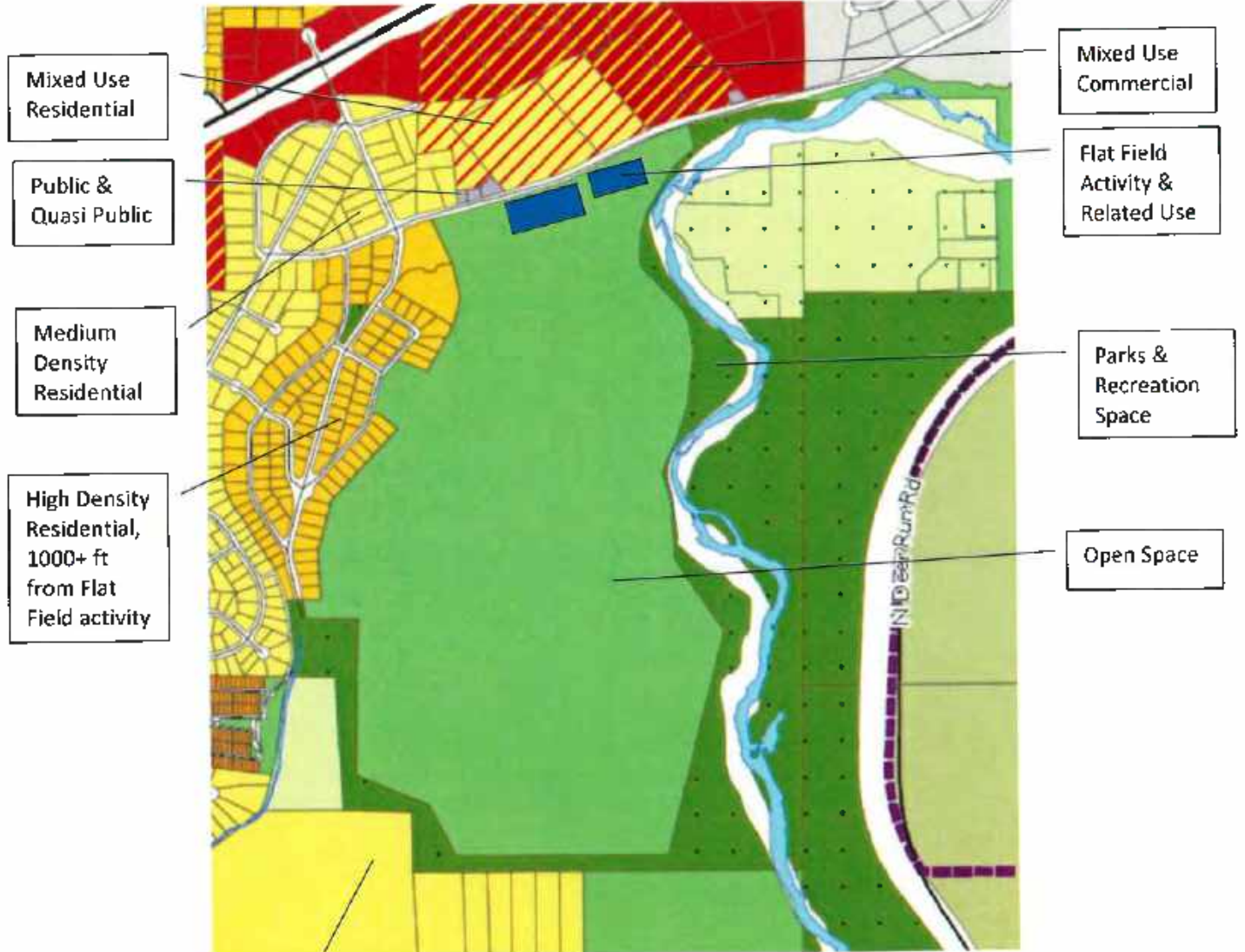
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Modify Special Use Permit, Flat Field Use at Empire Ranch Golf  
 Empire Ranch Golf Course, LLC, Dwight Millard  
 1885 East Long St., Carson City, NV 89706, (775)882-5000  
 Marc Radow, 1885 E Long St., Carson City NV (775)745-7520  
 APN 01058115



# **Empire Ranch Balanced Land Use Mix**



Flat Field Parking at Empire Ranch



Existing  
Ingress &  
Egress

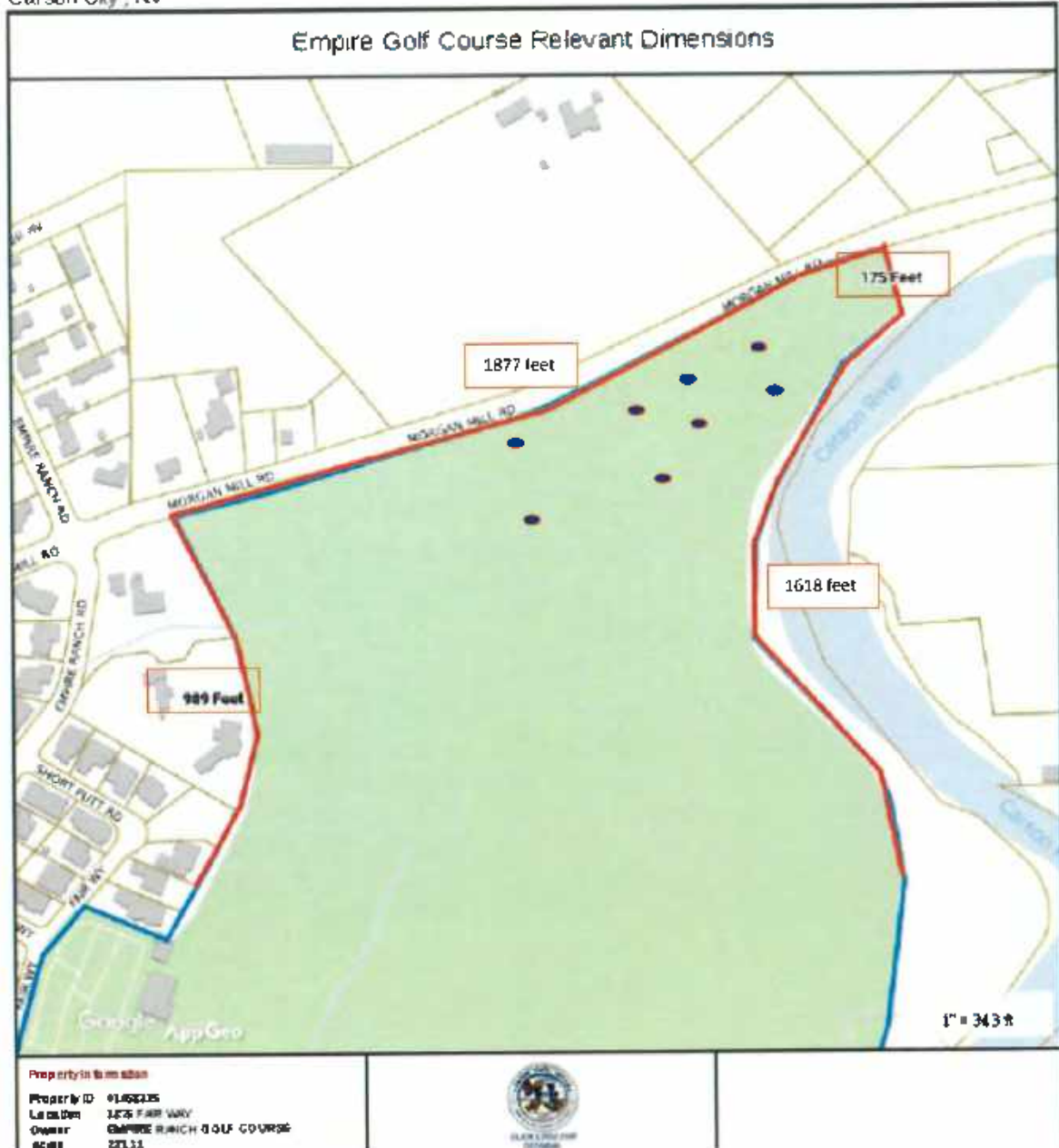
Flat Field  
Parking,  
Gravel Surface



## Property Lines with Relevant Dimensions

Carson City, NV

March 6, 2021



**Legend:**  
Future Potential LED  
Lights

Modify Special Use Permit, Flat Field Use at Empire Ranch Golf  
Empire Ranch Golf Course, LLC, Dwight Millard  
1885 East Long St., Carson City, NV 89706, (775)882-5000  
Marc Radow, 1885 E Long St., Carson City NV (775)745-7520  
APN 01058115



# ***The \$15 Billion Youth Sports Boom: Implications on Tourism***

presented by



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# ***sports tourism facts & figures***

- Sports tourism: traveling to a location for a sporting event you are observing or participating in.
  - Spectator
  - Celebrity/Nostalgia
  - Active/Participative
- Sports tourism is recession resistant
  - Only segment with no decline in any quarter of the recession
- Youth and amateur sports is the fastest growing segment of the sports tourism industry
  - NASC: \$11.4B Industry in 2017
  - Wintergreen Research, Inc.: \$15B Industry → \$30B+ Next 7-10 Years

# ***sports tourism facts & figures***

## **Direct Spending - Youth and Amateur Sports Tourism**





# *the rise of youth & amateur sports tourism*

**Decrease in School-Based  
and Public Sector  
Programs**



**Increase in  
Need/Opportunity for  
Private Sector Services**

**Cost to Build Outpacing  
Fees for Recreation**



**Prioritization of High  
Revenue-Generating  
Sports/Programs/Services**

**Recession: Decline in  
Corporate and Personal  
Spending on Travel; Sports  
Tourism Thriving**



**Prioritization by  
Destinations and Families  
for Travel Sports**

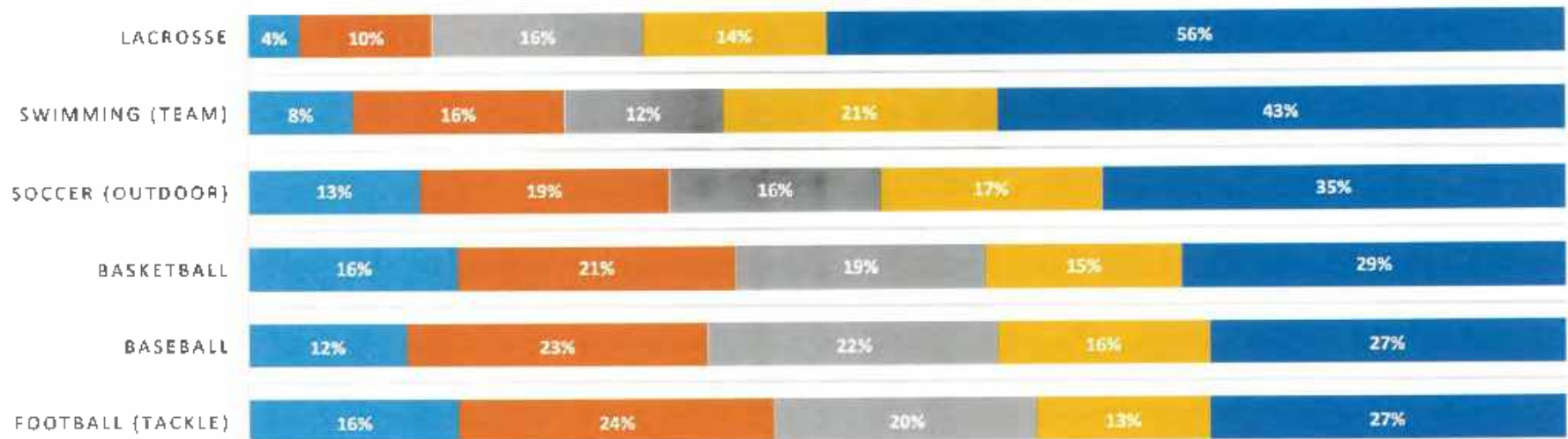
**Direct Spending - Youth and Amateur Sports Tourism**



# today's participants: by income

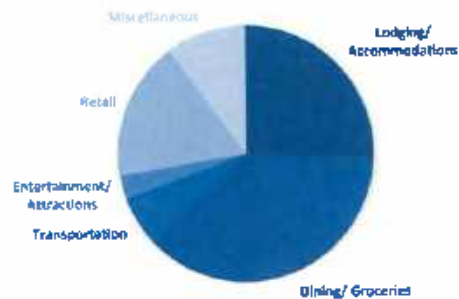
## PERCENT OF CORE PARTICIPANTS BY HOUSEHOLD INCOME

■ Under \$25,000 ■ \$25,000-\$49,999 ■ \$50,000-\$74,999 ■ \$75,000-\$99,999 ■ Over \$100,000



Source: Aspen Institute Project Play

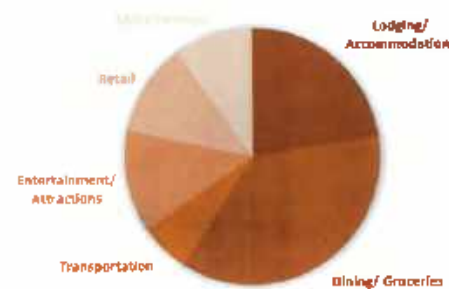
# today's participants: travel expenditures



**Standard Market**

**\$110.37/Person/Day**

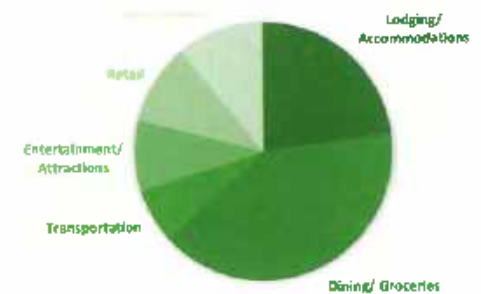
**\$883/Family/Weekend**



**Tourism Dest. – Off-Peak**

**\$150.58/Person/Day**

**\$1,205/Family/Weekend**



**Tourism Dest. - Peak**

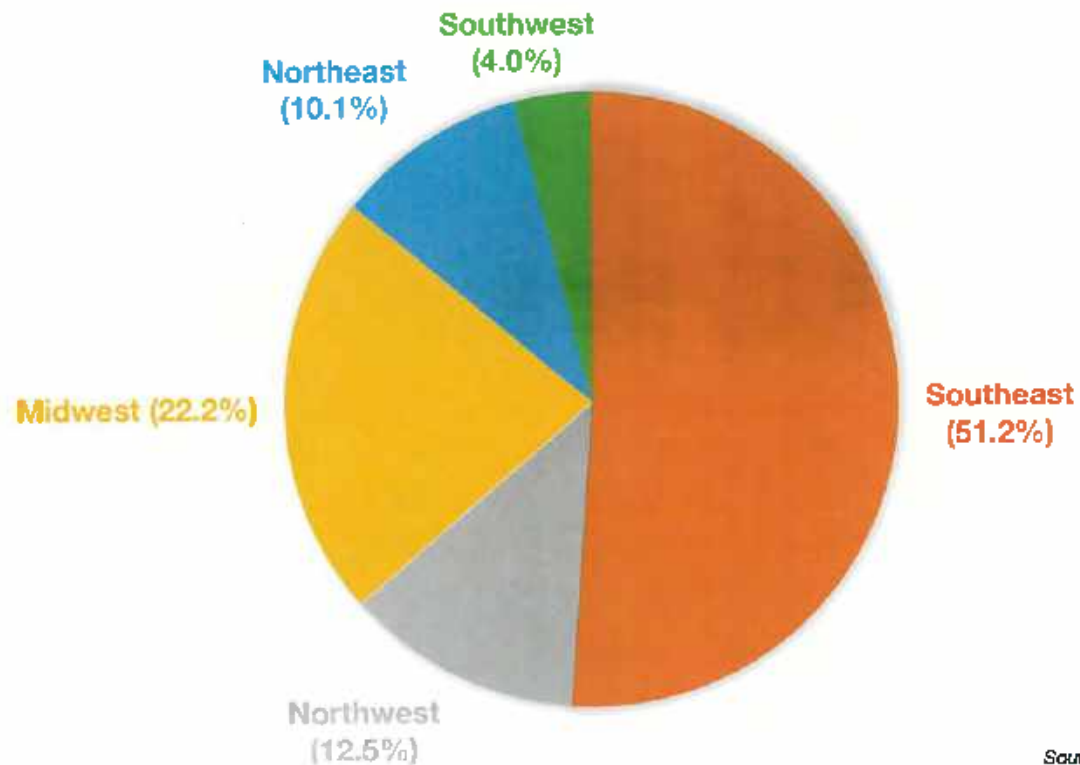
**\$185.82/Person/Day**

**\$1,487/Family/Weekend**



# *today's events: location*

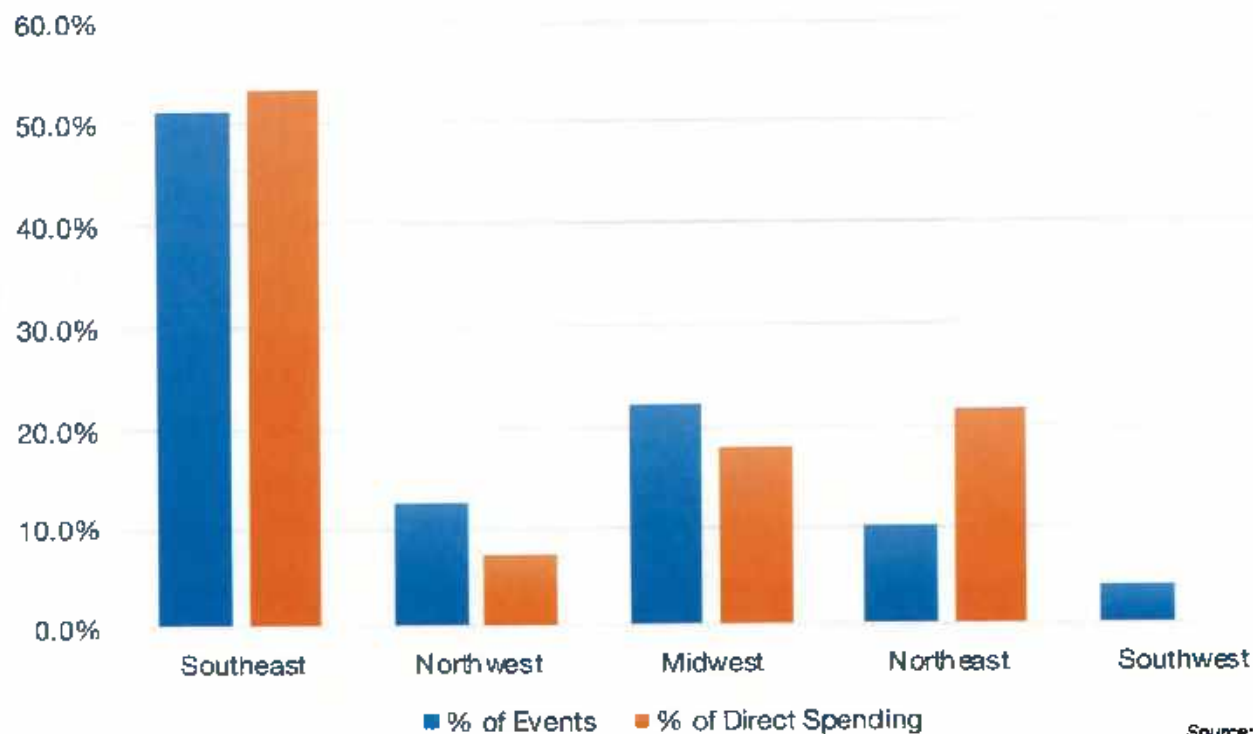
**EVENTS BY REGION**



Source: NASC

# *today's events: location*

**% of Events vs. % of Direct Spending**



Source: NASC

# ***today: success factors***

- Destination Success Factors
  - High Quality, Large Facilities and Assets
  - Variety of Lodging, Dining, and Entertainment Options
  - Desirable Competition
  - Affordability
  - Reputation of the Destination
- Operational Success Factors
  - Program-Driven Design
  - Dedicated Marketing and Business Development
  - Dedicated Management
  - Collaboration
  - Owner, Member, and Community Buy-In

# *the future: facilities*

## **“Megacity”**



## **Grand Park Sports Campus - Westfield, IN**

### **Assets**

- 400 Acres
- 26 Diamond Fields
- 31 Multipurpose Fields
- 370,000 SF Event Center

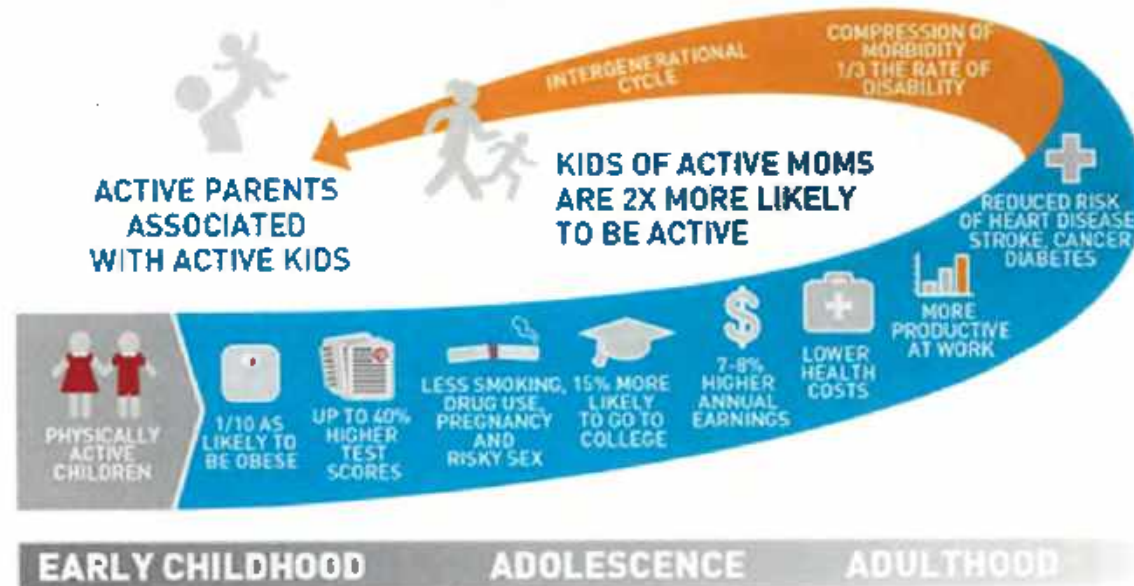
### **Economic Impact**

- 72,000 Room Nights/Year
- 14-Acre Commercial Dev.
- 12-Acre Hospitality Dev.
- 3 Stand-Alone Hotels

# *the future: the impact of sport*

## ACTIVE KIDS DO BETTER IN LIFE

### WHAT THE RESEARCH SHOWS ON THE COMPOUNDING BENEFITS



Source: Robert Wood Johnson Foundation

Active kids prosper

Active kids are nearly six times more likely to become active adults

Active adults are twice as likely to have active kids

Getting kids active today creates a multi-generational community impact

# ***questions & answers***

**Eric Sullivan**

*Partner*

Sports Facilities Advisory &  
Sports Facilities Management

[esullivan@sportadvisory.com](mailto:esullivan@sportadvisory.com)

Evergreen Environmental Consulting  
Jonathan C. Palm, Ph.D., P.E.

MEMORANDUM



March 29, 2021

To: Carson City Public Works Department

From: Marc Radow

Empire Ranch Golf Course

Jonathan C. Palm, Ph.D., P.E.

Evergreen Environmental Consulting

Subject: Modification of Special Use Permit U-93/94-67  
Statement Regarding No Impacts to Water, Sewer, and Storm Drains

After a thorough analysis of future activities as envisioned under Subject Modification, we conclude that there will be no impacts to water use and volume of wastewater flow to the municipal sewer as presently allowed under the existing Special Use Permit. Stormwater runoff to Carson City's storm drains will also be unaffected. Support for this conclusion is described below.

Water: No expansion of the water utilities at the clubhouse is planned. There will be no increased use of water over that which is presently allowed under the existing Special Use Permit. The number of people who may enter the clubhouse



before, during, or after the outdoor activities at the new fields, is limited by the present permitted capacity. The water use at the clubhouse which includes the restaurant, public areas, restrooms, and the like will not be increased above present permitted quantities.

Sewer: No increase in the wastewater generating functions at the clubhouse is planned. As in the case of water usage as stated above, the number of people who may enter the clubhouse before, during, or after the outdoor activities at the new fields, is limited by the present permitted capacity. Therefore, wastewater flow to the sewer will continue as presently permitted and will be unaffected by activities at the new outdoor fields.

Stormwater Runoff: The subject modification to the existing Special Use Permit makes no changes to the existing stormwater management system presently in use at the golf course. Any stormwater runoff from the site will flow naturally to the stormwater collection ponds and retained on the site, required under Permit NS00092015, held by Empire Ranch Golf Course and issued by the State Division of Environmental Protection. Therefore, there will be no impact to Carson City's storm drain system.

*Jonathan C. Palm*

Jonathan C. Palm, Ph.D., P.E.

Evergreen Environmental Consulting



marc radow <marc@radow.net>

---

## Flat Field at Empire Ranch, Carson City

2 messages

---

marc radow <marc@radow.net>  
To: psolaegui@aol.com

Mon, Mar 29, 2021 at 12:22 PM

Paul,

Thank you for the quick call. I enjoyed learning of your connections to the community. Thank you for looking up and sharing some data with me.

Marc Radow  
775.745.7520

---

psolaegui@aol.com <psolaegui@aol.com>  
Reply-To: psolaegui@aol.com  
To: "marc@radow.net" <marc@radow.net>

Mon, Mar 29, 2021 at 2:06 PM

Marc,

Attached are trip generation calculation sheets for a 2 field soccer complex from the ITE Trip Generation Manual, Tenth Edition. The attached sheets are for the average daily as well as AM and PM peak hour timeframes. The average daily trip total is 143 with 2 AM peak hour trip and 33 PM peak hour trips. These volumes are below the Carson City trip thresholds that trigger the need for a full traffic study. Unless there are other circumstances that require special attention this information may fulfill the basic Carson City requirements.

I have grand children who play soccer in the Carson City league. I am happy to support your cause with no charge for this information.

Best wishes.

Paul

[Quoted text hidden]



Soccer Field Trip Generation.pdf  
643K



## Soccer Complex (488)

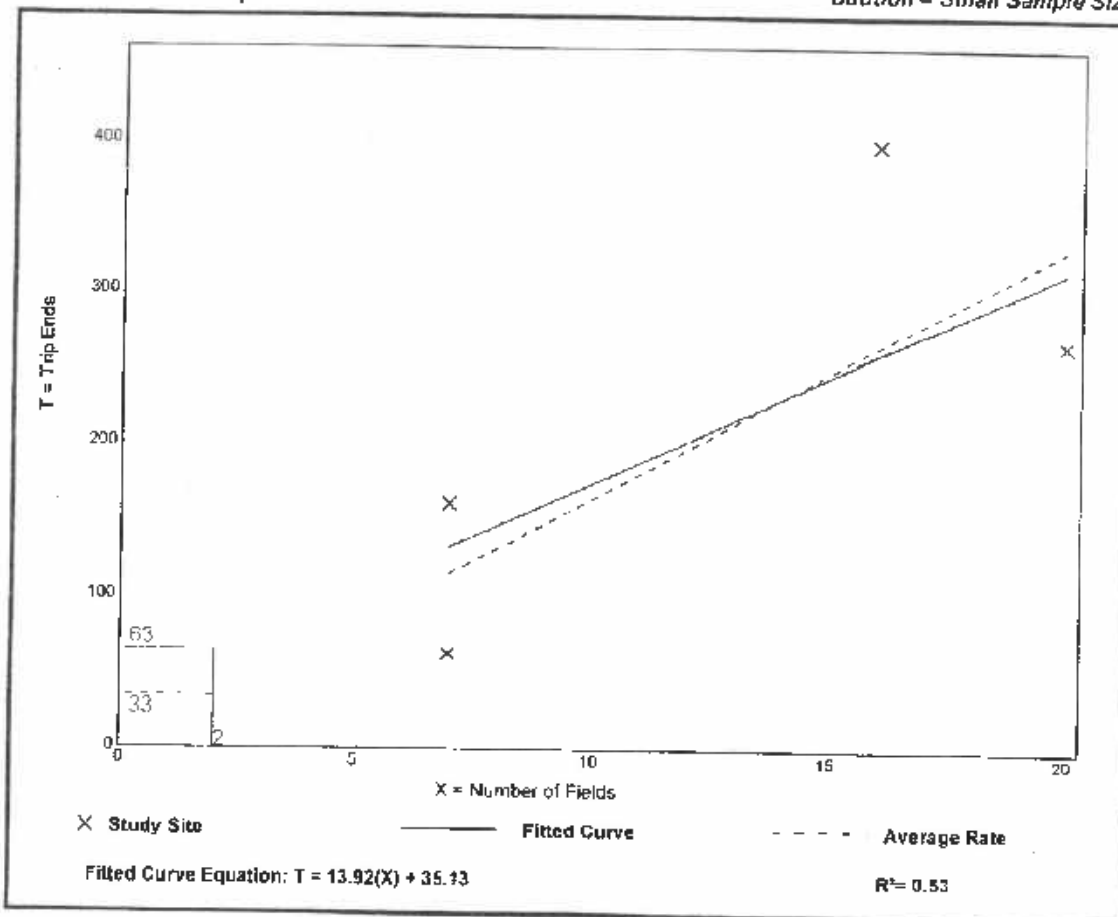
Vehicle Trip Ends vs: Fields  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 5  
 Avg. Num. of Fields: 14  
 Directional Distribution: 66% entering, 34% exiting

### Vehicle Trip Generation per Field

Average Rate	Range of Rates	Standard Deviation
16.43	8.71 - 24.88	5.86

### Data Plot and Equation

*Caution - Small Sample Size*



*Trip Gen Manual, 10th Edition • Institute of Transportation Engineers*

## Soccer Complex (488)

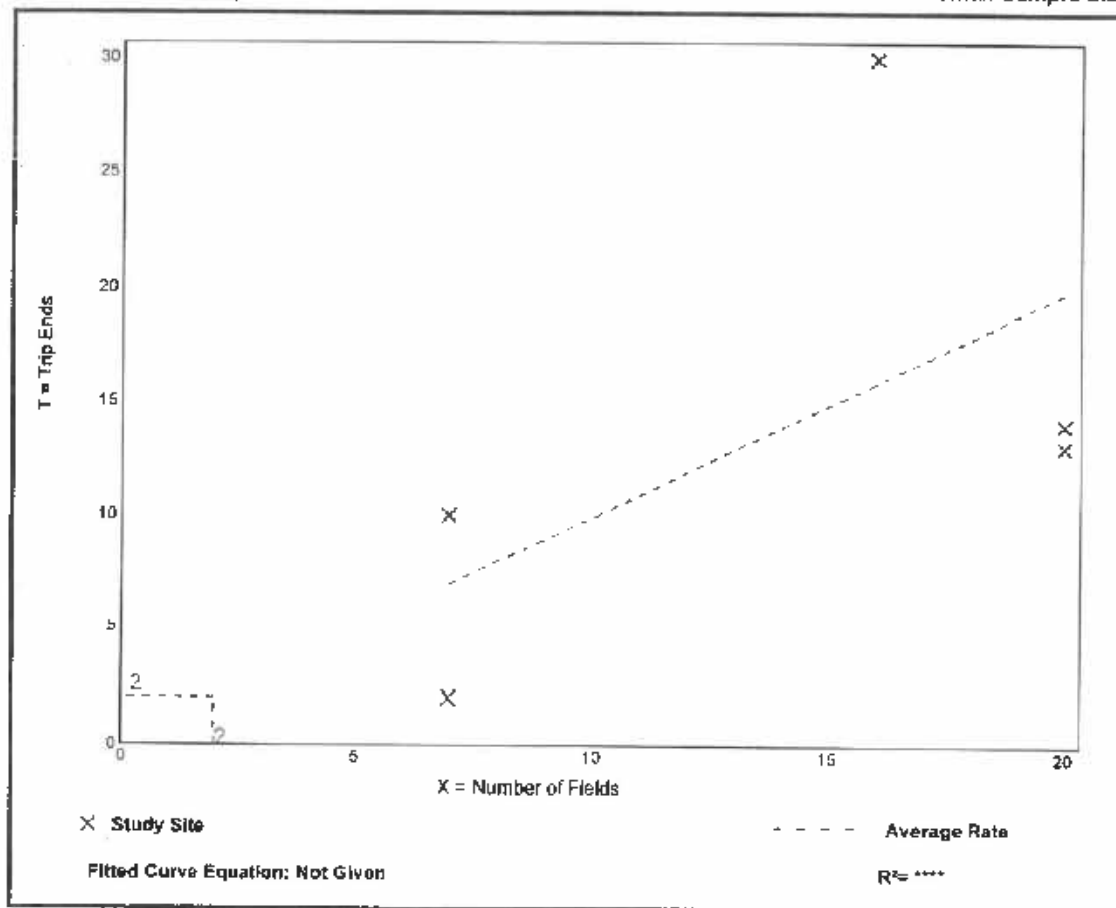
Vehicle Trip Ends vs: Fields  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 5  
 Avg. Num. of Fields: 14  
 Directional Distribution: 61% entering, 39% exiting

### Vehicle Trip Generation per Field

Average Rate	Range of Rates	Standard Deviation
0.99	0.29 - 1.88	0.62

### Data Plot and Equation

*Caution – Small Sample Size*



*Trip Gen Manual, 10th Edition • Institute of Transportation Engineers*

## Soccer Complex (488)

Vehicle Trip Ends vs: Fields  
On a: Weekday

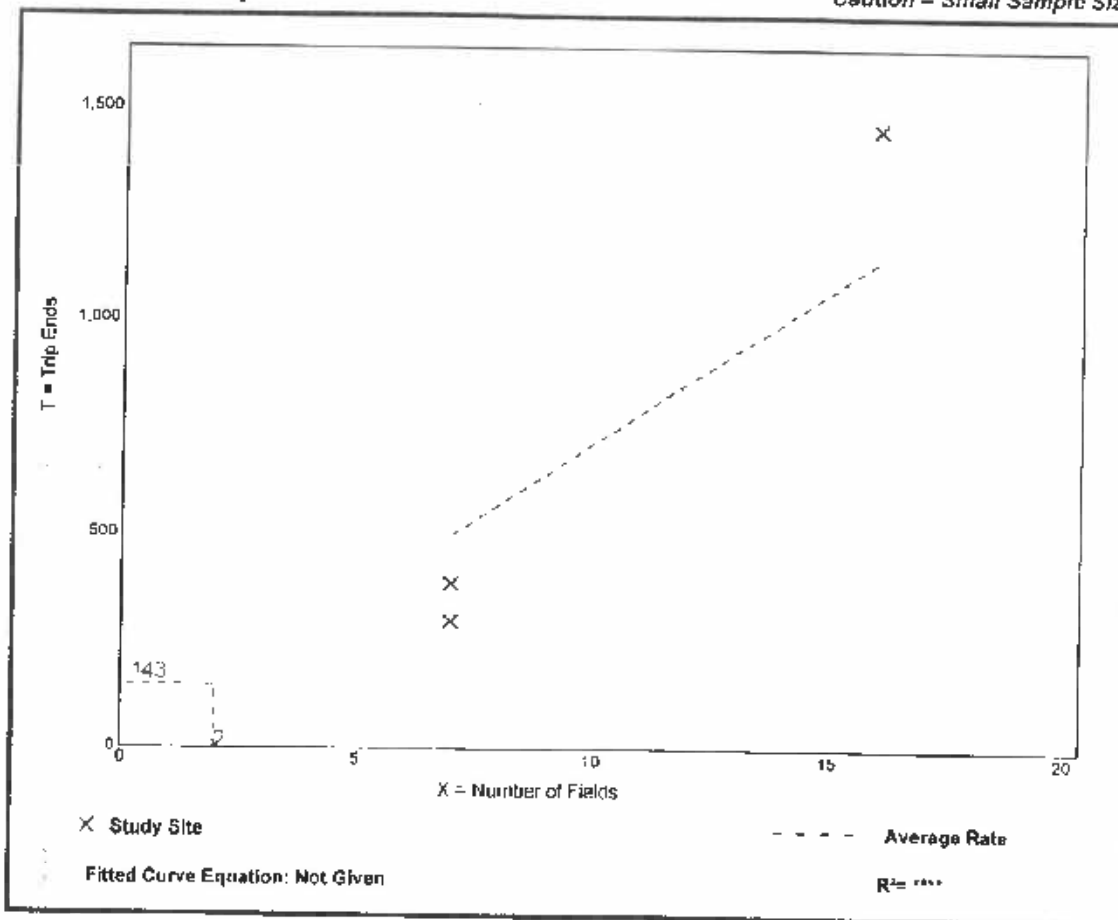
Setting/Location: General Urban/Suburban  
Number of Studies: 3  
Avg. Num. of Fields: 10  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Field

Average Rate	Range of Rates	Standard Deviation
71.33	42.86 - 90.81	26.03

### Data Plot and Equation

*Caution - Small Sample Size*



## Hope Sullivan

---

**From:** marc radow <marc@radow.net>  
**Sent:** Tuesday, April 6, 2021 4:11 PM  
**To:** Stephen Pottey; Robb Fellows  
**Cc:** Dwight Millard Sr.; Jon Palm; Hope Sullivan  
**Subject:** Flat Fields at Empire. Confirmations & Memos Relating to the items raised at our April 5th Meeting  
**Attachments:** Flat Field Improvements J Palm.pdf; Flat Field Improvements J Palm Parking Location & Surface.pdf; Flat Field Memo M Radow Field Comp Utilization & Structures.pdf

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

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Gentlemen,

In accordance with our meeting and parting agreement(s) to follow-up, address, and to reply to the items raised at our meeting by today, please find the attached memos from Mr. Palm and me. These memos discuss each of the items we discussed as we took careful notes and compared our delegation to reply appropriately. If you feel there is anything overlooked, or may need further clarification, please let me know and we will address expeditiously.

Thank you for meeting with us. We appreciate your attention to our application and look forward to receiving your feedback and approval.  
Marc

--  
Marc Radow  
Reno, NV 89511  
Marc@Radow.net  
775-745-7520



# Evergreen Environmental Consulting

Jonathan C. Palm, Ph.D., P.E.

(775) 400-7285

[jcpalm44@yahoo.com](mailto:jcpalm44@yahoo.com)



April 6, 2021

TO: Steve Pottey, P.E., Senior Project Manager  
Robb Fellows, P.E., Senior Project Manager - Stormwater

Carson City Public Works Department

FROM: Jonathan C. Palm, Ph.D., P.E.  
Consulting Engineer

SUBJECT: Proposed Site Plan including Flat Fields at Empire Ranch Golf Course, Overflow  
Parking

On Monday, April 5, 2021, after our meeting with Steve Pottey and Rob Fellows, Marc Radow, representing Empire Ranch Golf Course, and I again visited the site where a portion of the golf course is being improved to two flat playing fields (1 full size and 1 small / youth size). A convenient and accessible vehicle parking area is noted in the site plan. This area presently exists with driveway and gate access from Morgan Mill Road, adjacent to the Carson River Trailhead.

This parking area is located in the northeast corner of the Empire Ranch Golf Course. It lies north of the existing natural drainage along the south side of Morgan Mill Road. This parking area is not irrigated with reclaimed water under Permit NS0092015, issued by the Nevada Division of Environmental Protection (NDEP) and held by Empire Ranch Golf Course. Said Permit allows reclaimed wastewater from the Carson City Water Reclamation Facility to irrigate the grass of Empire Ranch.

No changes in grade are proposed for the parking area. Thus, the drainage pattern will remain as currently exists. We recommend and request that the surface of the parking area remain in its present state, that is, unpaved, so that the quantity of any stormwater runoff would be the same as it is now.

*Jonathan C. Palm, Ph.D., P.E.*

Jonathan C. Palm, Ph.D., P.E.

# Evergreen Environmental Consulting

Jonathan C. Palm, Ph.D., P.E.

(775) 400-7285

[jcpalm44@yahoo.com](mailto:jcpalm44@yahoo.com)

April 6, 2021

TO: Steve Pottey, P.E.  
Senior Project Manager  
Carson City Public Works Department

FROM: Jonathan C. Palm, Ph.D., P.E.  
Consulting Engineer

SUBJECT: Proposed Site Plan including flat fields at Empire Ranch Golf Course

RECEIVED

APR 06 2021

CARSON CITY  
PLANNING DIVISION

On Monday, April 5, 2021, after our meeting with you and Rob Fellows, Marc Radow, representing Empire Ranch Golf Course, and I again visited the site where a portion of the golf course is being improved to two flat playing fields (1 full size and 1 small / youth size).

The purpose of this memo is to put in writing and confirm assertions stated at our meeting on April 5.

I hereby confirm that there has not been nor will there be any fill material imported to the site. The project involves replacing existing fairway grass with turf that is suitable for flat field recreation activities, i.e., soccer, lacrosse, football, etc. At the present time, the fairway grass has been removed. No additional grading will be accomplished. Shallow excavation will be performed in certain limited areas to a depth that exposes the existing irrigation system components so they may be repaired or replaced. Other than that, no subsoil will be disturbed. The exposed areas will be backfilled with native material and compacted. The ground will be rototilled and smoothed, fertilizer will be applied, and new turf seed will be planted. Note that Empire Ranch chose to plant grass seed rather than place imported sod. The area will be watered using the existing irrigation system. No additional sitework will be performed.

I also confirm that there will be no impacts to water use or volume of wastewater entering the community sewer system as a result of the use of these new fields. There will be no water fountains or bathrooms, or, for that matter, any water generating activity, built. Players and visitors to the new fields will have the opportunity to purchase food and beverages from temporary snack bars delivered



to the site for scheduled events. Portable toilets will be placed at the site. Visitors may use the clubhouse / restaurant and it can be assured that the use will not exceed the already permitted capacity of the clubhouse facilities from either a common sense facility management perspective to avoid overbookings and more directly as the existing capacity is a fixed and known quantity. No application is being made or requested to increase the capacity at the Clubhouse / restaurant.

The fairway that is being converted is irrigated through the golf course irrigation system that delivers reclaimed wastewater from the Carson City Water Reclamation Facility. Under Permit NS0092015, issued by the Nevada Division of Environmental Protection (NDEP), irrigation water and stormwater are retained on the golf course property in compliance with that permit. The runoff water is collected in a series of storage ponds and recycled into the irrigation system. Note here that Empire Ranch Golf Course has never had a violation of Permit NS0092015 and intends to continue operations so as to allow it to operate in compliance with this Permit. As with the former fairway, any runoff from the improved flat fields will be collected in the golf course's stormwater collection system and not be allowed to leave the golf course property. Thus, I am able to state that there will be no impact to Carson City's storm drain system and the surrounding floodplain as a result of improvement of the flat field and Site Plan.

*Jonathan C. Palm, Ph.D., P.E.*

Jonathan C. Palm, Ph.D., P.E.

# Marc E. Radow

1885 East Long Street, Carson City, NV 89706  
Phone (775) 745-7520 Fax (877) 833-7694  
Email: Marc@Radow.net April 6, 2021



TO: Steve Pottey, P.E., Senior Project Manager  
Rob Fellows, P.E., Senior Project Manager - Stormwater

Carson City Public Works Department

SUBJECT: Proposed Site Plan including flat fields at Empire Ranch Golf Course

1. Tournament Sport Tourism vs Single Game Use
  - a. Multiple fields vs single field
2. Multiple events and utilization of fields, golf course, restaurant & clubhouse
3. Temporary structure for concession & storage, non-critical amenity to service the patrons and audience to the fields

1) The purpose of this memo is to put in writing and confirm assertions stated at our meeting on April 5, 2021 with both of you, Jonathan Palm, and Dwight Millard. I have considerable experience in the industry of sports fields, Sports Tourism and Tourism, and I am the CEO of SportLogic a real estate investment company with a close perspective on sport logistics, the U.S. youth sport ecosystem, and the development of facilities that create community value and educational opportunities.

On Monday, April 5, 2021, we discussed the differences between a county park such as the fields and facilities at Edmond fields (Pete Livermore Sports Complex and there are others within the Northern Nevada Region such as Golden Eagle Regional Sports Complex in Sparks) and the proposed site plan. Pete Livermore is an installation that supports and attracts visitors from beyond the community, has considerable diversity in its fields, and amenity offerings which dramatically expand its use and peak demand.

On one hand, Livermore is a destination for sports tourism, also known as tournament play, and attracts teams across state lines. Sports Tourism is exclusively a weekend and or a holiday driven attendance model. Sports Tourism has become one of the largest growth industries in the US as families with adolescents have proven to invest in the experiences, development, and player pathway to college or professional aspirations for their children. There are numerous studies (TD Ameritrade 2016) that demonstrate how families prioritize this sport activity above previously observed family investment or savings patterns. Weekends and holidays are exclusively used for all tournament play that have any meaningful scale because this is when youth athletes and families are available to participate.

Livermore has 10 soccer (or flat) fields, 4 youth softball fields, a BMX (bicycle) track, permanent concession stands, permanent restrooms, with mini park including benches, picnic tables and playground equipment. Golden Eagle rivals these with 9 baseball / softball, 3 flat fields (football / soccer, other), full service restaurant, playgrounds and parks and benches, etc. At Livermore, conceivably (and experientially) ALL of these amenities can be used simultaneously as there are NO limits of attendance placed across any of the amenity infrastructures. Specifically, in addition to 20 soccer teams (i.e. 2 teams per field), 8 softball teams (2 teams per field), unlimited

attendance at the BMX track, no attendance limit at the concession stand, park with benches, tables and playground, the attendance and vehicle traffic overwhelms the onsite and nearby parking and roadway resources. On the other hand, even in instances where a subset of the amenities is used simultaneously, or even for local community uses, crowding is a common result given the quantity and density of sports fields and amenities.

Conversely, the proposed site has only 1 single field with an appurtenant and adjacent smaller youth or training field. There are no adjacent amenities comparable to the Livermore (or Golden Eagle) complex. The Empire Clubhouse has established limits to its occupancy as well as all occupancy limits to any ancillary services; i.e. patio for special events, also connected to the clubhouse. There is no potential for Sport Tourism activity at the proposed site and only a single game / event per field, with the maximum potential of an abridged game on the smaller field, at any given time can be conducted at the proposed. The single fields support an individual team practice. These activities are traditionally during the midweek and again field space limitation as well as the omission of ancillary amenities lowers user demand.

Another distinguishing aspect of the proposed when compared to Livermore, is its proximity to as well as expertise of maintenance. Empire flat fields may offer the potential for a unique playing surface that is uncommon at traditional Sport Tourism facilities and specifically cater to lower volume for individual sport teams.

The scale and scope of the proposed flat fields at Empire are dramatically different than those from Livermore (or Golden Eagle). The volume and density (volume over any given time) of use, traffic, weekend vs midweek use, and related intensities are significantly less at the proposed site as the fields at Empire only caters to individual team practices and individual games.

2) An appropriate utilization of fields, golf course, restaurant & clubhouse will entail coordination among the operations at the facilities. However, regardless of intent, the capacities are known and limited. There are published limits to occupancy at the Clubhouse, limits to the Patio, and never before reached potential for rounds of golf. As described above, the flat fields at Empire have immediate and physical application restrictions to single games and not Sports Tourism or tournament play of any kind.

3) The proposed site plan provided for a temporary structure for concession & storage. While such an installation or exact location is non-critical to the field of play, such an amenity to service patrons and audience to the fields, as well as provide for efficient operation of the flat fields (cones, goals, banners, signs, and related gear) make for a more successful operation and management of the tasks. Agreeable sizing, location, materials or other considerations, could be evaluated and reached to address the various concerns relevant to floodplain and the site specific criteria.

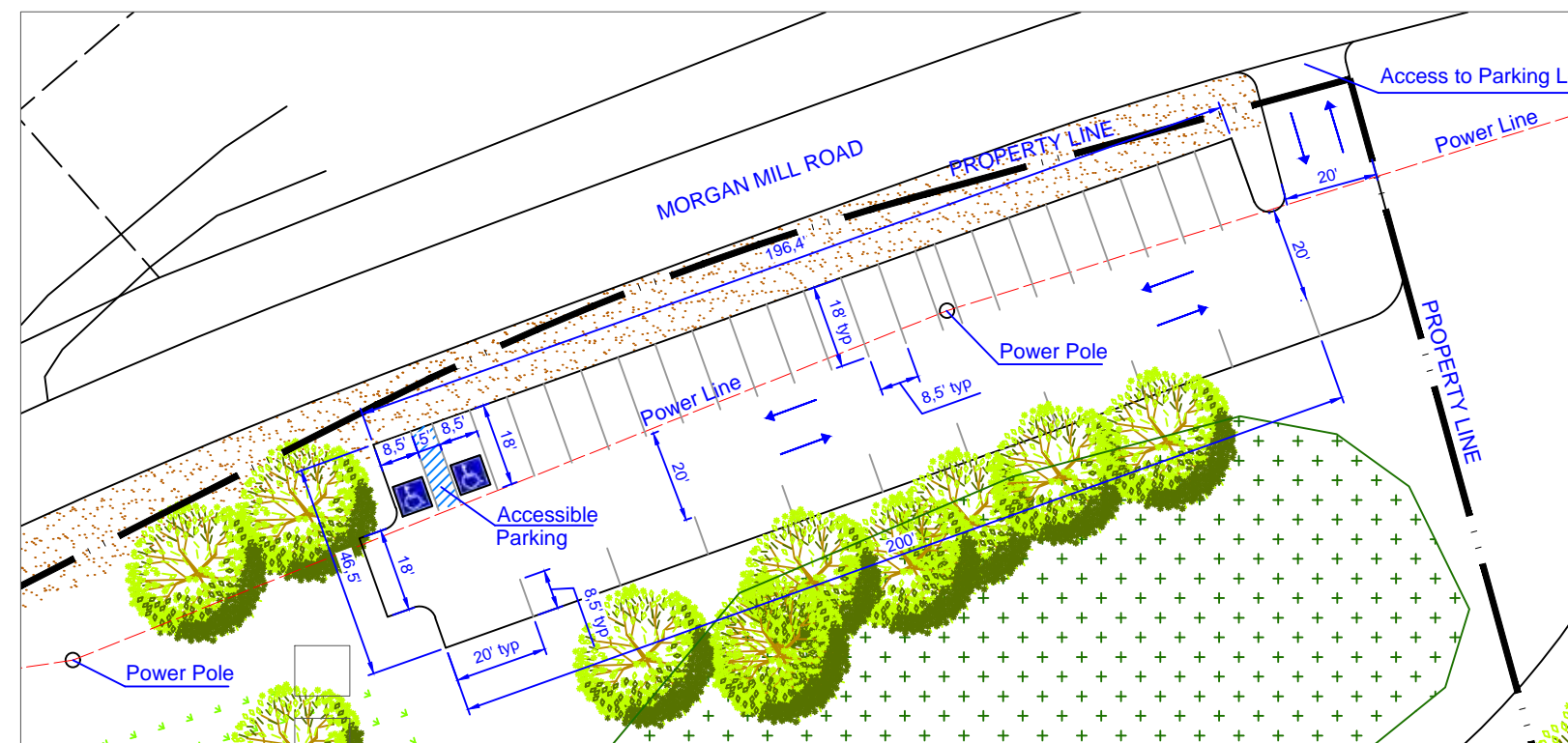
Marc Radow

Marc Radow





Topographic Map. Not to Scale



DETAIL 1 - OVERFLOW PARKING  
Scale: 1"=40'



**LEGEND**

- Wetland
- Existing Drainage
- Cart / Walk Path
- Existing Trees (all preserved)
- Flat Field
- Existing or Revived Grass Areas

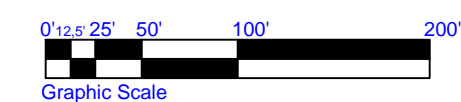
Applicant: Empire Ranch Golf Course  
Mailing Address: 1885 East Long St, Carson City, NV 89706  
775-882-5000

Property Owner: Dwight Millard  
Mailing Address: 1885 East Long St, Carson City, NV 89706  
775-882-5000

Designed By Roberto Garcia  
Mysiteplan.com  
1-800-969-6415

Project Title/Permit Request  
Modification of Special Use Permit # U-93/94-67  
for the existing facilities to be used for flat field sports,  
recreation, and related activities

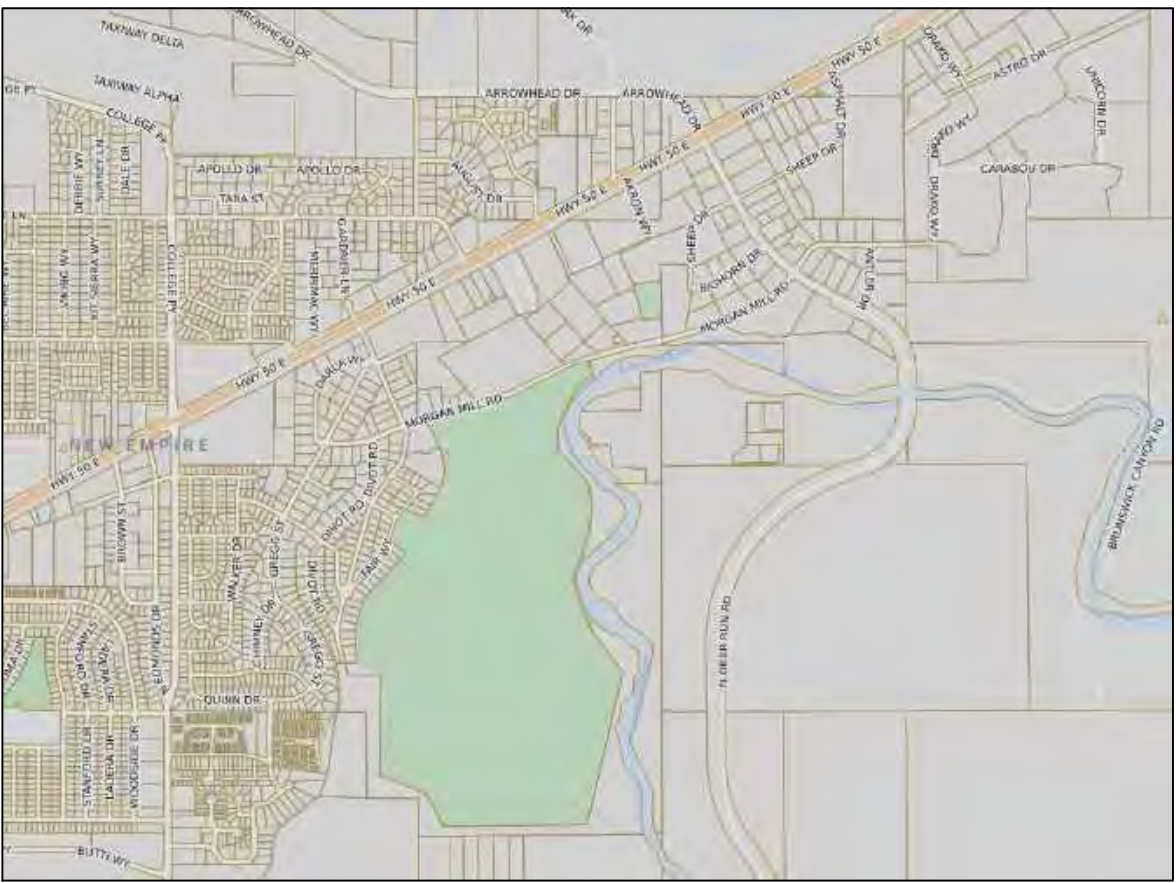
Parcel No. (APN) 010-581-15  
Land Use MISCELLANEOUSRECREATIONAL  
Lot Area 9,631,552 SF (221.11 ACRES)



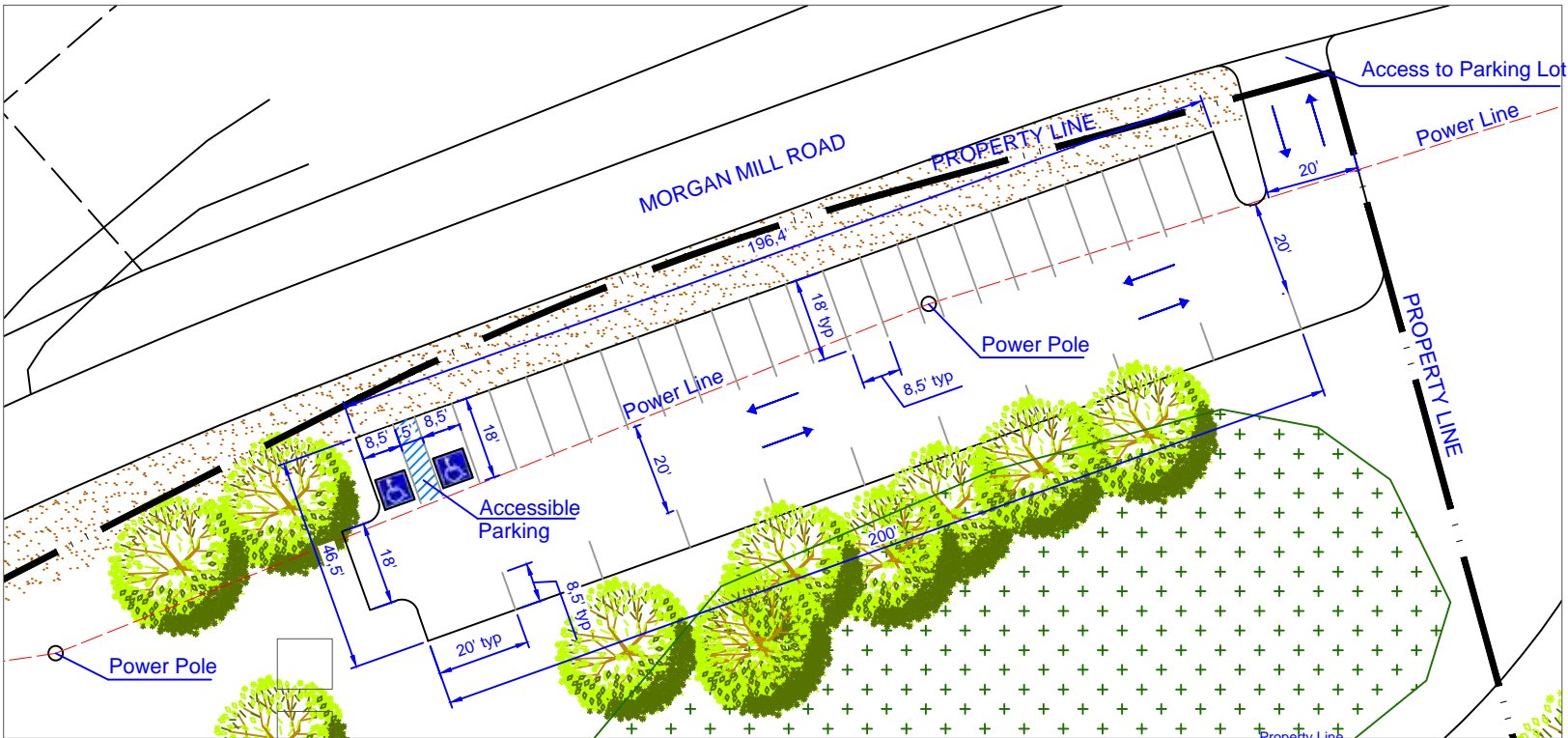
**1875 FAIR WAY**  
Carson City, NV 89701  
Scale: 1"=100'



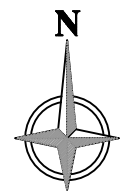




Vicinity Map. Not to Scale



DETAIL 1 - OVERFLOW PARKING  
Scale: 1"=40'



Applicant: Empire Ranch Golf Course  
Mailing Address: 1885 East Long St, Carson City, NV 89706  
775-882-5000  
Property Owner: Dwight Millard  
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Parcel No. (APN) 010-581-15  
Land Use MISCELLANEOUSRECREATIONAL  
Lot Area 9,631,552 SF (221.11 ACRES)






**LEGEND**

- Wetland
- Existing Drainage
- Cart / Walk Path
- Existing Trees (all preserved)
- Flat Field

1875 FAIR WAY  
Carson City, NV 89701  
Scale: 1"=150'



## Empire Ranch Golf Course Orientation

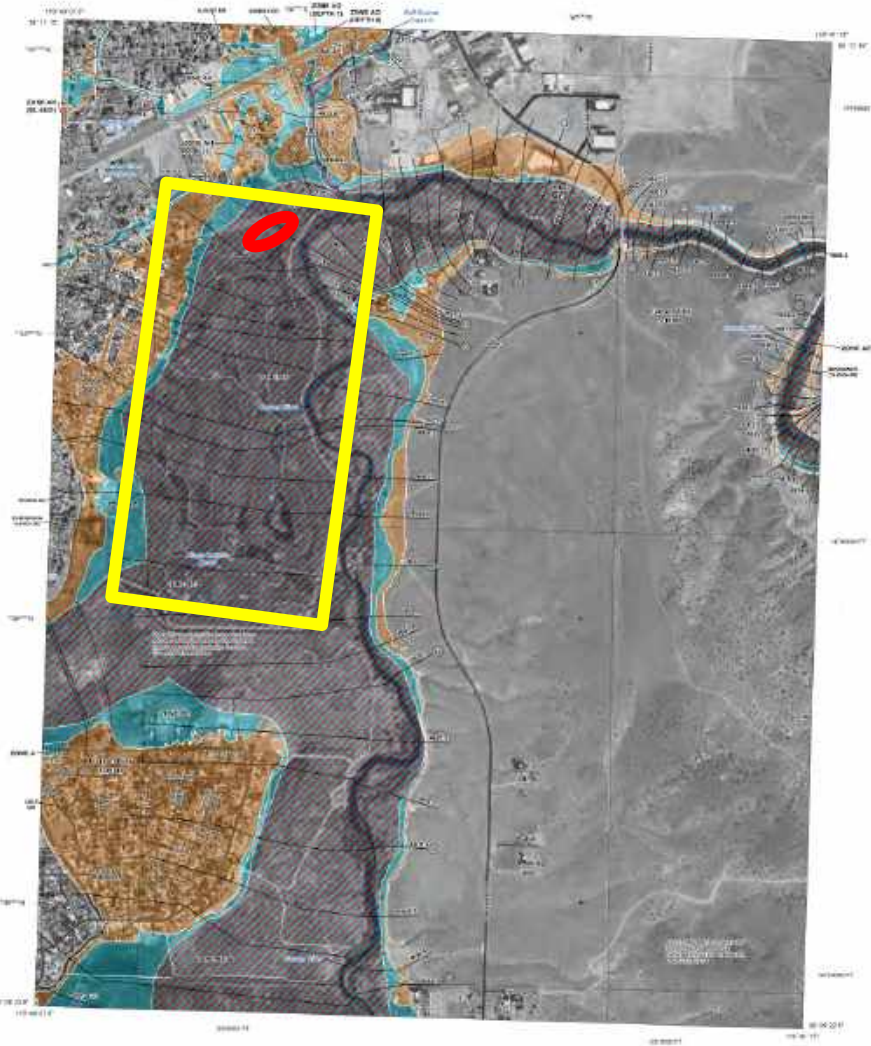
-  Flat Field Location
-  Existing Golf
-  Viewable area of flat field



## Empire Ranch Golf Course Flat Fields & Flood Plain

The playable surface for golf as well as the proposed flat fields are 'AE' flood zones. According to FEMA, these are areas that present a 1% annual chance of flooding and a 26% chance over 30 years.

- Legend:**
-  Existing Golf Course
  -  Location Proposed Flat Fields



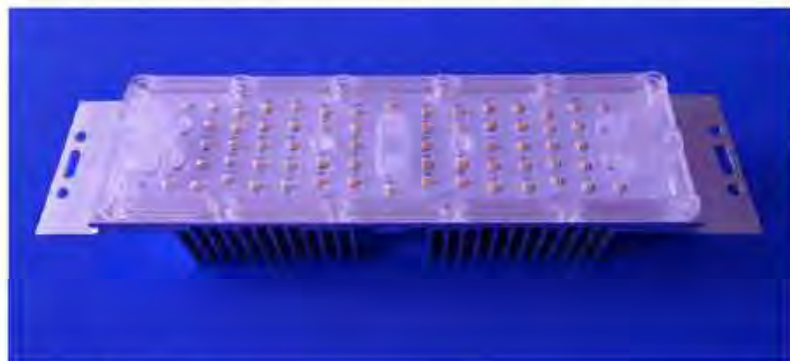


# Lighting Option at Flat Field Empire Ranch

## Sunshine Opto-Electronics Enterprise Limited

Room 7E, Block A, Binfen Shiji Building Longxiang Road, Longgang Dist, Shenzhen, CN, 518172

### 64 Points Philips 3030 LED Light Module Specification



#### Product Feature :

- 1) High energy-saving: module luminous efficiency 120-180lm/W, exceeding 50% of ordinary LED street light.
- 2) Environmental protection: No harmful substances that affect the environment such as lead and mercury, and no radiation harmful to human health such as ultraviolet rays and infrared rays, no adverse glare to ordinary street lamps, and no light pollution to the surrounding environment.
- 3) Long service life: The server life is 5-8 times that of traditional lamps of the same type, saving maintenance costs.
- 4) Efficient and stable: no start-up delay, constant current drive, no influence from grid fluctuations, no flicker.
- 5) Easy to install and disassemble: just fix the lamp body on the lamp body at the installation position, and remove the module by loosening the screws during maintenance.
- 6) High safety: The external voltage of the module is a safe voltage, which effectively prevents the risk of electric shock leakage.
- 7) High-performance light distribution scheme: The use of ultra-high-order free-form surfaces for uniform brightness streetlight lenses further enhances brightness and illuminance uniformity and geometric utilization under the premise of meeting the light distribution requirements of road lighting design standards.
- 8) The module can be plug-in and plug-in design, easy maintenance, assembly, spare parts, and convenient stocking.

Model No.	SUN-SL80-3030-30
Lens angle	30degree
Voltage and current	48V 1A
PCB board circuit	8 series 10 parallel
50w Efficiency ( lm/W )	164

Accessories  
led lens, pcb board mounting  
with Philips 3030 led and heat  
sink, led driver

## Sunshine Opto-Electronics Enterprise Limited

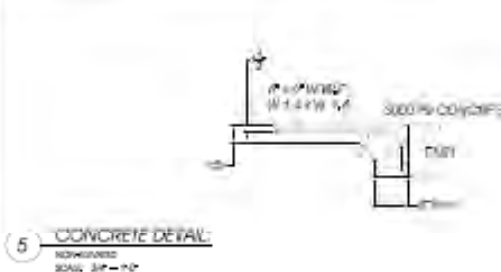
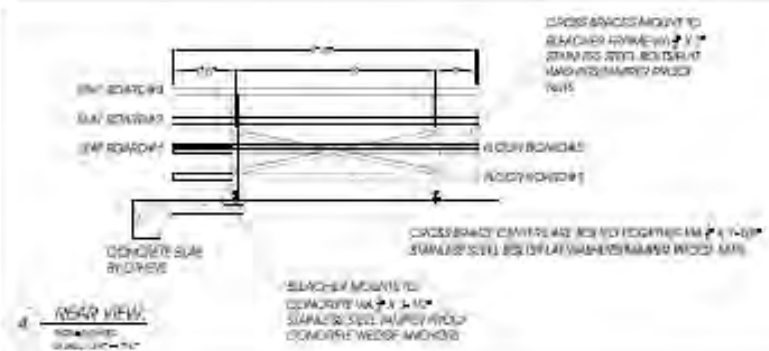
Room 7E, Block A, Binfen Shiji Building Longxiang Road, Longgang Dist, Shenzhen, CN, 518172

### Technical Parameters :

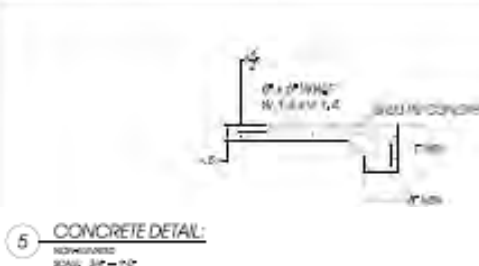
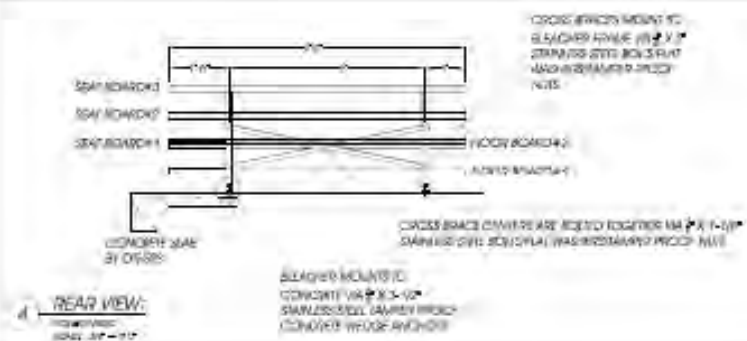
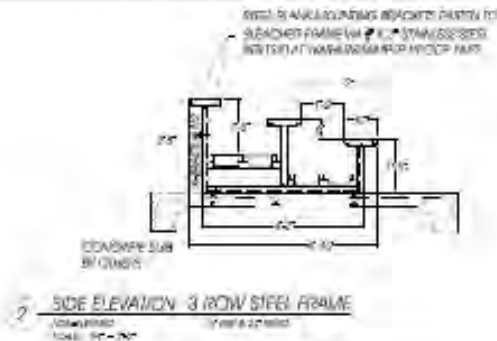
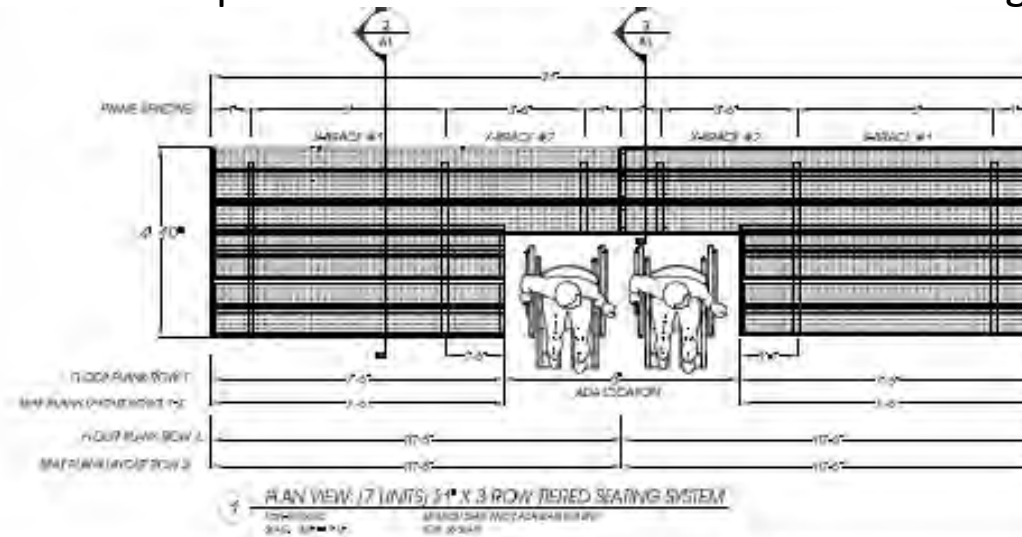
Model No.		SUN-SL64W-3030	
Power(W)		40	50
Voltage(Vf/V)		47.65	48.72
Current(I <sub>f</sub> /mA)		898.2	1098.1
Color Temp T <sub>c</sub> (K)		4000	4000
Efficiency (lm/W)	Without lens	160.78	153.79
	with lens	143.27	135.78
Luminous Flux (φ <sub>v</sub> /lm)	without lens	6881	8228
	with lens	6125	7322
Color Index(Ra)		>70	>70
Lens beam angle		90°120°,80°150°,80°150°Vertical,	
Wick		64 pcs 3030 leds	
Protection level		IP66	
Working temperature(℃)		-30-50	
storage temperature(℃)		-30-65	
Server Life(H)		50000	

Recommended Pole Fixture Height 10 – 15 meters (~10-15 yards)

## BETSY HEAD FARM



# Empire Ranch Golf Course - Flat Field Seating Option (3 Row – 21')



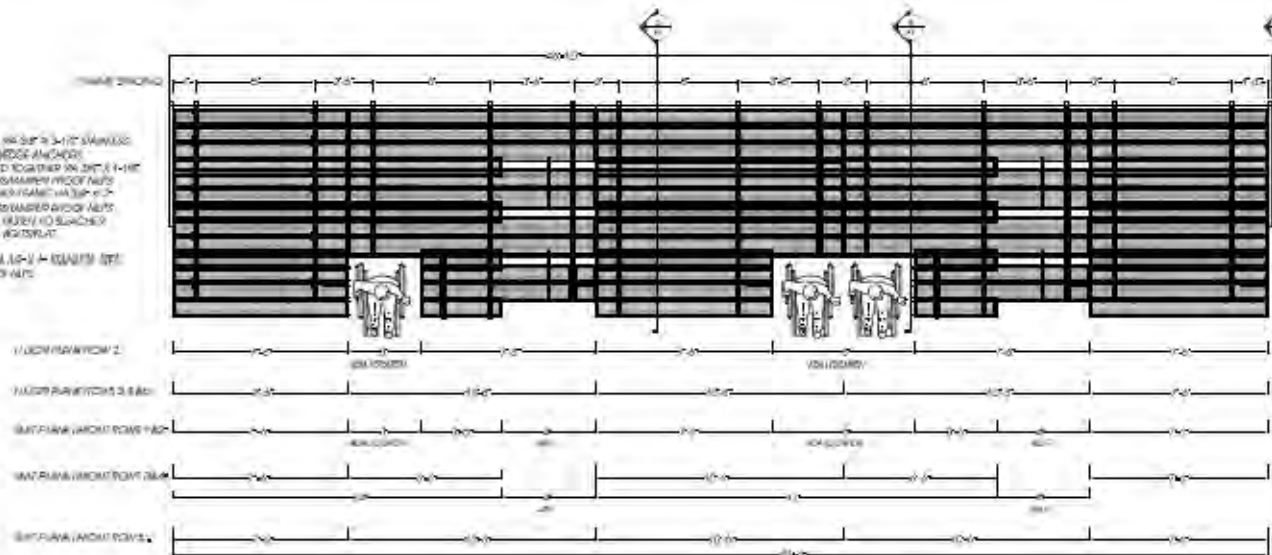
OF PERMA PAVING CONSTRUCTION

Production

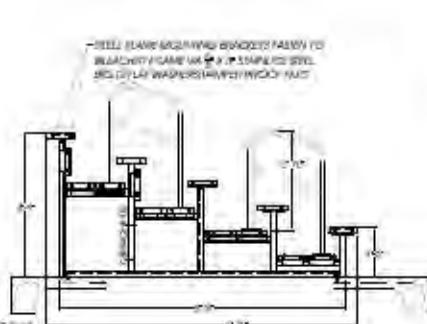
A

# Empire Ranch Golf Course - Flat Field Seating Option (5 Row, 46')

**GENERAL NOTES**  
 - BRACKET HEDGING CONCRETE ON SP 3 1/2" STAINLESS STEEL TUBES BRACKET CONCRETE HEDGING  
 - CROSS BRACE COVERS ARE BOLTED TOGETHER ON SP 3 1/2" STAINLESS STEEL TUBES WITH BRACKET HEDGING  
 - CROSS BRACE HEDGING TO EACH FRAME ON SP 3 1/2" STAINLESS STEEL TUBES WITH BRACKET HEDGING  
 - STEEL PLATE HEDGING BRACKET HEDGING TO EACH FRAME ON SP 3 1/2" STAINLESS STEEL TUBES  
 - BRACKET HEDGING CONCRETE ON SP 3 1/2" STAINLESS STEEL TUBES  
 - BRACKET HEDGING CONCRETE ON SP 3 1/2" STAINLESS STEEL TUBES  
 - BRACKET HEDGING CONCRETE ON SP 3 1/2" STAINLESS STEEL TUBES



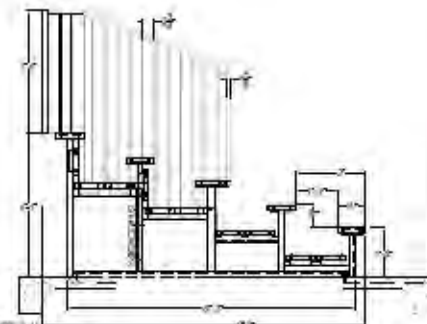
**PLAN VIEW: 46' 0" X 5 ROW TIERED SEATING SYSTEM**



**2 SIDE ELEVATION: 5 ROW STEEL FRAME**



**3 SIDE ELEVATION: 5 ROW STEEL ADA SECTION**



**4 SIDE ELEVATION: 5 ROW STEEL GUARDRAIL SECTION**

EMPIRE RANCH GOLF COURSE - FLAT FIELD SEATING OPTION (5 ROW, 46')

IN PRODUCTION

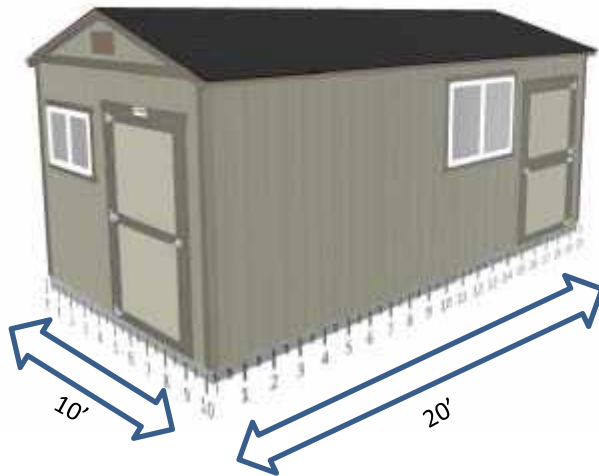
Production

EMPIRE RANCH GOLF COURSE - FLAT FIELD SEATING OPTION (5 ROW, 46')

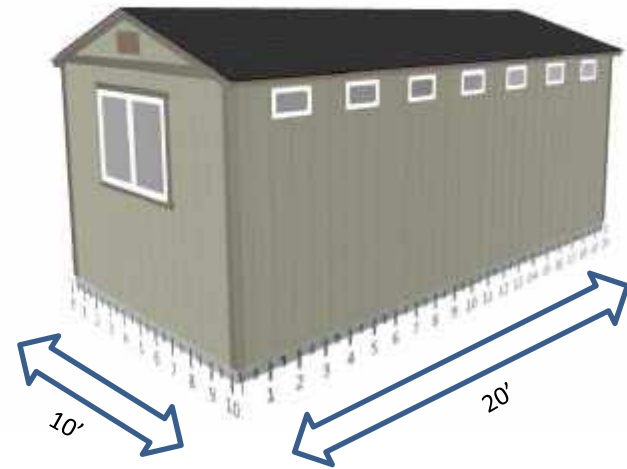
A

Temporary Storage & Concession  
Building Elevation  
Empire Ranch Golf Course, Flat Field

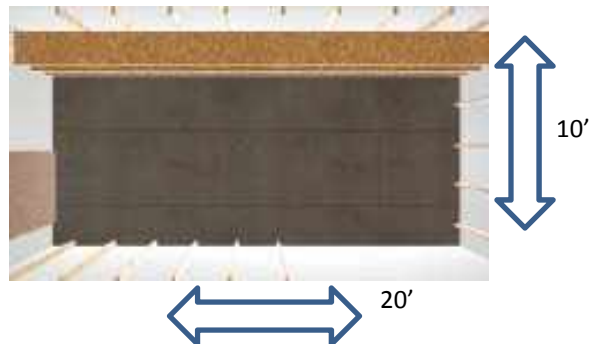
North West Perspective



South East Perspective



Floor Plan







Alternative for Temporary Storage &  
Concession  
Non- structure Elevation  
Empire Ranch Golf Course, Flat Field

Material: 10.10 oz cotton canvas & Galvanized steel poles  
FootPrint: 13'x 13'

# **Empire Ranch Golf Course**

## **Flat Field Restroom Options**



Reliable premium portable restroom has appeal for multiple markets. It is great for outdoor events. Optional corner tank allows for the premium portable toilet to offer more amenities, including sink and non-splash urinal.

Upgraded portable toilet offers more space for parents with children making it a great portable toilet for family friendly events. There is also more room for bulky gear.

The premium portable toilet is tough and maintenance quick and easy. Options include sinks and sanitizing stations.

### **Restroom Trailer Specification**

2 unisex restroom stalls  
150-200 person capacity  
Window ventilation

### **Dimensions**

Exterior: 14'Lx6.5'Wx11'H  
Interior: 10'L x 6'W x 7'H



<https://www.fancyflush.com/carson-city-nv-luxury-restroom-trailer-rental.html>

<https://www.123portabletoiletrental.com/portable-restrooms/#standard-portable-unit>



# Carson City needs more room to play

July 10, 2018

Carson City is running out of room to play.

The city's three outdoor sports facilities — Governors Field, JohnD Winters Centennial Park, and Pete Livermore Sports Complex — are used at capacity, say Parks, Recreation, & Open Space staff.

More tournaments and groups are waiting for openings, and demand is likely to grow with new development.

"Increased growth will also contribute to an already existing shortage of recreation facilities, especially athletic fields," Jennifer Budge, Parks & Rec director, wrote in the department's comment for a recent review of the city's annual growth management ordinance, which sets limits on residential development. "The lack of sufficient athletic fields represents one of our most serious service challenges."

The three existing complexes provide flat fields for T-ball, softball, and baseball, used for football in the fall, and soccer.

The fields are widely used by teams in the Youth Sports Association, a consortium of local sports leagues, which gets priority scheduling at the start of the year.

They're also utilized by 28 endorsed tournaments — tournaments brought in or approved by the Culture & Tourism Authority (CTA), which waives their fees and covers the city's direct costs in order to drive local tourism and hotel bookings. Recruiting more tournaments is a priority for the CTA.

There are other tournaments every year, too, including the district All-Star Little League, and big events such as Midnight Madness, an adult slow pitch event that takes over Centennial Park for the full 72 hours of Memorial Day weekend, as well as Junior Giants, a free, non-competitive baseball/softball program for kids sponsored by the San Francisco Giants run at Pete Livermore two nights a week in the summer.

And there's the softball game for Nevada Legislature when its in session, the Nevada Department of Transportation game, Lake Tahoe high schools, which practice in Carson City in the spring when fields at the lake are still covered in snow, and other occasional users who schedule a facility whenever they can.

"We have just enough space for formal leagues," said Dan Earp, recreation superintendent. "What we struggle with is space for church groups or pick up games. It is sometimes hard to find space for that."

But, demand keeps growing. The American Youth Soccer Organization, which has a chapter in Carson City, has contacted Parks & Rec about starting up an adult league that would need fields to play.

"Soccer is on a big upswing," said David Navarro, parks operation superintendent, but Pete Livermore, where there are 10 soccer fields, is already used to capacity.

Navarro said the department also gets calls for lacrosse, which can be played on soccer fields and is growing in popularity in the area.

Part of the problem is a good problem to have, according to staff.

Staff prepares the fields, chalking and lining them, and is on hand to drag them between each game during tournaments, something not done elsewhere in the area.

"If you asked around the region, they'd say the best fields are in Carson City," said Dan Kastens, parks operations manager. "We work with the majority of tournaments and they tell us we're the best in the business."

Lighting could be added at some fields to extend hours of use, but that increases maintenance and staff time.

Another idea is adding artificial turf to the mix, like Golden Eagle Regional Park in Sparks, that can be used year round.

Artificial turf fields cost more up front — roughly \$1 million to install versus \$400,000 to \$500,000 for grass — but the cost evens out over time through water savings and less maintenance.

The Parks and Recreation Master Plan, which is now 12 years old, identifies land for expansion, specifically two to three more soccer fields or multi-use fields at Pete Livermore.

Parks and Rec staff said the lower complex at Centennial, which now has three softball fields and a soccer field, also could be redone to provide more useful multiuse fields.

All that costs money. The residential construction tax, which is up to \$1,000 per house depending on home value, is specifically for parks and recreation use and can be used for fields. But, a development of 300 new houses, for example, each levied \$1,000, would raise just \$300,000, not enough to cover the installation of one grass field.

Still, Parks and Rec Director Budge thinks there's an opportunity for expansion in the next three to five years.

"There is definitely a need, not just for traveling tournaments, but for local use with more subdivisions going in," she said.

PREPARED 4/02/21  
PROGRAM UT475L  
CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

CUSTOMER: 337935 EMPIRE RANCH GOLF COURSE  
1885 E LONG ST  
CARSON CITY NV 897063214

LOCATION: 184940 1875 FAIR WAY  
CYCLE/ROUTE: 04-15  
STATUS: A

WATER METER NUMBER: 00096479138 METER SIZE: 150

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
3/04/21	REG	28	3/21 3/16/21	19.00	.00		
2/04/21	REG	28	2/21 2/13/21	7.00	.00		
1/07/21	REG	31	1/21 1/14/21	15.00	.00		
12/07/20	REG	32	12/20 12/15/20	15.00	.00		
11/05/20	REG	29	11/20 11/14/20	14.00	.00		
10/07/20	REG	34	10/20 10/14/20	35.00	.00		
9/03/20	REG	28	9/20 9/12/20	24.00	.00		
8/06/20	REG	30	8/20 8/13/20	32.00	.00		
7/07/20	REG	33	7/20 7/11/20	28.00	.00		
6/04/20	REG	29	6/20 6/12/20	24.00	.00		
5/06/20	REG	29	5/20 5/13/20	9.00	.00		
4/07/20	REG	33	4/20 4/14/20	8.00	.00		
3/05/20	REG	28	3/20 3/14/20	20.00	.00		
2/06/20	REG	29	2/20 2/13/20	8.00	.00		
1/08/20	REG	34	1/20 1/15/20	9.00	.00		
12/05/19	REG	29	12/19 12/14/19	8.00	.00		
11/06/19	REG	30	11/19 11/14/19	15.00	.00		
10/07/19	REG	28	10/19 10/15/19	15.00	.00		
9/09/19	REG	32	9/19 9/14/19	24.00	.00		
8/08/19	REG	30	8/19 8/15/19	20.00	.00		
7/09/19	REG	33	7/19 7/17/19	19.00	.00		
6/06/19	REG	30	6/19 6/15/19	15.00	.00		
5/07/19	REG	33	5/19 5/14/19	15.00	.00		
4/04/19	REG	28	4/19 4/13/19	13.00	.00		
TOTALS: 728				411.00	.00		
AVERAGE DAILY USAGE:				.56	.00		

This is your monthly usage  
in 1,000 gallons  
IE 19 = 19,000 gallons

This is 560 gallons per day AVG



September 25, 1996

Dwight Millard  
Empire Ranch Golf Course  
2989 Highway 50 East  
Carson City, Nevada 89701

Re: Water Usage Calculations  
Empire Ranch Golf Course Clubhouse  
1875 Fair Way, Carson City, Nevada  
Application No. 96-1518

Dear Mr. Millard:

Per a discussion today with Mike Garcia of the Carson City Utilities Department, a water usage comparison between your proposed clubhouse project and the Eagle Valley Golf Course clubhouse shows that a strict fixture usage calculation appears excessively high. Therefore, we have agreed to use a 50% reduction of that calculation and use 1752 GPD usage which comes more in line with the Eagle Valley clubhouse usage of 1290 GPD.

This usage will be subject to an annual audit/review by the Utilities Department, with an adjustment made if the usage is found to significantly differ, up or down, from the estimate.

If you have any additional questions, please feel free to call me at 884-4900 or Mike Garcia at 887-2355, Ext. 1014.

Thank you.

Sincerely,

Daniel K. O'Brien, P.E.

c. Mike Garcia, Carson City Utilities Department

*we should  
be at  $.75 \times 1290$   
or 967.5  
or about  
55% of their  
estimate.  
Dwight*

CONSULTING ENGINEERING SERVICES, INC.

1895 E. Long Street  
Carson City, Nevada 89706  
Ph. (702) 884-4900 • Fax (702) 884-4930



**WATER USAGE**  
COMMERCIAL/INDUSTRIAL/MULTIFAMILY  
SEPTEMBER 25, 1996

APPLICATION NO. 96-1518

The following summary of information, related to water use of projects, must be completed by Registered Professional Engineer, Architect, or Water Rights Surveyor. Calculations must accompany this form. The Water Usage Information will be used in determining the connection fees for the proposed project. Existing projects installing up to 7 additional water fixture units and/or 8 additional sewer fixture units need not have the form prepared by a registered professional. (1 FU=12GPD)

BACKGROUND INFORMATION OF PROJECT

1. Name of Project Owner or Developer: EMPIRE RANCH GOLF COURSE  
Mailing Address: 2989 HIGHWAY 50 EAST CARSON CITY, NEVADA 89701
2. Location of Project: (street address only)  
1875 FAIR WAY CARSON CITY, NEVADA
3. Brief Description of Project: NEW CLUBHOUSE

WATER USAGE

If the facility where the business is to be located in currently served or in the past has been served by Carson City Water, please complete questions 1 through 5, if not it is only necessary to complete questions 3 through 5.

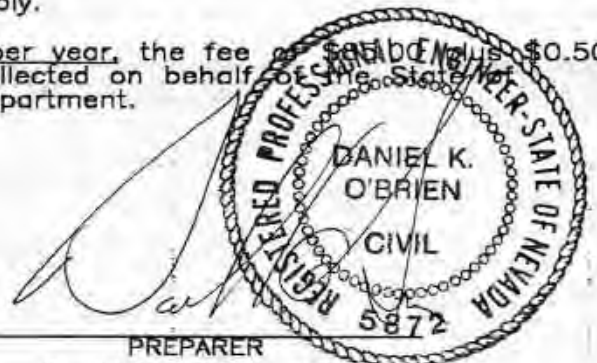
1. Current or past average daily water usage (gallons per day) NA  
(This information can be obtained by calling 887-2355)
2. Additional Water Usage Associated with project determined in gallons per day: (see attached calculations) 1752 GPD
3. Please indicate amount of New Water Usage Associated with landscape irrigation: (gallons per day) NA - EFFLUENT USED
4. Please indicate amount of New Water Usage Associated with domestic usage: (gallons per day) 1752 GPD
5. Total project water usage (AC-FT per year) 1.96 AC. FT./ YR.

This form must be completed and submitted to the Carson City Public Works Department prior to the issuance of any permit for a commercial or industrial project, which requires additional water supply.

Where use of water is 5.0 ac.ft. or more per year, the fee of \$500.00 plus \$0.50 per acre foot or fraction thereof will be collected on behalf of the State of Nevada by the Carson City Public Works Department.

EMPIRE RANCH GOLF COURSE  
PRINT: \_\_\_\_\_ PROPERTY OWNER

SIGNATURE: [Signature] PROPERTY OWNER



PREPARER  
Daniel K. O'Brien, P.E.

With signature property owner acknowledges that the above is an estimate of water usage and sewer discharge and that additional connection fees could be required, pursuant to the CCMC in effect at the time of connection, after and audit of the actual water usage and sewer discharge of the development.





OWNER EMPIRE RANCH GOLF COURSE

COMP. BY DKO

PROJECT CLUBHOUSE

CK'D BY \_\_\_\_\_

SUBJECT WATER USAGE

PAGE 1 OF 5

CALCULATION OF WATER USAGE  
FOR  
EMPIRE RANCH GOLF COURSE CLUBHOUSE

DOMESTIC USAGE

8 W.C. (PUBLIC)	@ 5 FU	= 40
2 W.C. (PRIVATE)	@ 3 FU	= 6
6 LAV. (PUBLIC)	@ 2 FU	= 12
2 LAV. (PRIVATE)	@ 1 FU	= 2
2 URINALS (PUBLIC)	@ 5 FU	= 10
1 DISHWASHER	@ 4 FU	= 4
1 3 COMP. SINK	3 x 2 = 6 FU	= 6
1 UTILITY/MOP SINK	@ 2 FU	= 2
7 FLOOR SINKS	@ 2 F.U.	= 14
1 PREP SINK	@ 2 FU	= 2

TOTAL F.U.      292 F.U.

$$292 \text{ FU} \times 12 \text{ GPD/FU} = 3504 \text{ GPD}$$

PER DISCUSSION W/ MIKE GARCIA, CARSON CITY UTILITIES DEPT,  
A COMPARISON TO THE RABBIT VALLEY GOLF COURSE CLUBHOUSE  
OF 1290 GPD SHOWS THAT THE ABOVE PROJECTED USAGE





JOB # C96059.40

DATE 9-25-96

OWNER EMPIRE RANCH GOLF COURSE

COMP. BY JLO

PROJECT CLUB HOUSE

CK'D BY \_\_\_\_\_

SUBJECT WATER USAGE

PAGE 2 OF 5

OF 3504 GPD APPEARS HIGH. THEREFORE A 50%  
REDUCTION WILL BE USED WITH A ANNUAL REVIEW  
TO DETERMINE ACTUAL USAGE.

$$17526 \text{ GPD} (365) = 639,480 \text{ GPY}$$

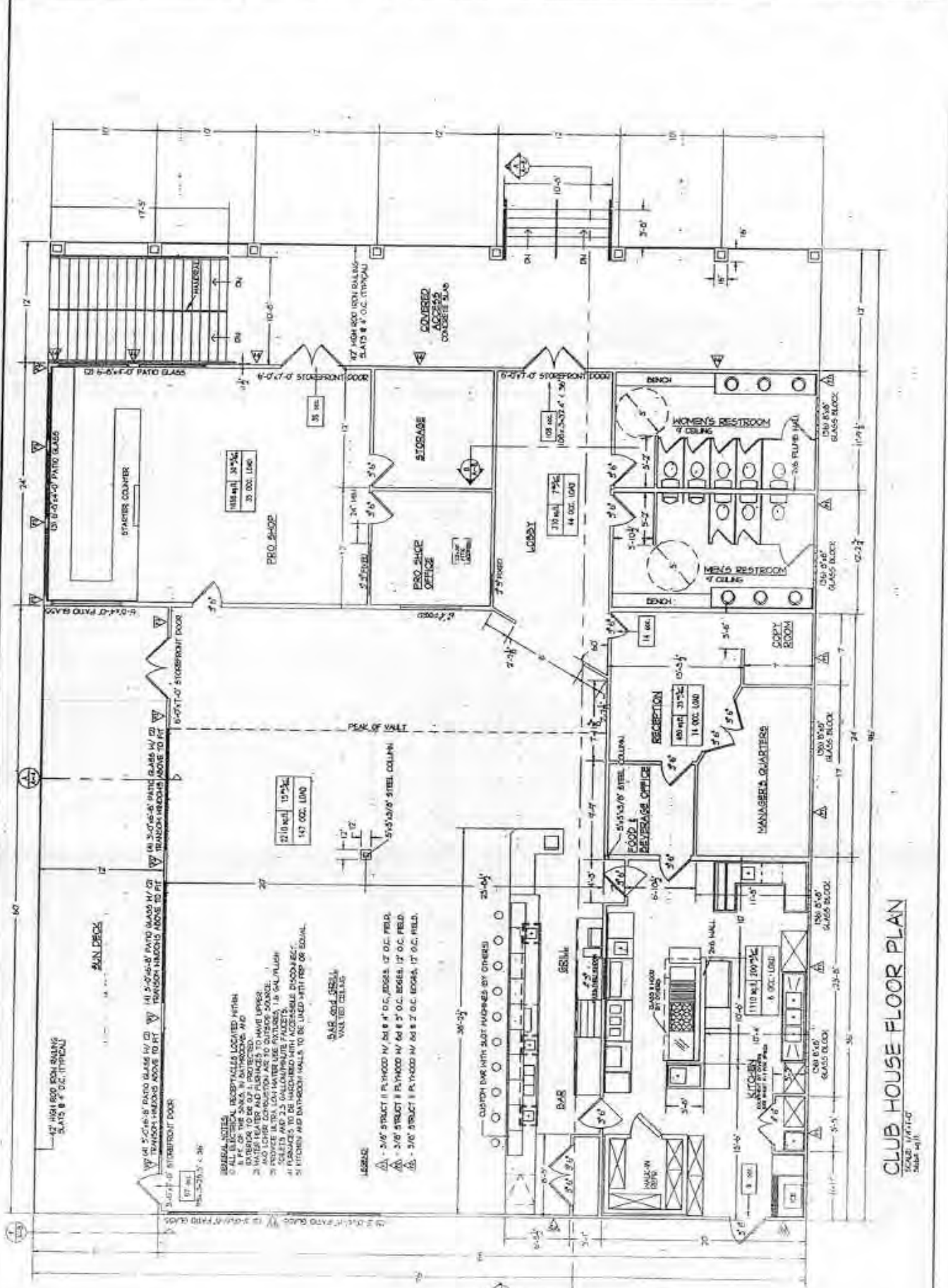
$$\frac{639,480 \text{ GAL/YR}}{325,851 \text{ GAL/AC.FT.}} = 1.96 \text{ AC.FT./YR}$$

### LANDSCAPE USAGE

NO LANDSCAPE USAGE - EFFLUENT USED




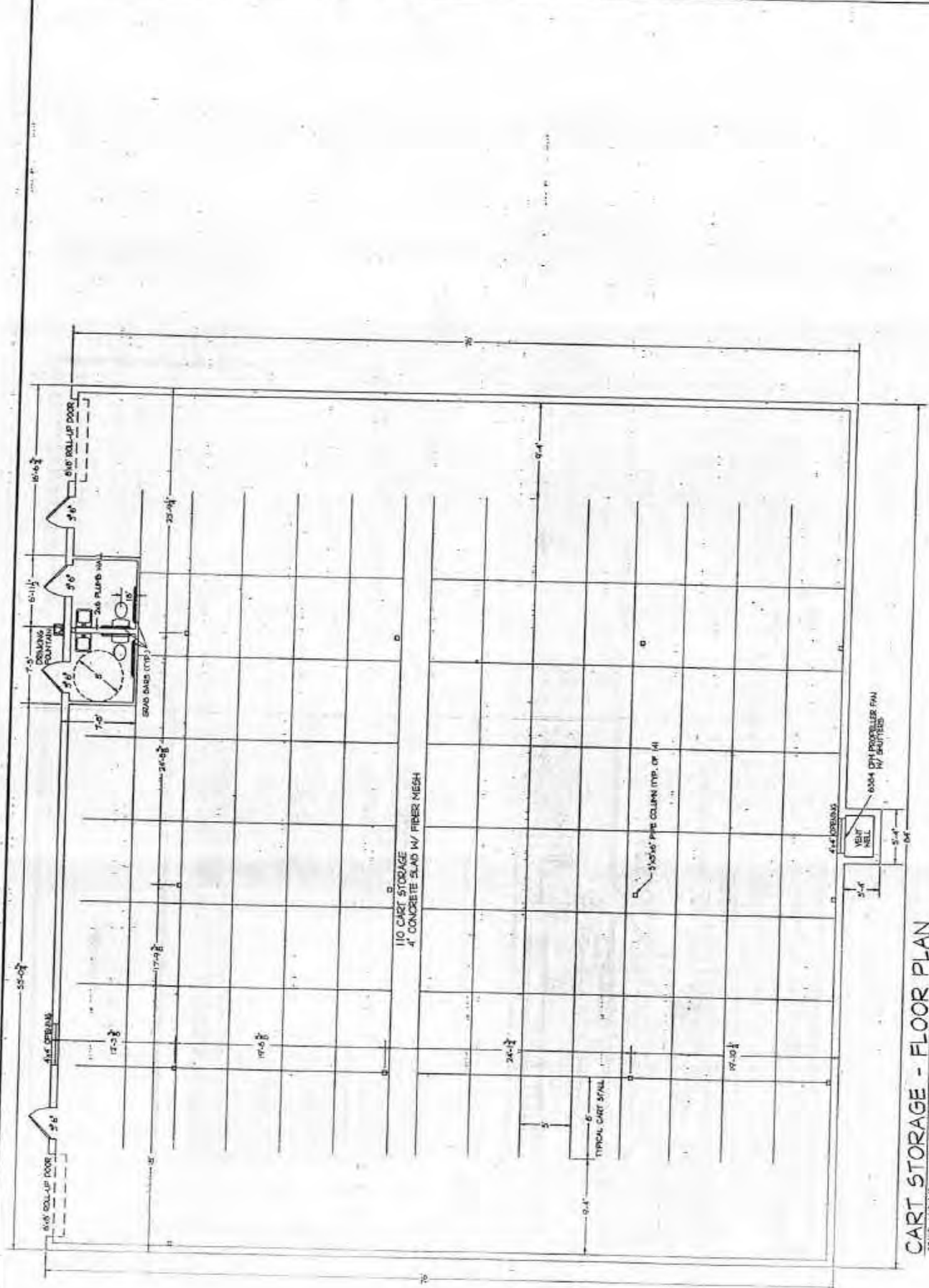
SHEET 3 OF 5



CLUB HOUSE FLOOR PLAN

SHT 4 OF 5

 EMPIRE RANCH GOLF CLUB HOUSE CONSULTING ENGINEERING SERVICES, INC. 1105 TOWNHALL WAY, SUITE 200 BOULDER, COLORADO 80501 (303) 440-5073 FAX (303) 440-5074	PROJECT: EMPIRE RANCH GOLF CLUB HOUSE SHEET: CART STORAGE - FLOOR PLAN DATE: 10/1/07 DRAWN BY: J. L. HARRIS CHECKED BY: J. L. HARRIS SCALE: AS SHOWN	A-2
	EMPLOYER: EMPIRE RANCH GOLF CLUB HOUSE PROJECT: EMPIRE RANCH GOLF CLUB HOUSE SHEET: CART STORAGE - FLOOR PLAN DATE: 10/1/07 DRAWN BY: J. L. HARRIS CHECKED BY: J. L. HARRIS SCALE: AS SHOWN	

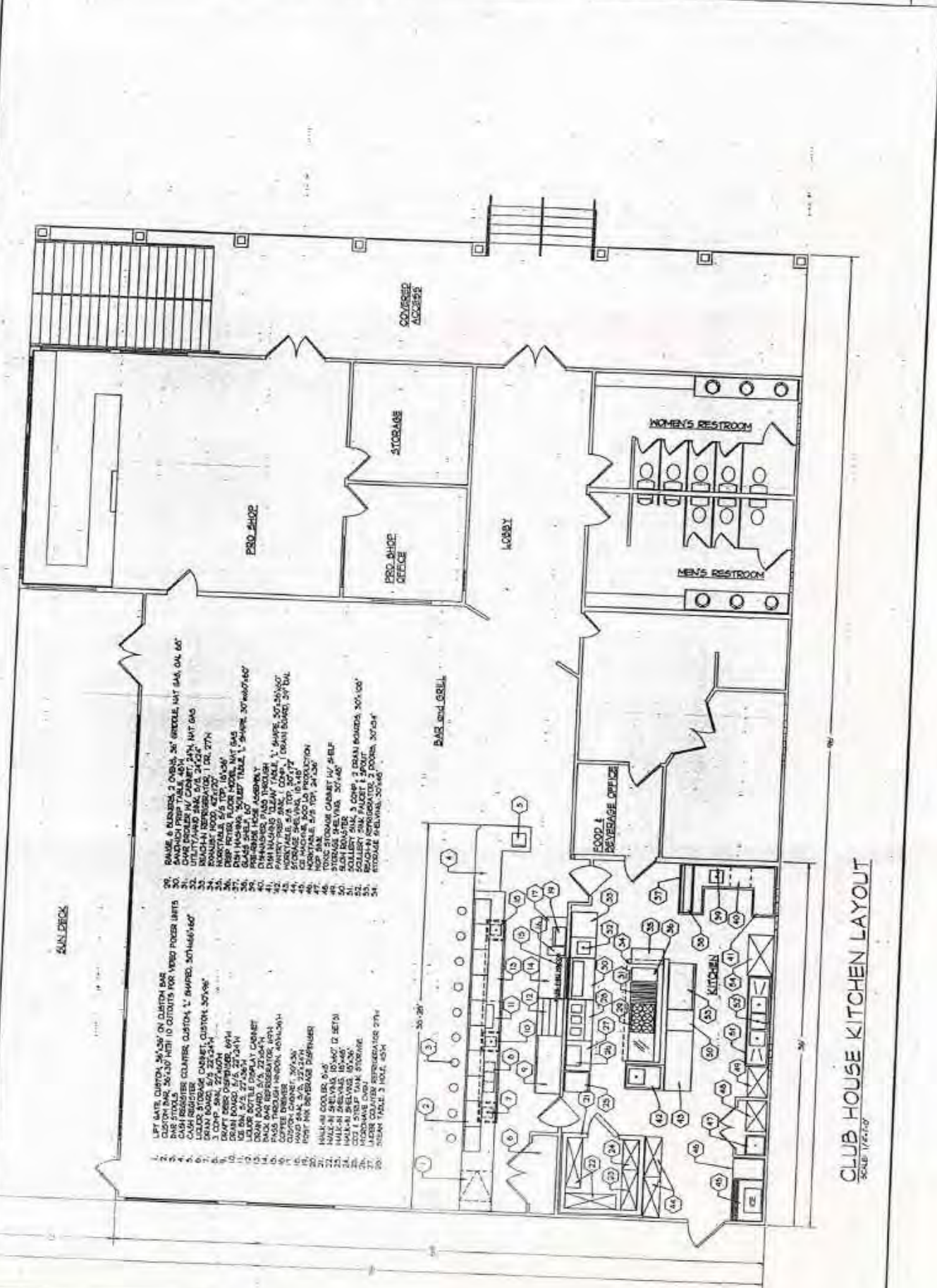


CART STORAGE - FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 10/1/07



SHT 5 OF 5

<p>EMPIRE RANCH GOLF CLUB HOUSE</p>	<p>CLUB HOUSE KITCHEN LAYOUT</p>	<p>1-X</p>
-------------------------------------	----------------------------------	------------



# **Empire Ranch Balanced Land Use Mix**

Mixed Use Residential

Public & Quasi Public

Medium Density Residential

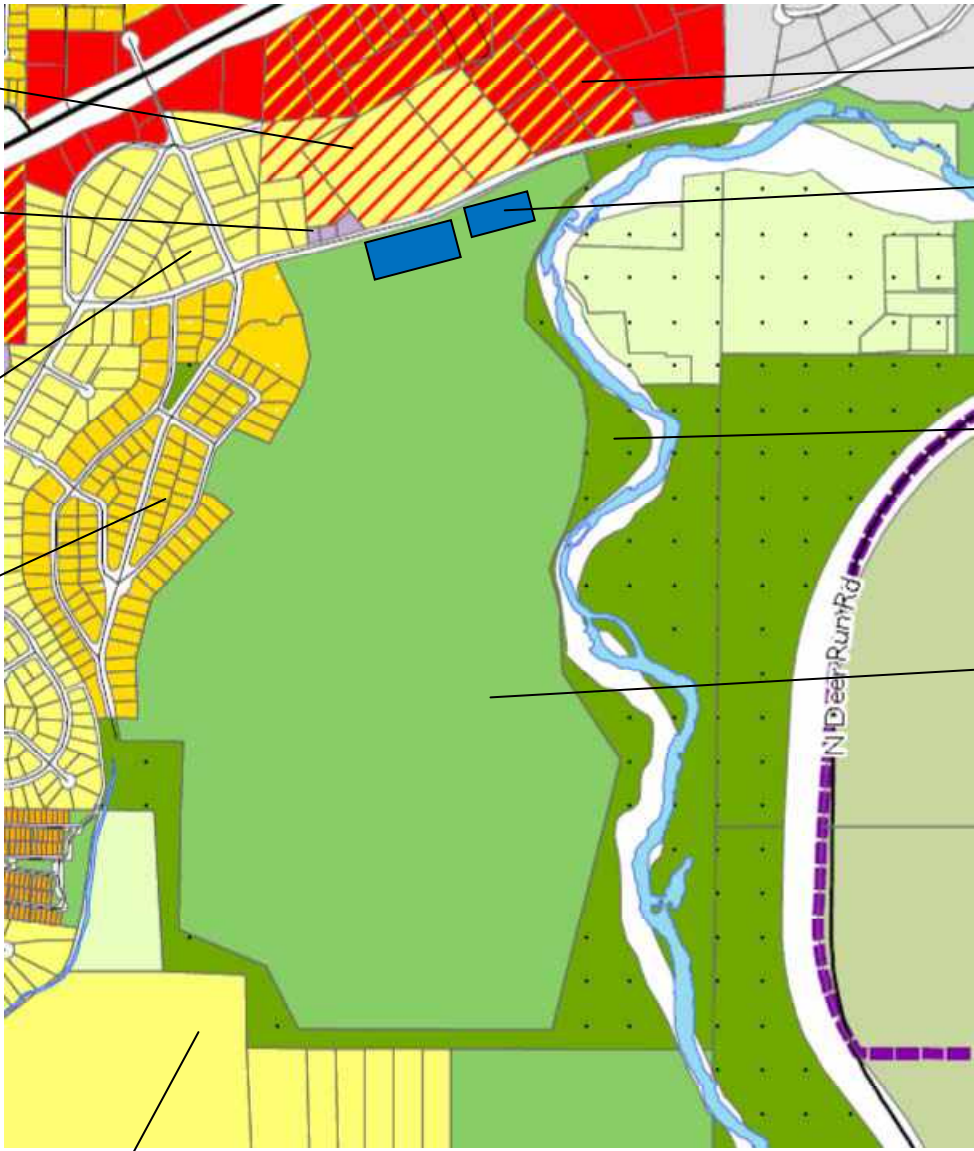
High Density Residential, 1000+ ft from Flat Field activity

Mixed Use Commercial

Flat Field Activity & Related Use

Parks & Recreation Space

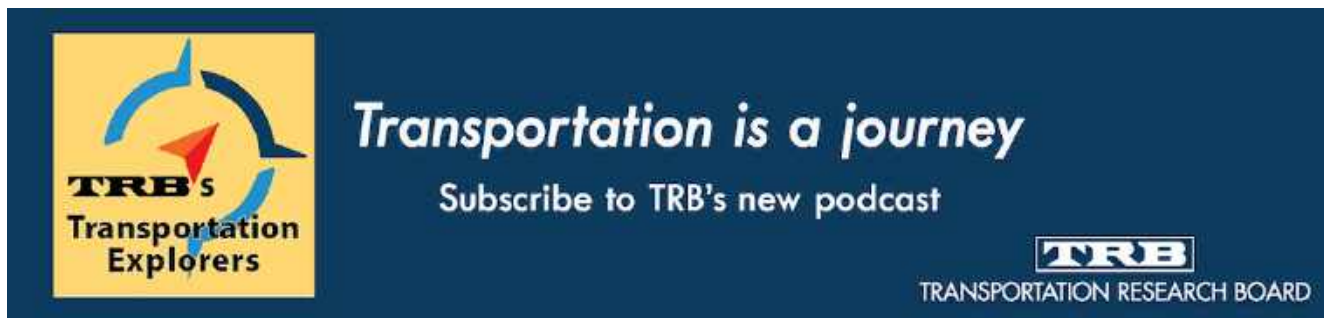
Open Space



Low Density Residential, 2500+ ft from Flat Field activity







[.https://bit.ly/TRBpodcasts\)](https://bit.ly/TRBpodcasts)

## Parking and Vehicle Trip Generation for Soccer Fields and Elementary Schools

Many sports fields for recreational and competitive youth sports programs are located at elementary school sites. These fields may have a substantial impact on elementary school trip generation. **This paper reports on a study of parking demand at sports fields** on elementary school property.

Observations were conducted at more than a dozen soccer field events between 2006 and 2009. The **findings indicate the soccer field parking can be grouped into three functions, each with different parking demands: practice (parking demand of about 15 vehicles per field),** games/tournaments (parking demand of about 60 vehicles per field), and regional qualifying tournaments with non-local teams (parking demand of about 70-90 vehicles per field). Rather than building parking facilities for the largest potential demand, parking management strategies can be used to address peak demand. Adequate drop-off and pick-up curb space should be provided near the fields when parking management strategies are used. Other after-school events may determine a higher provision of parking when fields are located at schools. The present ITE trip generation number for afternoon peak hours at elementary schools may not be adequate when sport fields are present.

### **Availability:**

Find a library where document is available. Order URL:

<http://worldcat.org/oclc/614107147>

[.http://worldcat.org/oclc/614107147\)](http://worldcat.org/oclc/614107147)

**Authors:**

McCourt, Ransford S

**Publication Date:** 2010-8

**Language**

English

**Media Info**

**Media Type:** Print

**Features:** Tables;

**Pagination:** pp 34-38

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**TRT Terms:** [Elementary schools \(/Results?q=&datein=all&index="Elementary%20schools"\)](/Results?q=&datein=all&index=); [Parking demand \(/Results?q=&datein=all&index="Parking%20demand"\)](/Results?q=&datein=all&index=); [Schools \(/Results?q=&datein=all&index="Schools"\)](/Results?q=&datein=all&index=); [Soccer \(/Results?q=&datein=all&index="Soccer"\)](/Results?q=&datein=all&index=); [Sports facilities \(/Results?q=&datein=all&index="Sports%20facilities"\)](/Results?q=&datein=all&index=); [Trip generation \(/Results?q=&datein=all&index="Trip%20generation"\)](/Results?q=&datein=all&index=).

**Subject Areas:** Highways; Planning and Forecasting; I72: Traffic and Transport Planning;

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# **Empire Ranch Golf Course Utilization Analysis**

## **SUP: U93-94-67 & TUP 19-094 NOD**

### **Overview:**

1994 / 95 Golf was permitted for 3 courses of 9 holes each = 27 holes. These 3 courses could be used / played in any combination of 18 holes (a complete 'golf experience').

Empire is presently 2 courses of 9 holes (i.e. a single 18 hole complete golf experience) plus a reduced 9 holes that operates as a 'par 3'. This reduction created the land vacancy / opportunity for flat fields.

There is NO change (No physical expansion) to the clubhouse, maintenance, restaurant, event center and related amenities.

The TUP (2019) was a successful operation and integration of 'flat field' use of existing amenities (no complaints). Use during this TUP mirrors the activities anticipated in the SUP modification.

### **Overview:**

The Modification of the existing SUP application requests utilization of existing facilities, amenities, and infrastructure ('facilities'). Golf at Empire, as well as national averages of golf, activity are in decline.

Carson City Parks & Recreation have recorded the existing flat fields are in insufficient supply, over-utilized, and community activities are cancelled or eliminated because of the lack of infrastructure (2018 NV Appeal Article). The staff commented that future growth will exasperate these conditions and there is a lack of resources for construction, maintenance, and operation.

The facilities that utilize water, sewer (Clubhouse, Restaurant, Event Center) are designed for a specified capacity. These capacities operate independently of the golf experience operation and are limited by their immediate design. Increased demand is managed by wait times as found at a typical restaurant or patrons seek out alternatives. Facility management properly oversees its operations accordingly so as to correctly mitigate / eliminate 'overflow'.

### **UTILIZATION**

1) The original SUP, when granted, called out the water capacity utilization, Page 36 of 170, 'Preliminary Staff Report for Planning Commission Meeting of June 28, 1994, Agenda Item: G-5, Other Reviews Required #5 "GROWTH MANAGEMENT: If the operation of the golf course were to consume in the excess of 7,500 gallons of water per day, a special review by the Board of Supervisors must be conducted."

Consulting Engineering Services (CES), September 25, 1996, Water Usage Report allocated 1752 GPD.

Empire presently consumes on average 560 gallons per day (only 7 ½ % of the anticipated allotment of water) or 31% of the allocation from CES. See attached Carson City Utility "Account Consumption History" Prepared 4/2/21.

2) Anticipated Calculation of Rounds of Golf at Empire Ranch Golf Course

<b>Empire Ranch Golf Traffic &amp; Utilization Forecast &amp; Design. Original SUP 1994</b> <b>Pge 73 of 170. Glenn Lukos Associates, Regulatory Services, March 25, 1994, Letter addressed to Mr. Robert W. Junell, Chief, U.S Army Engineer District, Sacramento. Tables on page 2, text on page 3 of</b>
--

**the subject letter (pages 74 and 75 of the SUP)**

In Response A2 (dated January 28, 1993; page 4) RCI stated that the number of rounds may be substantially higher than the number given. RCI's statement meant that the number of rounds would increase each successive year until Year 5, when the number of rounds played per year is expected to stabilize. The number of rounds played are not expected to be higher than the projections stated in the Feasibility Study (and as cited in Tables 1 and 2 above). These projections are based on Henry Bickler's nearly 40 years of golf course management and consulting experience. The Feasibility Study does take into account the projected increase in future play up to year five.

Mr. Robert W. Junell  
U.S. Army Corps of Engineers  
March 25, 1994  
Page 2

**TABLE 1**

YEAR	18-HOLE COURSE		27-HOLE COURSE	
	ROUNDS	NET INCOME	ROUNDS	NET INCOME
1	40,000	\$217,420	62,000	\$ 611,360
2	44,000	348,299	68,200	815,732
3	47,500	463,310	73,700	999,151
4	51,300	582,485	79,500	1,193,389
5	55,500	715,144	85,900	1,409,472



**Eagle Valley Golf Course Comparison**

Eagle Valley Golf Traffic (rounds). 1718-096\_RFP\_Eagle\_Valley\_Golf\_Course\_Final.pdf (2017). Page 17 of 45, Exhibit D.

COMBINED									2015-2016
Month	2009	2010	2011	2012	2013	2014	2015	2016	Variance
Jan	2,855	856	2,448	2,474	434	3,503	3,197	974	(2,218)
Feb	2,029	3,038	1,804	2,768	3,533	2,419	3,183	3,662	479
Mar	3,853	4,623	2,560	2,933	5,328	4,478	4,783	3,316	(1,467)
Apr	5,404	4,972	5,192	5,263	5,133	5,491	4,330	4,912	582
May	7,006	6,780	5,982	7,259	5,981	6,228	4,624	5,644	1,020
June	8,213	8,153	7,634	7,600	6,743	6,715	5,997	5,760	(237)
July	8,282	7,842	8,186	7,613	6,362	6,749	6,417	6,153	(264)
Aug	8,109	7,986	7,626	7,154	6,832	6,993	6,421	6,334	(87)
Sept	7,497	7,127	6,781	7,588	7,236	6,964	5,574	6,115	541
Oct	5,076	4,893	4,999	5,547	5,497	5,795	4,915	4,012	(903)
Nov	3,697	2,488	2,584	3,201	3,551	2,571	1,837	2,060	1,033
Dec	467	1,644	2,434	1,299	586	1,697	837	1,395	558
Total	62,488	60,337	58,530	60,749	57,216	60,003	52,200	51,237	(963)

**Empire Ranch was anticipated to operate 86,000 rounds of golf.** According to Dwight Millard, the owner of Empire Ranch, **the course is now operating approximately 20,000 rounds of golf (~23% of the anticipated rounds)** and in its 25 year history the number of rounds has never reached even the more modest 1<sup>st</sup> year volume forecast of 62,000 rounds.

A simple comparison of volume of rounds of golf at Eagle Valley Golf Course, the most proximate golf and coincidentally of comparable course type, declined ~20% from 2009 – 2016. Eagle Valley Capacity is approximately 33% greater than Empire (36 holes vs 27), suggesting it could operate up to 114,000 rounds (86,000 x 1.33). As of 2016, Eagle Valley Golf Course operated at ~44% capacity (51,000 rounds of Golf).

Therefore, Vehicle Trip Generation Reports (2), confirm IF there was an increase in vehicle trips (or user demand), and NO further decline in golf (whether induced by the overall decline in golf or a decline in response to flat field sports) are all significantly within the anticipated consumption of infrastructure resources. TRB = 15 Vehicles / hours. ITE = 144 vehicles per day. It should be noted, that there is no running water (or sewer) added in connection to the flat fields so there would be no impact to the Clubhouse water or sewer consumption analysis.

# **Empire Ranch Golf Course Application for Play Fields for April 28 Planning Commission Meeting**

## **Table of Contents**

1. Original Application
2. Impact Report Water, Sewer, Storm Drain
3. Traffic Analysis
  - a. See Supplemental Information (12 d)
4. Supplemental Correspondence
  - a. Jonathan Palm April 6, 2021, Re: Parking
  - b. Jonathan Palm April 6, 2021, Re: Confirmation No Fill Material, No Impact Water Use Volume or Sewer, Irrigation – Runoff – Collection
    - i. See Supplemental Information (12 b)
  - c. Marc Radow April 6, 2021, Re: Tournament Sport Tourism vs Single Field, Event Utilization, Temporary Structure
5. Empire Ranch Site Plan
  - a. Wide Angle
6. Flat Field Orientation
7. Flat Field & Flood Plain
8. Optional Lighting
9. Seating Options & Temporary Structure
10. Storage & Concession Options
11. Portable Restroom Options
12. Supplemental Information
  - a. Nevada Appeal July 10, 2018, “Carson City is running out of room to play”
  - b. Empire Ranch Golf Course Water Consumption 21-04-02
  - c. Balanced Land Use Mix
  - d. Transportation Research Board, “Parking and Vehicle Trip Generation for Soccer Fields...”
  - e. Utilization & Traffic Analysis

CITY OF CARSON, STATE OF NEVADA  
REGIONAL PLANNING COMMISSION  
JUNE 28, 1994

NOTICE OF DECISION

A special use permit application, U-93/94-67, was received from Stanton Park Development, Inc. (and other property owners: Carson City, Edd P. Furgerson) to allow a golf course on property zoned Agricultural (A), located at 4480 Morgan Mill Road on portions of APN's 8-361-26, 8-361-18, 10-021-37 and 10-351-26, pursuant to the requirements of the Carson City Municipal Code.

The Regional Planning Commission conducted a public hearing on June 28, 1994, in conformance with City and State legal requirements, and the Regional Planning Commission approved U-93/94-67, and based its decision on the following findings and subject to the following conditions of approval:

FINDINGS:

1. Section 18.02.051(5) authorizes the staff to recommend continuance or denial if the application needs materials to be complete. The staff finds this application to be complete for the purpose of the land use considerations. However, additional design work must be conducted and reviewed in relation to the club house, parking area, buildings for maintenance and any other public enhancement to be dedicated to Carson City. The applicant shall comply with the requirements of Title 12 Flood Protection Ordinance of the CCMC once a detailed grading plan for the golf course is prepared.
2. Section 18.02.053(1a) and 18.05.062(5) call for the proposal to be in keeping with the master plan. The proposal furthers Objective I, Recommendation I by providing a balance between the City's social, cultural and economic needs and environmental consideration in the allocation of its land resources. The proposed golf course will allow for a more intense use of the land while at the same time being compatible with the many limitations of the land such as flooding, high water table, mercury contaminated areas and wetland areas to be mitigated and enhanced.

Objective II, Recommendation I calls to advocate land uses were compatible to the interest and vitality of an area and adequately meets the density requirements of the land use map. The proposed golf course is in keeping with the density requirements of the land use map and promotes the creation of open space in perpetuity. The recreation aspect of this proposal adds to the interest and vitality of Carson City as a destination resort. Requirements to traffic and hours of operation must be provided as conditions of approval in order to mitigate potential harmful effects on the residents of the area.

Objective II, Recommendation III calls to promote a greater cooperation between the city, state and federal governments in order to achieve harmony in public and private development. Due to the complicated nature of this special use permit as it relates to the differing environmental constraints of the site such as flood plain, mercury contaminated ponds, wetlands and potential impacts on wildlife and the river water quality, it is



essential to coordinate among different jurisdictions that are responsible for the regulation of differing aspects of this project.

The proposal for Objective III, Recommendation IV by utilizing flood prone land as open space for recreation use.

Objective IV, Recommendation I is advanced since the golf course has the potential to maintain and further enhance the attractiveness of this community by providing a more-pleasing environment for resident, business and visitors once adherence to all the recommended conditions of approval and regulatory process is completed.

Objective IV, Recommendation II calls to maintain the historic character of Carson City as growth and development occur. Within this property, there is a designated historic resource. It is the applicant's intention to incorporate the historic Darling Ranch house as an amenity of the golf course.

The goal of creating an open space corridor along the Carson River is advanced by this proposal due to the applicant's offer to trade lands and dedicate open space easements to Carson City. This open space trail system along the river corridor is of benefit to the entire community.

3. Sections 18.05.062(5b) and 18.02.053(b) require that the proposed project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties in the general neighborhood and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The proposed golf course will not be of detriment to the neighborhood because it will be developed and operated in accordance with the Carson City standards and regulations as to drainage, landscaping, access and intensity of use all established for the purpose of protecting the safety, health and welfare of the community. During construction there will be temporary effects of noise, vibrations and fumes. These effects will be minimized by adherence to regular working hours and construction practices. Once the golf course is in operation, there will be an increase in physical activity. This impact will be mitigated by providing adequate access and by assuring ample set backs between the different components of the projects and the proposed and existing residential neighborhoods.
4. Section 18.02.053(c) requires that the proposed development has merit and value to the community as a whole. The proposed project has merit and value to the community as a whole by increasing the ad-valorem tax and providing a source for additional revenue for Carson City based on a land use that produces open space and recreation at the same time.
5. Section 18.02.053(d) and 18.02.062(5b) requires sufficient consideration to be exercised by the developer in adapting the project improvements to the vicinity including schools, fire protection, water, storm drainage and other improvements. This proposal will not have a direct impact on schools. The developer is willing to construct improvements necessary to provide fire protection as well as to extend, city sewer and water service to the site. Prior to the issuance of the grading permit, the proposal will be in compliance with the Carson City standards of Title 12 Flood Protection Ordinance. In relation to

roads, the Public Works Department memorandum calls for a study that will determine what improvements are necessary not only on site but off site in order to mitigate any potential problems.

6. Section 18.05.062(5f) requires that the development be in compliance with the standards of the zoning ordinance. This will be accomplished with approval of the subject's special use permit and submittal of the required additional studies and information as the project is carried out. A condition of approval shall establish that if the applicant and staff are not in agreement regarding the development of the property, the special use permit will be referred back to the Planning Commission for a resolution of the matter.
7. This project would not negatively effect the public health, safety and welfare and would not result in material damage to properties in the vicinity once compliance with the conditions of approval are carried out as the project develops. On the contrary, the proposed golf course has the ability to enhance the perception of Carson City as a more desirable community.

#### CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan as amended or revised by the Planning Commission and conditions of approval of the staff report.
2. All on and off site improvements shall conform to city standards and requirements including the provision of the flood engineering studying prior to grading the site, landscaping to be reviewed by staff including the provision for landscaping of the parking lot prior to grading the site and approval of building elevations prior to issuance of a building permit. The flood engineering study shall be reviewed by a professional engineer of the city's choosing competent in the field of flood engineering and the applicant shall be responsible for all costs incurred for the review on behalf of Carson City.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval and any extension of time must be requested in writing to the Community Development Department 30 days prior to the one (1) year expiration date. Should this permit not be issued in one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the acknowledgement of conditions for approval within 10 days of receipt of notification. If the acknowledgement is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.
5. All other departments conditions of approval which are attached shall be incorporated as conditions of this report.
6. During construction hours of operation shall be restricted from 6:30 a.m. to 9:00 p.m. for all outside work.

7. Prior to the issuance of the grading permit, the applicant shall have all required processes necessary for assemblage of the site in to a single legal parcel or parcels as required including abandonment or designation into easements, lot line adjustments, etc.
8. Disturbed areas not subject to immediate construction must be irrigated, landscaped and maintained to avoid dust emanations.
9. This special use permit is subordinate to any permit that may be necessary from the Army Corp of Engineers, the State of Nevada or any other federal agency.
10. Prior to the issuance of the grading permit, the applicant, Public Works Department and Community Development must agree upon the routes to be used by construction traffic.
11. The applicant shall dedicate lands, easements, and effectuate land trades with Carson City as necessary in order to create a public access open space corridor to and along the west bank of the Carson River. Carson City will gladly accept any improvements made by the applicant along the river in order to provide recreation along this corridor.
12. This special use permit authorized staff to review landscaping improvements and buildings on behalf of the Planning Commission. If there were to be a disagreement, staff will refer the matter back to the Planning Commission for resolution.
13. A marker will be placed at the ruins or remains of the historical mill site.

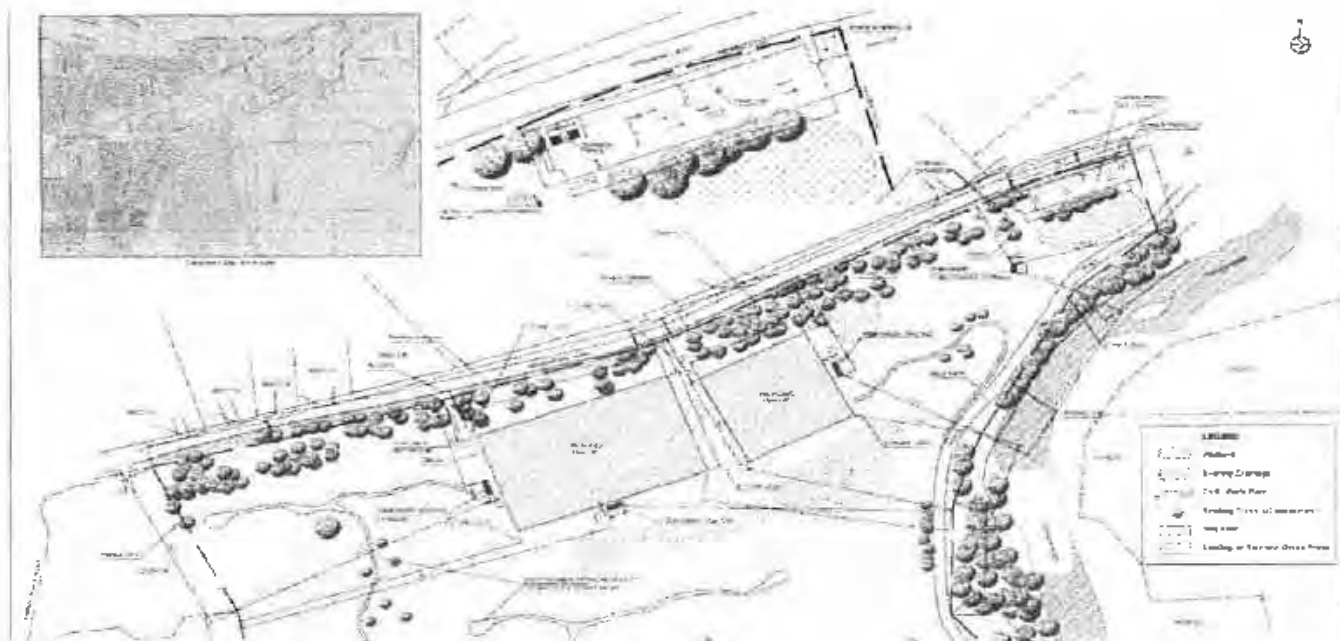
The decision was made on a vote of 6 ayes, 0 nays and 1 absent.

*Robert F. Quinn*  
For: Walter A. Sullivan, Director  
Community Development Department

WAS/ma

Mailed 7/11/94 By mtb

**New Flat Fields In Carson City. Please fill out this form below  
+ SUPPORT Sport Fields In Caron City!**



### The Plan

- ✓ 2 Flat Fields (1 full and 1 small / youth practice)
  - o All sports welcome (Lacrosse, Football, Soccer, Frisbee, Rugby, Field Hockey)
- ✓ Small Snack Stand
- ✓ Parking ~30 cars and 2 Handicap
- ✓ Aluminum Bleachers (players, moms, dads, & grandparents have a place to sit)
- ✓ No cost to the city (to build, to operate, or to maintain)

### Who Is it for

- ✓ Local youth who are student athletes
- ✓ Inspired amateur athletes for the next step in their dream for a career
- ✓ Adult sport enthusiasts
- ✓ An extra field relieves strain on existing facilities
- ✓ Memberships & Club (known users and not random access)

### What it is NOT

- ✗ A Stadium (no construction possible of permanent buildings on Empire Ranch Golf Course)
- ✗ A Tournament Complex (only a single game at a time or local teams practicing)
- ✗ A step for more. The ONLY proposal is the site plan above.

### Petition

I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Hutchins Last Name: Carlson

Street Address: 1978 Meigs St City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( 775 ) 720-6814 Email: IRISHRDE@AOL.Com

\* Carson Planning Commission Hearing is April 28<sup>th</sup>. Public comments welcome & by phone only (408) 418-9388. Access Code 187 219 4211. Submit this form to: [Planning@Carson.Org](mailto:Planning@Carson.Org) or 108 E. Proctor St., Carson City, NV 89701

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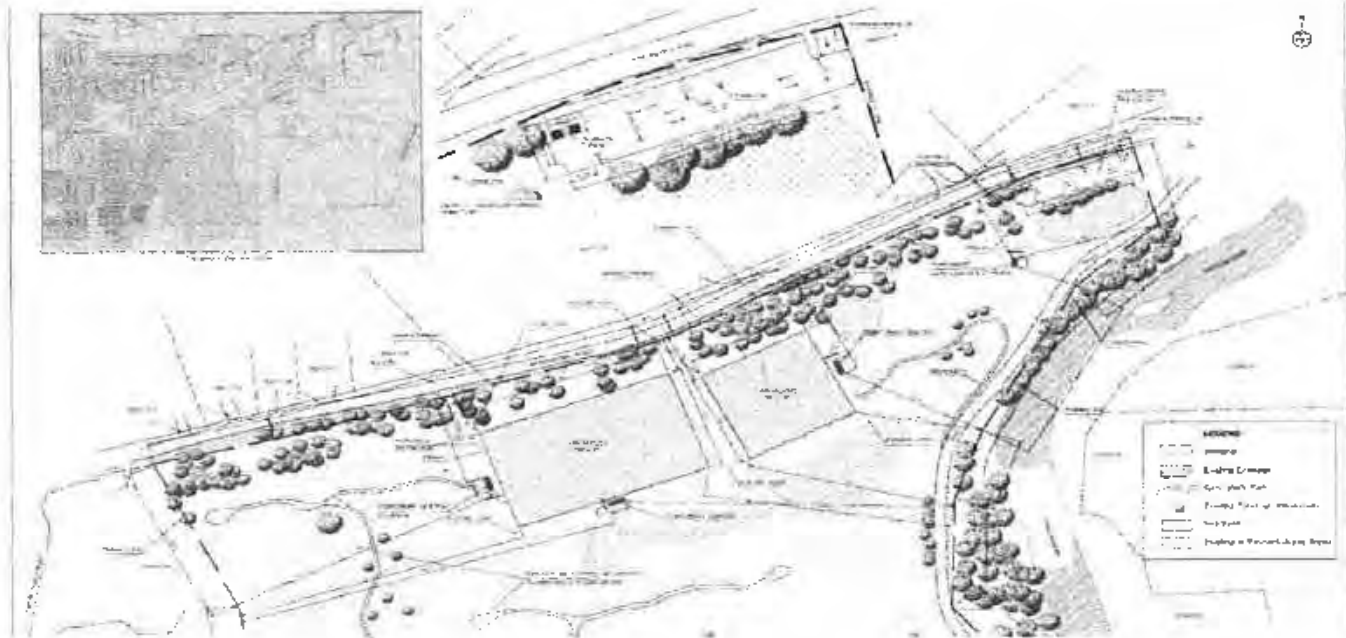
I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Parry Last Name: Carlson  
 Street Address: 1978 Gregg St City: Carson City  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 720-7361 Email: firemapc@sol.com

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First Name: Tammy Last Name: Curran

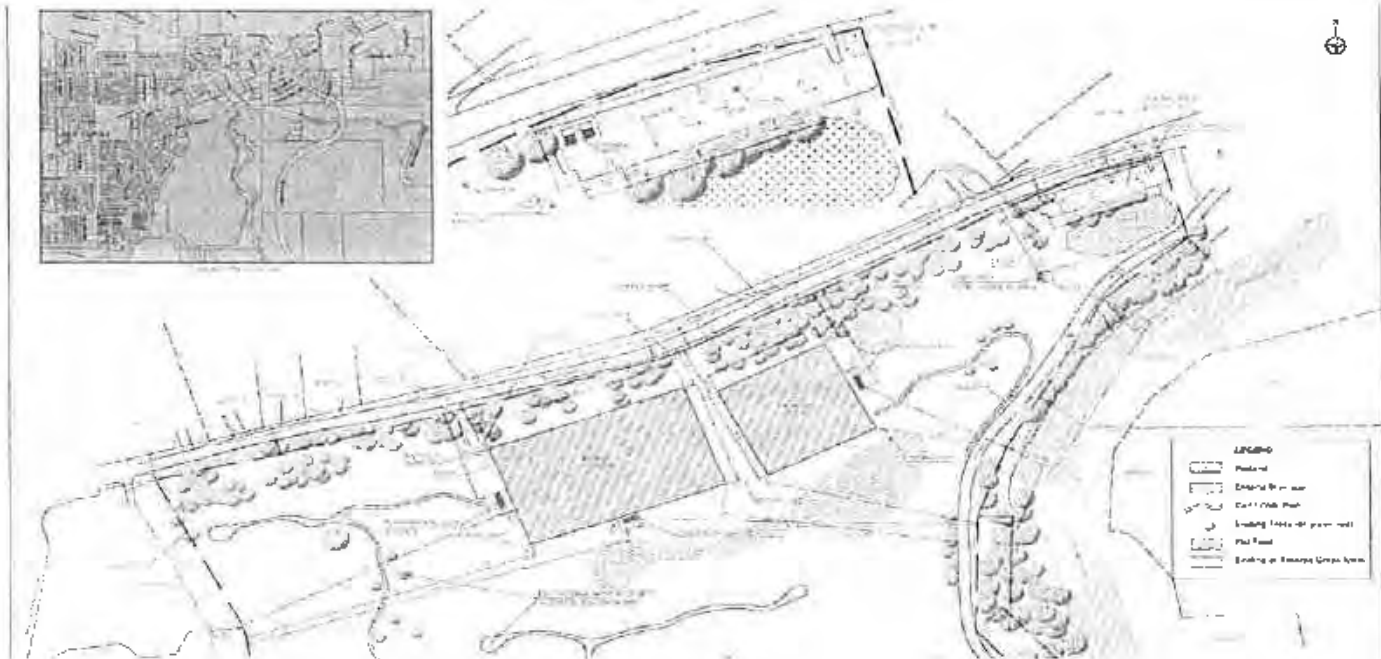
Street Address: 1952 Gregg St. City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 1071-0107 Email: huntermcd2003@gmail.com

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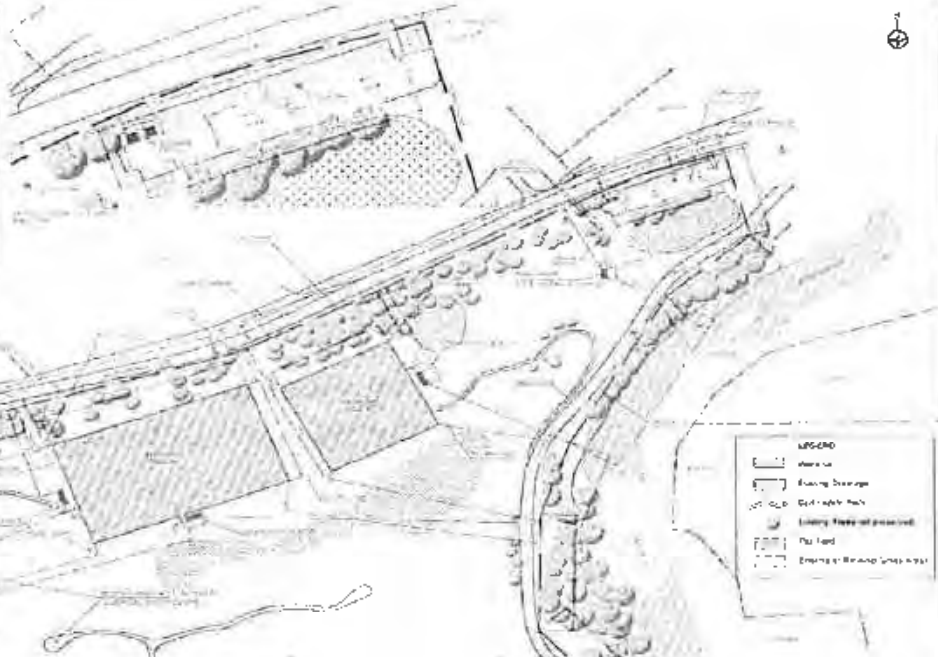
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First Name: Brian Last Name: Rehelle  
 Street Address: 2216 6099 St. City: Carson City  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: 420 1592-1244 Email: hookerrehelle@gmail.com

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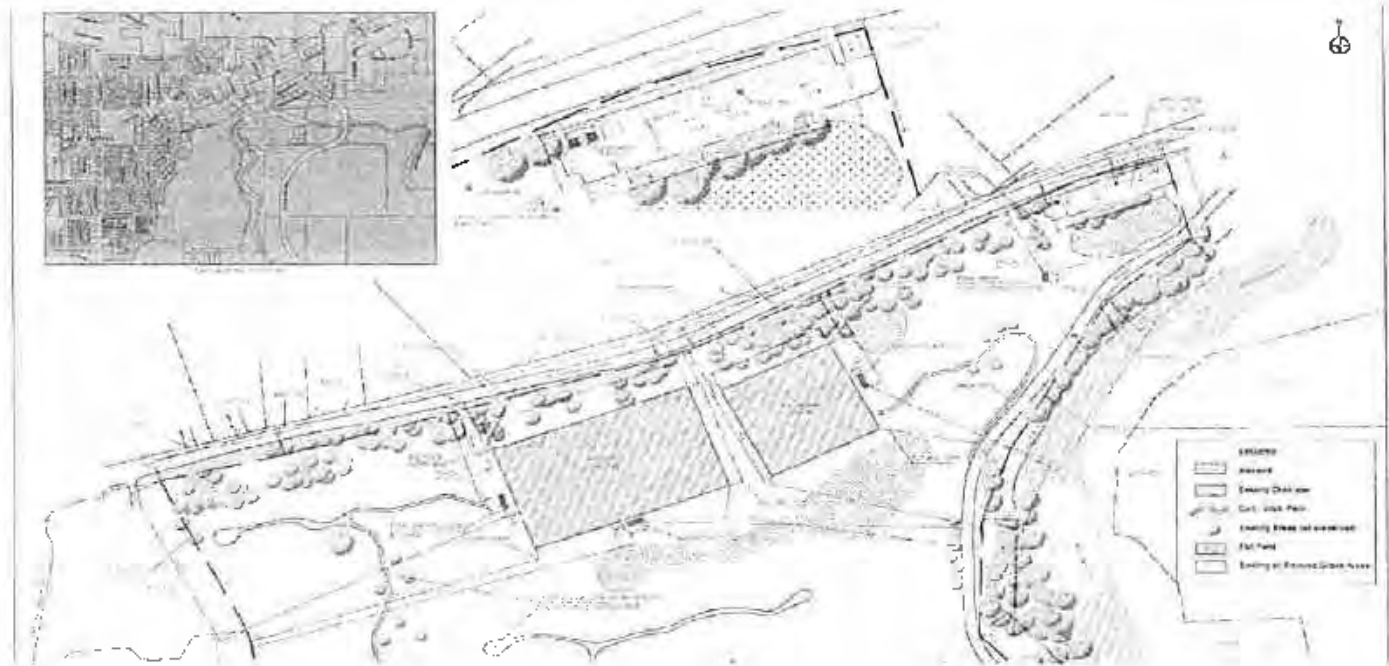
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First Name: Lyn Last Name: Hudgens  
 Street Address: 2150 Gregg St City: Carson City  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 350-7792 Email: bluesblast@comcast.net

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First Name: RUBEN Last Name: HUBAK

Street Address: 2214 GRASS ST City: CARSON CITY

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (714) 232-9132 Email: RUBEN@EMPIRE2020.COM

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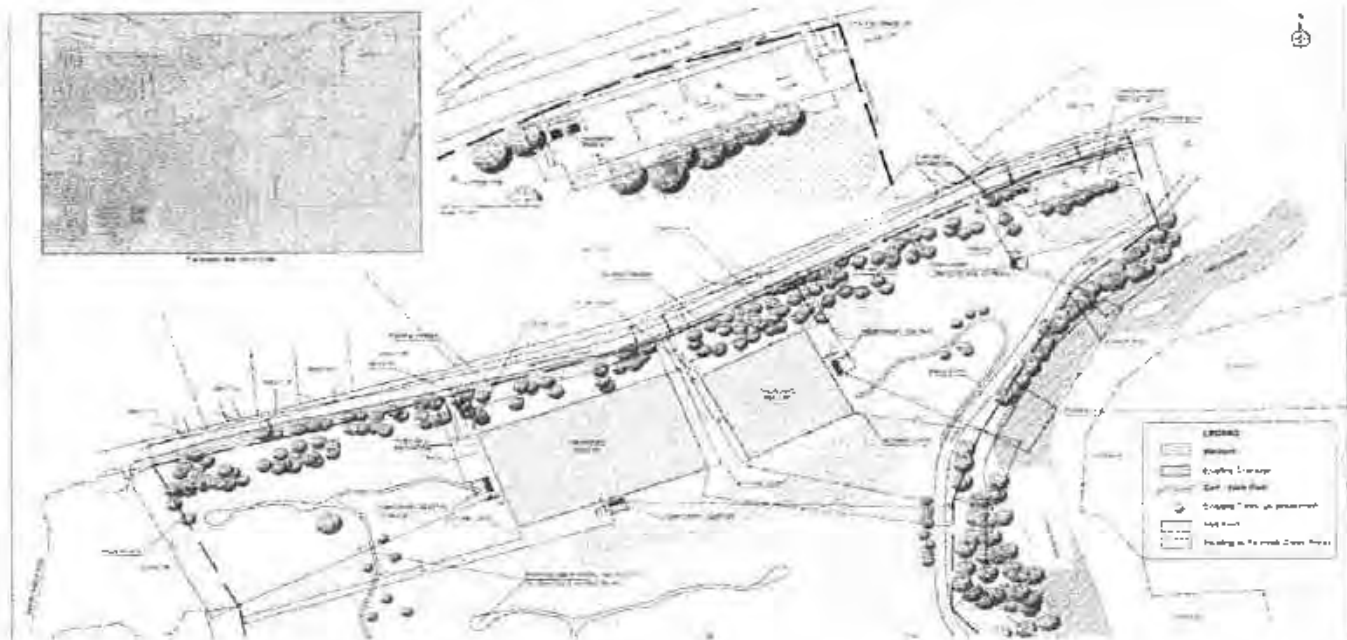
I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Perry Last Name: Nixdorf  
 Street Address: 2249 Darla Way City: Carson City  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: 775-461-9637 Email: p@nixdorf@me.com

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First Name: Jessie Selys Last Name: Selys

Street Address: 2184 Kaela Way City: Carson City NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 705 1339-1846 Email: 121481jessies@icloud.com

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First Name: Adriano Last Name: Rojas de Rodriguez

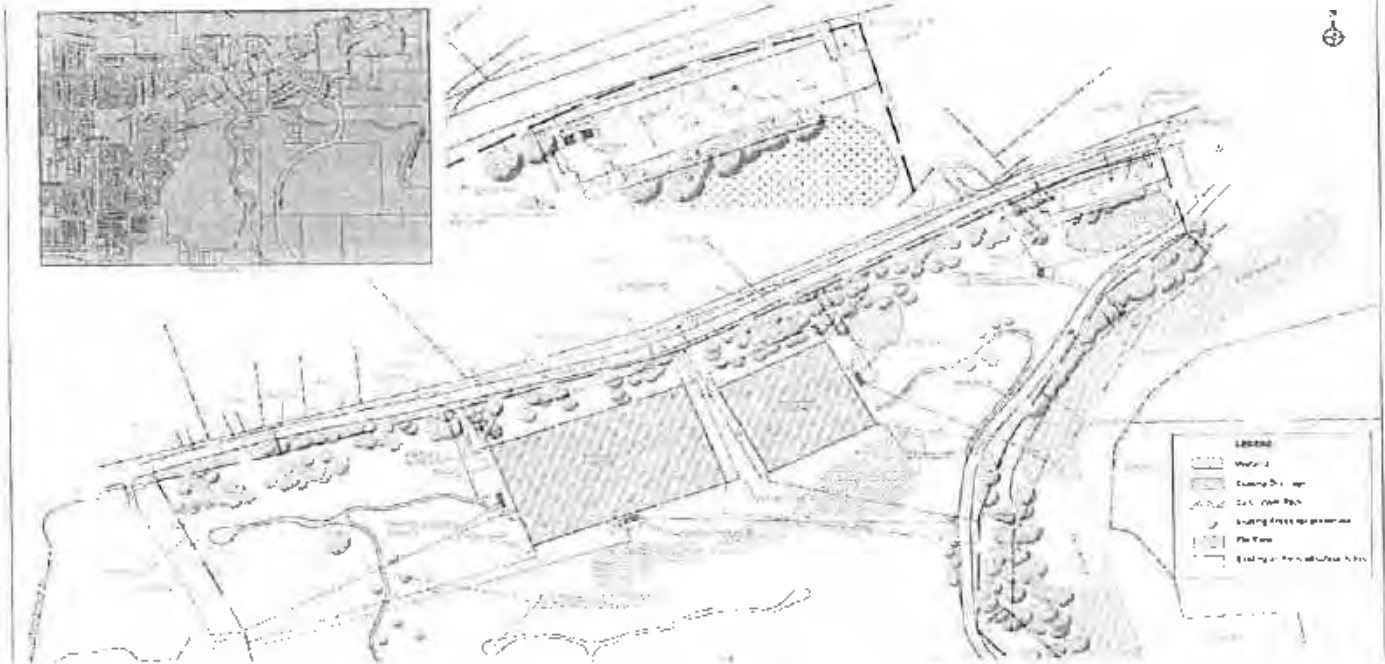
Street Address: 1131 Slide Mountain Dr. City: Carson City, Nev.

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( 775 ) 220-6217 Email: acirfa7777@gmail.com

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First Name: Laura Last Name: Segura

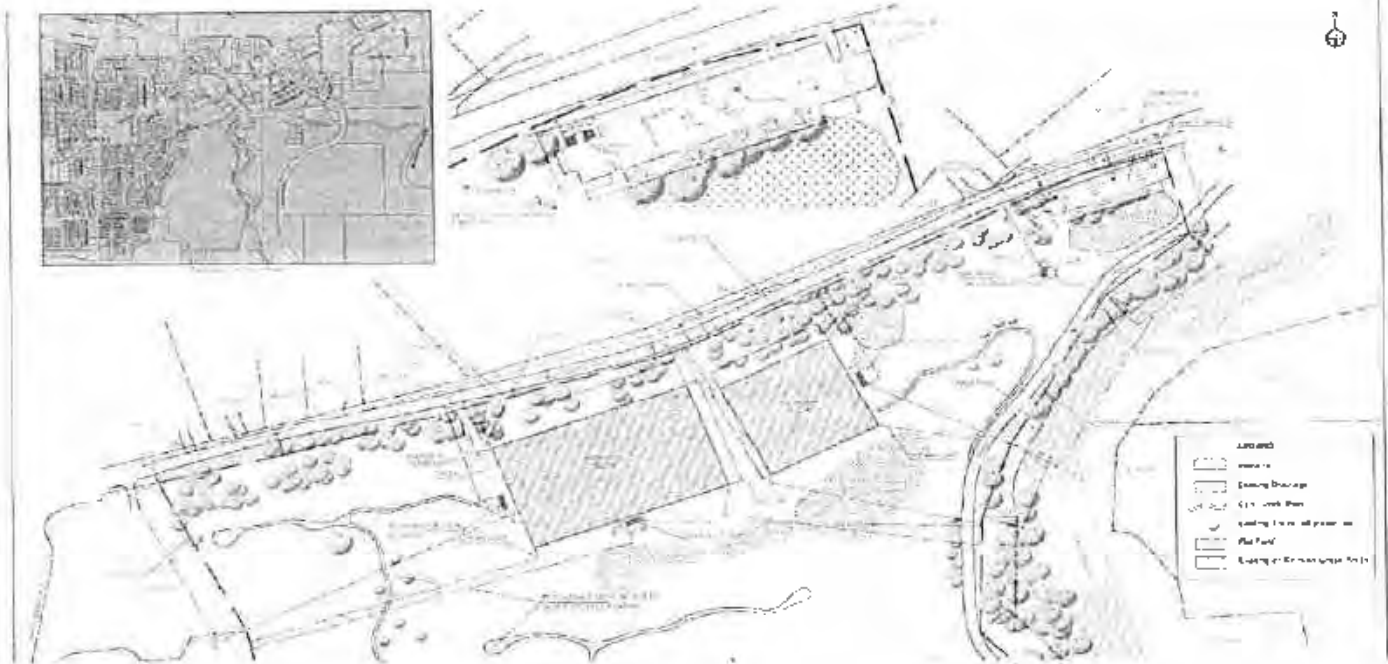
Street Address: 7783 Gregg St City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775.315.9300 Email: lauralynnsegura@gmail.com

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First Name: Jezelea Last Name: Segura

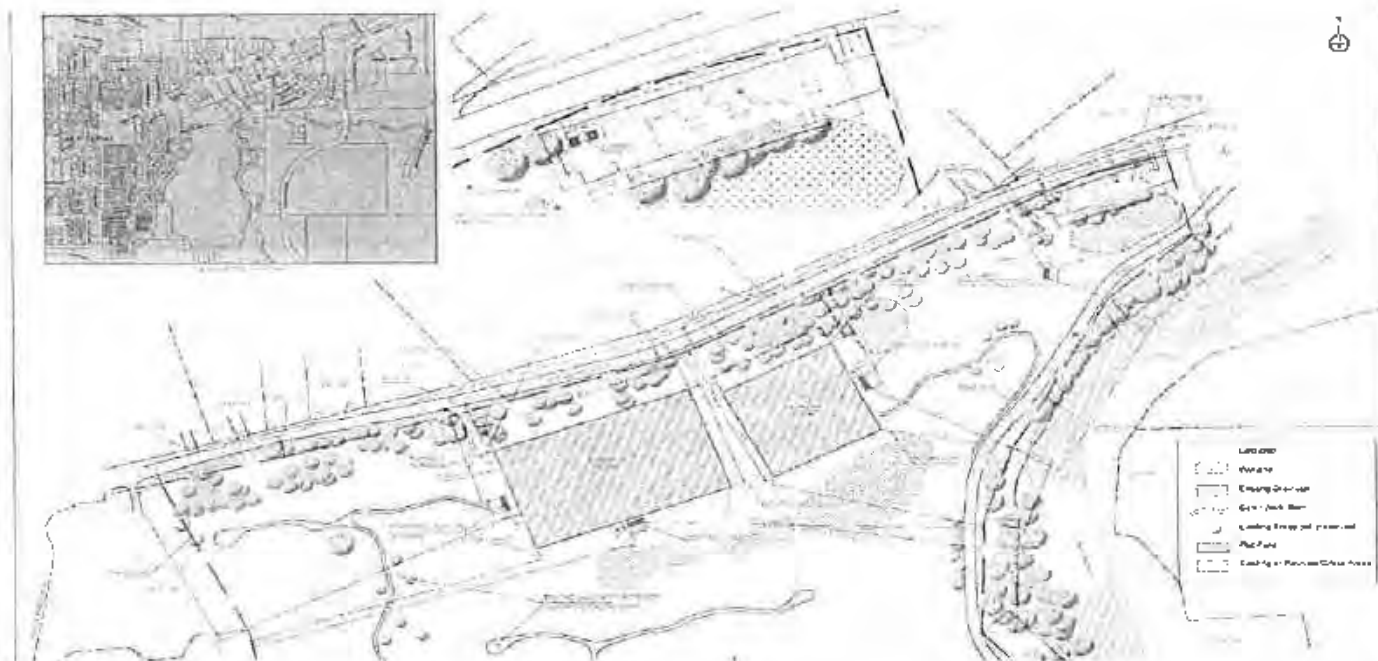
Street Address: 2283 Gregg St City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 726 4152 Email: jezelesegura@gmail.com

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First Name: BRUCE Last Name: WATZ

Street Address: 2280 GREGG City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 791-2337 Email: WATZ@Ki-TECH

\* Carson Planning Commission Hearing is April 28<sup>th</sup>. Public comments welcome & by phone only (408) 418-9388, Access Code 187 219 4211. Submit this form to: [Planning@Carson.Nv](mailto:Planning@Carson.Nv) or 108 E. Proctor St., Carson City, NV 89701



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First Name: Jesus Last Name: Abundis

Street Address: 3121 Debbie Way City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 291-4647 Email: Jesusabundis1966@gmail.com

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Resend  
email to  
Planning@Carson.org



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First Name: JEFF Last Name: TAYLOR

Street Address: 2323 Gregg St. City: CARSON

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (831) 234-3066 Email: JEFF.TAYLOR1968@gmail.com

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First Name: Brandon Last Name: Lamborn

Street Address: 2098 DARR WAY City: CARSON CITY

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 853- Email: Lamborn46@yahoo.com

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775-217-5146 [Planning@Carson.Nv](mailto:Planning@Carson.Nv) or 108 E. Proctor St., Carson City, NV 89701



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First Name: Turner Boday Last Name: Boday  
 Street Address: 7454 Gregg Street City: Carson City, NV, 89701  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 440-7377 Email: turner@blue-mountain-jobs.com

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First Name: Anthony Last Name: Abundis

Street Address: 3111 Debbie Way City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 671-1872 Email: anthony.abundis@gmail.com

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First Name: JOHN Last Name: GONZALEZ

Street Address: 3224 DALE DR City: CARSON

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 345-4603 Email: \_\_\_\_\_

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First Name: Jesus S. Rodney Last Name: Rodriguez

Street Address: 1181 Slide Mtn. City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 721-3799 Email: JRodriguezJaramillo588@gmail.com

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First Name: Joan Last Name: Taméz

Street Address: 2947 Panamint Rd City: Carson city NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 546-3623 Email: joan.tamez@gmail.com

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First Name: Songhai Liu Last Name: Liu

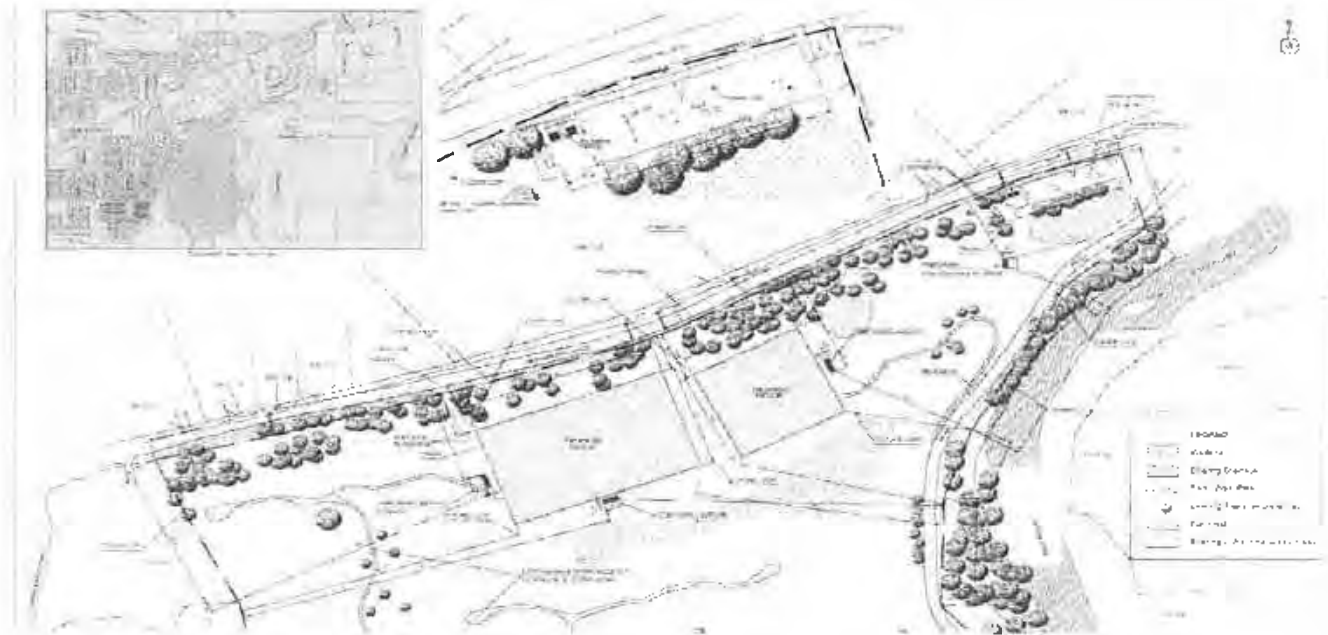
Street Address: 2472 Wataren Ct City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 230-8411 Email: SLiu1@yahoo.com

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First Name: Alyssa Last Name: Tebbitt

Street Address: 2048 Big View Dr. City: Reno

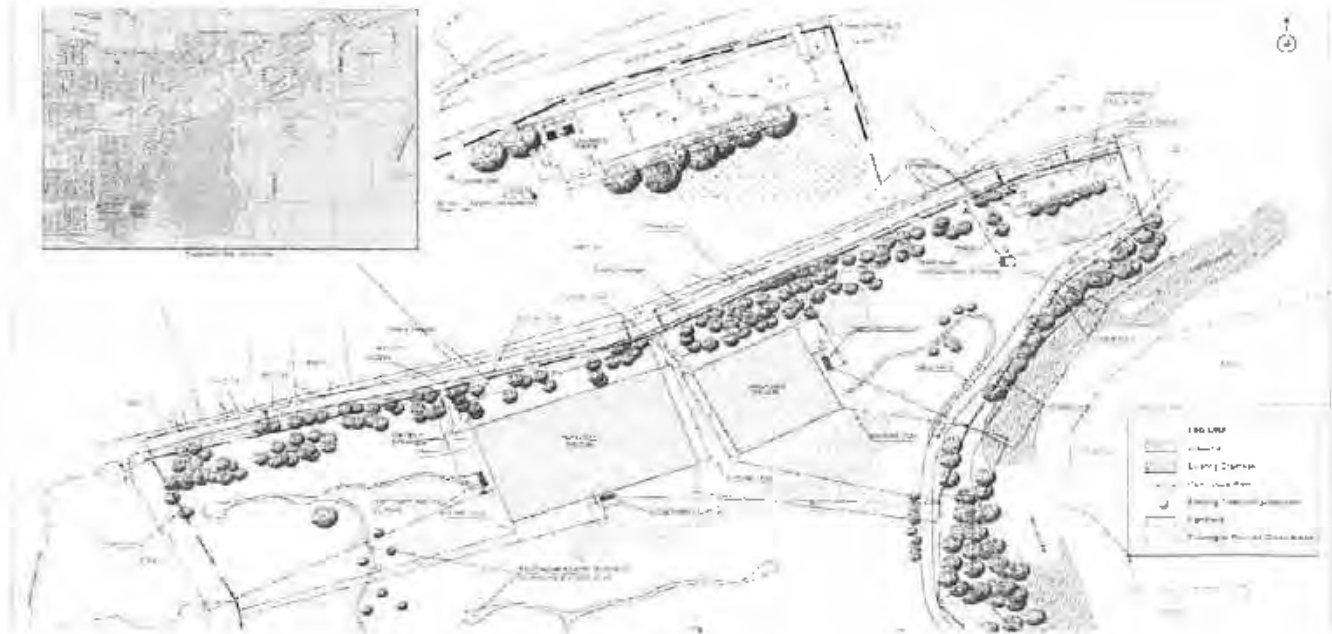
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (725) 558-1865 Email: awahl2370@gmail.com

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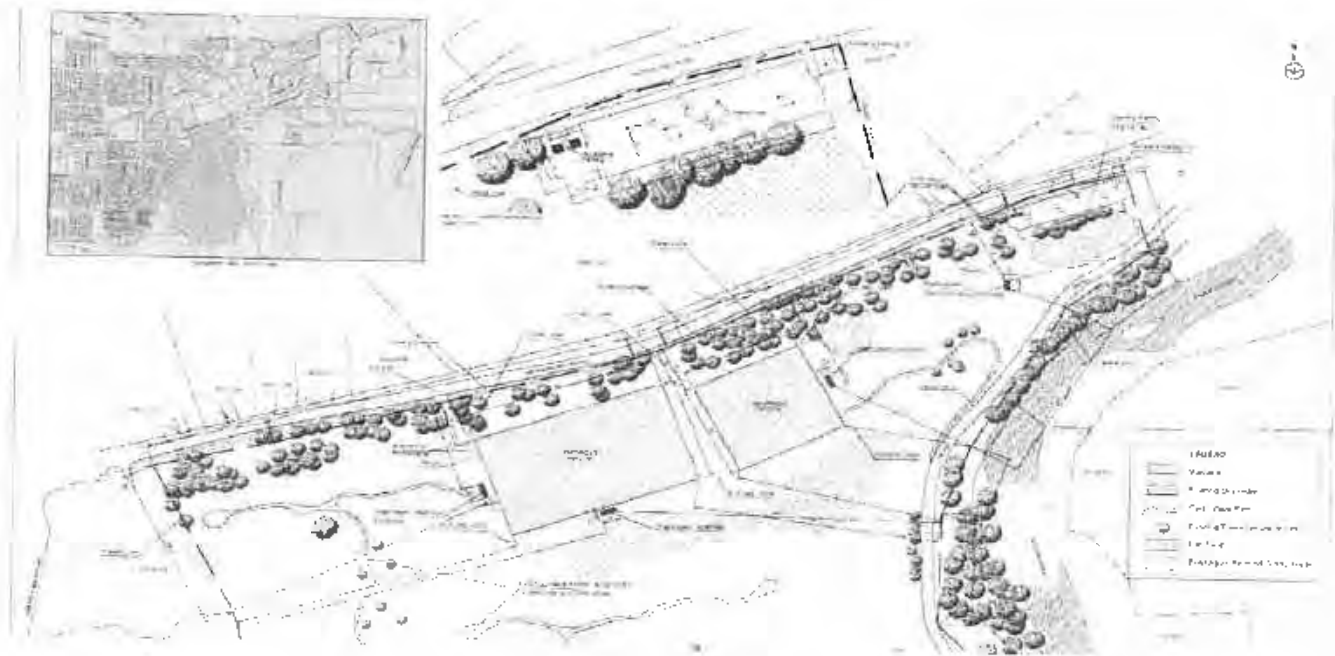
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First Name: Rene Last Name: Flores  
 Street Address: 7525 Cobb Circle City: Reno  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 354-9940 Email: reneedg@hotmail.com

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First Name: Math Last Name: Mehlhoff

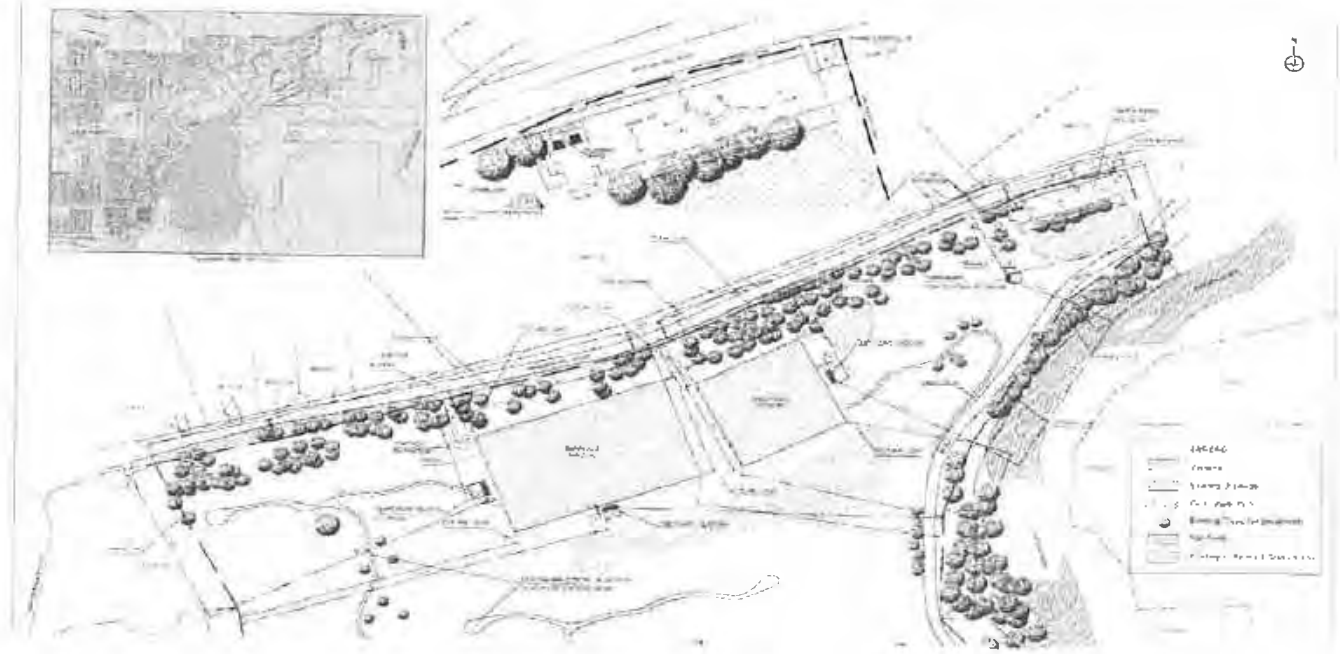
Street Address: 3755 Lisa Ct City: Carson

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 846-6612 Email: mehlhoffm@gmail.com

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First Name: Alex Last Name: Kelly

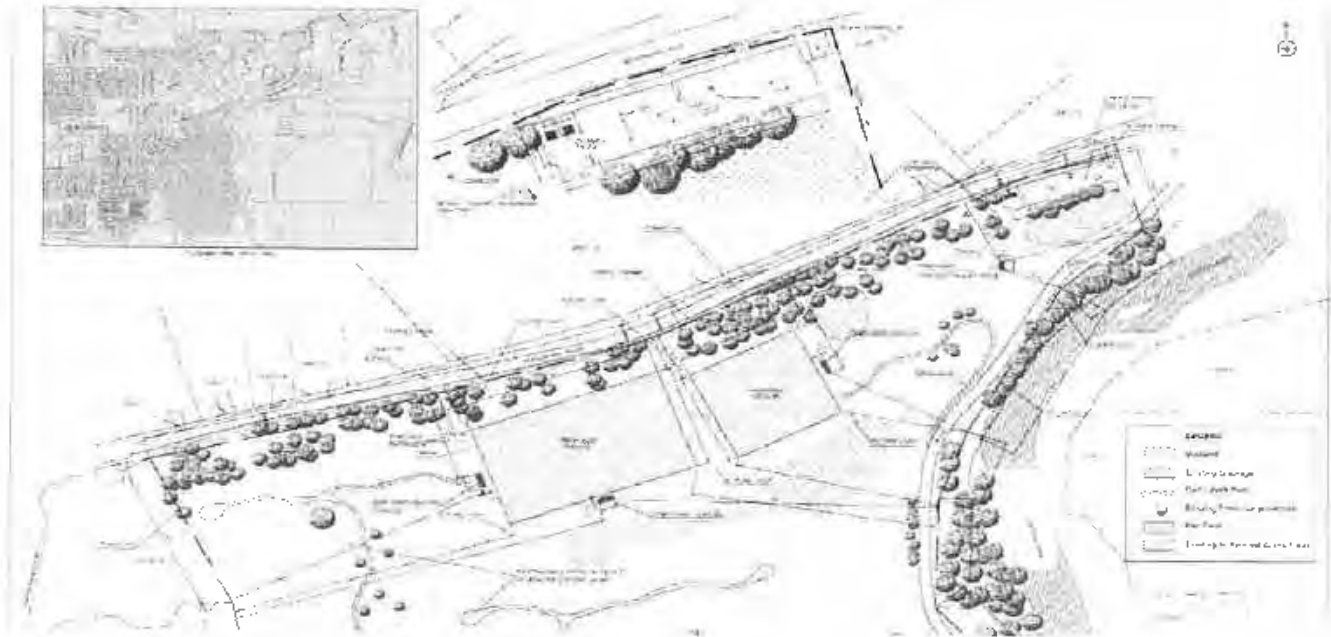
Street Address: \_\_\_\_\_ City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 433-3827 Email: \_\_\_\_\_

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First Name: Christy Lee Last Name: Tracy

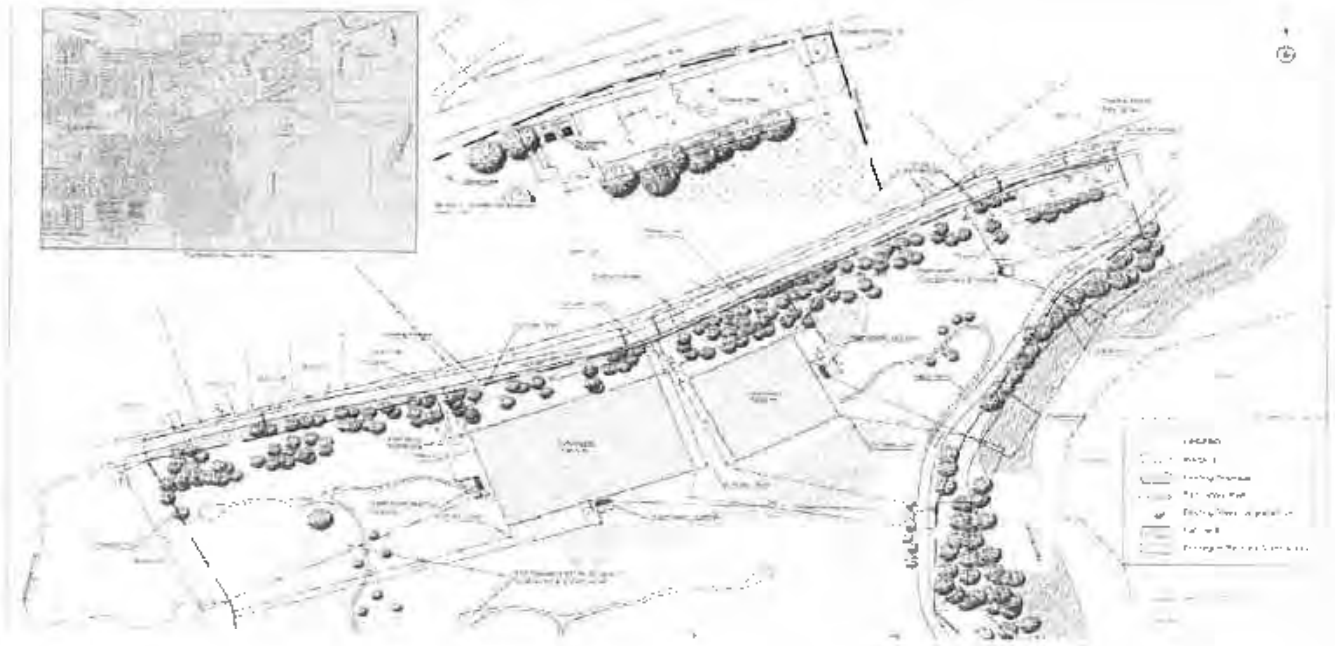
Street Address: \_\_\_\_\_ City: Reo

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 798-1111 Email: \_\_\_\_\_

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First Name: Hunter Last Name: Phillips

Street Address: 30918 Broadway Dr City: Reno

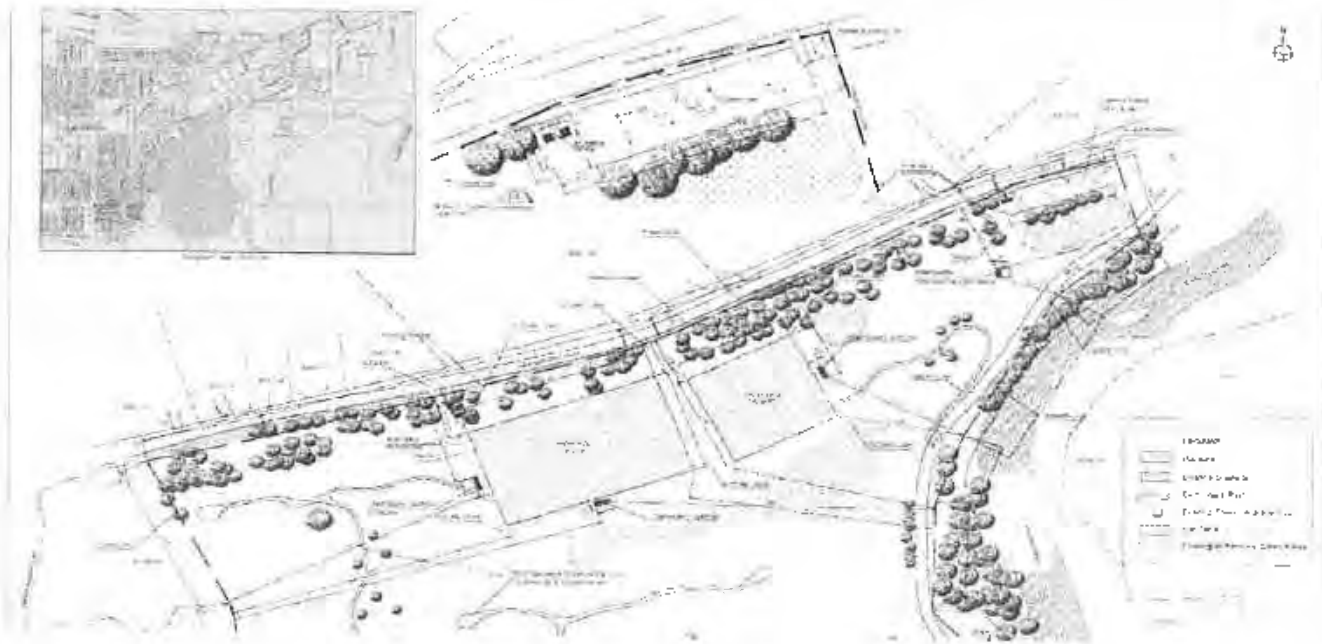
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (503) 505-0469 Email: hunter.phillips@gmail.com

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**New Flat Fields in Carson City. Please fill out this form below  
I SUPPORT Sport Fields in Carson City!**



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I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Brad Last Name: Summerhill

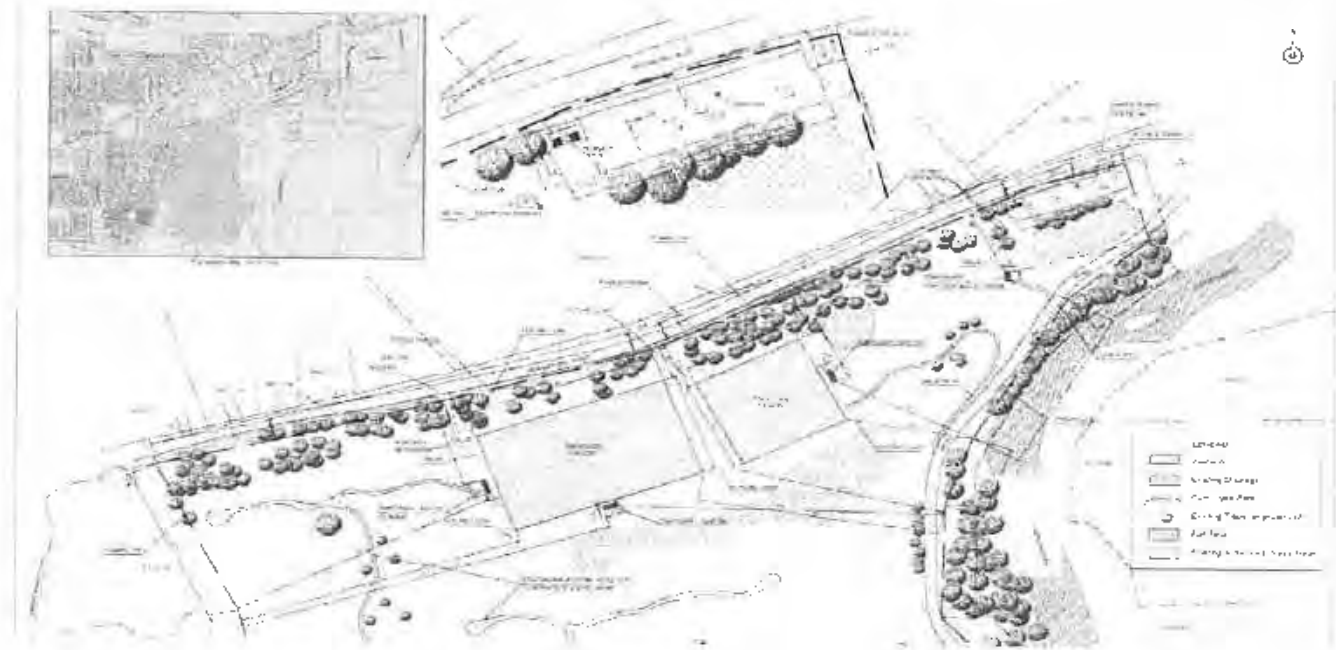
Street Address: 1820 Solari Dr. City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 240-6342 Email: bradsummerhill@gmail.com

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First Name: George Last Name: Ungerling

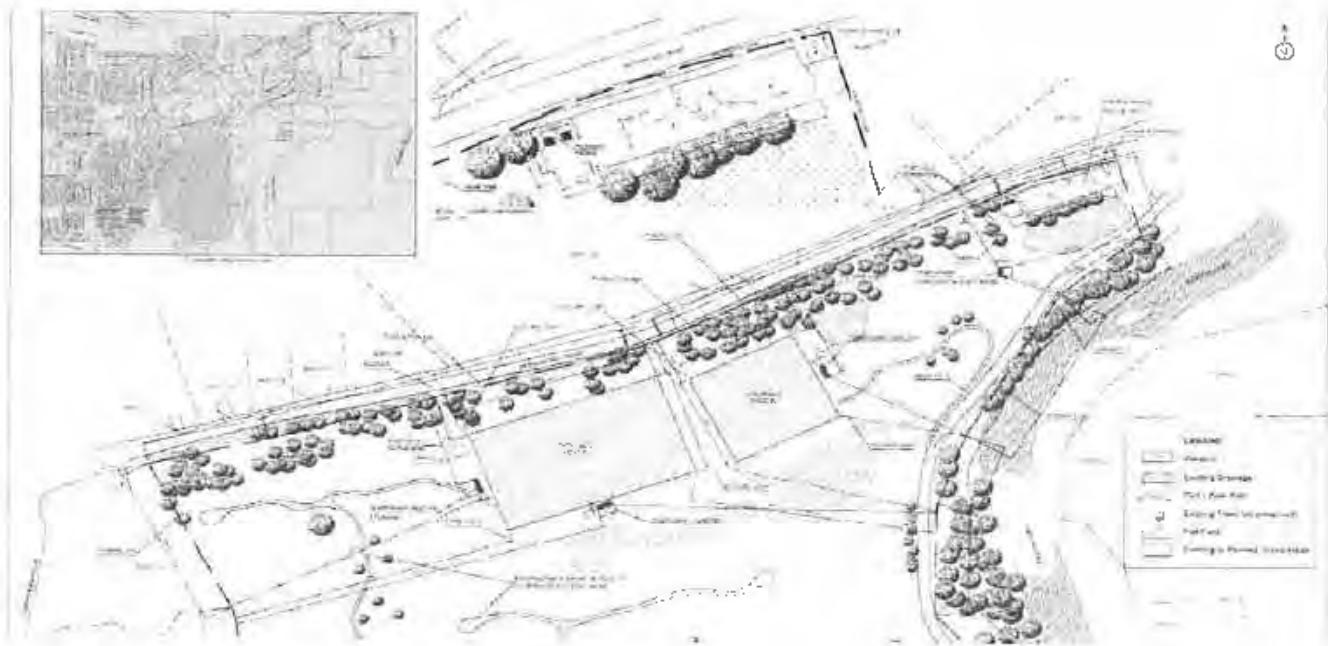
Street Address: 6833 Oak Grove Ct City: Carson

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 815-4195 Email: cutnewphases@carson.com

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First Name: Aadiana Last Name: Pennington

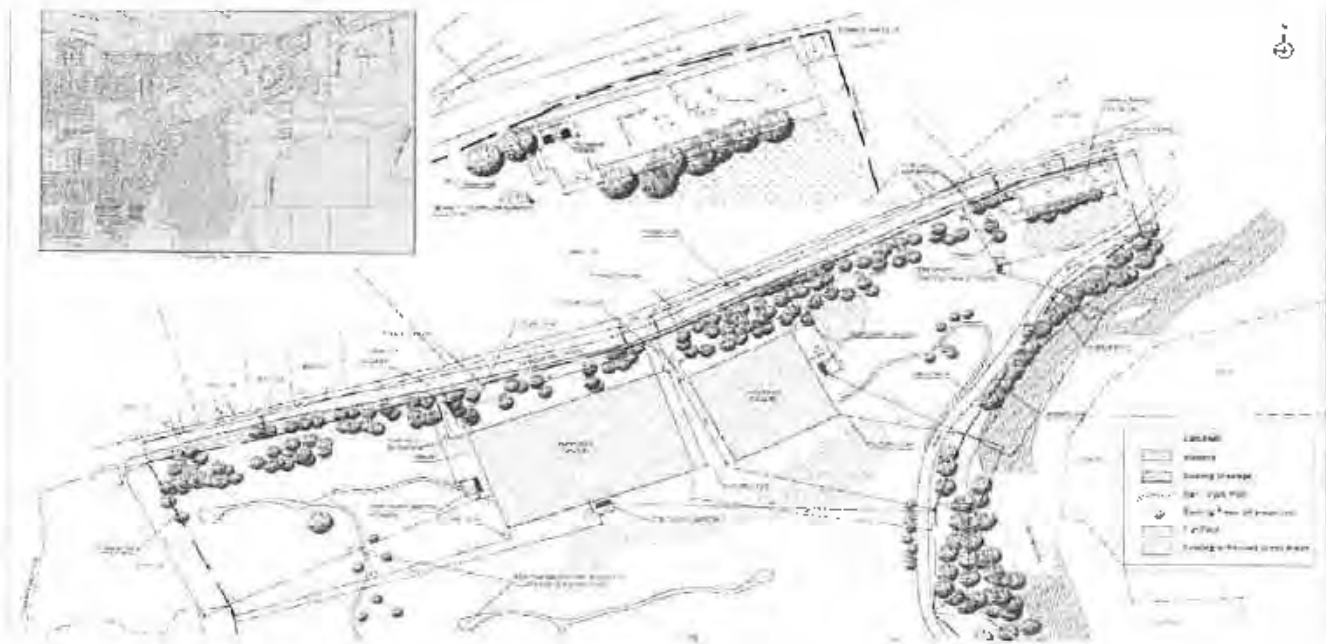
Street Address: 8000 Glenhurst Pl. City:  Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 343 2362 Email: adrianawalker@hotmail.com

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First Name: Kim Last Name: Pennington

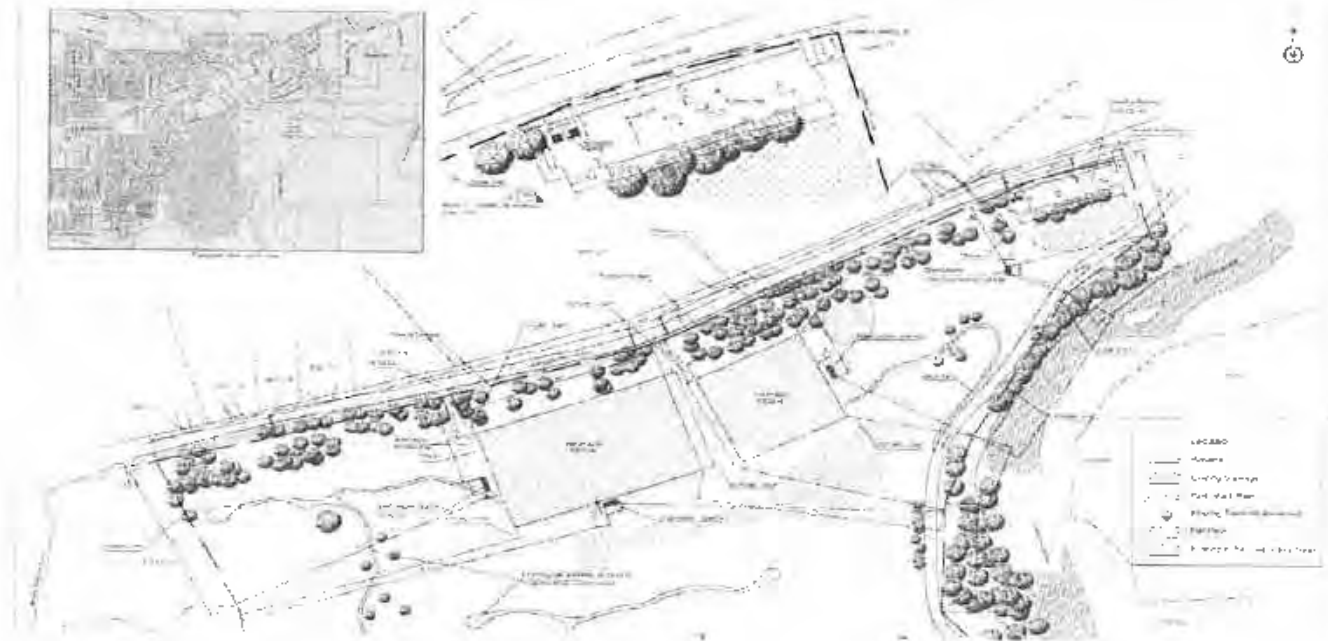
Street Address: 3266 Bellwinkle Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 947-8857 Email: Kim.M.Pennington18@gmail.com

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First Name: Nia Last Name: Myers

Street Address: 195 Bartlett St City: Peno

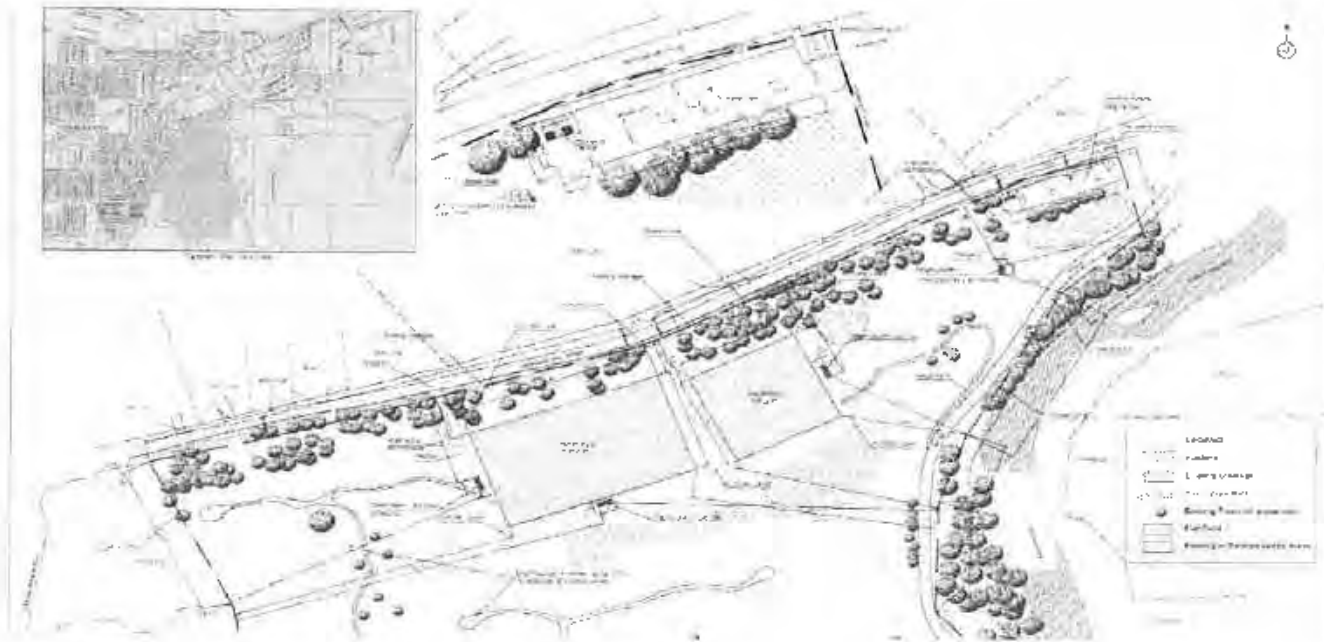
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (702) 372-1416 Email: myers\_nia59@yahoo.com

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First Name: Paul Last Name: Etcheberry

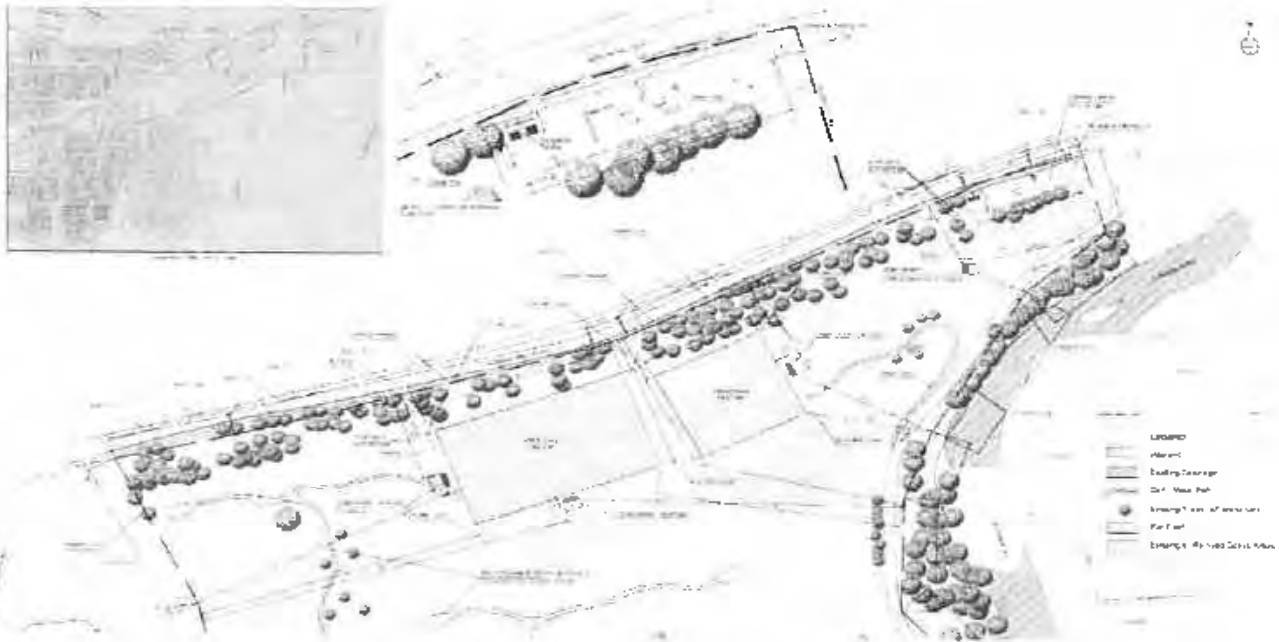
Street Address: 570 Cranleigh Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 379-8070 Email: paul.etcheberry@gmail.com

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First Name: Tony (Anthony) Last Name: \_\_\_\_\_

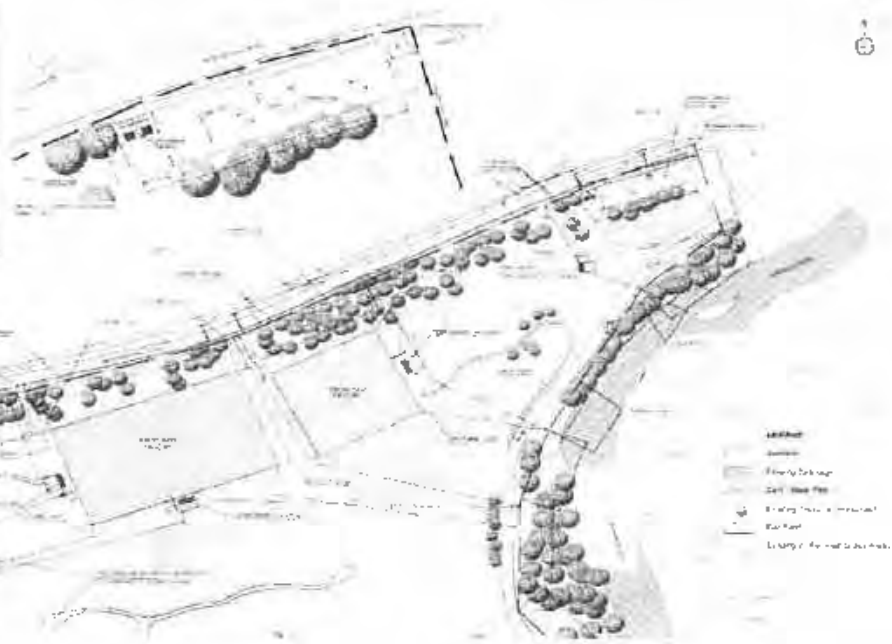
Street Address: 2290 Stawr Dr City: Carson

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 742 2690 Email: \_\_\_\_\_

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First Name: JAIME Last Name: EDRUSA

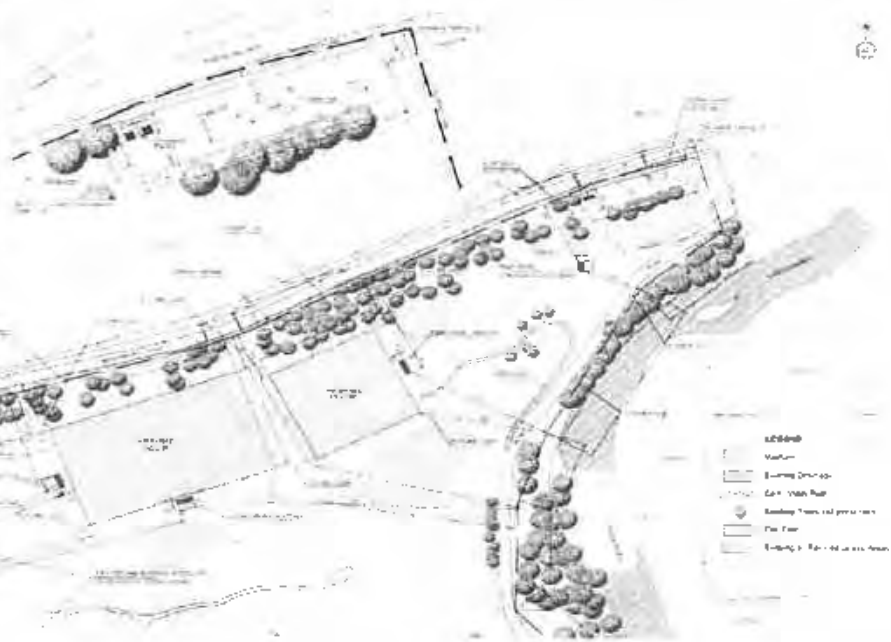
Street Address: 2155 Horse Prairie Rd City: Deer

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1775 1846-533 Email: JEDRUSA@hotmail.com

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First Name: ENRIQUE Last Name: CORCOSTEGUI

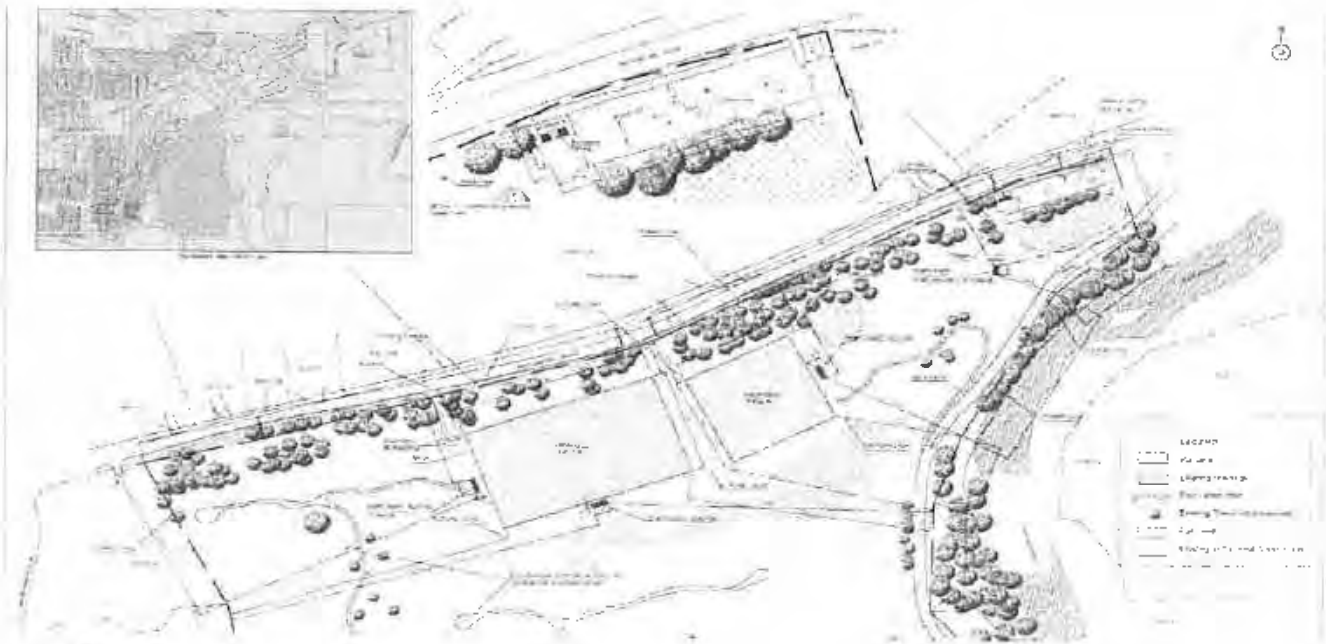
Street Address: 4075 TWIN FALLS DR. City: RENO

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 552-7585 Email: enricorcostegui@yahoo.com

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First Name: Selena Last Name: Large

Street Address: 3941 Claracree Ln #238 City: Reno

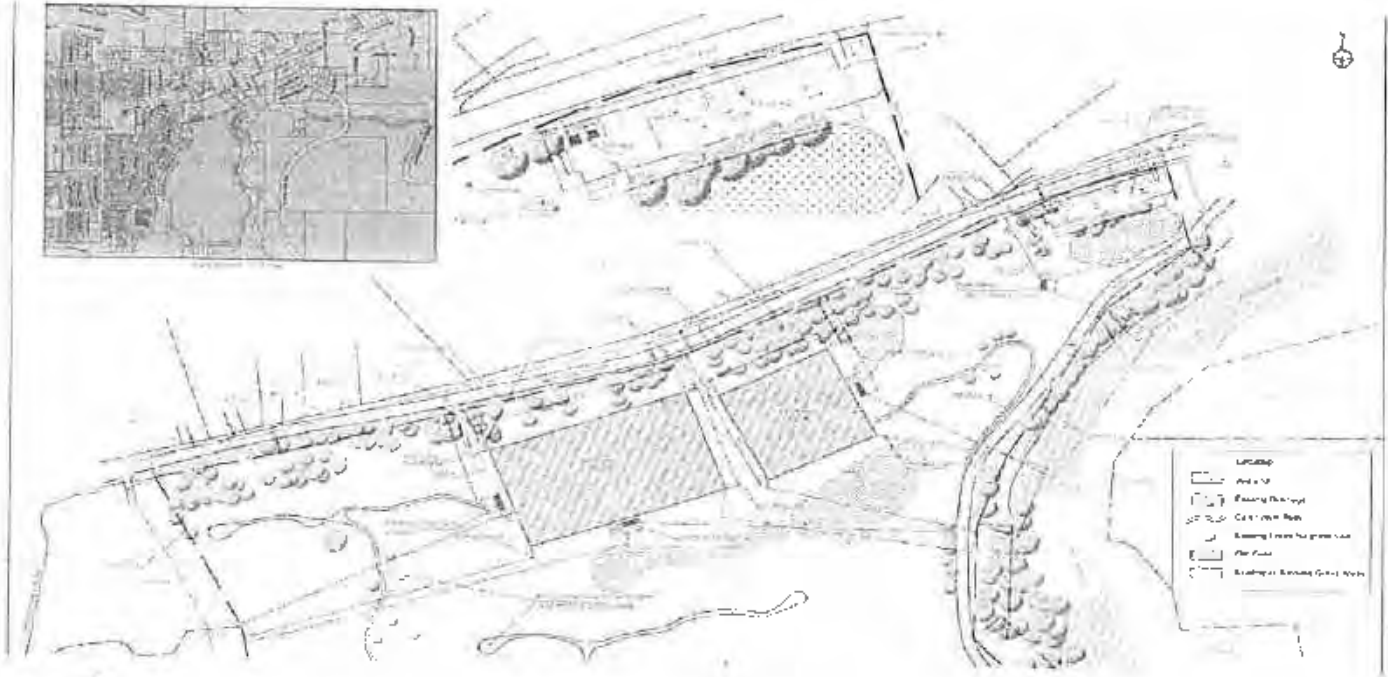
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 293-1806 Email: selena.large@gmail.com

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First Name: Bram Last Name: Buckley

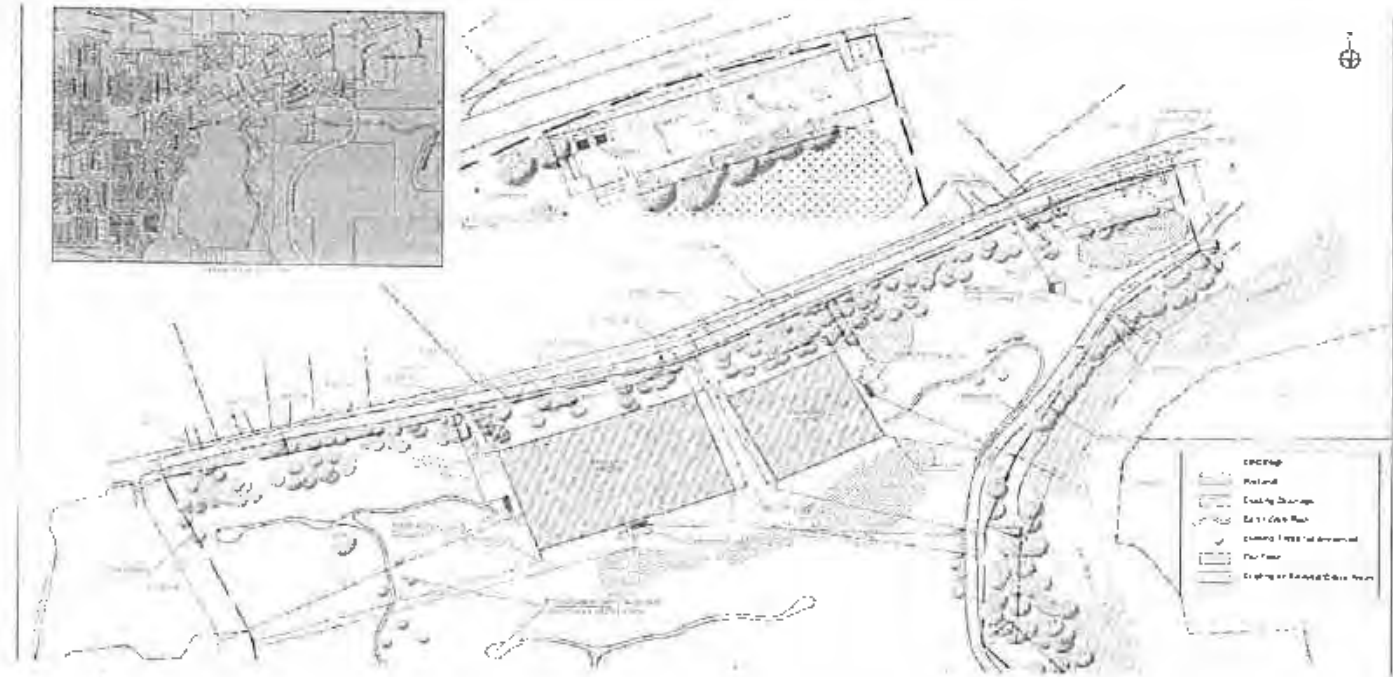
Street Address: 3545 Proctor St City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 750-5073 Email: BramBuckley@SBCable.net

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First Name: Isidoro Last Name: Garcia

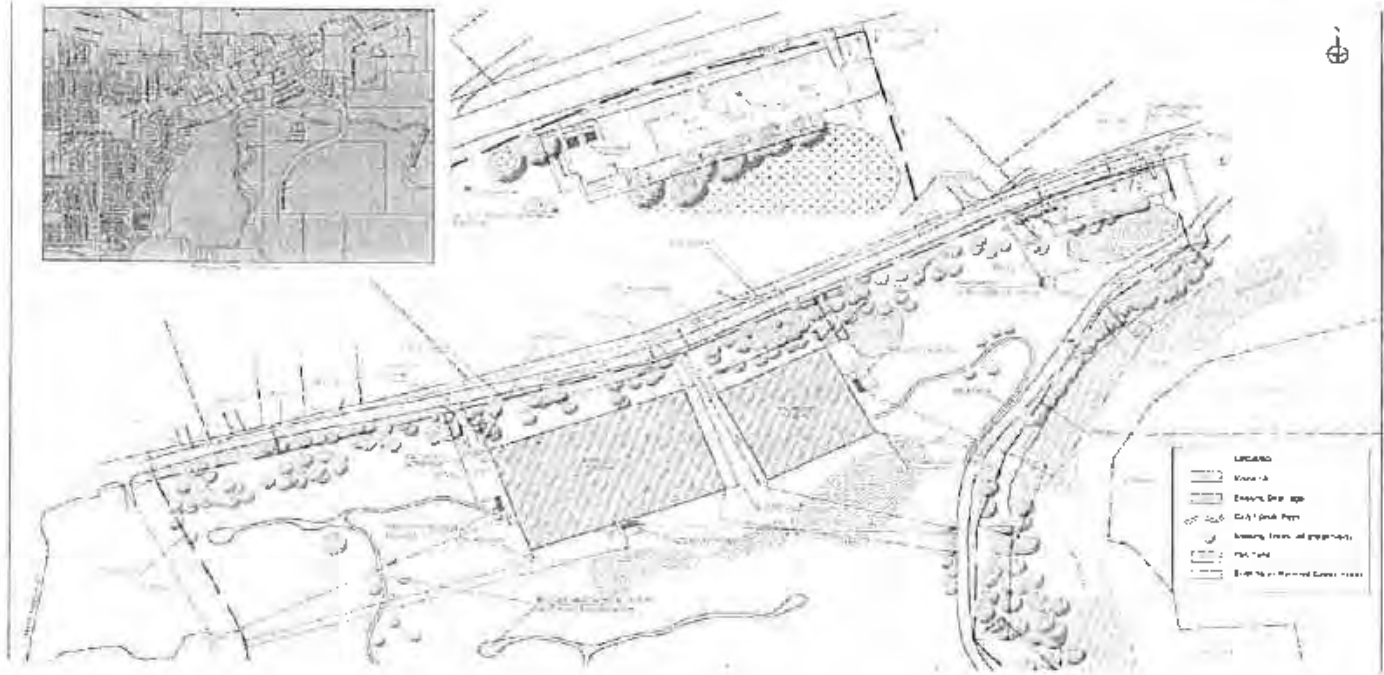
Street Address: 2195 Hellaby Ln City: Reno - NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 846-3061 Email: isidorogarcia@yahoo.com

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First Name: Tyson Last Name: Labbe

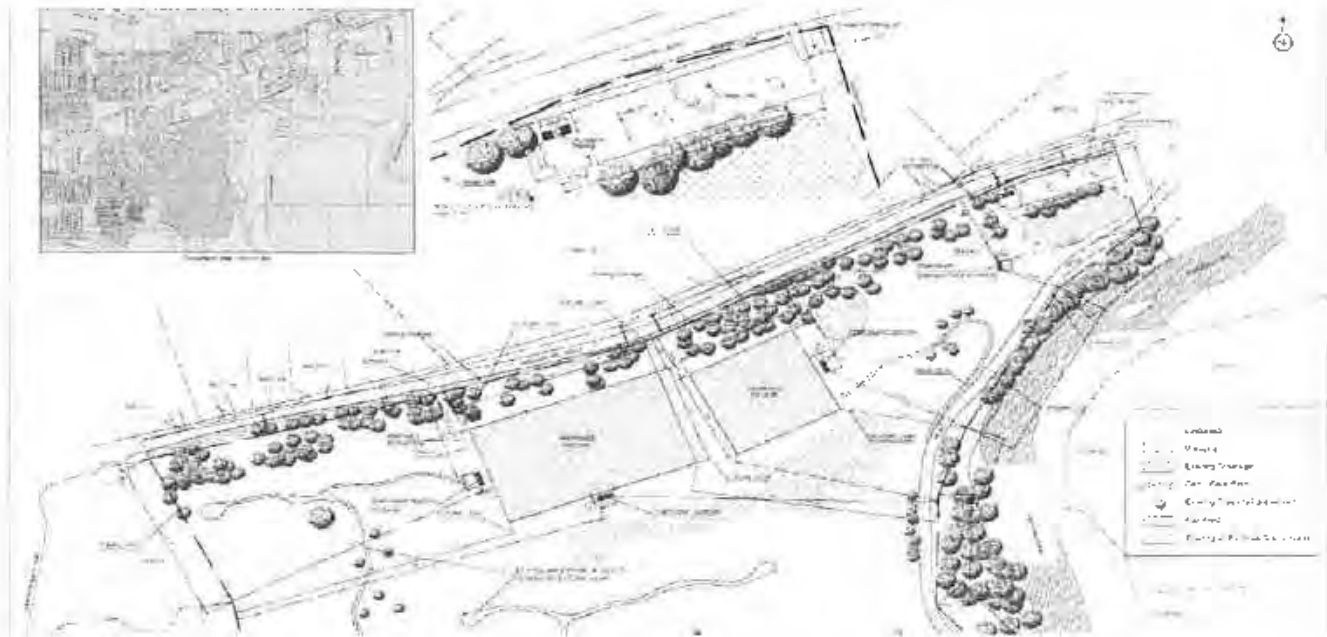
Street Address: 2555 Clark Ave Ln #14 City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 247-7062 Email: tlabbe7@hotmail.com

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First Name: JOSE LUIS Last Name: Hernandez

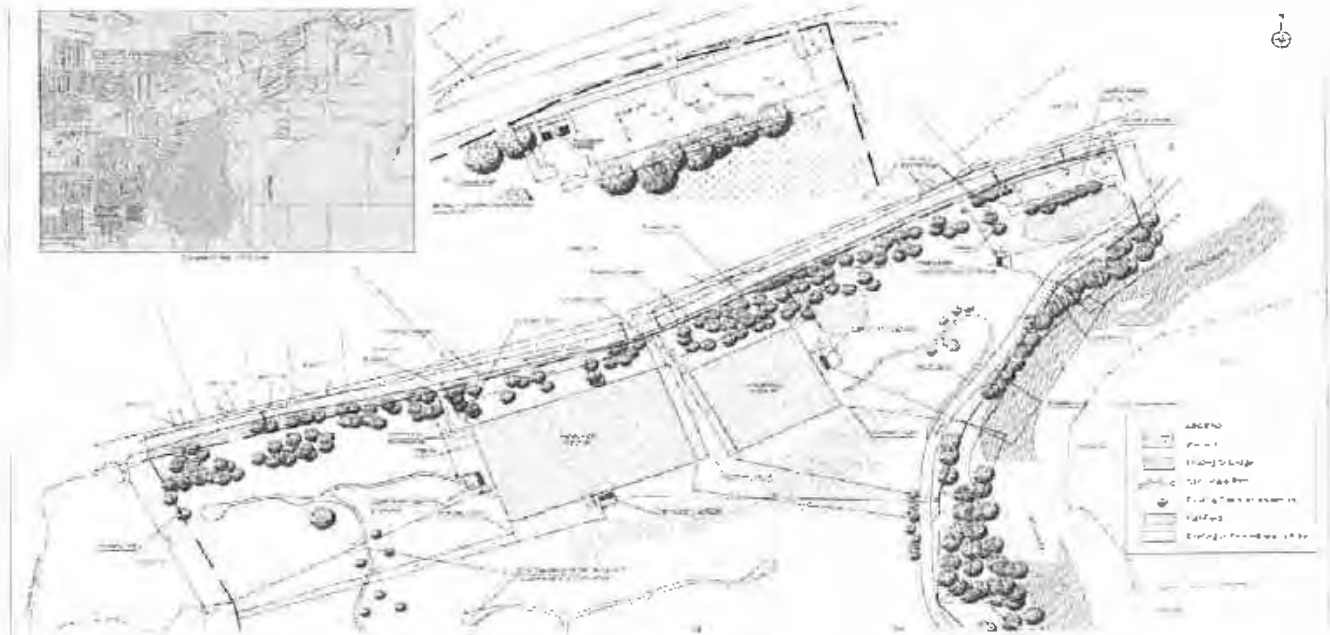
Street Address: 416 Caliente Dr City: Carson City

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Phone: (775) 431-3900 Email: \_\_\_\_\_

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First Name: Maricelisa Last Name: Hernandez

Street Address: 46 Caliente Dr City: Carson City

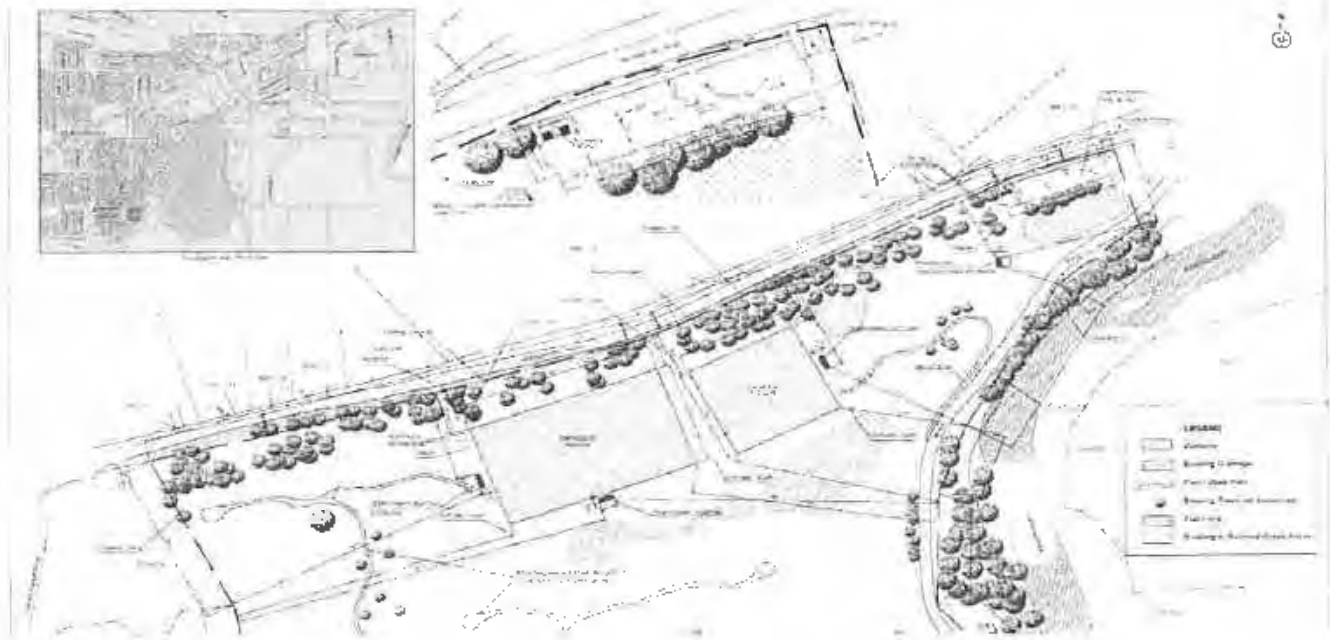
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 720-6863 Email: \_\_\_\_\_

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First Name: Selena Last Name: Hernandez

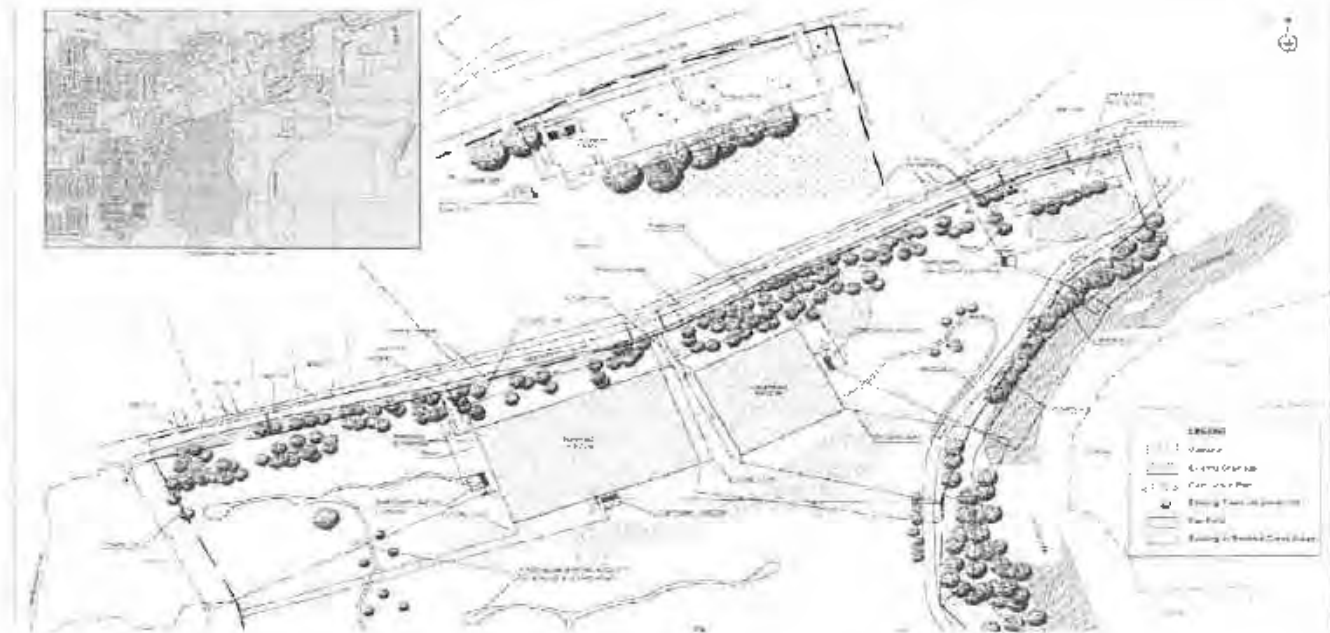
Street Address: 410 Caliente dr City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 720-4649 Email: \_\_\_\_\_

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First Name: Giselle Last Name: Homander

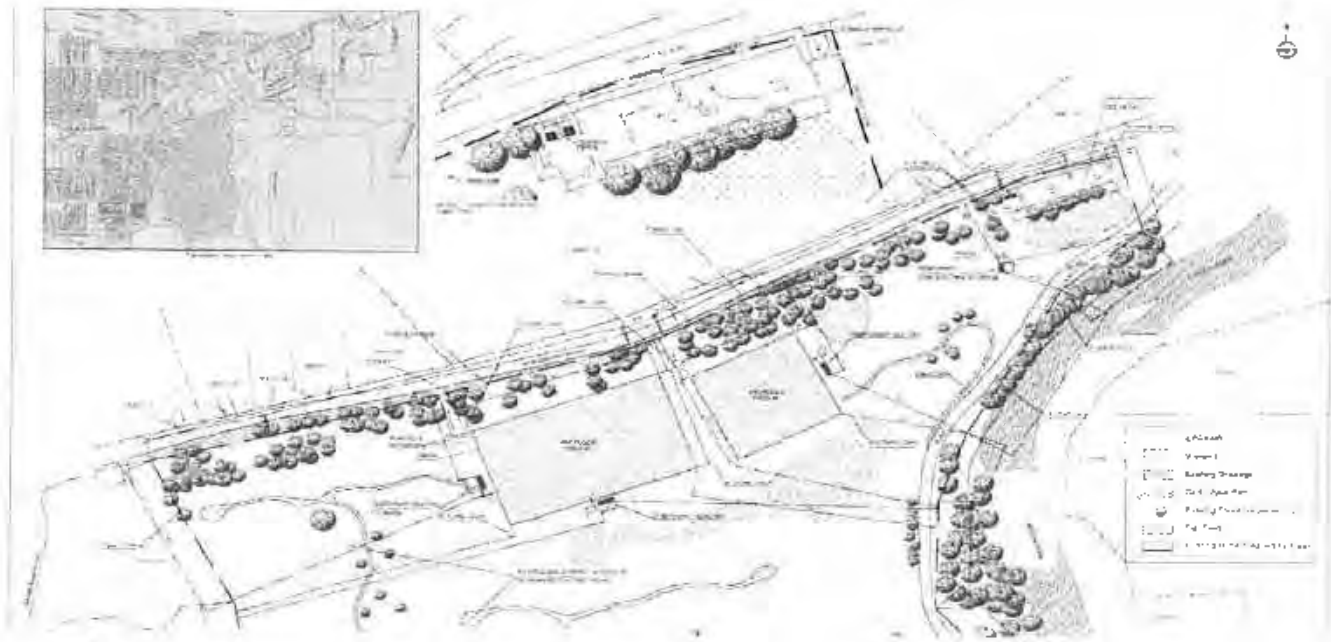
Street Address: 1961 Empire Ranch Rd City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 291-6907 Email: \_\_\_\_\_

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First Name: Anthony Last Name: Burgess

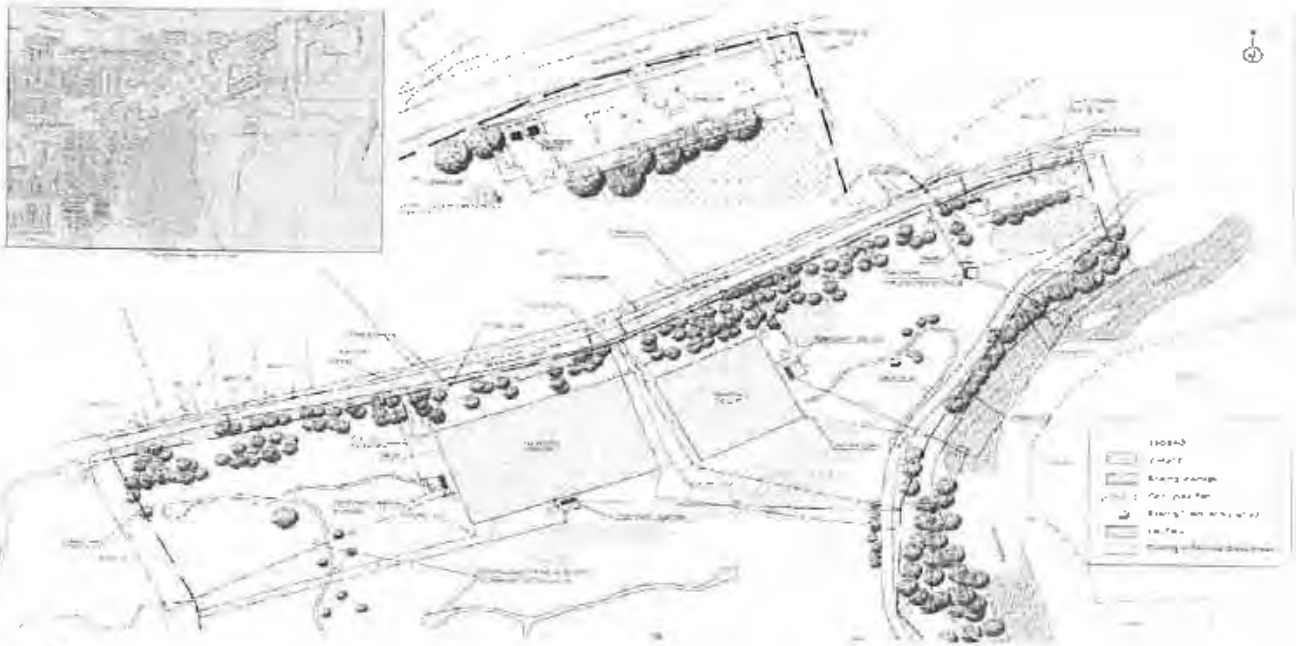
Street Address: 1961 Empire ranch rd City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 721-5258 Email: \_\_\_\_\_

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First Name: Chris Last Name: Ghan

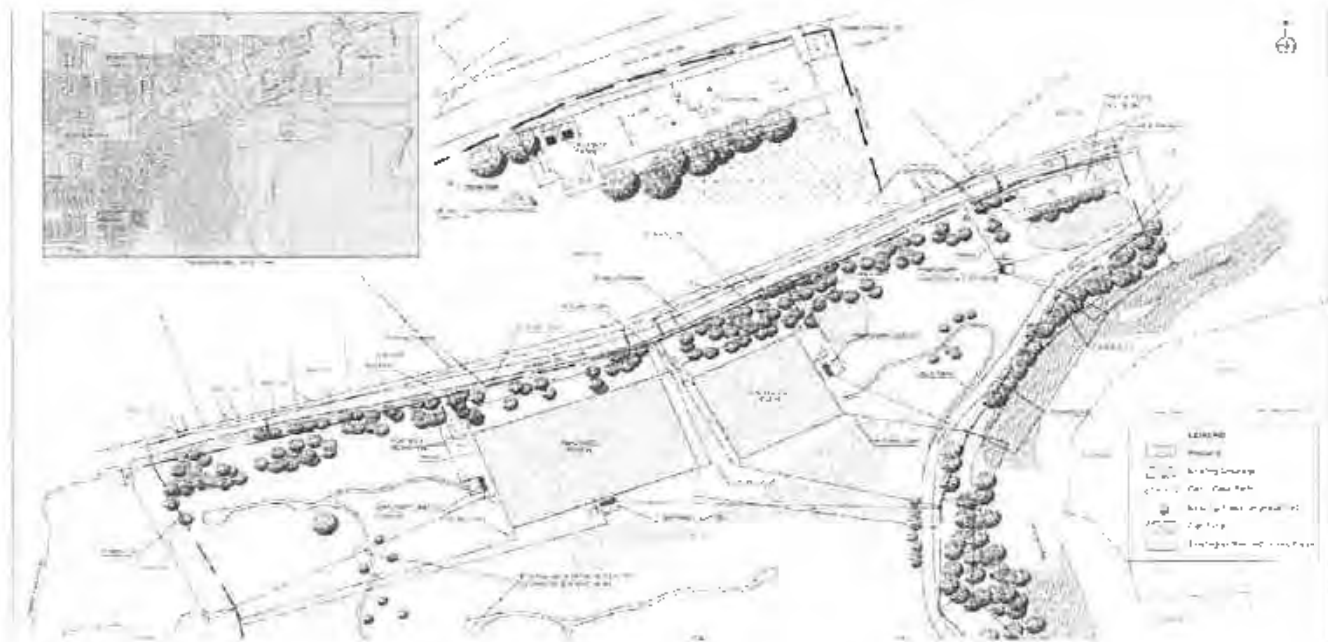
Street Address: 5000 Old Clear Creek Rd City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 292-0778 Email: \_\_\_\_\_

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First Name: Claudia Last Name: Plascencia

Street Address: 1149 Monte Rosa dr city: Carson City

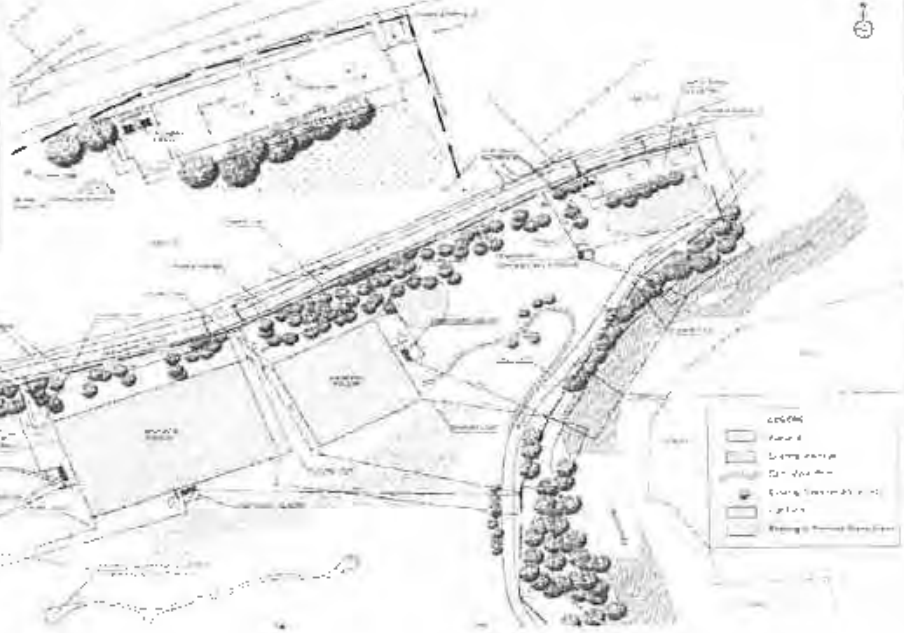
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Phone: (775) 291-2405 Email: \_\_\_\_\_

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First Name: Julius Last Name: Pastorek

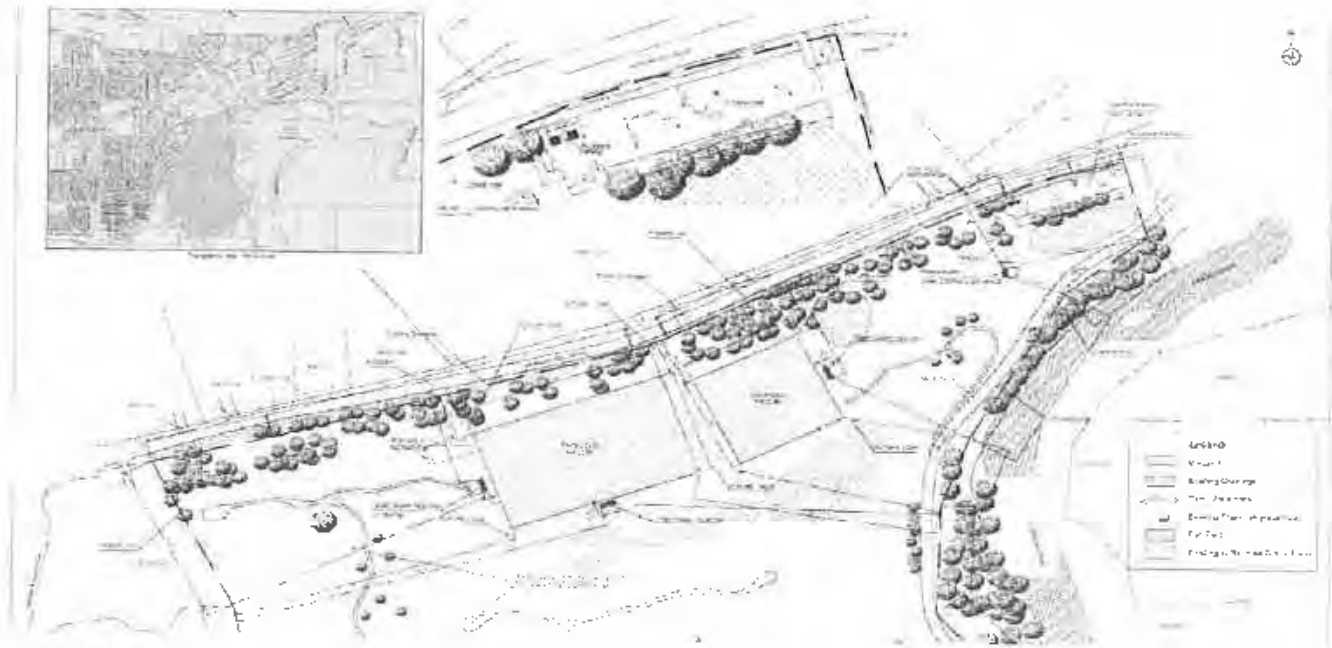
Street Address: 6511 Copper Miner City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 720-9744 Email: \_\_\_\_\_

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First Name: AT Last Name: Pastones

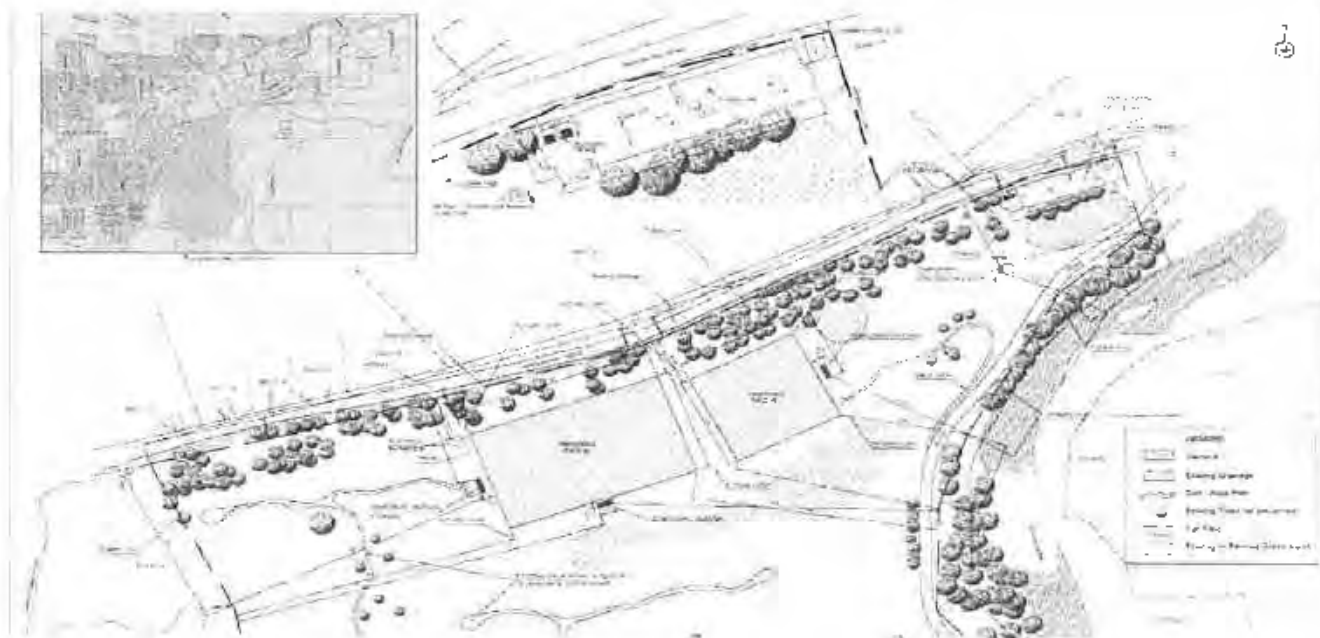
Street Address: 6511 Cooper Mtn Dr City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 220-1369 Email: at.pastones@gmail.com

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First Name: Jenathan Gomez Last Name: Gomez

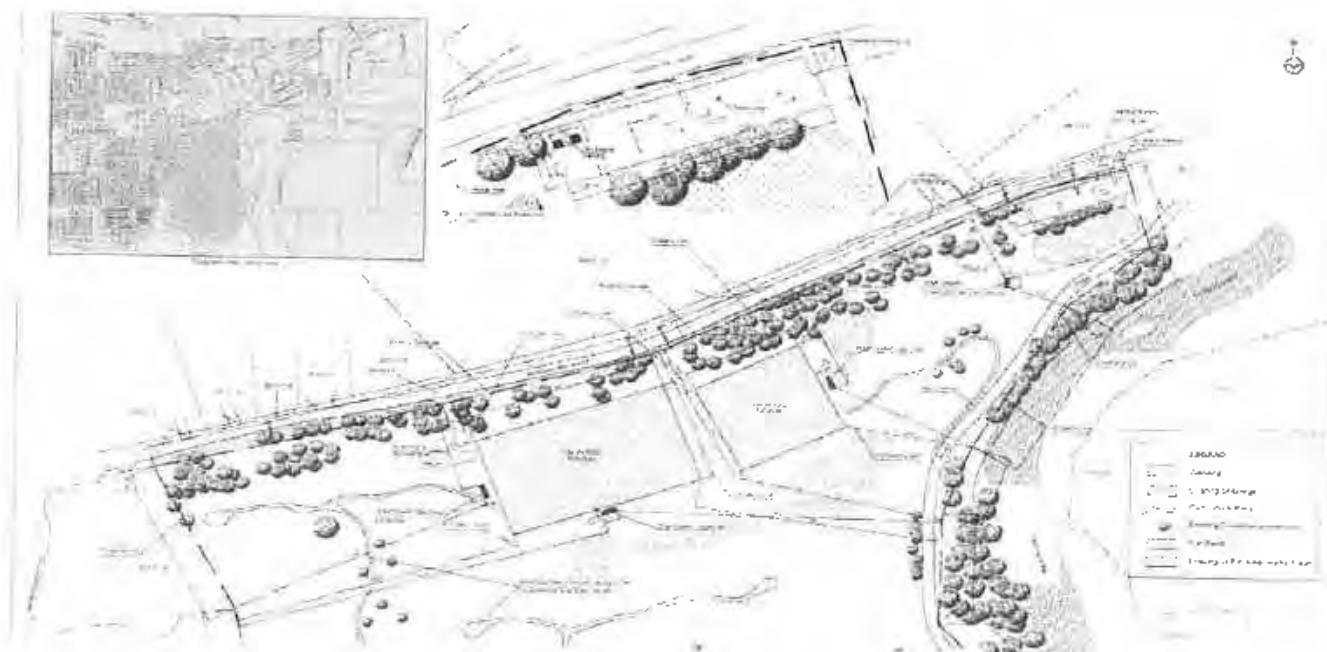
Street Address: 621 Hot Springs Rd City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 790-4007 Email: JenGomez221@outlook.com

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First Name: Alberto Last Name: Aguiayo

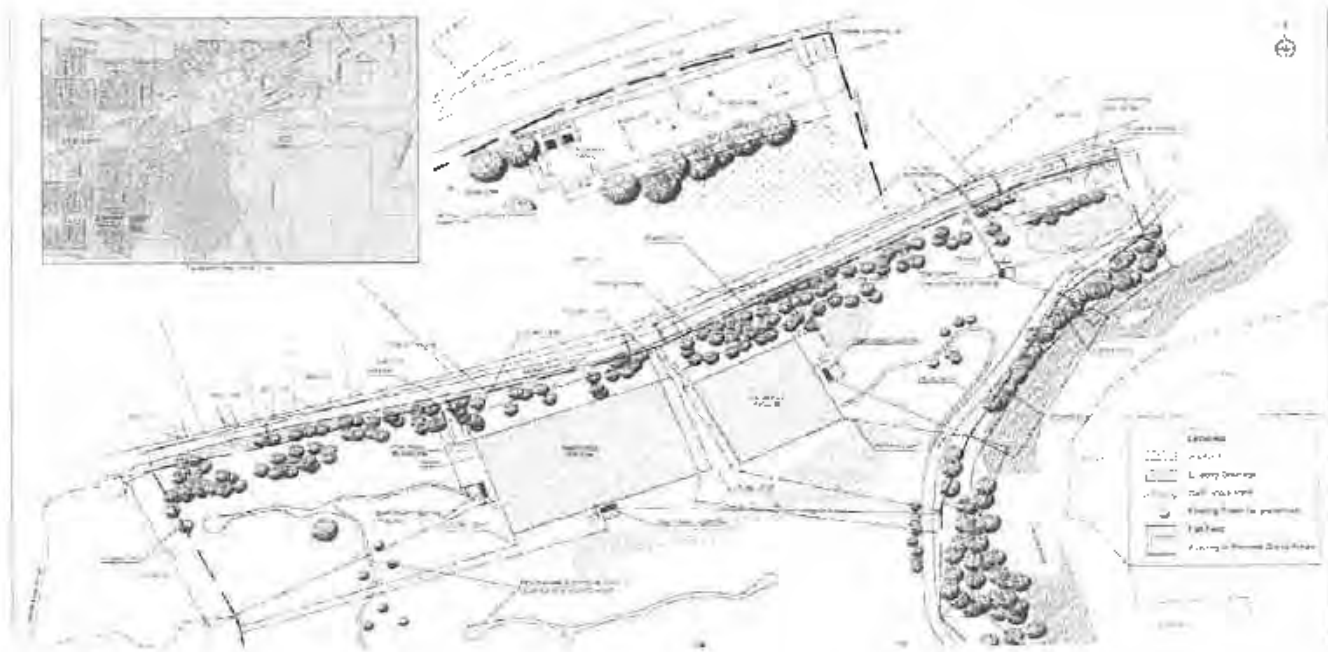
Street Address: 507 raven cir City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 450-1385 Email: \_\_\_\_\_

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First Name: Cassandra Last Name: Dominguez Hernandez

Street Address: 41775 14th St NE City: Altoona House

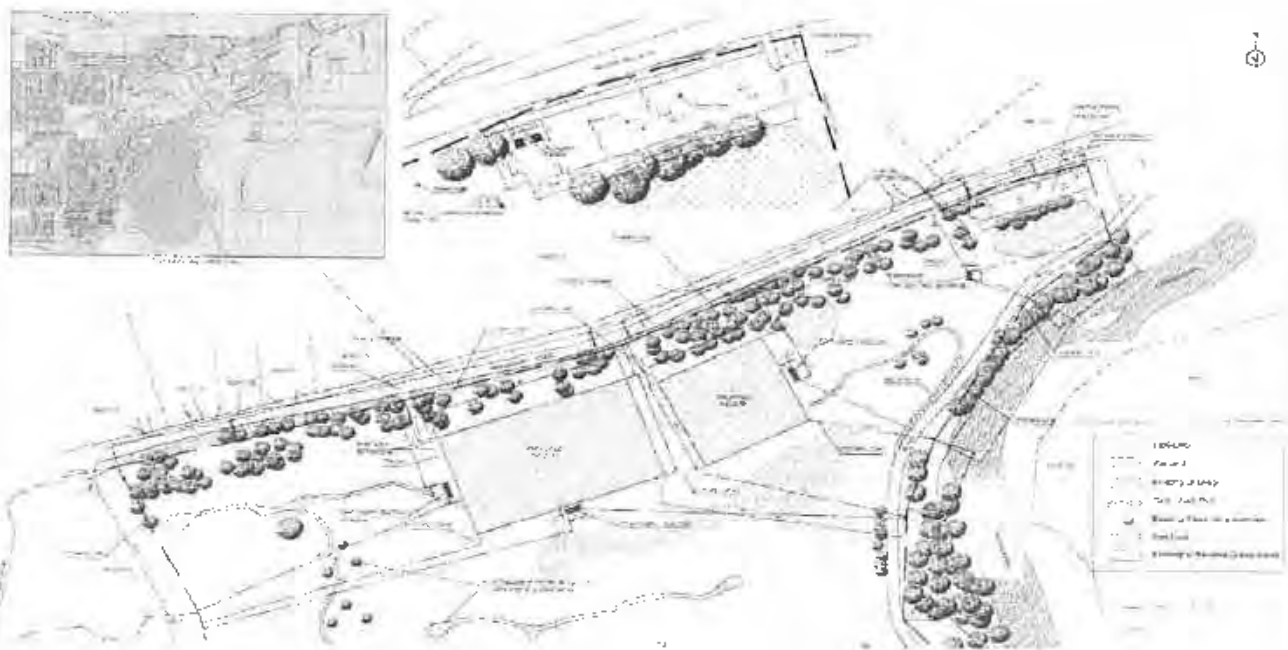
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 461-9539 Email: cassandra.hernandez@icloud.com

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First Name: Samantha Last Name: Dominguez Hernandez

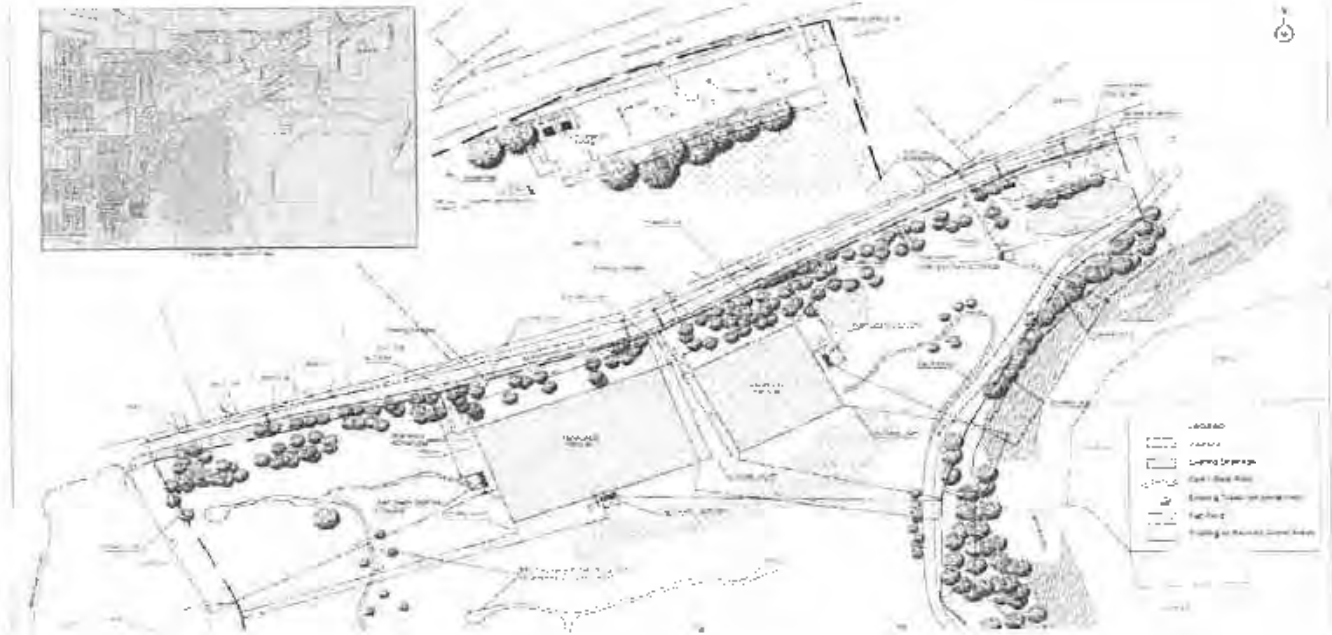
Street Address: 46 Calcite Dr City: Round House

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Phone: (775) 291-1376 Email: \_\_\_\_\_

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First Name: Natasha Last Name: Hernandez

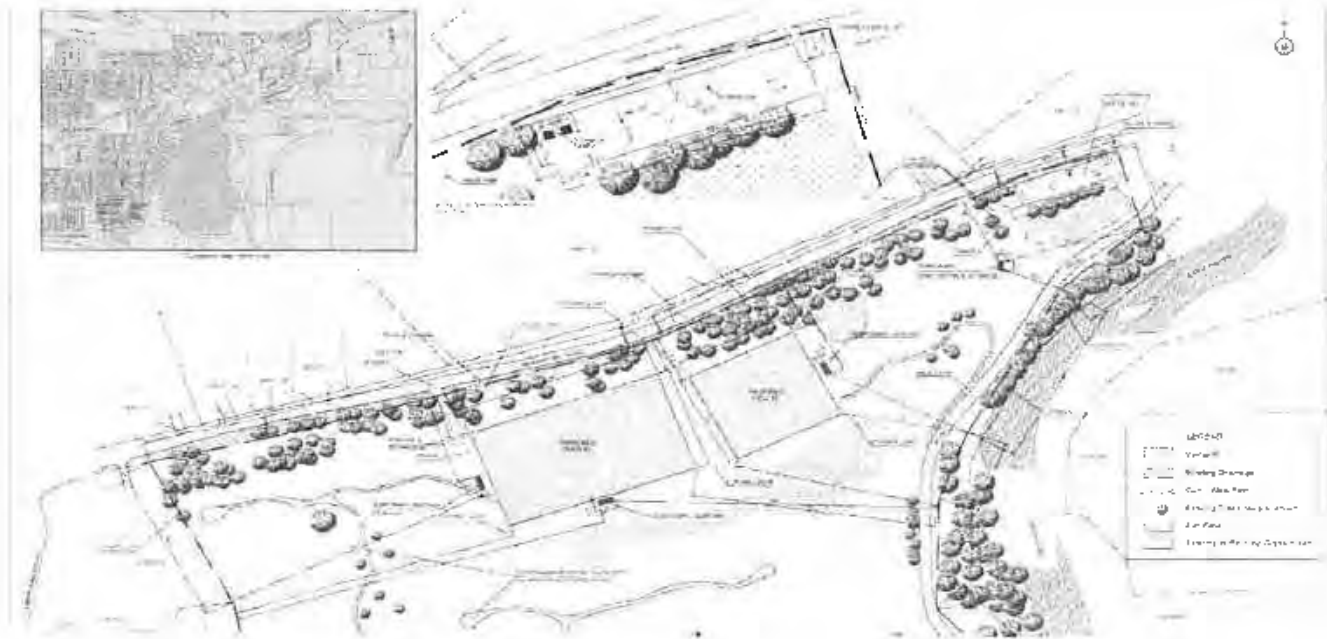
Street Address: \_\_\_\_\_ City: Mound House

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Phone: (775) 508-9148 Email: \_\_\_\_\_

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First Name: Mario Last Name: Hernandez

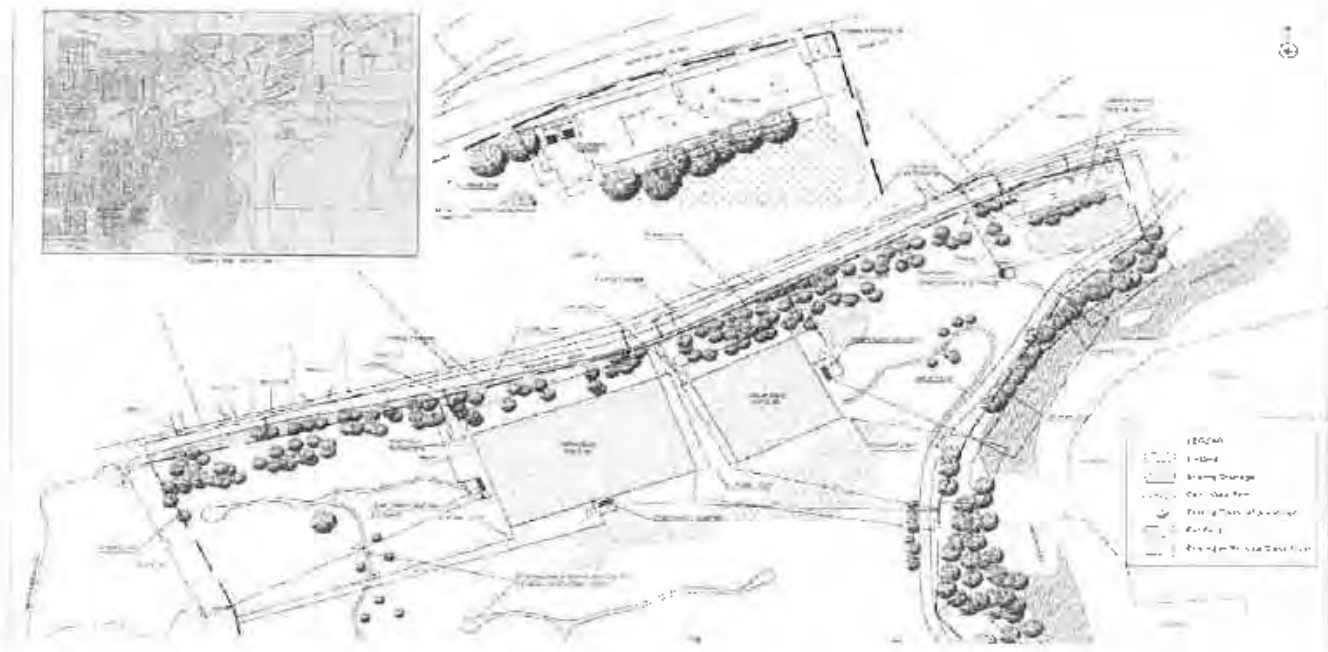
Street Address: \_\_\_\_\_ City: Mound House

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First Name: Karina Last Name: Hernandez

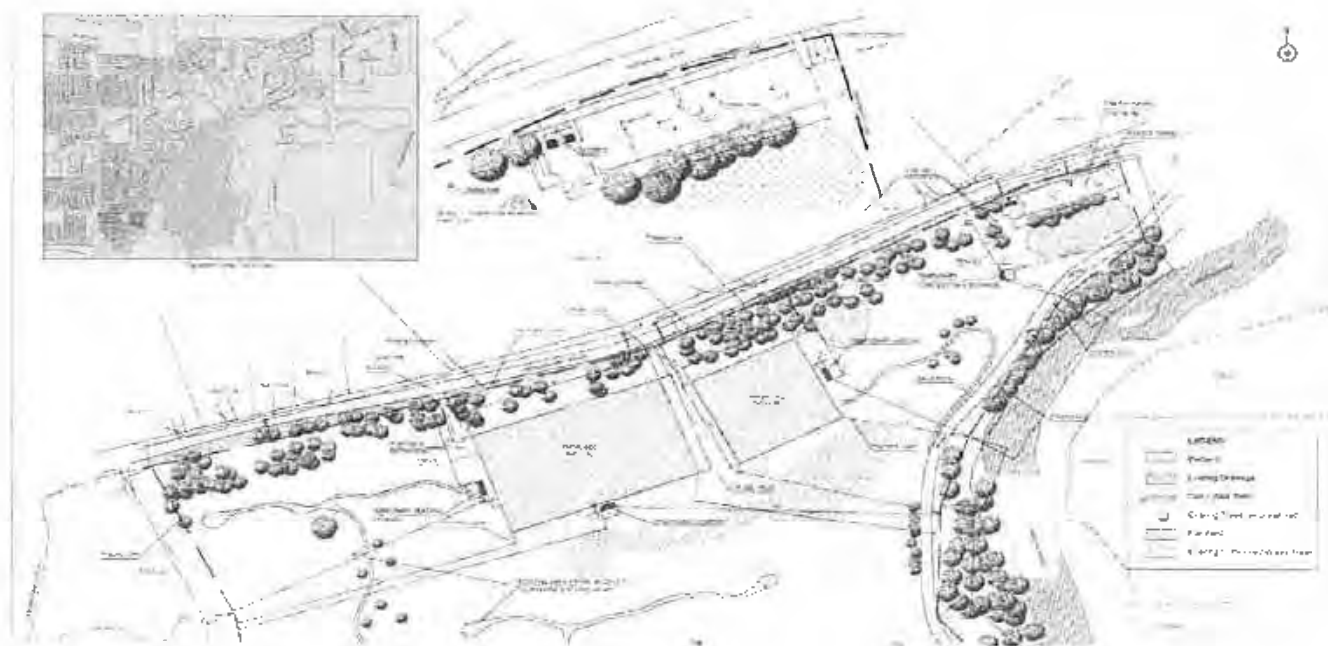
Street Address: 466 Calcite Dr City: Mound House

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First Name: Viviana Last Name: Hernandez

Street Address: 416 Caliente Dr City: Moon House

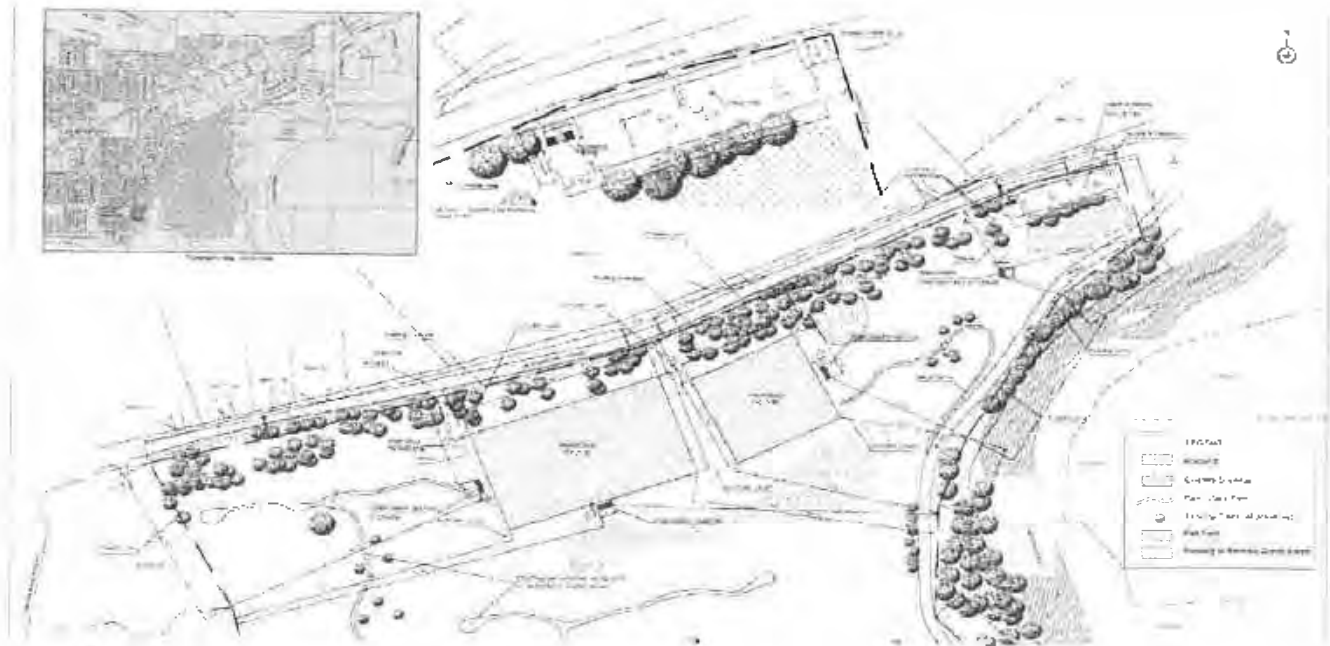
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 445-0466 Email: \_\_\_\_\_

\* Carson Planning Commission Hearing is April 28<sup>th</sup>. Public comments welcome & by phone only (408) 418-9388, Access Code 187 219 4211. Submit this form to: [Planning@Carson.Nv](mailto:Planning@Carson.Nv) or 108 E. Practor St., Carson City, NV 89701



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First Name: Rachelle Last Name: Hernandez

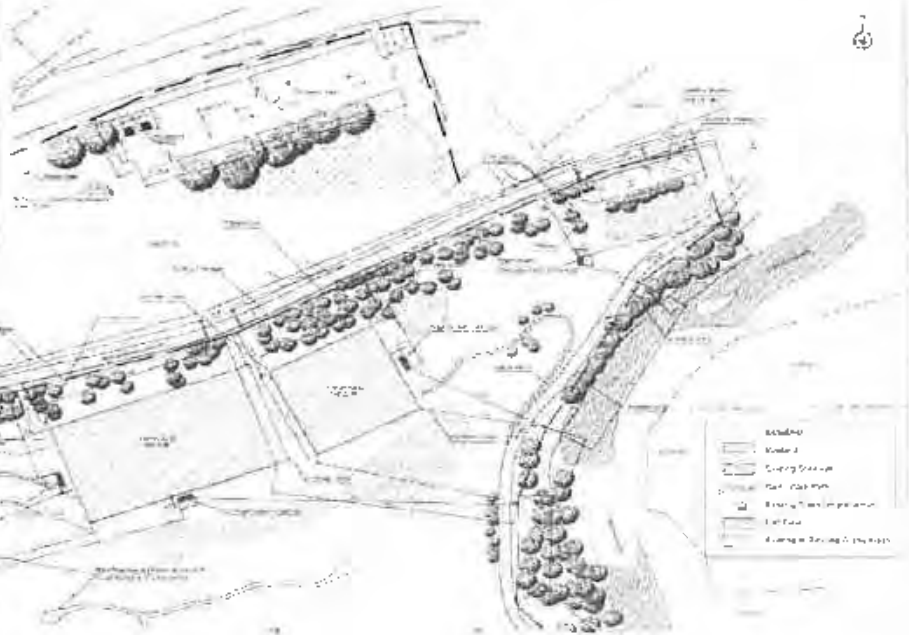
Street Address: 410 Carite Dr City: Mound House

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (619) 247-7575 Email: xxrachellexx16@gmail.com

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First Name: Justin Last Name: Eastman

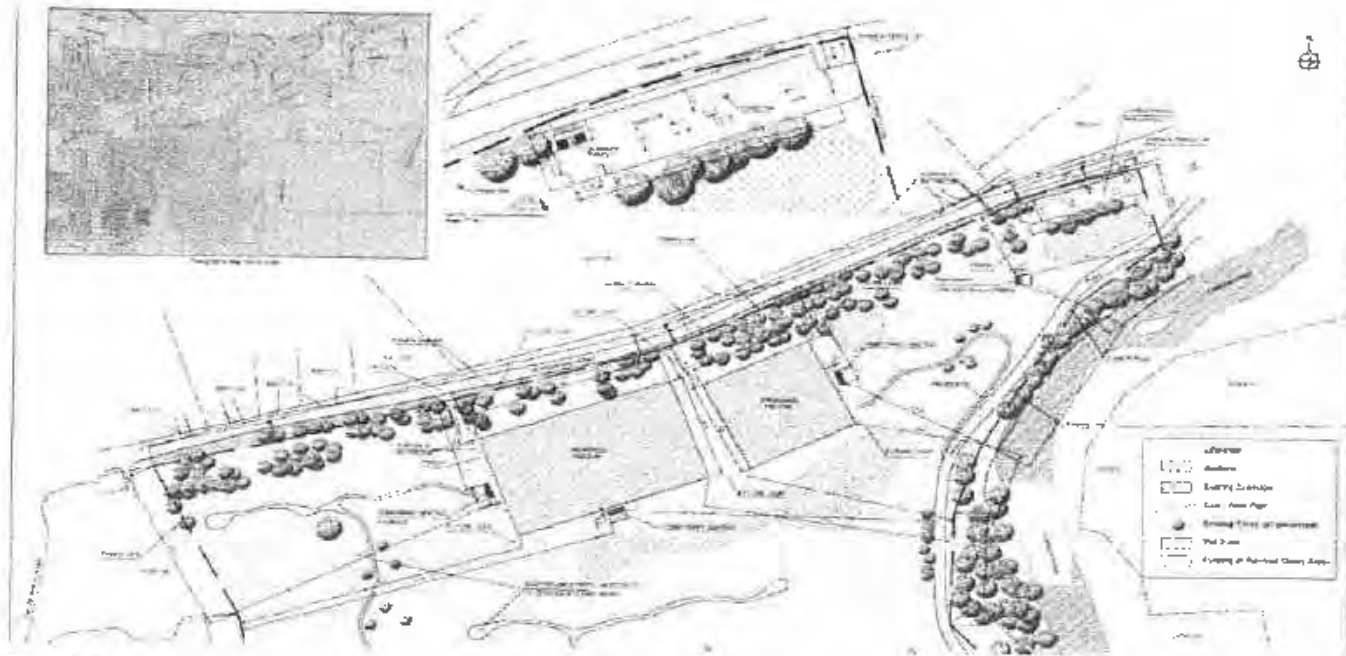
Street Address: 10541 Washington Park Ct City: Washoe Valley

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 508 1205953 Email: jeastman@plvna.th.edu

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First Name: Robert Last Name: Fupp Jr.

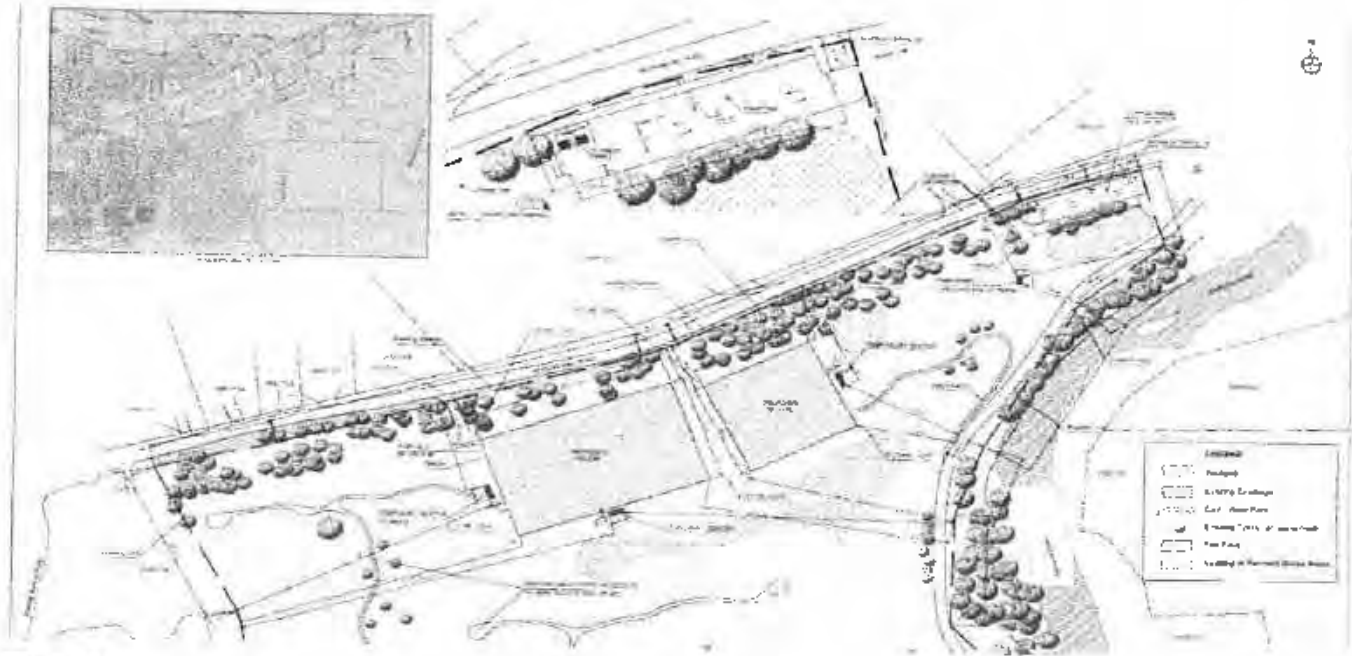
Street Address: 14 China Garden Circle City: Glenbrook, NV

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Phone: (        )        Email:       

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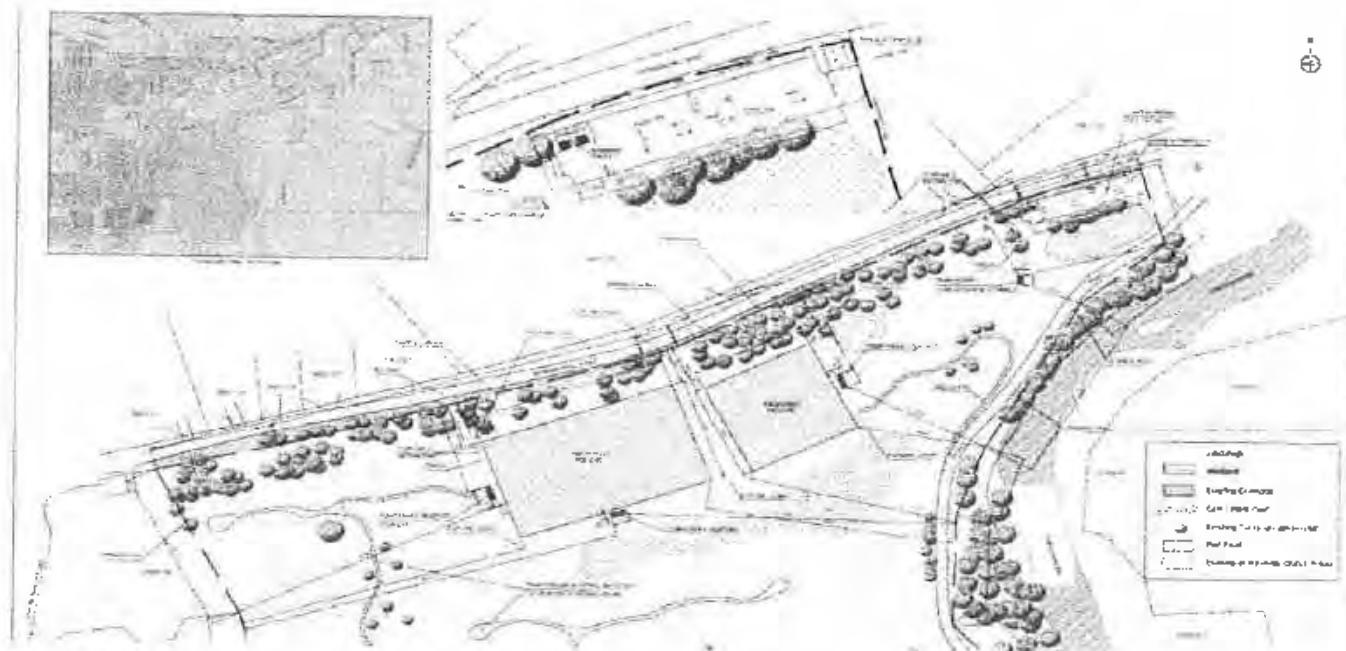
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First Name: ROBERT Last Name: Rupp  
 Street Address: PO Box 462 City: Glenbrook, NY 89413  
 Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 749-1158 Email: \_\_\_\_\_

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First Name: Sonia Last Name: Rupp

Street Address: 111 China Garden Circle City: Glenbrook, NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 749-1158 Email: sohoerupp@gmail.com

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**LEGEND**

- [Symbol] Roadway
- [Symbol] Building Footprint
- [Symbol] Lot Line
- [Symbol] Easement
- [Symbol] Right-of-Way
- [Symbol] Utility
- [Symbol] Tree
- [Symbol] Fencing or Wall
- [Symbol] Other

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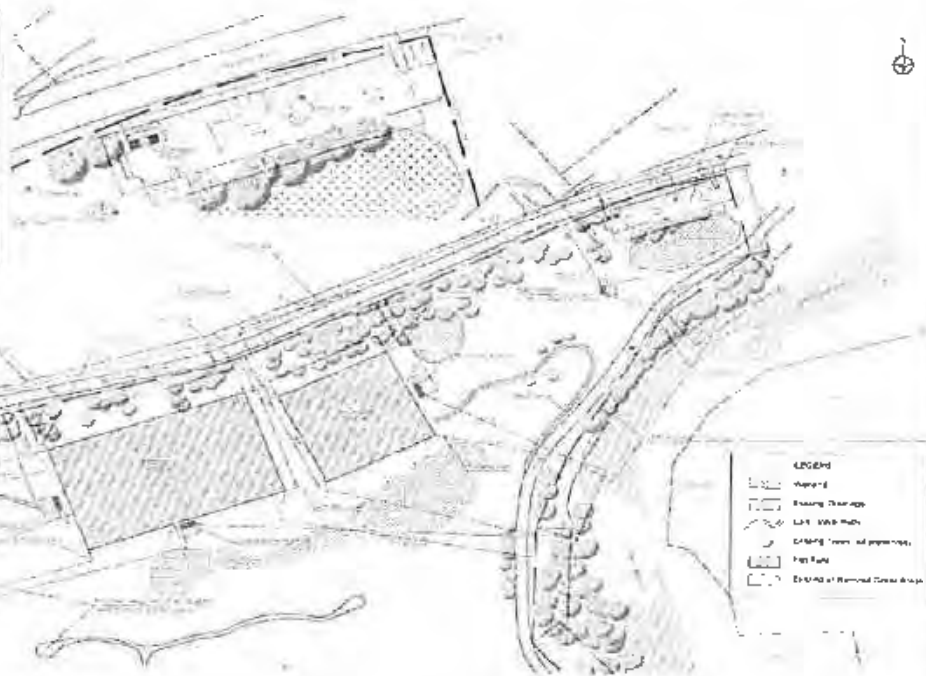
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First Name: Kambiz Last Name: Alaei

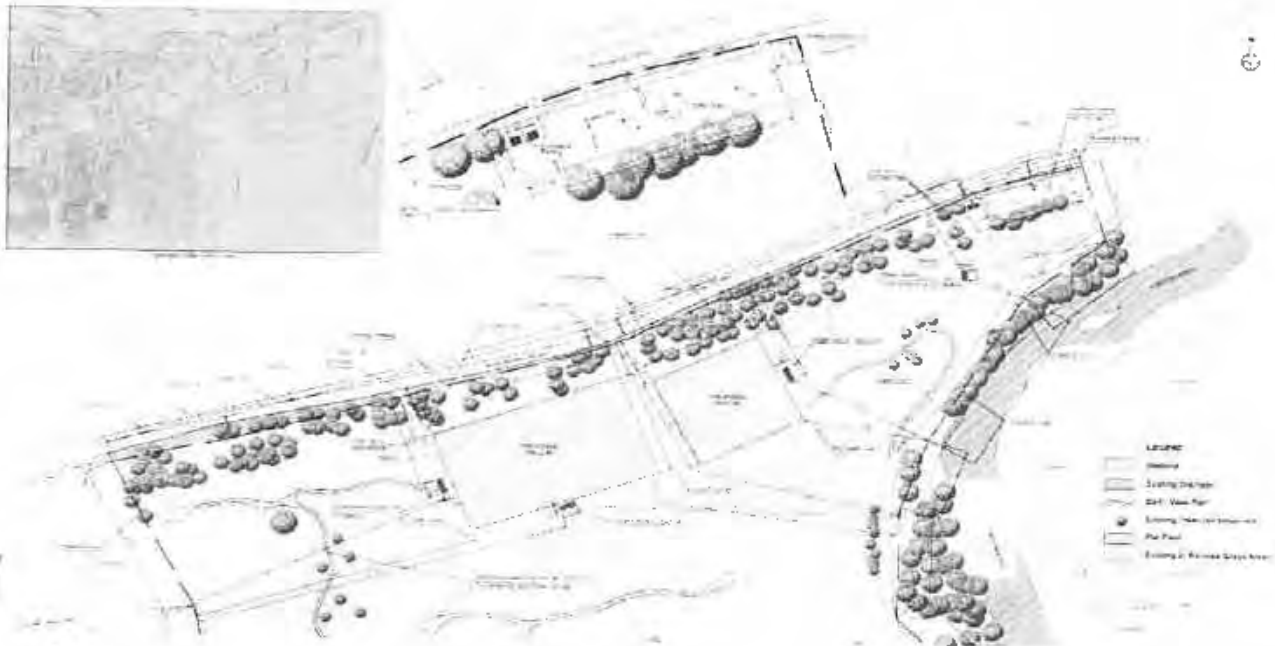
Street Address: 61890 Mountainview Rd. City: Reno NV 89519

Add me to the Empire Fields Mailing List for activities and opportunities: ☒

Phone: (775) 745-2636 Email: Kambiz.alaei@yahoo.com

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First Name: Paul Last Name: Robert

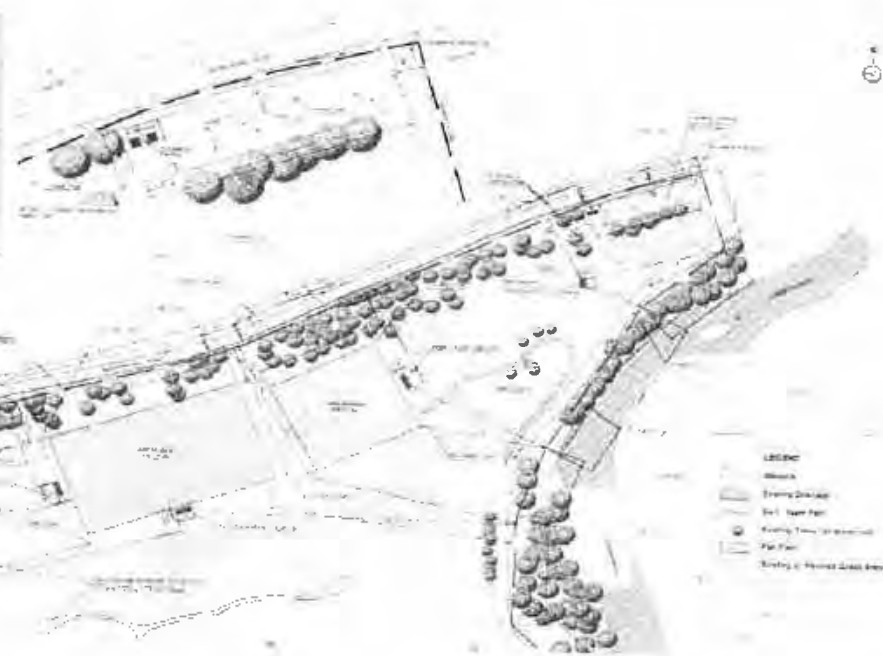
Street Address: 1430 S. 1st St. City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 290-1234 Email: prob@carsoncity.com

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First Name: David Last Name: Langer

Street Address: 10700 Stone Hill Dr City: Reno

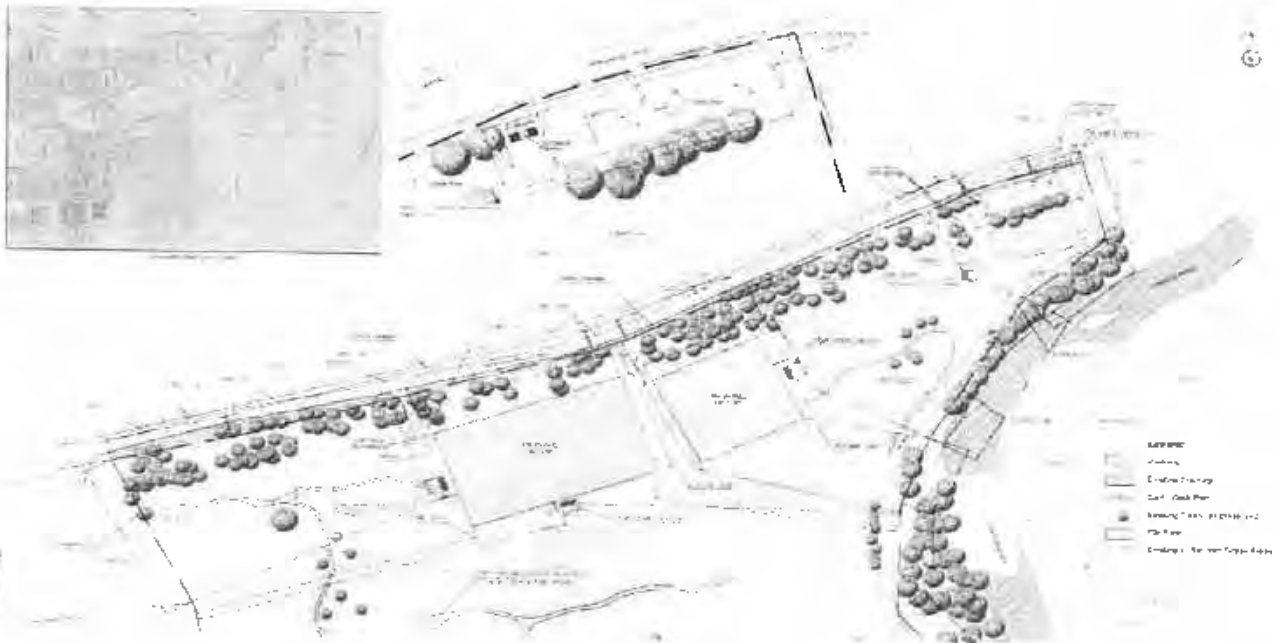
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 205 5153 Email: David@LASite.com

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First Name: Jeff McDowell Last Name: McDowell

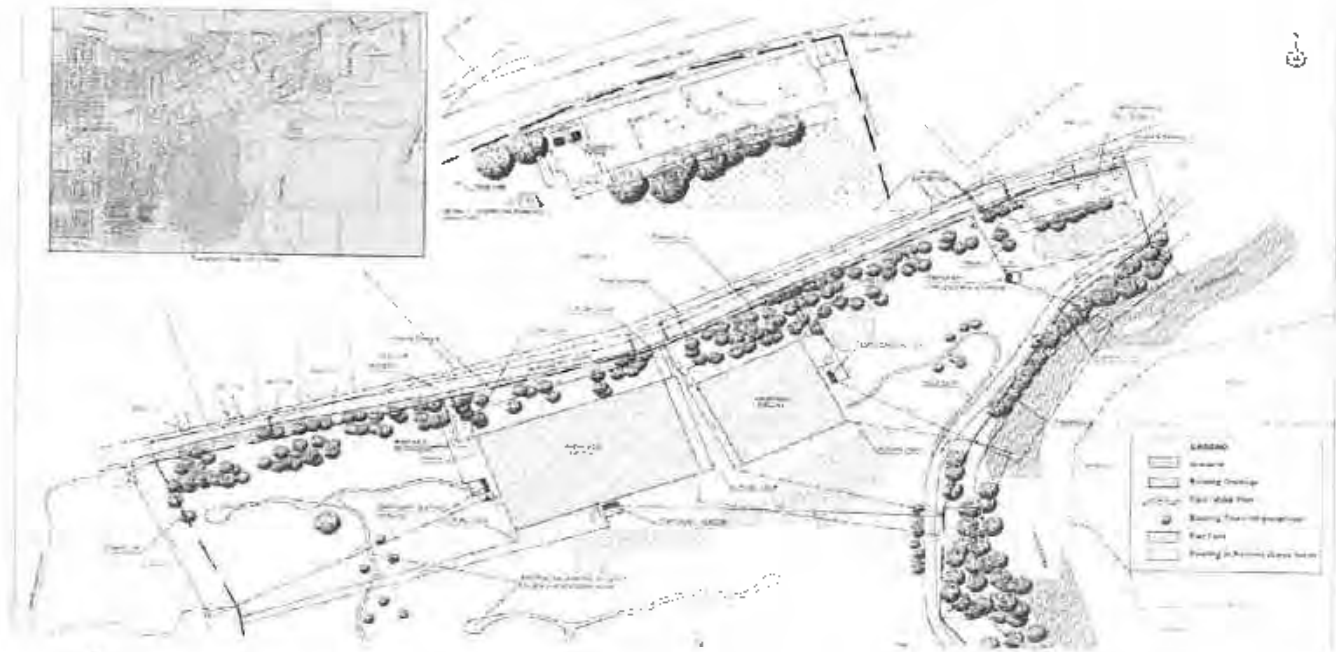
Street Address: 5775 W Broadle Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (916) 919-1460 Email: jeff.s.mcdowell@gmail.com

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First Name: Mark Last Name: Conrad

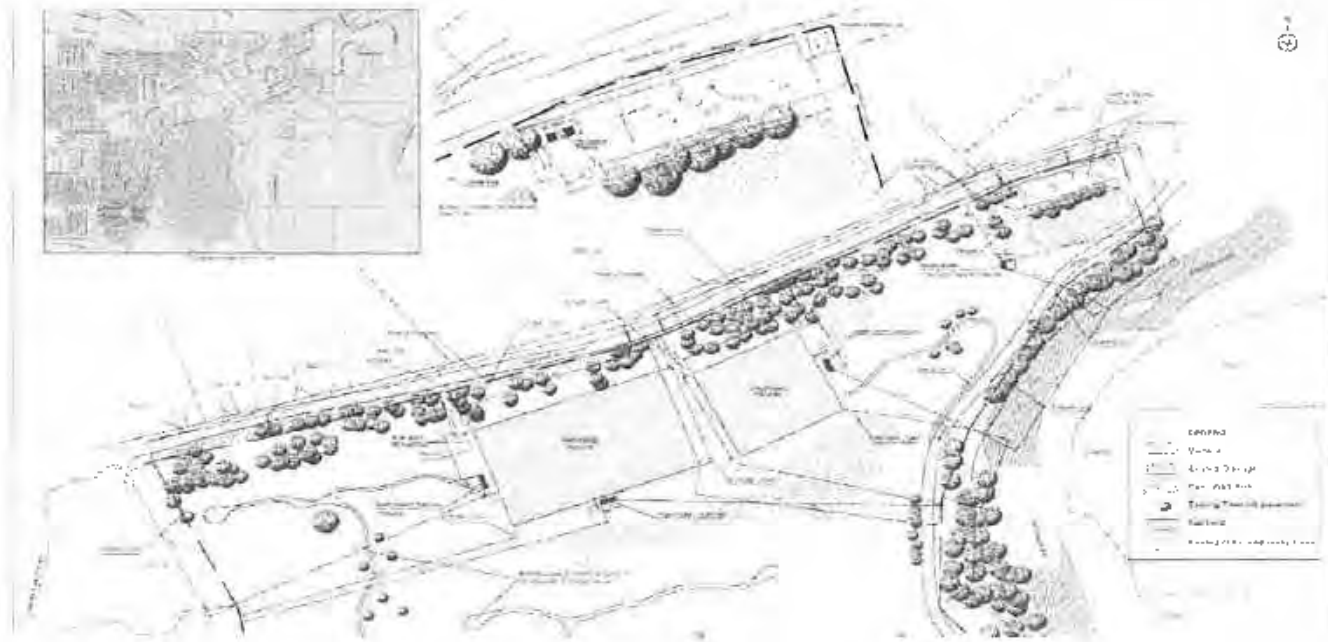
Street Address: 404 Bunkin Ave #113 City: Bevo

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First Name: WILLIE Last Name: MCINNES

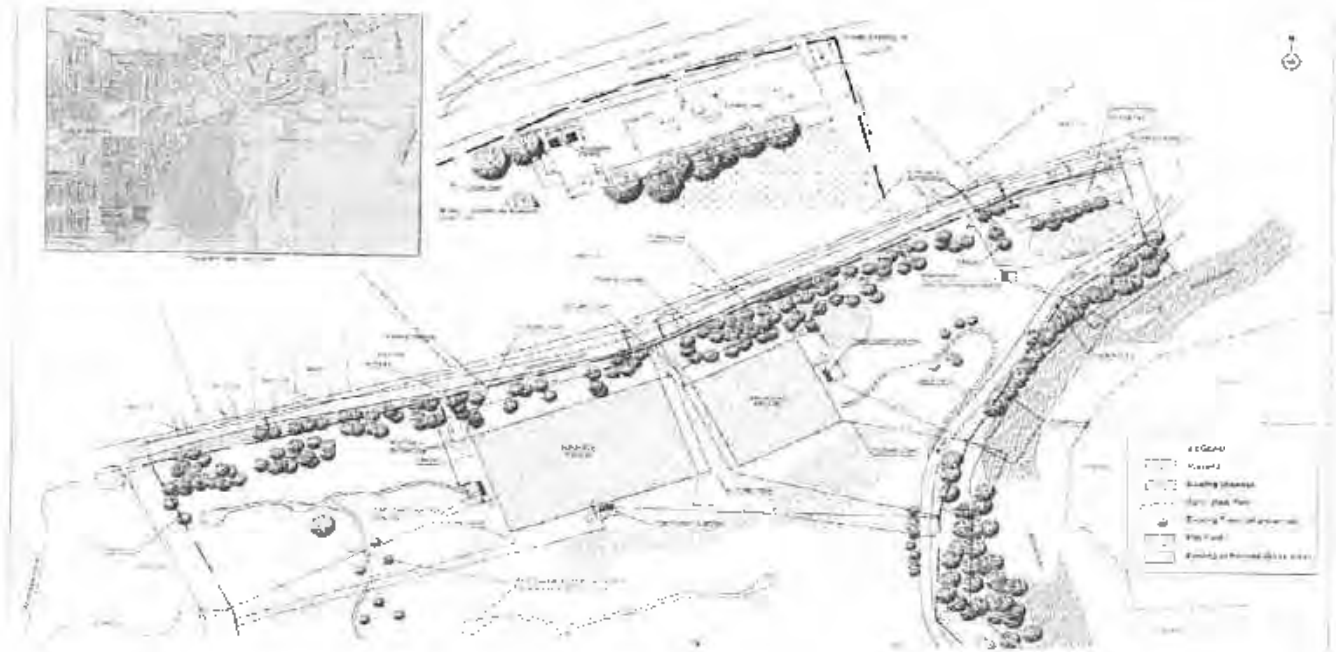
Street Address: \_\_\_\_\_ City: RENO NV

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Phone: (775) 409 2838 Email: wmcinnes@yahoo.com

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First Name: Jordyn Last Name: Muniz

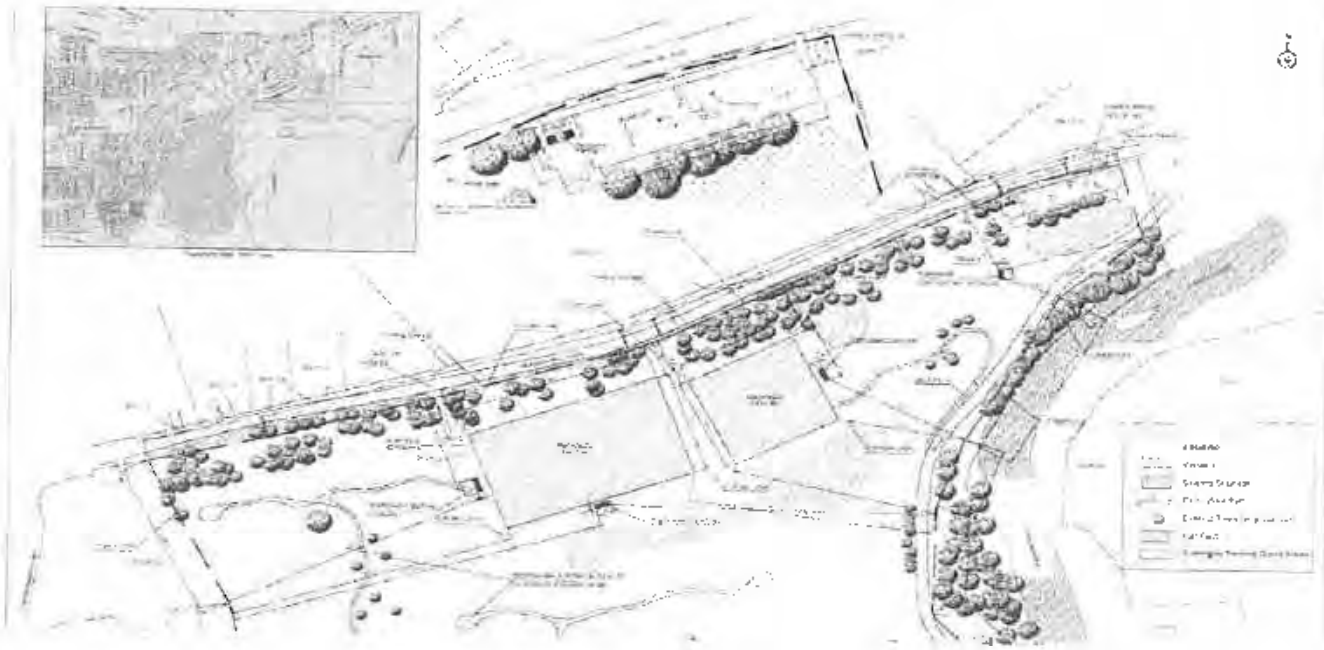
Street Address: 12255 Spruce Ln City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 997-9947 Email: jordynmuniz@icloud.com

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First Name: Kevin Last Name: Wright

Street Address: 5401 Kutzke Ln City:  Reno NV

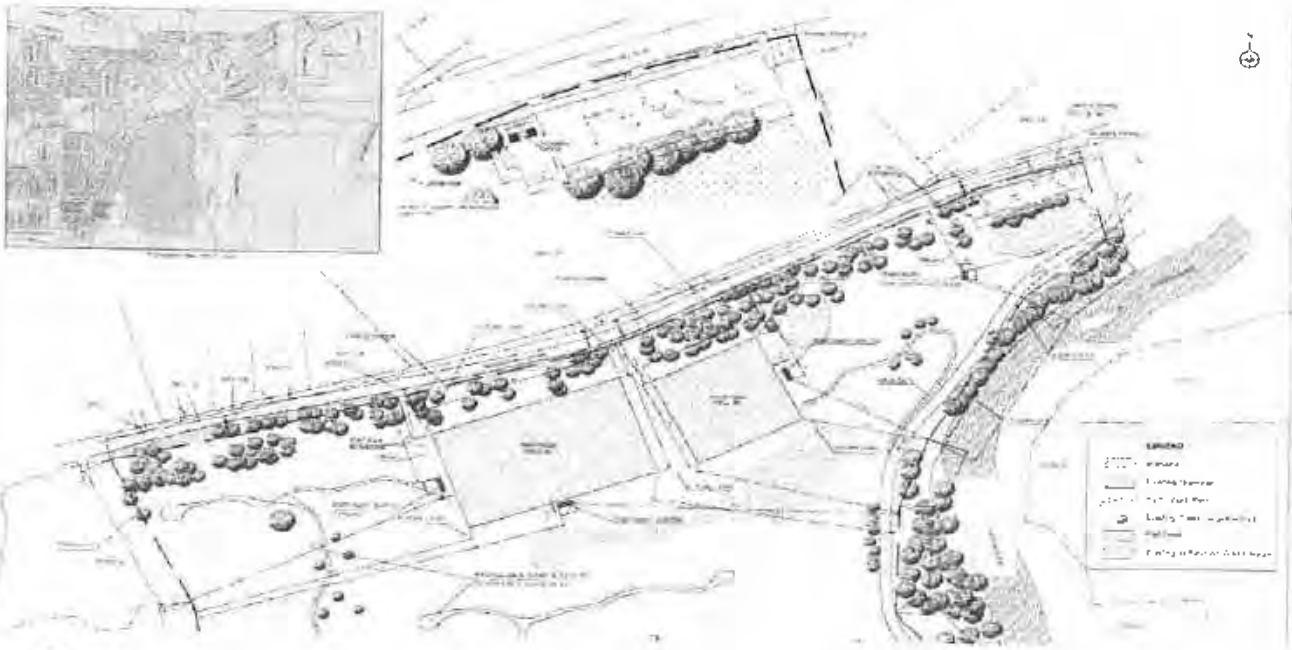
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 801-1419 Email: Kevin.Wright1991@yahoo.com

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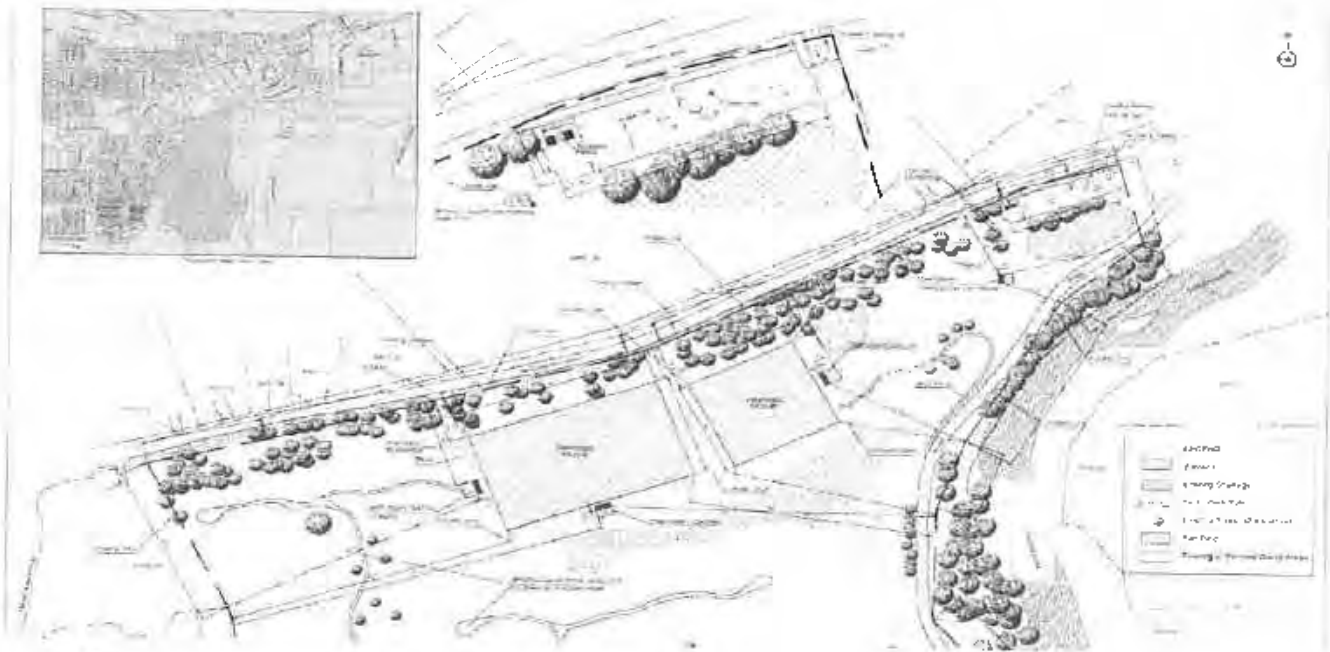
I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: MARTIE Last Name: CASPI-MACKS  
 Street Address: 12925 WELWING VY City: RENO NV 89511  
 Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 544-2103 Email: support@amargourmet.net

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First Name: Jason Last Name: Roland

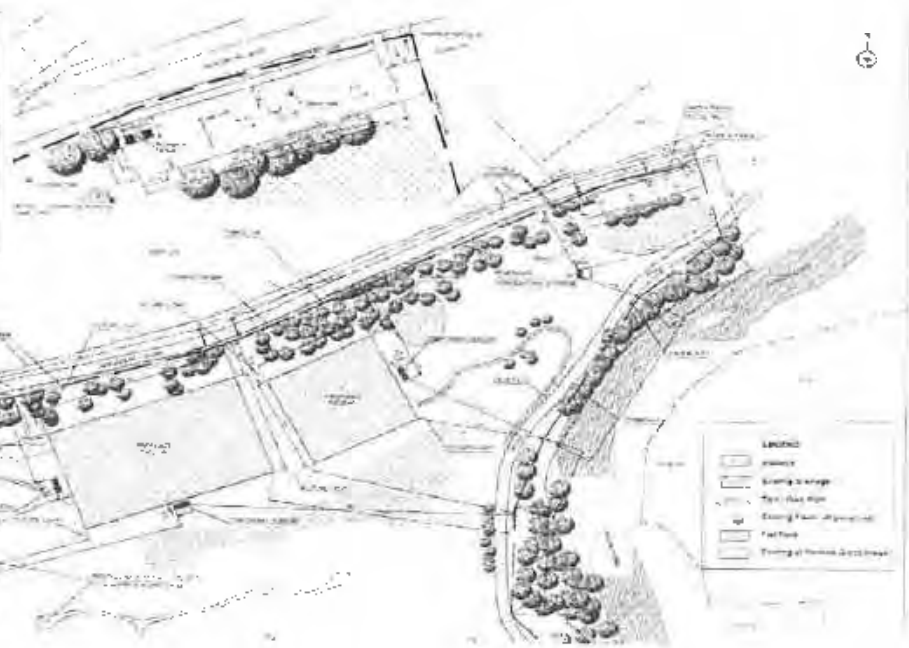
Street Address: 1765 Dakota Ridge Trail City: Beno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 1762-6393 Email: jroland@nccsfenc.com

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First Name: Melanie Last Name: DIAZ

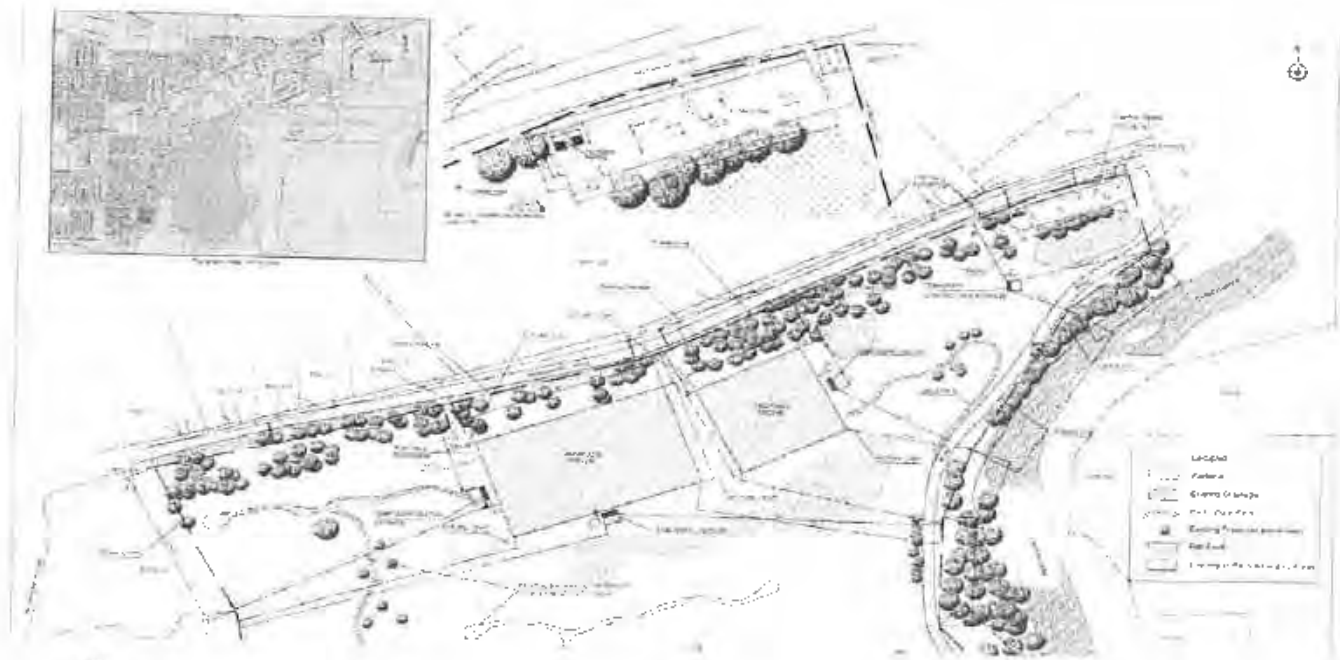
Street Address: 850 GLEN VISTA DR City: SPARKS

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 247-5343 Email: Melanie.Diaz577@gmail.com

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First Name: Christopher Last Name: Barkley

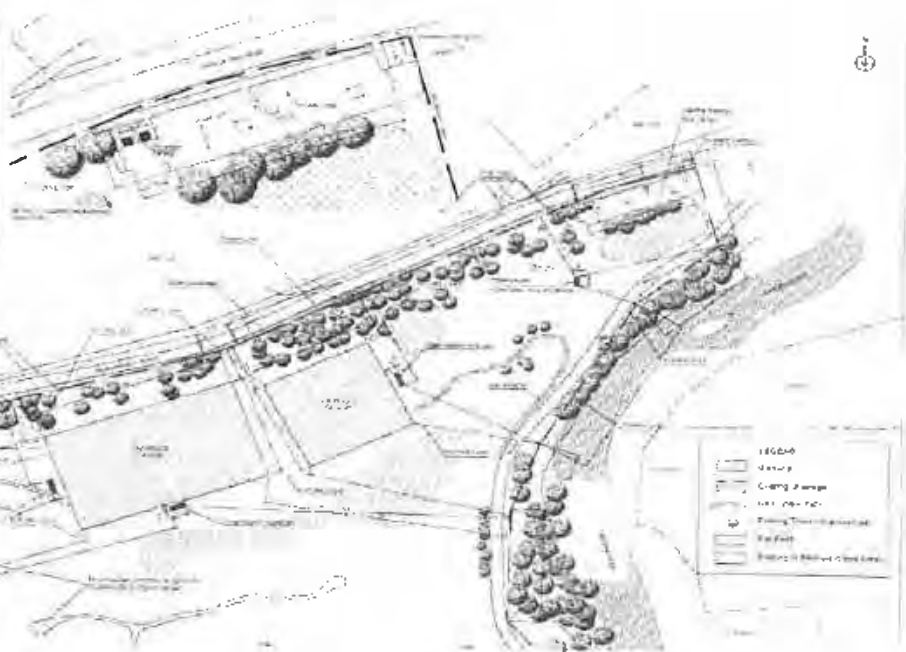
Street Address: 2053 Union St City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 522-2316 Email: munitedhooligan1@yahoo.com

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First Name: COLBY Last Name: ARMSTRONG

Street Address: 1111 HALLAM DR. City: SPARKS

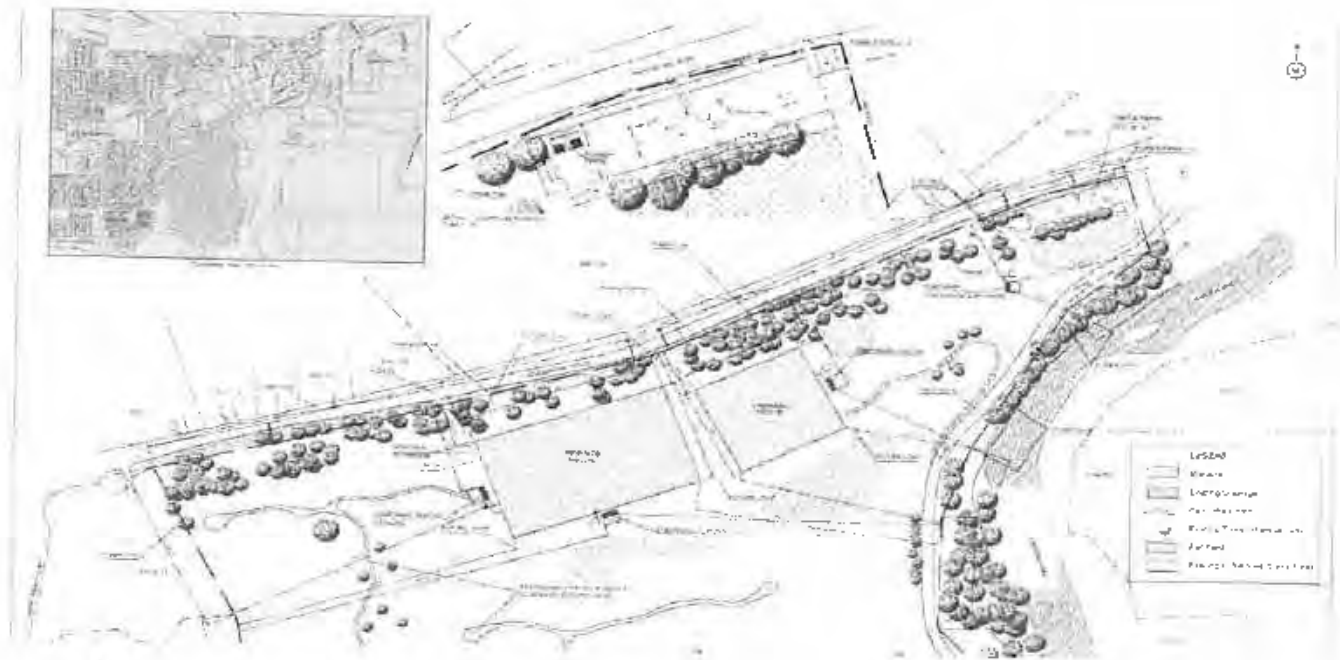
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 222-7358 Email: ARMSTRONG@SBCGLOBAL.NET

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First Name: ERICA Last Name: Palmer

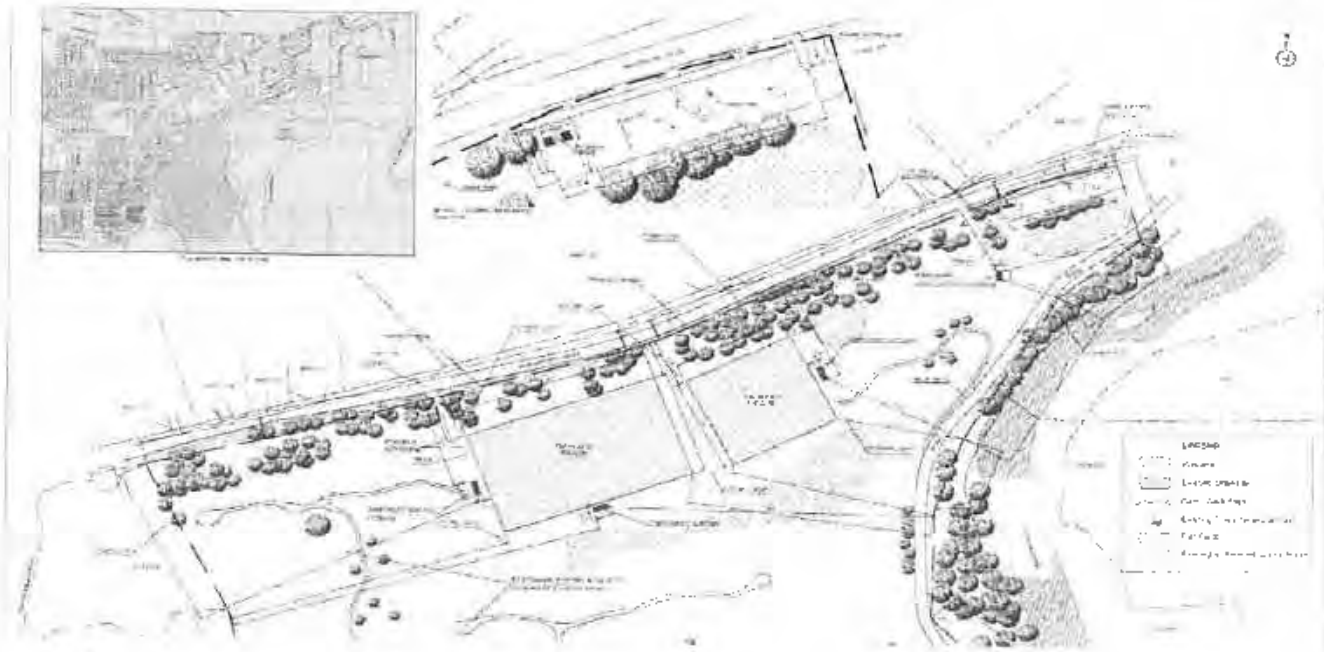
Street Address: 1111 HALLOWAY DR. City: SPARKS

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 219-9052 Email: PALMERW@SBCGLOBAL.NET

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First Name: Sean Last Name: Pennington

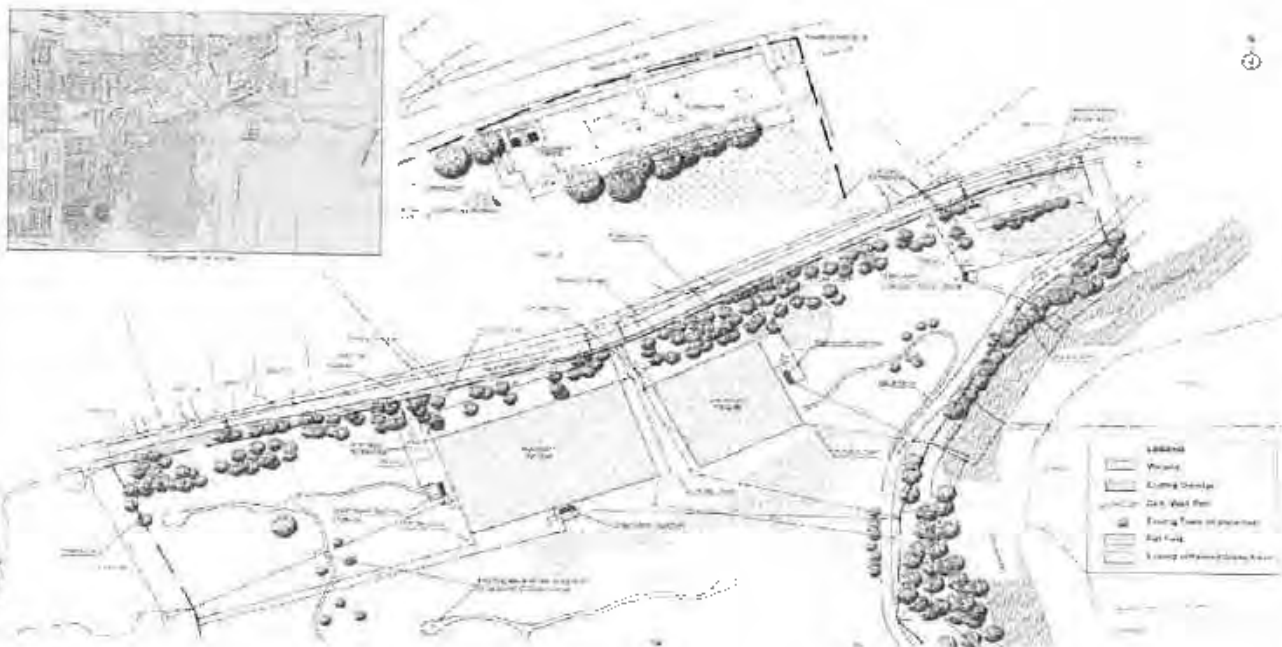
Street Address: 6277 Ten Mile CT City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 242-2288 Email: SeanPenn111@gmail.com

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First Name: Dimi Last Name: Tener

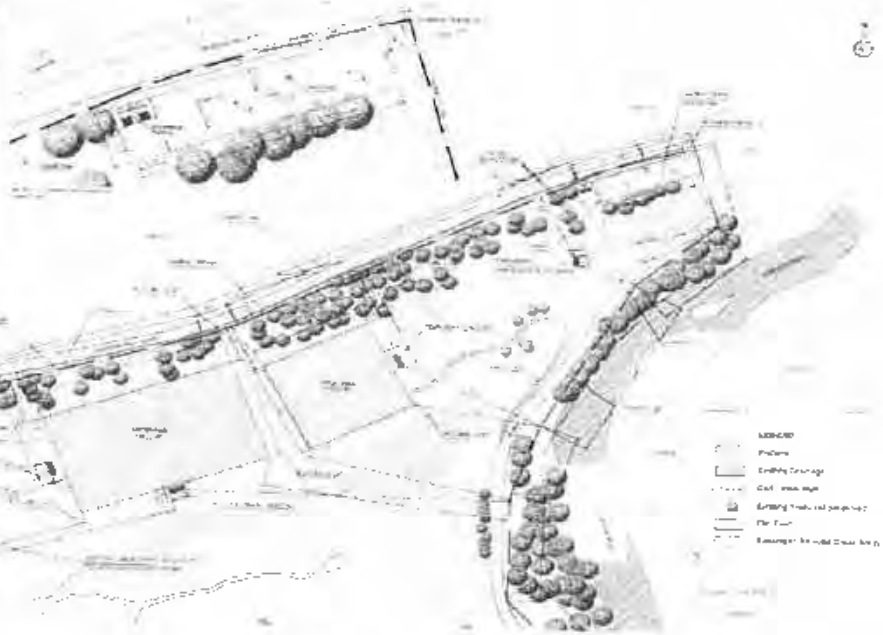
Street Address: 4720 Woodstone dr City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1224 1392 9805 Email: dtener3@gmail.com

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First Name: Kevin Last Name: Goodnight

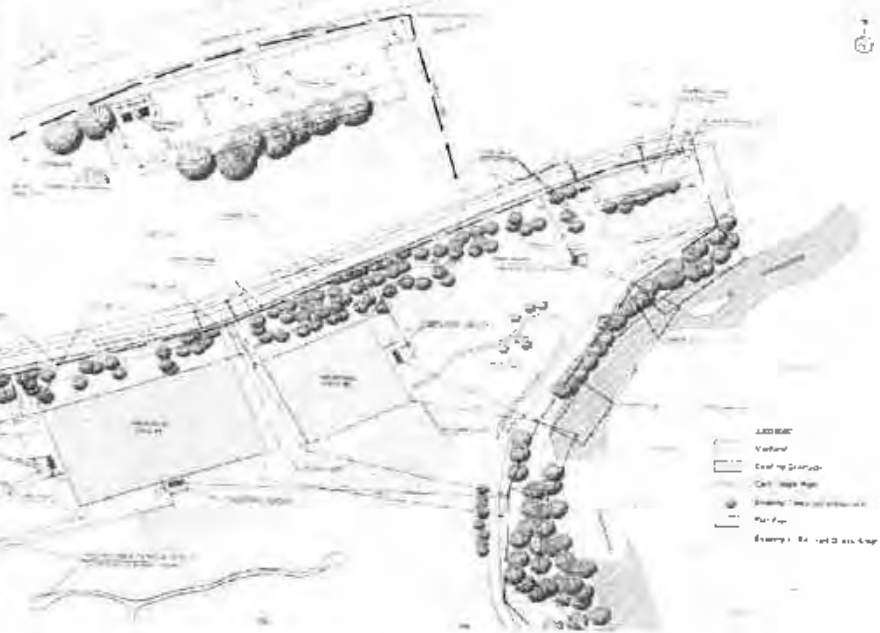
Street Address: 4850 Bruce Ct City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 225-6106 Email: kgoodnight02@yahoo.com

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First Name: Lucio Last Name: Lara

Street Address: 2570 Mesquite St. City: Sarks NV 89431

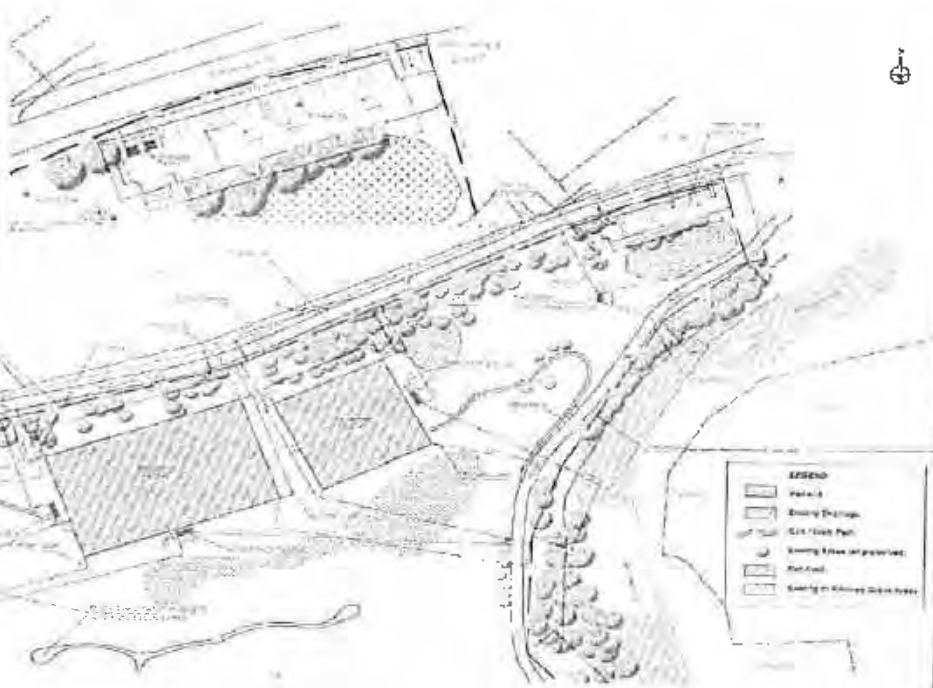
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 303-4348 Email: lucio.macias911@gmail.com

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First Name: Tom Last Name: JENNIFER

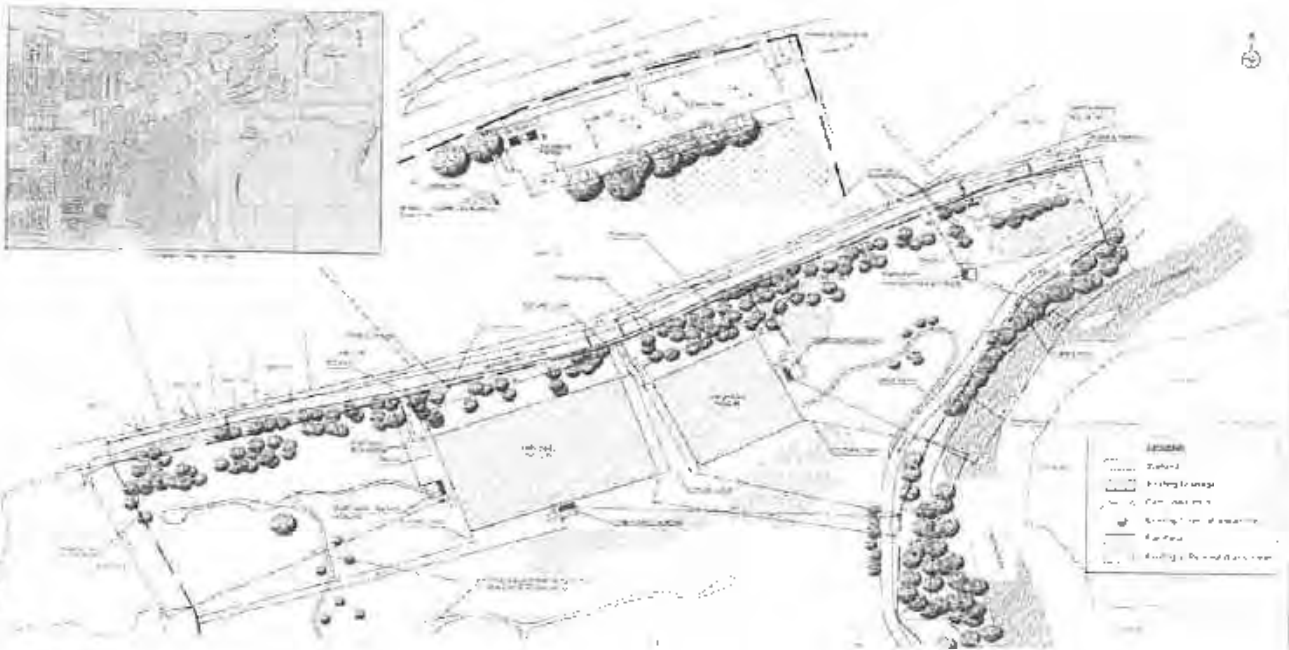
Street Address: 1781 Burnside Dr City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (818) 648-7107 Email: tomjenny88@yahoo.com

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First Name: Alex Last Name: Echeverrie

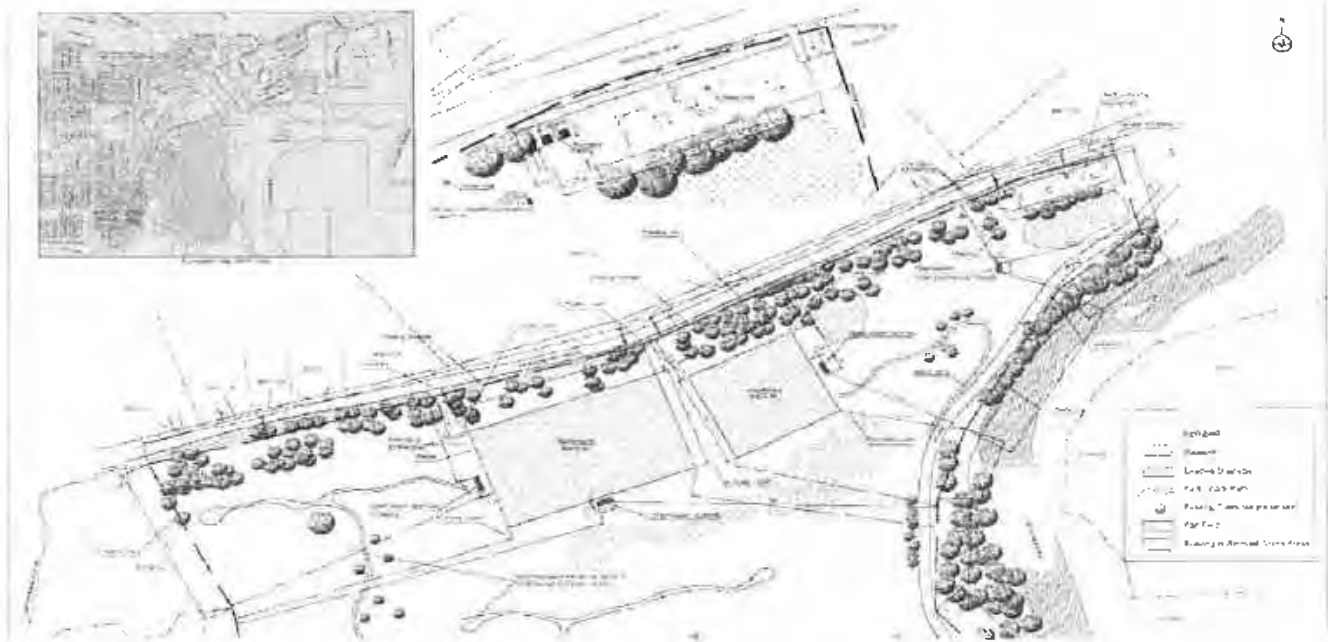
Street Address: 396 E. Quail St City: Sparks

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Phone: (775) 848-7475 Email: alex.e.144@gmail.com

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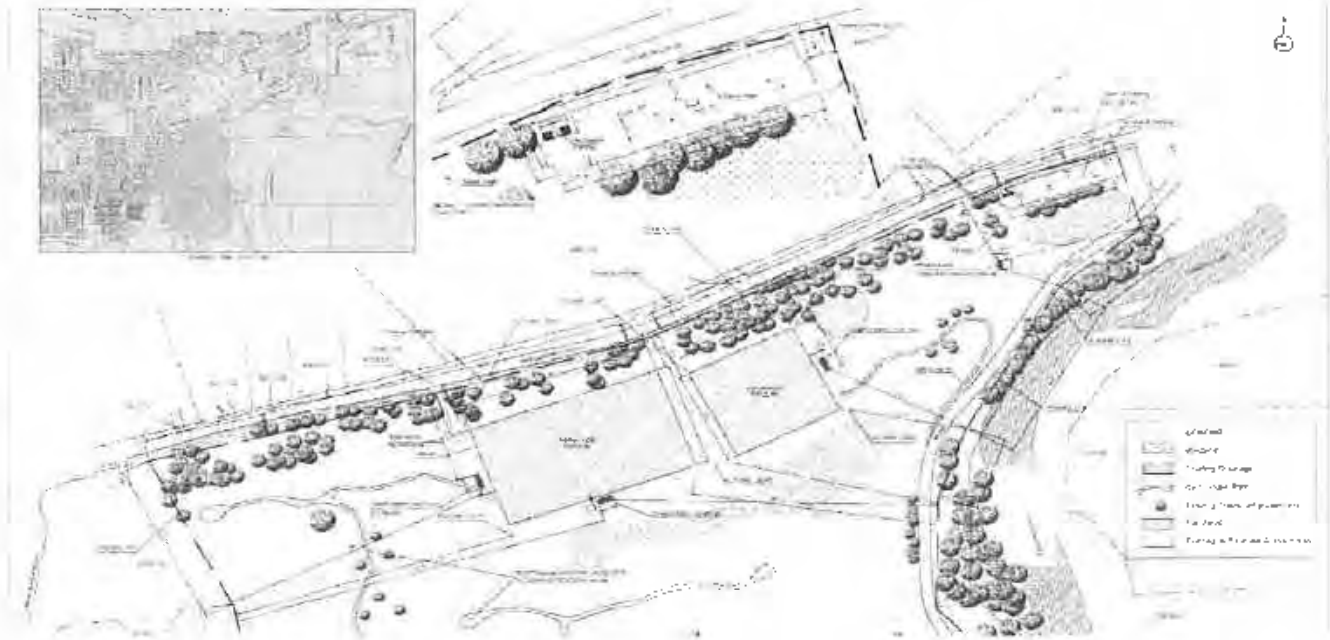
First Name: Aaron Last Name: Galvan

Street Address: 2625 Ne 49th Ct City: Lincoln city

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (541) 936-7828 Email: \_\_\_\_\_

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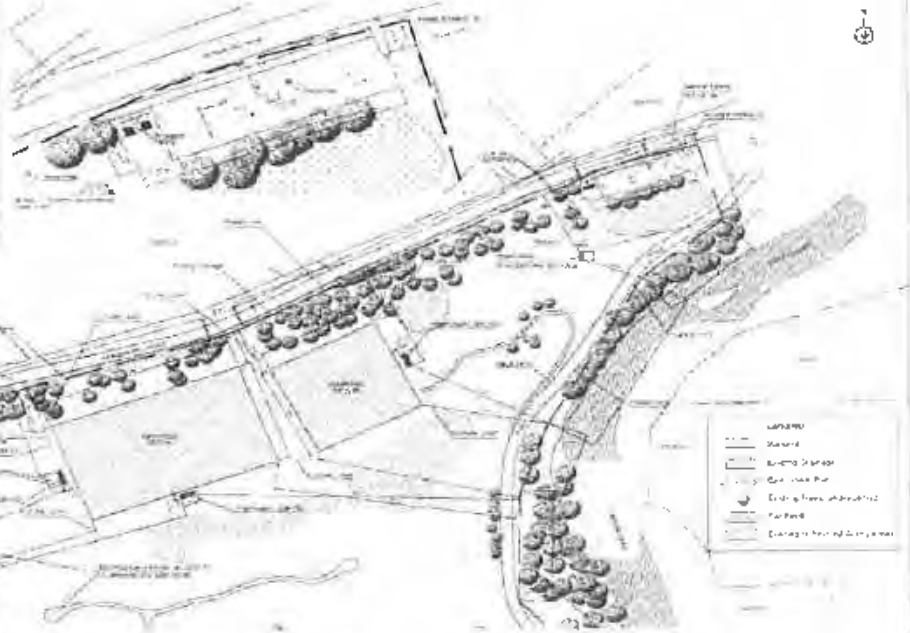
**I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.**

Street Address: 11588 Reno Ave City: S. L. Tahoe, CA

Phone: 1775 1220-5479 Email: [ecmac139@unhcr.com](mailto:ecmac139@unhcr.com)

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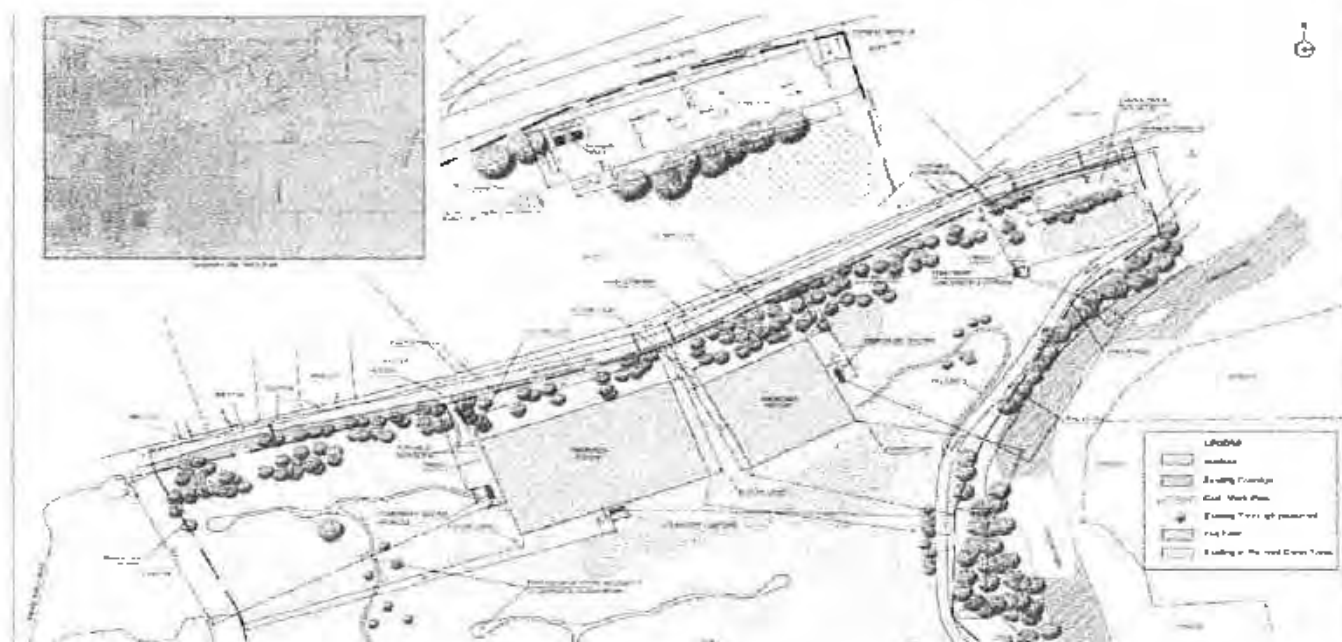
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First Name: Kestner Last Name: Amillar  
 Street Address: 893 Patricia Ln, Reno, NV City: South Lake Tahoe, CA  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (925) 967-8860 Email: klam@22@gmail.com

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First Name: Fernando Last Name: Leon

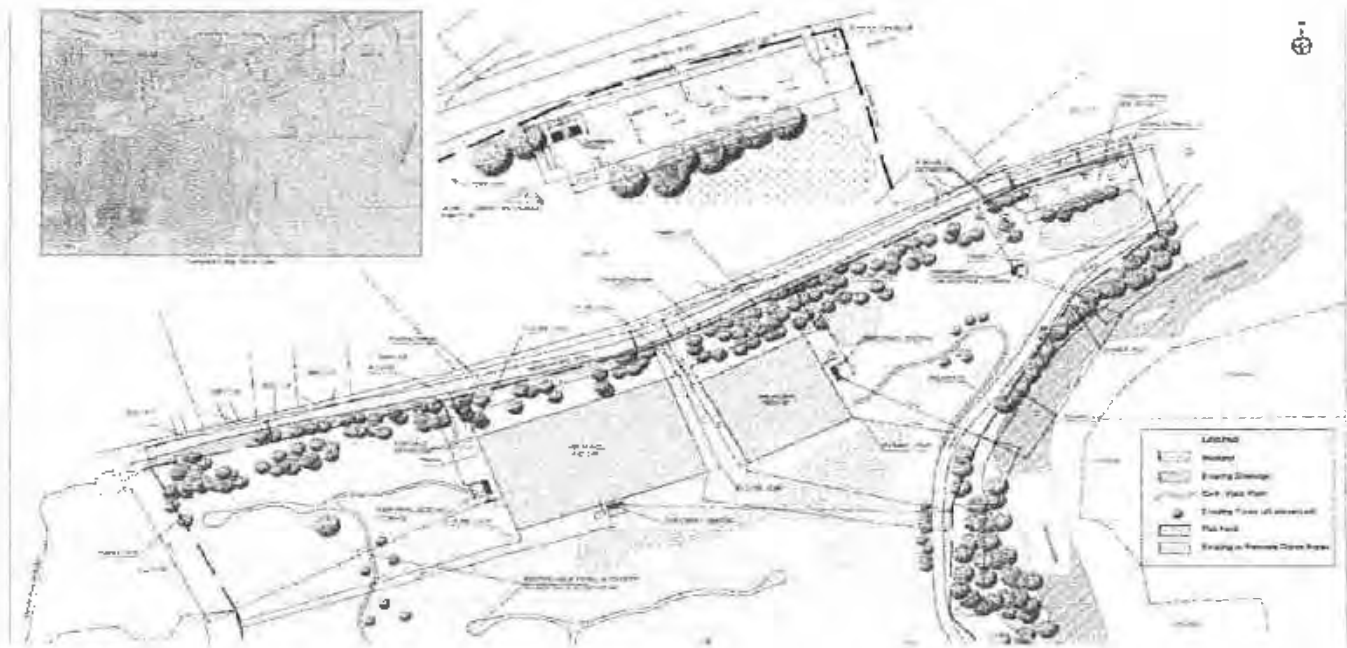
Street Address: 9500 Gilman Dr City: La Bolla

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Phone: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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First Name: Rijan Last Name: Fershani

Street Address: 9580 Gilman Dr City: Las Vegas

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (        )        Email:       

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First Name: Diego Last Name: Miranda

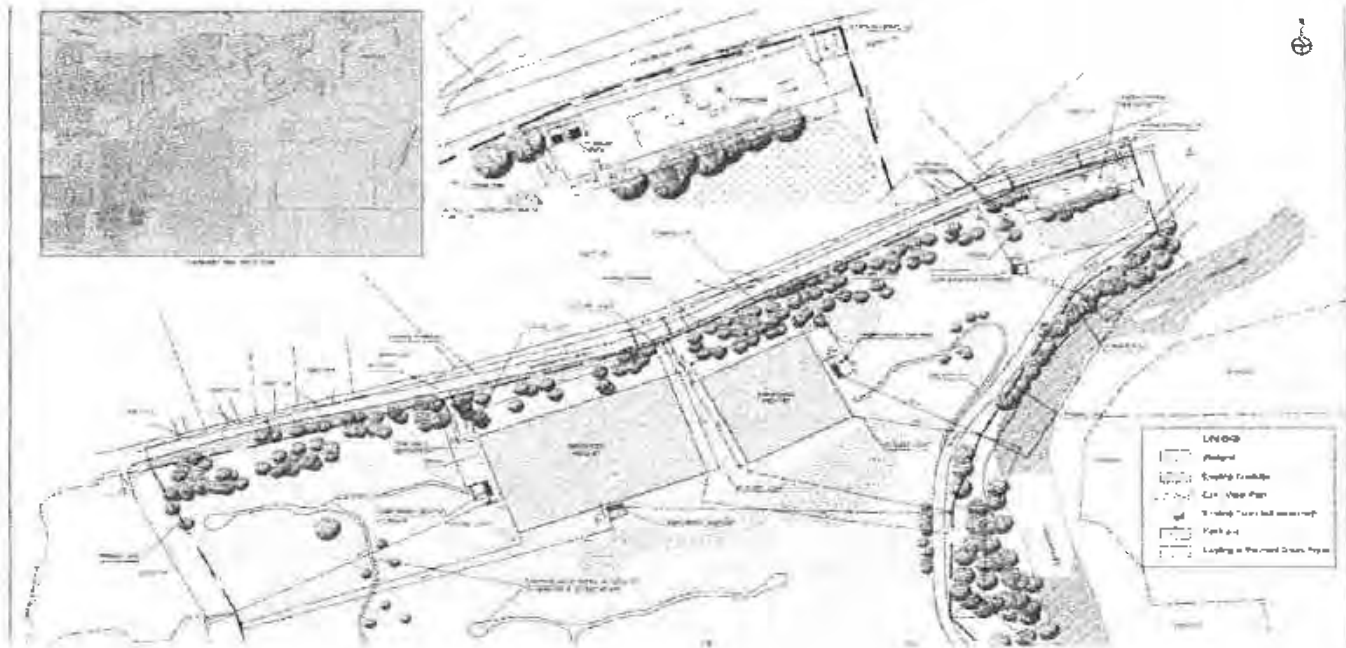
Street Address: 9500 Gilman Dr City: La Jolla

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First Name: Jason Last Name: Fandoual

Street Address: 9500 Carson Dr City: Las Vegas

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (        )        Email:       

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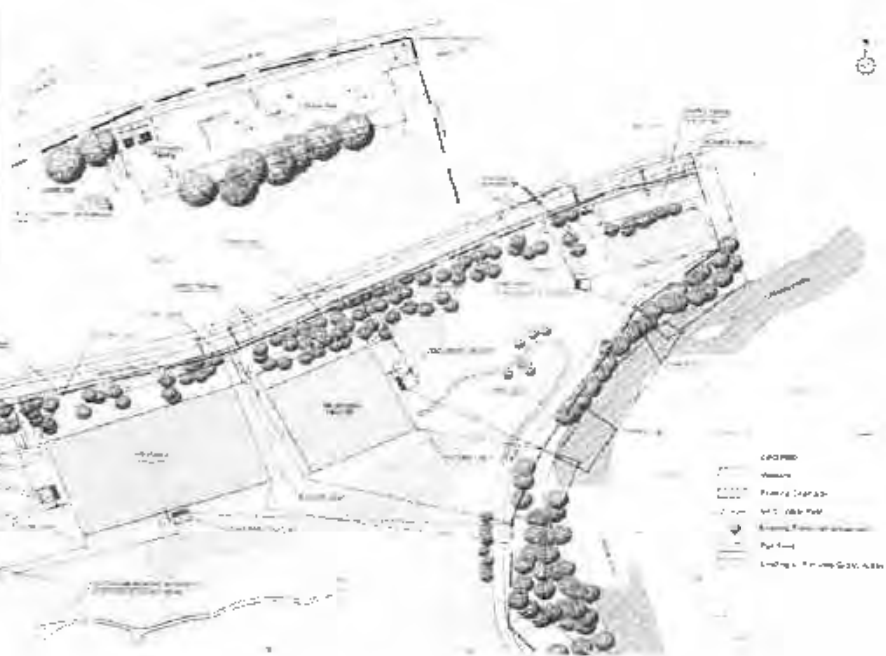
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First Name: Tasha Last Name: Matt

Street Address: 10788 Manchester City: Truckee

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 448-9999 Email: tashamatt@natmatt2002@yahoo.com

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First Name: Andrew Barr Last Name: Barr

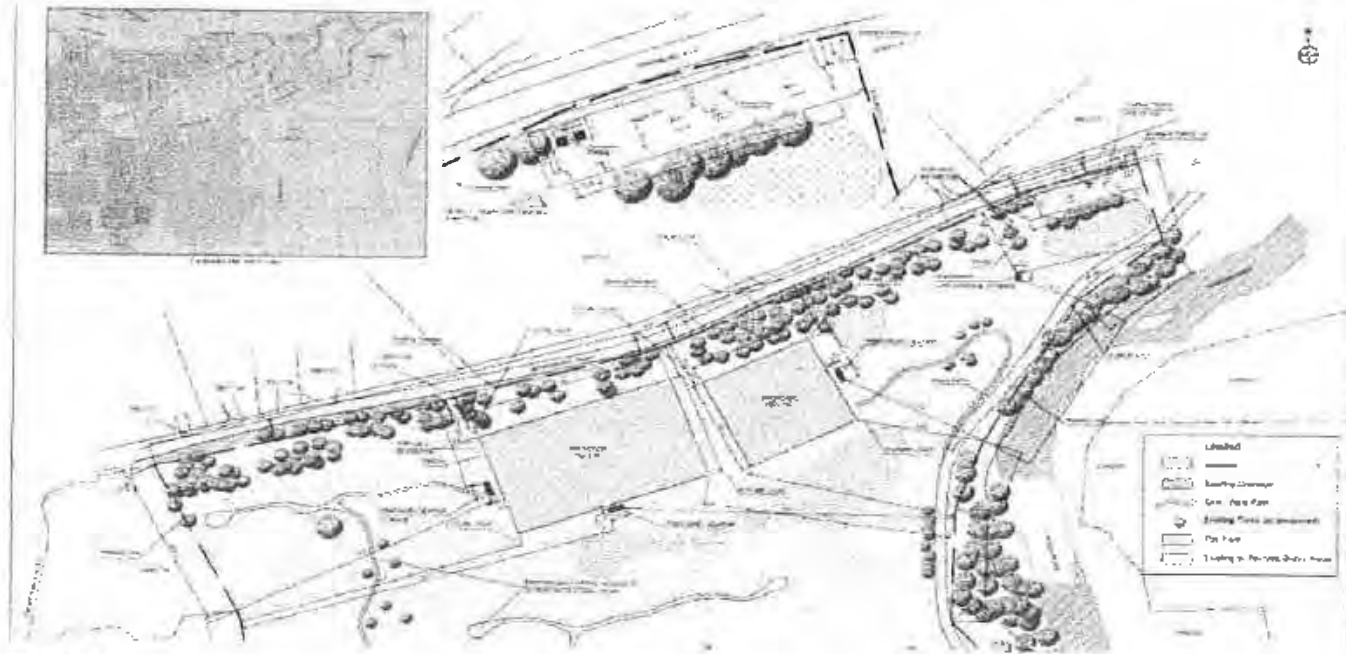
Street Address: 11917 Whitehorse Rd. City: Truckee

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 386-6665 Email: adibarr501@gmail.com

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First Name: Will Last Name: Lynch

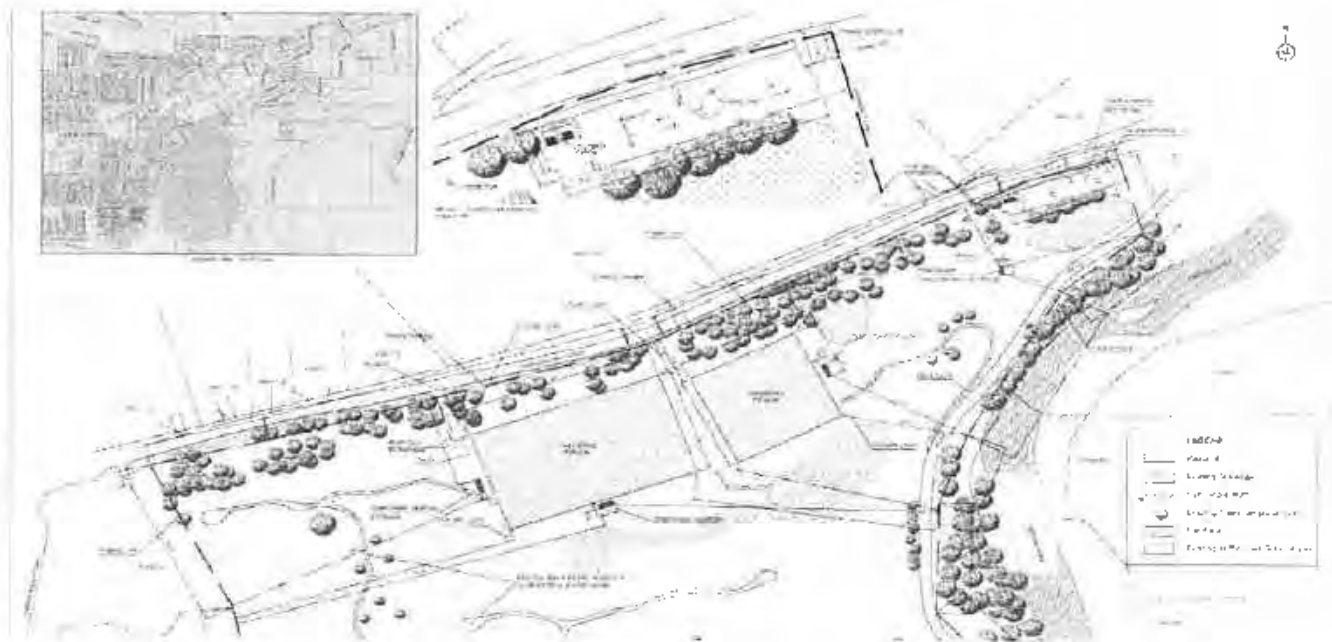
Street Address: 6507 Country Woods Ln City: Granite Bay

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Phone: (            )            Email:           

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First Name: Jaime Last Name: Flores

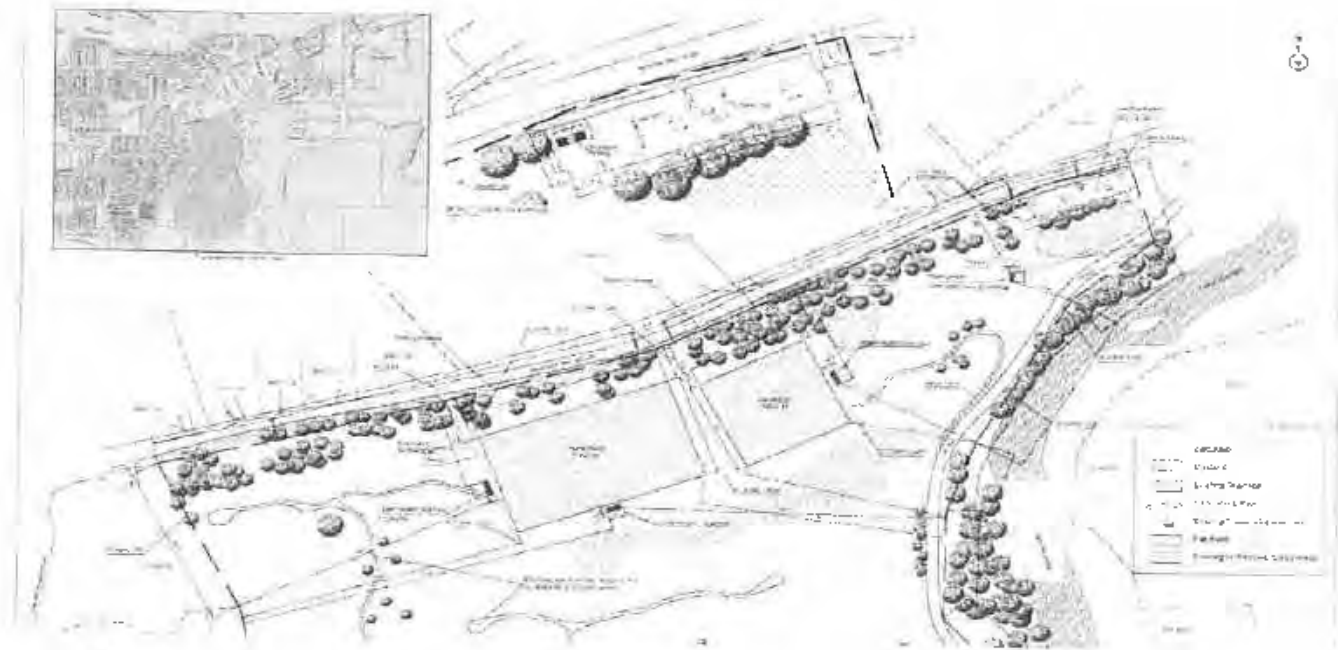
Street Address: 1424 Highland Ave City: Coos Bay

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (541) 290-8447 Email: \_\_\_\_\_

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First Name: David Last Name: Flores

Street Address: 1424 Highland Ave City: Carson Bay

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Phone: (541) 260-2138 Email: \_\_\_\_\_

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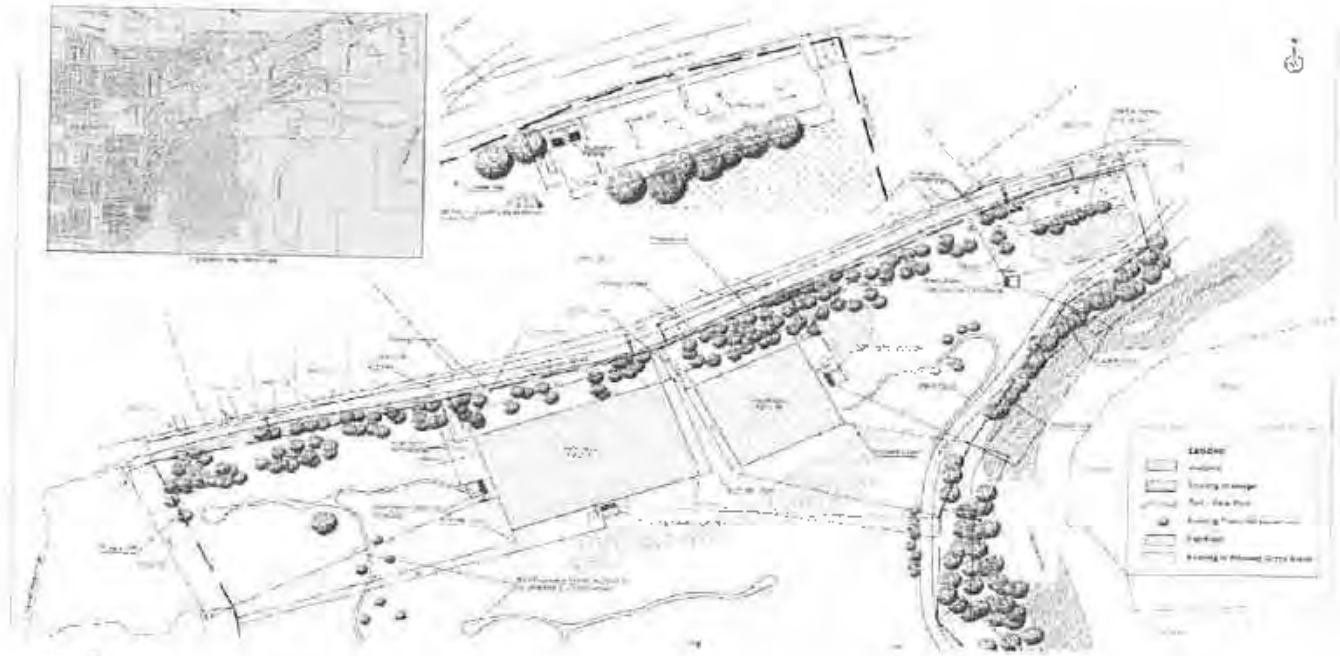
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First Name: Mireya Last Name: Godinez

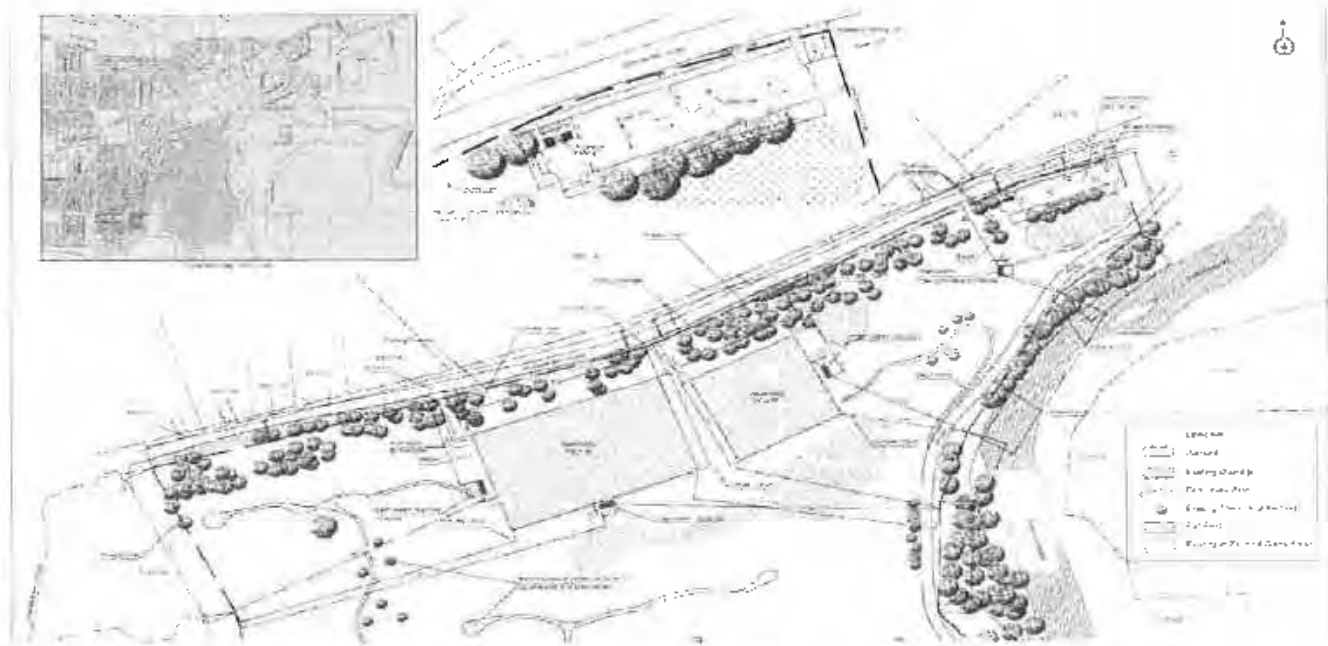
Street Address: 735 NW Third St City: Corvallis

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Phone: 541 217-0345 Email: \_\_\_\_\_

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First Name: Tyler Last Name: Hubbard

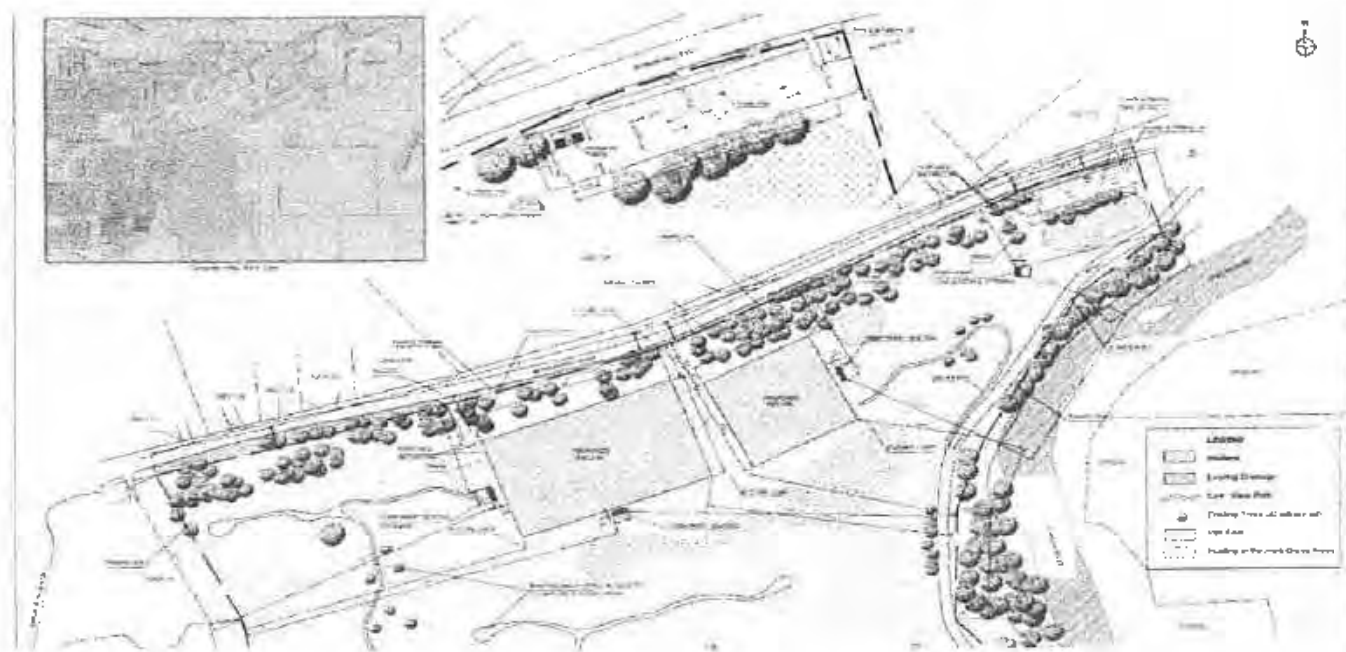
Street Address: 1920 Grassmere Ln City: McKinney

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Phone: (775) 901-6519 Email: \_\_\_\_\_

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First Name: Sammy Last Name: Rupp

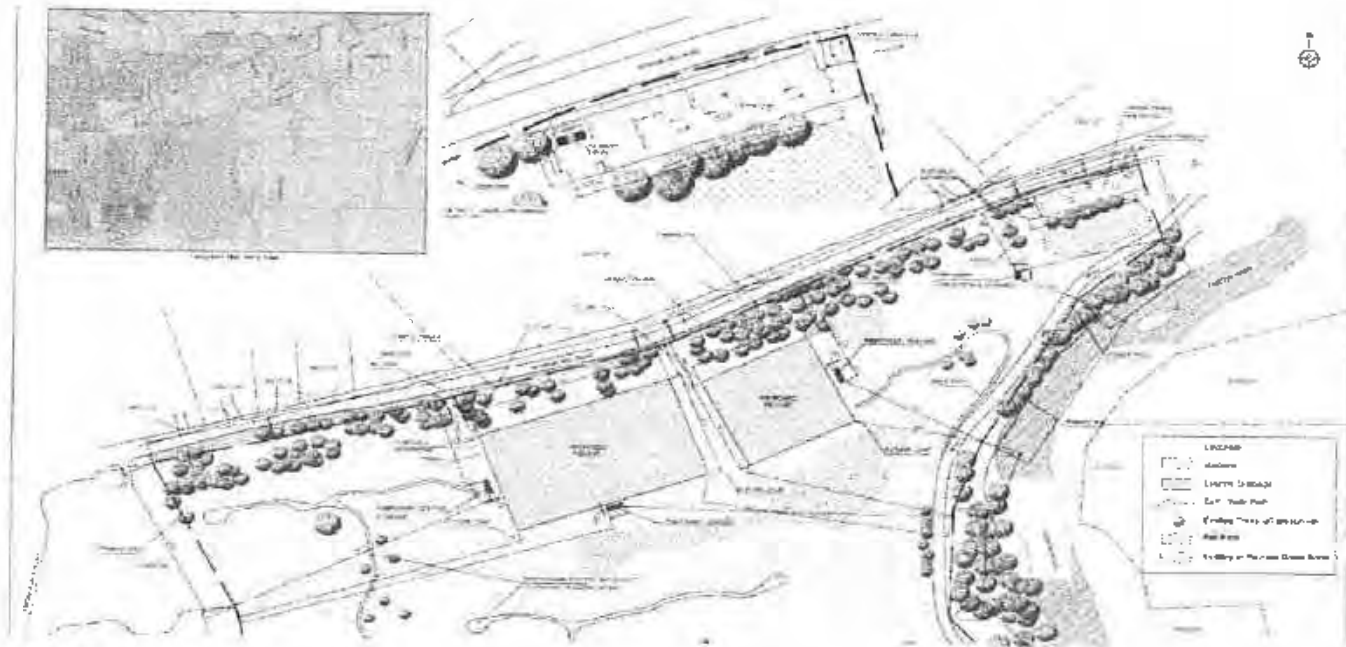
Street Address: 306 Pheasant Lane City: Zephyr Cove

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First Name: Nick Last Name: Perleaps

Street Address: 396 Thousand Lane City: Zephyr Court

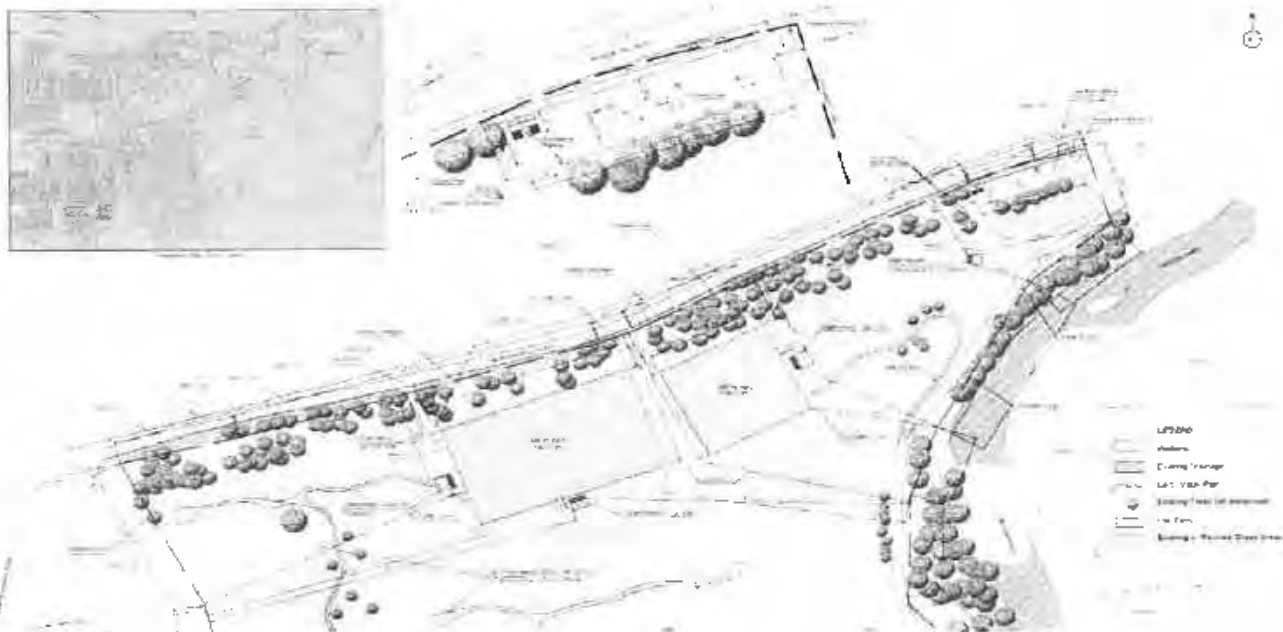
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Phone: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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**New Flat Fields in Carson City. Please fill out this form below  
I SUPPORT Sport Fields in Caron City!**



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First Name: Alicia Barr Last Name: Barr

Street Address: 11917 Whitehorse Rd. City: Truckee

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 386-1664 Email: alibarr@yahoo.com

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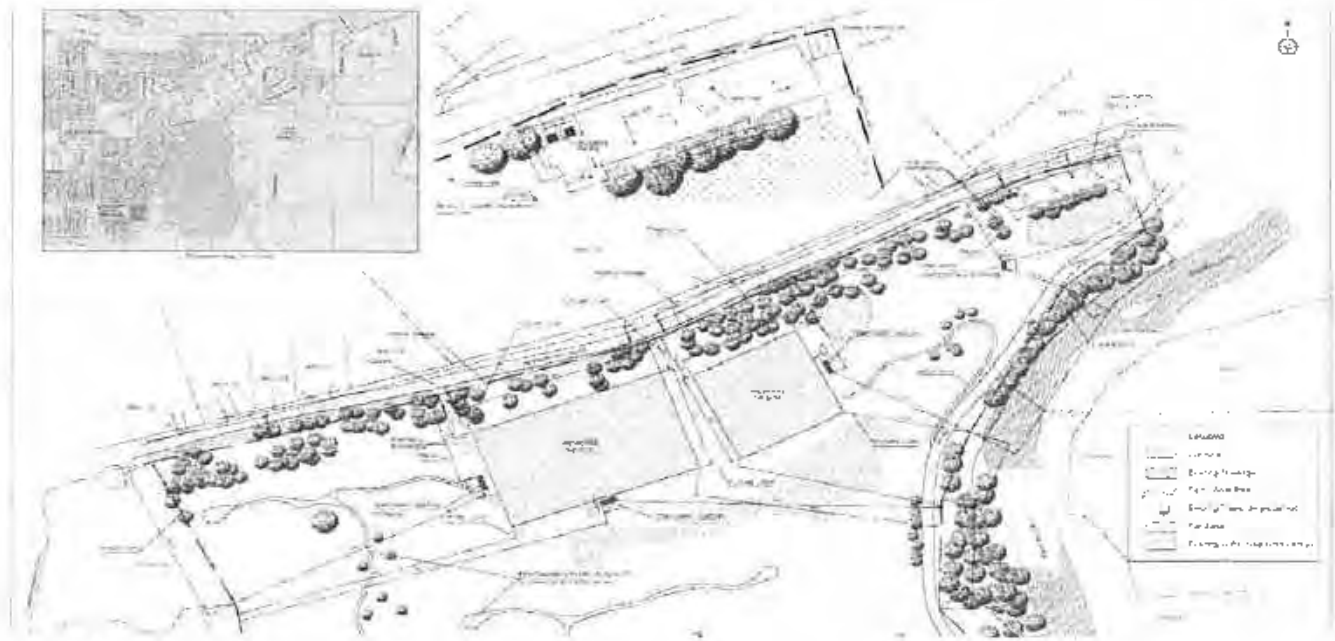
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**Add me to the Empire Fields Mailing List for activities and opportunities:**

Phone: (        )                      Email: \_\_\_\_\_

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First Name: Nancy Last Name: Larios

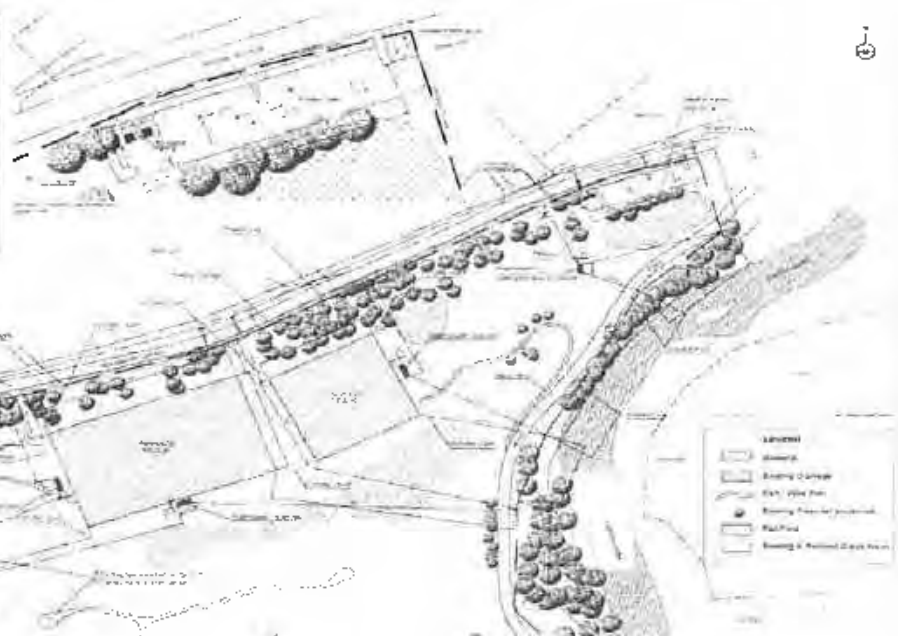
Street Address: Carson City City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 364-496 Email: \_\_\_\_\_

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First Name: Ana Last Name: Rentorica

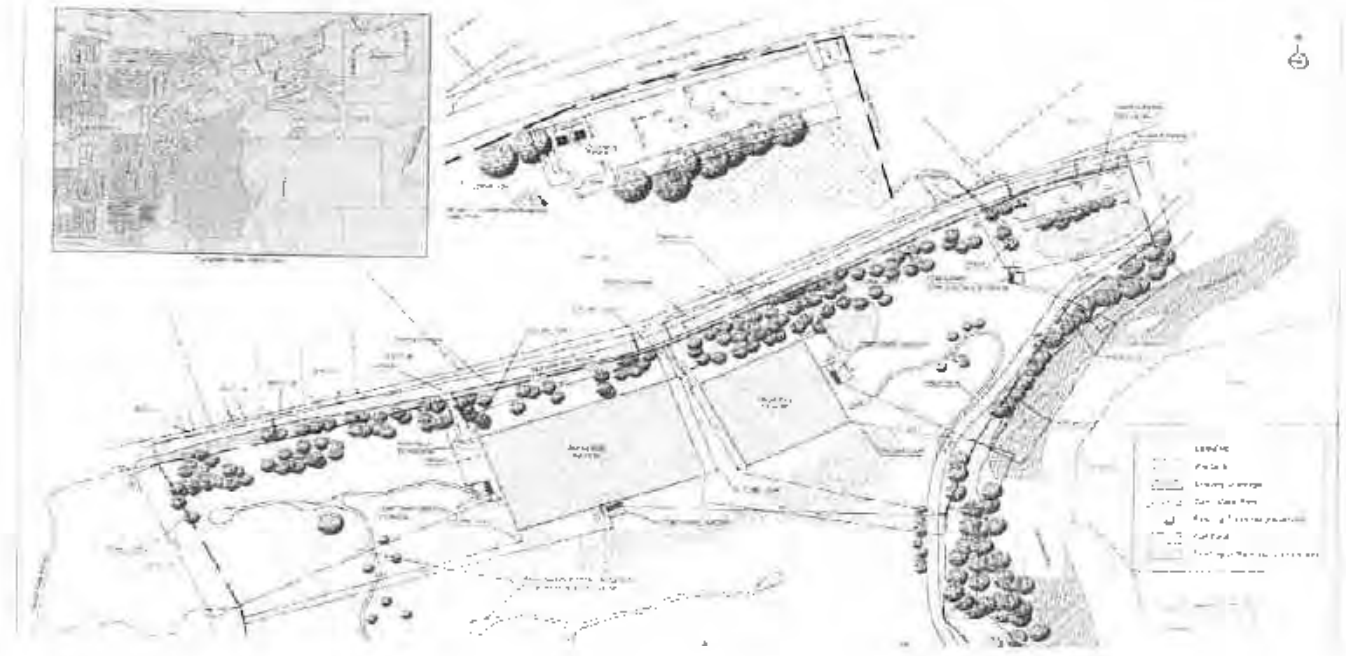
Street Address: 1501 U.S. Hwy 395 S. City: Grandhaven

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 920-8979 Email: \_\_\_\_\_

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First Name: Juan ~~Lawlor~~ Last Name: Lawlor

Street Address: 1501 US Hwy 395 S. City: Grandhaven

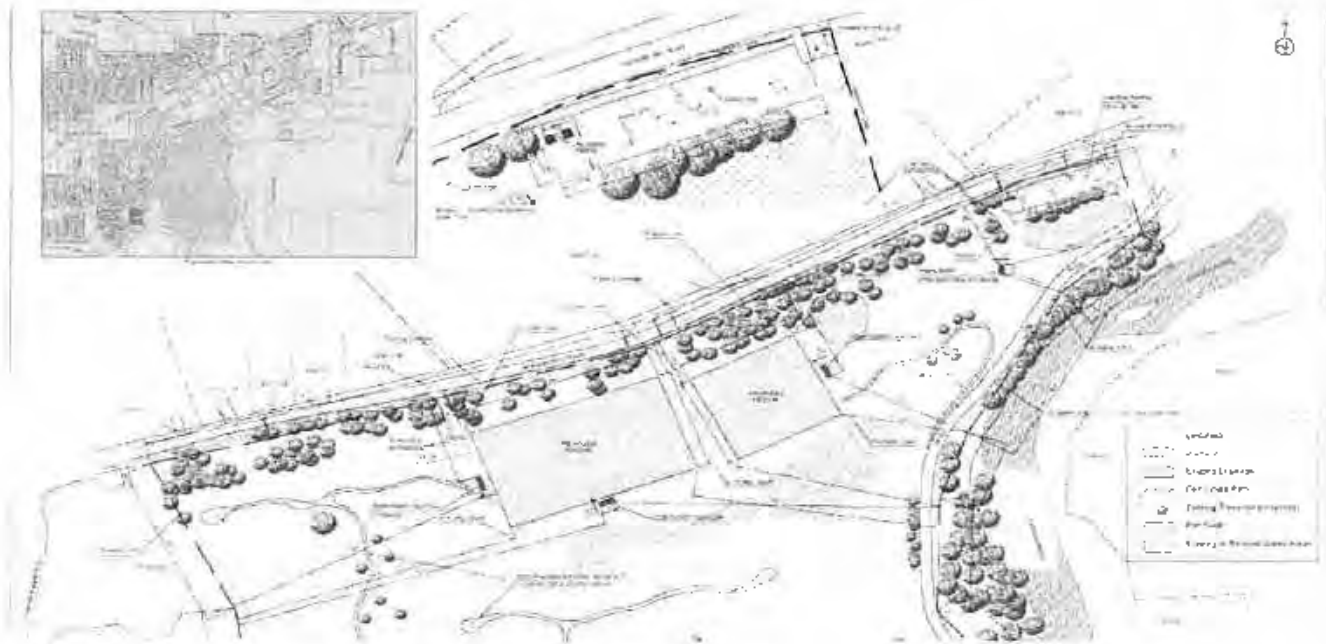
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 781-3779 Email: \_\_\_\_\_

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First Name: Cesar Last Name: Larios

Street Address: 1501 U.S. Hwy 395 S City: Gardnerville

Add me to the Emprle Fields Mailing List for activities and opportunities:

Phone: 775 1509 5800 Email: \_\_\_\_\_

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The site plan illustrates the proposed 1000-unit apartment complex, showing the building footprint, parking areas, and landscaping. The plan includes an inset map of Los Angeles in the top left corner, indicating the site's location. A legend in the bottom right corner defines the symbols used in the plan:

- Building
- Landscaping
- Parking
- Existing Trees to be preserved
- Proposed
- Existing or Proposed Access Driveway

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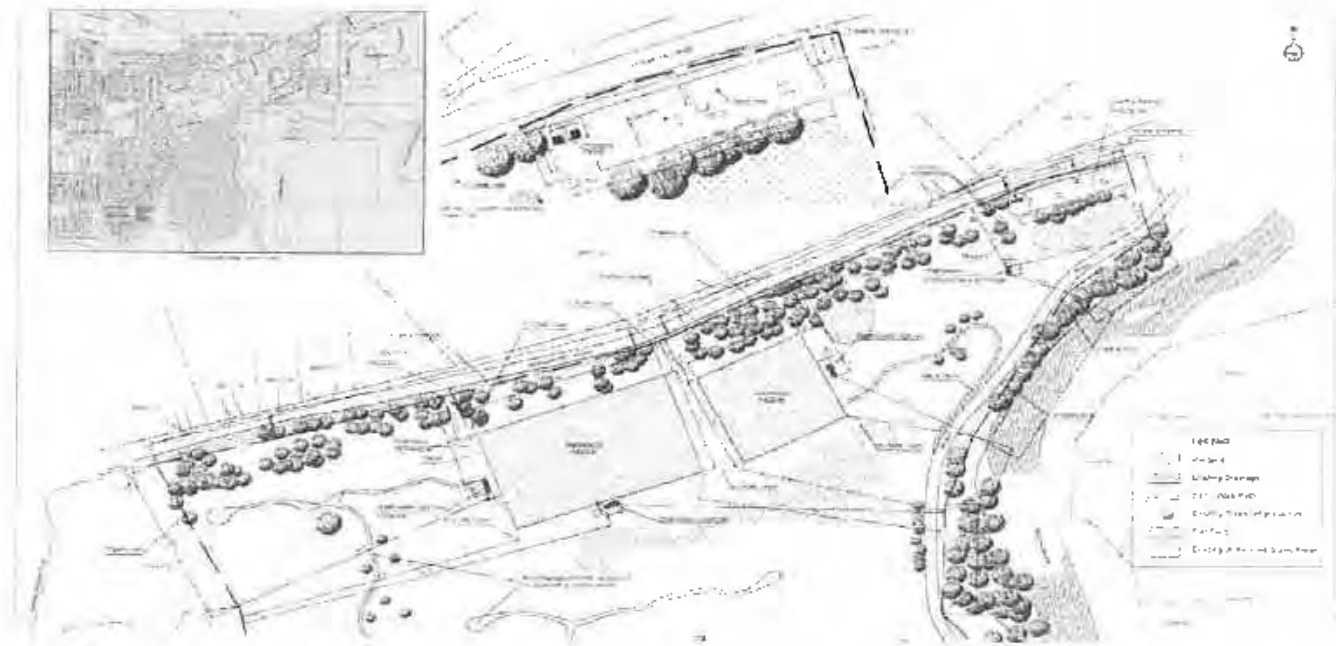
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Street Address: 3205 Leonard Ct City: Gardnerville

Phone: (            )                      Email:                     

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First Name: Fernando Last Name: Lebrato

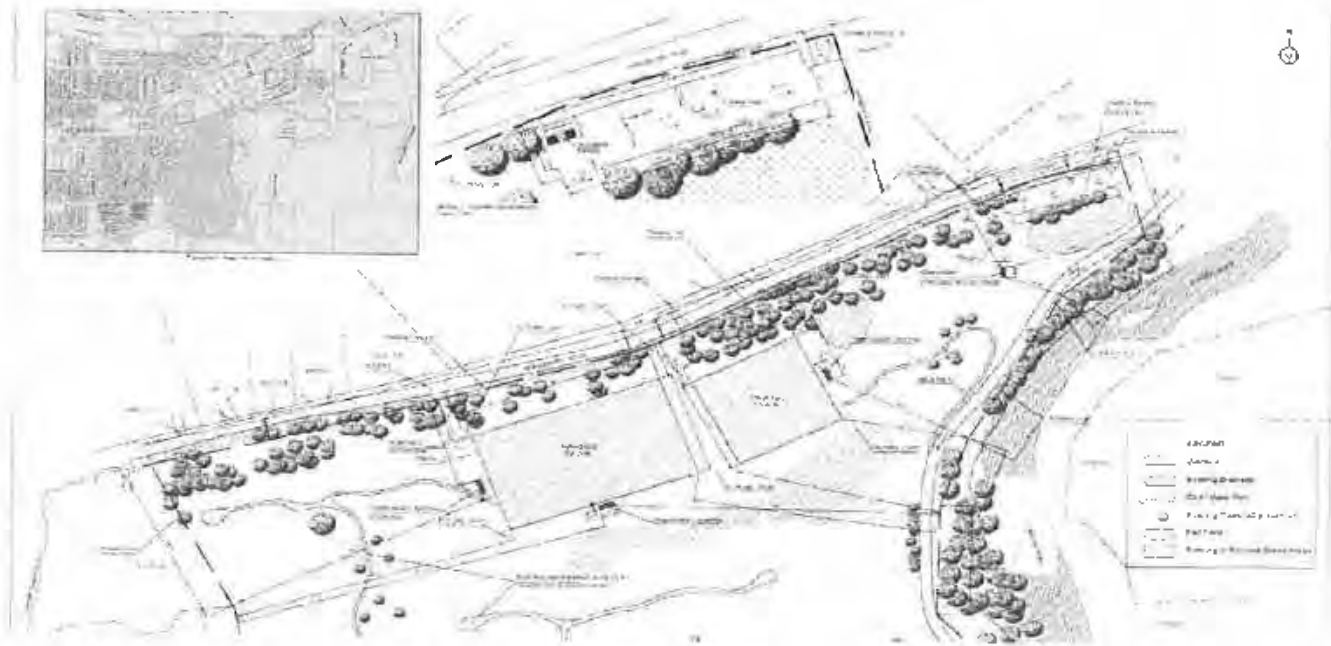
Street Address: 1530 Studick Parkway City: Gardnerville

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 430-3374 Email: \_\_\_\_\_

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First Name: Mario Lobatos Last Name: Lobatos

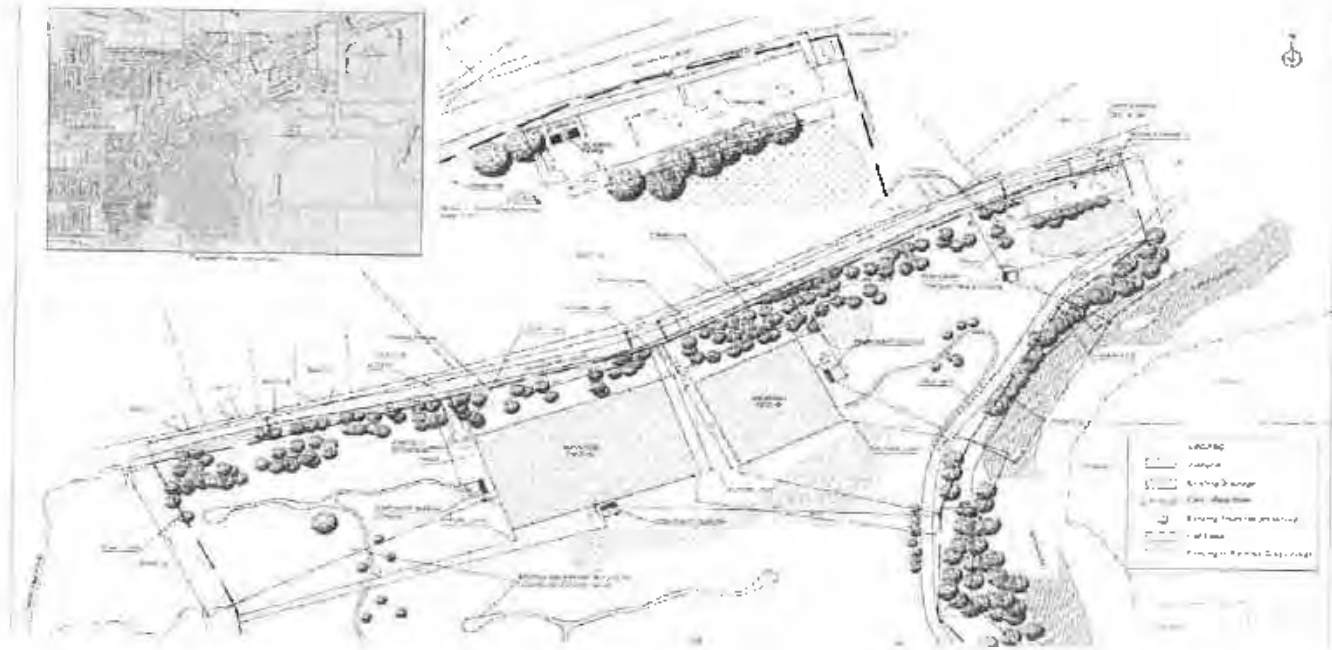
Street Address: 1410 Jodick Pike City: Gardnerville

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 364 4402 Email: \_\_\_\_\_

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First Name: Zach Last Name: Holt

Street Address: 1475 Choke Cherry Ct City: Gardnerville

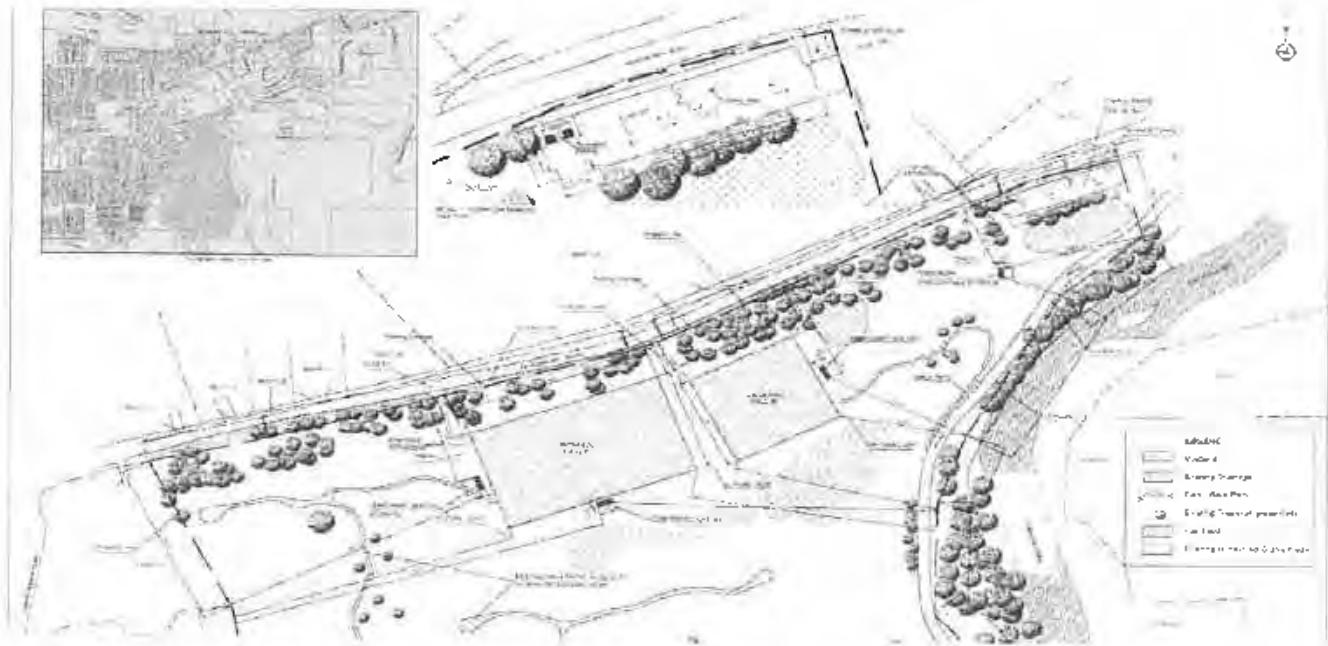
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First Name: Johnnie Colitz Last Name: Colitz

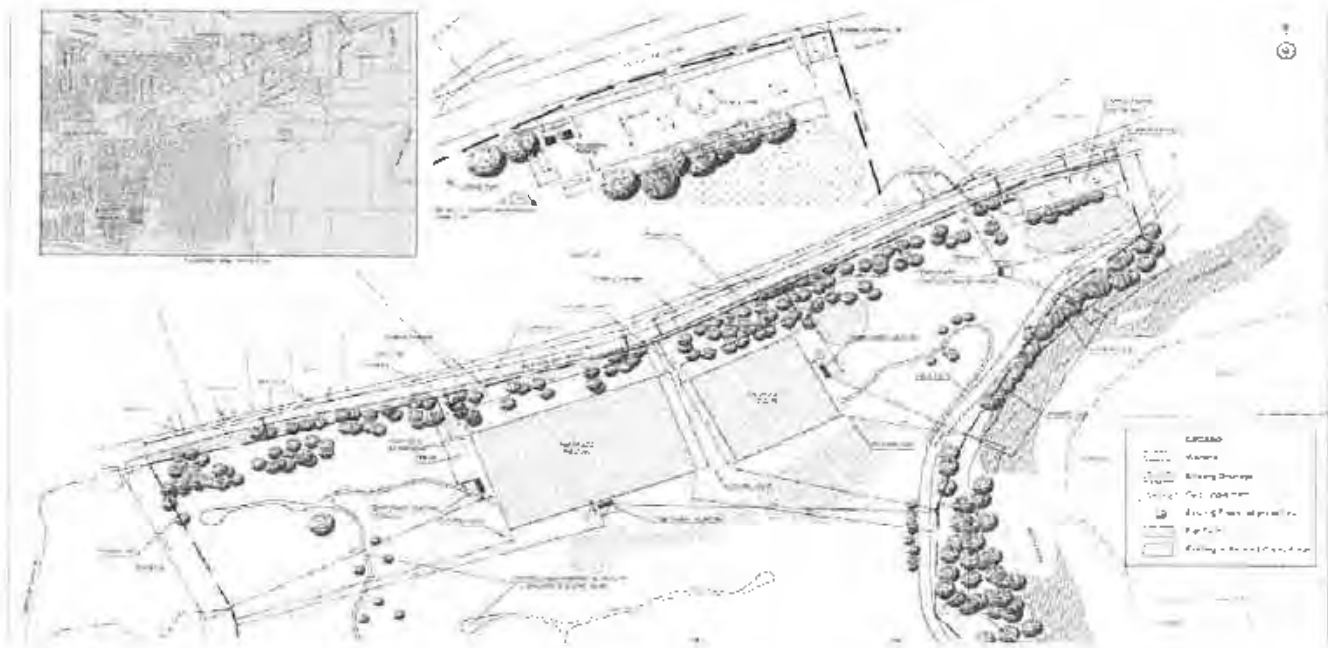
Street Address: 1976 Hussman Ave City: Carlsbad

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1809-5288 Email: johnnie.colitz@carlsbad.com

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First Name: Ismael Last Name: Cabrera

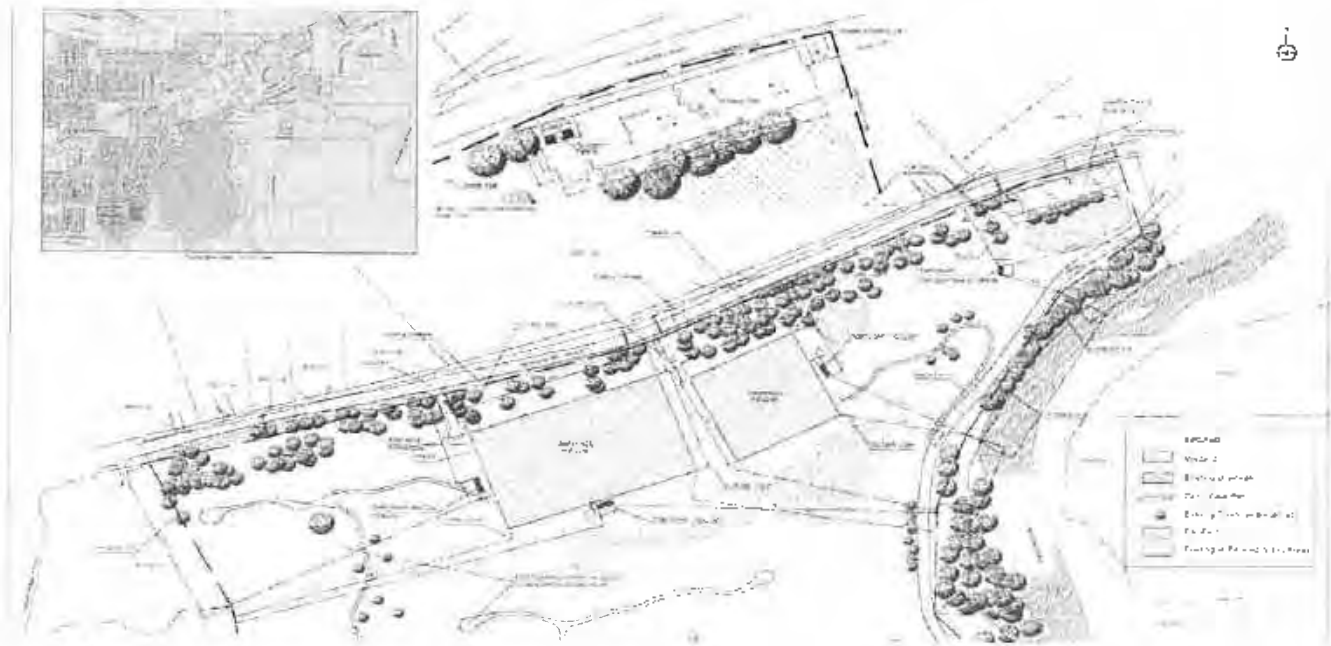
Street Address: 785 Centerville Lane City: Gardnerville

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First Name: Lus Last Name: Caldera

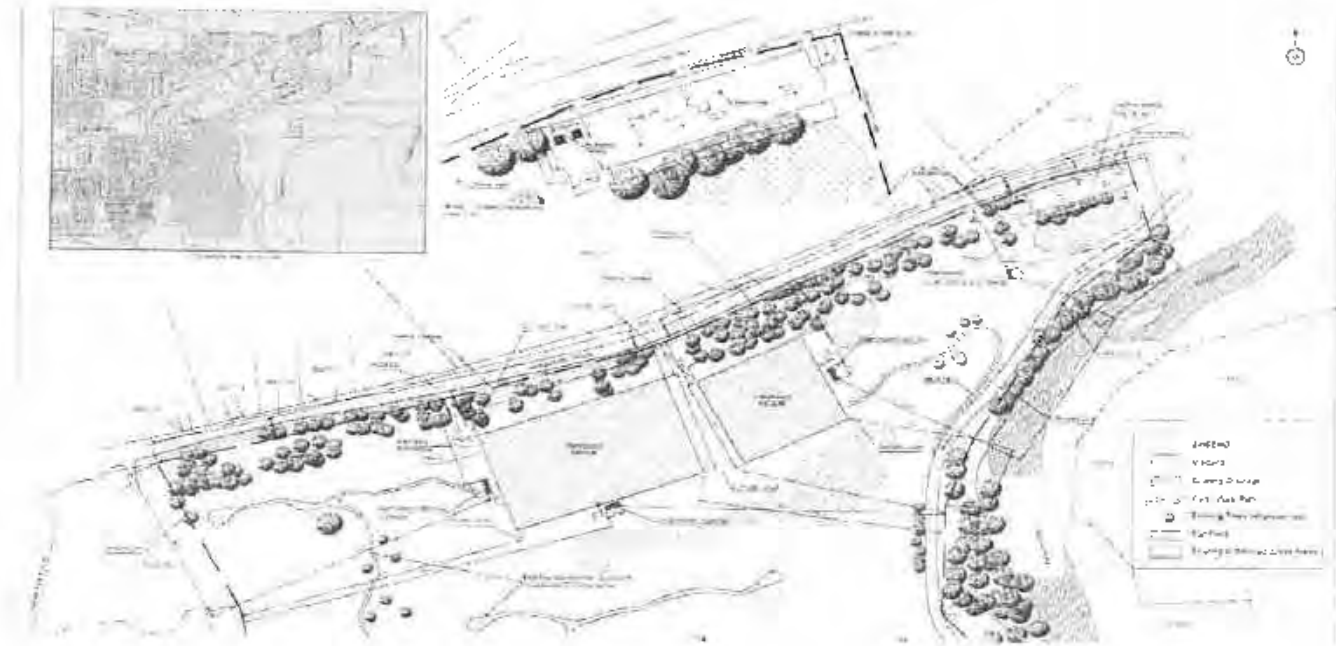
Street Address: 877 Hilburn Ln City: Gardnerville

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First Name: Joaquin Last Name: Rodriguez

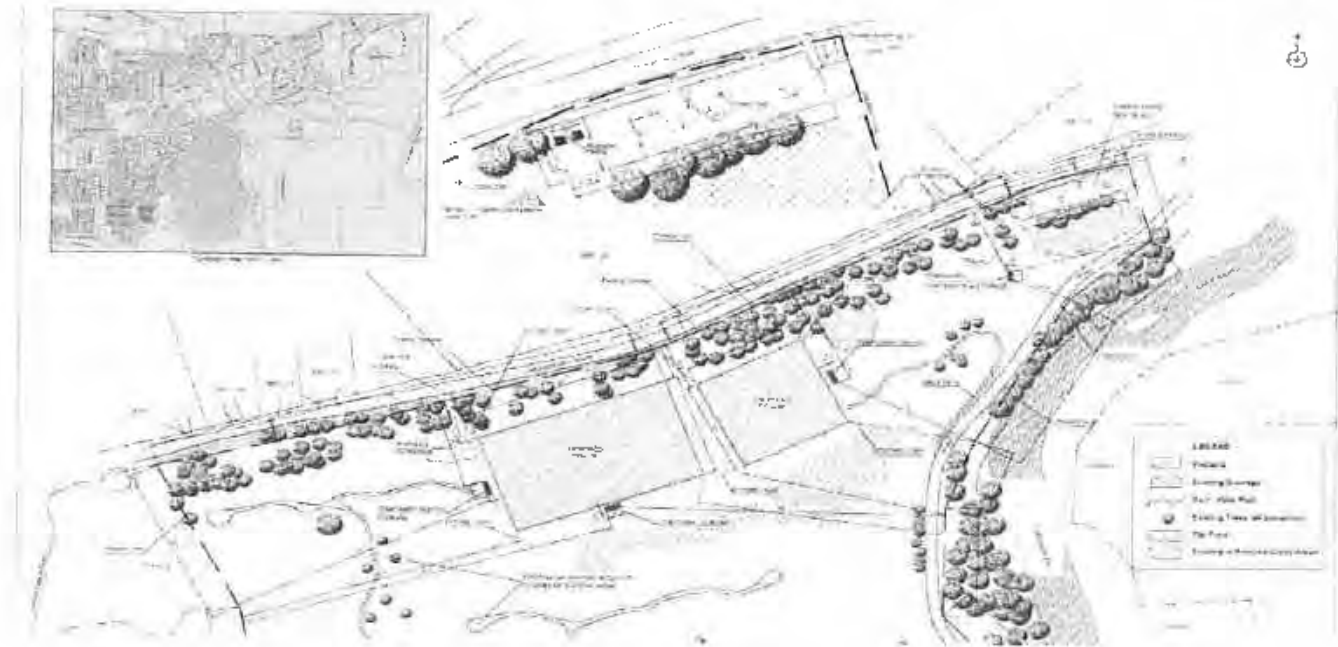
Street Address: 227 mark street City: Gardnerville

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 292-9129 Email: \_\_\_\_\_

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First Name: Andres Last Name: Carlos

Street Address: 1501 U.S Hwy 395S #33 City: Carsonville

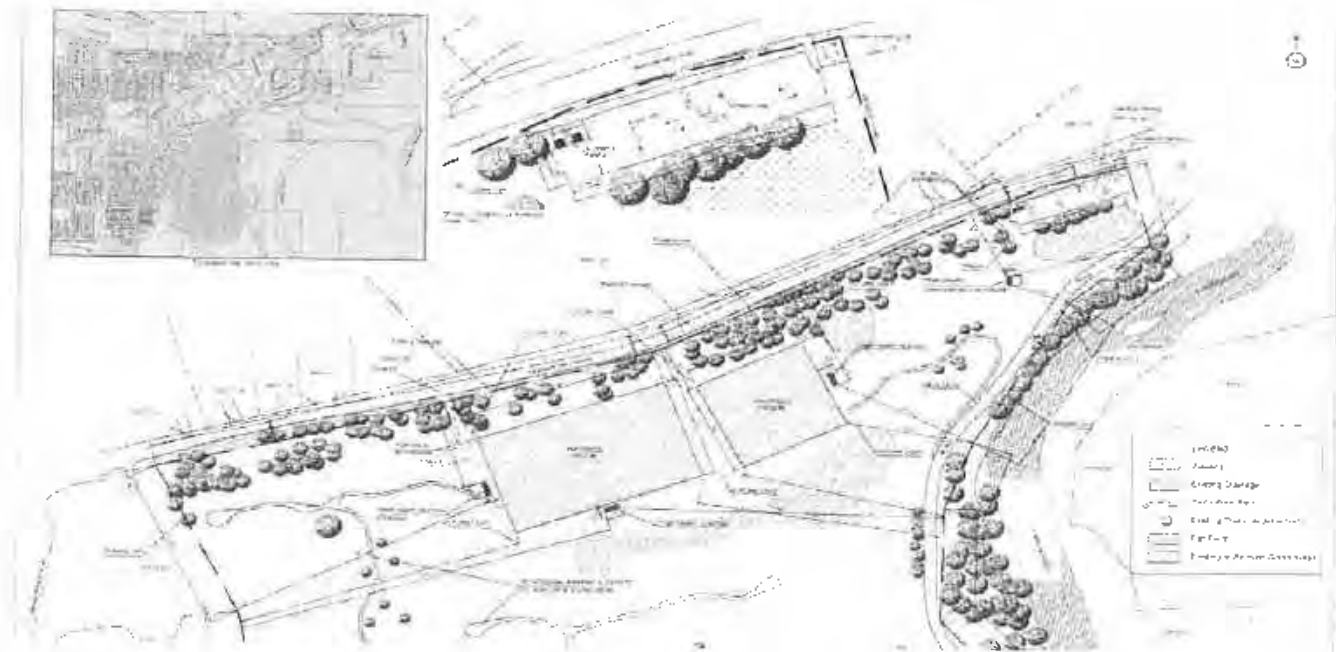
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 790-2091 Email: Andres Carlos 213@gmail.com

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I SUPPORT Sport Fields In Caron City!**



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First Name: Travis Last Name: Rollins

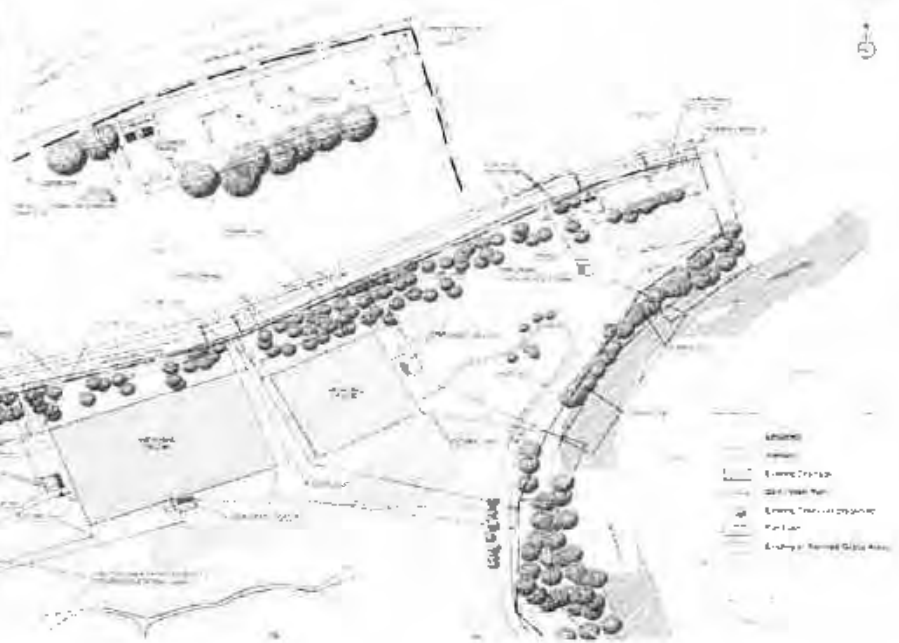
Street Address: 3410 University Green Dr City: Gardnerville

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (408) 316-3540 Email: rollinstravis27@gmail.com

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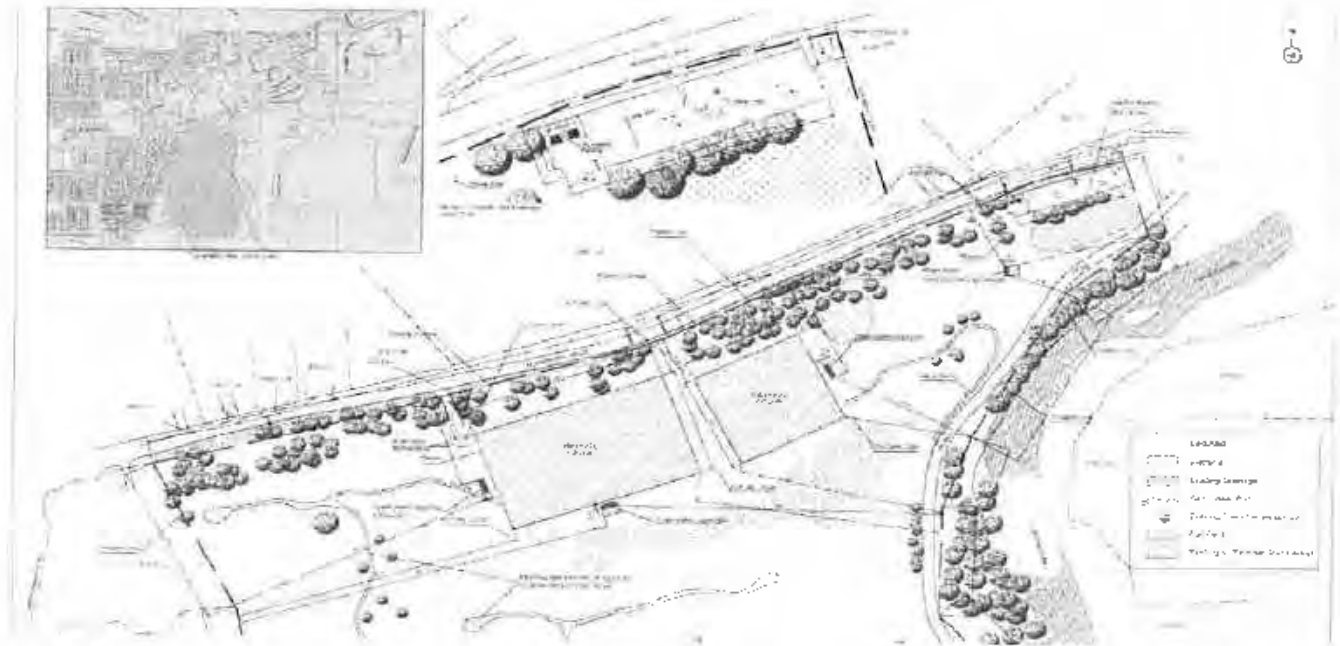
I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: JOSE LOUIS Last Name: MONTUÑA  
 Street Address: 1339 HONEY BEE LN City: GARDNERVILLE NV 89460  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 781-3447 Email: CACHA1319@GMAIL.COM

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775

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First Name: Daniel Last Name: Valenzuela

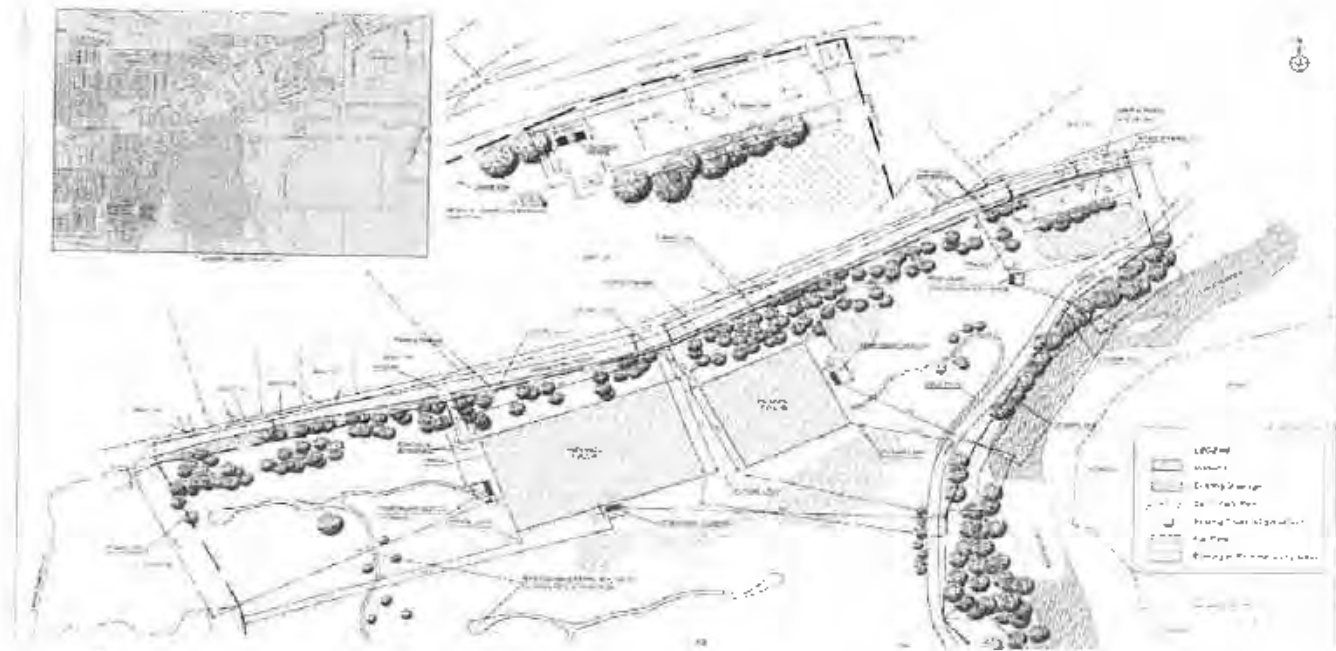
Street Address: 27 Corner Way City: Gardnerville

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 318-1158 Email: \_\_\_\_\_

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First Name: Kyle Last Name: Davis

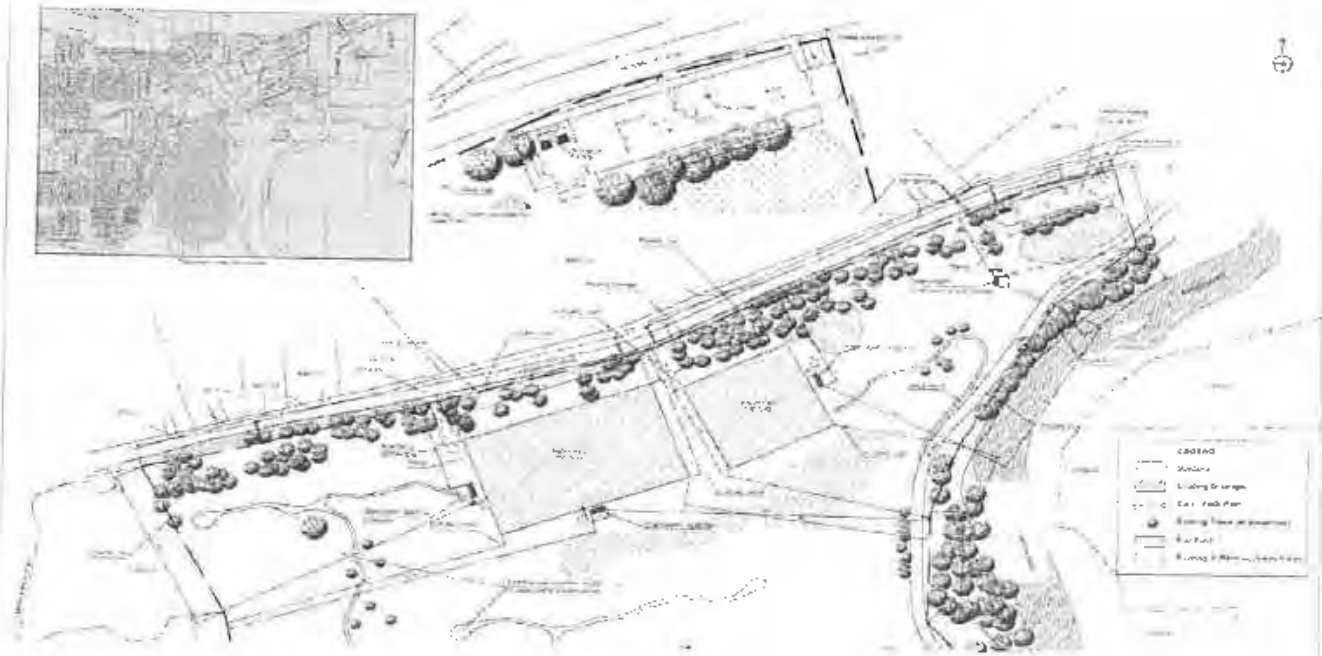
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775-338-6732 Email: kylejustindavis@gmail.com

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First Name: John Last Name: Juarez

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

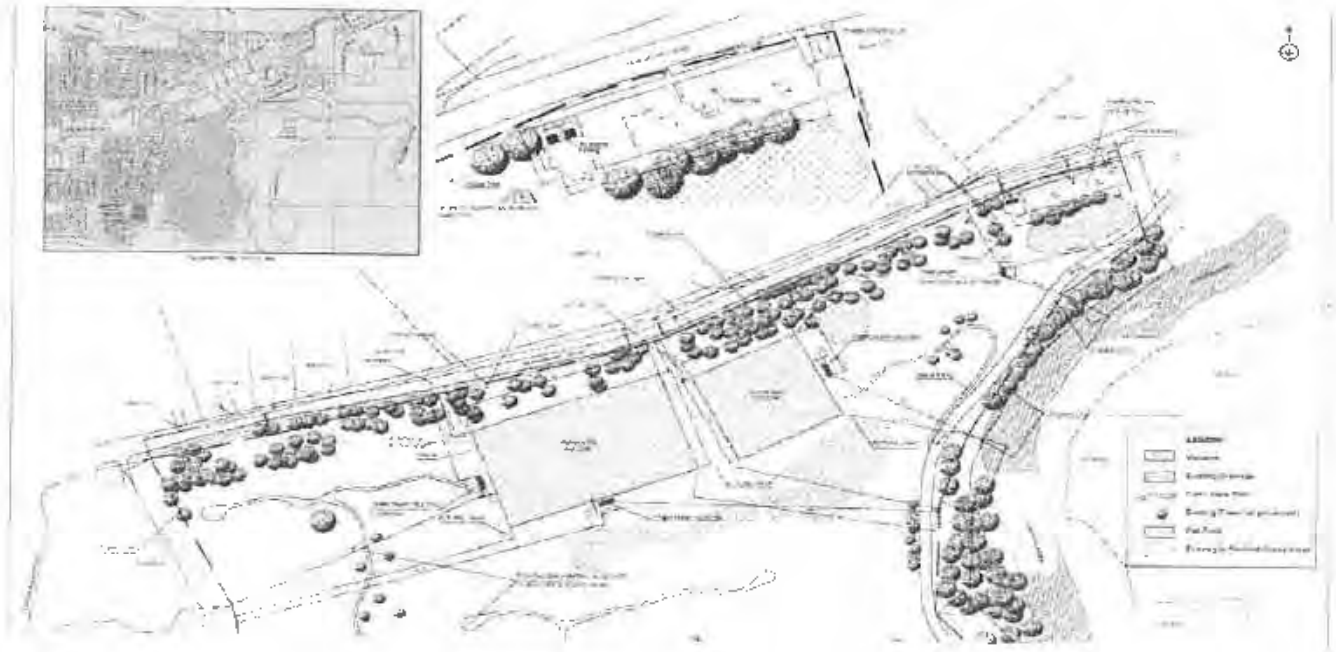
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 230-8254 Email: \_\_\_\_\_

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First Name: Mary Last Name: B. Ruelas

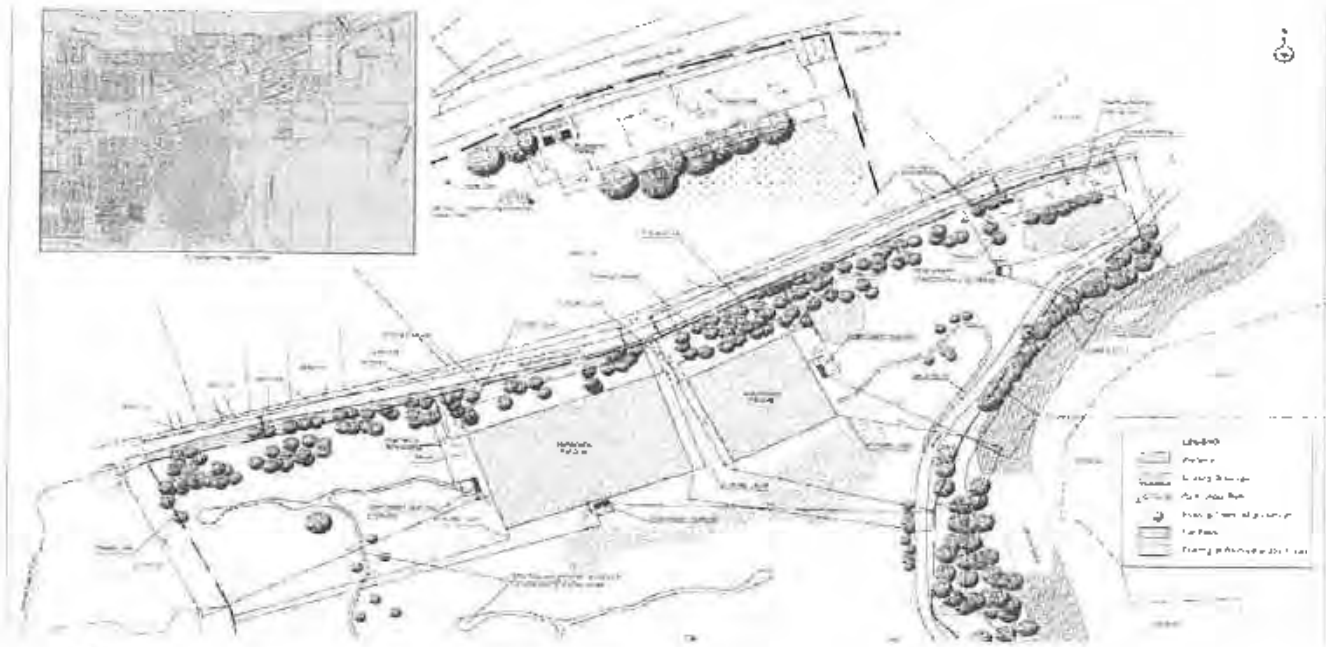
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 301-2374 Email: \_\_\_\_\_

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First Name: Angie Last Name: Pacheco

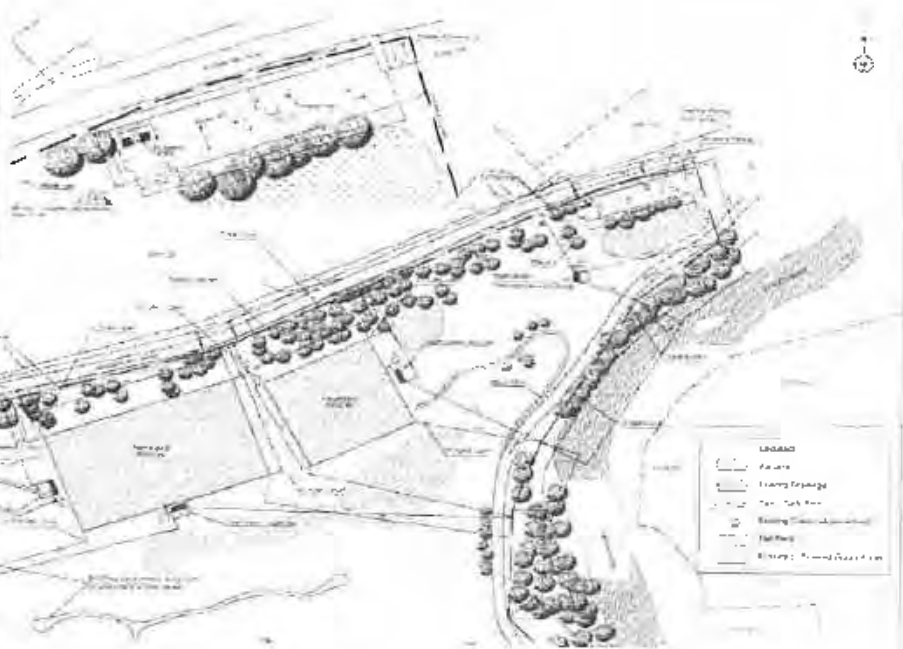
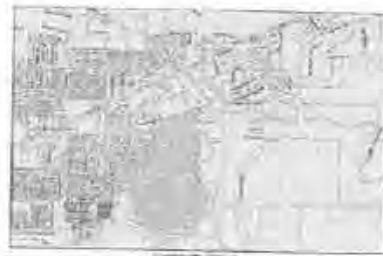
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 445-2517 Email: \_\_\_\_\_

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First Name: Danika Last Name: Pacheco

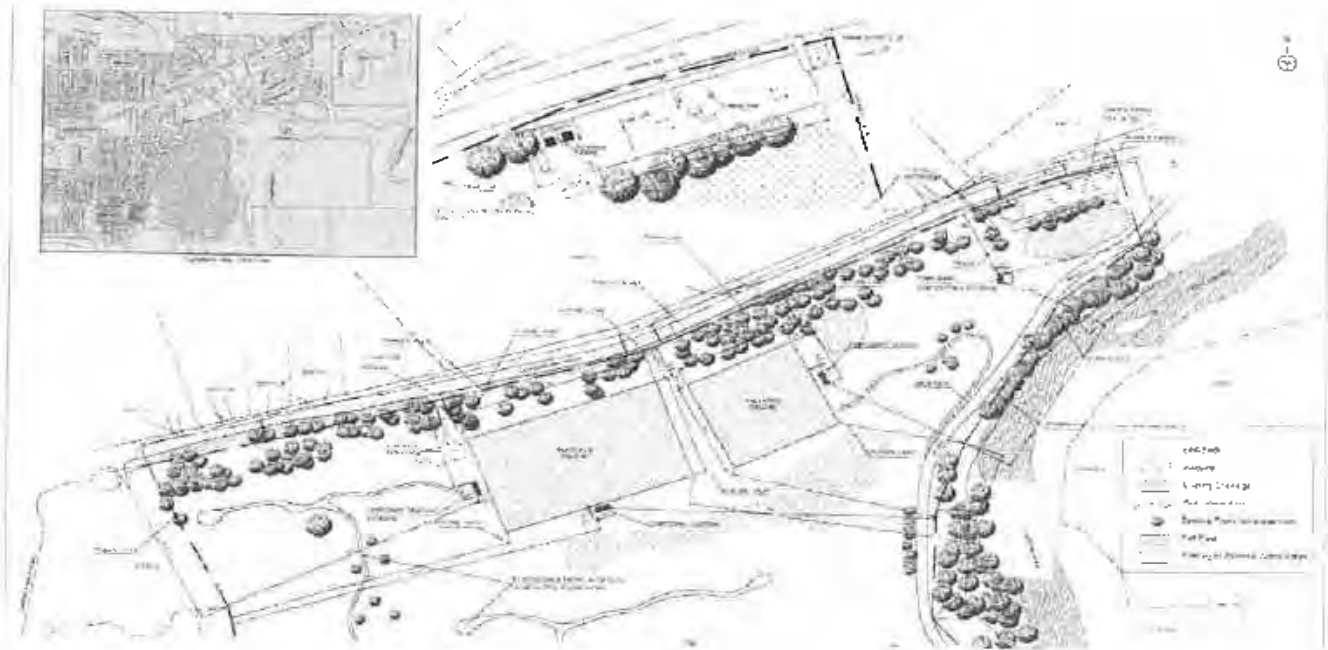
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1775350-2659 Email: \_\_\_\_\_

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First Name: Maria Last Name: Juarez

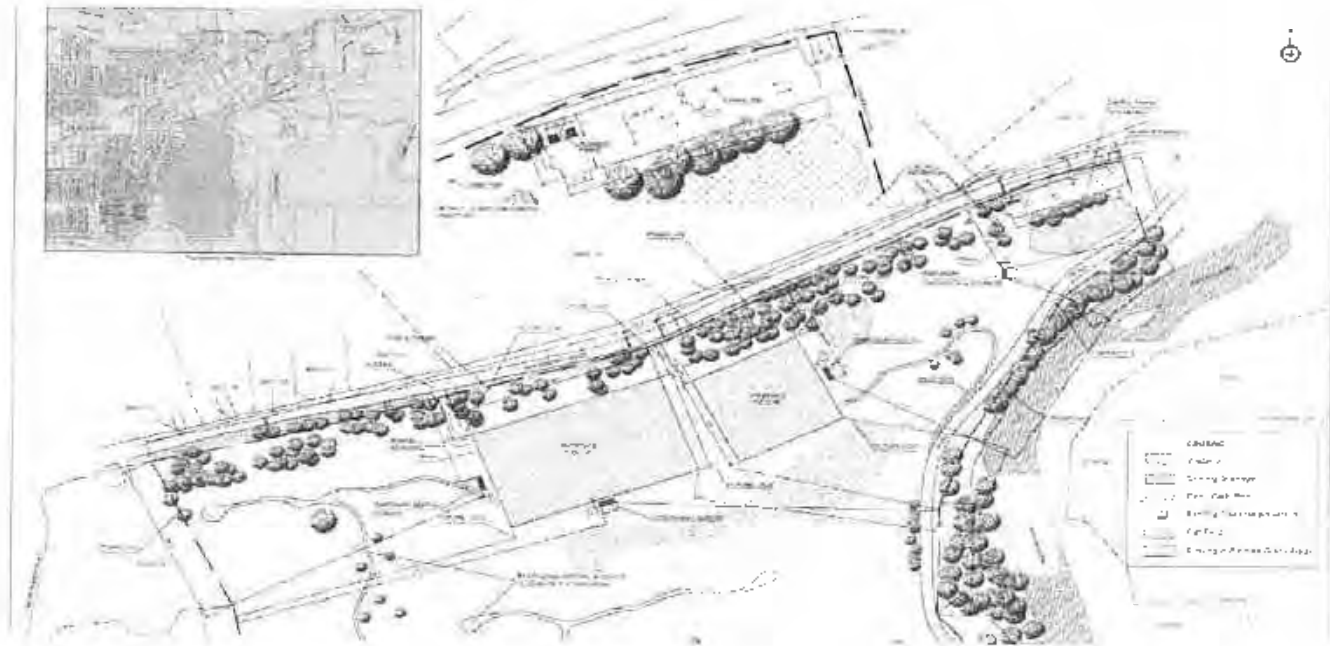
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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Phone: ( 775 ) 507-8873 Email: \_\_\_\_\_

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First Name: Manuel Last Name: Barrera

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

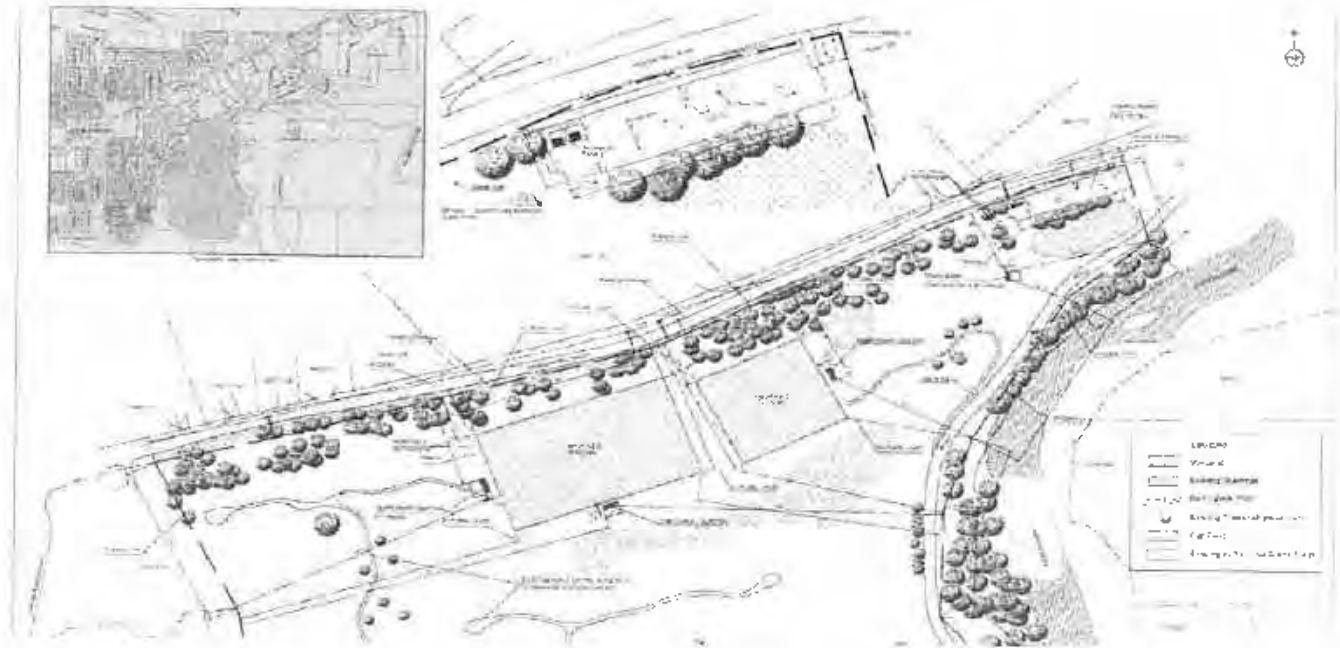
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First Name: Gabi Last Name: Fernandez

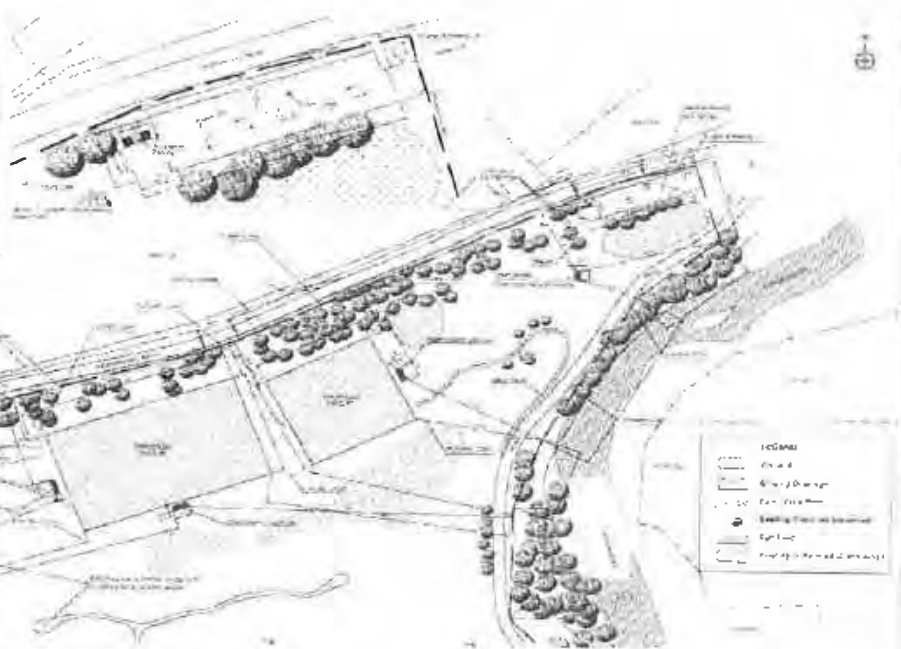
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Viviana Last Name: Mayoral

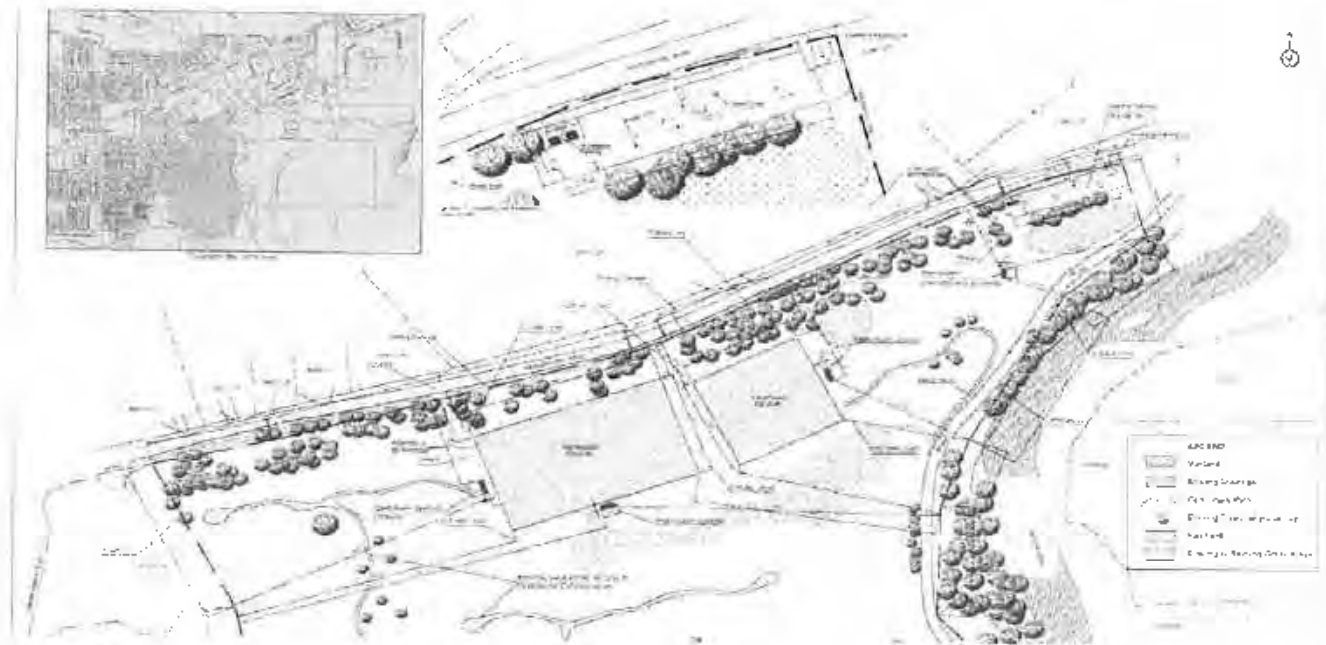
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First Name: Bryan Last Name: Rodriguez

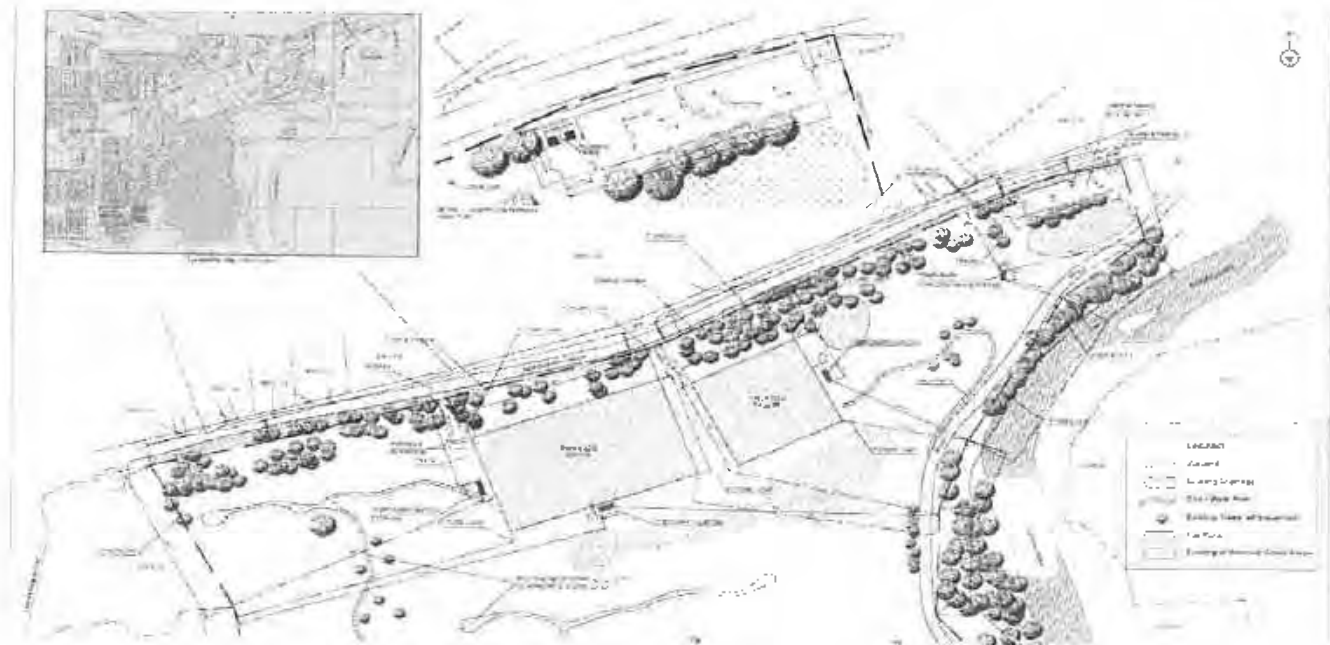
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Oscar Last Name: Leon

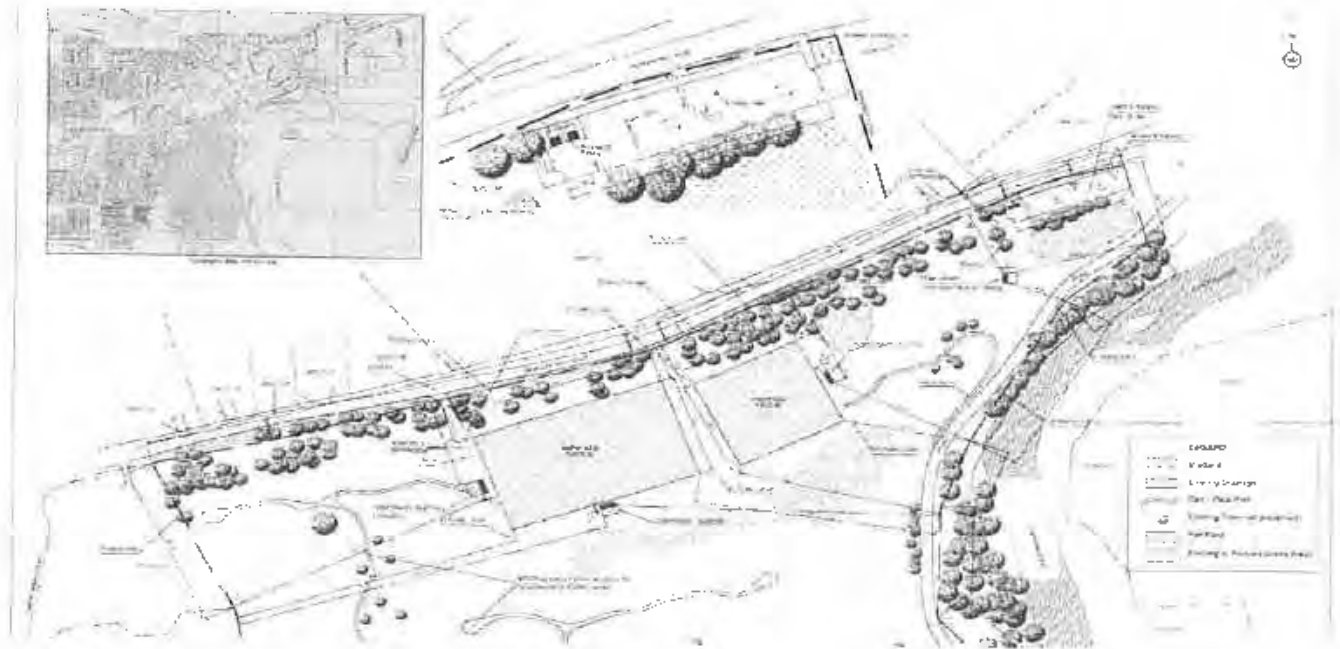
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Henry Last Name: Leon

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

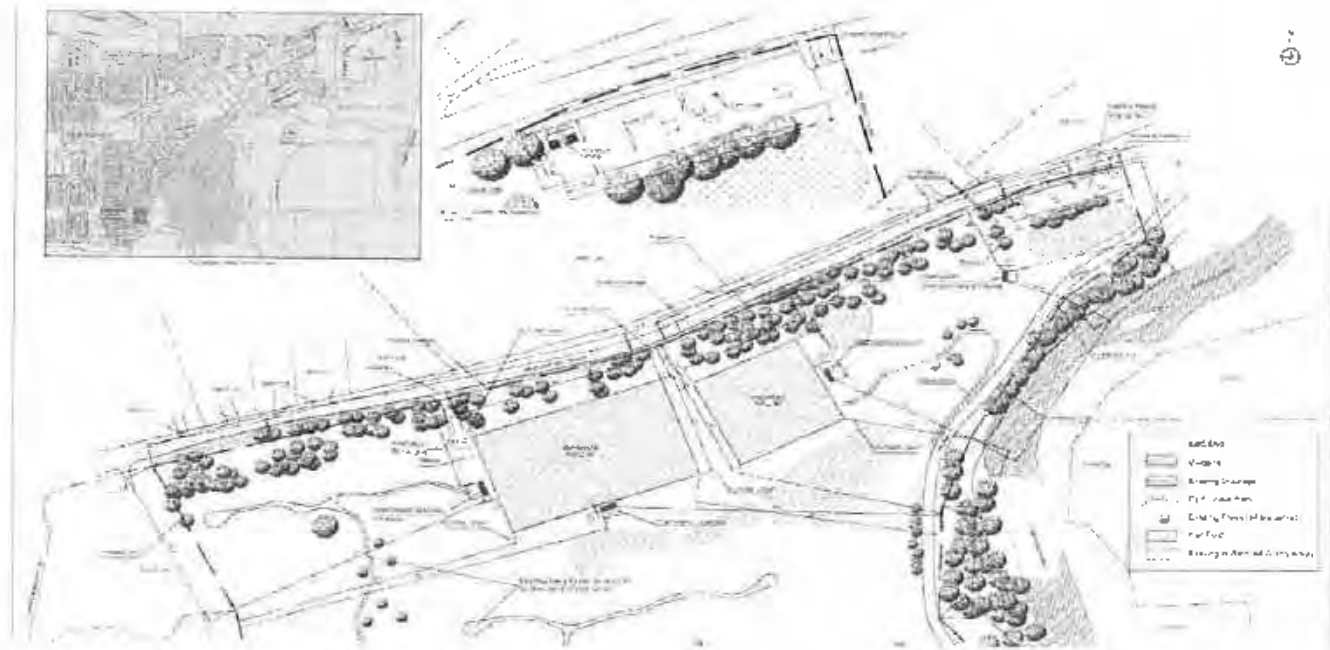
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 450-5731 Email: \_\_\_\_\_

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First Name: Lizeth Last Name: Bermudez

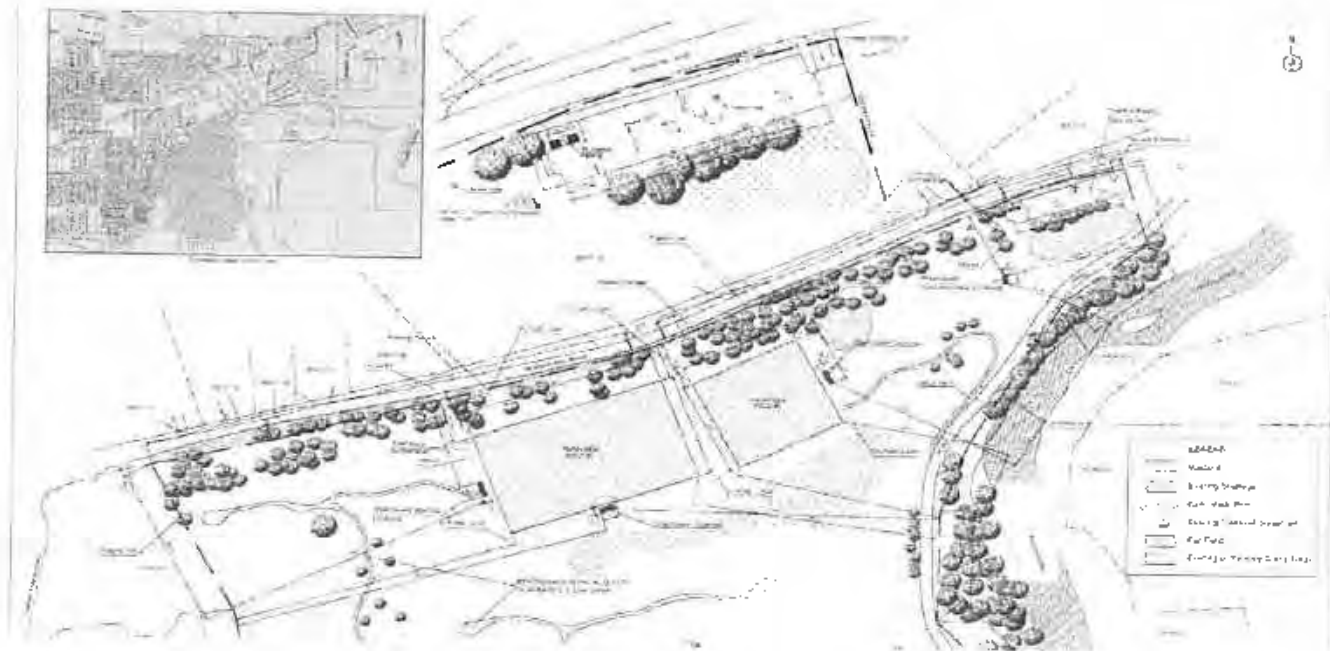
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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Phone: 530 813-6069 Email: \_\_\_\_\_

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First Name: Andrew Last Name: Lawrence

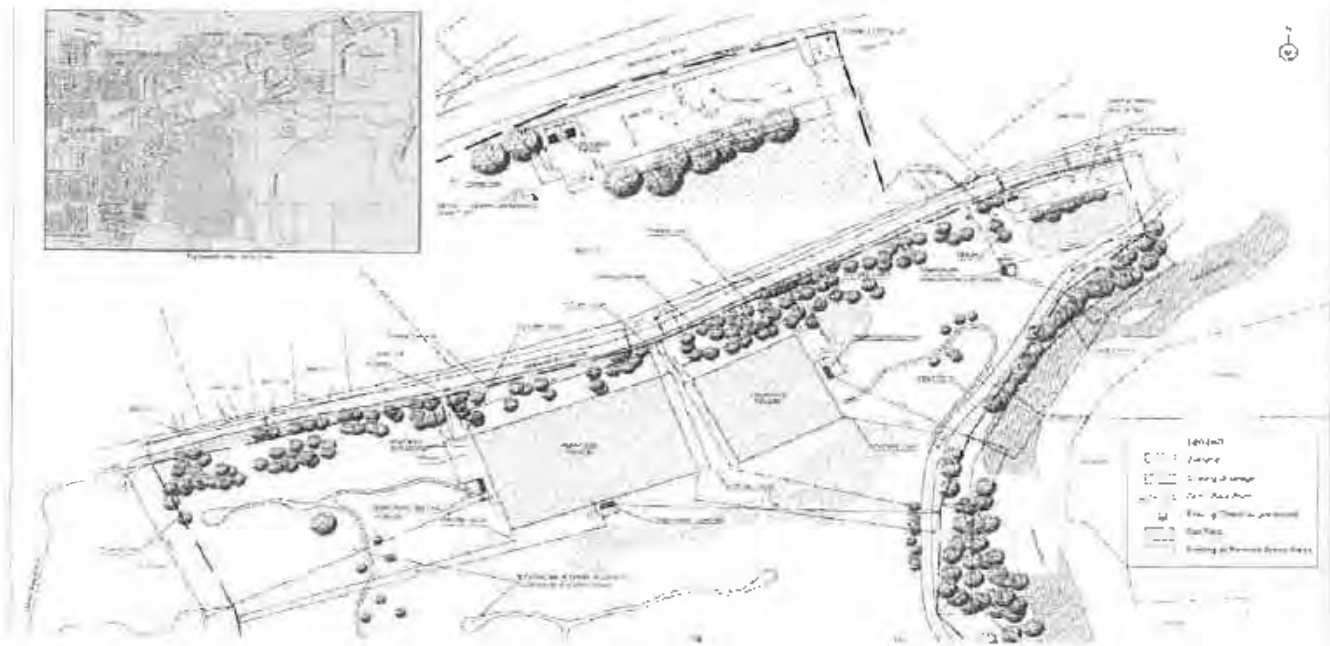
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 297-6123 Email: \_\_\_\_\_

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First Name: Giuseppe Arce Last Name: Arce

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

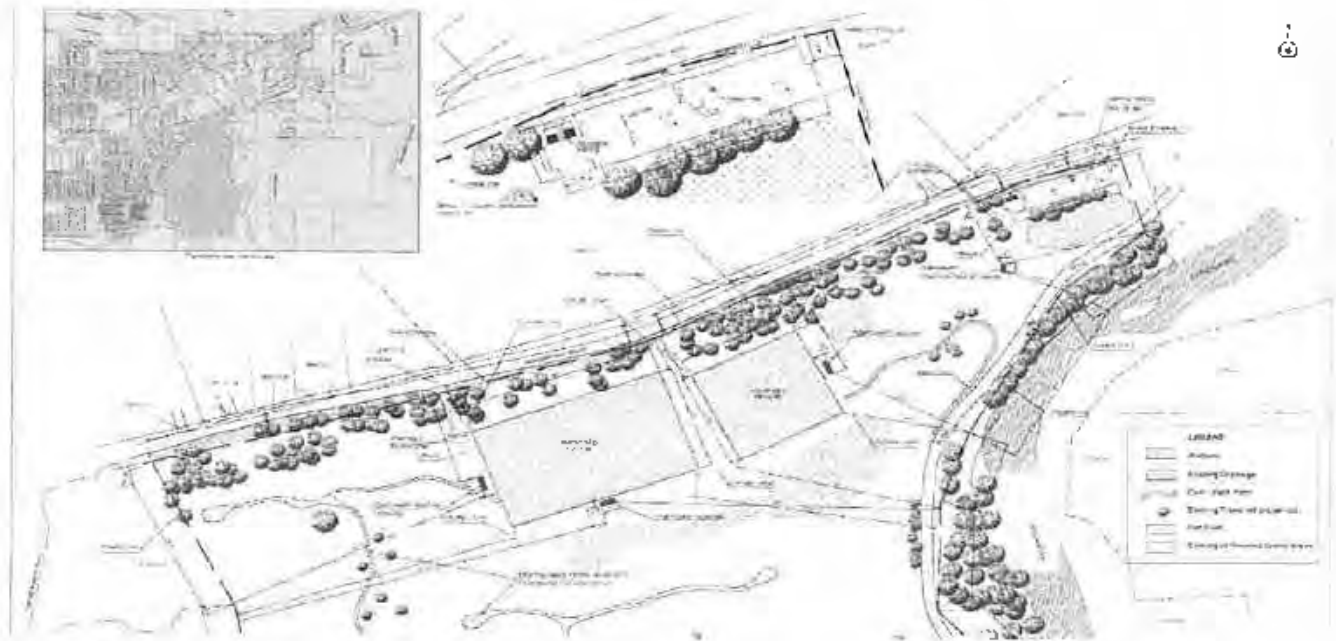
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Phone: (775) 400-4874 Email: \_\_\_\_\_

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First Name: Carlos Last Name:  Lopez

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

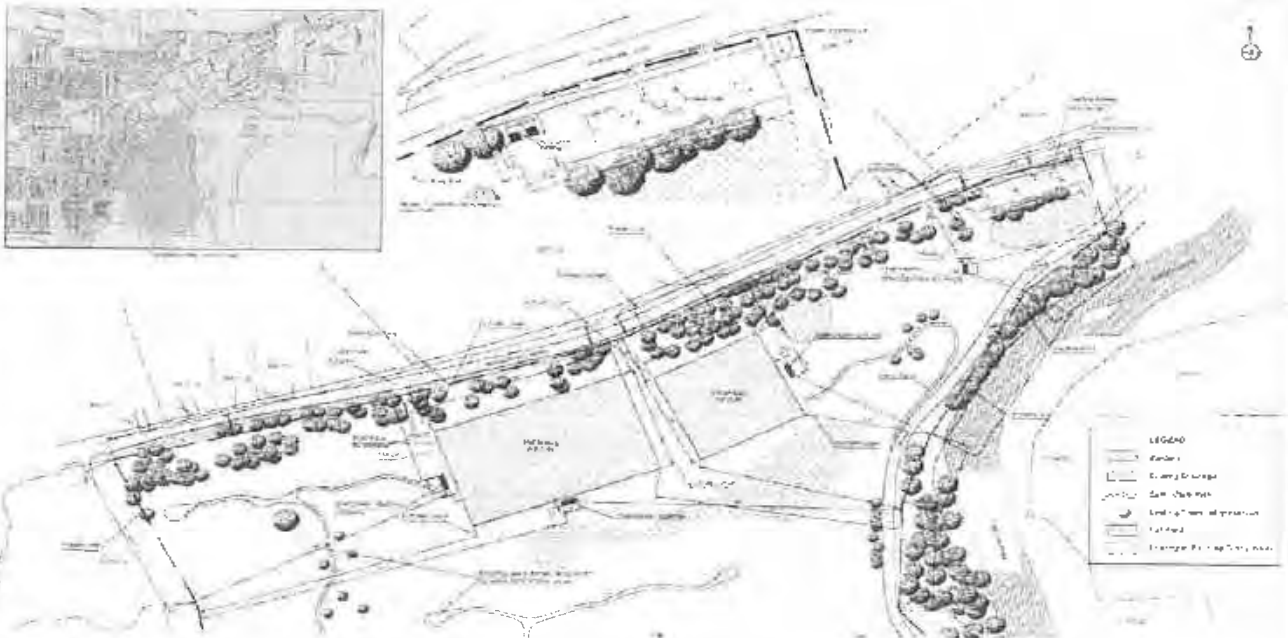
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Phone: 775 470 4829 Email: \_\_\_\_\_

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First Name: Eligarr Last Name: Leovy

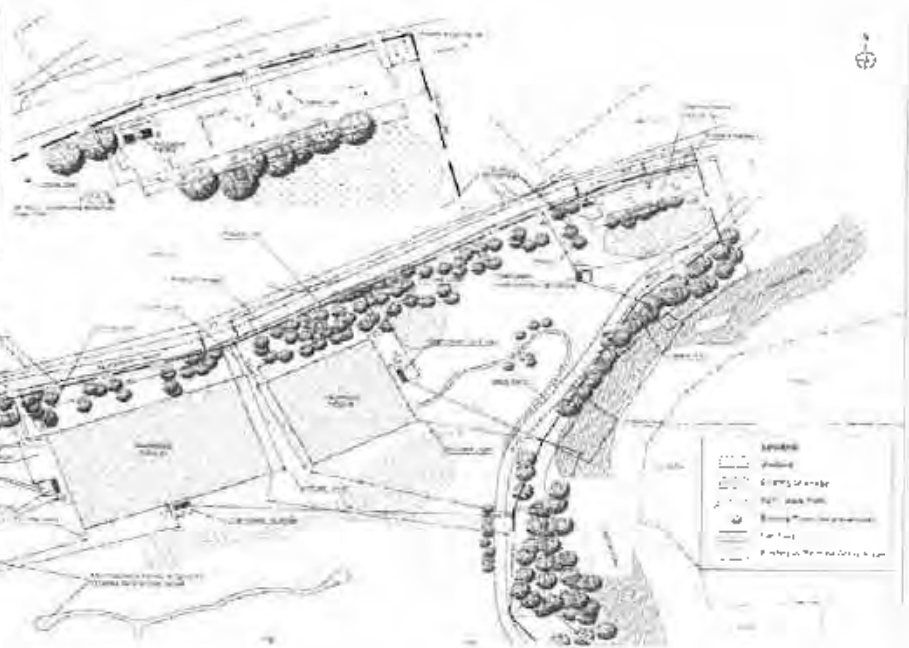
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Cynthia Last Name: Loggia

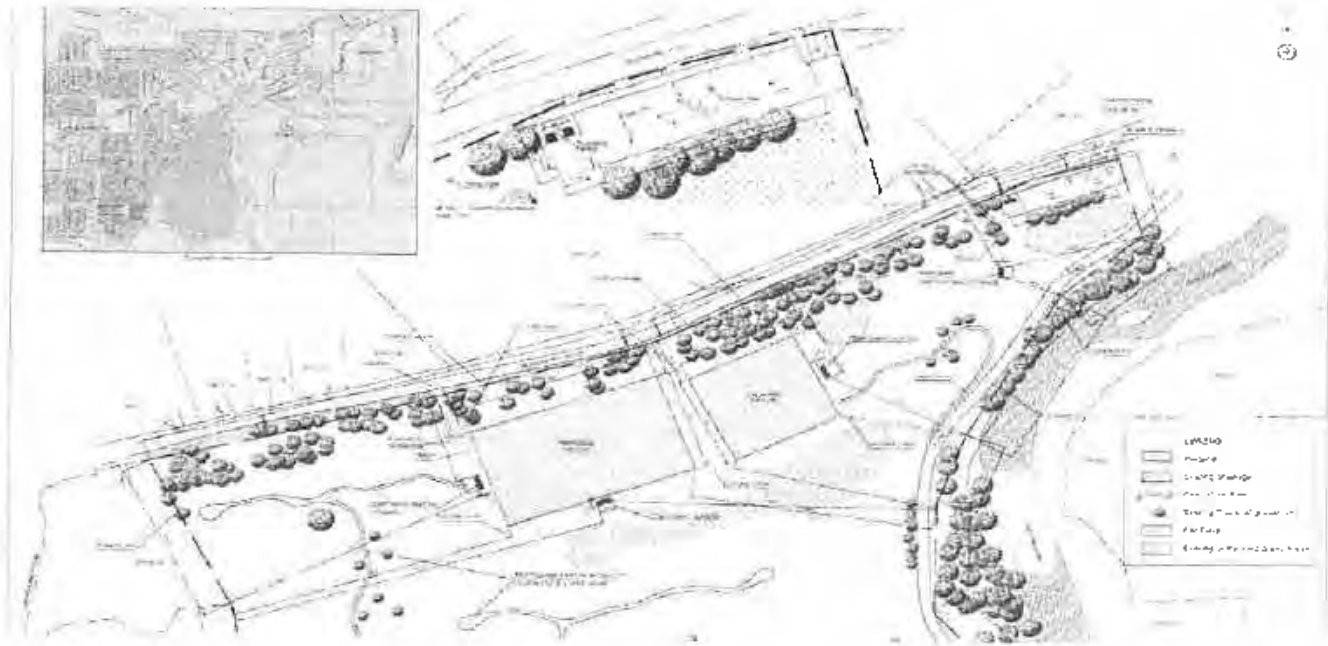
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (725) 790-0469 Email: cynthi.loggia@betanet.com

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First Name: Briana Last Name: LEON

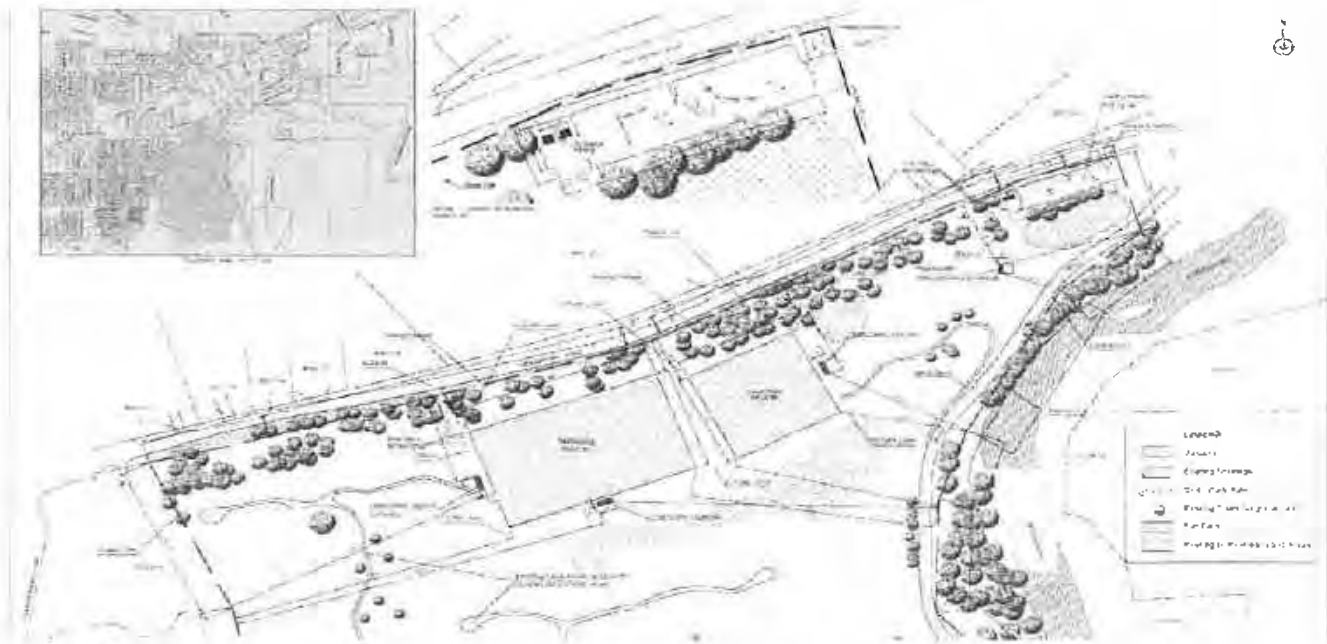
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First Name: Bijou Last Name: Calderon

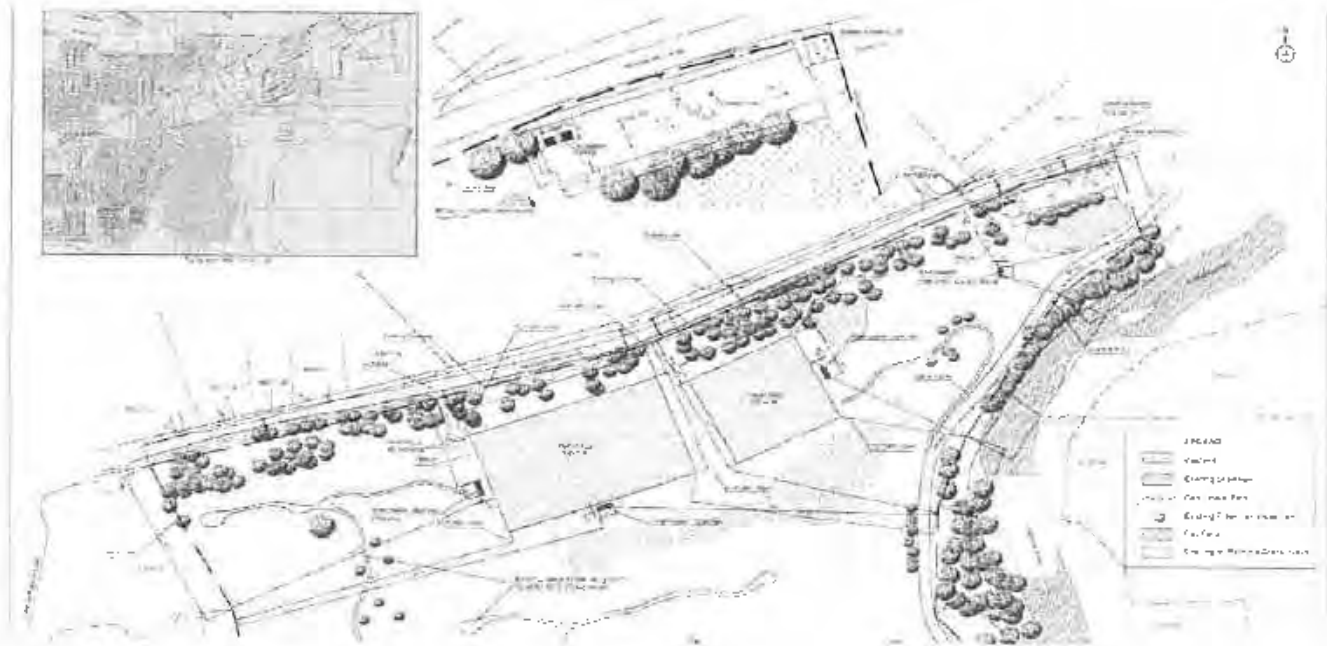
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (760) 255-9679 Email: bsweetheart5555@icloud.com

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First Name: Maria Last Name: Talent

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

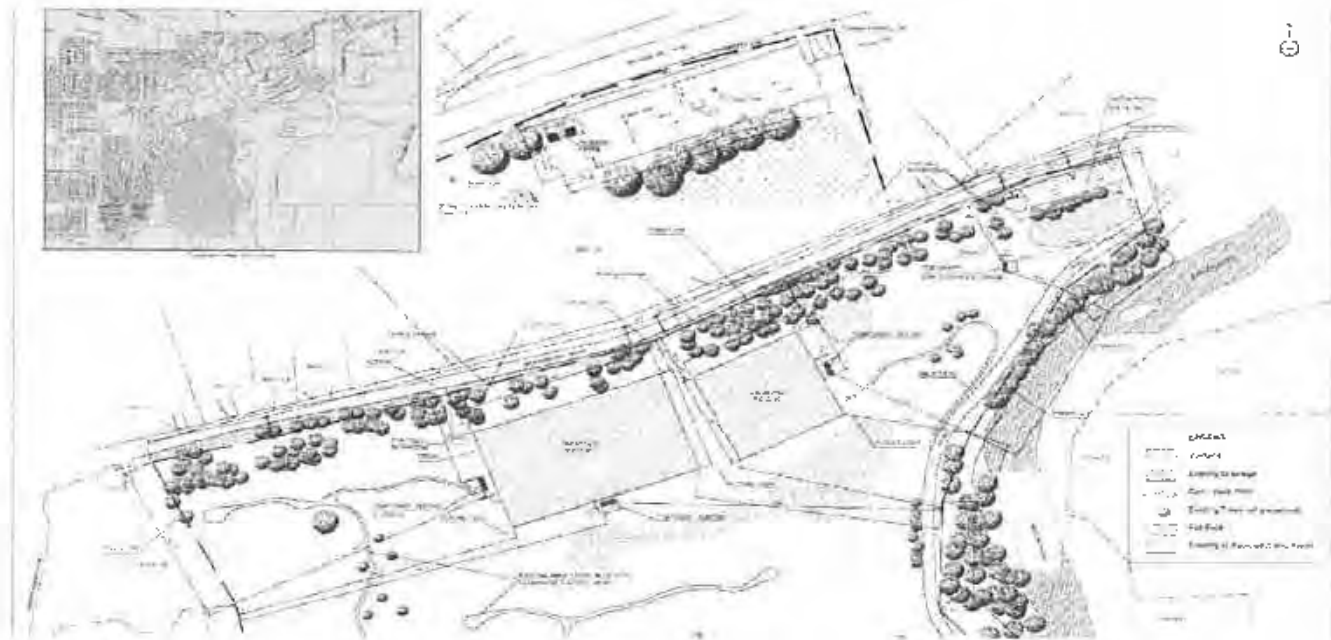
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Phone: (209) 222-0370 Email: \_\_\_\_\_

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First Name: Sherry Last Name: Angie

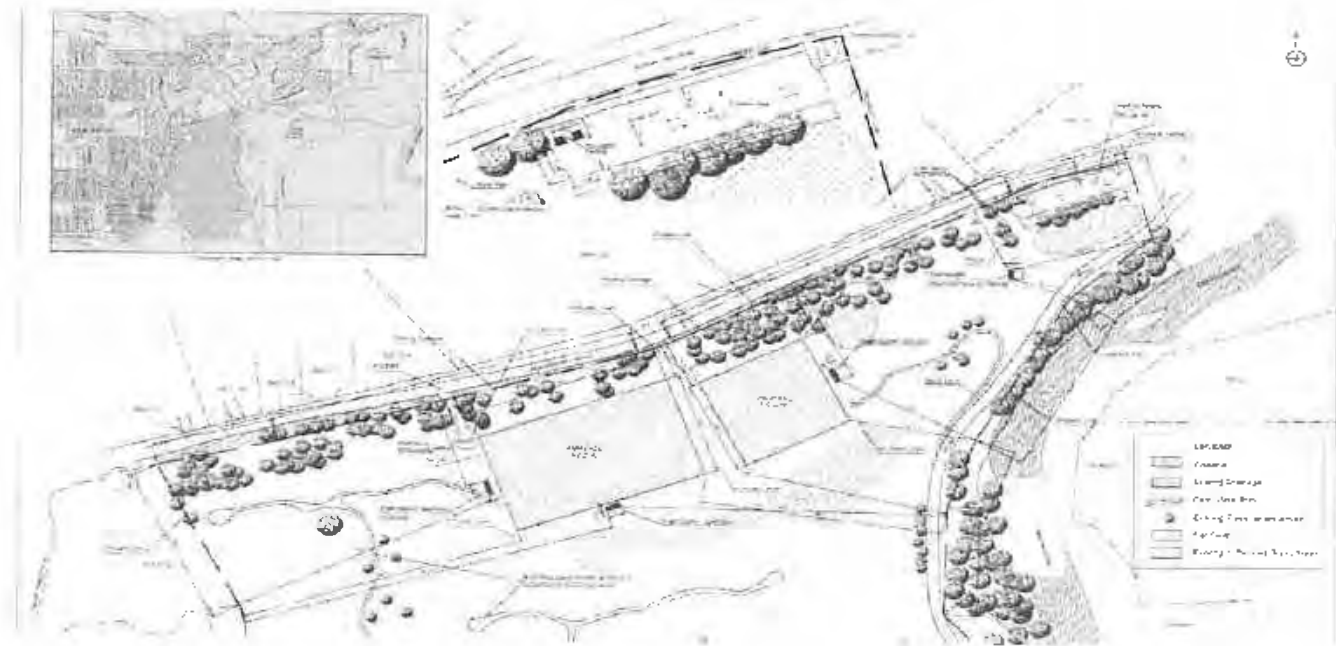
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Emelin Last Name: Bios

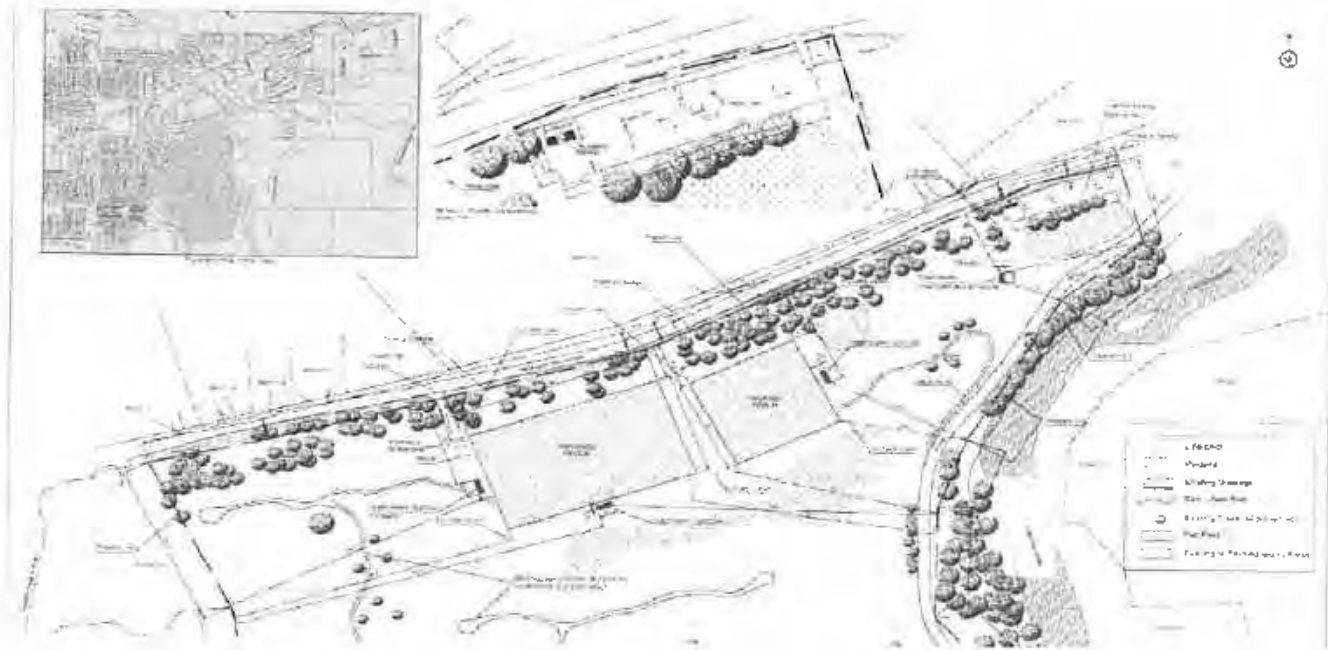
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Cassandra Last Name: Avila

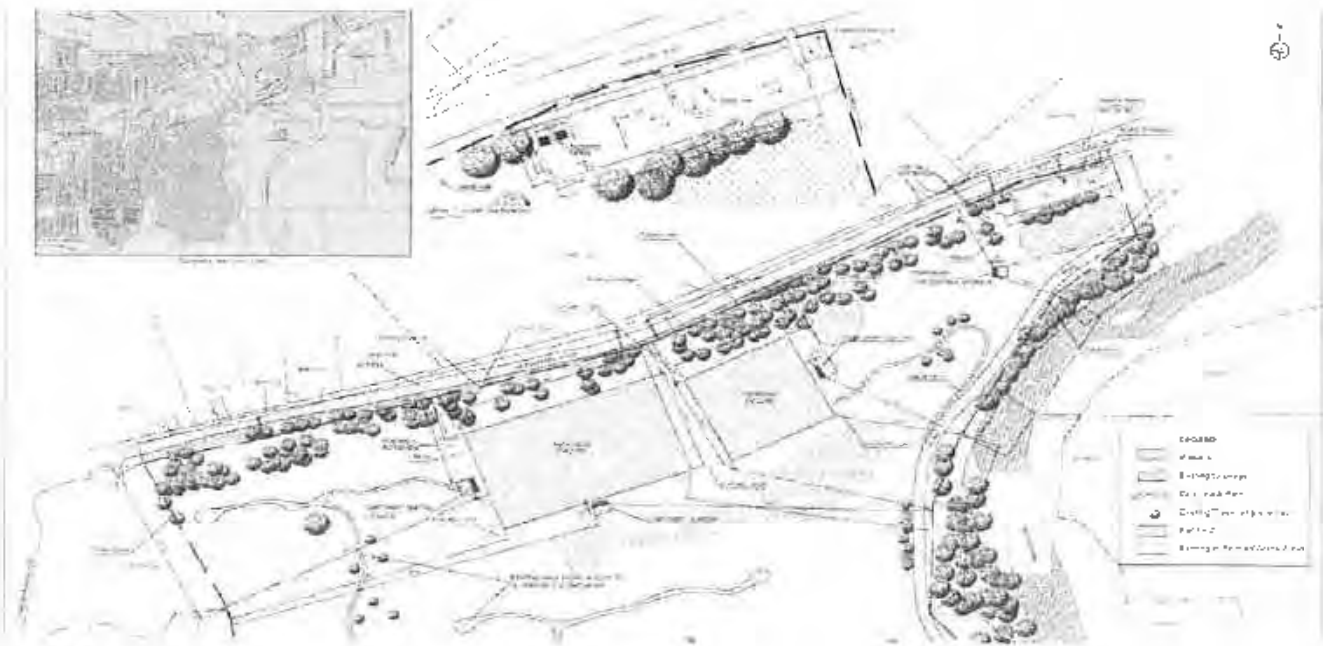
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Sotil Last Name: Loayza

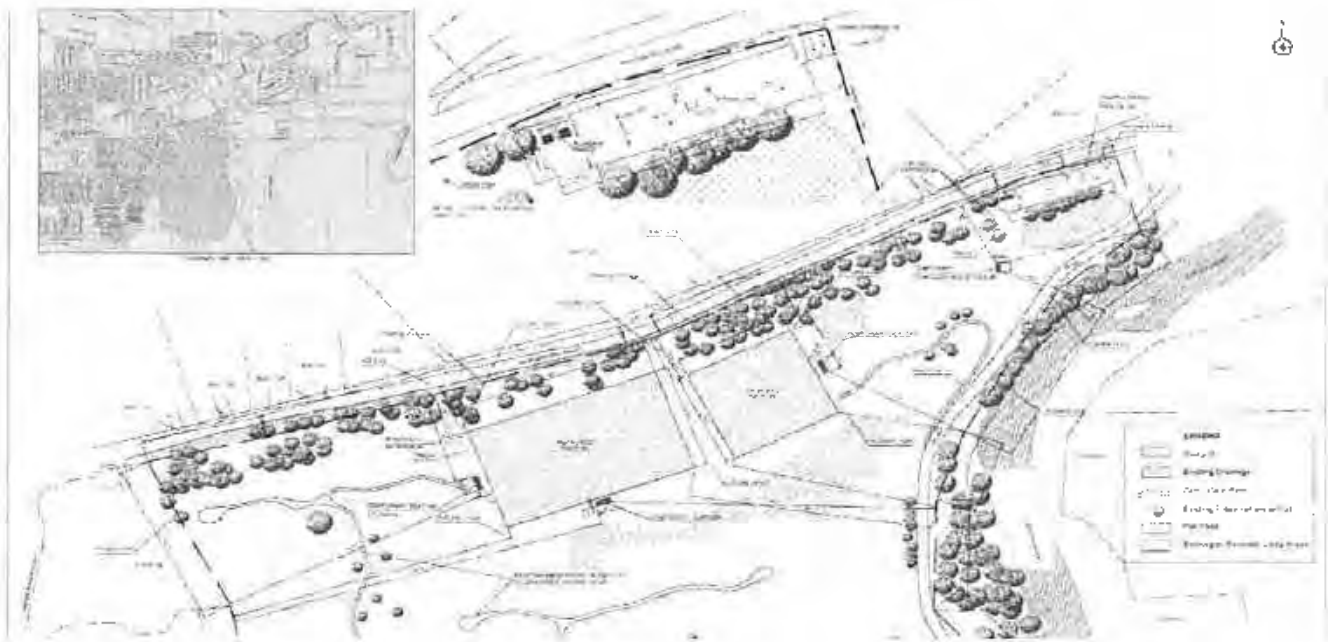
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First Name: Ellen Last Name: Christensen

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

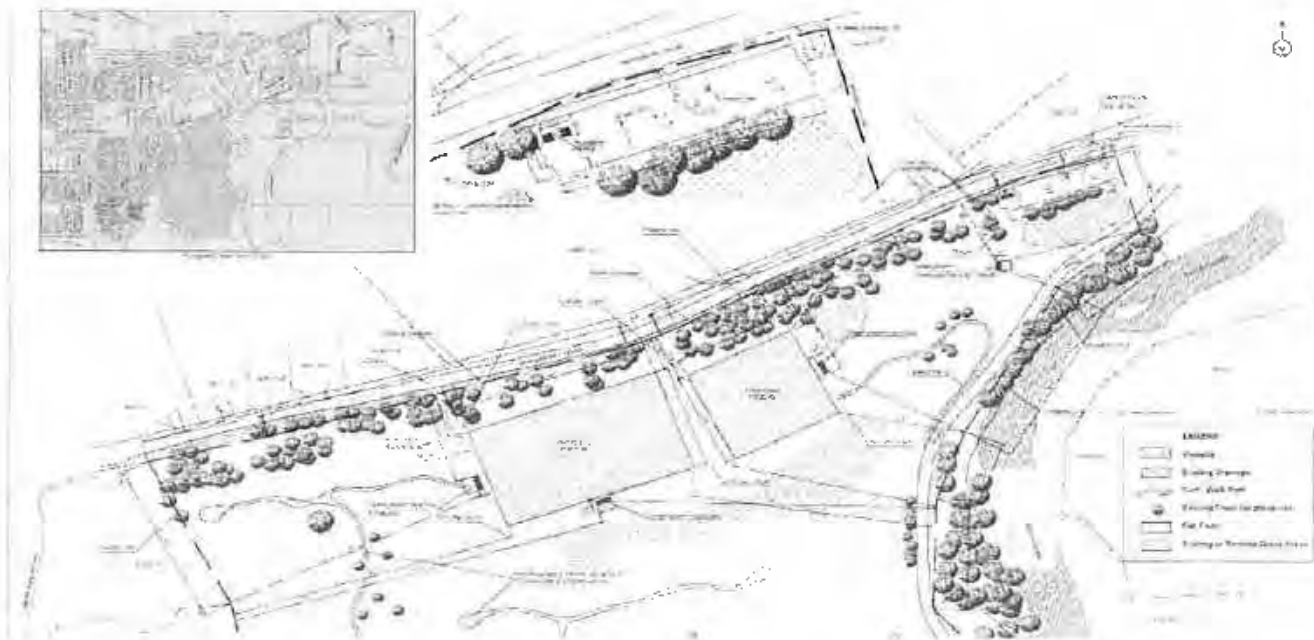
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 400-3895 Email: \_\_\_\_\_

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I SUPPORT Sport Fields in Caron City!**



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First Name: Antonio Last Name: Hernandez

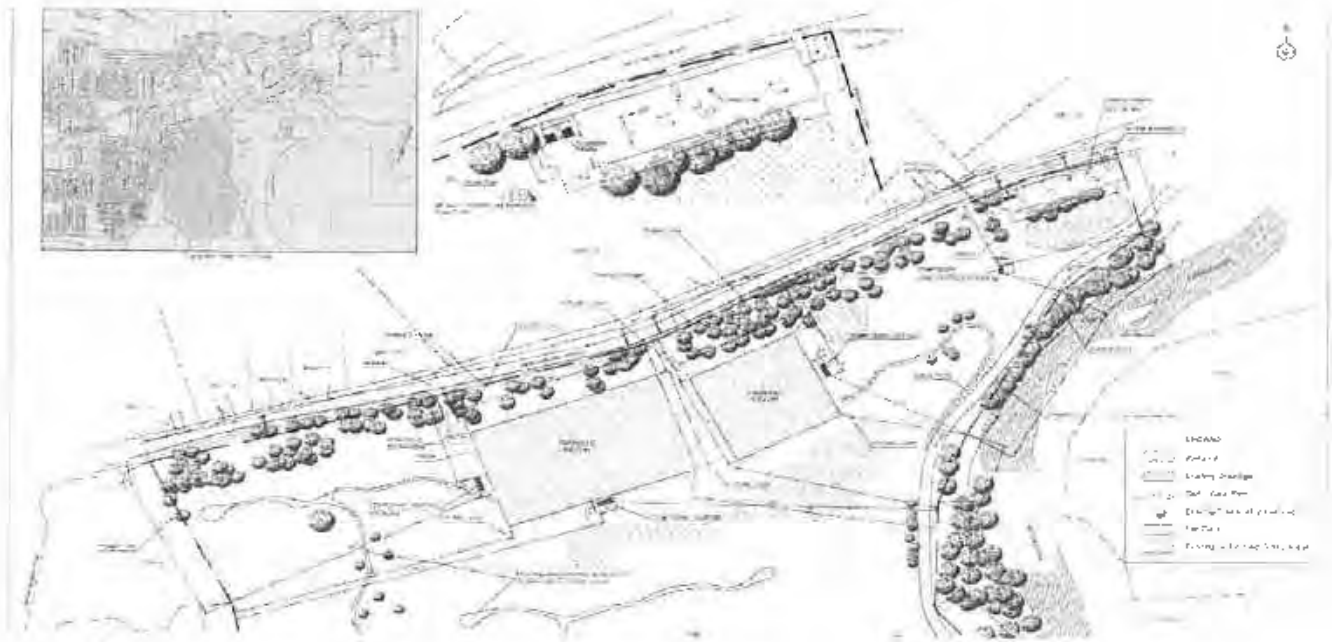
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 901-9111 Email: \_\_\_\_\_

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First Name: Antonio Last Name: Flores

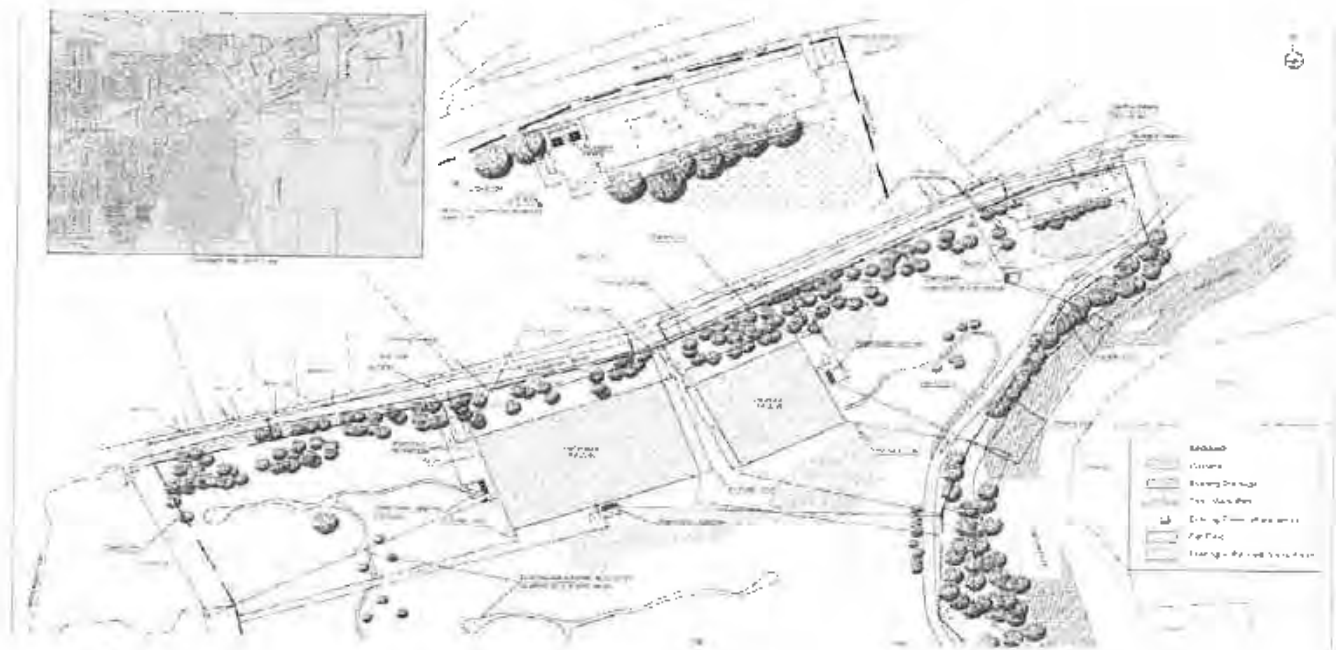
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (541) 264-1990 Email: \_\_\_\_\_

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First Name: Allan Last Name: Ledesma

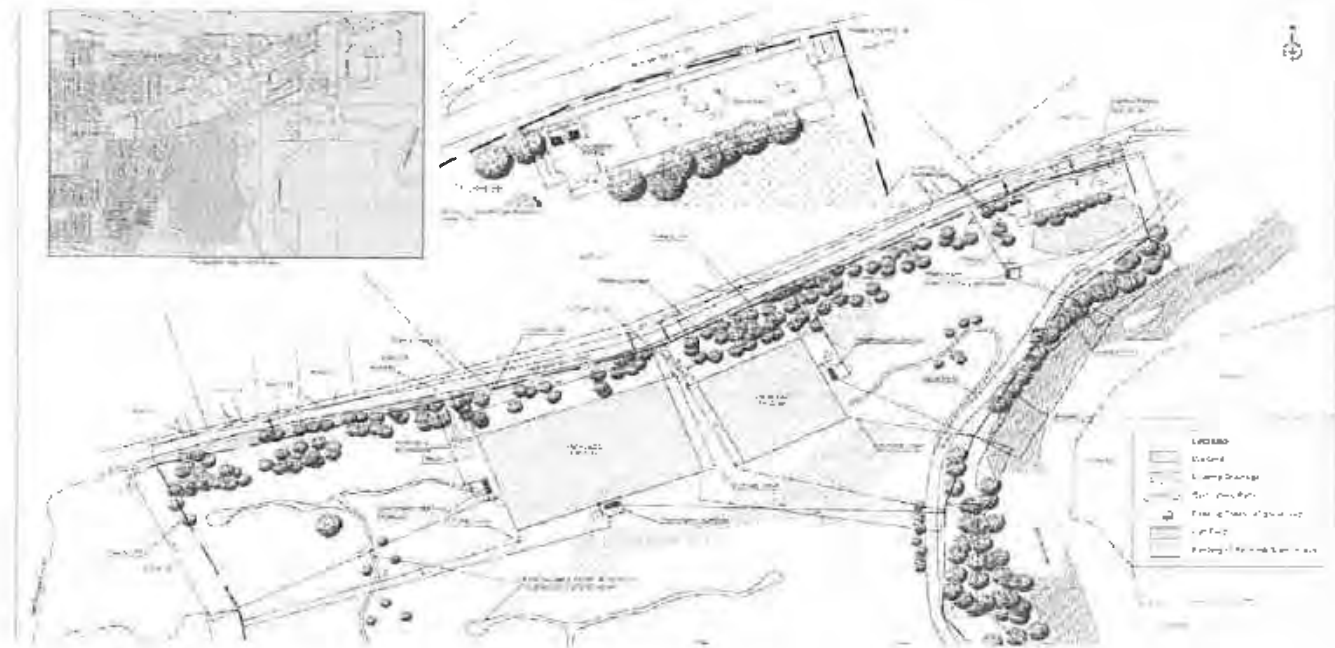
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (541) 217-1040 Email: \_\_\_\_\_

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First Name: Joseph Last Name: Hibbs

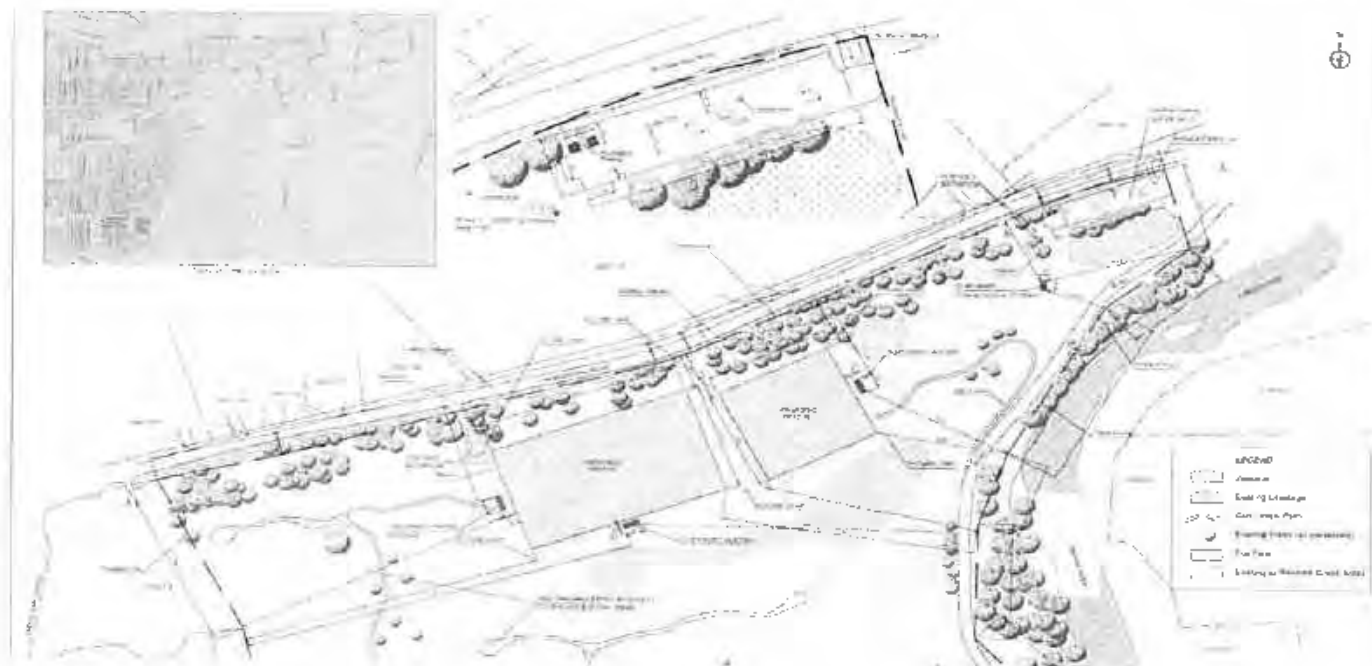
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

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First Name: Fernando Last Name: Jaquada

Street Address: \_\_\_\_\_ City: Sparks

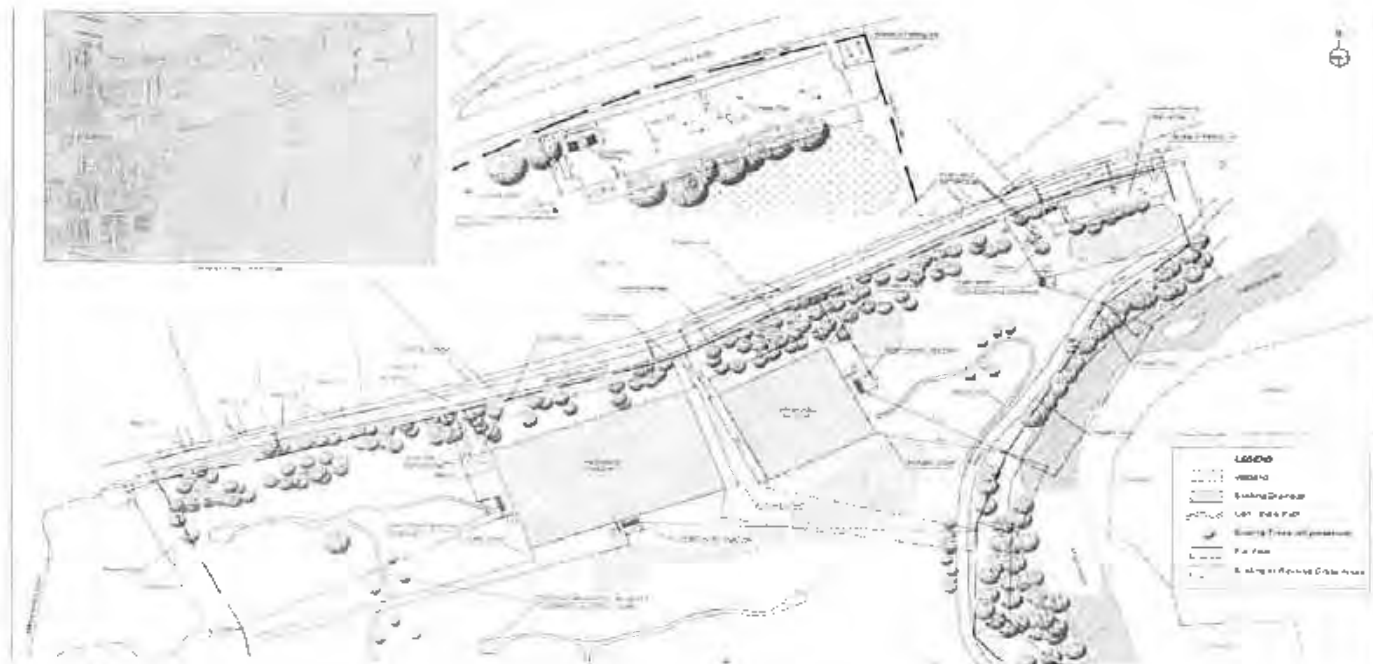
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 997-4769 Email: \_\_\_\_\_

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First Name: Christopher Last Name: Martinez

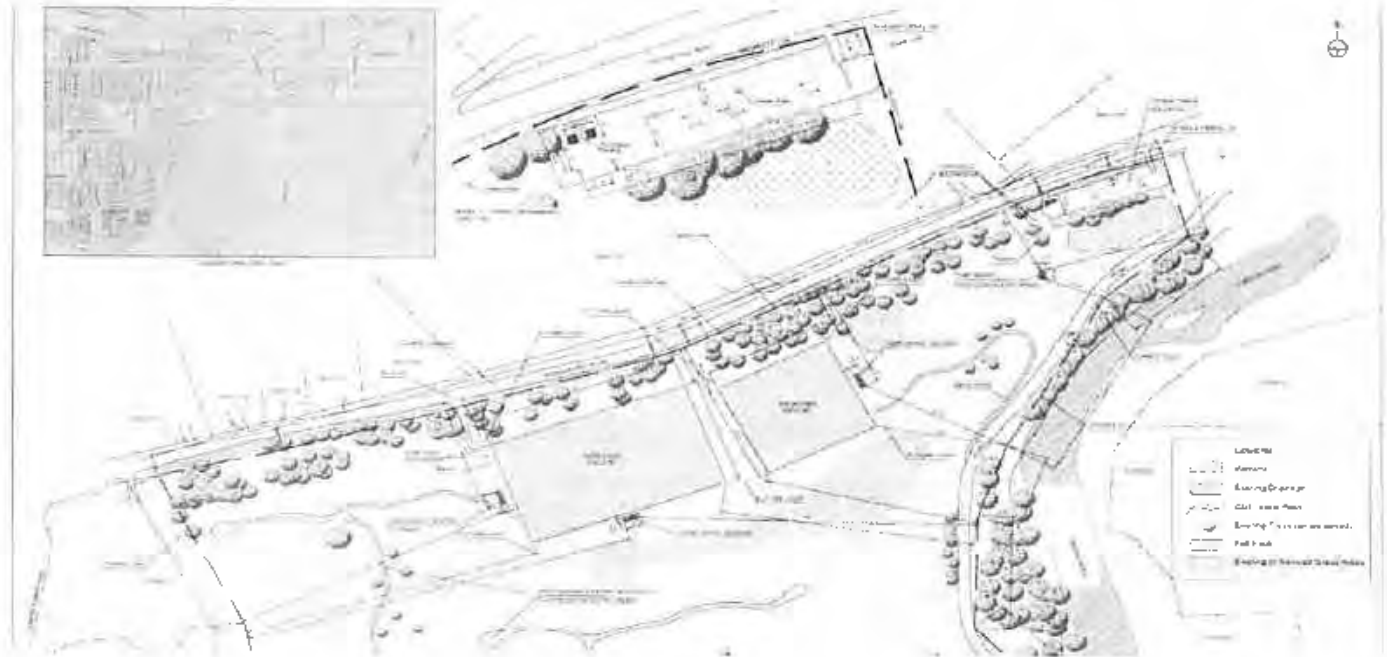
Street Address: \_\_\_\_\_ City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 683-8226 Email: \_\_\_\_\_

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First Name: Holly Last Name: Snyder

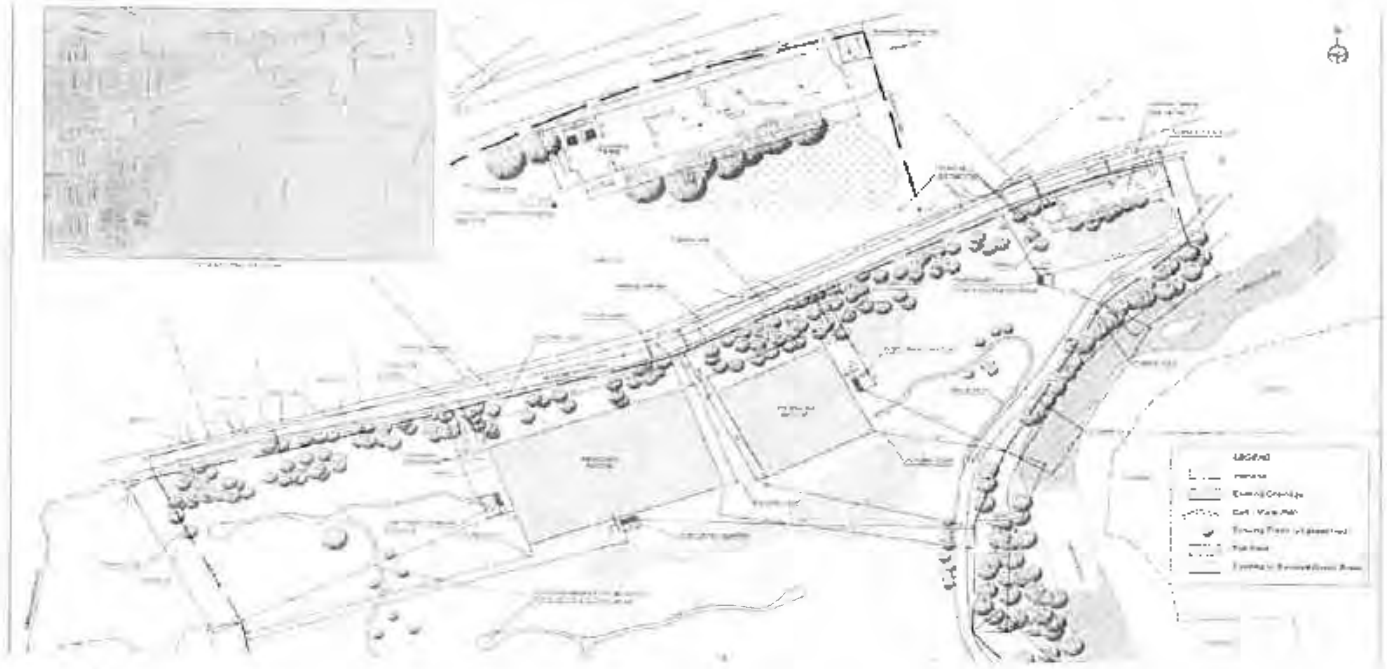
Street Address: 2373 Dondoro Ct City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (503) 720-0152 Email: HollySage22@yahoo.com

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First Name: David Last Name: Coisson

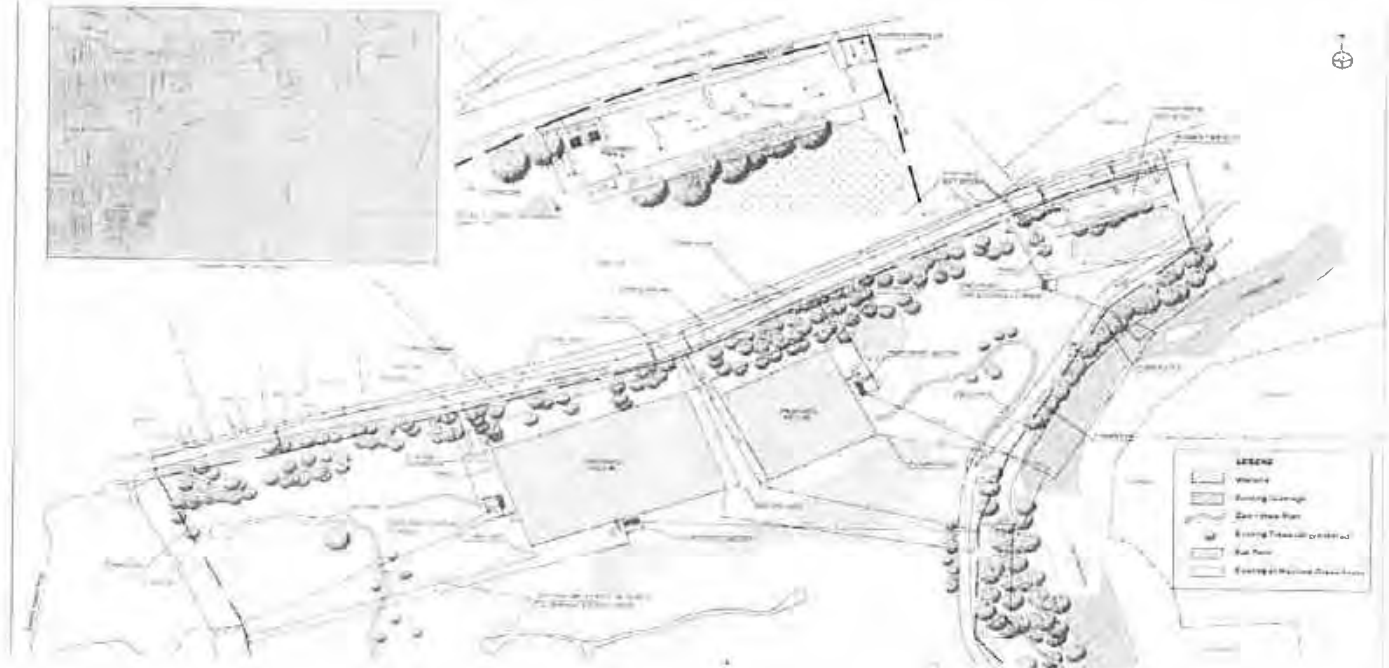
Street Address: 2373 Douderso Cir City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (843) 813-0110 Email: Coissond@gmail.com

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First Name: Samira Malik Last Name: Malik

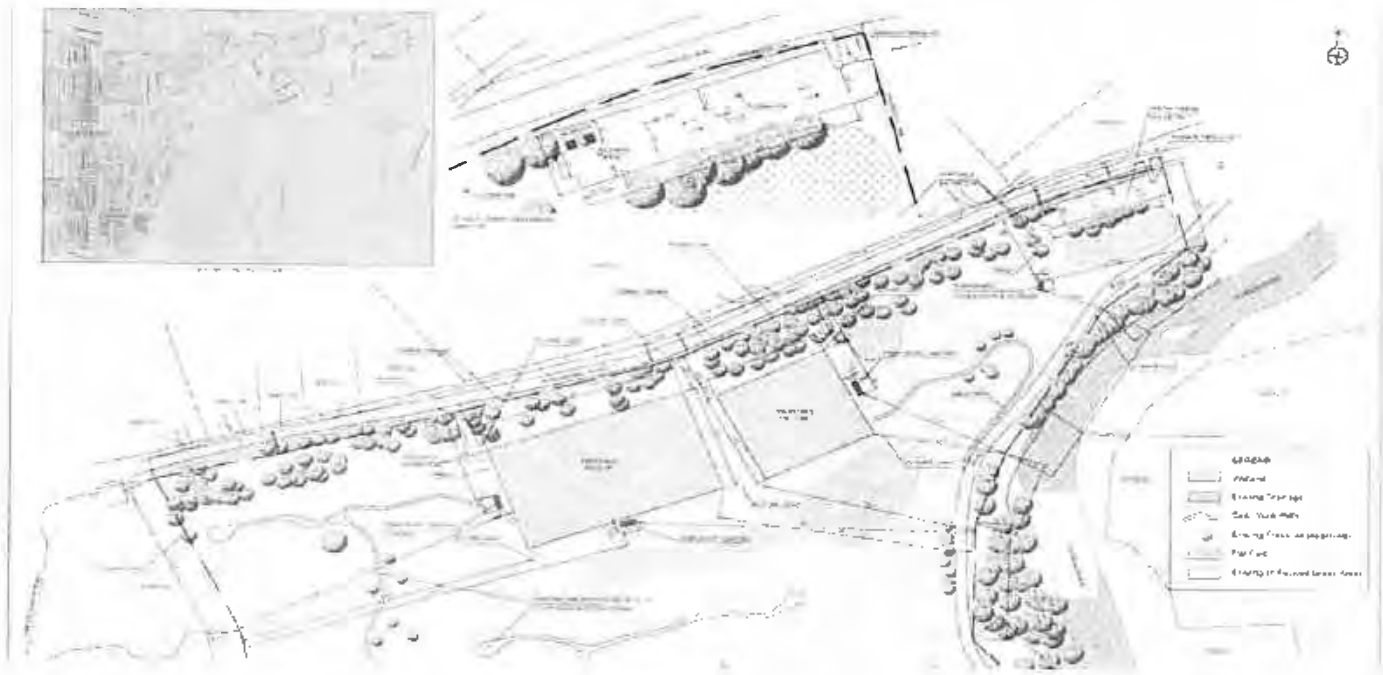
Street Address: 1413 Conductor Ct City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (541) 646 2257 Email: smalik5468@gmail.com

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First Name: Ronal Last Name: Pagwack

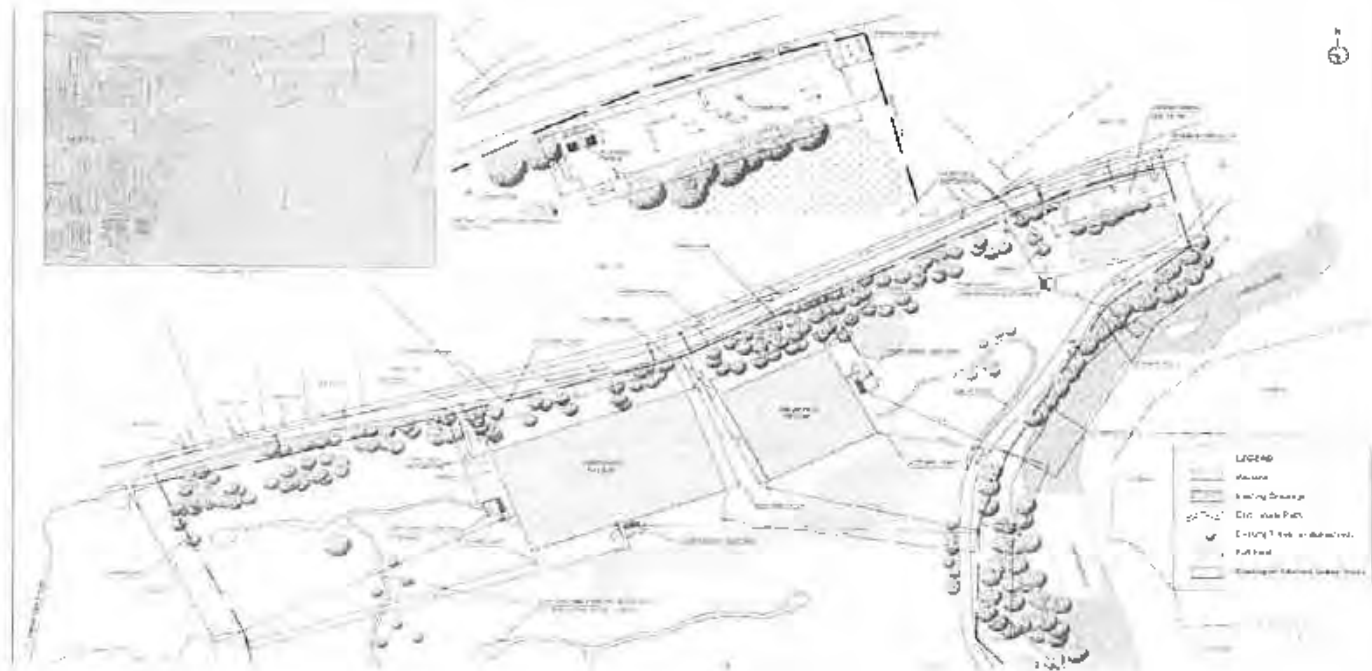
Street Address: \_\_\_\_\_ City: Sparks NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1 815-3821 Email: \_\_\_\_\_

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First Name: Samantha Keller Last Name: Keller

Street Address: 1230 E St. Sparks, NV City: Sparks, NV

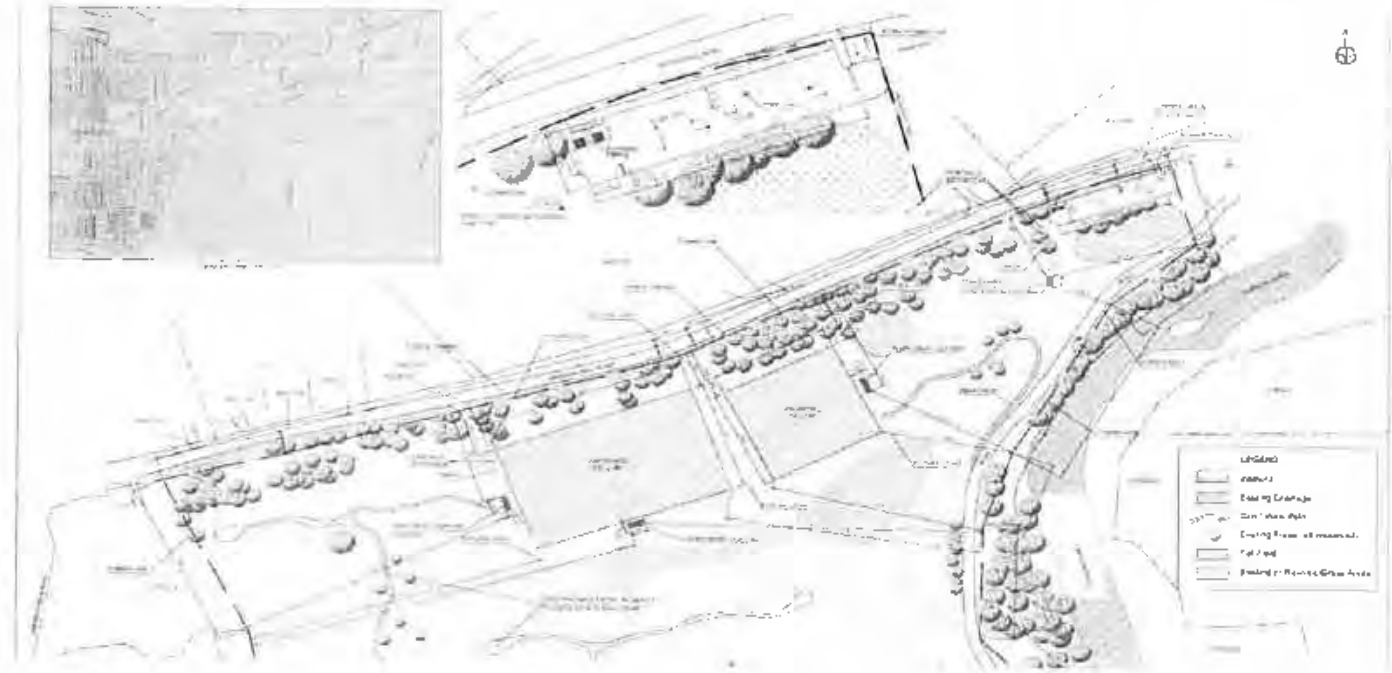
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 224-9701 Email: kellersamanthaa@yahoo.com

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First Name: Fabian Lopez Last Name: Lopez

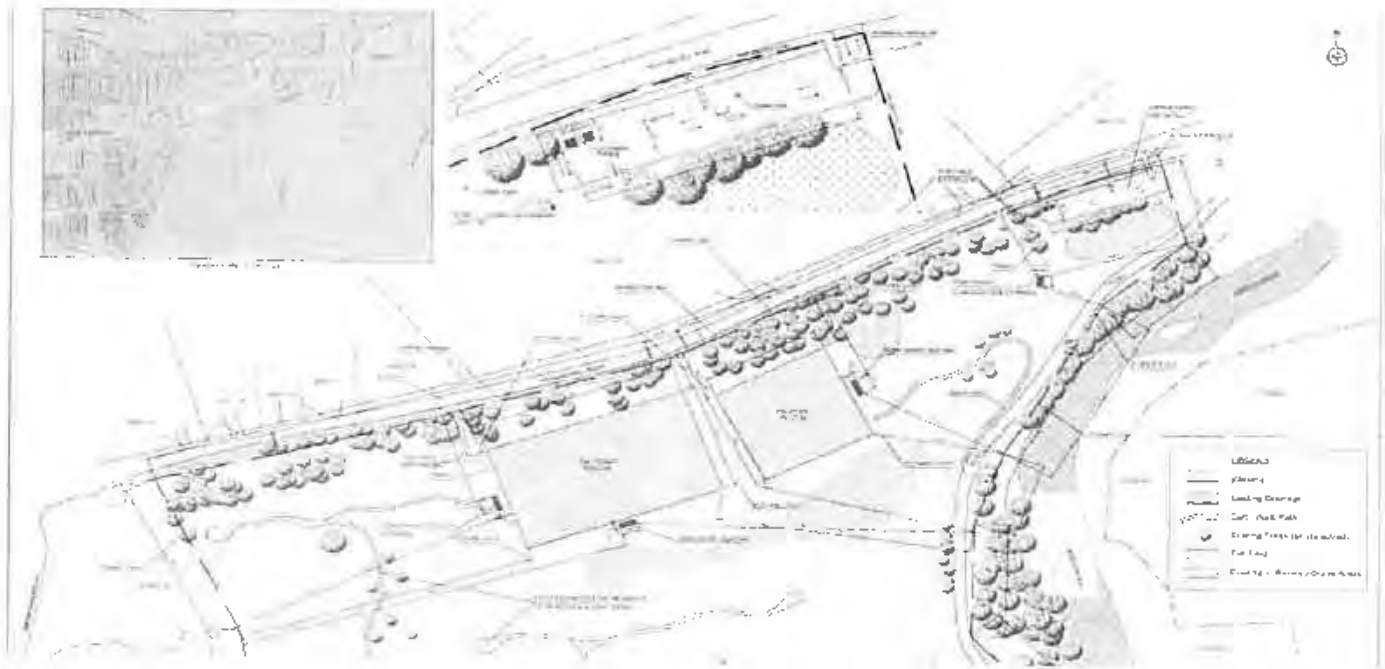
Street Address: \_\_\_\_\_ City: Sparks

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Phone: (775) 747-5856 Email: Flopezbarreal400@gmail.com

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First Name: Rodney Last Name: Mills

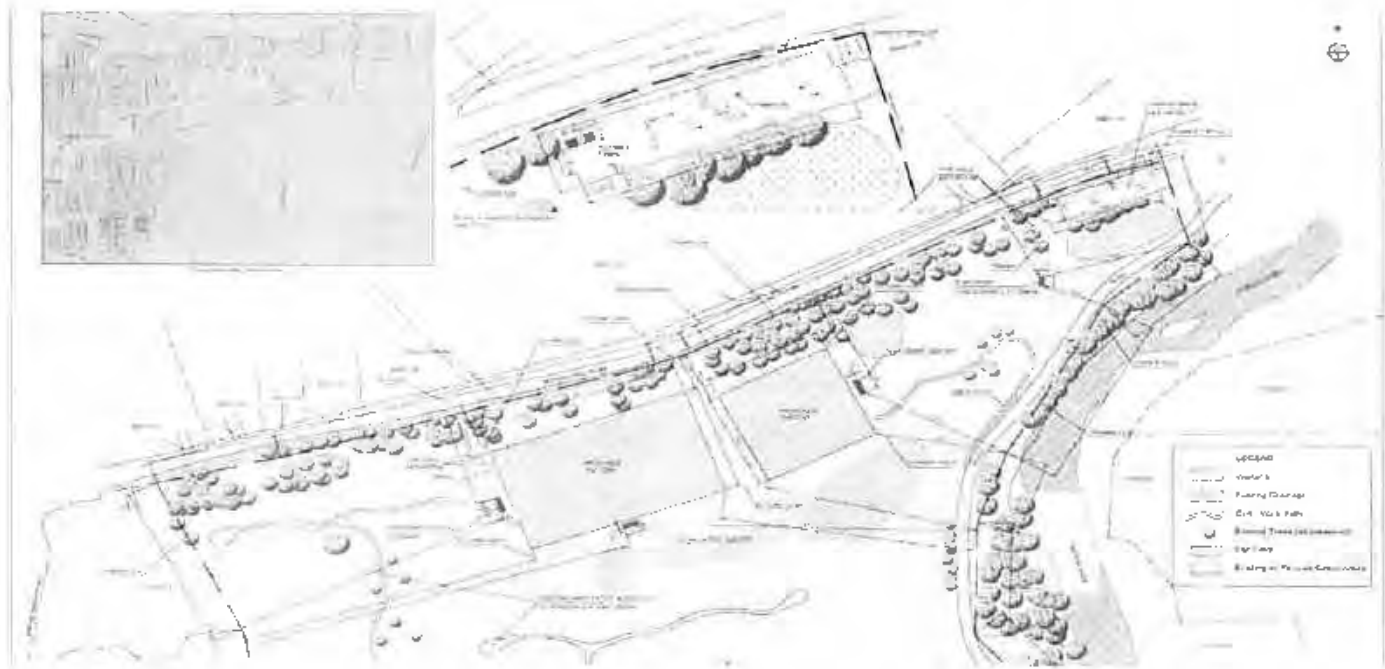
Street Address: 1413 Conductor Ct. City: Sparks

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Phone: (760) 600 3001 Email: \_\_\_\_\_

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First Name: Kathie Last Name: Morales

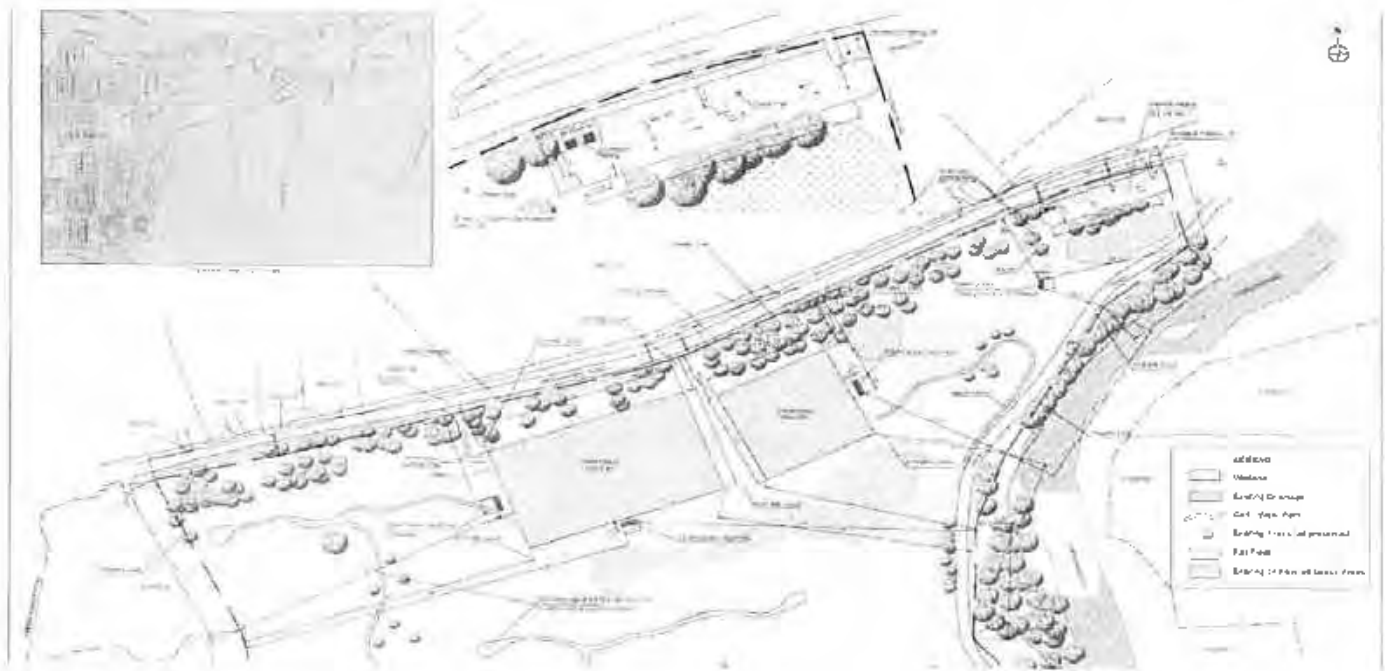
Street Address: 5091 Falcon Ridge City: Sparks

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Phone: (        )        Email: Kathie.morales123@gmail.com

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I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Julio Last Name: Mendoza

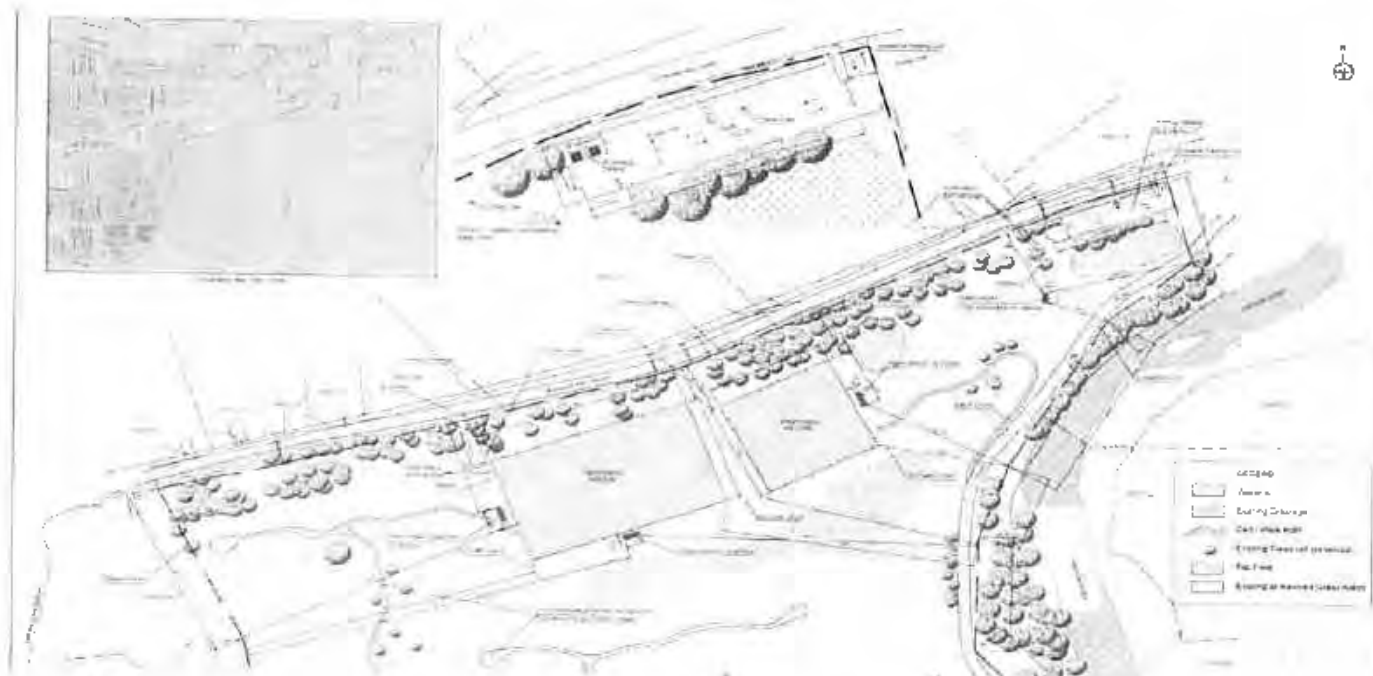
Street Address: 1690 Merchant Cell City: Sparks

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (            )            Email:           

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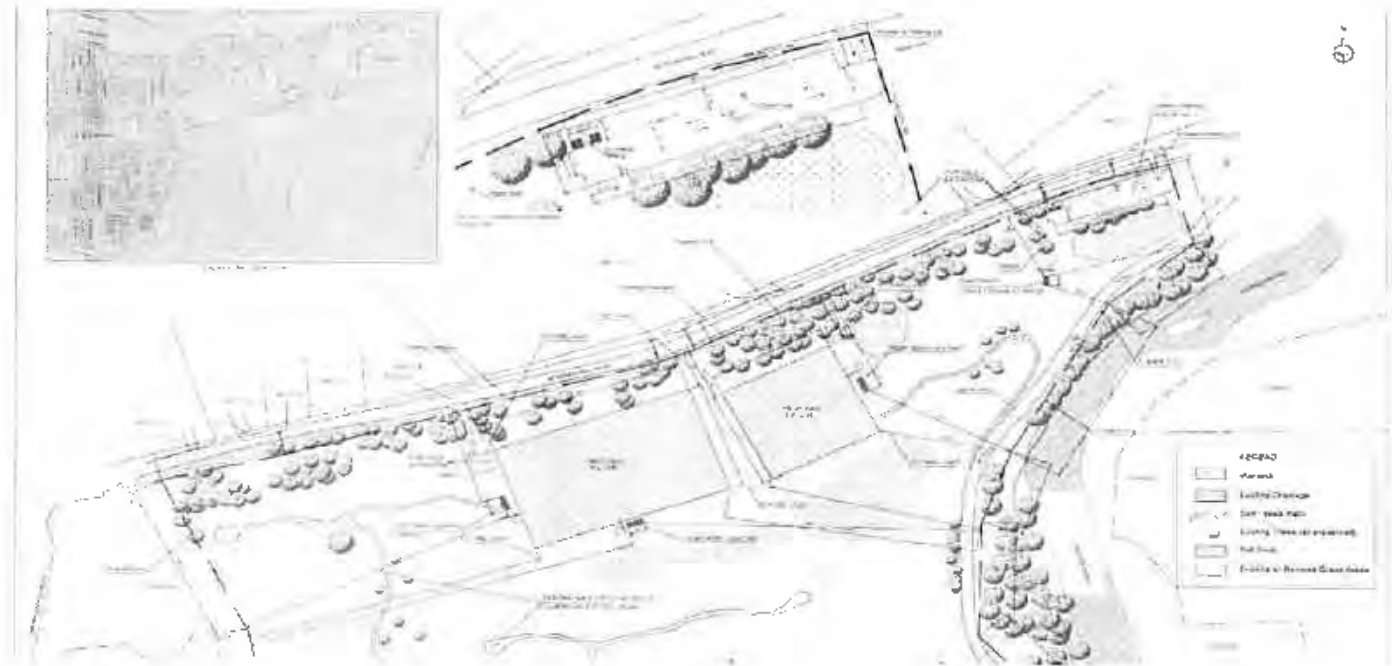
### Petition

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First Name: Stephanie Last Name: Torres Cruz  
 Street Address: 6410 micmac ct. City: San Valley NV 894133  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: 775 5013421 Email: Stephanie84t@icloud.com

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First Name: Mayra Last Name: Ibarra

Street Address: 5529 Yukon Dr. City: Sun Valley

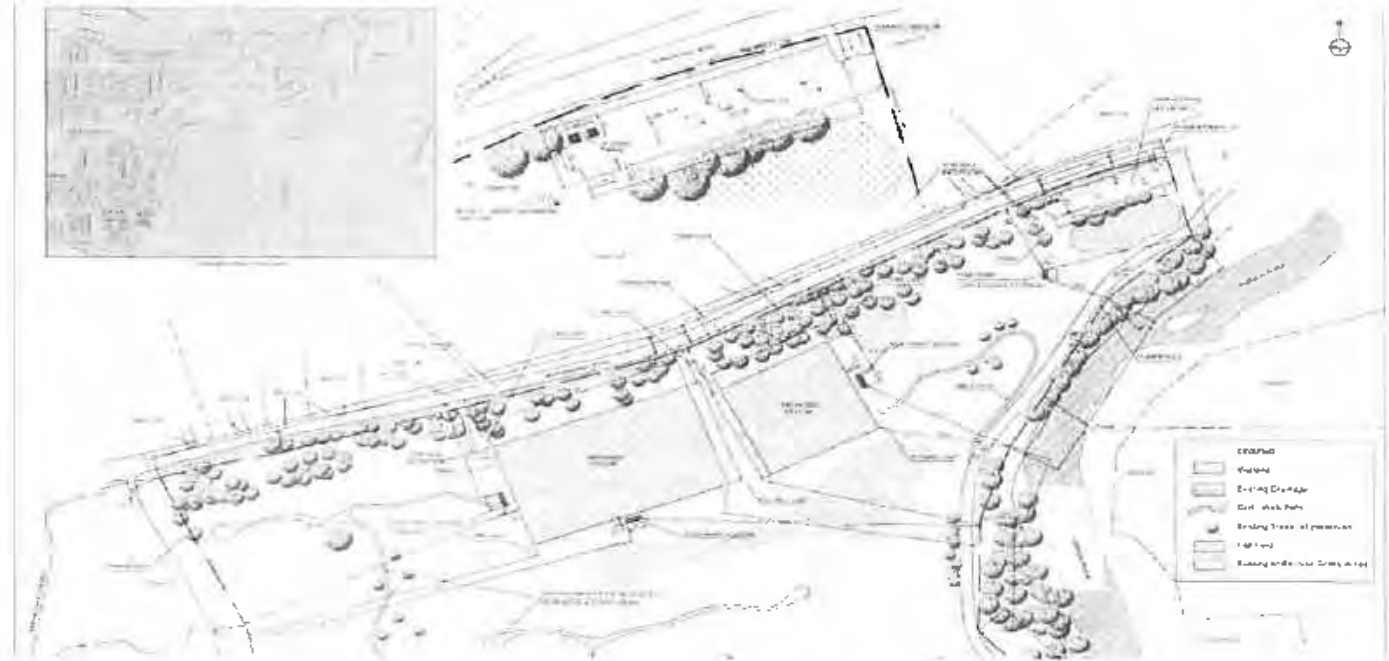
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 223-0698 Email: \_\_\_\_\_

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First Name: Sherman Last Name: Walker

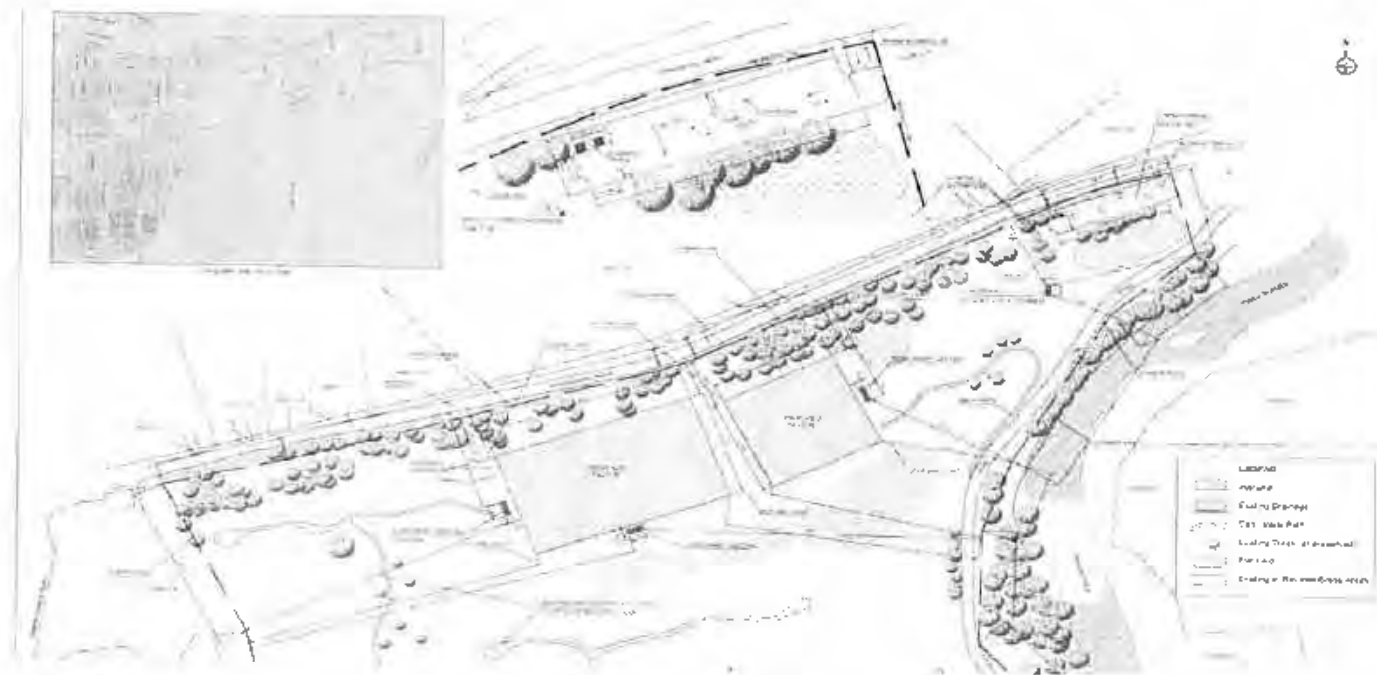
Street Address: 122 Pinecone Rd. Indian Village City: Carson City

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (858) 717-1709 Email: Sher3Walker@gmail.com

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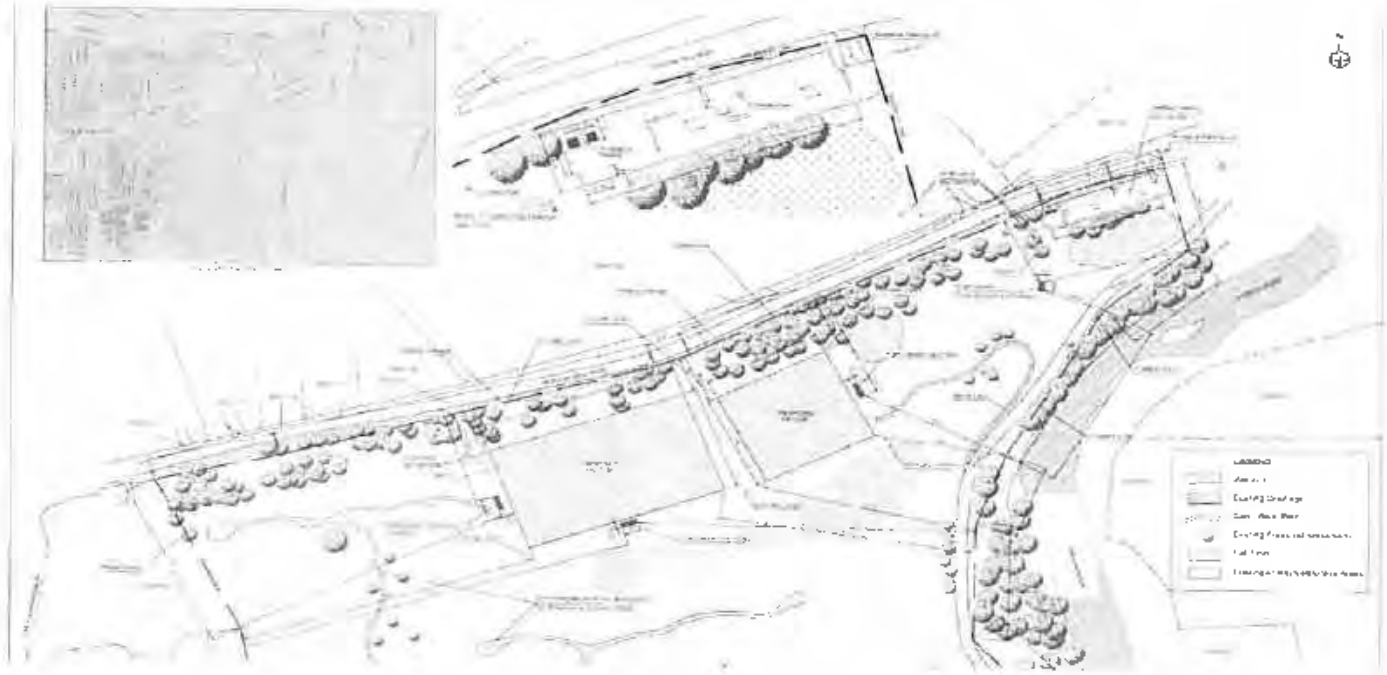
### Petition

I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Anthony Last Name: Walker  
 Street Address: 122 Pinecone Rd City: Incline Village NV  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 548-0908 Email: artdirector.losangeles@gmail.com

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First Name: Gabriel Garcia Last Name: Garcia

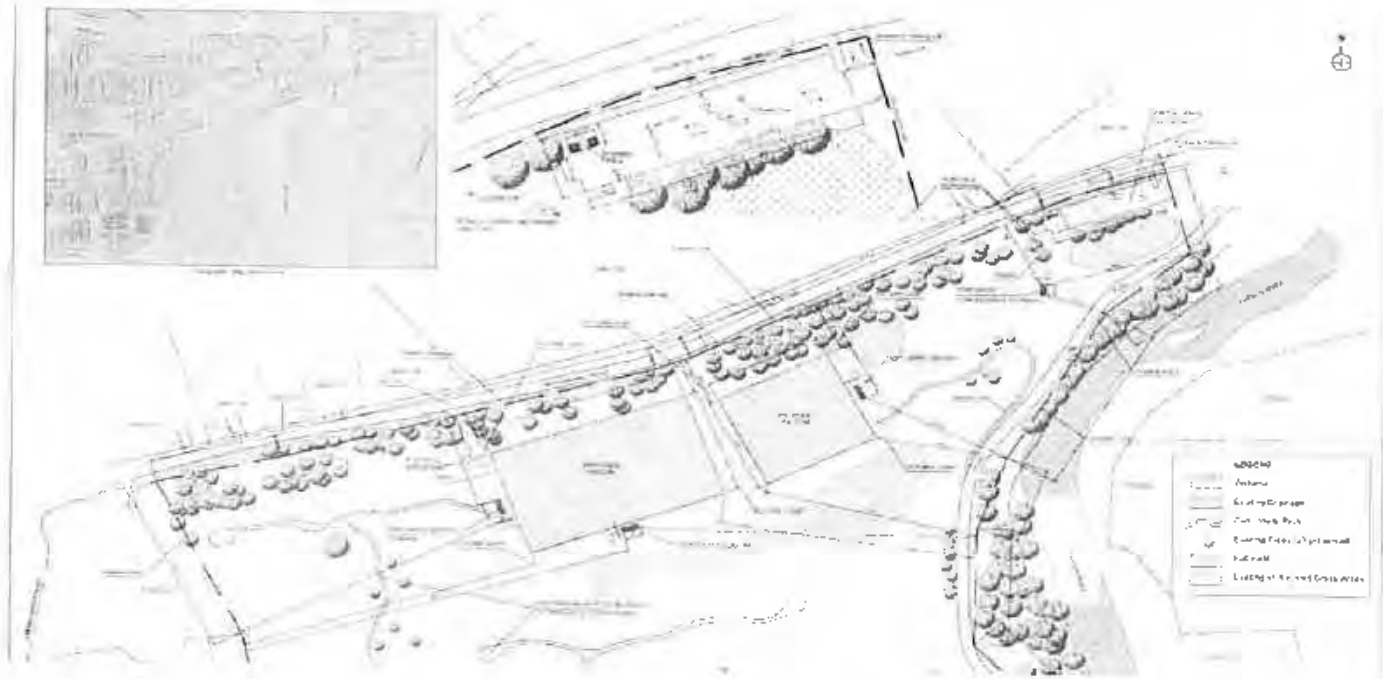
Street Address: 5738 Adegate Dr City: Sun Valley N.V 89133

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (375) 378-8989 Email: \_\_\_\_\_

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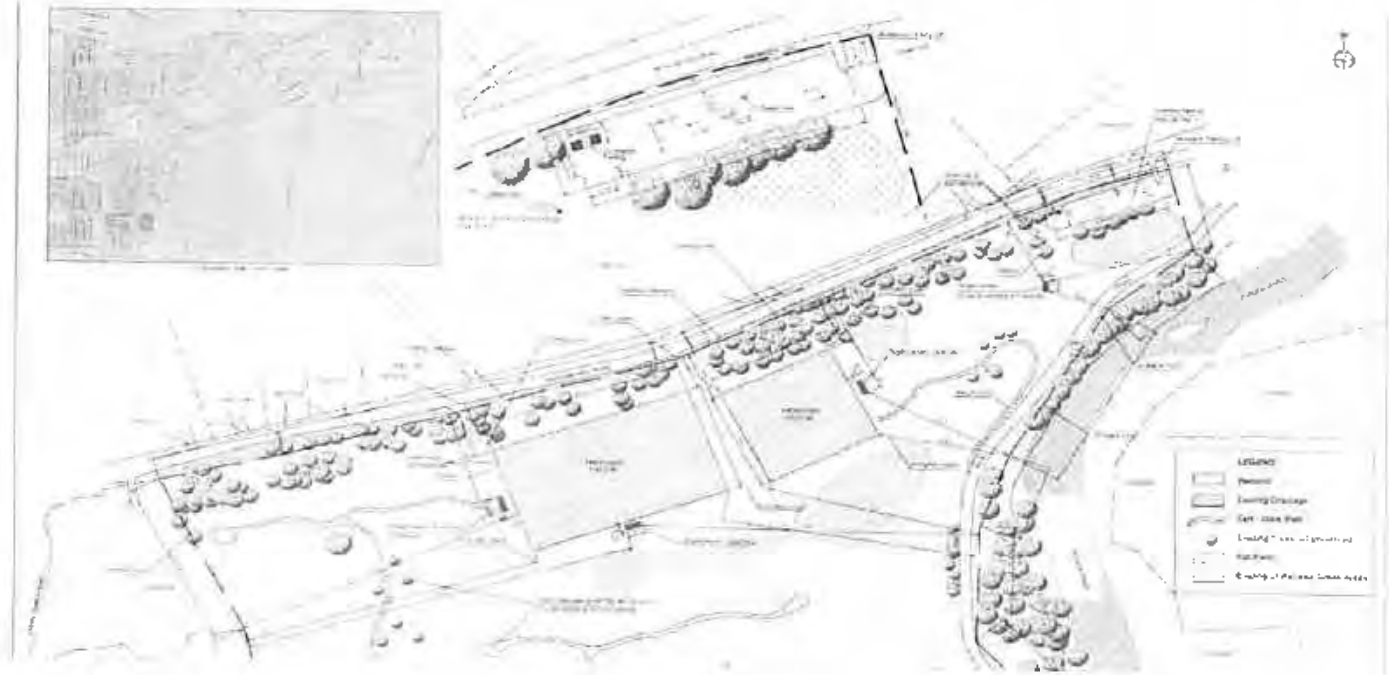
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First Name: Lorge Last Name: Delgado  
 Street Address: 20 TIGER LILLY CT City: SUN Valley NV. 89433  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 1-313-2155 Email: \_\_\_\_\_

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First Name: Martha Last Name: Keller

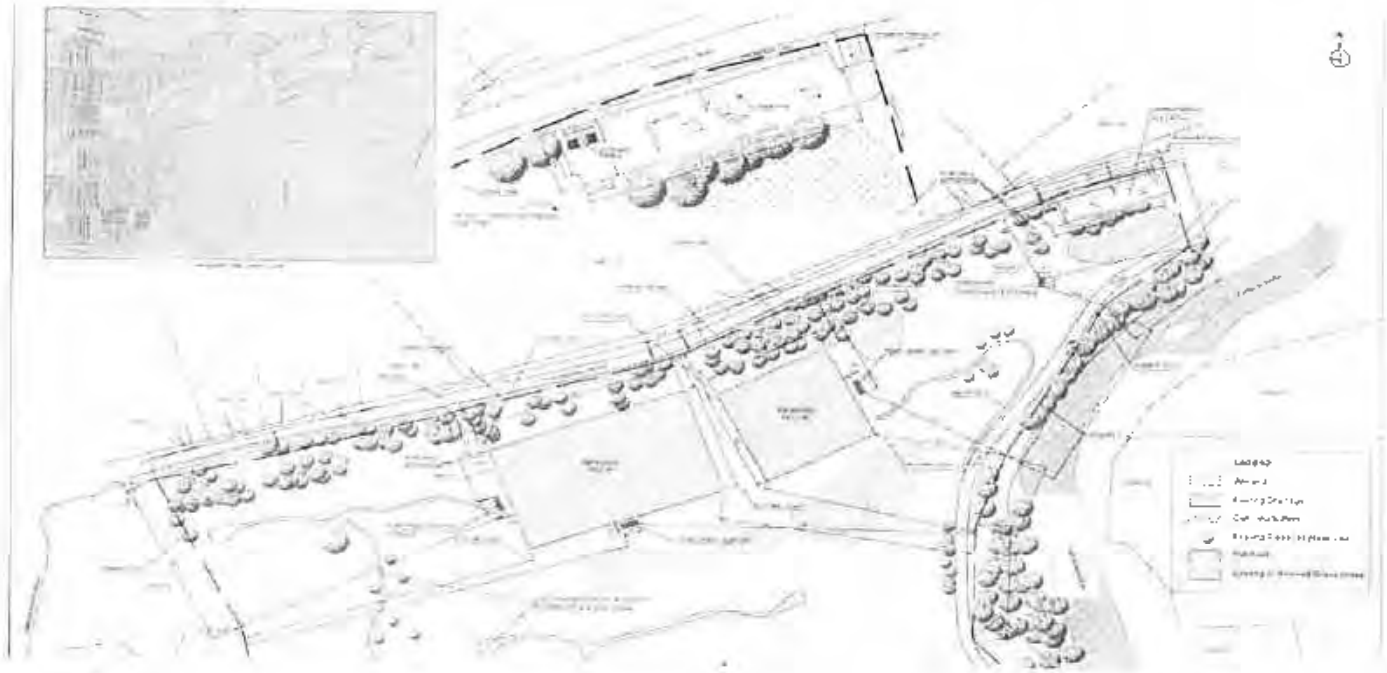
Street Address: 5135 Carol Dr City: Sun Valley

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (408) 776-2496 Email: martha.keller82069@gmail.com

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First Name: GARY Last Name: Keller

Street Address: 5135 Carol Dr City: Sun Valley

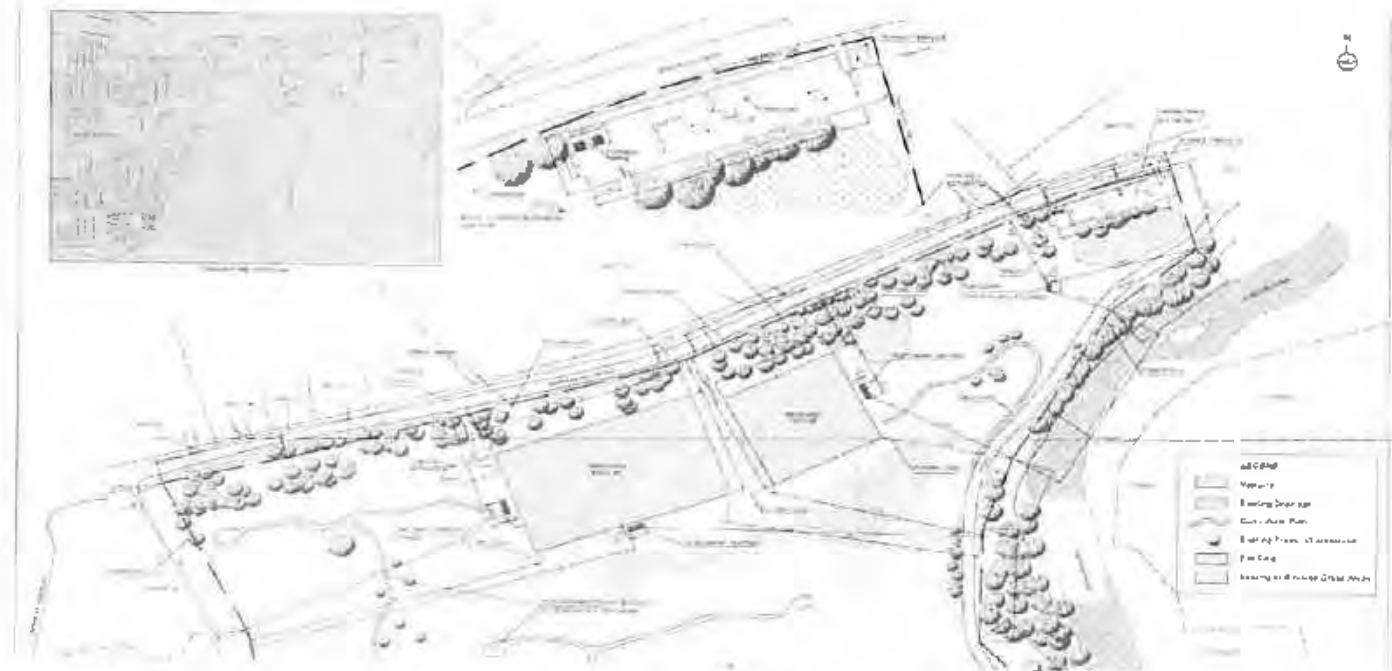
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 547-9791 Email: gary@renotahoeccabinets.com

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First Name: Sweet Last Name: Orozco

Street Address: 4865 Champion Way City: Sun Valley

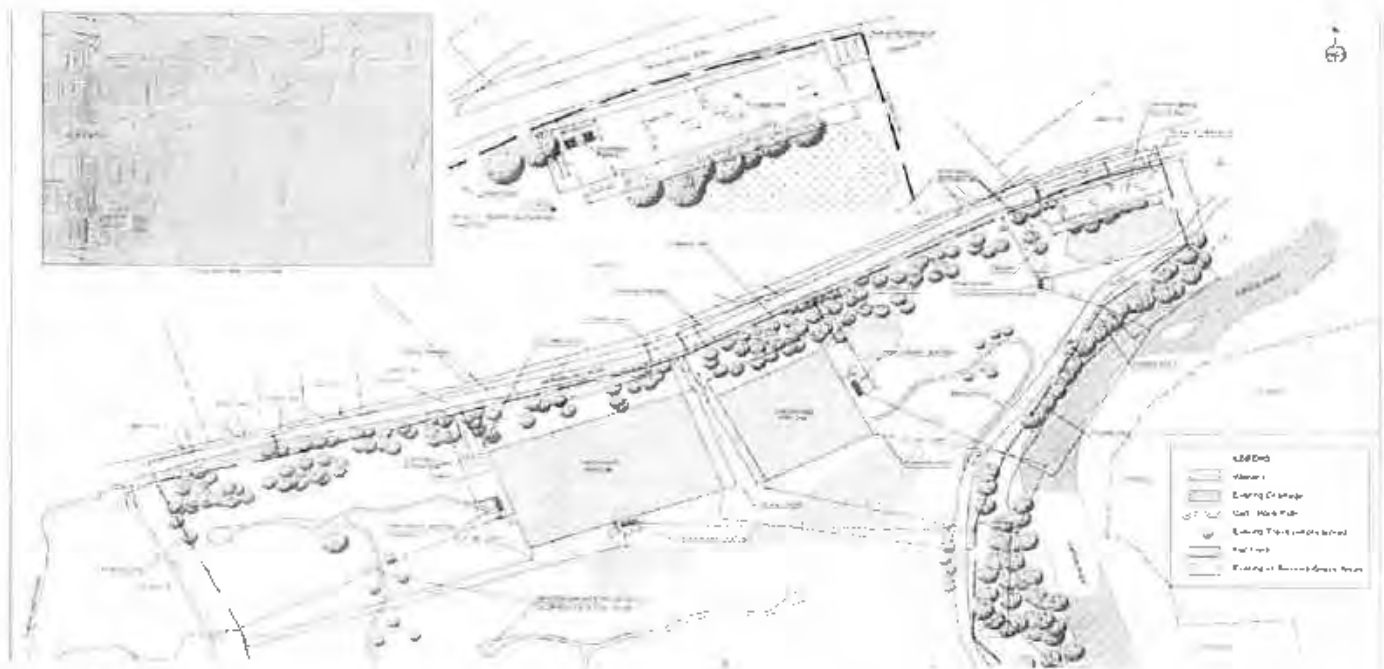
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1440 Email: orozco\_sweet@yahoo.com

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4645

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First Name: María Last Name: García

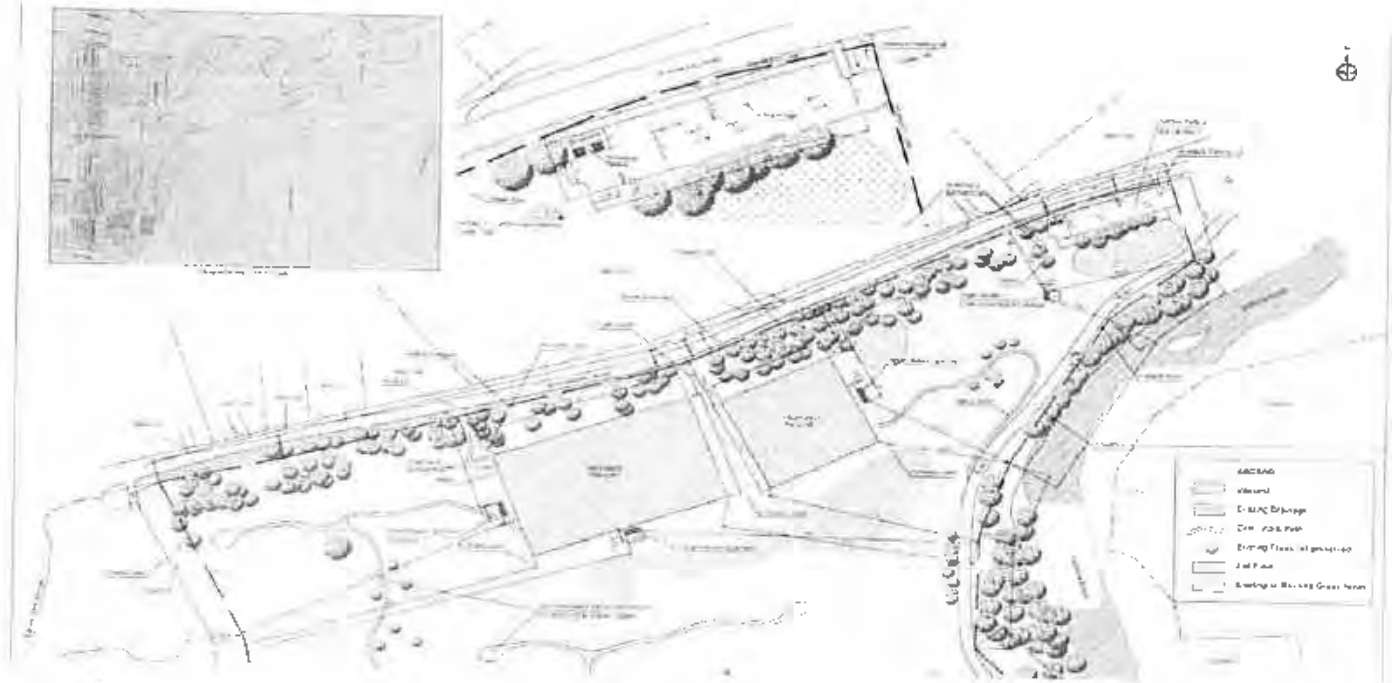
Street Address: 5736 Apple gate Dr City: Sum Valley

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 743-0571 Email: mariafgarcia.vichis@gmail.com

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First Name: Daniel Last Name: Martinez

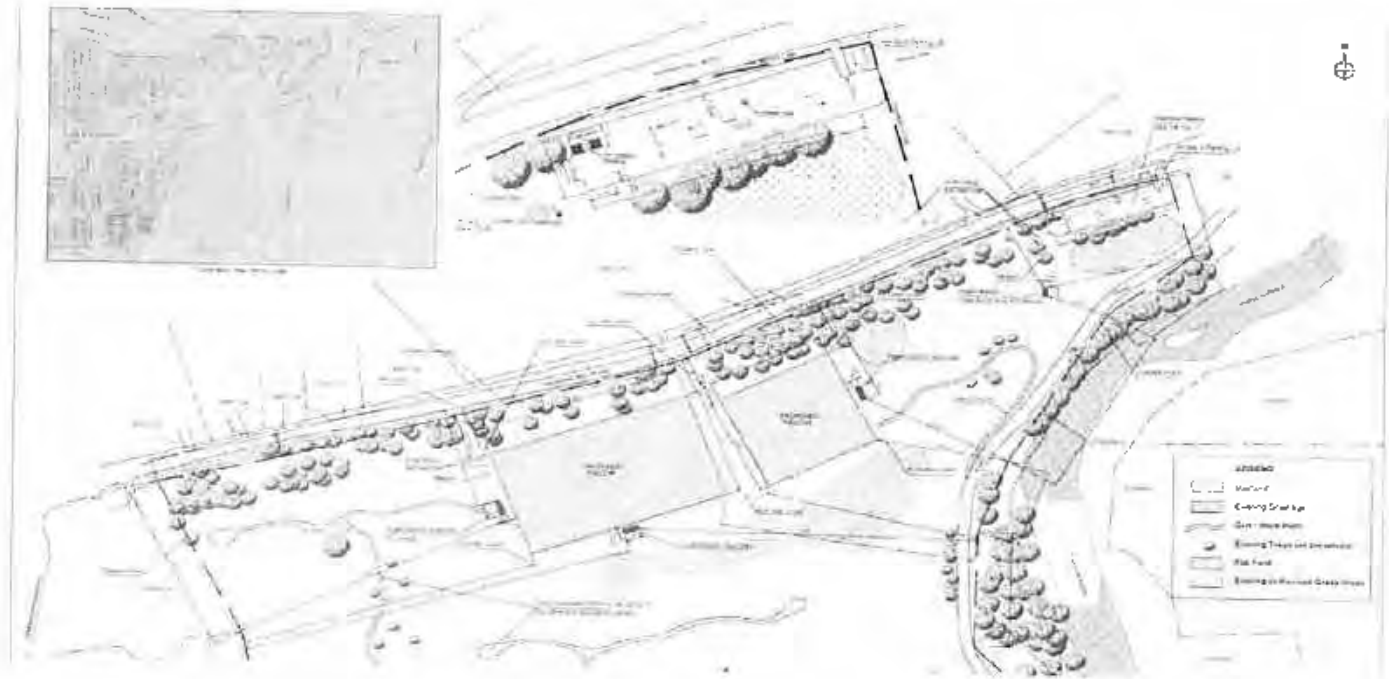
Street Address: \_\_\_\_\_ City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 440-3595 Email: \_\_\_\_\_

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First Name: Tania Last Name: Lagos

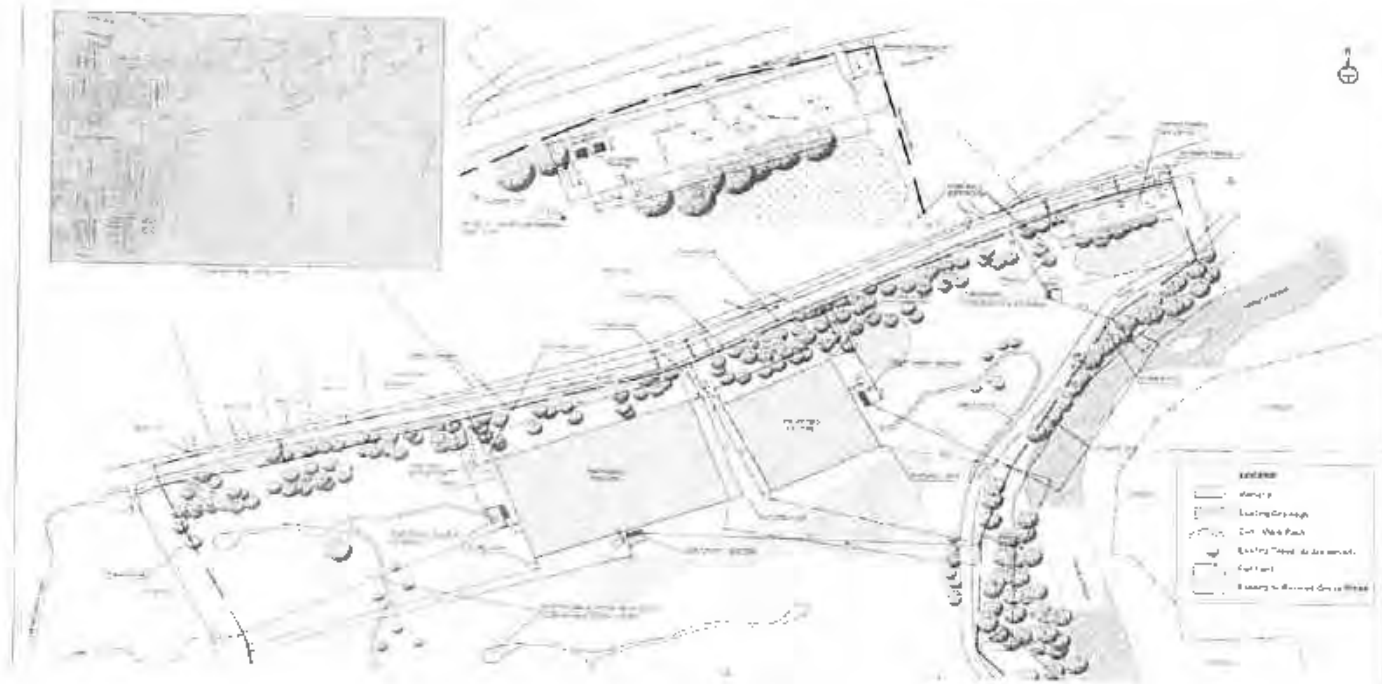
Street Address: \_\_\_\_\_ City: Reno, NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (725) 737-1339 Email: \_\_\_\_\_

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First Name: Felix Last Name: Pence

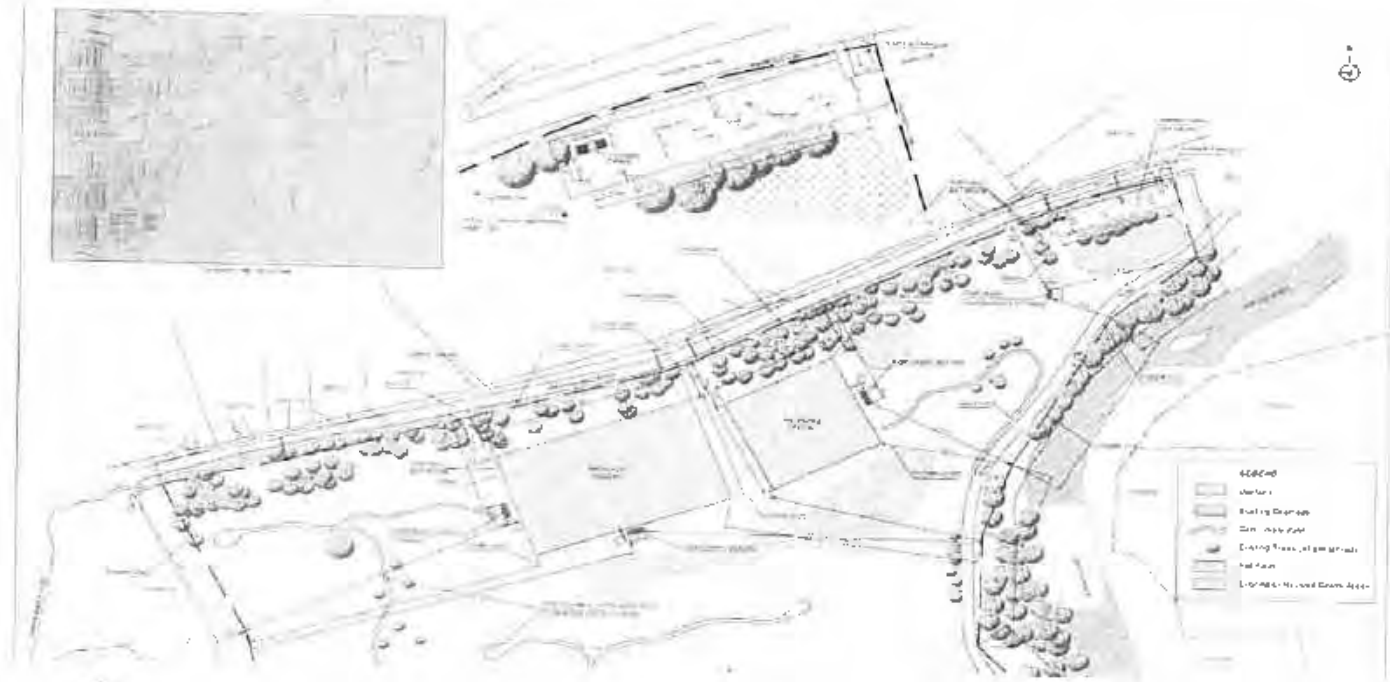
Street Address: \_\_\_\_\_ City: Peno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 376-4076 Email: \_\_\_\_\_

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First Name: Paula Last Name: Smith

Street Address: 2445 Hule Cir City: Reno

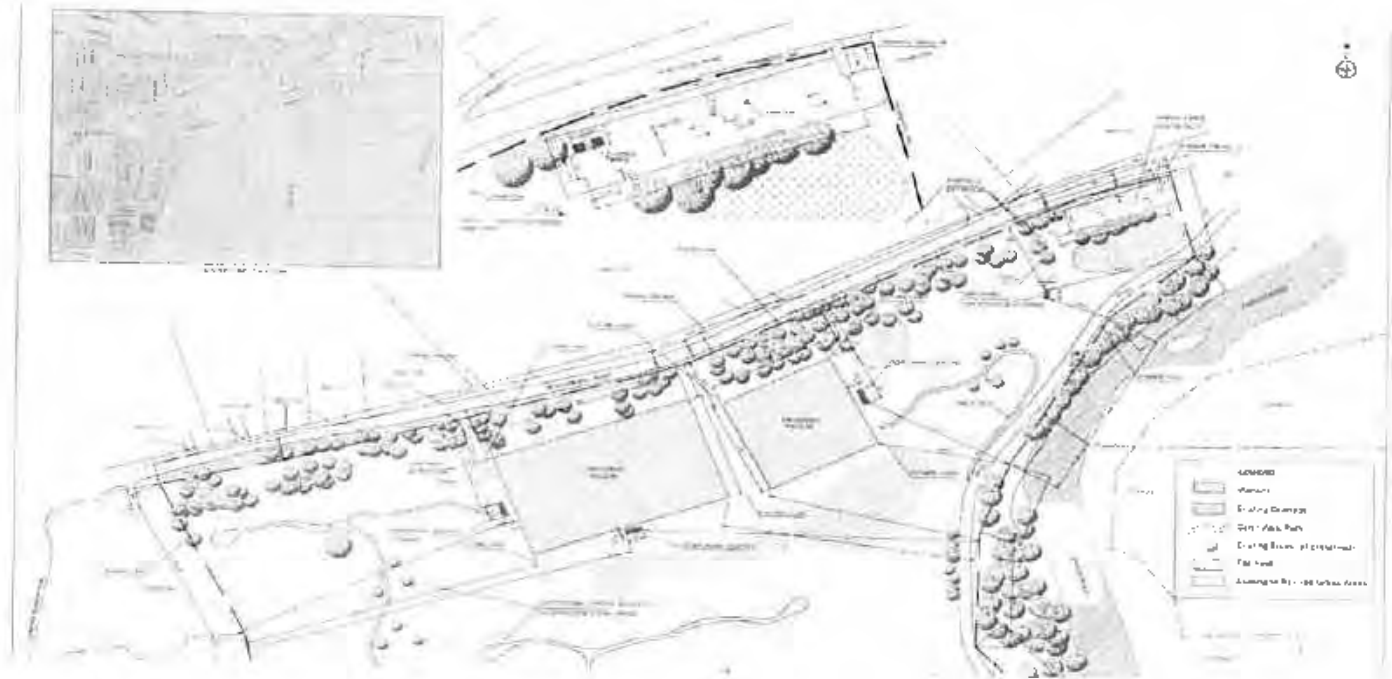
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 688-6154 Email: \_\_\_\_\_

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First Name: Alayali Last Name: Vacinto

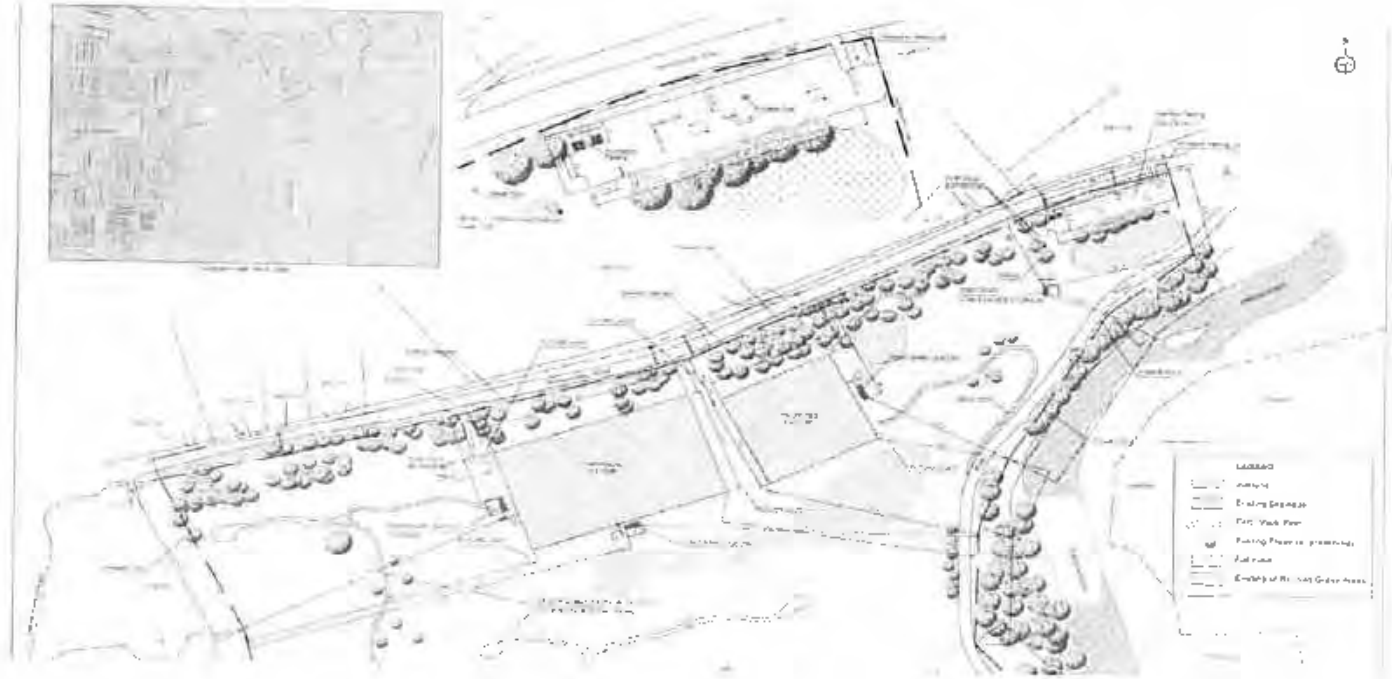
Street Address: \_\_\_\_\_ City: RENO

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Phone: (775) 386-5233 Email: \_\_\_\_\_

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First Name: Orville Last Name: Silby

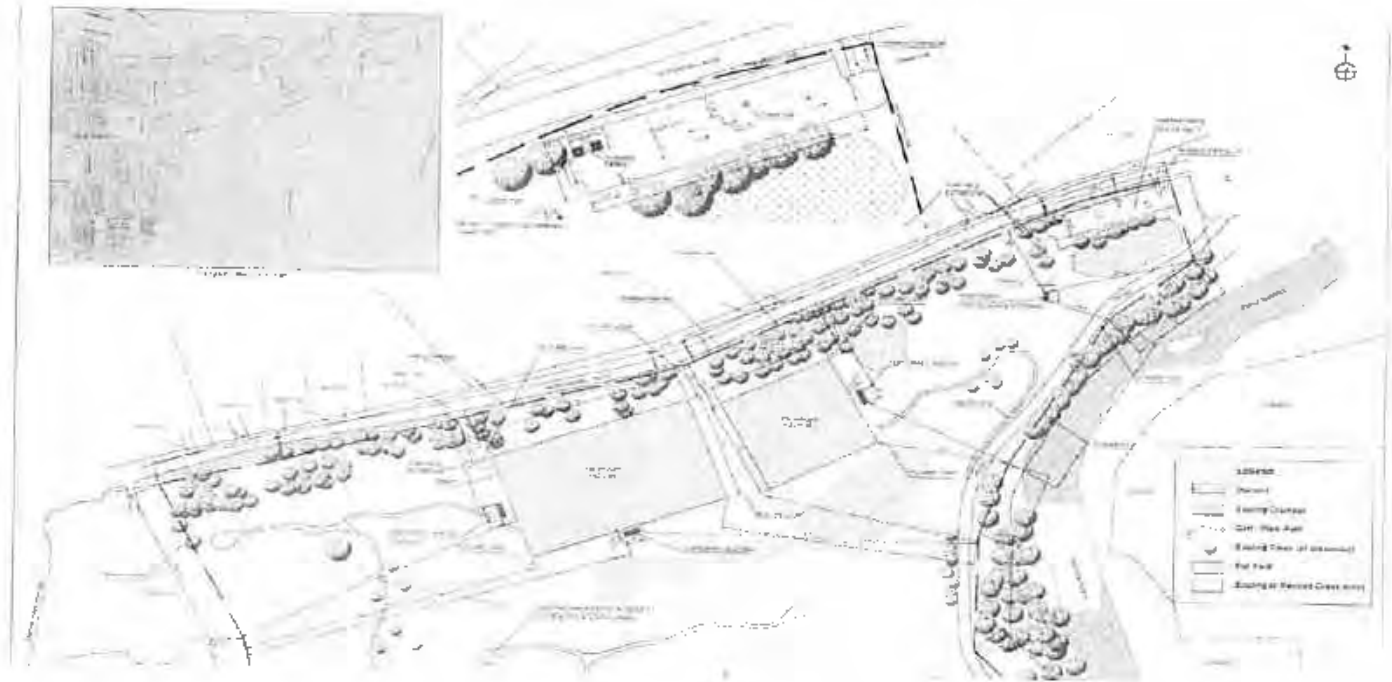
Street Address: 1016 Davidson Dr. City: Carson

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 440-0034 Email: orvilgracy@silby@hotmail.com

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First Name: Javier Last Name: Quintero

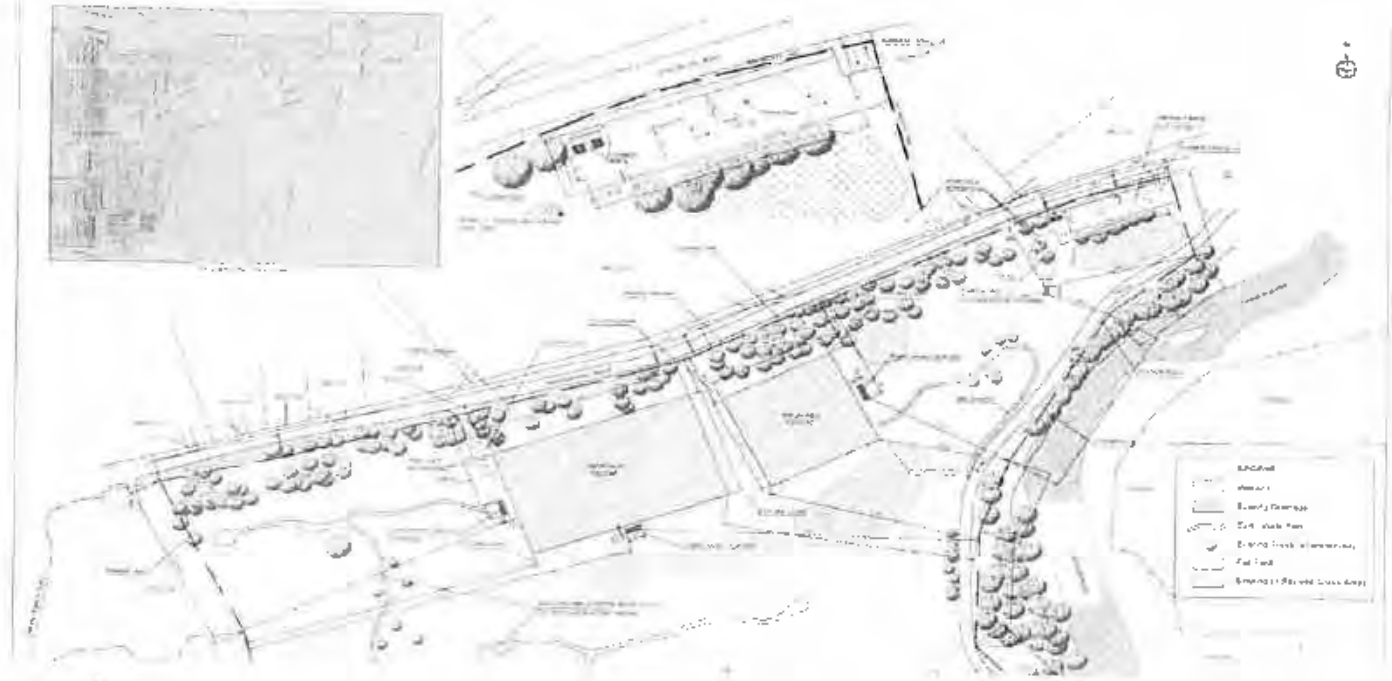
Street Address: \_\_\_\_\_ City:  Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone:  775 1527 7112  Email: \_\_\_\_\_

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First Name: Tox Last Name: Scarlett

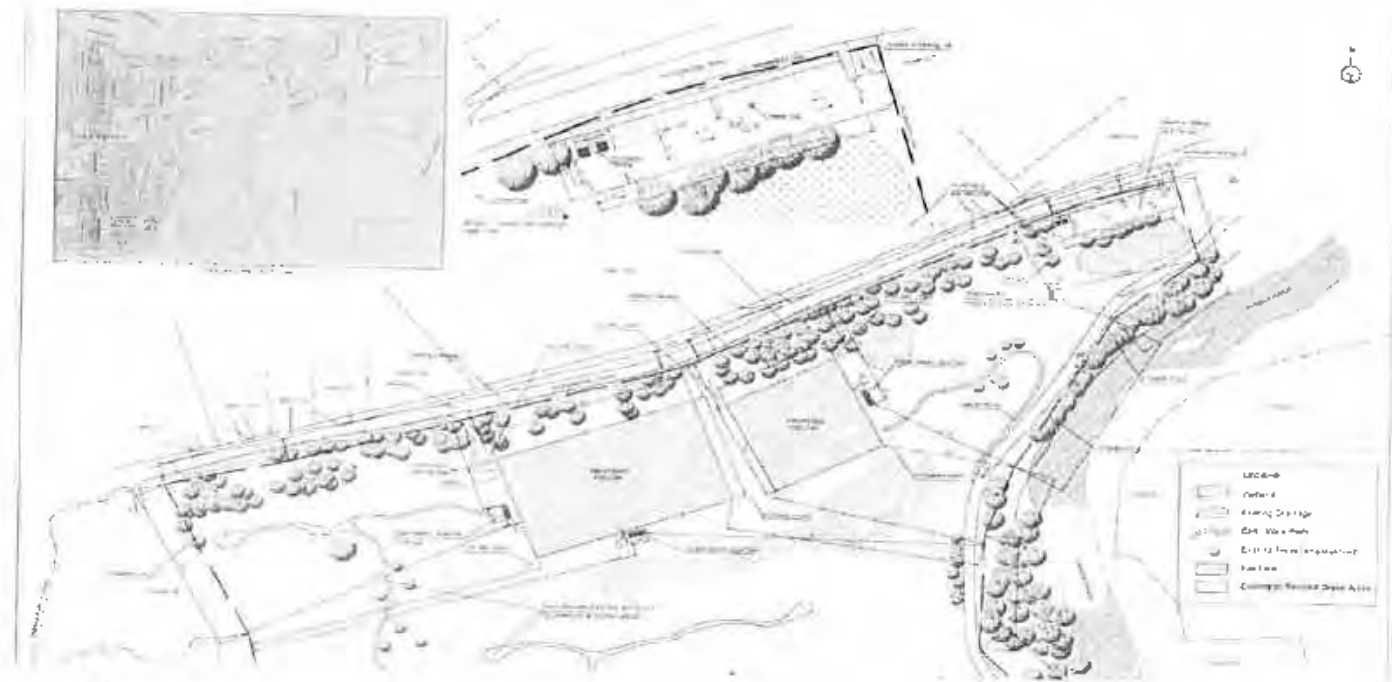
Street Address: 7110 Lodgepole Pine Ct City:  Reno NV 89523

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( ) Email: ts-scarlett@hotmail.com

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First Name: Bernard Last Name: Gertson

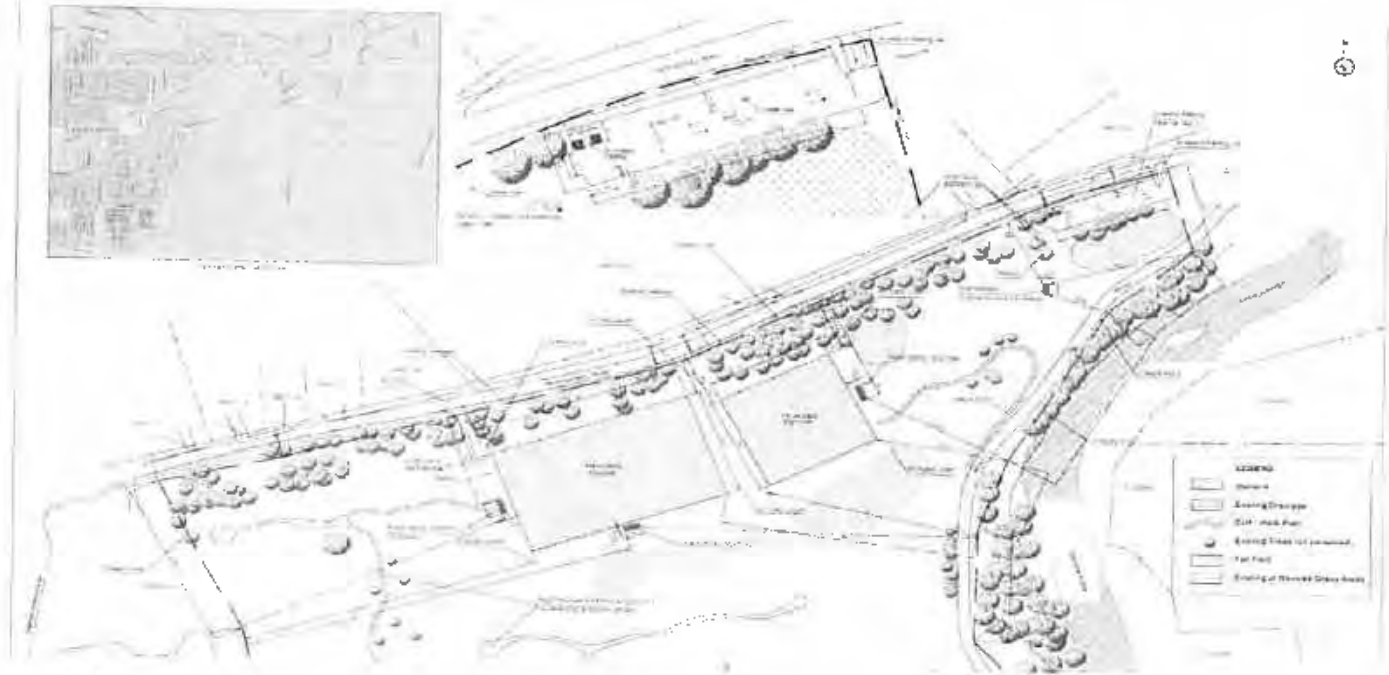
Street Address: 365 Terano Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( ) Email: g-gertson@hotmail.com

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First Name: Christopher Last Name: Caesar

Street Address: 4981 Catalina Dr #1 City: Reno

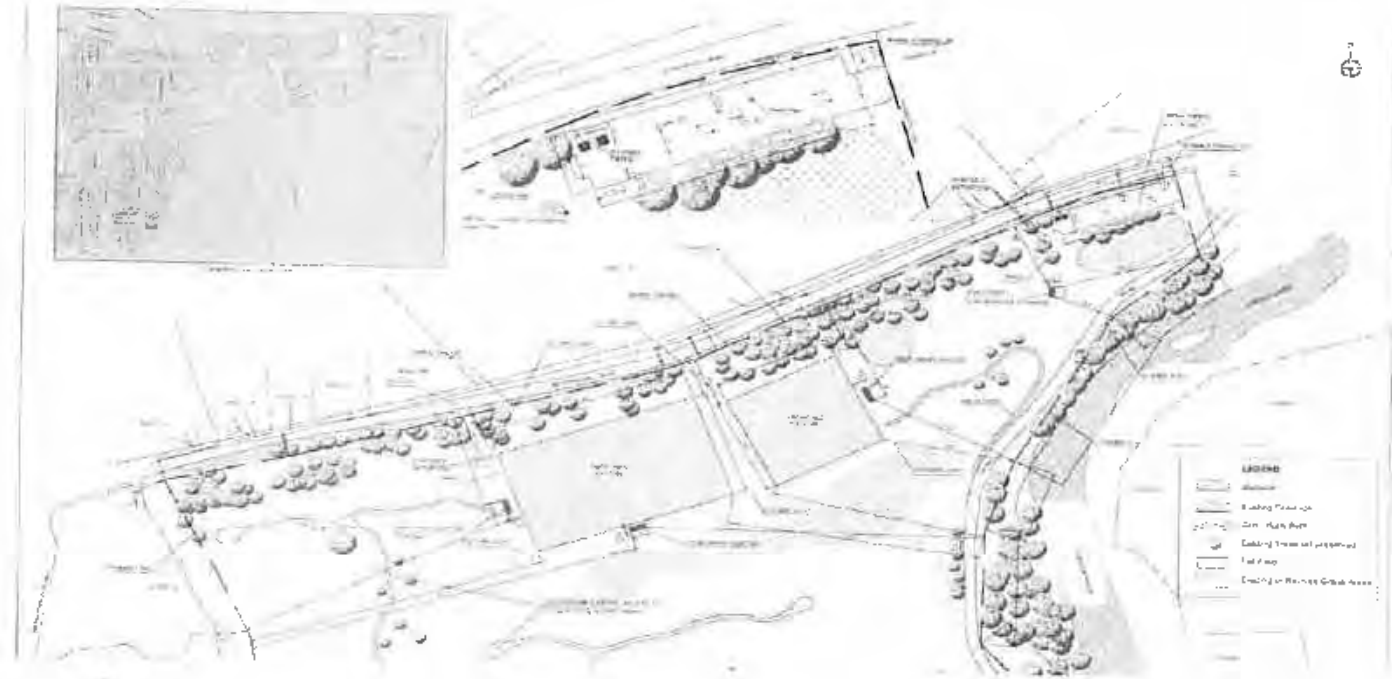
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 682-1579 Email: \_\_\_\_\_

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First Name: Sebastian Hernandez Last Name: Hernandez

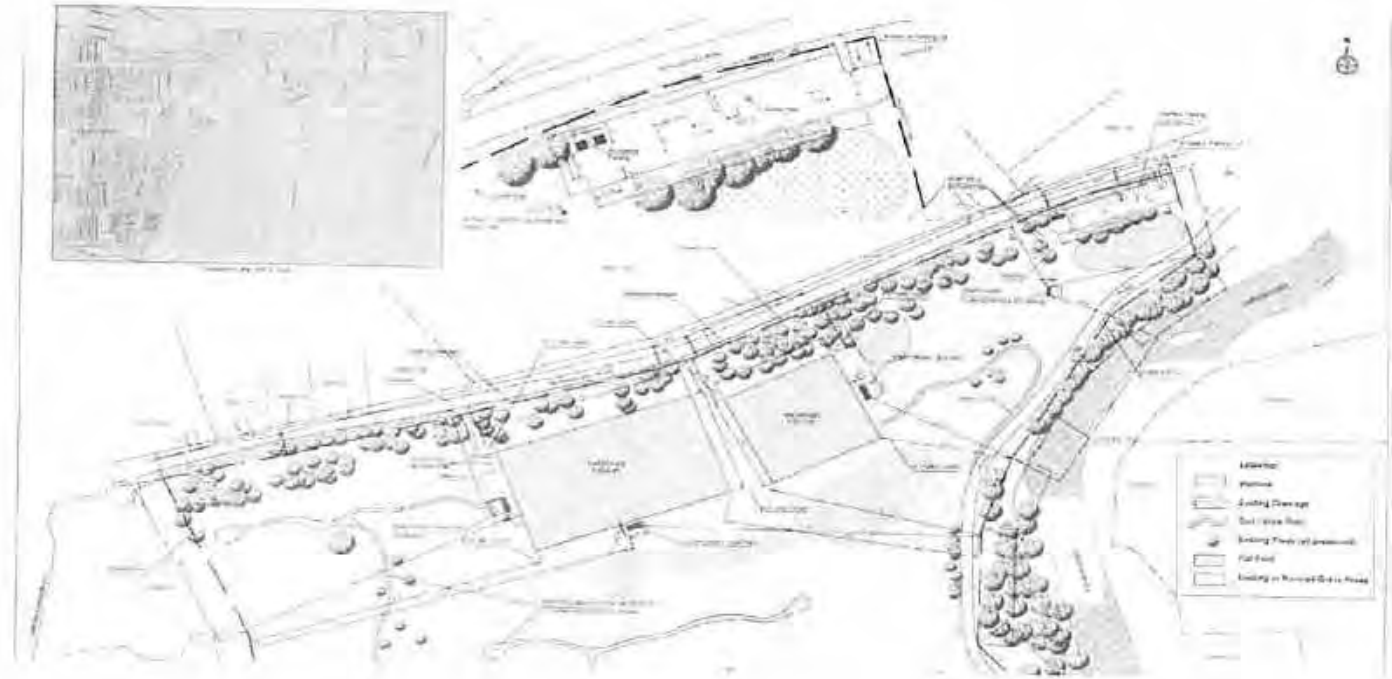
Street Address: 690 Robinwood Pl City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 661 1111 Email: sebastian.hernandez@carsoncity.org

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First Name: Veronica Last Name: Cazarez

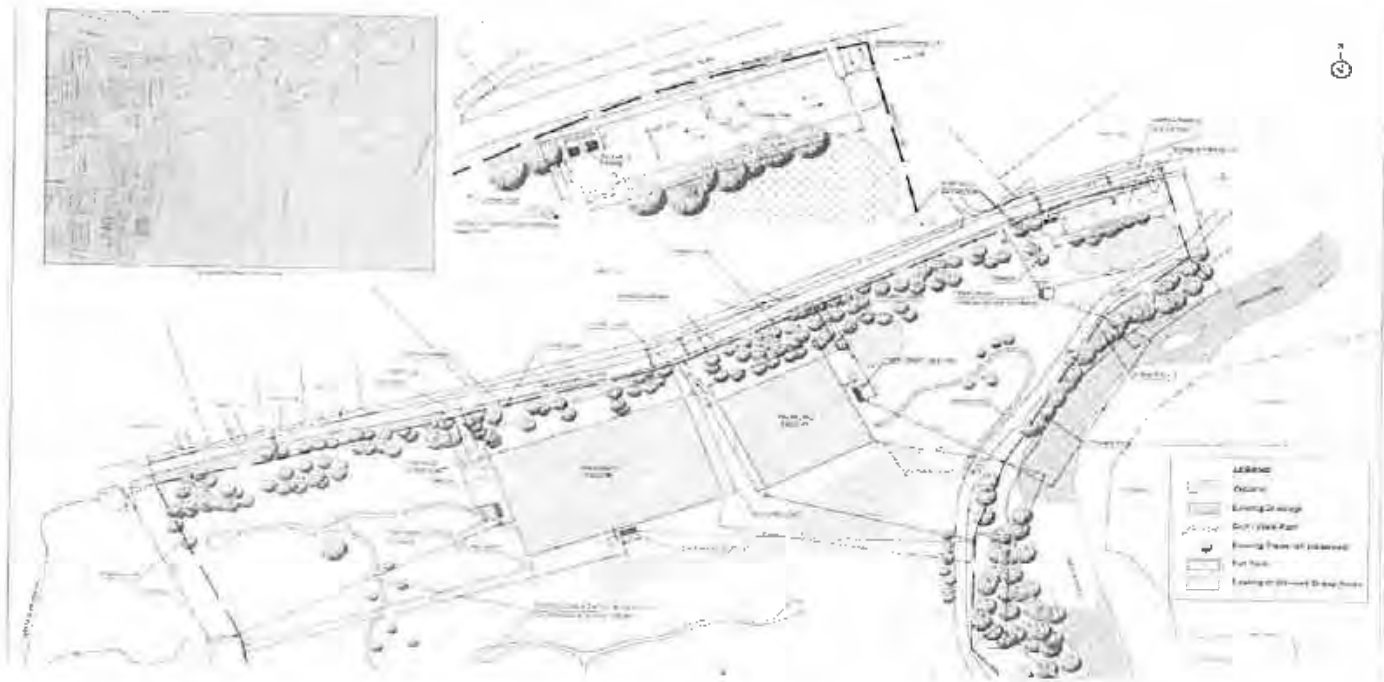
Street Address: 2827 Wronde Way City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1775 16889041 Email: vbarrera2336@gmail.com

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First Name: Greecia Gonzalez Last Name: Gonzalez

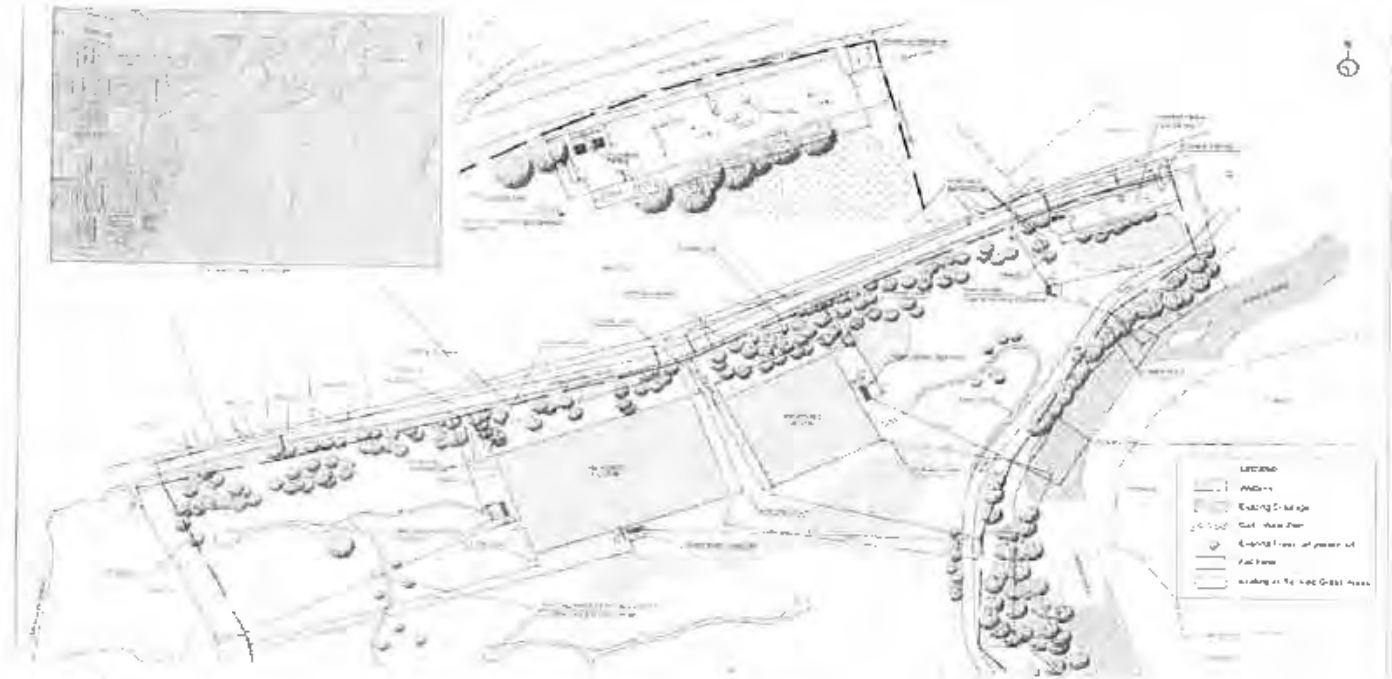
Street Address: 2827 Wronde l way City: Deno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1775 1683 9899 Email: Greecia.Gonzalez297@gmail.com

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First Name: Esmeralda Last Name: Roman

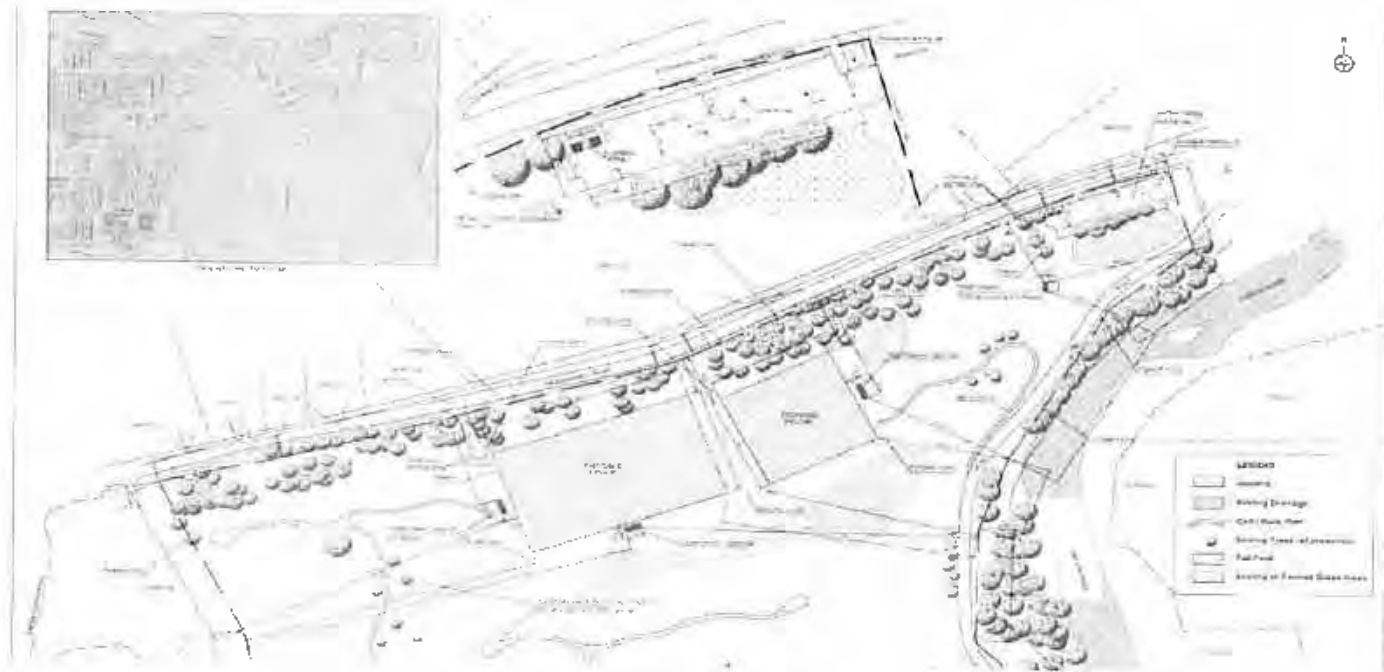
Street Address: 4580 Sierra Madre Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1247-5617 Email: esmer1129@gmail.com

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First Name: Marco Last Name: Hernandez

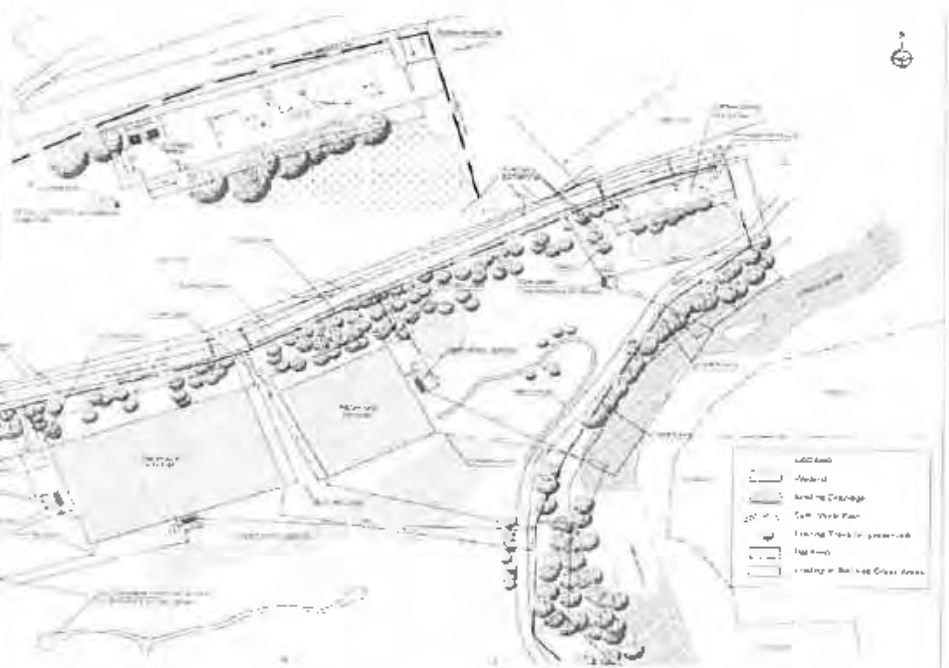
Street Address: 4580 Sierra Madre Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 225-4836 Email: marcohern89@gmail.com

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First Name: Lisa Last Name: D. Napoli

Street Address: 419 W Pueblo St City: Reno

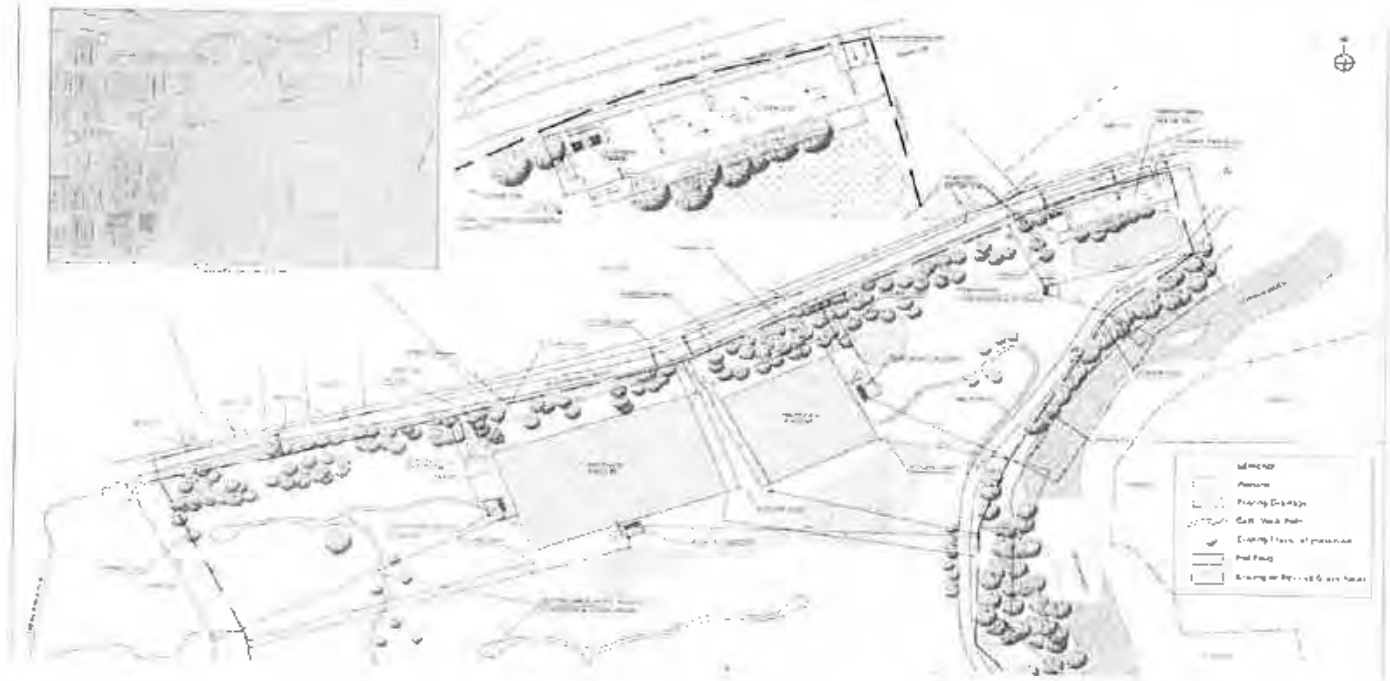
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (415) 317-3231 Email: ~~lisaadina@~~ lisaadinapoli@hotmail.com

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First Name: Samantha Last Name: Munden

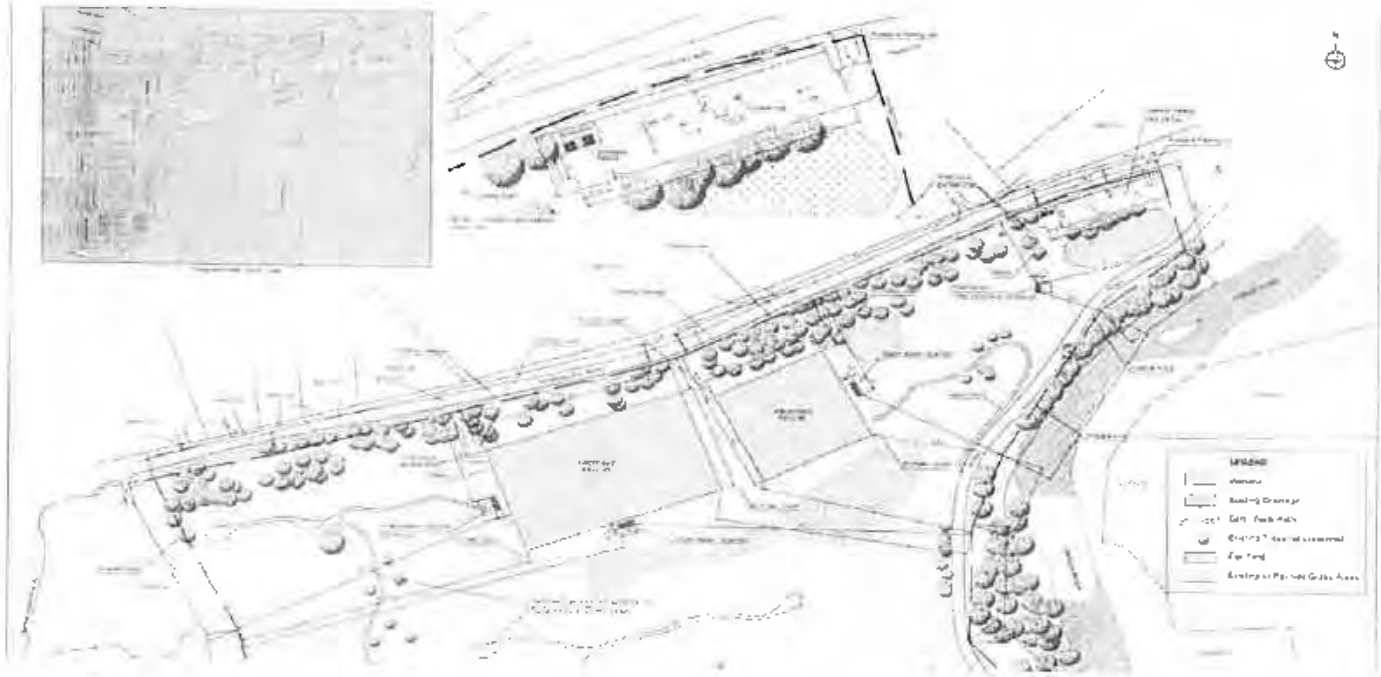
Street Address: 4981 Catalina Dr #1 City: Reno

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First Name: Mario Last Name: Tenas

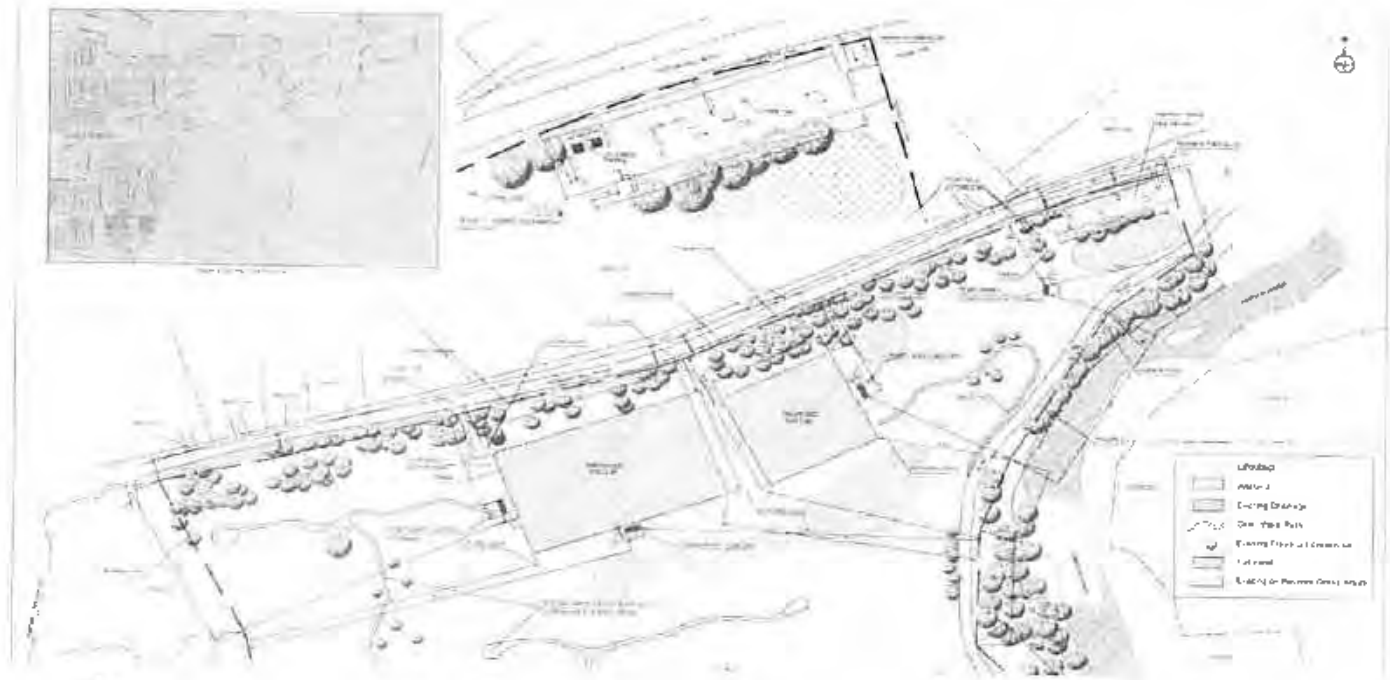
Street Address: \_\_\_\_\_ City: Keno

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Phone: 916 1380-8883 Email: \_\_\_\_\_

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I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Michael Last Name: Merchant

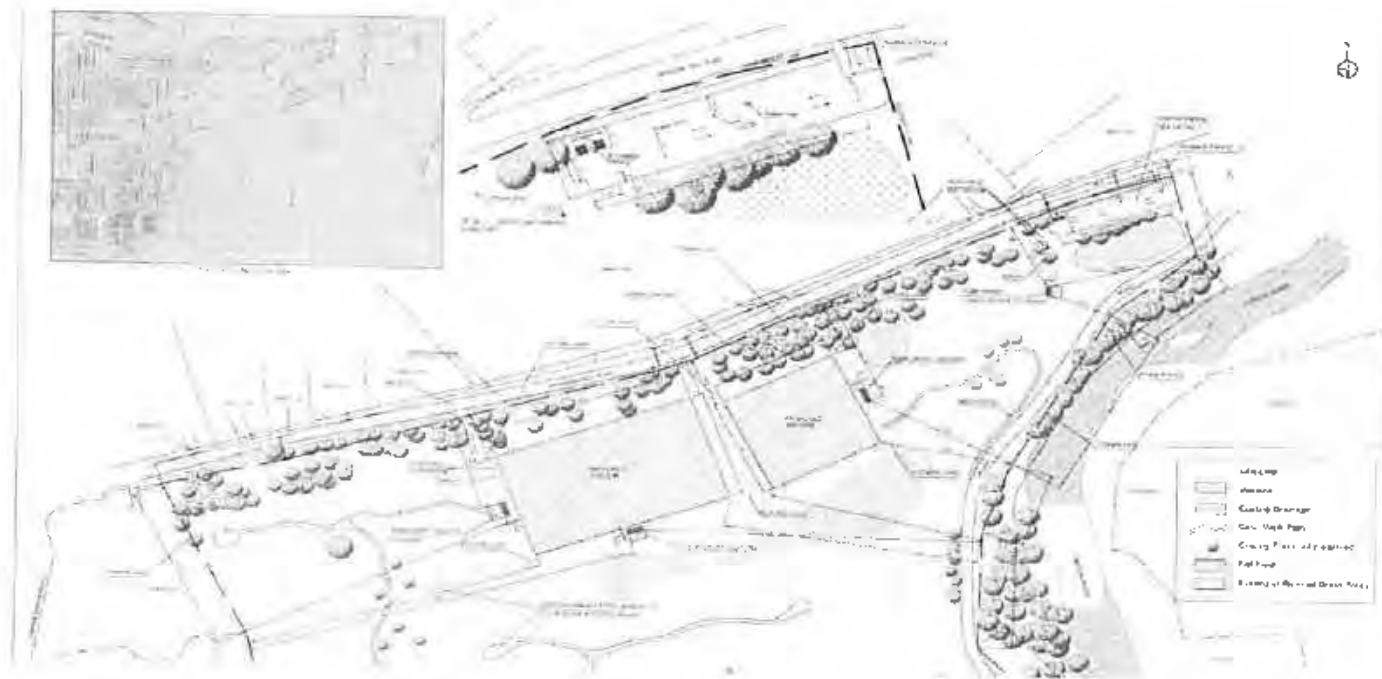
Street Address: 405 Marsh Ave City: Reno NV 89502

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( 775 ) 324-5998 Email: merchantlegal@yahoo.com

\* Carson Planning Commission Hearing Is April 28<sup>th</sup>. Public comments welcome & by phone only (408) 418-9388, Access Code 187 219 4211. Submit this form to: [Planning@Carson.Org](mailto:Planning@Carson.Org) or 108 E. Proctor St., Carson City, NV 89701

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I SUPPORT Sport Fields in Caron City!**



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First Name: DAVE Last Name: SILVERMAN

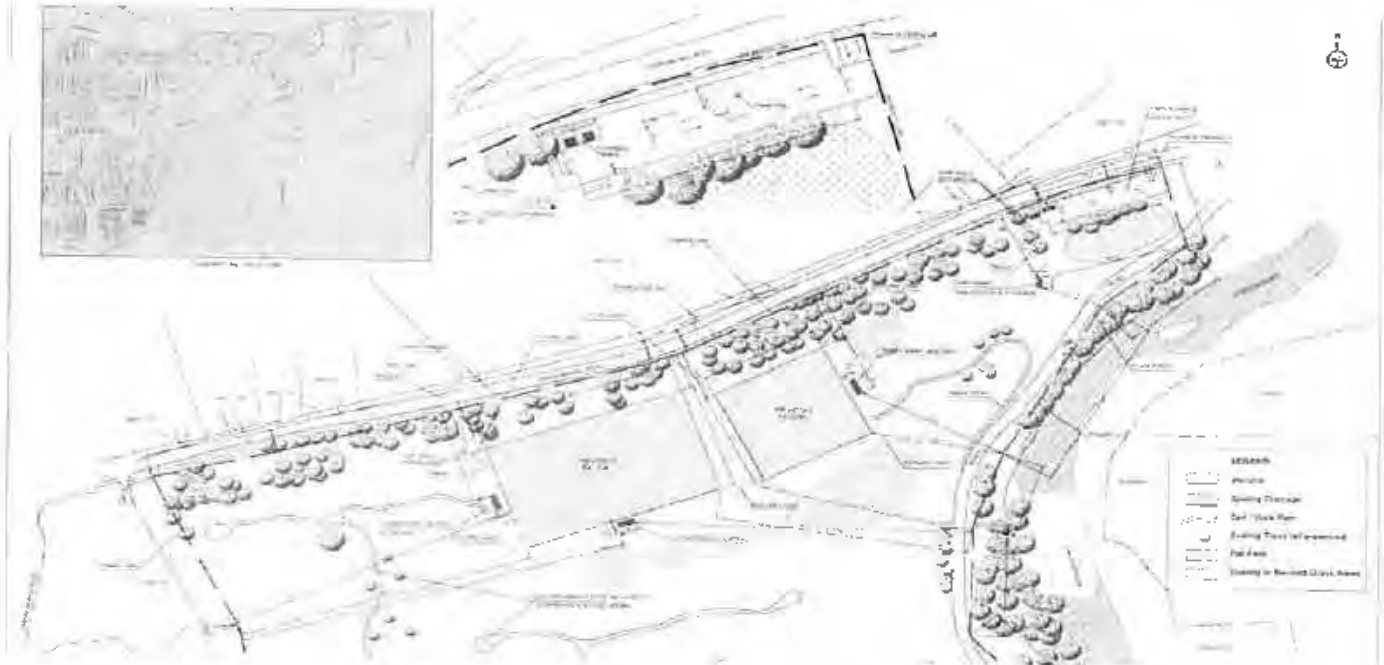
Street Address: 4470 SILVERMAN City: RENO

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 408 403 3913 Email: dsilverman@gmail.com

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First Name: Maria Last Name: Mendoza

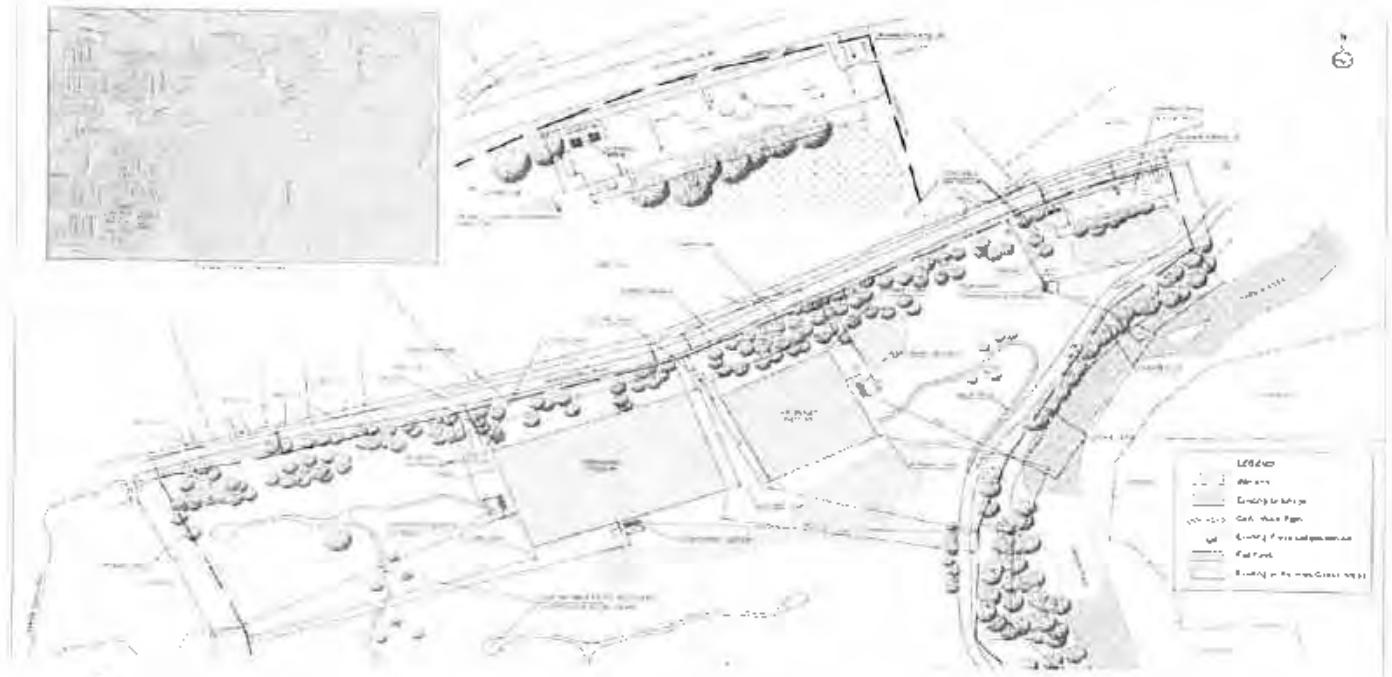
Street Address: 1165 Key Largo Dr City: Pend

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 223-5066 Email: maria.mendoza@yahoo.com

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First Name: Salvador Last Name: Rubio

Street Address: 1605 Key Largo Dr City: Prnd

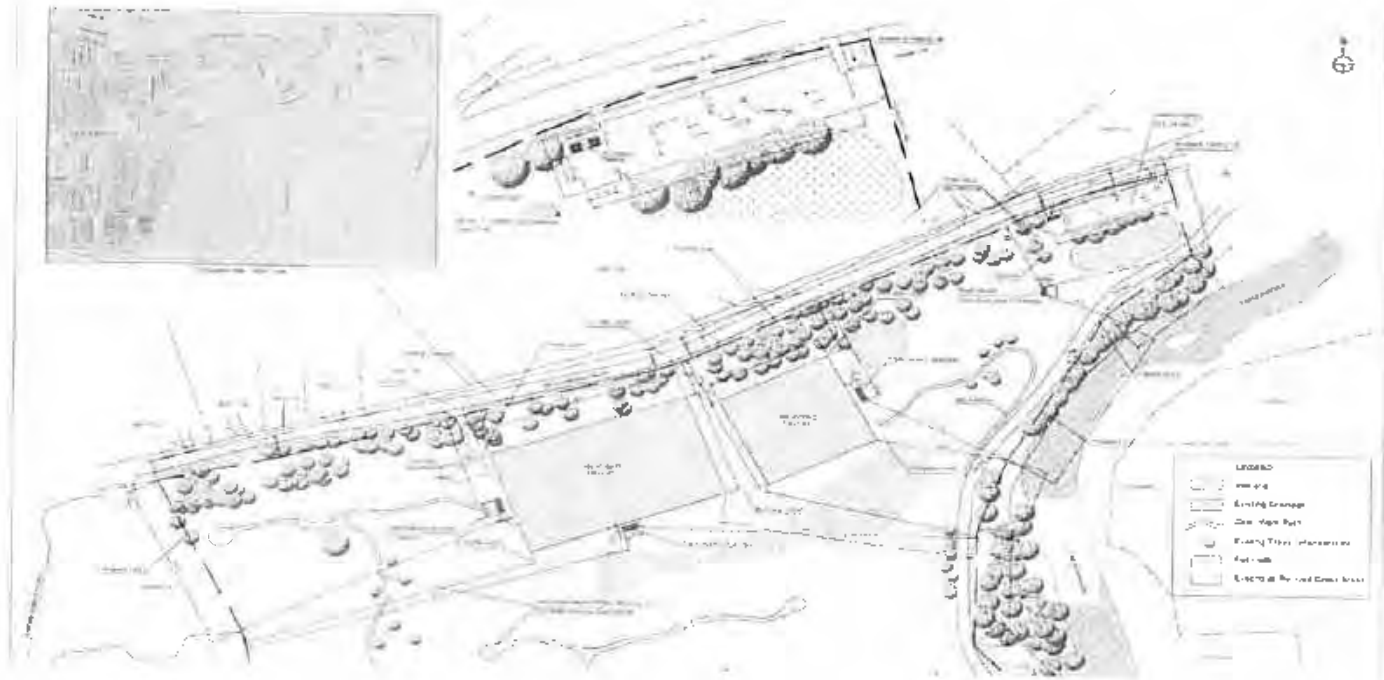
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 223-5046 Email: maria.rubio29@yahoo.com

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First Name: Aracely Last Name: Incel

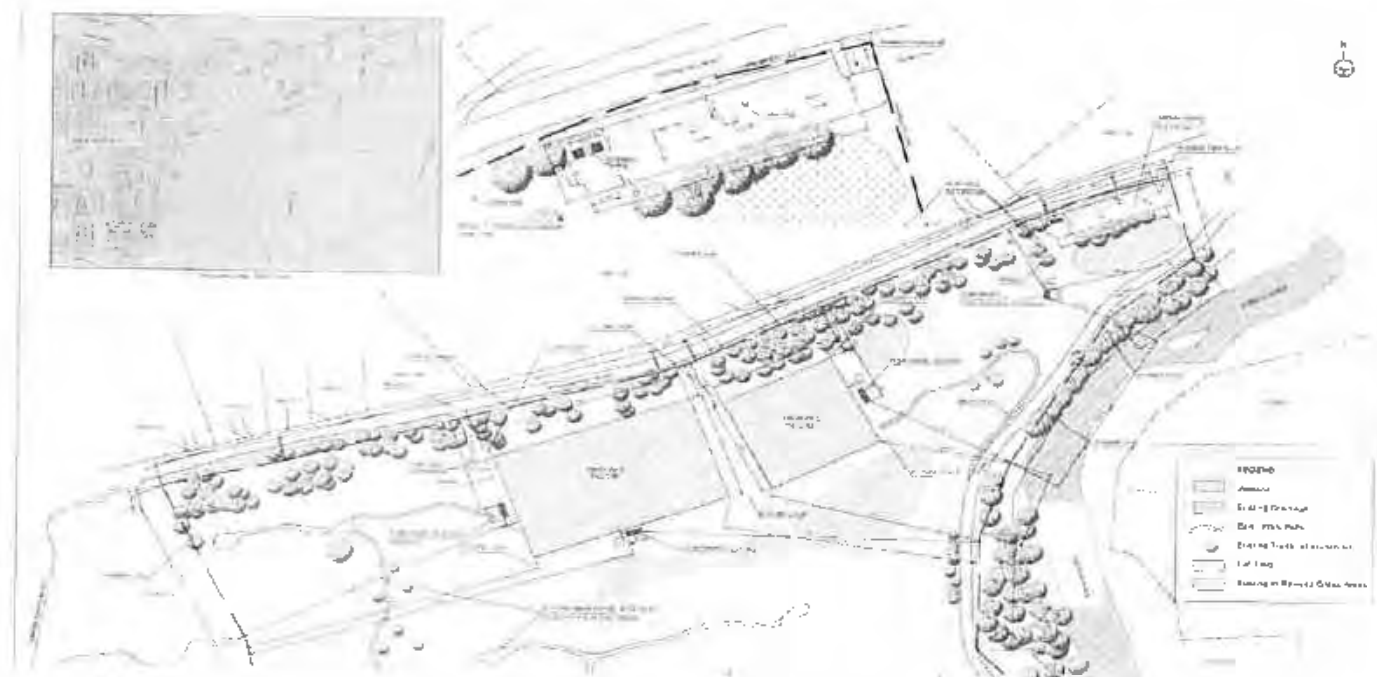
Street Address: 1350 Grand Summit Dr City: Carson NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 13790358 Email: aracelyincel@gmail.com

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First Name: Cesar Partida Last Name: \_\_\_\_\_

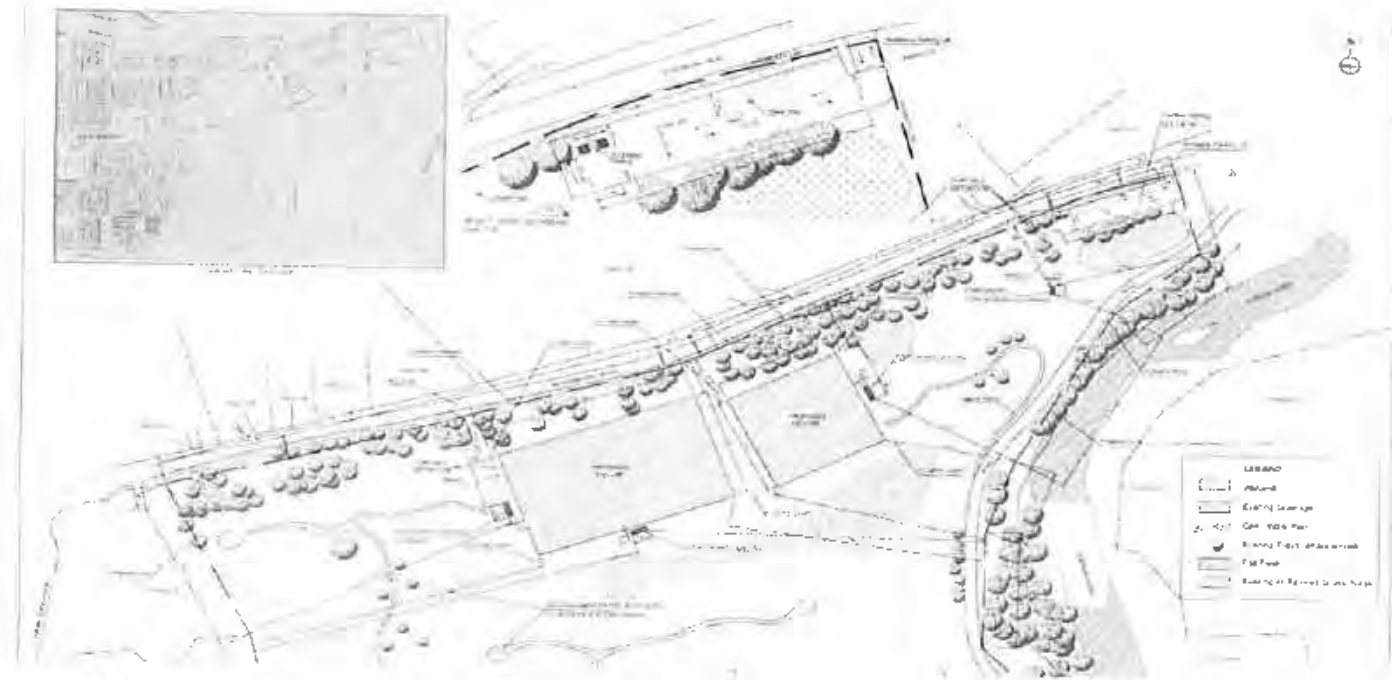
Street Address: 9525 Meadows far Dr City: RENO

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 1775 1354-7971 Email: partida.contreras06@yahoo.com

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First Name: J. Hye Last Name: Meader

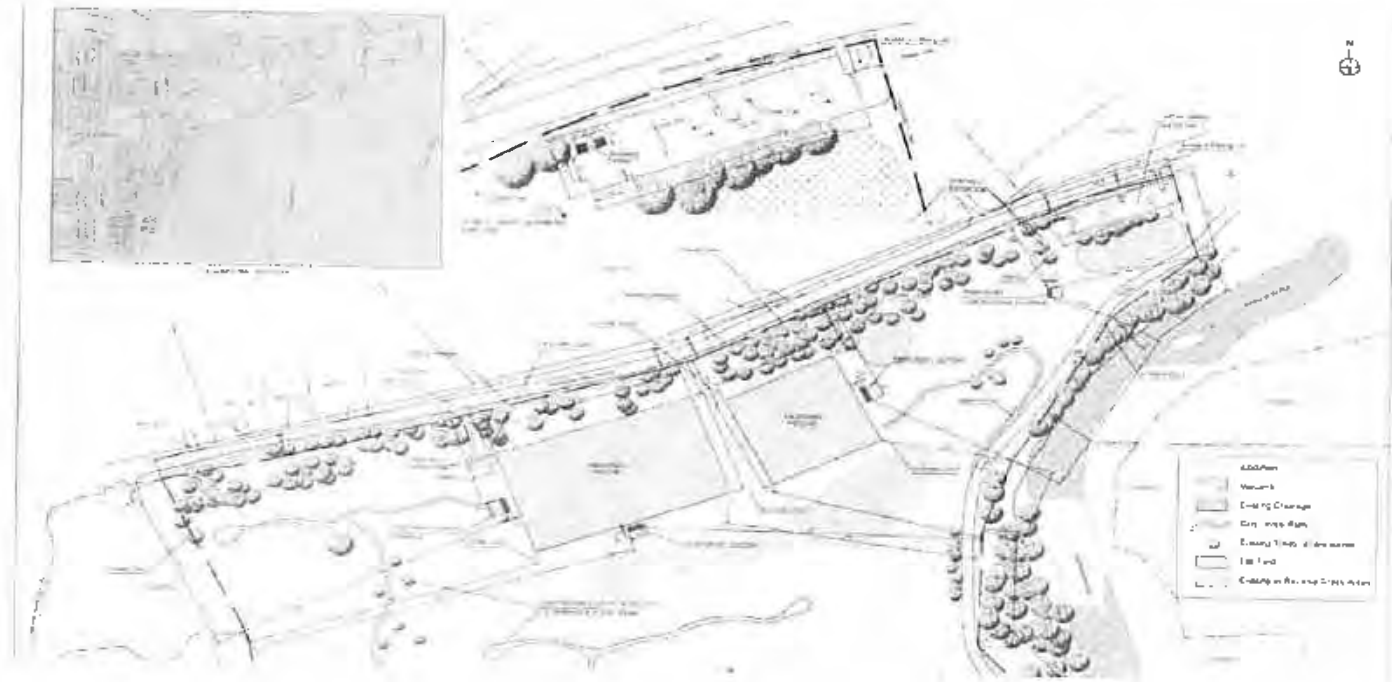
Street Address: 1915 Fledgling Creek Dr City: Reno NV 89521

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 714 7743 9737 Email: brangebear10@gmail.com

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First Name: Troy R. Brock Last Name: Brock R.

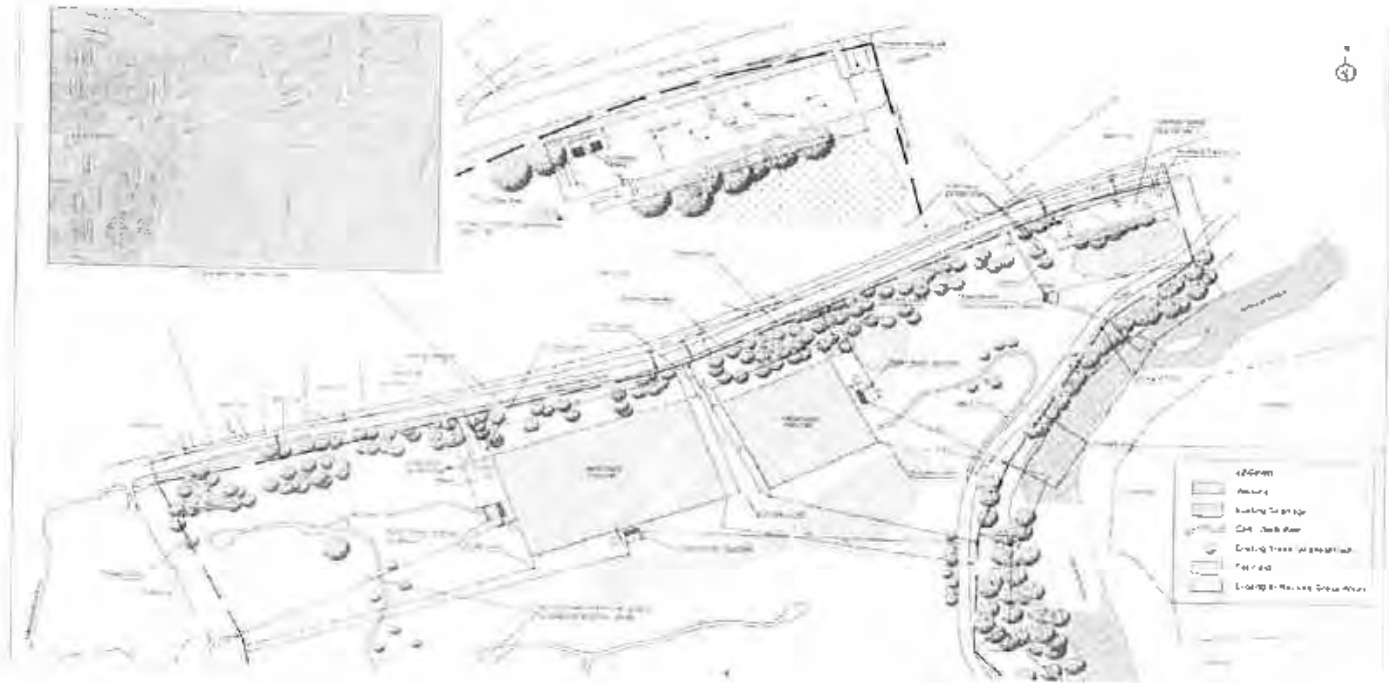
Street Address: 525 E. BRIDGE ST City: VERMILION NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 302-6384 Email: tbrock@yaho.com

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First Name: Roberto Last Name: Navarro

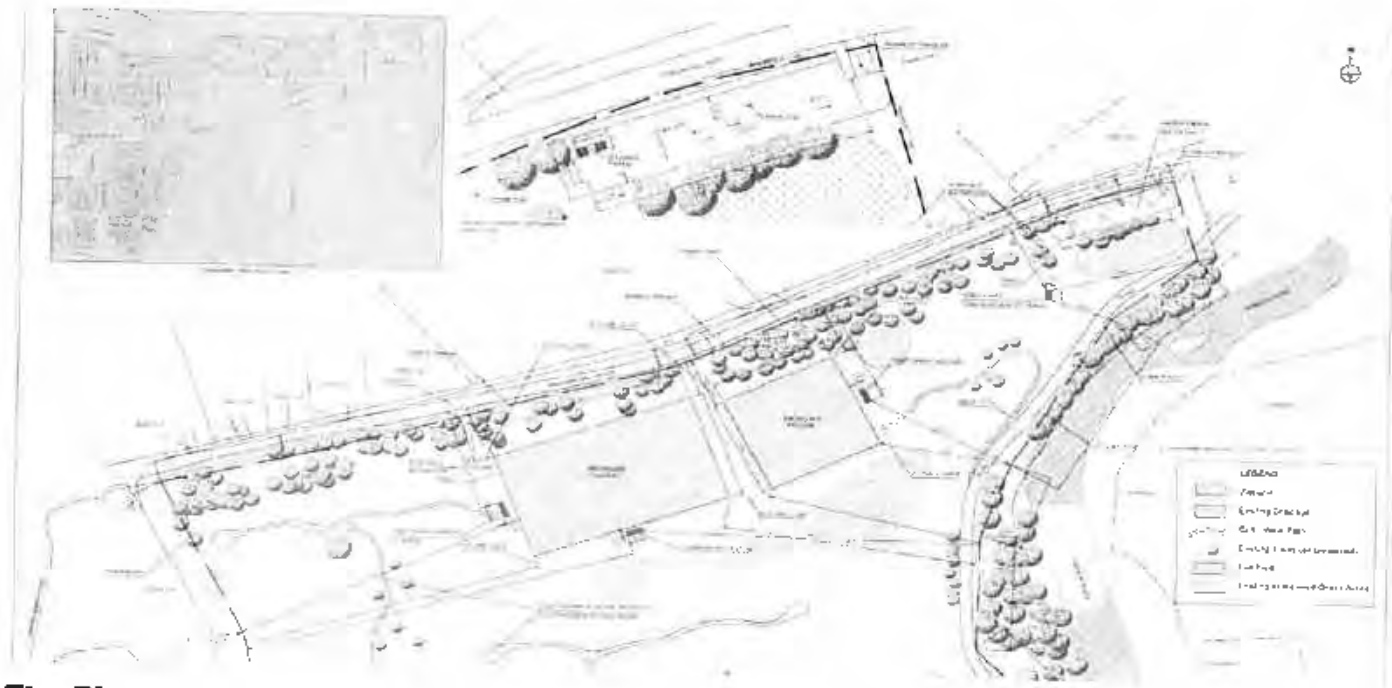
Street Address: \_\_\_\_\_ City: Phoenix, AZ

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (602) 380 1584 Email: \_\_\_\_\_

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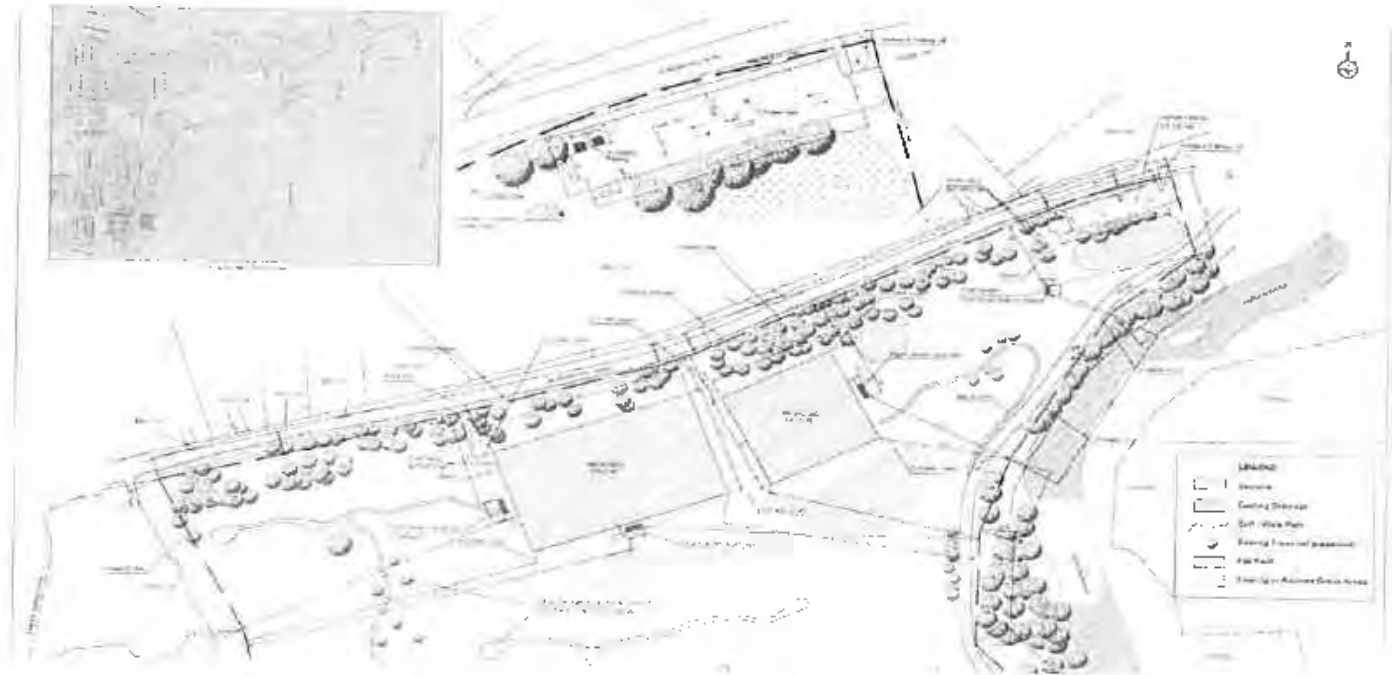
I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Rafael Caro Last Name: Caro  
 Street Address: 7920 Murrel Cove Dr. City: Reno, NV.  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (775) 351-6405 Email: \_\_\_\_\_

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First Name: José Last Name: Alexander

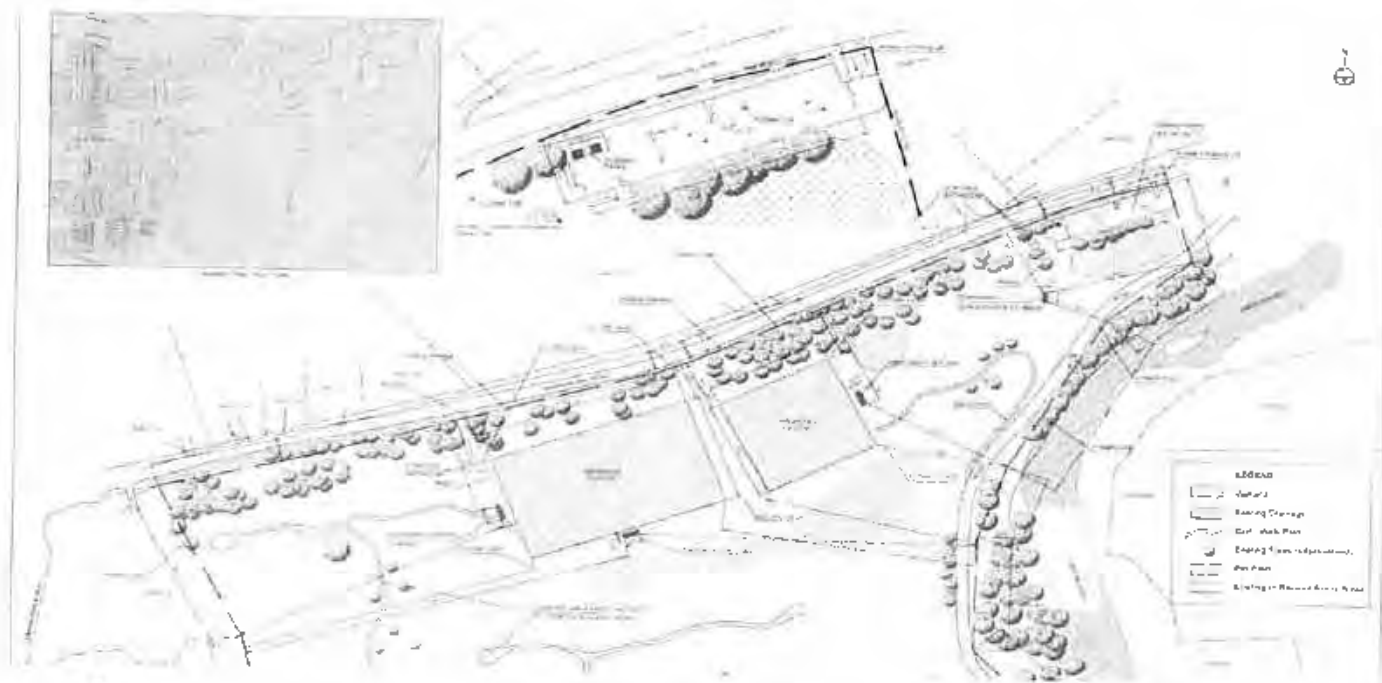
Street Address: 7100 Northline Ave NE City:  Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 351-7986 Email: lobatunug@gmail.com

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First Name: Nelly Last Name: Guzman

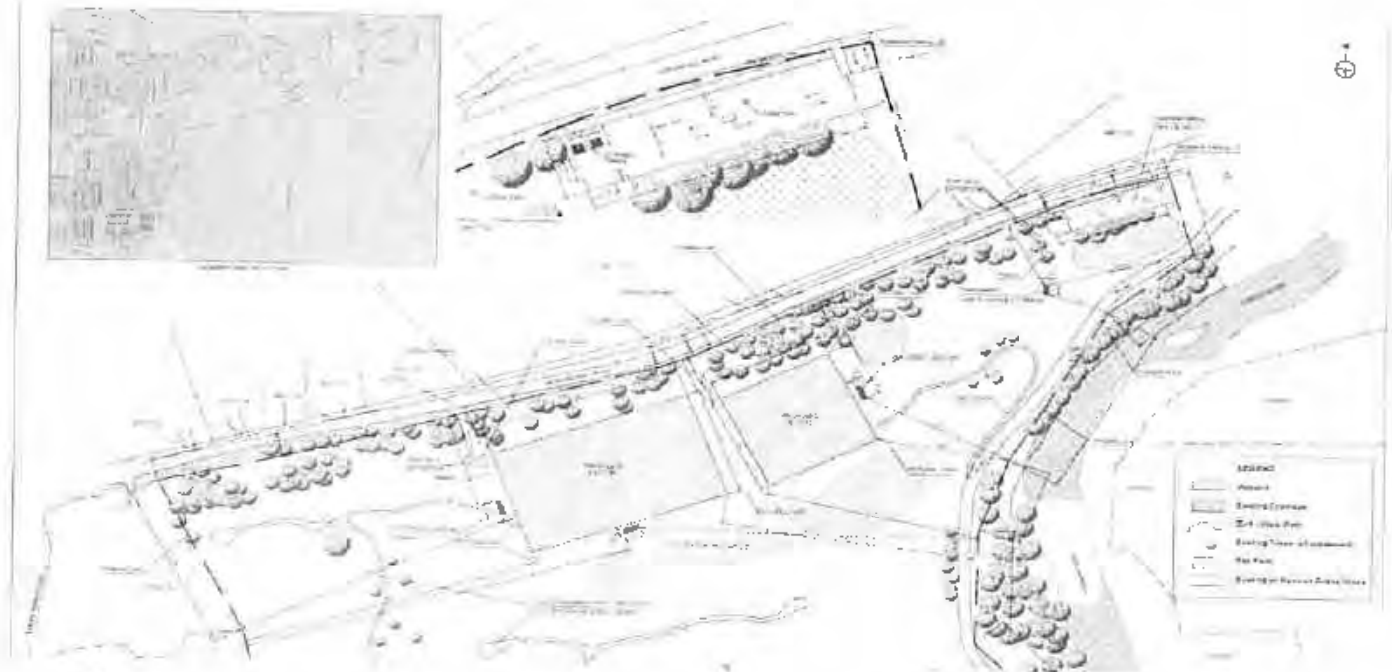
Street Address: 5990 Omaha St City:  Reno NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 622-2037 Email: \_\_\_\_\_

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First Name: LYAN Last Name: Puliz

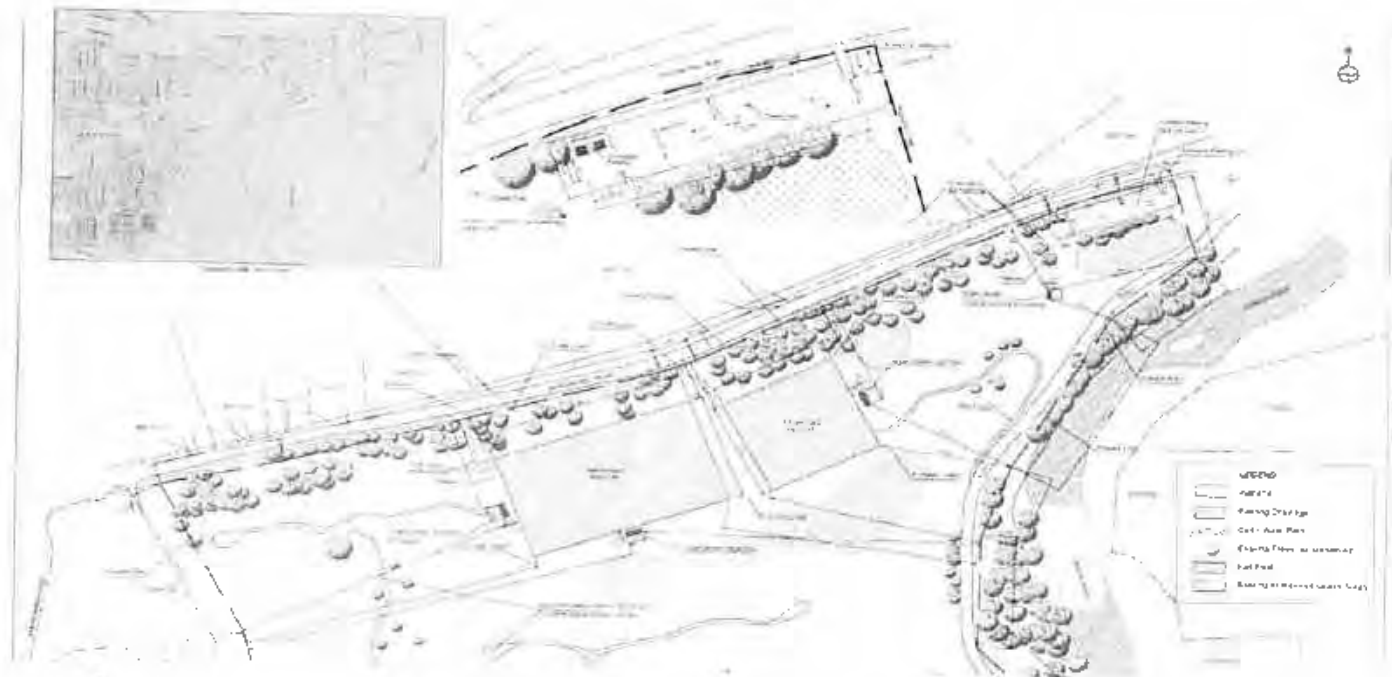
Street Address: 1538123 Ave City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: ( ) Email: lpuliz@puliz.com

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First Name: Kyle Last Name: McCann

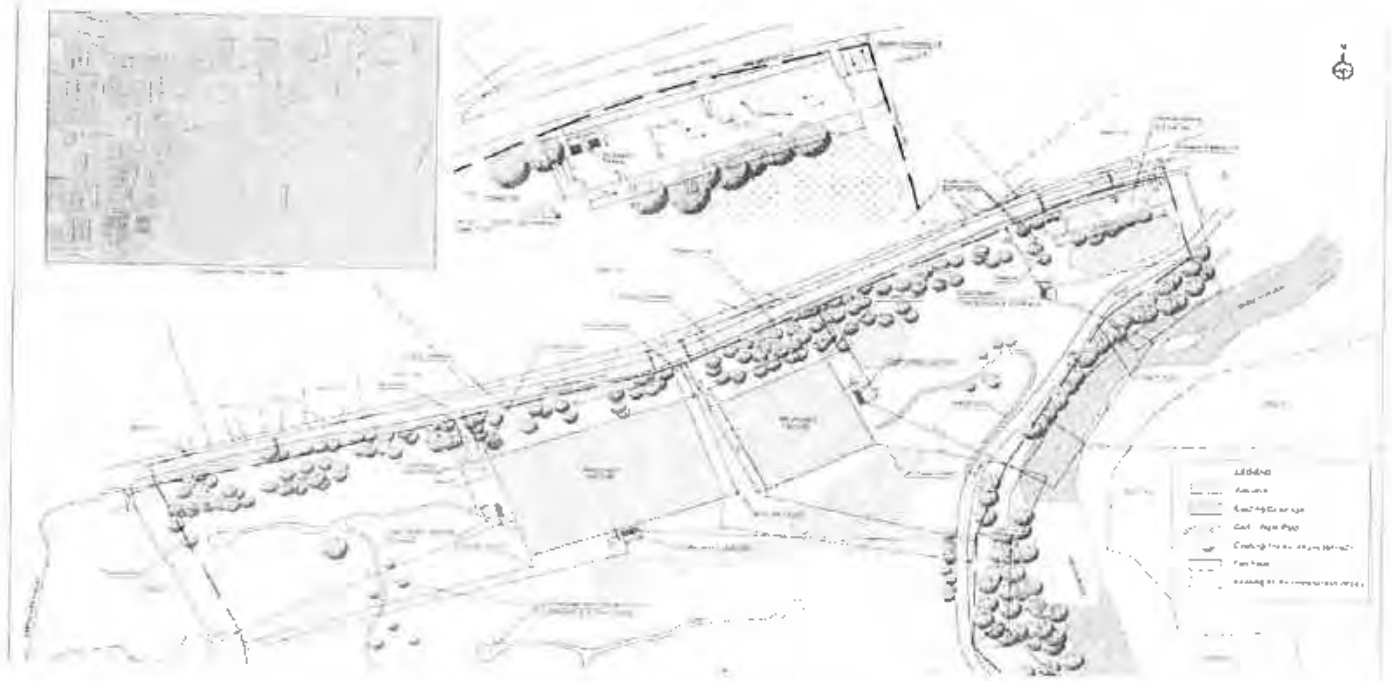
Street Address: 721 Aspen Trl City: Renovo

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 075 1771-9577 Email: KyleMcCann@yahoo.com

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First Name: Erin Last Name: St. Pierre

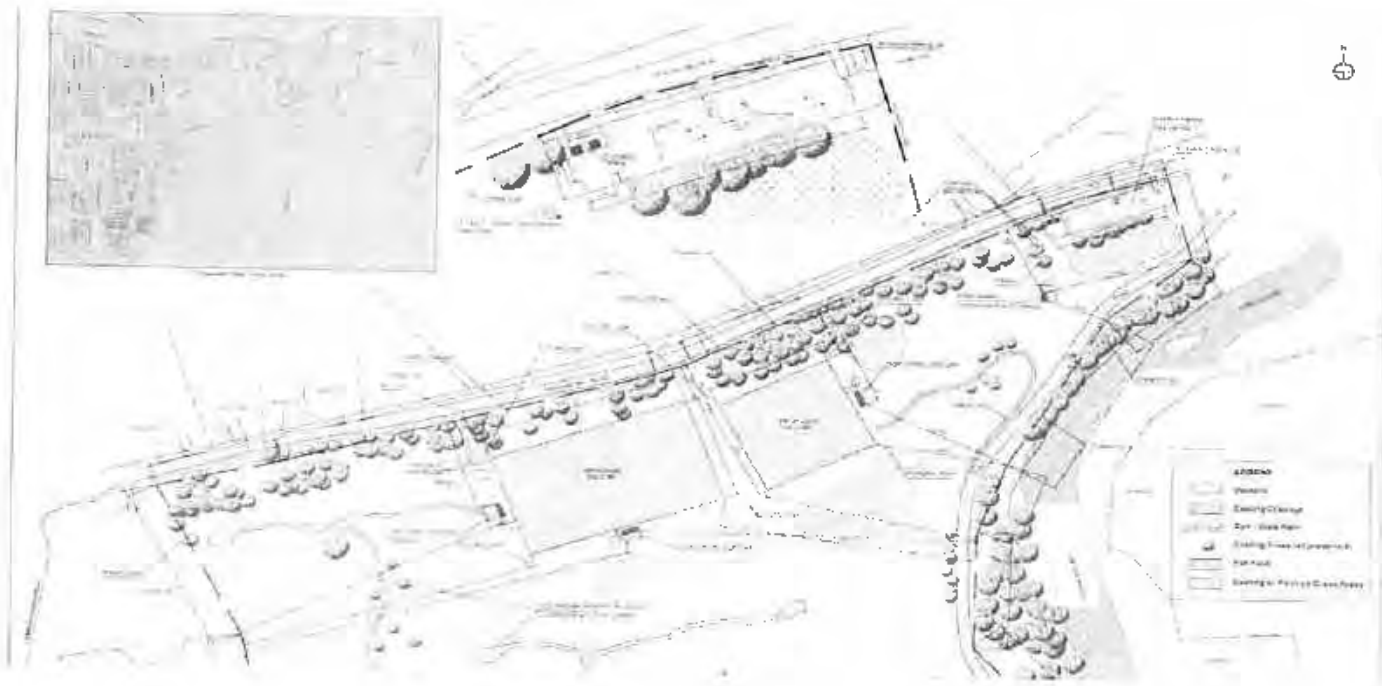
Street Address: \_\_\_\_\_ City: Reno, NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (\_\_\_\_) \_\_\_\_\_ Email: ereifers@hotmail.com

\* Carson Planning Commission Hearing is April 26<sup>th</sup>. Public comments welcome & by phone only (408) 428-9388, Access Code 187 219 4211. Submit this form to: [Planning@Carson.Org](mailto:Planning@Carson.Org) or 108 E. Proctor St., Carson City, NV 89701

**New Flat Fields in Carson City. Please fill out this form below  
I SUPPORT Sport Fields in Caron City!**



### The Plan

- ✓ 2 Flat Fields (1 full and 1 small / youth practice)
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### Petition

I Support Flat Fields at Empire Ranch Golf Course! Sports and facilities are important for the community. The benefits for kids, families, and adult sports far outweigh the Commission failing to approve this opportunity.

First Name: Jill Last Name: Hitchcock

Street Address: 4140 Flintlock Circle City: Reno

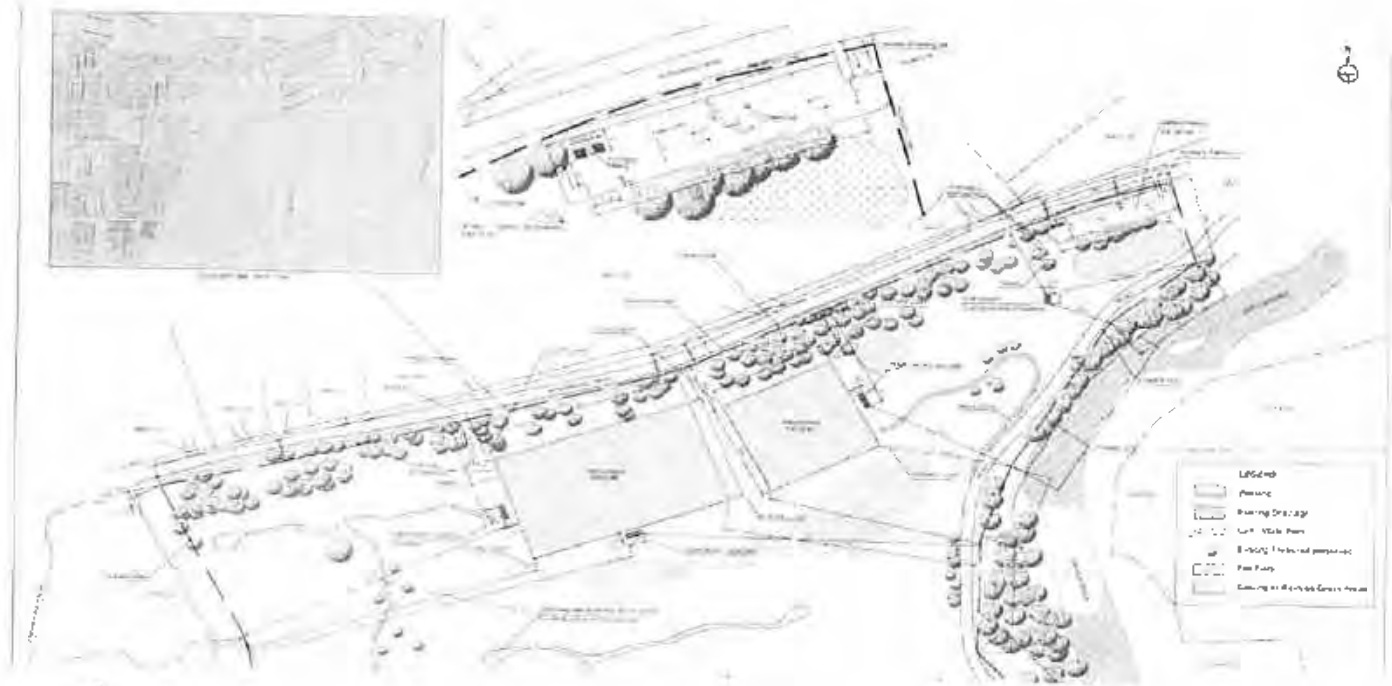
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 848-0081 Email: jill.moxie@att.net

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First Name: Nicole Stoker Last Name: Stoker

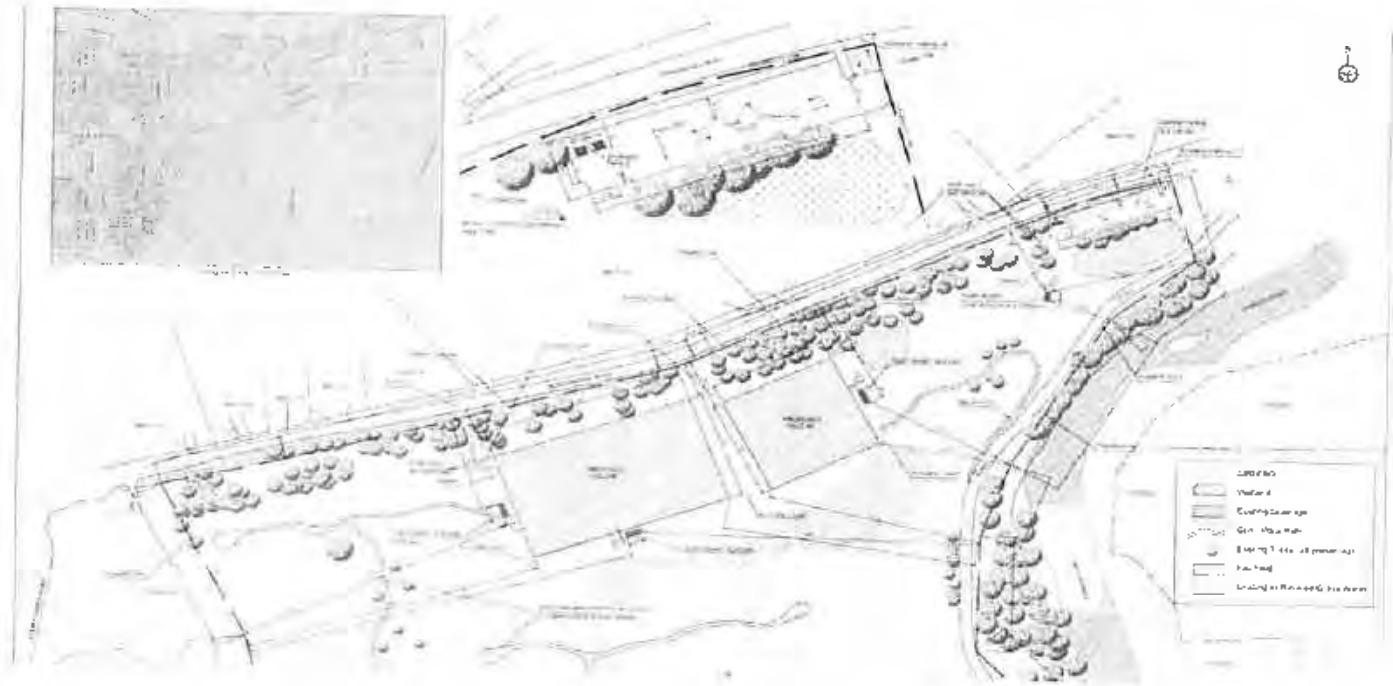
Street Address: 721 Aspen Trail City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 792-1810 Email: Nicole.Stoker@yahoo.com

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First Name: Carlo Last Name: Concha

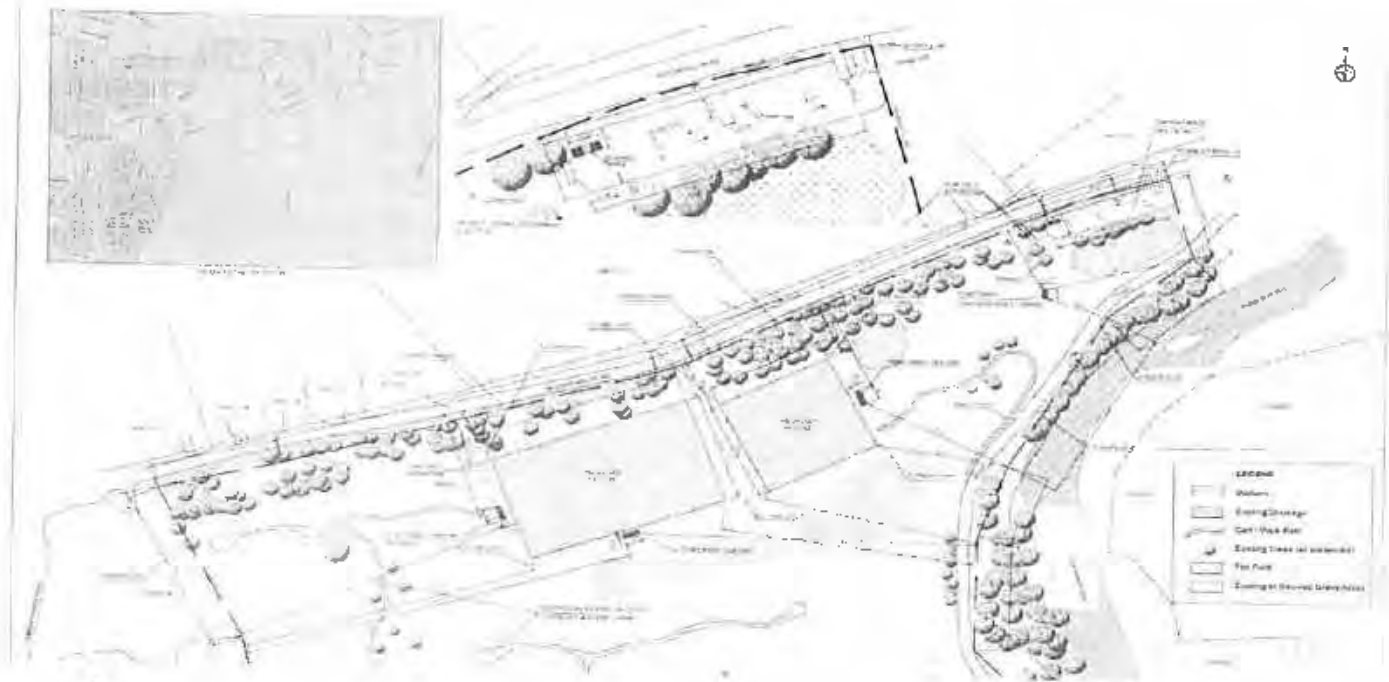
Street Address: 210 Brooktree Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 343-5043 Email: closgo1@gmail.com

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First Name: Leontina Last Name: Concha

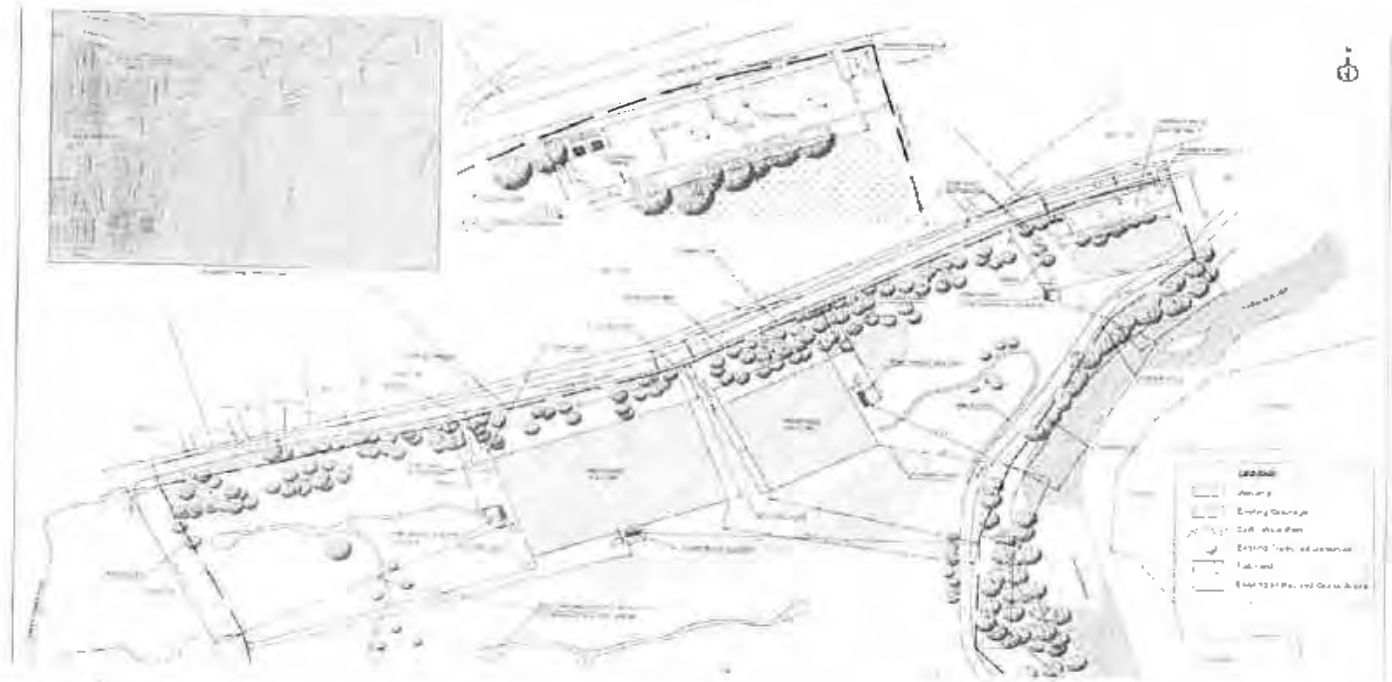
Street Address: 210 Brooktrail Dr City: Reno, NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 772-8749 Email: Leontina.marie@gmail.com

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First Name: Max Holtz Last Name: Volz

Street Address: 4190 Empire Ranch Rd City: Carson

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 391-9902 Email: max@maxvolz.com

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- ### Who is it for

- ## What it is NOT

- ## Petition

First Name: David Velasquez Last Name: Velasquez

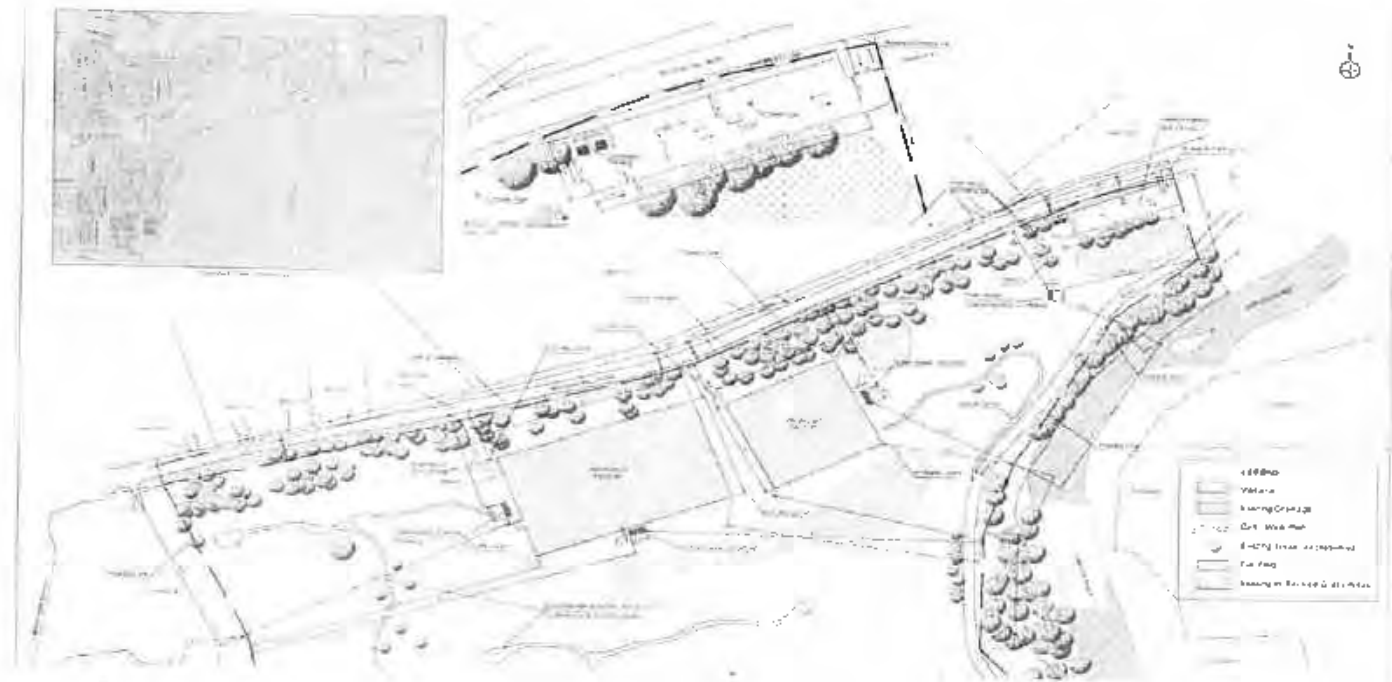
Street Address: 2146 Liberty way City: Denver

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (773) 232-7065 Email: nicole@nicoleadams.com

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First Name: Jeff Freeman Last Name: Seeman

Street Address: 10385 MUIR DRIVE City: Reno NV 89521

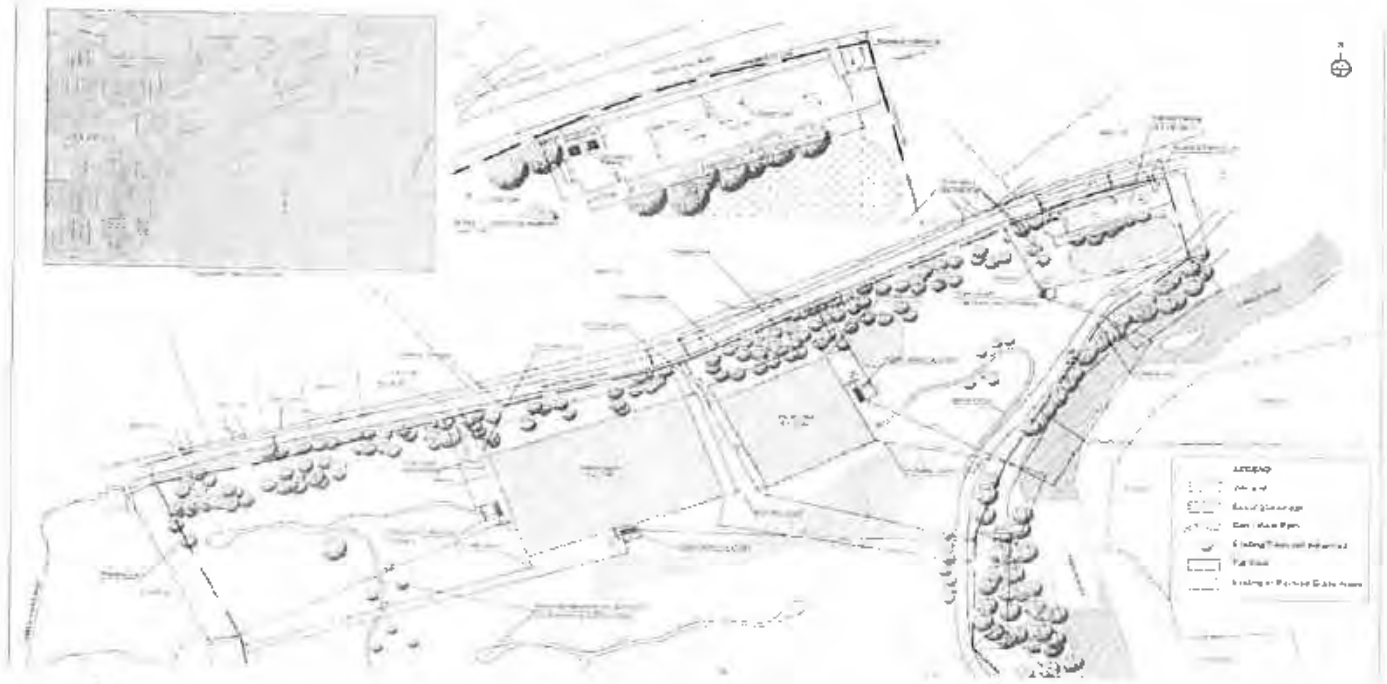
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 315-0585 Email: jeffreyseeman34@hotmail.com

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First Name: Shannon Last Name: DeDora

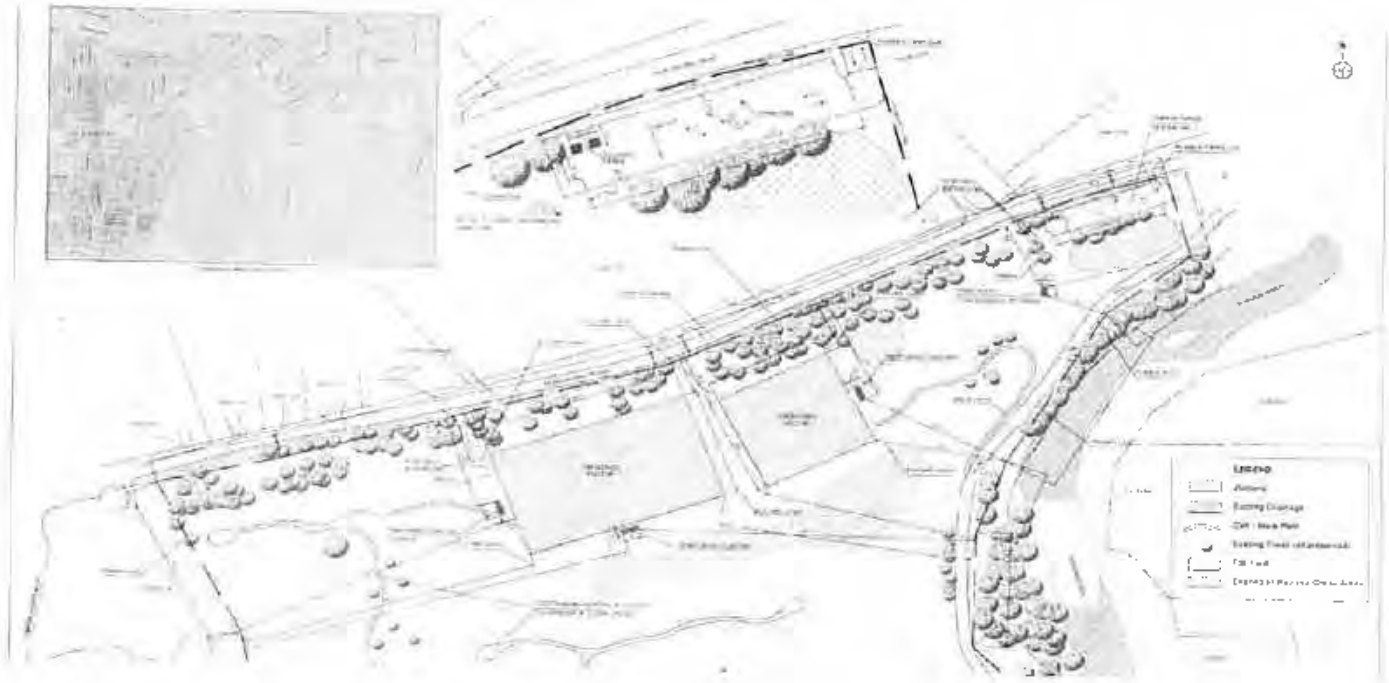
Street Address: 10385 Mott Dr City: Reno NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 315 0585 Email: shannon.suburban@comcast.net

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First Name: Miguel Rayas Last Name: Rayas

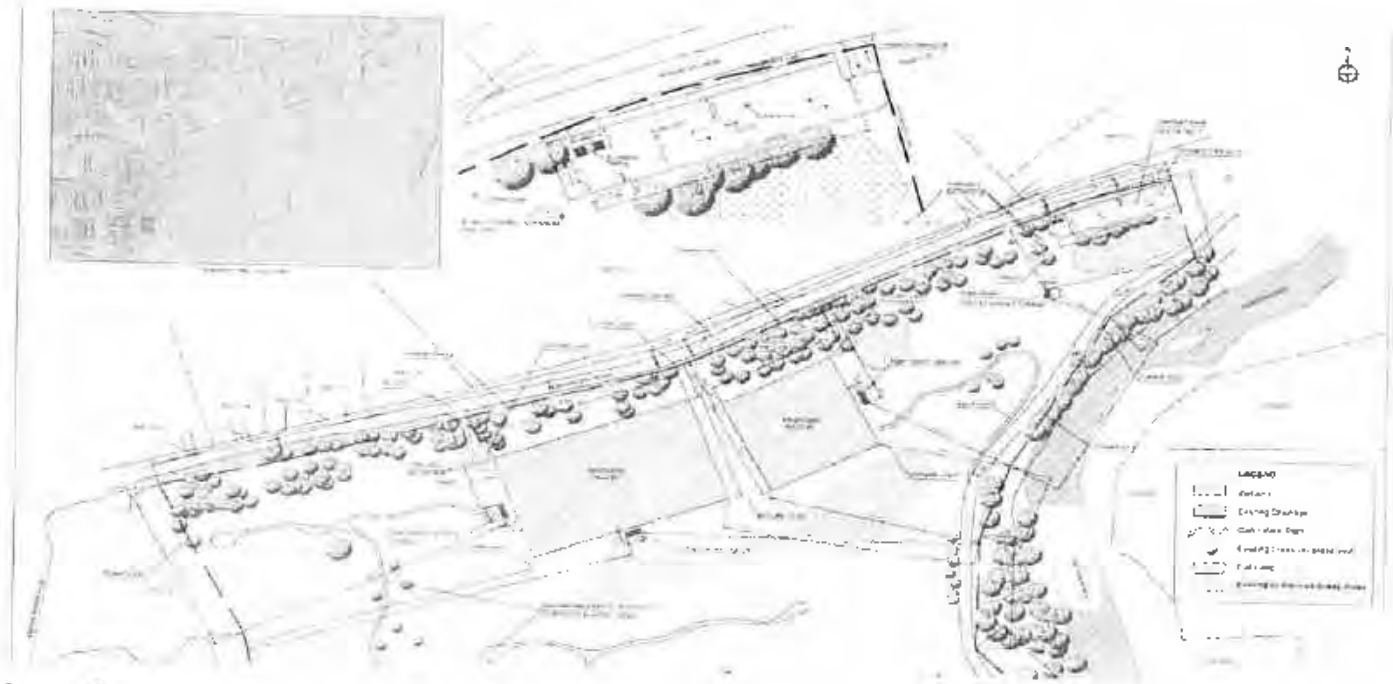
Street Address: 520 Contry way City: Reno NV 89502

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (675) 502-1083 Email: \_\_\_\_\_

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First Name: Mery Last Name: Mares

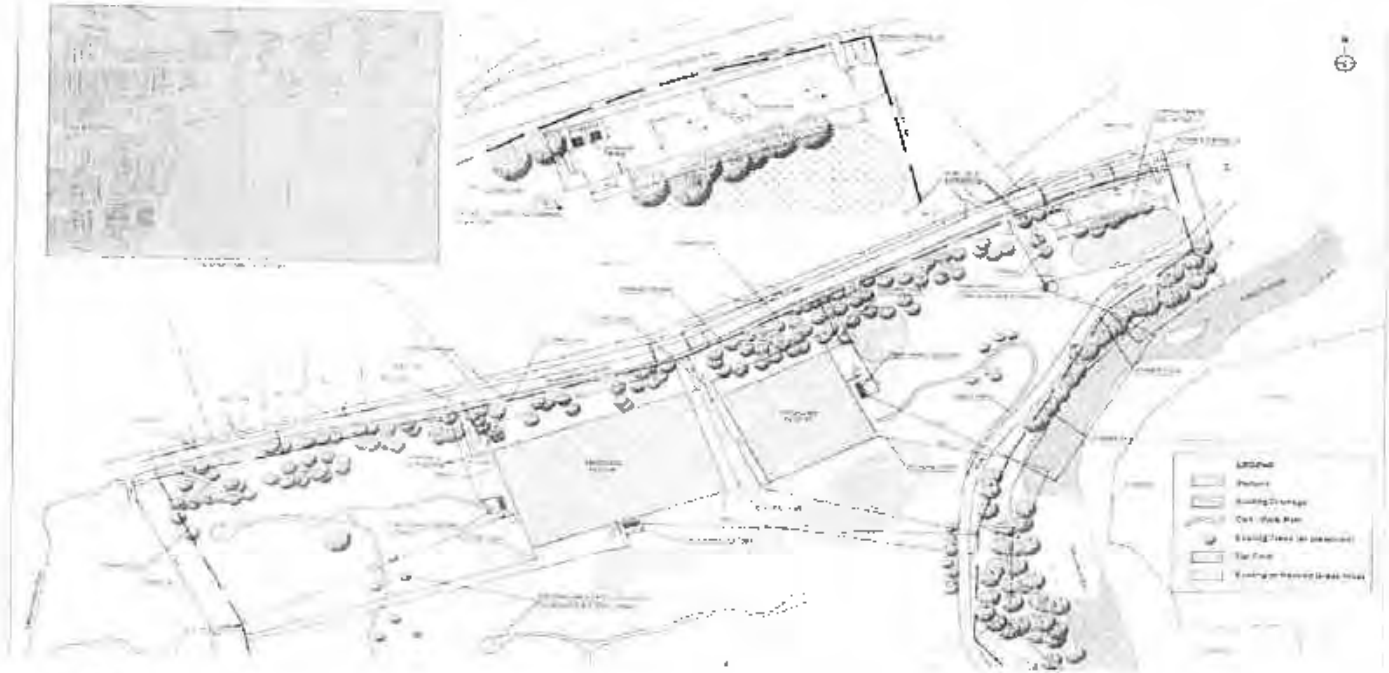
Street Address: 1203 Nixon Ave City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 412-7245 Email: MerymarcsVargas@gmail.com

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First Name: Richard Last Name: Mares

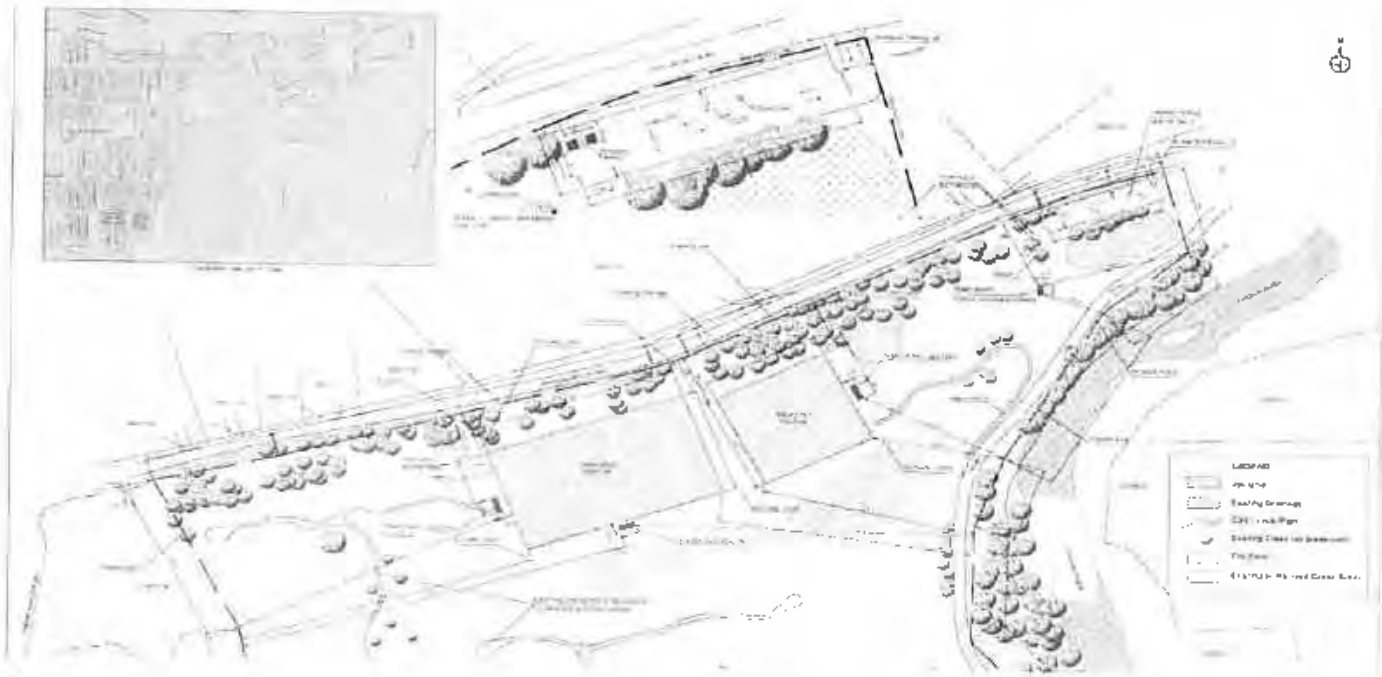
Street Address: 1203 Nixon Ave City: Reno

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Phone: 775 412-8159 Email: rmares78@yahoo.com

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First Name: Julie Last Name: Reyes

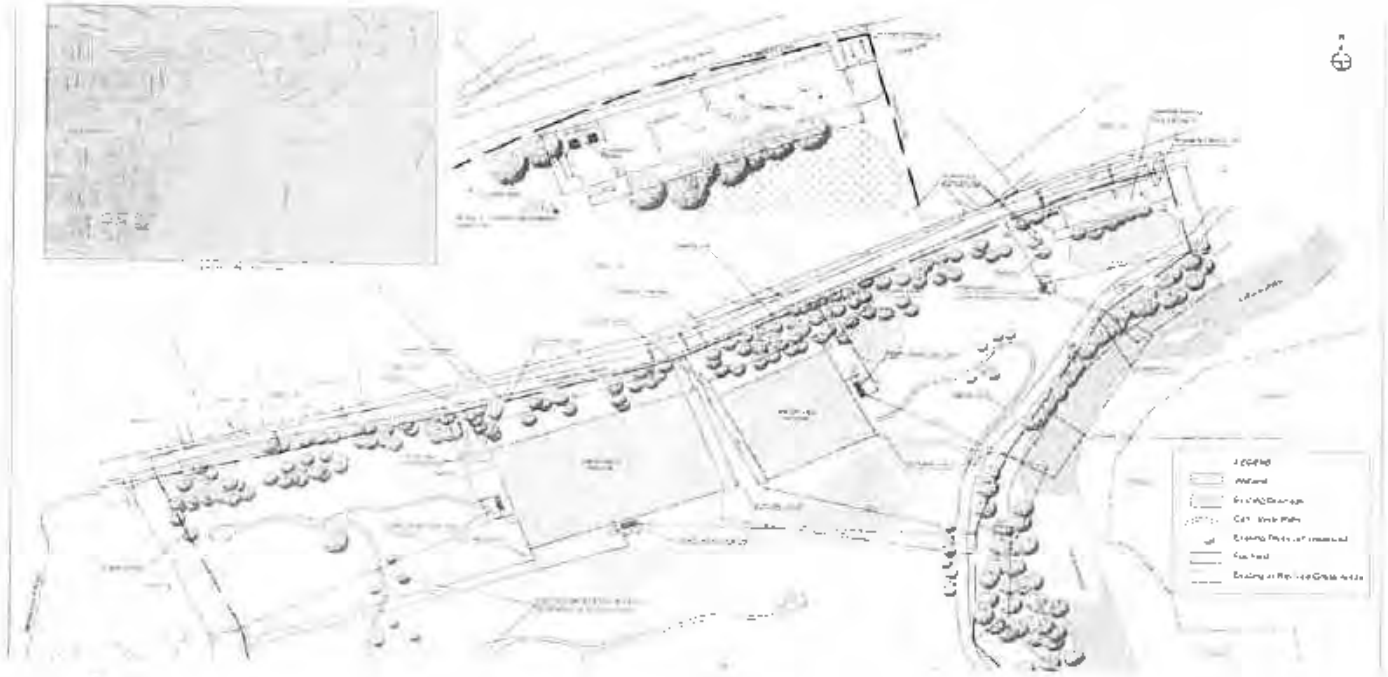
Street Address: 3195 Kings Row City:  Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 4481426 Email: \_\_\_\_\_

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First Name: Cristina Last Name: Grageda

Street Address: 395 Kings Reno City: Reno NV 89502

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 448-3062 Email: marajays@gmail.com

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First Name: Cesar Last Name: Martinez

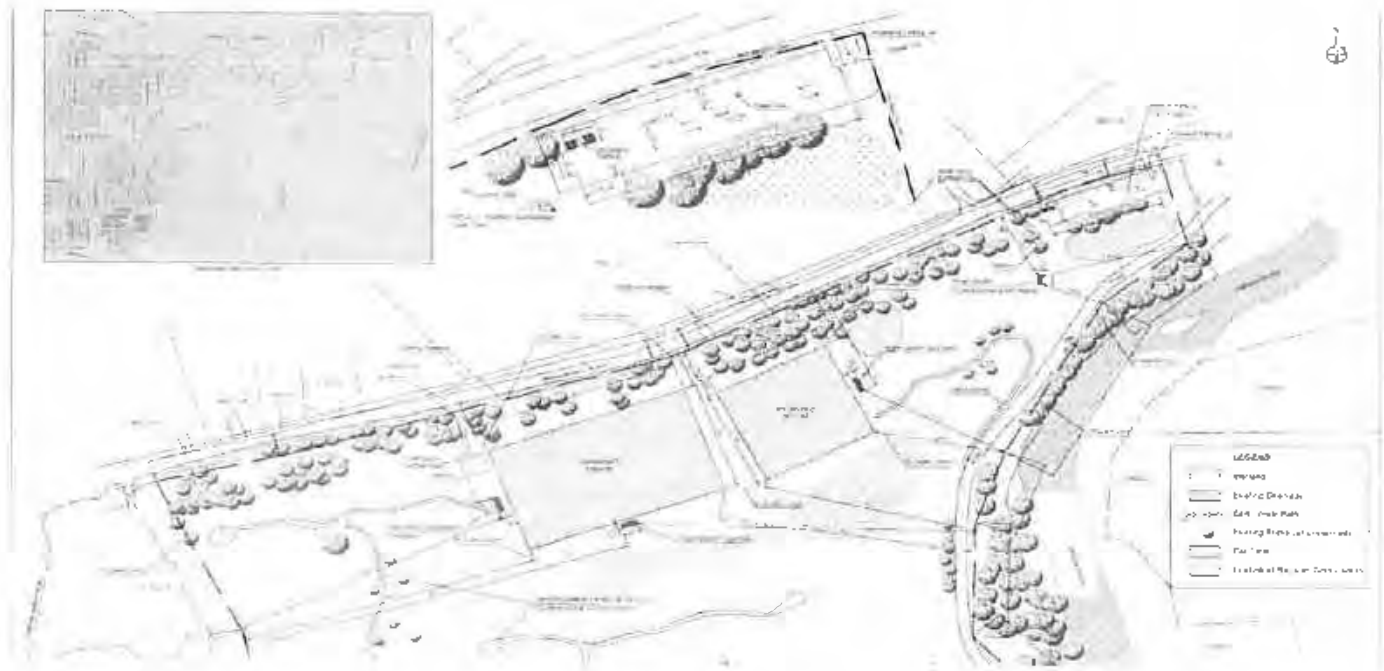
Street Address: 11521 Suncrest Ct. City: Deno NV. 89506

**Add me to the Empire Fields Mailing List for activities and opportunities:**

Phone: (775) 846-8744 Email: a.texas01@yahoo.com.

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First Name: Dustin Last Name: Olsen

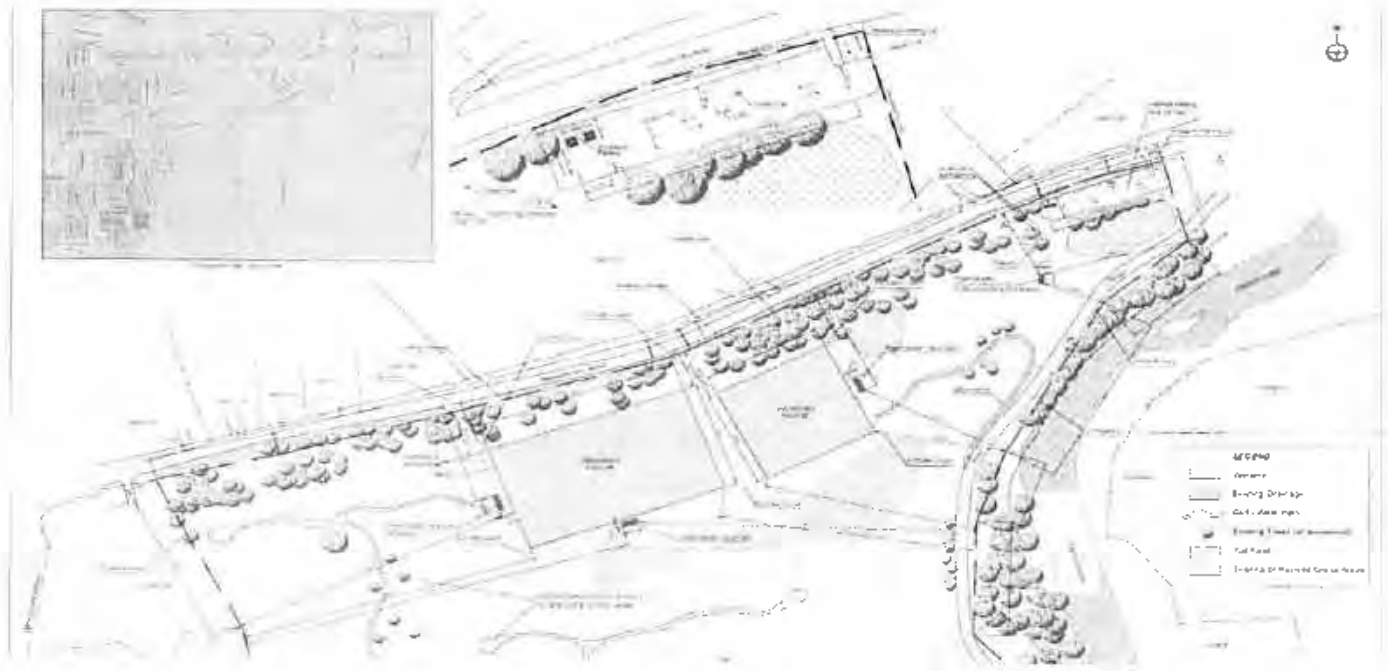
Street Address: 9250 Hammer Dr City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775, 843 4858 Email: dustin.olsen.57@yahoo.com

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First Name: Diego Last Name: CEO

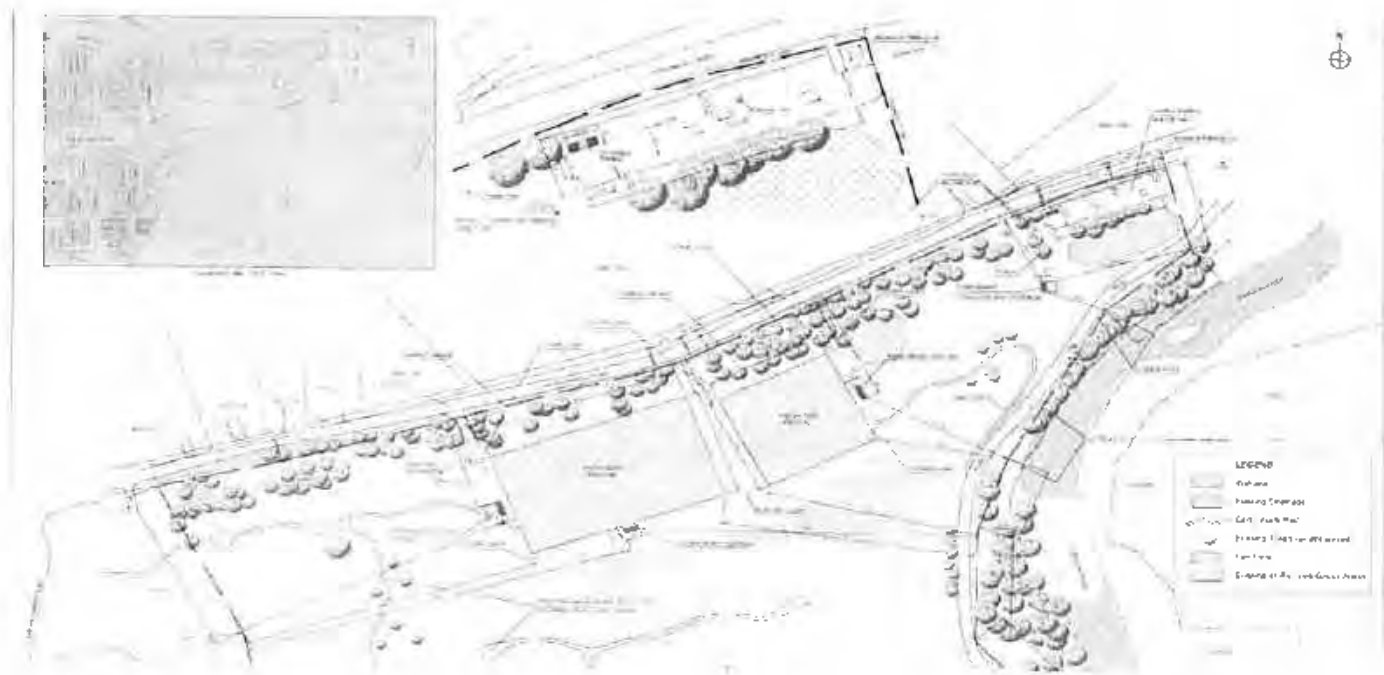
Street Address: 7970 Martinez Cove DR City: Reno

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 342-2469 Email: Diego2000@icloud.com

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First Name: Vanessa Last Name: Wood

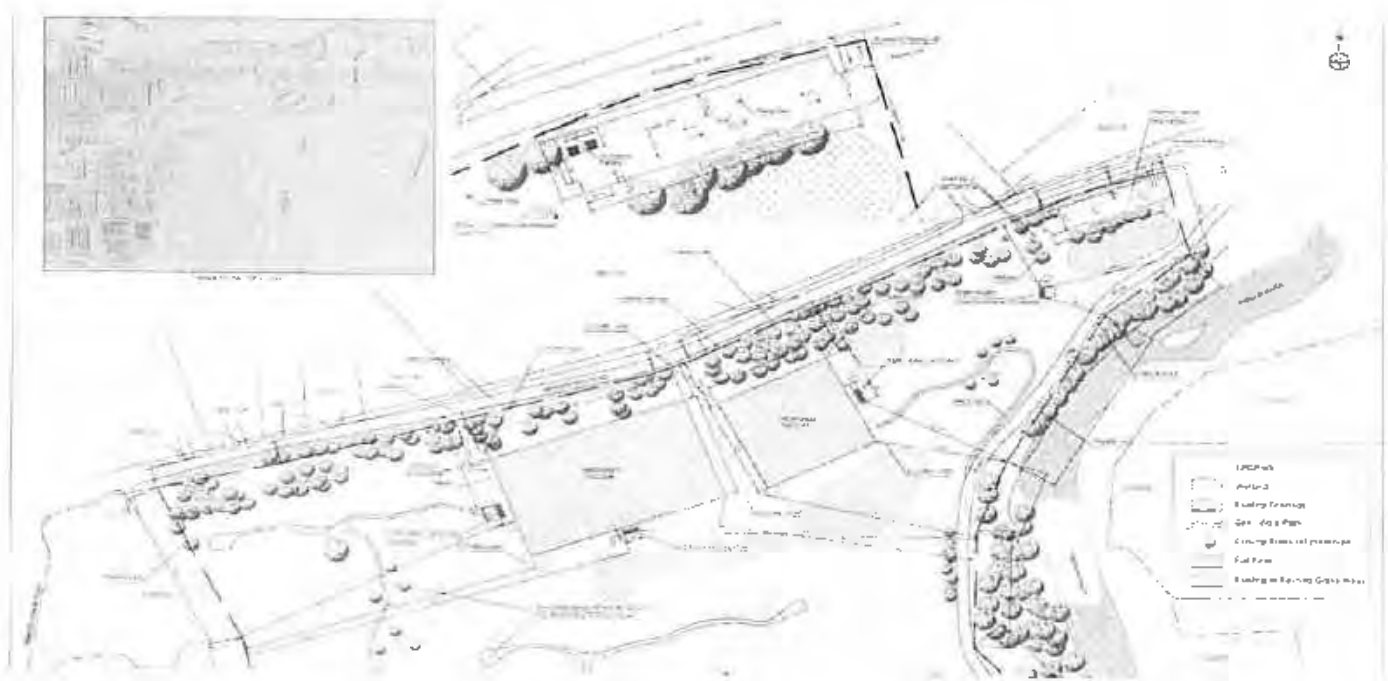
Street Address: 383 River Flow Dr City: Reno NV

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 691 7425 Email: vwood@ncsrmp.com

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First Name: Jose Last Name: Tenas

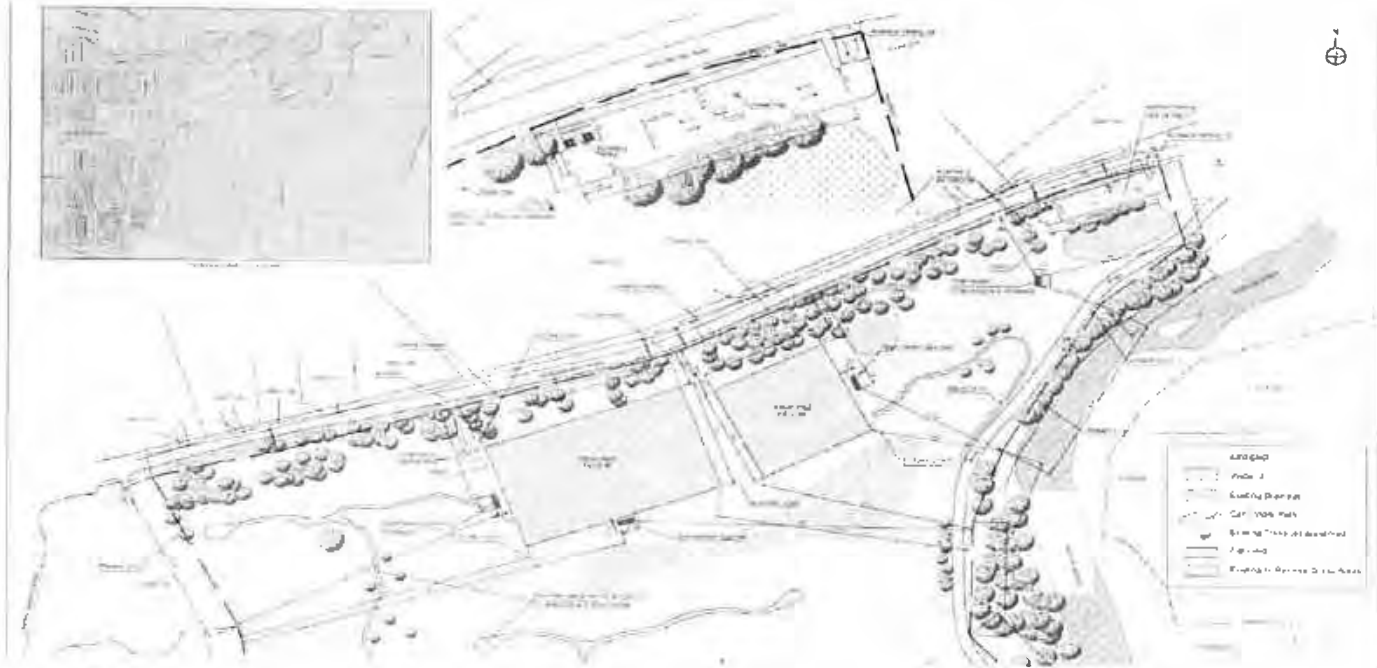
Street Address: \_\_\_\_\_ City: Clavo

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 771-4938 Email: \_\_\_\_\_

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First Name: Miriam Last Name: Banegas

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

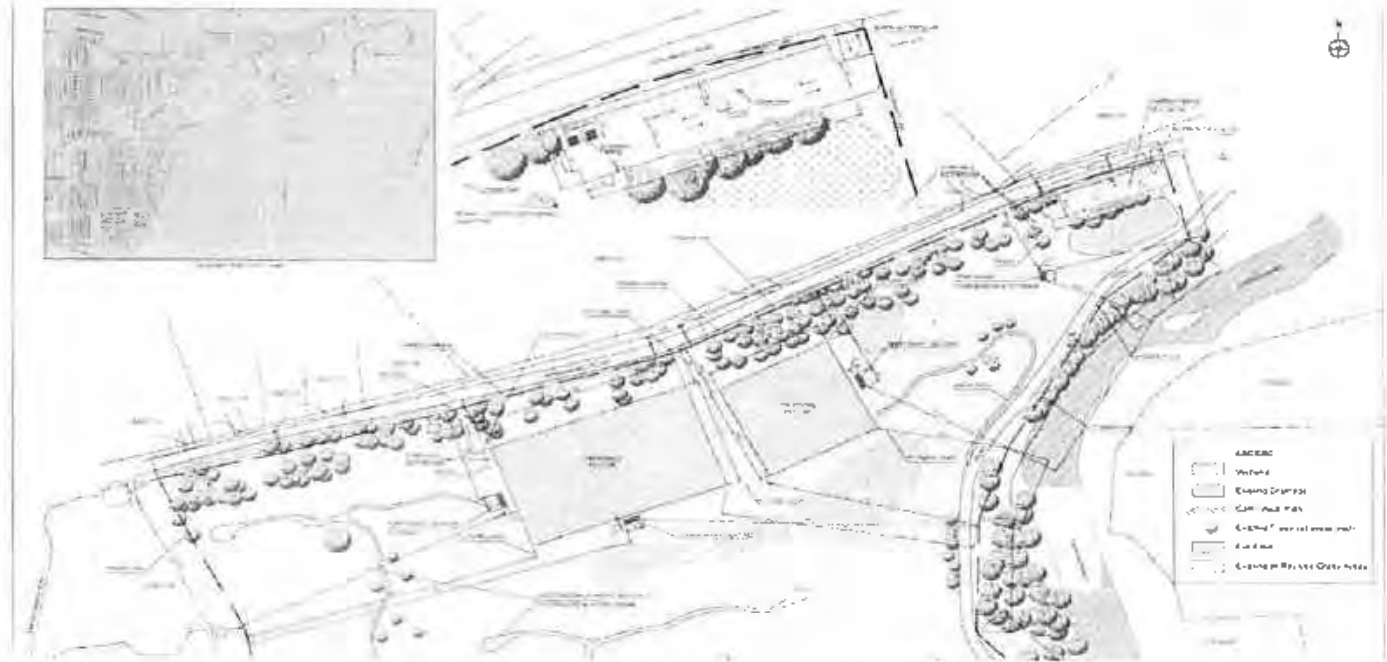
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 842-6439 Email: \_\_\_\_\_

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First Name: Juana Last Name: Solorio

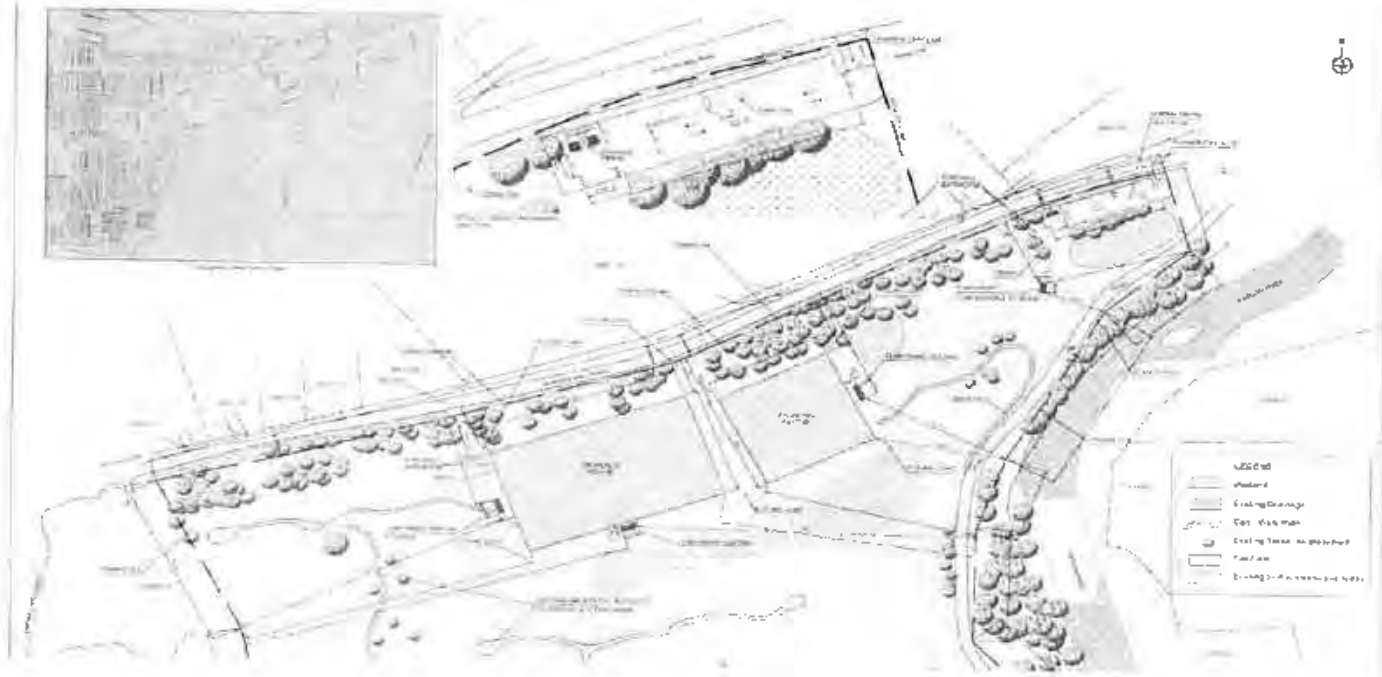
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Audie Last Name: Dominguez

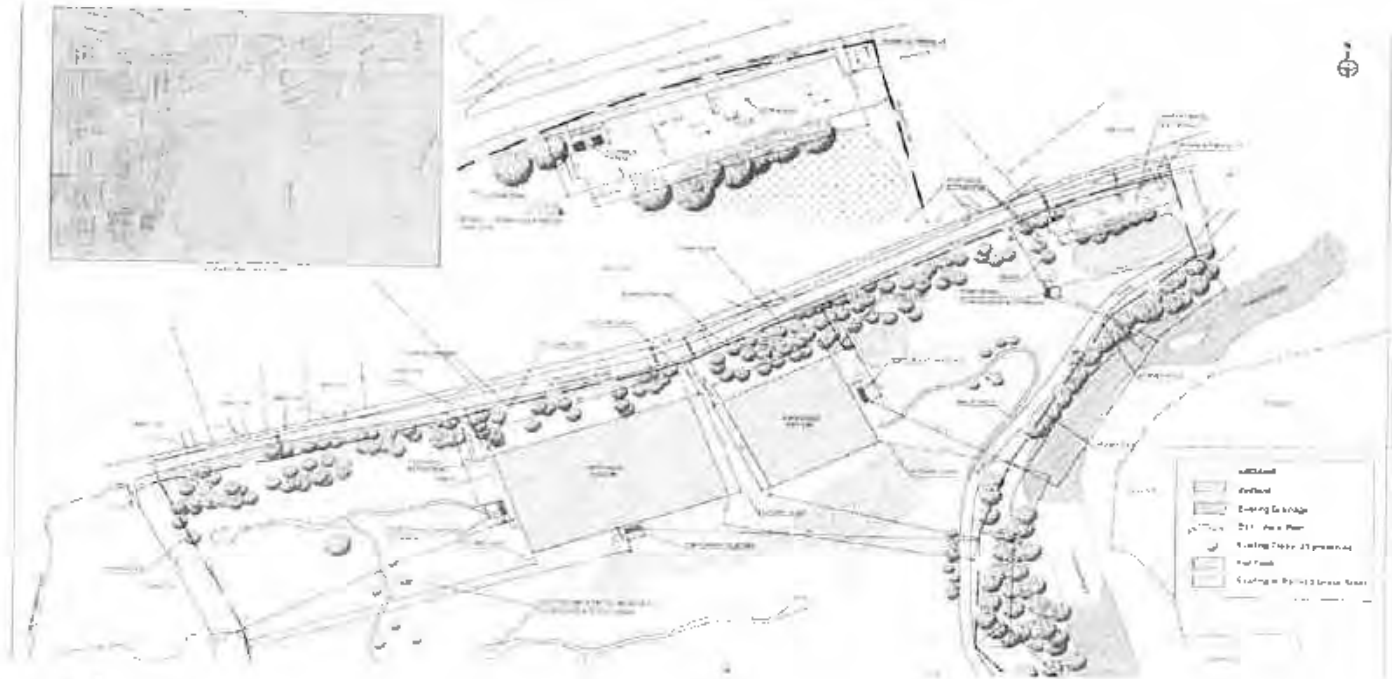
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 379-4526 Email: \_\_\_\_\_

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First Name: Mandy Last Name: Cheney

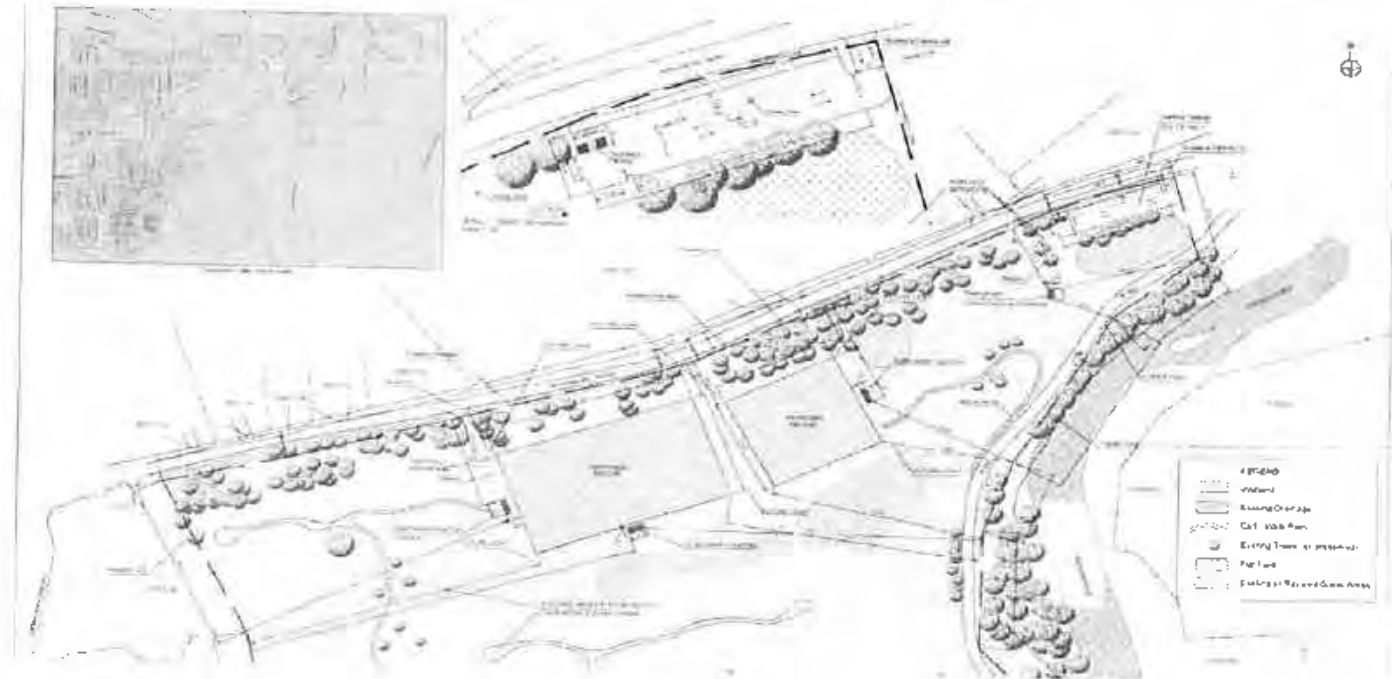
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (801) 362 0149 Email: \_\_\_\_\_

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First Name: YVONNE Last Name: DIXON

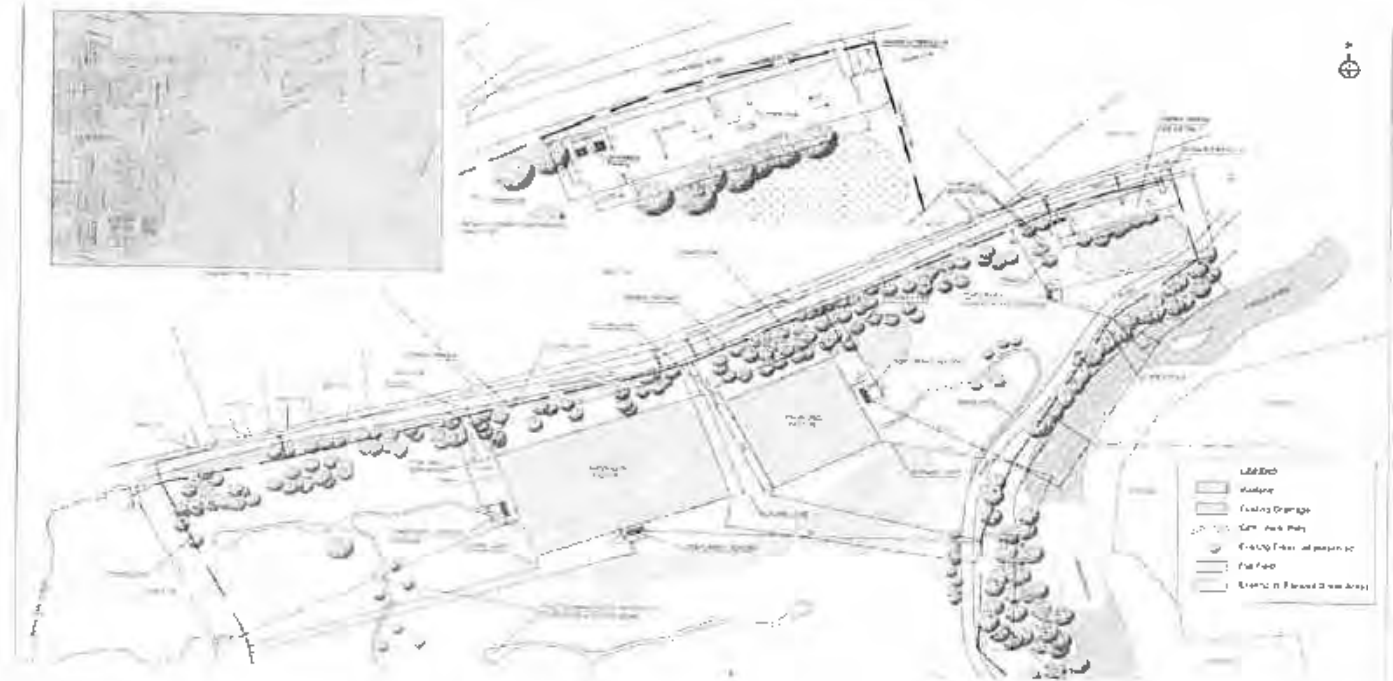
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Dan Lewis Last Name: Lewis

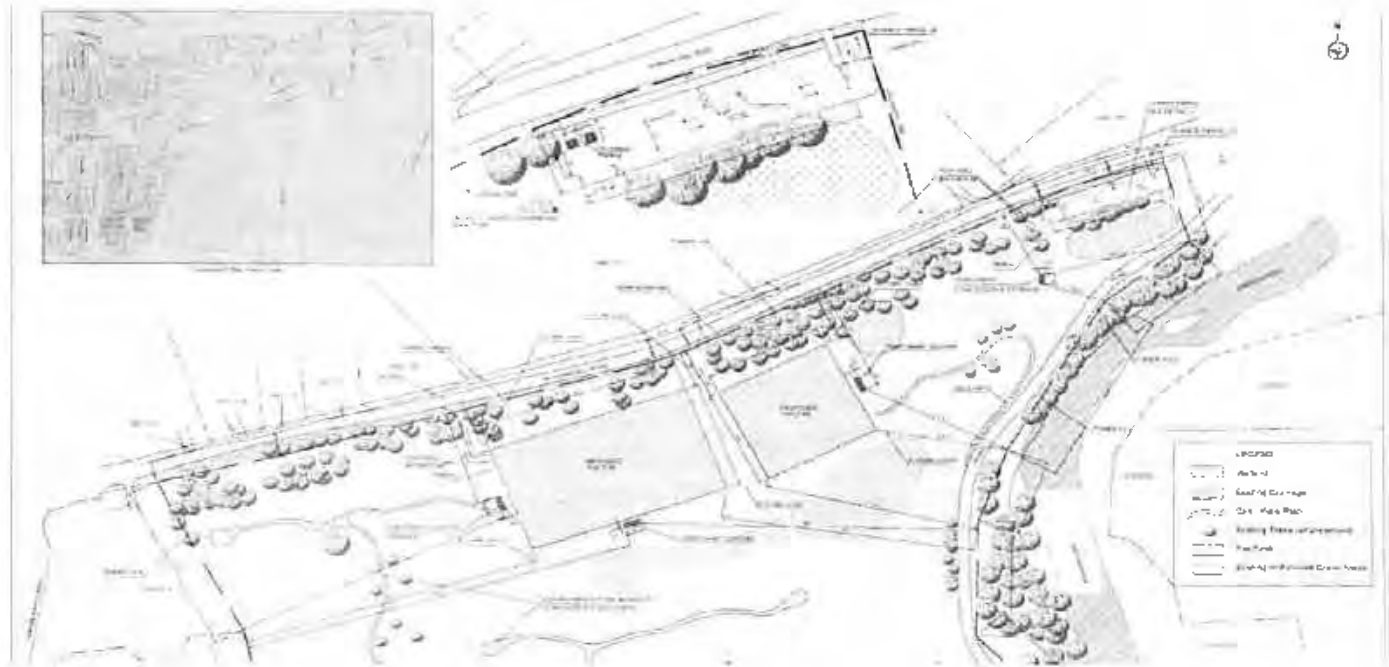
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: Jessica Last Name: Folles

Street Address: ~ City: ~

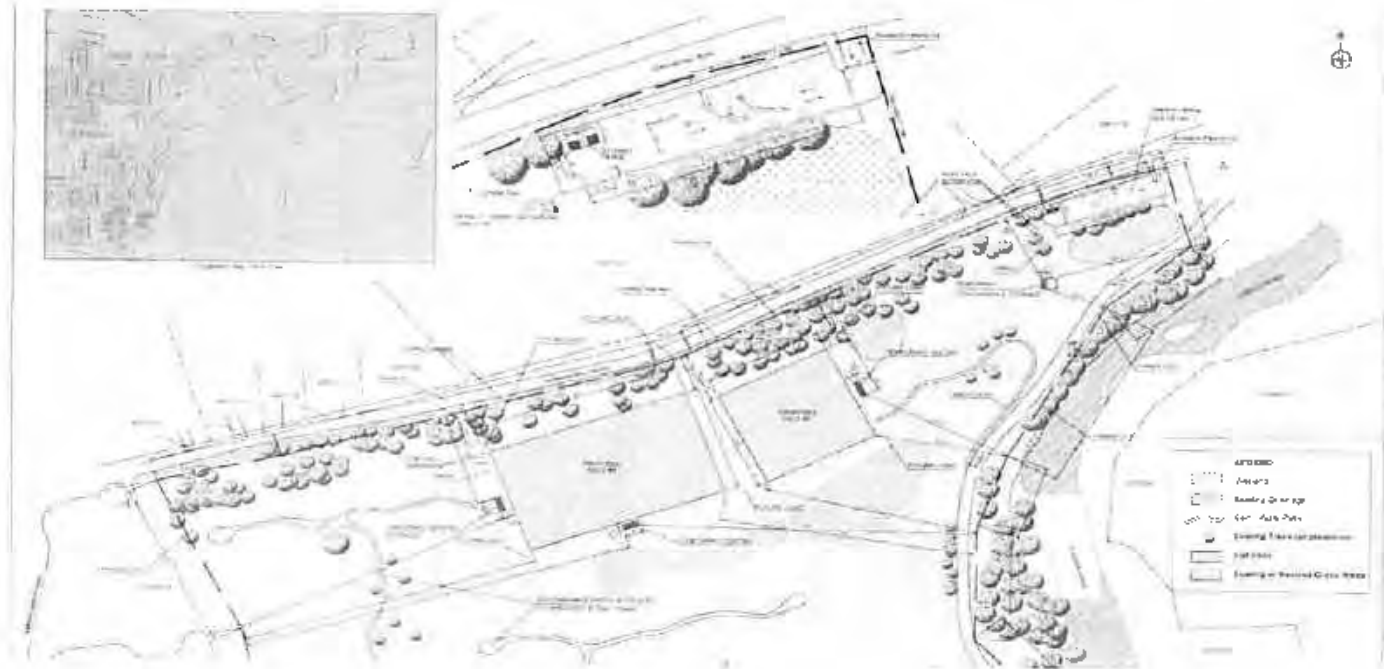
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 305-2521 Email: jfolles@carsoncity.com

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First Name: David Last Name: Phillips

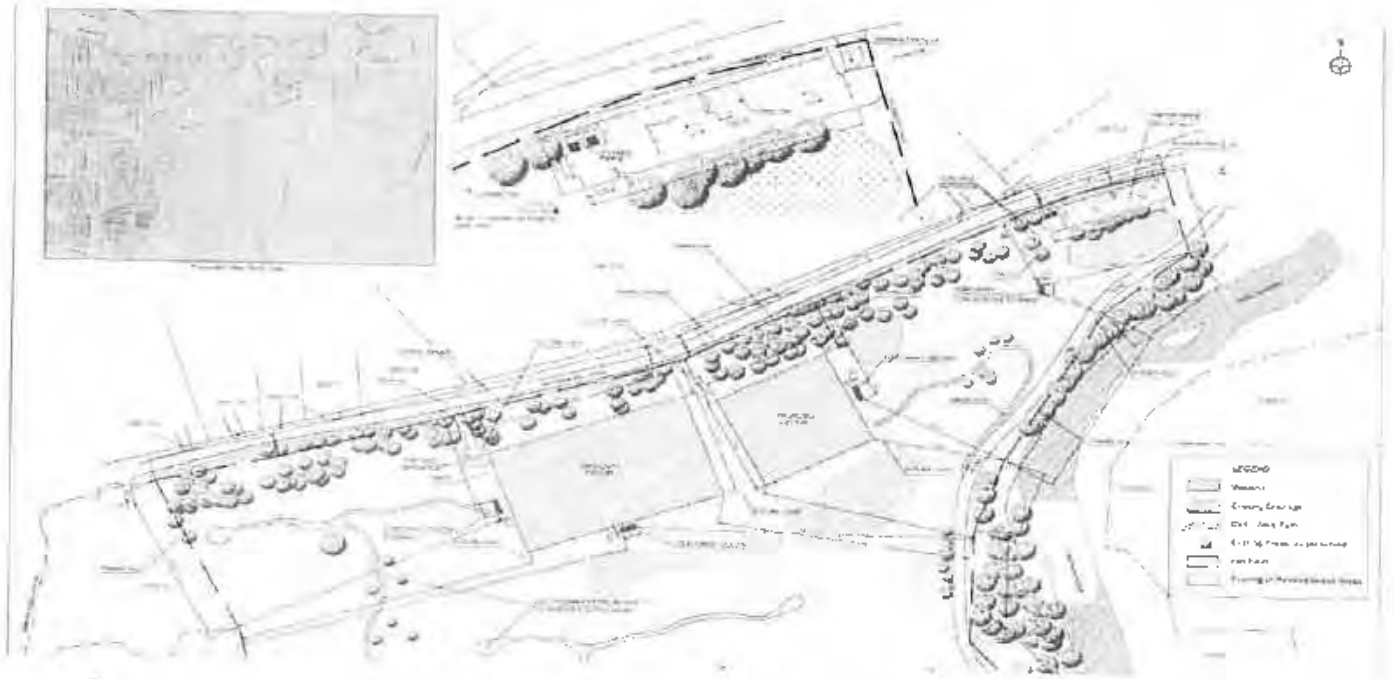
Street Address: 2 City: \_\_\_\_\_

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Phone: (775) 997-6414 Email: \_\_\_\_\_

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First Name: Rosa Last Name: Quipz Morillo

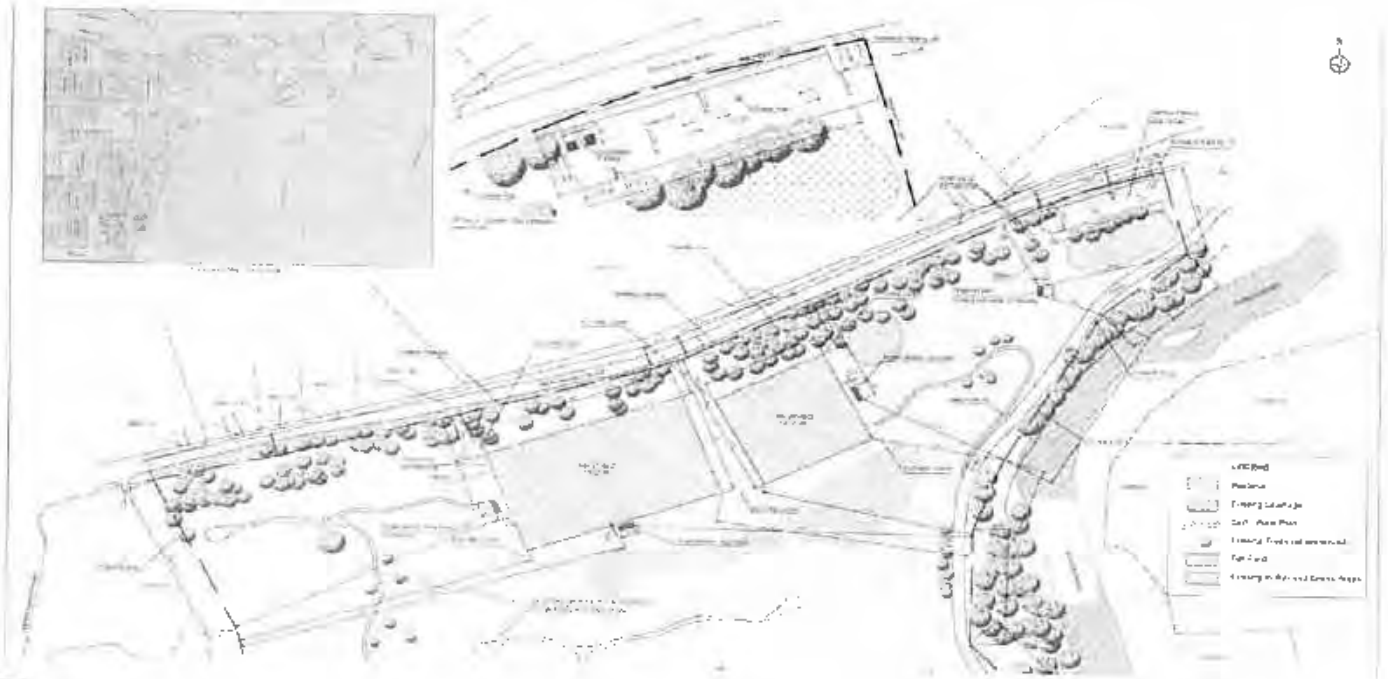
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1527 9895 Email: \_\_\_\_\_

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First Name: Jwek Last Name: fletcher

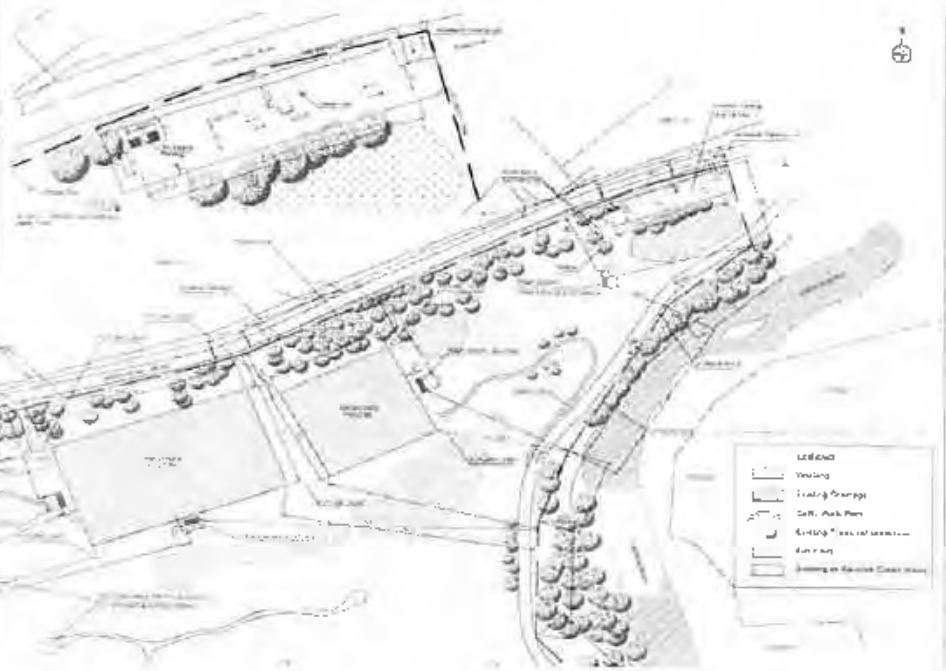
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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First Name: MARIO Last Name: Romero Dominguez

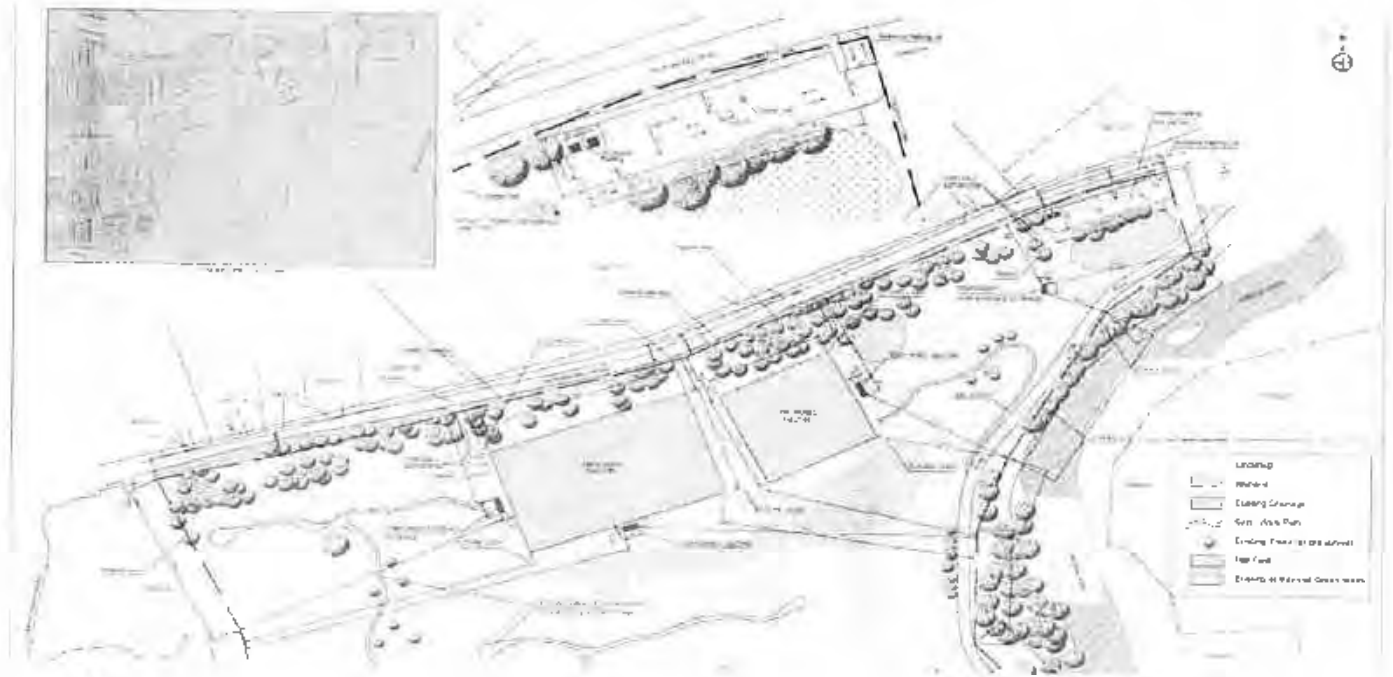
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (731) 5017921 Email: \_\_\_\_\_

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First Name: Alexander Last Name: Navarro

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

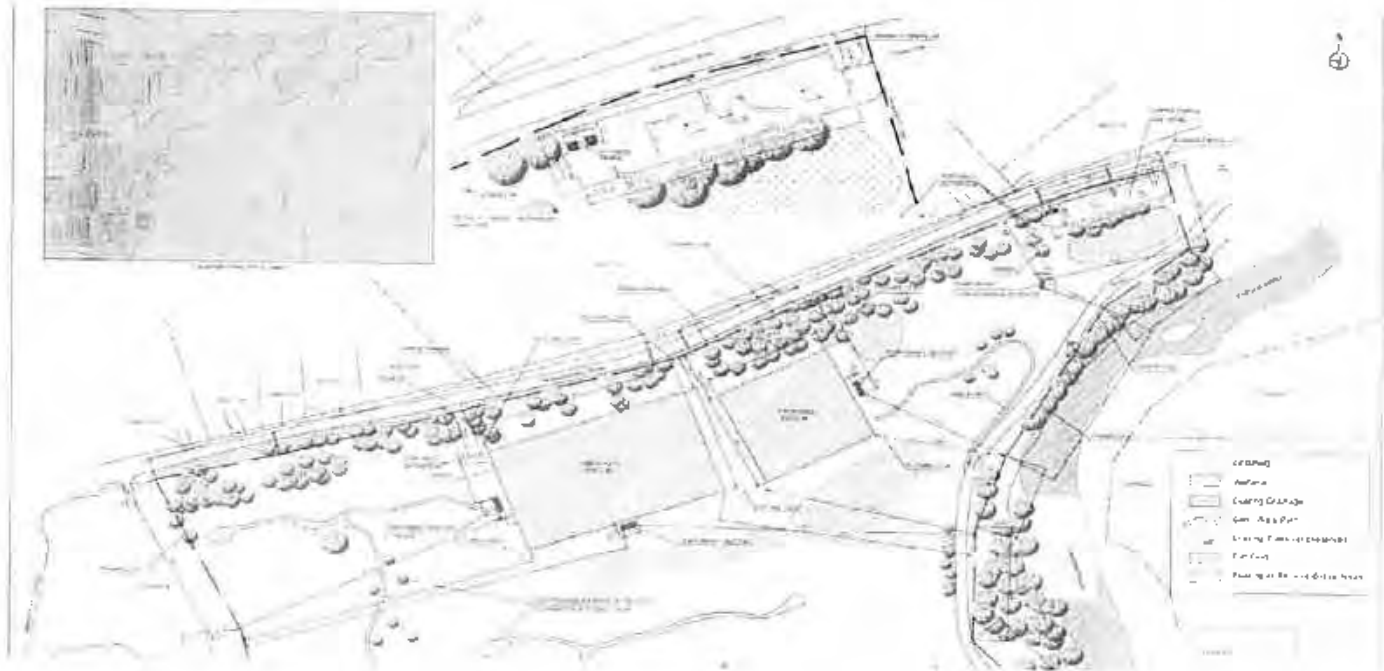
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 517-6639 Email: \_\_\_\_\_

\* Carson Planning Commission Hearing is April 25<sup>th</sup>. Public comments welcome & by phone only (408) 418-9388, Access Code 187 219 4211. Submit this form to: [Planning@Carson.Org](mailto:Planning@Carson.Org) or 108 E. Proctor St., Carson City, NV 89701

916

**New Flat Fields In Carson City. Please fill out this form below  
I SUPPORT Sport Fields In Caron City!**



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First Name: Natasha Navarrete Last Name: Alcantara

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

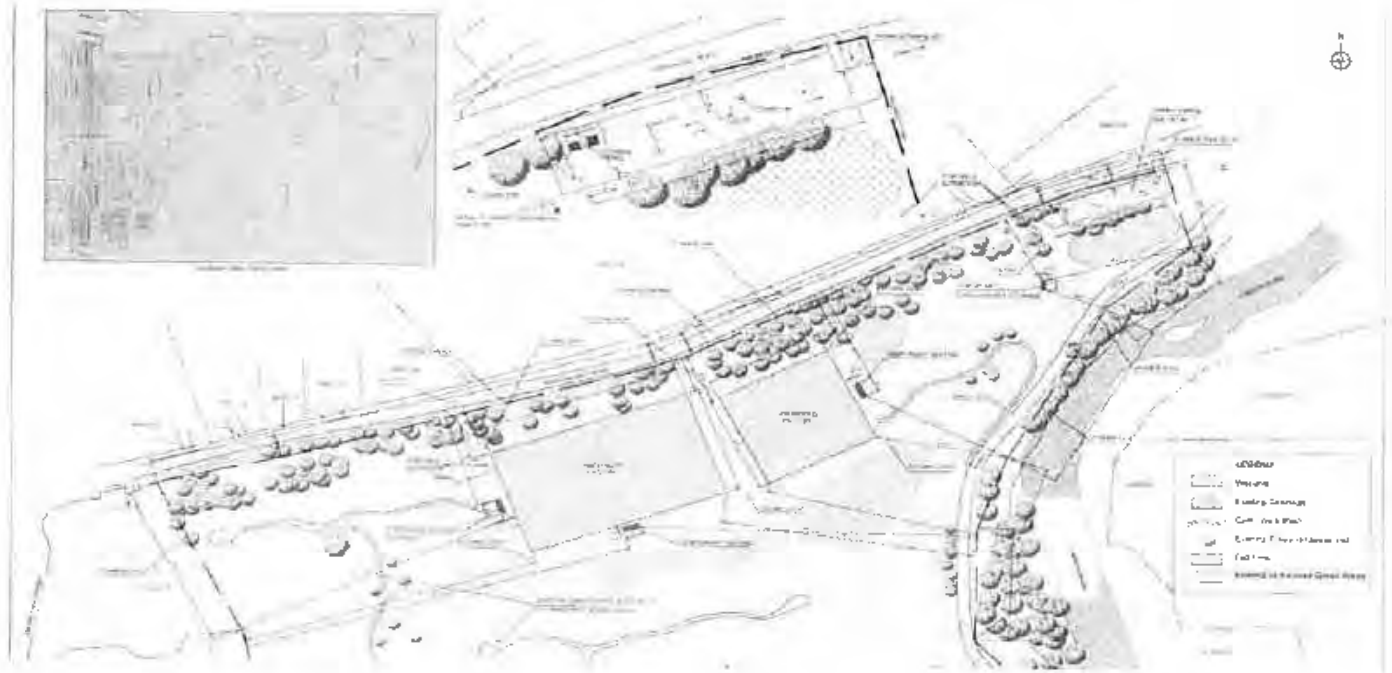
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (515) 865-0678 Email: \_\_\_\_\_

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First Name: Narciso Last Name: Moscataya

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 502-6132 Email: \_\_\_\_\_

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First Name: Evan Last Name: Louis

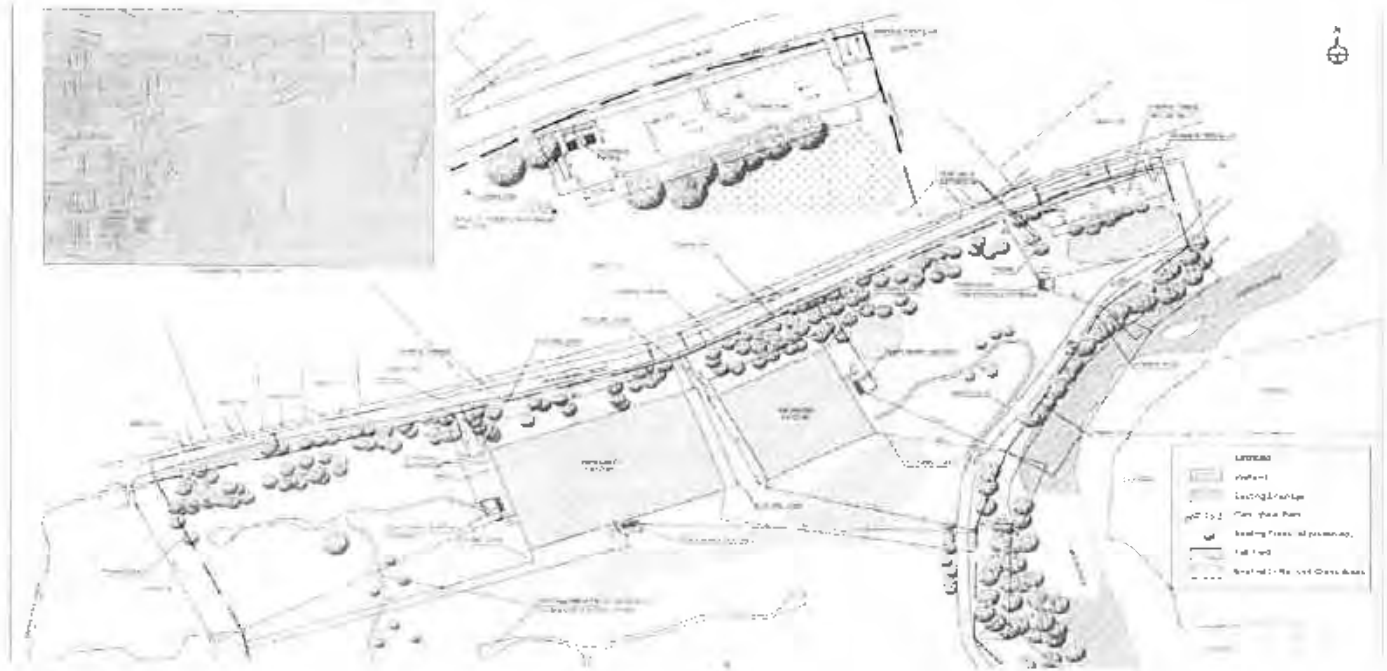
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1830-2064 Email: \_\_\_\_\_

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First Name: Julio Last Name: Zecena

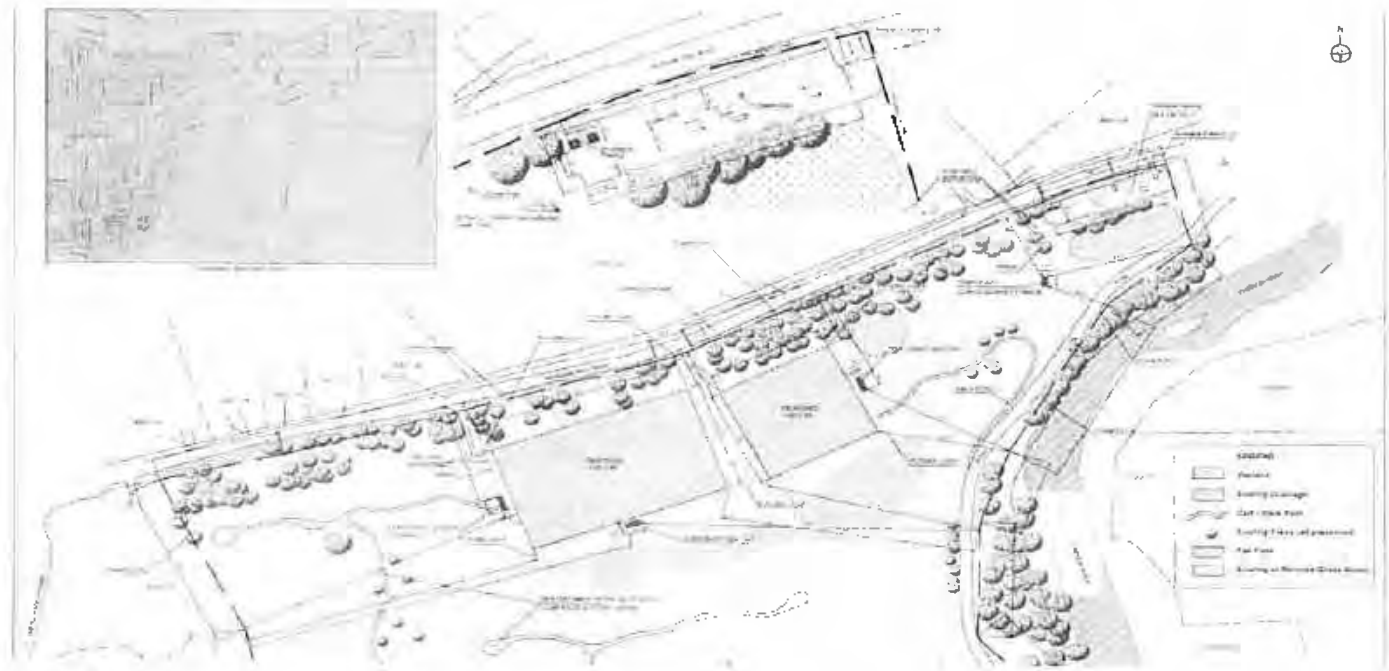
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1 300-4384 Email: \_\_\_\_\_

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First Name: Esmeralda Last Name: Martinez

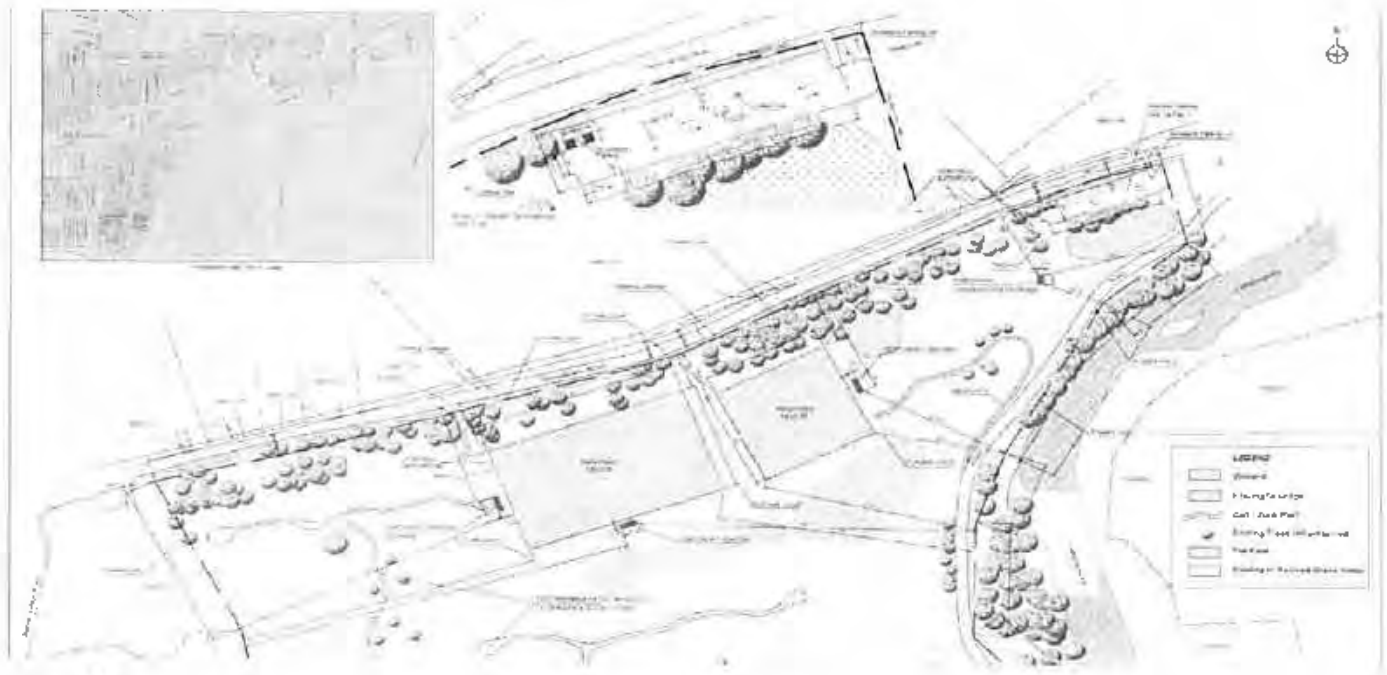
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 354-4338 Email: \_\_\_\_\_

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First Name: Rigoberto Last Name: Zecena

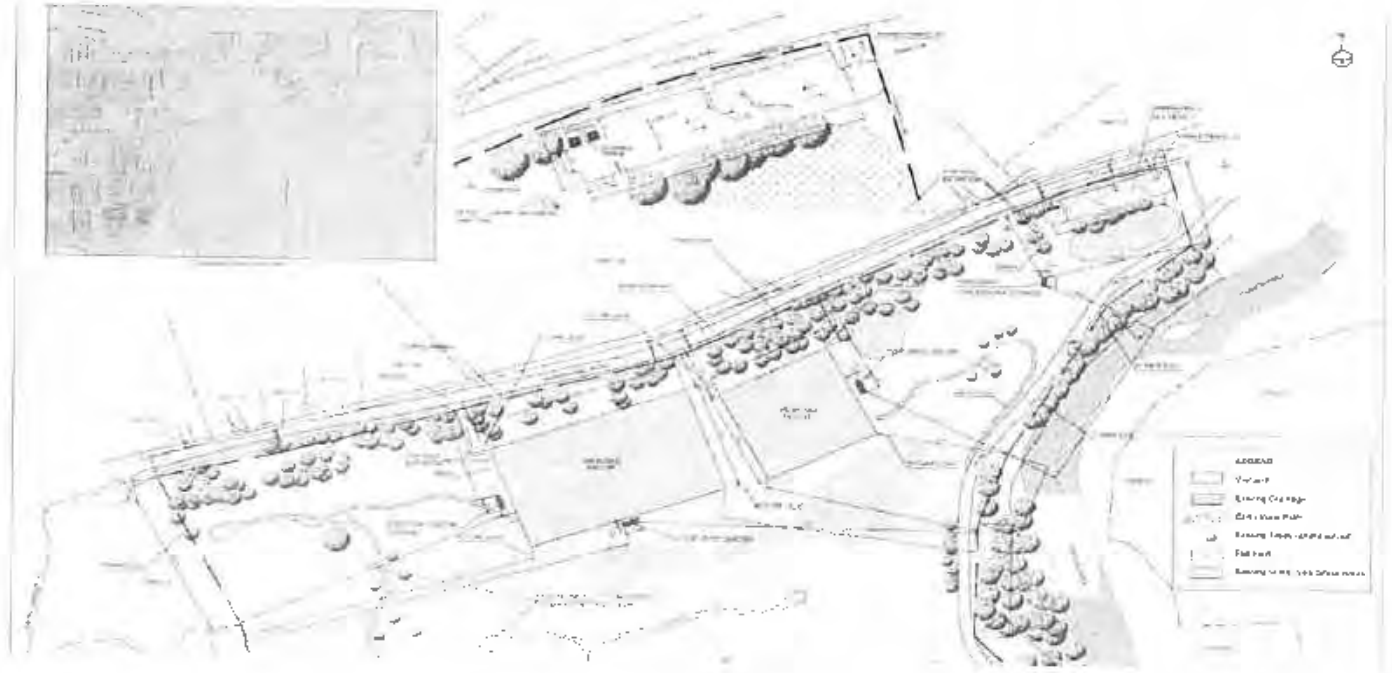
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 747 465-9557 Email: \_\_\_\_\_

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First Name: LUCIA SAUCHA Last Name: \_\_\_\_\_

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

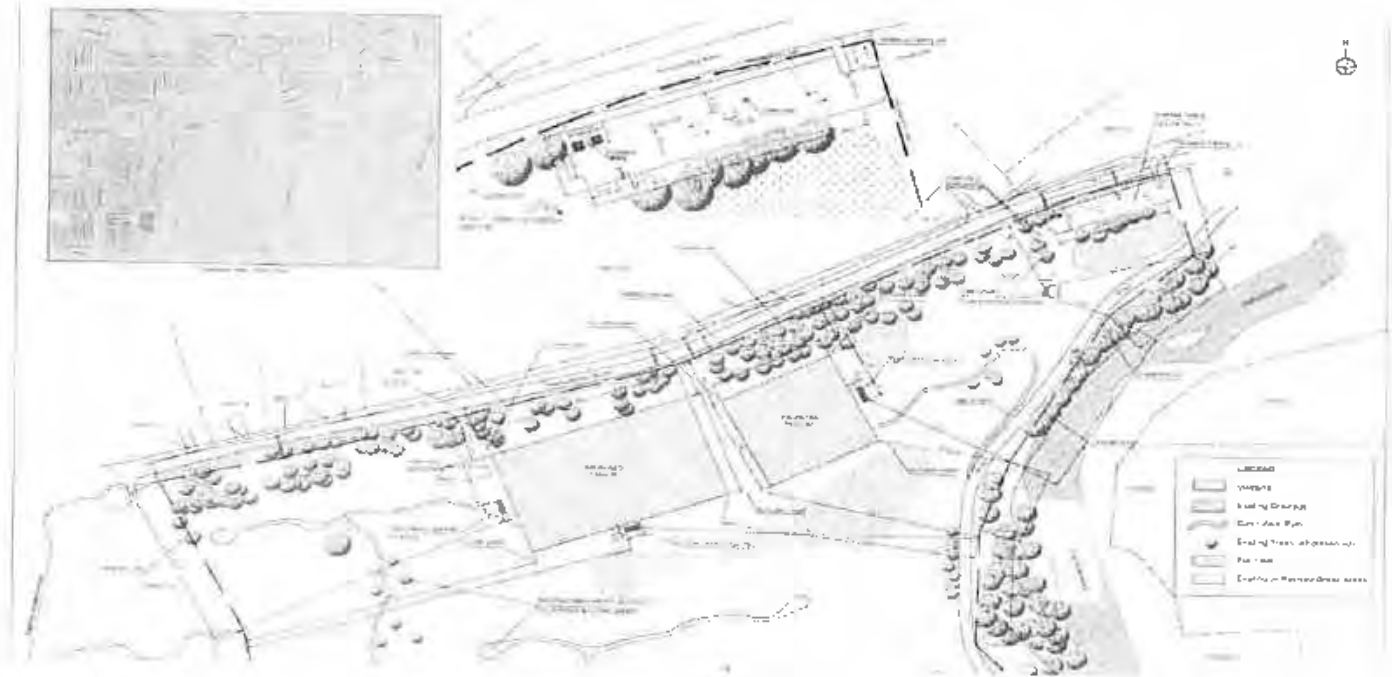
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: 775 1357-58-02 Email: \_\_\_\_\_

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First Name: Adela Delgado Last Name: Delgado

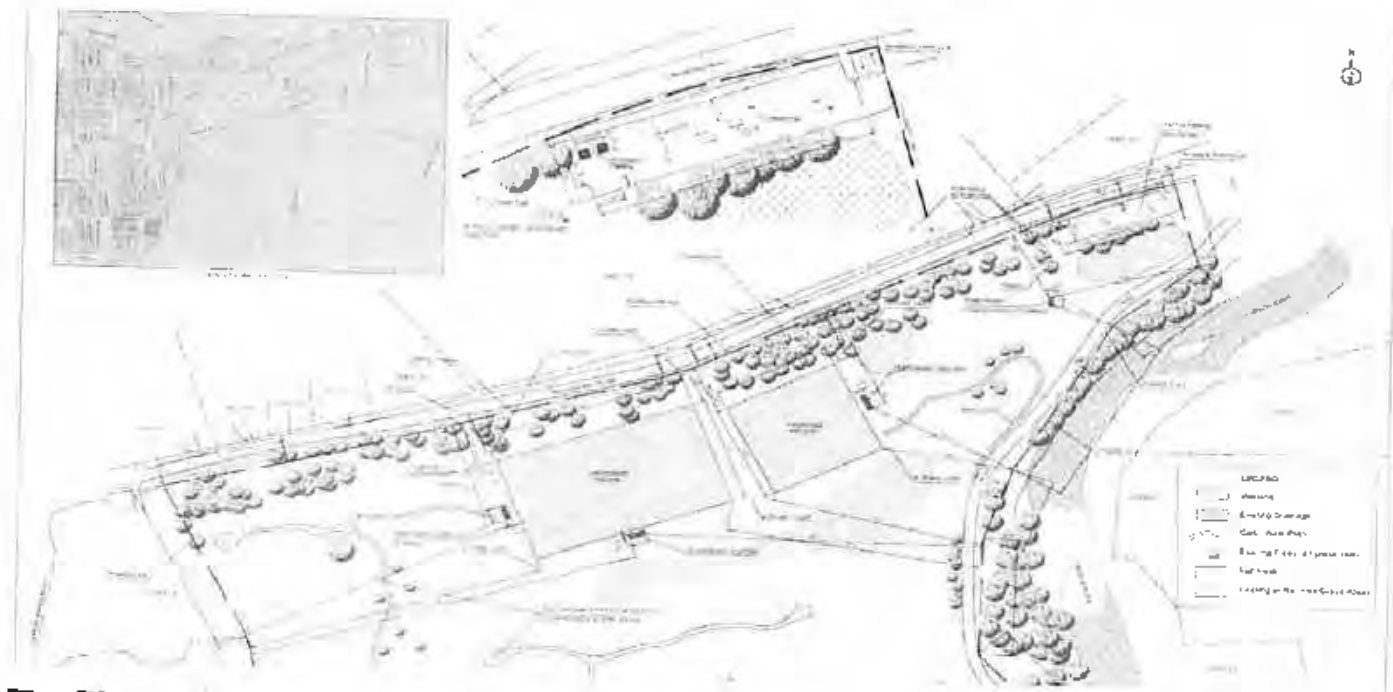
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 544-5056 Email: \_\_\_\_\_

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First Name: Amoroso Last Name: Delgado

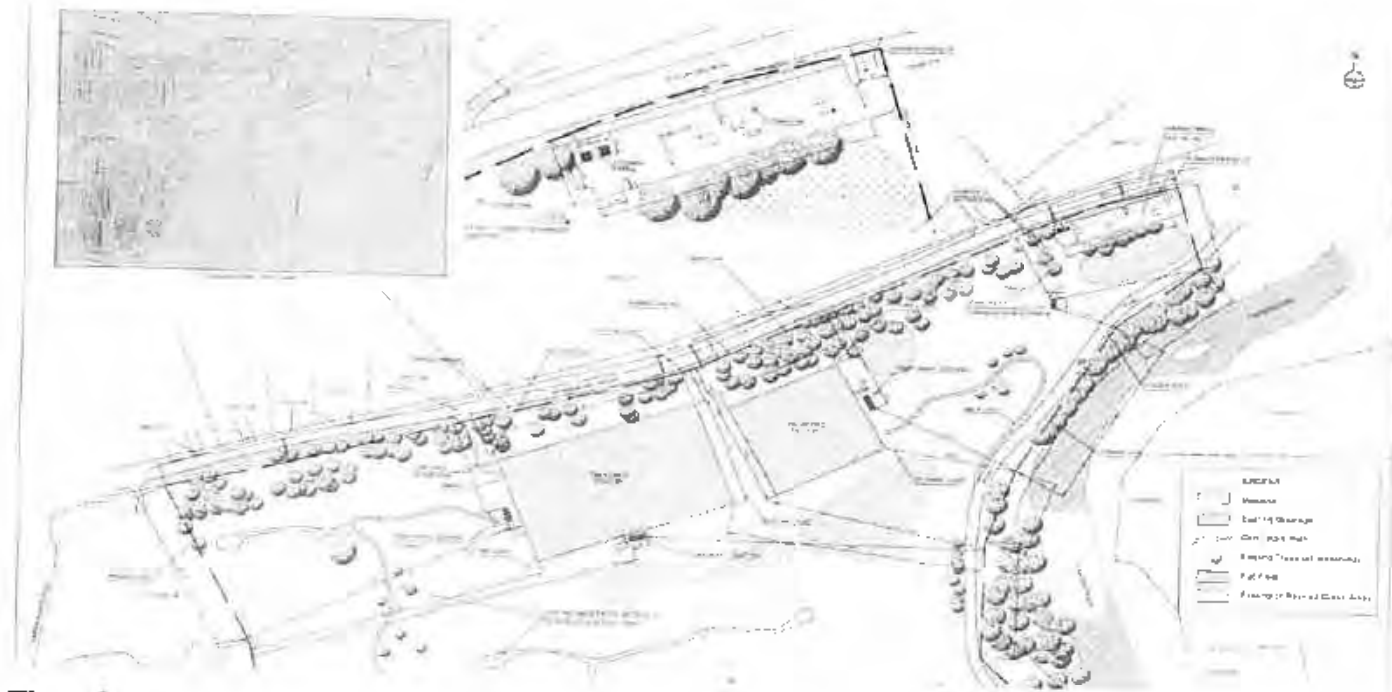
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 544-5036 Email: \_\_\_\_\_

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First Name: Nadia Last Name: Lopez

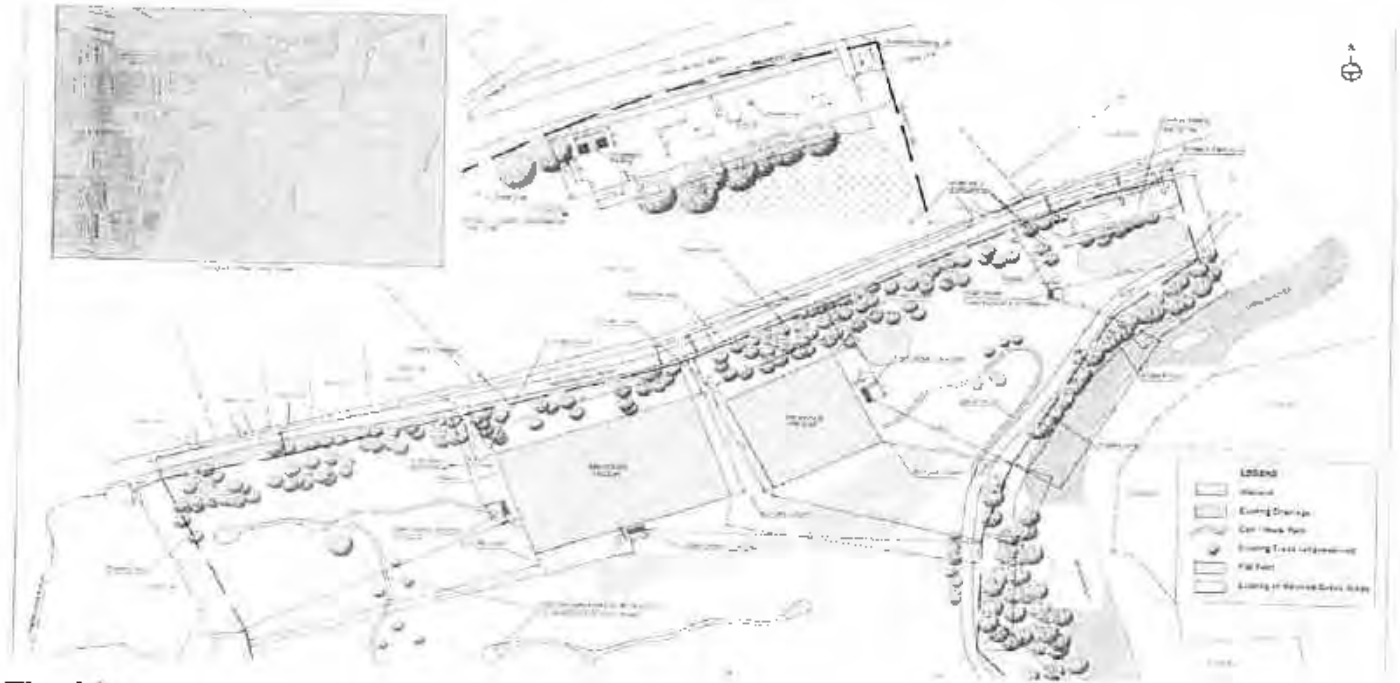
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 338-3355 Email: lopeznadia358@gmail.com

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First Name: Banessa Last Name: Lopez

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 247 7446 Email: banelopez1417@gmail.com

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First Name: Kevin Last Name: Polanco

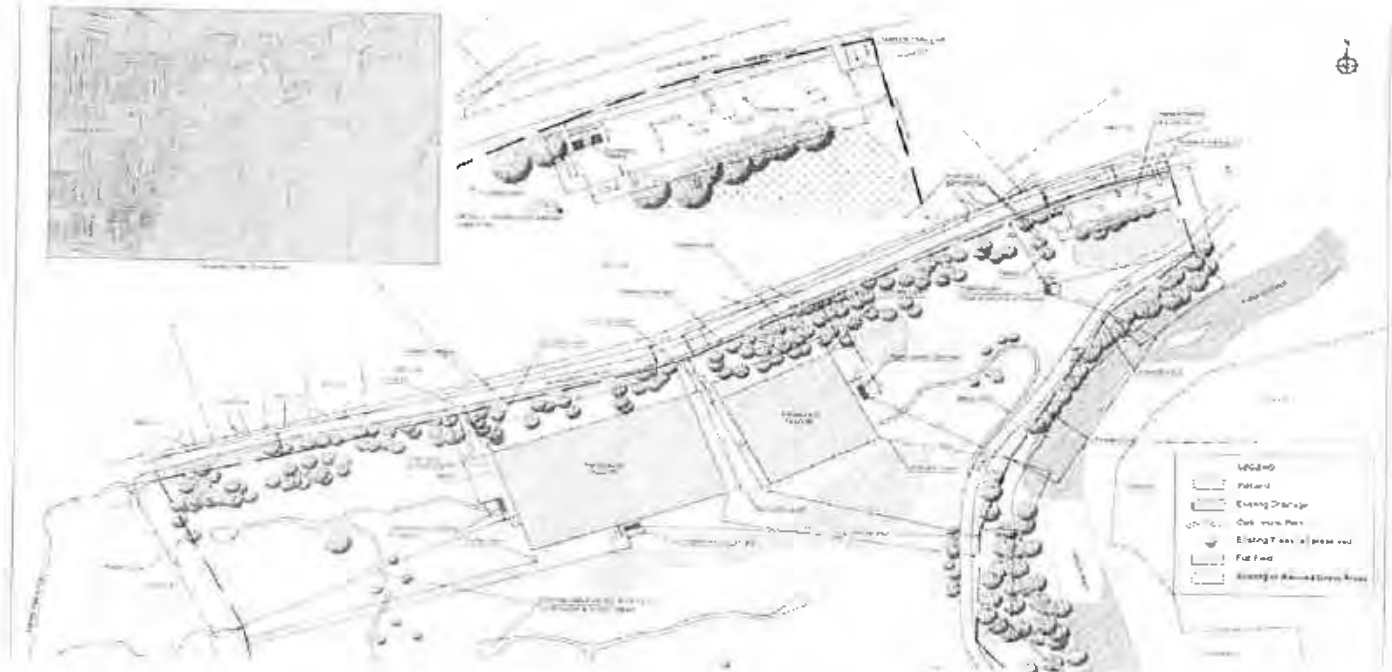
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

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Phone: 1775 1420-8029 Email: \_\_\_\_\_

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First Name: Brianne Last Name: Madrid

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

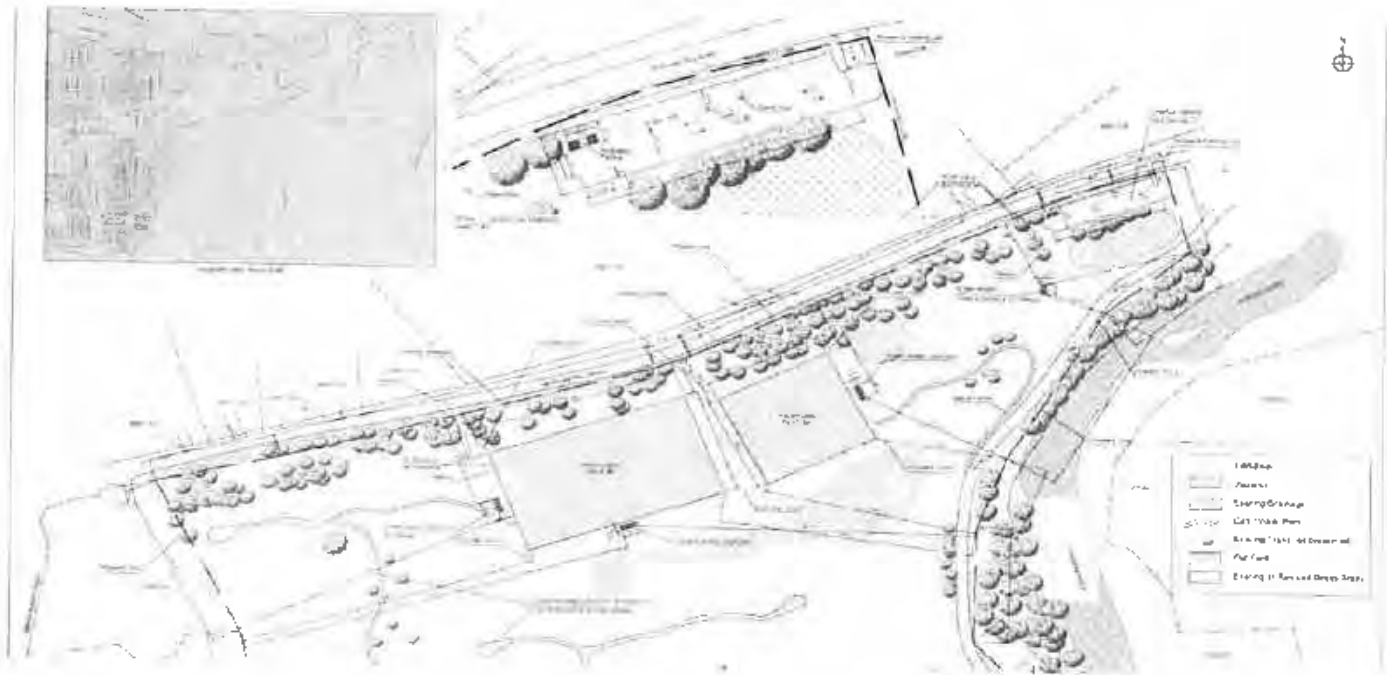
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 842-7892 Email: Brie.Madrid@gmail.com

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First Name: Carlos Last Name: Madrid

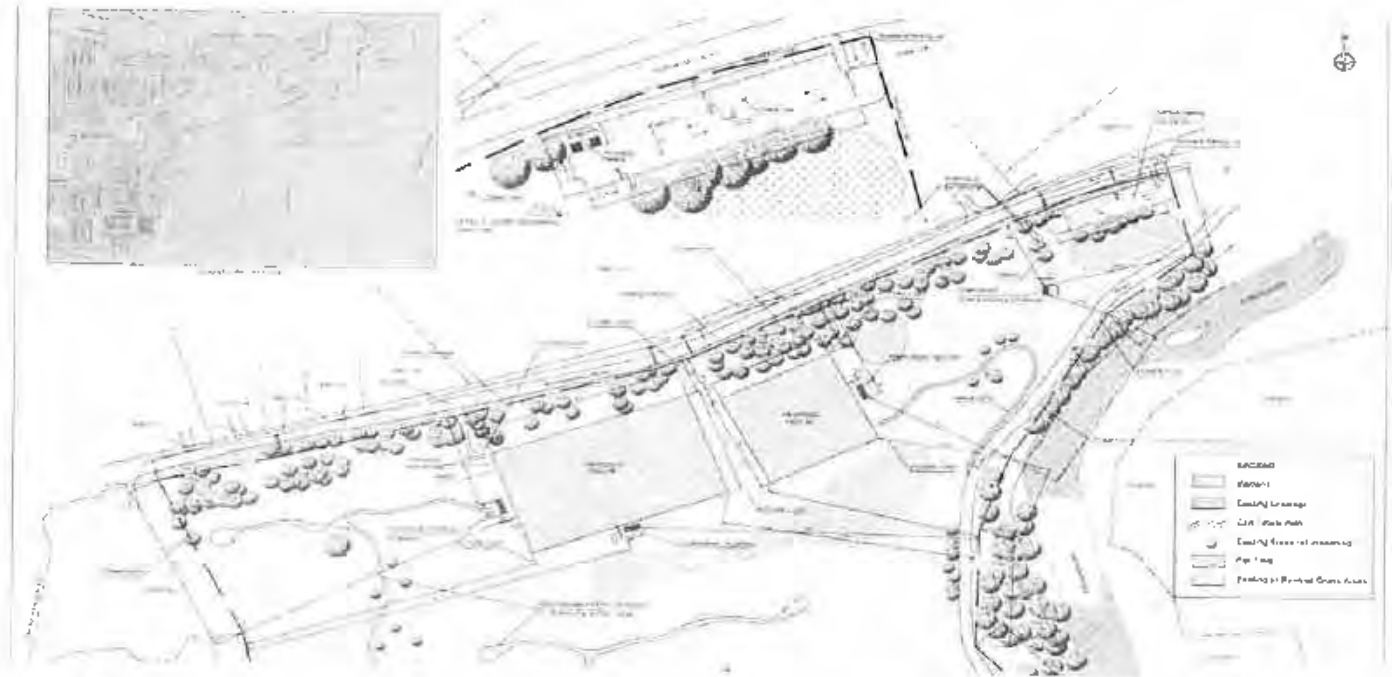
Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (775) 771-0788 Email: carlos@carsoncity.com

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First Name: Luca Last Name: Pastore

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 1414-0834 Email: \_\_\_\_\_

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✓ 1  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

RECEIVED  
APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) ALINE CONANT

Address 4554 CLUBHOUSE WAY, Carson City 89701

Phone # 775-883-3785

Email Address akaspuds@charter.net

Signature(s) Aline Conant

Name (Printed) Dana Robbins

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Phone # 76555422

Email Address danarv55@yahoo.com

Signature(s) D Robbins

Name (Printed) GLENN CONANT

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Phone # 775-883-3785

Email Address akaspuds@charter.net

Signature(s) Glenn W. Conant

Name (Printed) Scott O'Brien

Address 2035 Divot Rd, Carson City, NV 89701

Phone # 775-530-2010

Email Address scotteofd@hotmail.com

Signature(s) Scott

Name (Printed) Jessica O'Brien

Address 2035 Divot Road Carson City, NV 89701

Phone # 775-315-2911

Email Address jessiesue1977@gmail.com

Signature(s) Jessica O'Brien

(Printed) DAN GUNZBURG

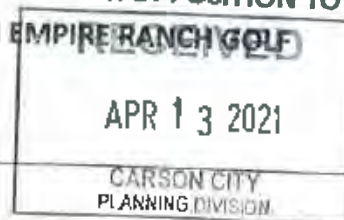
Address 1760 DOGLEEG RD

Phone # 775-232-5819

Email Address DAN GUNZBURG70@GMAIL

Signature(s) DG

2  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO  
THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF  
COURSE.



Name (Printed) Lyn Hudgens  
Address 2150 Gregg Street  
Phone # 350-7792 Email Address blueshlast@comcast.net  
Signature(s) Lyn Hudgens

Name (Printed) JEFF SURBER  
Address 1739 FAIR WAY CC, NV 89701  
Phone # (775) 885-9073 Email Address jeffsurber@yahoo.com  
Signature(s) Jeff Surber

Name (Printed) Jane Imamura  
Address 4260 Furgerson Ranch Rd  
Phone # 883-2997 Email Address phonibiz@gmail.com  
Signature(s) Jane Imamura

Name (Printed) JAMES G. ROBBERS  
Address 1441 EMPIRE RANCH RD.  
Phone # 707 225-1049 Email Address jamr49@gmail.com  
Signature(s) James G. Robbers

Name (Printed) Robbie Burgess  
Address 1961 Empire Ranch Road Carson City, NV 89701  
Phone # 775-721-1186 Email Address robbieburgess1965@gmail.com  
Signature(s) Robbie Burgess

(Printed) Christie Bird  
Address 1961 Empire Ranch Road Carson City 89701  
Phone # 775-721-6011 Email Address swb1719@msn.com  
Signature(s) Christie Bird



3 ✓  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

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CARSON CITY  
PLANNING DIVISION

Name (Printed)

Linda Csiga

Address

1890 Fair Way CC

Phone #

775-721-7331

Email Address

OceanDreamerSC@gmail.com

Signature(s)

Linda Csiga

Name (Printed)

FRANK CSIGA

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Signature(s)

Frank Csiga

Name (Printed)

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Signature(s)

Todd Stekonowicz

Name (Printed)

PATRICIA STEKONOWICZ

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Signature(s)

Patricia Stekonowicz

Name (Printed)

Wade Winston

Address

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Phone #

720-832-2777

Email Address

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Signature(s)

Wade Winston

(Printed)

Wade Jones

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Phone #

301-6357

Email Address

WJONES1945@gmail.com

Signature(s)

Wade Jones

4  
✓  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Donna Huey (Clifford Huey)  
Address 2104 DARLA WAY  
Phone # 775-720-4265 Email Address dhuey@msn.com  
Signature(s) Donna Huey

APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) M. Brigit Surber  
Address 1739 Fair Way  
Phone # 775 885 9073 Email Address mbsurber@gmail.com  
Signature(s) M. Surber

Name (Printed) Emily Thornburg  
Address 1781 Dogleg Rd  
Phone # 775 841-0448 Email Address emilyalbrecht@hotmail.com  
Signature(s) Emily Thornburg

Name (Printed) JOE THORNBURG  
Address 1781 DOGLEG RD.  
Phone # 775-841-0448 Email Address joethornburg@hotmail.com  
Signature(s) Joe Thornburg

Name (Printed) ANDREA WILSON  
Address 2074 Divot Road Carson City, NV  
Phone # 505-515-7419 Email Address andylDavis@hotmail.com  
Signature(s) Andrea Wilson

(Printed) Russ Wilson  
Address 2074 Divot Rd Carson City NV 89701  
Phone # 505-239-2622 Email Address RUSSEMPRANCE@COM  
Signature(s) Russ Wilson



BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) HOWARD H. PLATT  
Address 2080 GREGG ST, CARSON CITY, NV 89701  
Phone # 775-432-5219 Email Address HNPLATT@AOL.COM  
Signature(s) [Signature]

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CARSON CITY  
PLANNING DIVISION

Name (Printed) Cara O'Keefe  
Address 1722 Dogleg Rd, CC NV 89701  
Phone # 775-297-2901 Email Address CaraOkeefe2901@gmail.com  
Signature(s) [Signature]

Name (Printed) William O'Keefe  
Address 1722 Dogleg Road Carson City, NV 89701  
Phone # 775-276-2111 Email Address WCOkeefe5@gmail.com  
Signature(s) [Signature]

Name (Printed) Dean Borges  
Address 1965 Fair Way, CC, NV 89701  
Phone # 775-220-5051 Email Address deanborges@aol.com  
Signature(s) [Signature]

Name (Printed) Jennifer Hess  
Address 2006 Empire Ranch Rd, Carson City, NV 89701  
Phone # 704-5188-2168 Email Address Jennaesg@gmail.com  
Signature(s) [Signature]

(Printed) MACLEAN H. HESS  
Address 2006 EMPIRE RANCH RD, CARSON CITY, NV 89701  
Phone # (704) 695-7355 Email Address MACLEANHESS@GMAIL.COM  
Signature(s) [Signature]

6 ✓  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) PAMELA GUNTZ BURG  
Address 1760 DOBLEG RD  
Phone # 775-671-4692 Email Address THEATLEDGARDEN2AM@YAHOO  
Signature(s) Pam

RECEIVED

APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) Kim M Morse  
Address 2046 Empire Ranch Rd Carson City NV 89106  
Phone # 775-530-2428 Email Address nikegr110@aol.com  
Signature(s) Kim M Morse

Name (Printed) Tanya & Mike Mead  
Address 1916 Fair Way Carson City  
Phone # 775-230-5082 Email Address tanya1mead@gmail.com  
Signature(s) Tanya Mead

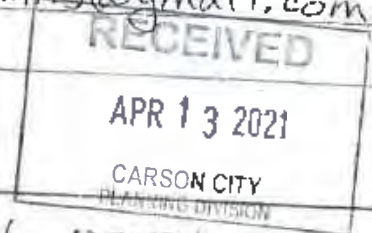
Name (Printed) Naomi Ching  
Address 2011 Divot Road Carson City, NV  
Phone # 775-240-1307 Email Address naomiRching@gmail.com  
Signature(s) Naomi Ching

Name (Printed) Dan Schlenger  
Address 1736 Divot  
Phone # 775-301-6877 Email Address 7584cx@yahoo.com  
Signature(s) Dan Schlenger

(Printed) Laura Young  
Address 2331 Empire Ranch Rd  
Phone # 775-232-7605 Email Address hanjess2@gmail.com  
Signature(s) Laura Young

7 ✓  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Doris Odermann  
Address 2020 Gregg St Carson City, NV 89701  
Phone # 775-315-7048 Email Address nvodermans@gmail.com  
Signature(s) Doris Odermann



Name (Printed) SPENCER ODERMANN  
Address 2020 GREGG ST CARSON CITY, NV 89701  
Phone # 775-315-7049 Email Address NVODERMANS@gmail.com  
Signature(s) Spencer Odermann

Name (Printed) RANDY FURNIER  
Address 2300 Empire Ranch Rd Carson City  
Phone # 661 839 3165 Email Address \_\_\_\_\_  
Signature(s) Randy Furnier

Name (Printed) SHANNON FURNIER  
Address 2300 EMPIRE RANCH RD  
Phone # 661 839 3163 Email Address \_\_\_\_\_  
Signature(s) Shannon Furnier

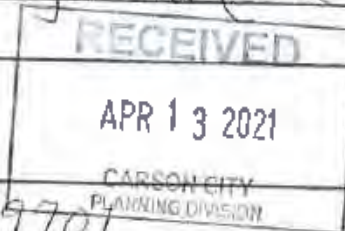
Name (Printed) MARLENE PEARSON  
Address 2250 Empire Ranch Rd  
Phone # 775-882-6293 Email Address marlene.pearson@ATT.NET  
Signature(s) Marlene Pearson

(Printed) Joseph M Pearson  
Address 2250 Empire Ranch Rd  
Phone # 775-882-6293 Email Address FLYTY101@ATT.NET  
Signature(s) Joseph M Pearson



8.  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO  
**THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF**  
COURSE.

Name (Printed) Cynthia A. Elefante  
Address 1724 Fair Way, Carson City, NV  
Phone # 775-721-1682 Email Address reneecynthia@aol.com  
Signature(s) Cynthia A. Elefante



Name (Printed) Karen Hinton  
Address 1717 Fair Way, Carson City, NV 89701  
Phone # 775-885-8038 Email Address KarenLHinton@aol.com  
Signature(s) Karen Hinton

Name (Printed) Stephen Wassner  
Address 1717 Fair Way Carson City, NV 89701  
Phone # 885-8038 Email Address SWassner@aol.com  
Signature(s) Stephen Wassner

Name (Printed) Daphne Girod  
Address 1582 Duvot Rd  
Phone # 721-2399 Email Address daphnegirod@gmail.com  
Signature(s) Daphne Girod

Name (Printed) Michael Howard  
Address 2226 Empire Ranch Rd  
Phone # 775-857-7611 Email Address M5HANNV@GMAIL.COM  
Signature(s) Michael Howard

Name (Printed) Angela Campbell  
Address 2343 Empire Ranch Rd.  
Phone # 707.580.2500 Email Address heyitsmeang@yahoo.com  
Signature(s) Angela Campbell

9  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) William A. Bowers SR.  
Address 1663 Fair Way Carson City  
Phone # 882-5267 Email Address awoshoott@charter.net  
Signature(s) [Signature]



Name (Printed) J. Dennis Small  
Address 1641 Fair Way Carson City  
Phone # 882-2324 Email Address dennisfishgolf@aol.com  
Signature(s) J. Dennis Small

Name (Printed) Jon Couste  
Address 1888 Divot Rd  
Phone # 775-224-8952 Email Address zinsghe99@gmail.com  
Signature(s) [Signature]

Name (Printed) Karri Couste  
Address 1888 Divot Rd  
Phone # 775-224-8953 Email Address coustemama@gmail.com  
Signature(s) Karri Couste

Name (Printed) ANITA L. TREANTS (GOLFER)  
Address 11 LIDA CIR, CARSON CITY, NV 89706  
Phone # 775-882-2376 Email Address \_\_\_\_\_  
Signature(s) Anita L. Treants

(Printed) ANDREW E. WARNER  
Address 1671 Empire Ranch Rd  
Phone # 775-291-0966 Email Address maxriter@gmail.com  
Signature(s) Andrew E. Warner



BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Michael O'Bryan  
Address 1742 Empire Ranch Road  
Phone # 916 213 4502 Email Address MF O'Bryan ICA@gmail.com  
Signature(s) Michael O'Bryan



Name (Printed) Mary Etnyre  
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Phone # 775-752-6216 Email Address etnyremary@gmail.com  
Signature(s) Mary Etnyre

Name (Printed) MARY BOWERS  
Address 1663 Fair Way Carson City, NV 89701  
Phone # 775-882-5267 Email Address maryrelayforlife@charter.net  
Signature(s) Mary Bowers

Name (Printed) Steve Williams  
Address 1852 Empire Ranch Rd  
Phone # 775-883-7974 Email Address stewilliams@sbcglobal.net  
Signature(s) Steve R. Williams

Name (Printed) VIRGINIA K WILLIAMS  
Address 1852 EMPIRE RANCH RD CC, NV 89701  
Phone # 775-883-7974 Email Address geezginger@sbcglobal.net  
Signature(s) Virginia K Williams

(Printed) William Plancha  
Address 1660 Empire Ranch Rd CC NV 89701  
Phone # 775-720-3922 Email Address williamplancha@att.net  
Signature(s) William Plancha



BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Agnes Logue

Address 1459 Empire Ranch Rd

Phone # 775-220-0739

Email Address agnus-logue@sbcglobal.net

Signature(s) Agnes Logue



Name (Printed) Norman F. Sligar

Address 1459 Empire Ranch Rd

Phone # 230-3604

Email Address \_\_\_\_\_

Signature(s) Norman F. Sligar

Name (Printed) Alice Davis

Address 1577 Gregg St Carson City 89701

Phone # 775-400-4075

Email Address \_\_\_\_\_

Signature(s) Alice Davis

Name (Printed) Harold A. Davis

Address 1577 GREGG ST - CARSON CITY NV 89701

Phone # 775-400-4075

Email Address \_\_\_\_\_

Signature(s) Harold A. Davis

Name (Printed) Jim Benson

Address 5030 Hells Bells Carson City NV 89701

Phone # 775-315-7204

Email Address \_\_\_\_\_

Signature(s) Jim A. Benson

(Printed) MICHAEL BELL

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Phone # 775-884-1149

Email Address RAFTERPM@gmail.com

Signature(s) Michael A. Bell

BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) JAMES L. FARNHAM

Address 1753 EMPIRE RANCH ROAD

Phone # 775-883-1354 Email Address NVTRGT@YAHOO.COM

Signature(s) James L. Farnham

RECEIVED  
APR 13 2021  
CARSON CITY  
PLANNING DIVISION

Name (Printed) WILLIAM HAMMONS

Address 1731 EMPIRE RANCH ROAD

Phone # 887-1027 Email Address NAUTICAL EMPIRE @ CHARTER. NET

Signature(s) William Hammons

Name (Printed) Brenda Hammons

Address 1731 Empire Ranch Rd

Phone # 775-887-1027 Email Address bjhammons@charter.net

Signature(s) Brenda Hammons

Name (Printed) Reggy and Don Wilson

Address 1846 DAVOR RD

Phone # 775 882-1728 Email Address pgwilson7@charter.net

Signature(s) \_\_\_\_\_

Name (Printed) PAMELA SPRAGUE

Address 4540 MORGAN MILL RD

Phone # 907 322-9454 Email Address N/A

Signature(s) P. Sprague

(Printed) SUSANNE DeKere

Address 4303 STAMPEDE DR CC NV 89701

Phone # (775) 882-1708 Email Address SNETHEN2@Yahoo.com

Signature(s) Susanne DeKere




BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) JAMES BROWN

Address 1950 NORTH DEER RUN ROAD

Phone # 310-308-7964

Email Address steve@brown-web.net

Signature(s) 

APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) Cynthia Cunningham

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Phone # 775 287-6133

Email Address CCinReno@3d.com

Signature(s) 

Name (Printed) Kenneth Cunningham

Address 2079 Divot Road

Phone # 775 250-7128

Email Address CCINRENO@3d.com

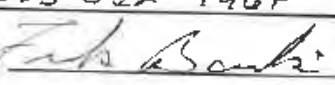
Signature(s) 

Name (Printed) FRANK BORECK

Address 4540 MORGAN MILL RD

Phone # (902) 322-9464

Email Address BORECKFRANK@YAHOO.COM

Signature(s) 

Name (Printed) Jeff Sanders

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Phone # (775) 841-7640

Email Address mcnatsanders@gmail.com

Signature(s) 

(Printed) Jason Ching

Address 2011 Divot Rd

Phone # 775 240 3906

Email Address JasonMcChing@gmail.com

Signature(s) 

14  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO  
THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF  
COURSE.

Name (Printed) Demi Pettway

Address 2057 Empire Ranch Rd. Carson City, NV 89201

Phone # \_\_\_\_\_

Email Address Demi.Pettway@gmail.com

Signature(s) Demi Pettway

Name (Printed) Sandra Evans

Address 2055 Empire Ranch Rd

Phone # 7

Email Address ~~Wanda~~ 2duna@gmail.com

Signature(s) Sandra Evans

APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) Richard P. Halliwell

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Phone # 719-310-5668

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Signature(s) Richard P. Halliwell

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Phone # 775-722-3206

Email Address maria.wilson.2@sbcglobal.net

Signature(s) Maria Wilson

Name (Printed) Art Wilson

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Phone # 775-722-3206

Email Address maria.wilson.2@sbcglobal.net

Signature(s) Art Wilson

(Printed) Victoria Brown

Address 1950 N. Deer Run Rd, Carson City, NV 89701

Phone # 310-227-6852

Email Address vickie.brown-web.net

Signature(s) Victoria X Brown



BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO  
THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF  
COURSE.

Name (Printed) SUSAN FARNHAM  
Address 1753 EMPIRE RANCH RD  
Phone # 775-225-5098 Email Address farnhamsue@yahoo.com  
Signature(s) Susan Farnham

APR 13 2021

CARSON CITY  
PLANNING DIVISION

Name (Printed) JULIE SLOCHM  
Address 1487 EMPIRE RANCH ROAD CC NV 89701  
Phone # 775-882-2952 Email Address oceanfever@charter.net  
Signature(s) J Slochm

Name (Printed) Michelle Jones  
Address 2046 Empire Ranch RD  
Phone # 775-720-9112 Email Address NVMisty@gmail.com  
Signature(s) Michelle Jones

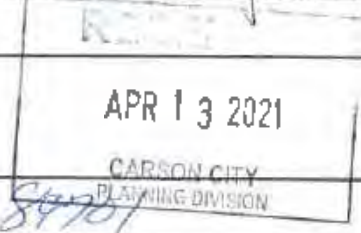
Name (Printed) DON LANGSON  
Address 1687 FAIR WAY  
Phone # 775 721-0266 Email Address DONLANGSON  
Signature(s) Don K. Langson

Name (Printed) Rena Winston  
Address 1975 Empire Ranch Rd.  
Phone # 775-885-8062 Email Address ASUNISSEKER@me.com  
Signature(s) Rena Winston

(Printed) Jan Knight  
Address 1677 Divot Road  
Phone # 775-220-8423 Email Address jan.david.knight@yahoo.com  
Signature(s) Jan Knight

BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Isabel C Beetle 89701  
Address 7032 Empire Ranch Road, Carson City, NV  
Phone # 775-443-5339 Email Address icrisna11@yahoo.com  
Signature(s) Isabel C Beetle



Name (Printed) STEPHEN DEVERE  
Address 4303 STAMPEDE DR CC NV 89701  
Phone # (775) 880-7008 Email Address SNETHEN1@YAHOO.COM  
Signature(s) Stephen Devere

Name (Printed) Leah Lamborn  
Address 4349 Stampede Dr CC NV 89701  
Phone # 691-2604 Email Address llamborn48@gmail.com  
Signature(s) Leah Lamborn

Name (Printed) M. Dale Lamborn  
Address 4349 Stampede Dr. Carson City NV 89701  
Phone # 691-2525 Email Address 48wim@charter.net  
Signature(s) M. Dale Lamborn

Name (Printed) Julie Watt  
Address 1733 Empire Ranch Road - Carson City NV.  
Phone # 775-841-5988 Email Address JTWshow@hotmail.com  
Signature(s) Julie Watt

(Printed) JAMES WATT  
Address 1933 EMPIRE RANCH RD CARSON CITY NV 89701  
Phone # 775-841-5988 Email Address JTWSHOW@HOTMAIL.COM  
Signature(s) James Watt



BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Doris Odermann  
Address 2020 Gregg St Carson City, NV 89701  
Phone # 775-315-7048 Email Address avodermanns@gmail.com  
Signature(s) Doris Odermann



Name (Printed) SPENCER ODERMANN  
Address 2020 GREGG ST CARSON CITY NV 89701  
Phone # 775-315-7049 Email Address AVODERMANN@GMAIL.COM  
Signature(s) Spencer Odermann

Name (Printed) Rota Rosaschi  
Address 1654 Dogleg Road Carson City NV 89701  
Phone # 720-772-7 Email Address ROS466@aol.com  
Signature(s) Rota Rosaschi

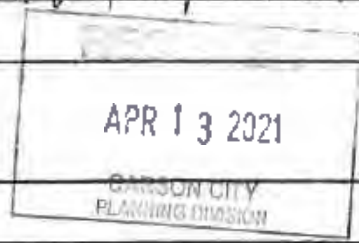
Name (Printed) Gail Inglima  
Address 1600 Empire Ranch Rd  
Phone # 775-230-9485 Email Address gail89701@yahoo.com  
Signature(s) Gail Inglima

Name (Printed) MEL INGILIMA  
Address 1600 EMPIRE RANCH RD  
Phone # 775-230-5185 Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

(Printed) JIANWE MASAIKO  
Address 1593 EMPIRE RANCH RD  
Phone # 882-4661 Email Address \_\_\_\_\_  
Signature(s) Jianwe Masaike

BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) Debra Danner Felser  
Address 1522 Divot Rd. Carson City  
Phone # 775 848-5103 Email Address dannerfelser@aatt.net  
Signature(s) Debra Danner Felser



Name (Printed) Stephanie Cohen  
Address 1579 Divot Rd CC  
Phone # 313-706-9090 Email Address stustef86@yahoo.com  
Signature(s) Stephanie Cohen

Name (Printed) Stacy Cohen  
Address 1579 Divot Rd CC  
Phone # 248-719-1449 Email Address stustef86@yahoo.com  
Signature(s) Stacy Cohen

Name (Printed) Sara Machado  
Address 1112 Divot Rd CC  
Phone # (775) 781-5246 Email Address sara.machado0784@gmail.com  
Signature(s) Sara Machado

Name (Printed) Joseph Machado  
Address 1112 Divot Rd CC  
Phone # (775) 220-3546 Email Address \_\_\_\_\_  
Signature(s) Joseph Machado

(Printed) Diane Mason  
Address 1640 Divot Rd Carson City NV  
Phone # 209-542-0266 Email Address mbd113058@aol.com  
Signature(s) Diane L. Mason



19  
BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

Name (Printed) FRANCEE CRAWLEY Neil Crowley  
Address 1773 Fairway Court NV 89701  
Phone # 408-867-8600 Email Address francee@sbcglobal.net  
Signature(s) Francee Crowley Neil Crowley

APR 13 2021

CARSON CITY  
PLANNING DIVISION

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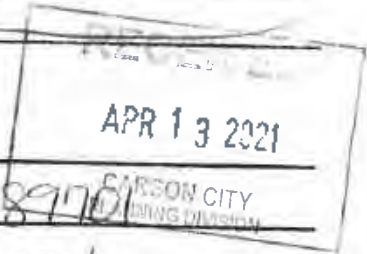
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BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE **PROPOSED SOCCER FIELDS** AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

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BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

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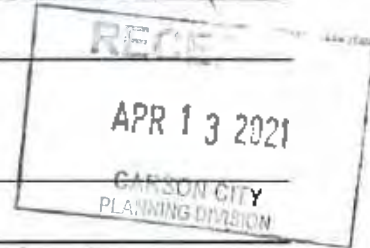
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BY SIGNING THIS DOCUMENT, THE UNDERSIGNED AFFECTED INDIVIDUALS EXPRESS THEIR OPPOSITION TO THE PROPOSED SOCCER FIELDS AND RELATED APPURTANCES TO BE LOCATED ON EMPIRE RANCH GOLF COURSE.

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**Empire Ranch Estates  
Residents  
Opposition to Soccer  
Fields on Empire Ranch  
Golf Course**



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- 2. Special Use Permit**
- 3. Ordinances and Carson City Master Plan**
- 4. Battle Born Futbol and SportLogic**
- 5. Applicant Proposal Documents**

## **Empire Ranch Estates Residents**

Authored by Glenn Conant Empire Ranch Estates Resident

**Subject:** Application to Install Soccer Fields

### **Arguments Against**

Attached with this narrative are supporting documents for the opposition of soccer fields being installed at the Empire Ranch Golf Course.

The residents of Empire Ranch Estates oppose the modification of the current Special Use Permit (SUP) to allow the installation of soccer fields.

The current SUP is a very extensive and detailed report. This entire residential complex was built around being a "golf course community". The CC&R's were created around this being a "golf course community". Because of that there are many restrictions in the current SUP that are being ignored should this application be approved. This is also an effort for a group of pro-soccer investors to get their foot in the door to eventually take over the golf course and build a stadium (proof attached). This is not the first attempt to turn this golf course into soccer fields. In 2018 some of the same people were part of an effort to change the golf course into a soccer complex.

The nature of the game of soccer is much more in line with sports like football and baseball. The fan base is encouraged to yell, cheer and make a lot of noise and allow an unlimited amount of attendees. This proposal includes a concession stand and at least semi-pro level players so more than likely alcohol will be served. In addition a venue like this has no way to control how many people will show up for an event. Take a look at the Livermore Complex. When you attend an event at the Livermore Complex most of the time you have to park outside of the complex and walk in. Empire Ranch Golf Course does not have anything close to that many parking spots. The streets of this residential area will be packed and very unsafe to travel on because the roads are so narrow. Again, that is because this was designed as a golf course community. Soccer field expansion is much better suited for areas that contain other soccer fields or football/soccer field combination use. We have areas like the Pete Livermore Complex or Centennial Park that are already identified as areas where soccer fields can be expanded. These locations are directly compatible with this proposal for additional soccer fields. The news article the applicant included in the proposal answers the age old question "are more recreational areas needed?" I would imagine almost every city in the U.S. would say yes to that question. That does not mean to just add additional facilities at the expense of having a negative effect on an entire residential

neighborhood. Build the new fields at locations already established for that specific purpose since they are available.

In the following documents you will see requirements that are in direct conflict with the current SUP. How can there be a document that says clearly the golf course will operate as a "stand-alone" course and then start adding caveats that are in direct conflict with the original permit? That does not make sense. It would seem at the very least they would be required to start the process over and obtain a complete new permit so all the proper studies could take place to ensure there will not be an adverse effect on the residents, which is also stated in the current SUP, city ordinances and the in the city master plan.

Empire Ranch Estates is a quiet small residential community. We ask that you please review all of this information and reject this proposal for the following reasons:

- The current SUP and CC&R's are so specific to a golf course and a residential golf course community that just throwing in a caveat for soccer fields would directly conflict with multiple requirements in the SUP.
- There have been no studies at on how adding soccer fields would have an effect on lighting, noise, traffic, parking, safety, peaceful enjoyment or anything else for that matter. All this was addressed for a golf course but no other type of sport. Approving this would ignore both ordinances and the master plan. Especially a sport that encourages noise and unlimited attendance.
- This is just an attempt to get soccer introduced to make Empire Ranch Golf Course a soccer complex.
- Approving this is not in the best interest to the 114 immediate residents at Empire Ranch Estates.
- There are other very compatible locations in the city that can accommodate these soccer fields that have already been identified. It would just take the parties involved to work it out with the city. Do not understand why this can't be done.
- If the homes around the golf course were sold today as a soccer complex community the value would not be what they are. This will devalue our homes greatly.
- Great concerns about increased traffic on Empire Ranch Road and Morgan Mill Road are not addressed at all.

## **Special Use Permit (current SUP)**

The current SUP for the Empire Ranch Golf Course is about 170 pages. It contains questions and answers to issues that pertain to a "golf course". There are no other sport type activities included. The difference between golf vs. soccer is the "nature of the sport". This proposal does not include any compatibility studies done to show that soccer fields would not have an adverse effect on all the questionable issues that were asked and answered in the current SUP.

The attached information explains how this proposal contradicts some of the issues in both the current SUP and CC&R's. At the very least this proposal should be rejected and an entire new SUP should be required so all of the issues can be addressed along with any environmental issues, road conditions, traffic, and noise concerns.

### **Page:**

1. There has not been any data submitted showing that soccer fields would not have a negative impact maintaining this as a desirable community.
2. The current SUP states very clearly that the golf course will operate as a "stand-alone" course and not in conjunction with other facilities to subsidize the course. What other reason would this have been added in the SUP unless it was assurance that other entities would not be brought in? I would assume most buyers of homes in this area would want that assurance. It also points out that home values are dramatically increased by a golf course community. All of this was discussed concerning a "golf course" community, not other types of sports.
3. City ordinances are cited showing requirement that the "golf course" project would not be detrimental to use of peaceful enjoyment or economic value. Noise and other items are also listed. How can this be ignored when there have been no compatibility impact reports to show soccer fields would or would not be in line with the current SUP?
4. Road improvements were required for the golf course. According to the current proposal some access would take place on Morgan Mill Road. Has anyone taken a look at Empire Ranch Road and Morgan Mill Road? These would be the roads used and both of these roads cannot handle an increase in traffic. They are in terrible condition. This page also indicates the "golf course" "will not" generate any excessive noise. The current proposal does not have any restrictions on this. How is the Applicant going to control the amount of people that show up for an event? It could 50 or it could be 1,000. There are no studies showing the impact to the area should large attendance occur. It should not be acceptable to just take a verbal confirmation on how many will attend an event. This page also refers to outside lighting stating there will only be small lights from the clubhouse.



This proposal is requesting field lighting. Where is the data showing this will not have a negative impact on the surrounding area?

5. This page shows the importance of traffic. For the golf course a "full blown" study was done. This proposal will have a negative effect but requires no new study.
- 6a. This page from the current SUP talks again how the "golf course" will enhance the neighborhood. This proposal speaks nothing on how soccer will enhance the area.
- 6b. Under the current SUP with the heading of "design" it calls the neighborhood surrounding the area as a "move-up" neighborhood. It also mentions the neighborhood street design was intended to be one-way. That reflects on how narrow the streets are. It refers to "traffic for such a small development should be minimized". How does this proposal show that the residential area will remain that way with additional noise and traffic?
- 7a. This page states that due to the complicated nature of this SUP as it relates to the differing environmental constraints of the site such as flood plain, mercury, and contamination. The proposal does not mention how adding soccer may have an impact on this and no studies have been done. If a complete new SUP were required then all of this would be addressed in the new SUP.
- 7b. This page mentions again how a "golf course" will enhance and provide attractiveness and a pleasing environment for residents. How will this proposal maintain this with added noise and traffic?
8. This page discusses mercury contamination. How does this proposal address this issue as it pertains to soccer fields? Soccer is a contact sport. What about players sliding around on the grass with open wounds? With a new SUP all of this would be addressed as to the safety of playing this type of sport on this property.
9. This page deals with attendance on this golf course. It indicates the amount of players and how they are metered onto the course with tee times. This also shows what the worst case would be and how many golfers the course can actually handle. In the proposal for the soccer fields there is no indication or assurances on how they intend to control how many people would be coming and going. Due to the "nature of the sport" of soccer they want to encourage as many people to attend. So there are no limits. Since the golf course parking lot is small and the proposed additional parking location is small, attendees will use the narrow residential streets to park on. So this will also have an adverse effect on the residents, including noise, traffic, and discarded trash.
10. This page is from the CC&R's. It clearly states the facilities on the golf course are restricted to golf activities only and it strictly prohibits walking, jogging and more. The proposal for soccer fields indicates existing walking paths etc. They are not for public use so the proposal is misleading.

**Summary:** The current SUP and CC&R's are written for a very specific purpose and that was to facilitate a golf course and a golf course residential community. As stated on the attached page (7a) this is a very detailed and complex SUP and it is that way for a reason. It does not seem fair to the residents to just ignore all the stipulations and studies done in the SUP and say it will all be ignored for soccer fields. To just add soccer fields to this SUP is unacceptable. How can a sport of a different nature that really requires a new and detailed SUP just be thrown in without going through the proper studies and steps.

This proposal for soccer fields on the Empire Ranch Golf Course should be rejected.

6. Section 18.05.062(5f) requires that the development be in compliance with the standards of the zoning ordinance. This will be accomplished with approval of the subject's special use permit and submittal of the required additional studies and information as the project is carried out. A condition of approval shall establish that if the applicant and staff are not in agreement regarding the development of the property, the special use permit will be referred back to the Planning Commission for a resolution of the matter.
7. This project would not negatively effect the public health, safety and welfare and would not result in material damage to properties in the vicinity once compliance with the conditions of approval are carried out as the project develops. On the contrary, the proposed golf course has the ability to enhance the perception of Carson City as a more desirable community.

#### RECOMMENDED MOTION:

Staff recommends that the Regional Planning Commission "Move to approve U-93/94-67 from Stanton Park Development, Inc. (property owners: Edd P. Furgerson, Mike Darling and Carson City) to allow the development of a 27 hole golf course and related accessory appurtenances on a portion of a property zoned agriculture located east of the Carson River, south of Morgan Mill Road and west of the Brushwood River Knolls subdivisions, a portion of APN 8-361-26, 8-361-18, 10-021-37 and 10-351-26 based upon 7 findings and subject to 19 conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval on this application.

#### CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan as amended or revised by the Planning Commission and conditions of approval of the staff report.
2. All on and off site improvements shall conform to city standards and requirements including the provision of the flood engineering studying prior to grading the site, landscaping to be reviewed by staff including the provision for landscaping of the parking lot prior to grading the site and approval of building elevations prior to issuance of a building permit. The flood engineering study shall be reviewed by a professional engineer of the city's choosing competent in the field of flood engineering and the applicant shall be responsible for all costs incurred for the review on behalf of Carson City.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval and any extension of time must be requested in writing to the Community Development Department 30 days prior to the one (1) year expiration date. Should this permit not be issued in one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the acknowledgement of conditions for approval within 10 days of receipt of notification. If the acknowledgement is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.

Mr. Robert W. Junell  
U.S. Army Corps of Engineers  
March 25, 1994  
Page 18

tee to the landing area at the bend and again from the landing area to the green). Advance players will be challenged to shave points from their score by shooting across the dogleg directly from the tee to the green.

"Competitive in the local golf market" means that the golf course will have to generate a reasonable return consistent with other investments types and their associated risks. The proposed golf course will be a "stand-alone" course; i.e., the proposed course is not being built in conjunction with other facilities which would subsidize the course. Private golf courses are often built as part of an overall high-end housing development. The value of the adjacent homes are dramatically increased by frontage onto the private course and by membership rights granted by the developer. Thus, the increased value of the homes subsidize the development of the course. The same is true for golf courses developed in association with resort developments.

As a soundly operated business, the applicant commissioned a feasibility study for development of a golf course, prior to finalizing the original golf course plans. The Feasibility Study (which you have referred to as a Financial Analysis in your letters) was prepared by the Henry Bickler Company, a golf course consulting firm. Mr. Bickler, founder of the firm, has been operating and managing golf courses since 1956. Since 1965, he has been providing consultant services relating to all aspects of the golf industry including site and project feasibility studies, management and personnel studies, investment analyses, and fair market evaluations. The firm is also active in the negotiation of sales, leases, and management consulting for golf course properties representing buyers, sellers, lessors, and lessors. It was Mr. Bickler's 38 years of experience in this field that attracted the applicant to his services.

Mr. Bickler's Feasibility Study was performed prior to the applicant's understanding of the need for 404 permits and a 404(b)(1) analysis. Thus, his Feasibility Study addresses only the concern of the applicant, i.e., is it feasible to build a golf course at the Darling Ranch site to meet the objectives stated above? Although Mr. Bickler's Feasibility Study does not address alternative sites, his work does provide valuable insight as to (1) the regional golf course market, (2) the costs of developing a golf course, (3) the marketing advantages of an 18-hole versus a 27-hole golf course, and (4) the minimum characteristics needed at any alternative site. Additionally, we have coordinated with Mr. Bickler and his son, Cary Bickler (the architect of the various golf course designs for the Darling Ranch site) in responding to your questions about the alternatives analysis.

The Feasibility Study concludes that only a 27-hole, first-class (i.e., championship) golf course would generate the net income necessary for the proposed development (at Darling Ranch) to be economically feasible. It is important to note that this conclusion was made strictly as an analysis of the market evidence and not as an attempt to justify a 27-hole course. This is evidenced by the fact that the Feasibility Study was written in August of 1991, prior to the issue of 18- versus 27-hole golf courses being raised by the Corps.



essential to coordinate among different jurisdictions that are responsible for the regulation of differing aspects of this project.

The proposal for Objective III, Recommendation IV by utilizing flood prone land as open space for recreation use.

Objective IV, Recommendation I is advanced since the golf course has the potential to maintain and further enhance the attractiveness of this community by providing a more pleasing environment for resident, business and visitors once adherence to all the recommended conditions of approval and regulatory process is completed.

Objective IV, Recommendation II calls to maintain the historic character of Carson City as growth and development occur. Within this property, there is a designated historic resource. It is the applicant's intention to incorporate the historic Darling Ranch house as an amenity of the golf course.

The goal of creating an open space corridor along the Carson River is advanced by this proposal due to the applicant's offer to trade lands and dedicate open space easements to Carson City. This open space trail system along the river corridor is of benefit to the entire community.

3. Sections 18.05.062(5b) and 18.02.053(b) require that the proposed project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties in the general neighborhood and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The proposed golf course will not be of detriment to the neighborhood because it will be developed and operated in accordance with the Carson City standards and regulations as to drainage, landscaping, access and intensity of use all established for the purpose of protecting the safety, health and welfare of the community. During construction there will be temporary effects of noise, vibrations and fumes. These effects will be minimized by adherence to regular working hours and construction practices. Once the golf course is in operation, there will be an increase in physical activity. This impact will be mitigated by providing adequate access and by assuring ample set backs between the different components of the projects and the proposed and existing residential neighborhoods.
4. Section 18.02.053(c) requires that the proposed development has merit and value to the community as a whole. The proposed project has merit and value to the community as a whole by increasing the ad-valorem tax and providing a source for additional revenue for Carson City based on a land use that produces open space and recreation at the same time.
5. Section 18.02.053(d) and 18.02.062(5b) requires sufficient consideration to be exercised by the developer in adapting the project improvements to the vicinity including schools, fire protection, water, storm drainage and other improvements. This proposal will not have a direct impact on schools. The developer is willing to construct improvements necessary to provide fire protection as well as to extend, city sewer and water service to the site. Prior to the issuance of the grading permit, the proposal will be in compliance with the Carson City standards of Title 12 Flood Protection Ordinance. In relation to roads, the Public Works Department memorandum calls for a study that will determine what improvements are necessary not only on site but off site in order to mitigate any potential problems.



will serve letter for the subdivision, subject, one again to Carson City's Growth Management Ordinance.

C. According to the City's Utility Manager, adequate capacity for sewage disposal exists. Further confirmation will be obtained to satisfy the Public Works Department prior to the issuing of any construction permits.

D. The road improvements necessary to accommodate the golf course will be accomplished by the extension of Empire Ranch Road through the proposed EMPIRE ESTATES SUBDIVISION projected for the parcel directly to the West of this parcel.

#### REVIEW OF SPECIAL USE PERMIT

Question 1. Will the proposed use be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or in the general neighborhood; and cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity?

A. Everyone is familiar with the outdoor activity associated with a golf course. Along with the special use permit for the golf course will be a permit for all of the ancillary uses, such as the maintenance building, and the golf club house.

B. There will be no noticeable vibration, and there should be no additional noise to any adjacent property owners due to the difference in elevation of the property and that the homes will be located up on a bluff.

C. The golf course will not generate any excessive noise. And after construction there will be no dust or particulate matter. There may be a slight odor from the effluent, but it has been land applied to this parcel for the past 6 years prior with no known complaints.

D. The only outside lighting, besides street lighting, will be those lights at the golf club house for evening security and safety. None of the lights aforementioned should cause any problems to adjacent landowners.

E. The landscaping will be extensive due to the general requirement of the golf course and also due to the fact that a nationwide 404 Army Corps of Engineers permit is required due to resident wetlands. To obtain the 404 permit extensive planting and enhancements will have to be made, not only to the Carson River corridor, but also to the Carson Creek corridor.

F. Generally no off-site parking will be required.

- Preservation of existing open space (visual)
- Preservation and enhancement of wetlands
- Dedication of River Corridor to Carson City
- Dedication of access to the Carson River from Public Streets
- Preservation of the Flood Plane
- Enhancement of Carson Creek and The River corridor
- A large parcel for land application of wastewater effluent.
- Preservation of Flood Way.
- A 27 hole championship golf Course for local residents and to promote Tourism and enhance our economic base.

C. The question of traffic will be one of utmost importance. A full blown detailed traffic study has been commissioned by the applicant to show the exact effects of traffic caused by this development. Preliminary studies have indicated that the impact will be less than that caused by the City's two 18 hole courses on Centennial Road and Highway 50 East.

*III. Is there merit and value in the proposed development for the community as a whole?*

A. Carson City's two municipal golf courses are playing to almost their maximum capacity. The addition of a 27 hole championship golf course will compliment the existing City's courses as well as other private courses in the area. It is possible that Carson City could turn into a unique golfing center for the West Coast and enhance our tourism traffic with additional recreational facilities to enjoy. According to the applicant's consultant, the rates will be comparable to the City's municipal course.

*IV. Has sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.*

A. This project has been designed using the public input from the City's recent visioning survey. Even though the streets are narrower and there are several green belt areas, there is still sufficient paving and construction to produce additional storm water drainage that needs to be addressed. Provision for the majority of the drainage has been made to "reverse" flow in the existing Mexican Ditch back to the Carson Creek and eventually to the Carson River. A small amount will drain to Morgan Mill Road to existing drainage channels eventually, also, to the River.

B. This project is unique in as much as there is effluent water and water rights on the site. This water will be used for the green belt areas in compliance with the City's Utility Manager recommendations. The City's Utility Manager has been involved in the Major project review and has indicated that they will issue a

ITEM NO 34 ON  
TENTATIVE SUBDIVISION SUBMITTAL CHECKLIST

The EMPIRE ESTATES SUBDIVISION is a proposed development on property previously designated by the previous owner as a single family residential neighborhood. This plan is in keeping with his overall plan for the Darling Ranch and a continuation of the Brushwood Estates Subdivision.

The benefits of this development to the City start with the fact that it is adjacent to a major subdivision already under construction and all public services are readily available and accessible to the site. It is not defined as an infill, but it certainly qualifies as a direct continuation of growth which eases the burden on such public services as fire and police protection. Because it is adjacent and there are connecting roads, school bus routes merely continue and there is no lost time for the bus to commute to another area further from town.

All public utilities are available: such as City Water, City Sewer, Natural Gas, Sierra Pacific Power, TCI Cable and Capital Sanitation. The City will need to issue a Will Serve letter for the municipal water supply. The developers also acknowledge that this project will be subject to Carson City's growth management ordinance.

This development is readily accessible to public services such as schools, libraries, police and fire protection. The fire flows for fire protection have been run and there appears to be no problem in meeting the City's requirements for fire flows.

**SITE DESCRIPTION** This area of the Ranch is located on the "Bluff" and the plan for this section has always been for housing. A Master Plan and Zoning change will be required. The lower part of the ranch is in the 100 year flood plane as well as the flood way, but this part of the development is clear out of any flood zones. The property of this project is relatively flat and development should not cause any problems with drainage or erosion. As a part of the golf course package the developers are proposing a land exchange with the City to allow a complete and continuous access to the Carson river corridor. It will be a walking path that the residents of this development, as well as adjacent, will have direct access too.

**GOLF COURSE** Even though it is not a part of this application, the developers are requesting, simultaneously, a special use permit on the lower adjacent property for a semi-public 27 hole championship golf course. The EMPIRE ESTATES SUBDIVISION, even though it is a complete and separate project, will enhance the golf course and the course will enhance, not only EMPIRE ESTATES, but also all of the other housing neighborhoods in the direct area.



**DESIGN.** It is with pride that the developers submit the Tentative map that reflects the communities concerns relating to developing "residential neighborhoods" that are people friendly. This design incorporates new-old, neo-traditional, ideas to street paving width as well as it incorporates one-way streets to allow for easier flow of traffic as well minimize non-local traffic in the neighborhoods. The developer also offers a variety of lot sizes to allow the individual homebuilder the choice of sizes to allow them to build their home to the size and style that they choose. It is primarily intended that this subdivision will be a "move-up" neighborhood. The developer hopes to emphasize neo-traditional designs, realizing that in Nevada the family car is still a significant part of our lifestyle and that garages and cars will still dominate the design. The developer has provided in this outstanding design for wide paths on only one side of each street. A four (4) foot strip has been left on the no sidewalk side for future use if it becomes apparent that two sidewalks are indeed needed. On the side of choice, north and east, the walk path will be 6 foot wide with a 4 foot planted buffer between the path and the paved street. The planting of trees and shrubs in this planting area on each street will enhance the cozy, neighborhood feeling and create an eye pleasing view as you enter and drive the subdivision. In addition, the developer has added several areas for neighborhood focal points to allow homeowners to participate in neighborhood functions. These "green areas" will be kept green with already available effluent waters. The walking paths will connect the green areas to the golf course club house as well as to other small neighborhood commercial endeavors allowed in this progressive development. With respect to this issue, the developer is requesting something new, and that is that 6 lots, 72, 73, 87, 88, 98, 99, 100, and 101, be designated limited professional commercial use. This designation would allow for limited professional use such as an appraiser who works out of his home. It could also be used for a CPA who has a small single practice out of his home where client visits would be somewhat limited. A home-office attorney might also qualify. This designation is intended to allow those people with small practices and limited client contact to work at home and be close to a recreational golf facility. The developers are also requesting a neighborhood commercial on lot 119 to allow for commercial venture such as a Bed and Breakfast or restaurant.

**TRAFFIC** The preliminary traffic studies show that the subdivision will not have significant impacts on surrounding adjacent streets. This 120 lot subdivision fits nicely with the surrounding developments and traffic for such a small development should be minimized. However the developer has authorized a major detailed traffic study to measure the impacts at the intersection of Empire Ranch Road and Highway 50 East, and also the impact on Graves Lane. The new design of the interior streets allows for narrower paved sections as well as "roundabouts", "circles", or as known in Europe "Circus". These roundabouts will help to slow traffic and allow for additional green areas with the development.

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(7a)

CITY OF CARSON, STATE OF NEVADA  
REGIONAL PLANNING COMMISSION  
JUNE 28, 1994

NOTICE OF DECISION

A special use permit application, U-93/94-67, was received from Stanton Park Development, Inc. (and other property owners: Carson City, Edd P. Furgerson) to allow a golf course on property zoned Agricultural (A), located at 4480 Morgan Mill Road on portions of APN's 8-361-26, 8-361-18, 10-021-37 and 10-351-26, pursuant to the requirements of the Carson City Municipal Code.

The Regional Planning Commission conducted a public hearing on June 28, 1994, in conformance with City and State legal requirements, and the Regional Planning Commission approved U-93/94-67, and based its decision on the following findings and subject to the following conditions of approval:

**FINDINGS:**

1. Section 18.02.051(5) authorizes the staff to recommend continuance or denial if the application needs materials to be complete. The staff finds this application to be complete for the purpose of the land use considerations. However, additional design work must be conducted and reviewed in relation to the club house, parking area, buildings for maintenance and any other public enhancement to be dedicated to Carson City. The applicant shall comply with the requirements of Title 12 Flood Protection Ordinance of the CCMC once a detailed grading plan for the golf course is prepared.
2. Section 18.02.053(1a) and 18.05.062(5) call for the proposal to be in keeping with the master plan. The proposal furthers Objective I, Recommendation I by providing a balance between the City's social, cultural and economic needs and environmental consideration in the allocation of its land resources. The proposed golf course will allow for a more intense use of the land while at the same time being compatible with the many limitations of the land such as flooding, high water table, mercury contaminated areas and wetland areas to be mitigated and enhanced.

Objective II, Recommendation I calls to advocate land uses were compatible to the interest and vitality of an area and adequately meets the density requirements of the land use map. The proposed golf course is in keeping with the density requirements of the land use map and promotes the creation of open space in perpetuity. The recreation aspect of this proposal adds to the interest and vitality of Carson City as a destination resort. Requirements to traffic and hours of operation must be provided as conditions of approval in order to mitigate potential harmful effects on the residents of the area.

Objective II, Recommendation III calls to promote a greater cooperation between the city, state and federal governments in order to achieve harmony in public and private development. Due to the complicated nature of this special use permit as it relates to the differing environmental constraints of the site such as flood plain, mercury contaminated ponds, wetlands and potential impacts on wildlife and the river water quality, it is



Page 7b 76  
essential to coordinate among different jurisdictions that are responsible for the regulation of differing aspects of this project.

The proposal for Objective III, Recommendation IV by utilizing flood prone land as open space for recreation use.

Objective IV, Recommendation I is advanced since the golf course has the potential to maintain and further enhance the attractiveness of this community by providing a more pleasing environment for resident, business and visitors once adherence to all the recommended conditions of approval and regulatory process is completed.

Objective IV, Recommendation II calls to maintain the historic character of Carson City as growth and development occur. Within this property, there is a designated historic resource. It is the applicant's intention to incorporate the historic Darling Ranch house as an amenity of the golf course.

The goal of creating an open space corridor along the Carson River is advanced by this proposal due to the applicant's offer to trade lands and dedicate open space easements to Carson City. This open space trail system along the river corridor is of benefit to the entire community.

3. Sections 18.05.062(5b) and 18.02.053(b) require that the proposed project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties in the general neighborhood and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The proposed golf course will not be of detriment to the neighborhood because it will be developed and operated in accordance with the Carson City standards and regulations as to drainage, landscaping, access and intensity of use all established for the purpose of protecting the safety, health and welfare of the community. During construction there will be temporary effects of noise, vibrations and fumes. These effects will be minimized by adherence to regular working hours and construction practices. Once the golf course is in operation, there will be an increase in physical activity. This impact will be mitigated by providing adequate access and by assuring ample set backs between the different components of the projects and the proposed and existing residential neighborhoods.
4. Section 18.02.053(c) requires that the proposed development has merit and value to the community as a whole. The proposed project has merit and value to the community as a whole by increasing the ad-valorem tax and providing a source for additional revenue for Carson City based on a land use that produces open space and recreation at the same time.
5. Section 18.02.053(d) and 18.02.062(5b) requires sufficient consideration to be exercised by the developer in adapting the project improvements to the vicinity including schools, fire protection, water, storm drainage and other improvements. This proposal will not have a direct impact on schools. The developer is willing to construct improvements necessary to provide fire protection as well as to extend, city sewer and water service to the site. Prior to the issuance of the grading permit, the proposal will be in compliance with the Carson City standards of Title 12 Flood Protection Ordinance. In relation to

John N. Reese, Colonel

File No. COE 4-8  
PN 199200197

used on the site, we recommend they be rapidly biodegradable and their breakdown products be harmless to all forms of life. These concerns extend to other potentially harmful substances that may be present in the effluent as well.

#### Mercury Contaminated Areas

At this time, we are in agreement with the proposal to fill in the ponds that are contaminated with mercury. The wetlands filled should be fully compensated, however. We note that several other areas tested in February and March 1992 for mercury contamination and found to have high levels of the substance are proposed to be graded for golf course construction. No information was provided on how mobilization of mercury through soil disturbance would be avoided. Mr. Goebel was not aware of the location of mercury laden soils other than those associated with the ponds. Please refer to our March 26, 1993, letter to your agency on mercury contamination on the site. Many of the issues raised in our letter have not been resolved. In particular, the following issues are pertinent:

- o The generic Environmental Protection Agency recommended clean-up standard of 25 parts per million (ppm) of mercury for sediment and soil have not yet been adopted for the Carson River Mercury Site and may not be appropriate for this site. Mercury was found in other portions of the golf course project area, but in concentrations below 25 ppm.
- o High levels of mercury may occur in areas of the project site not sampled. Because we do not know the full history of the site, including past land grading activities and the full range of ore milling activities that occurred at this location, it is difficult to determine whether sampling efforts conducted in 1992 were adequate. We continue to believe that activities such as construction, operation, and maintenance of a golf course in this area may result in the exposure, remobilization, transport, and redistribution of mercury in other hot spots of contamination. As stated in our March 1993 letter, revegetation of the golf course with grasses may slow the transport and redistribution of mercury by erosion.

A 27-hole course is more profitable than an 18-hole course for several reasons.

1. **Economy of Scale.** The operating costs per hole of a 27-hole course are less than that of an 18-hole course. Both courses need only one club house, one pro shop, one putting green, one driving range, one golf course manager, etc. Other materials, supplies, and labor are less expensive when obtained in larger quantities. With a reduced operating cost per round of golf, a 27-hole course can be more competitive and increase its likelihood of financial success.
2. **Flexibility in Scheduling Play.** A golf course can only accommodate a limited number of players per day and is thus limited in potential income from green fees. The number of players per day is dependent upon the number of daylight hours and the speed of the course (how fast a foursome can play 18 holes). At peak play hours, a foursome of players are expected to start at the first tee every eight minutes and finish playing approximately 4.5 hours later. If starting times are spaced in intervals of approximately eight minutes beginning at 7:00 am through 1:30 pm, an 18-hole golf course could accommodate up to approximately 200 18-hole rounds per day. However, the more popular starting times for golf are generally early morning and late morning through early afternoon. Golfers who cannot get a reservation for a popular starting time at their favorite course will often go to another course. A 27-hole course can maximize competitiveness with other courses in the area by providing a greater number of popular starting times.

A 27-hole course can be set up with three first tees, each starting a foursome of players approximately every 8 minutes from 7:00 am to 9:15 am (the most popular starting time). Approximately 202 people can start during the morning on this schedule. At approximately 9:15 am the players who started at 7:00 am will begin to crossover to play their second set of 9 holes. To accommodate these players, the golf course will be closed to new players from approximately 9:15 am to 11:30 am.<sup>1</sup> From approximately 11:30 am to 1:45 pm the course opens up again for new players. The first new player at 11:30 am follows the 9:15 player as he starts his second set of 9 holes. The afternoon schedule can also accommodate up to 202 players. [An 18-hole course can be operated in this way to some extent, but does not offer the flexibility provided by a 27-hole course and certainly does not offer the same number of prime starting times.] Thus, with a greater number of prime starting times, the 27-hole course is likely to attract a larger number of players and increase its likelihood of financial success.

3. **Variety.** A 27-hole course is like having three different courses at one location. The three 9-hole segments are labelled A, B, and C. A golfer can play the AB combination, the AC combination, or the BC combination. Golfers can get bored playing the same course every time. A 27-hole course provides variety of play that is likely to keep the same golfing clientele for a longer period of time, increasing the likelihood for financial success of the course.

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<sup>1</sup>This period is considered the "crossover" time. While new starting times could be scheduled during this period, these starting times are given up in order to maximize the number of early morning starting times.



Page 10 (10)  
4.02 Operation of Golf Carts. All golf carts operated within the Project may only be operated on designated pathways. Operation of golf carts by unlicensed drivers is strictly prohibited without the consent of the legal guardian of said unlicensed driver. Operators of golf carts must obey all traffic signs and posted speed limits. Golf cart operators assume all liability for injury, damage to property or claims in any way whatsoever related to their operation of the golf carts allowed by this Declaration.

4.03 Storage of Golf Carts. When not in use, all golf carts allowed by this Declaration must be stored in each respective homeowner's garage, along with all other vehicles. At no time should a vehicle or golf cart be left parked in the driveway to street front over night.

4.04 Jogging, Walking, Bicycling, Picnicking on Golf Course Areas Prohibited. The golf course areas are restricted to golf activities only. Other walking, jogging, bicycling, picnicking in the golf course areas is strictly prohibited.

## ARTICLE V

### ARCHITECTURAL REVIEW COMMITTEE

5.01 Architectural Review Committee. Whenever in this Declaration or in any supplemental Declaration the approval of the Architectural Review Committee ("ARC") is required, it shall have the right to consider all of the plans and specifications for the improvement or proposal in question and all other facts which in its sole discretion are relevant.

5.02 Architectural Review Committee Approval. No action described in Section 5.01 above may be taken by an Owner or caused by an Owner to be taken until all requirements which may be imposed by Carson City have been fully satisfied, and the plans and specifications showing the nature, kind, color, shape, dimensions, materials, and location of the same shall have been submitted for approval in writing as to harmony of external design and location in relation to surrounding structures and to topography by the ARC provided in Paragraph 5.03 hereinbelow. In the event the ARC fails to approve or disapprove such design and location in writing within forty-five (45) days after said plans and specifications have been submitted to it, approval by the ARC shall not be required.

#### 5.03 Architectural Review Committee.

(a) Organization. The ARC shall consist of three (3) members. The Declarant shall appoint all of the original members of the Committee and all replacements thereto until ninety percent (90%) of all lots in the Project have been sold. Any members of the ARC not selected by the Declarant as provided for hereinabove shall be elected by a majority of the owners. Any meeting conducted by the owners shall require written notice sent to all homeowners, at least ten (10) days in advance of such meetings, and any such meeting, to constitute a quorum, shall require fifty-one percent (51%) of the owners being present in person or by proxy. A majority of owners present and entitled to vote, either in person or by proxy, shall be sufficient for the passage of any motion to select members of the ARC. Each owner shall have one (1) vote for every lot owned. The vote for each such lot may be cast only as a unit and fractional votes shall not be permitted. In the event joint owners are unable to agree among themselves as to how their vote(s) shall be cast, they shall lose their right to vote on the

## **Ordinances and Carson City Master Plan**

Noticed in the proposal is the use of "Balanced Land Use" most likely an effort to use the same words that are stated in the Master Plan. Included in the attached pages are also excerpts from the Master Plan that indicate actions under Strategy/Action and Property Value Retention/Enhancement that support the idea a soccer field may not be in the best interest of an already existing golf course community. In the current Special Use Permit (SUP) these issues are addressed as it pertains to a golf course and golf course residential community. There is nothing in the current SUP or proposal showing what the impact would be if soccer fields are introduced onto a golf course community. In our quad-county area we have a fair amount of golf courses. I am not aware of any of them that include soccer fields, football fields, moto-cross or baseball fields. All of these sports are more compatible with each other than any of them are with a golf course do to the nature of the sport.

### **Pages**

1. This page "Special Use Permits" "will not be detrimental to the use of peaceful enjoyment, economic value, or development of surrounding properties" etc. All of this was covered in the current SUP concerning a golf course and golf course residential community. If this proposal is approved without any of these findings concerning soccer fields the integrity of this ordinance is very much in question.
2. This page mentions compatible land uses in city ordinances. The soccer field proposal does not include any data or information showing golf course and soccer field compatibility. It also mentions that if not compatible it should be denied. Since the applicant does not provide any information on compatibility the proposal should be denied.
3. Directly from the Master Plan are excerpts showing comments related to the protection of property values. One could make the argument there are no studies showing soccer fields have a negative impact on home values but it should be on the applicant to show how it will "not" have a negative impact. Additional noise and traffic alone is a negative impact.
4. This page from the Master Plan Under, Strategy/Action again states to minimize impacts on existing neighborhoods.
5. This page from the Master Plan mentions the need to "protect the visibility of the City's dark skies. Install soccer field lights is in direct conflict with this. Another example of soccer fields being non-compatible within a golf course residential community.



**18.02.080 - Special use permit (conditional uses).**

1. Authority. The Commission shall have the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a Special Use Permit for any conditional use.
2. Application Requirements. Before a Special Use Permit may be considered for approval:
  - a. The applicant shall file with the Planning Division plans showing the applicant's intent and meeting the requirements for a complete application, including a signature of at least one (1) owner of record of the subject property. The detailed site plan will include a landscaping plan conceptually designed in accordance with the requirements listed in Division 3, Landscaping, of the Development Standards.
  - b. The proposed use shall be listed as a conditional use in the land use district or shall be a similar use not listed. The Director shall determine whether or not a use not included as a conditional use is a similar use that does not deviate from the pattern of other conditional uses in that land use district and complies with that district's purpose statement.
3. Investigation. The Director shall investigate each application to assure that the proposal is consistent with the requirements of this Title.
4. Hearing.
  - a. The Commission shall hold a public hearing, not later than sixty-five (65) days after acceptance of a complete application, and shall give notice of time and place and purpose thereof by mailing a notice, pursuant to Title 18 (Notice).
  - b. The Commission shall hear and consider evidence and facts from any person at the public hearing, or shall consider written communication from any person relative to the proposed Special Use Permit.
5. Findings. Findings from a preponderance of evidence must indicate that the proposed use:
  - a. Will be consistent with the objectives of the Master Plan elements;
  - b. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;
  - c. Will have little or no detrimental effect on vehicular or pedestrian traffic;
  - d. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements;
  - e. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;
  - f. Will not be detrimental to the public health, safety, convenience and welfare; and
  - g. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
  - h. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

10. Commission Findings. When forwarding its decision to the board for adoption of the amendment, the commission shall, at a minimum, make the following findings of fact:

a. Consistency with Master Plan.

- (1) Adoption. The proposed amendment is in substantial compliance with the goals, policies and action programs of the master plan.
- (2) Denial. The proposed amendment is not in substantial compliance with the goals, objectives and policies and action programs of the master plan.

b. Compatible Land Uses.

- (1) Adoption. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (2) Denial. The proposed amendment would result in land uses which are incompatible with existing adjacent land uses, and would adversely impact the public health, safety or welfare.

c. Response to Change Conditions.

- (1) Approval. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the board and the requested amendment represents a more desirable utilization of land.
- (2) Denial. The proposed amendment does not identify and/or address changed conditions of an area that have occurred since the plan was adopted by the board and the requested amendment does not represent a more desirable utilization of land.

**5.7c—Statewide Economic Development Efforts**

Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.

**5.7d—Business Cycles**

Recognize that business cycles will occur and the competitive landscape is rapidly evolving. Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.

**5.7e—Neighboring Counties**

Recognize that Carson City's economy and economic development are impacted by a broader economic unit that includes surrounding counties. Wherever possible, and where there is a net positive economic and fiscal gain, economic development strategies should be collaborative.

**5.7f—Property Value Retention/Enhancement**

Promote economic development alternatives that protect or enhance existing and future property values -- commercial, industrial and residential.

**5.7g—Adequate Infrastructure**

Recognize the importance of adequate infrastructure in economic development and long-run economic stability.

**GOAL 5.8—PROMOTE FISCAL AND ECONOMIC HEALTH****5.8a—Balanced Revenue System**

To the extent of the City's control, maintain a balanced revenue system that is competitive for business and residential investment.

**5.8b—Fiscal Impact**

Recognize the unique nature of Nevada's tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
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### Goal 9.3—Maintain the Quality and Character of Established Neighborhoods

9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City's established neighborhoods.

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9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.

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### Goal 9.4: Protect the Character of Existing Rural Neighborhoods

9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them (although this pattern will be discouraged).

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9.4b—Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for a comparable density.

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### GUIDING PRINCIPLE 10: PROTECTION OF HISTORIC RESOURCES

#### Goal 10.1—Preserve and Enhance Historic Resources

10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.

PR

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10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.

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10.1c—Continue to maintain an inventory of historic properties within the City.

PR

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### CHAPTER 7: A CONNECTED CITY

#### GUIDING PRINCIPLE II: A SAFE, EFFICIENT, MULTI-MODAL TRANSPORTATION SYSTEM

#### Goal 11.1—Establish an Integrated Multi-Modal Transportation System

11.1a—Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.

PR

O

11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.

PR

O

11.1c—Seek opportunities for coordination in the implementation of the City's Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.

R

O



### 3.2b—Dark Skies

Protect visibility of the City's dark skies, encourage energy conservation, and limit the impacts of light pollution on the community and surrounding public lands by reducing light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the Western Nevada Community College Observatory.

### 3.2c—Communication Facilities and Equipment

Ensure that communication facilities and equipment, such as cellular towers, are located and designed so as to not detract from the City's visual quality. Facilities and equipment will be evaluated according to Chapter 18.15 of the City's Municipal Code.

### 3.2d—Carson City Freeway Corridor

Establish and maintain signage controls for the Carson City Freeway Corridor prior to completion of construction to establish the height, type, size, and quantity of signs that will be permitted for future development.

### 3.2e—Eastern Portal

Ensure that future development occurring within the Eastern Portal is consistent with the policies contained in the V&T-SPA, located within Chapter 8 of this Master Plan.



*Future development occurring within the Eastern Portal should be consistent with the policies contained in the V&T-SPA.*

## GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER EVENTS ON THE COMMUNITY

### 3.3a—Coordination

Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.

### 3.3b—Neighborhood Design

Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).

### 3.3c—Public Awareness

Increase public awareness of the potential hazards presented by living and building within the Urban Interface by continuing to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.



*New neighborhoods occurring at the Urban Interface should be designed to minimize the impacts of potential natural disaster events, such as wildfires.*



## **Battle Born Futbol and SportLogic**

In February of 2018 it was announced that Empire Ranch Golf Course was being sold to some folks that wanted to make it a soccer complex. There were several people that were introduced to the residents and for reasons that were never made clear the residents were told the buyers walked away from the deal.

In the last meeting at the clubhouse requested by the course owner Dwight Millard, the residents were informed soccer was gone and the owners were going to concentrate on fixing up the course. At this meeting the residents were introduced to the new golf course marketing manager and his name is Andrew Robles. This was suspect because he was the soccer pro for the people that wanted to purchase the course. Andrew Robles was also the lead person for an organization called "Let's Kick It". It was then announced on their website the home base for Let's Kick It was Empire Ranch Golf Course. Code Enforcement was contacted concerning soccer events they were setting up and finally the city issued them a Temporary Use Permit for a couple of small events. The permit contained a clause that stated if they wanted to do anymore events like this the golf course will have to change the long term Special Use Permit. Soccer went away and I assume due to the pandemic there was less interest in soccer.

What did startup was Battle Born Futbol. The head coach is Andrew Robles. Clearly this ties this organization in with the golf course owners. On the Battle Born website they are announcing a micro-stadium to be built in Carson City and they will break ground in 2021. This is being developed with SportLogic. They do not mention any location but yet they are selling tickets with the offer of choice stadium seats. The site at this time now states an ETA for the completion of the stadium in 2022 with no location stated.

The President of Battle Born Futbol is listed as Marc Radow. He has a profile that says he is the CEO of SportLogic, Inc. I am unable to find any reference to this company on the Secretary of State website/business search. I was able to find the only active listing for Marc Radow under The Roxi Group. The address of this business is 1885 E. Long Street which is also the address of Millard Reality. Marc Radow is one of the names on the proposal. This connects both the head coach Andrew Robles and the CEO of SportLogic Marc Radow to Millard, the owner of the golf course. In the narrative under the Micro Stadium it claims it is being developed with Spark Creation. Included is the print out from the Secretary of State website showing Spark Creation is dissolved.

It appears the plan is to get the fields built on the golf course then move to build the stadium. At this time the golf course does not have permission to have soccer fields but have already started construction calling it grubbing. How can they be so certain of this

getting approved that they are already putting time and money into this? It is suspected this proposal is nothing more than a ruse to get their foot in the door to get a stadium built.

You should not do this to our small residential neighborhood. Keep in mind that under the current SUP no soccer is allowed. Yet they show online an Empire Ranch Sports Complex. This proposal for soccer fields is only the beginning and needs to be stopped now. It is nothing more than a ruse to get started on turning the golf course into a soccer complex. Please see attached documents.

- Shows flyer from 2018 in an attempt to create the Empire Ranch Sports Complex and mentions Andrew Robles and Marc Radow
- Shows SportLogic location at 1885 E. Long Street in Carson City and Marc Radow as CEO
- Shows Millard Reality located at 1885 E. Long Street in Carson City
- Shows Marc Radow as CEO of SportLogic
- Shows all of the business entities connected to Marc Radow I was able to locate on the Secretary of State website. SportLogic Inc is not listed. The only one active is The Roxi Group Inc and it is located at 1885 E. Long St in Carson City. Same address as SportLogic and Millard Reality
- Shows page from Battle Born Futbol and a MicroStadium eta of 2022
- Shows picture of Soccer Stadium (MicroStadium) that is to break ground in Carson City in 2021
- Shows Battle Born Futbol selling tickets with the incentive to choose a seat in the new stadium

# Empire Sports Complex

Tahoe Reno Carson City, Nevada



Featuring

Flat Fields Turf & Natural Grass 5 Full Size Competition, 14 Youth, & 6+ Acres Practice

18 Hole Championship Golf + Driving Range

Public & Private Club House, Locker Rooms, Full Service Restaurant & Bar

Located: Carson City, Nevada (State Capital)

Contact Information: Mark Radwin, MRC@markradwin.net, (775) 945-7520  
Andrew Bobbes, info@littlereddot.com, (775) 936-6243

## Empire Sports Complex

Concept Site Study

Spring 2018

### Field Advantages

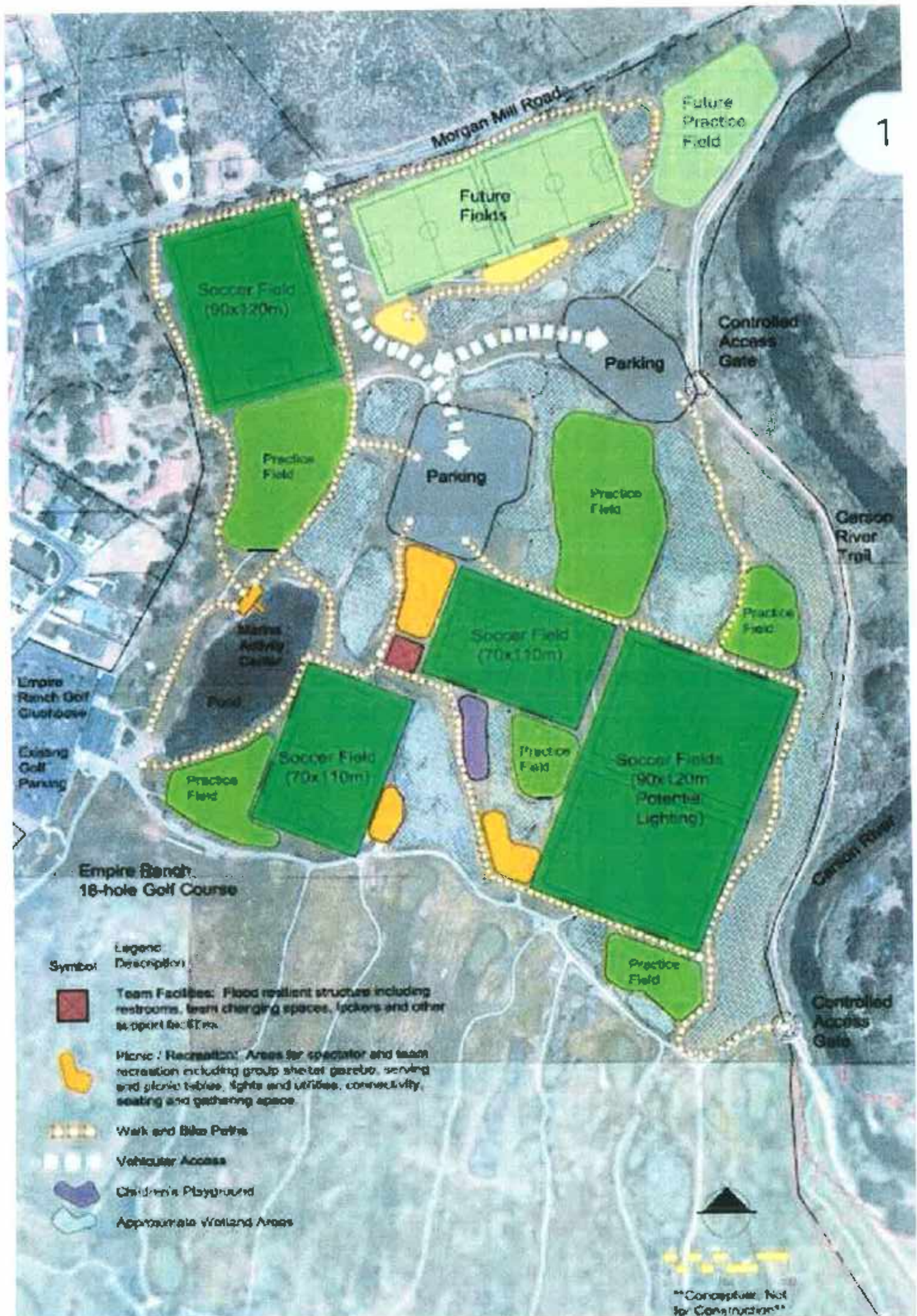
- 2 Artificial Turf & 3 Natural Grass
- High Altitude
- 12 Month Operation Season
  - Turf & Grass
- Maintained to Premium Specs
- Priority Irrigation Access (drought resistant)

### Complex Advantages

- User Orientation
- Integrated Hotel(s)
- Meeting & Convention Space
- On Site Food & Beverage
- Spectator Amenities







SportLogic Inc. in Worldwide



## SportLogic Inc.

Real Estate

Carson City, Nevada · 71 followers

Sport, Community and Education


Follow



View all 7 employees

## About us

SportLogic Inc. is a real estate investment company with an intricate perspective on sport logistics, the US Soccer ecosystem, and designs, develops soccer specific micro stadiums and facilities that create community impact

Website	<a href="http://www.sportlogicinc.com">http://www.sportlogicinc.com</a>
Industries	 Real Estate
Company size	1-10 employees
Headquarters	Carson City, Nevada
Type	Privately Held



## Locations

Primary

1885 E Long St

Carson City, Nevada 89706, US

[Get directions](#) ↗

## Employees at SportLogic Inc.



**Marc Radow**

Chief Executive Officer at SportLogic Inc.



**Mark Chen**



**Hassan Oussi**

Purchasing Manager



**Morris Kao**

Junior Software Developer

[See all employees](#)

## Updates

SportLogic Inc.

71 followers

4mo

<https://lnkd.in/gc2VGNQ>



NCI 7213-A

HOME

REAL ESTATE

CONSTRUCTION

RENTAL SERVICES

ABOUT

## OUR OFFICE

1885 East Long Street, Carson City, NV 89706,  
United States



View Map

1885 E. Long Street, Carson City, NV 89706

Phone: (775)882-5000

Fax: (775) 882-1618

email: [info@millardrealty.com](mailto:info@millardrealty.com)

GIVE US A  
CALL:

(775) 882-

## OR SEND AN EMAIL

Email: \*

Enter email address

☐ Check here to receive email updates

Name: \*

Subject: \*

Message: \*



**BUSINESS ENTITY AND MARK SEARCH RESULT**

Name	Status	Filing Date	Type	NV Business ID	Entity Number	Mark Number	Actions
SPARK CREATIVE, LLC	Dissolved	10/24/2007	Domestic Limited- Liability Company (86)	NV20071419381	E0758862007- 8		Manage this Bu

Page 1 of 1, records 1 to 1 of 1

[Return To Search](#)

Marc Radow



## Marc Radow

Chief Executive Officer at SportLogic Inc.

Reno, Nevada · 381 connections

Join to Connect

 SportLogic Inc.

 University Nevada Reno

 Company Website 

## About

Radow has in-depth business development, financial management, and project management experiences throughout North American and global channels. He implemented his financial strengths as a CFO in hospitality growing a fledgling firm into the largest tour operation in N. America. The experience cemented his international perspective and drive to grow profitably.

Radow then joined the Roxi Group, Inc., a pioneering manufacturing, sales and distribution firm where he served as its Director of Business Development and lead the company's licensing, sales, and distribution divisions.

Later, Radow was discovered by JAG Development, LLC, a company emphasizing land entitlement through diverse development projects to unleash value for investors, developers and lenders.

At present, Radow serves as a portfolio manager and Director of Business Development & Client Relationships at Veni Capital Directors. He is responsible for monitoring risk & asset correlations and to communicate these to clients. His interaction across departments and close workings with

Marc Radow

lead Radow to a Professional Partnership with Westside Wealth Management of Raymond James. The team wins awards for its use and implementation of Real Assets, Managed Futures, Global Equity, and Fixed Income to smooth volatility and generate extraordinary risk adjusted returns.

Mr. Radow was awarded a Bachelor of Science degree in finance from the University of Nevada. He is FINRA Series 65 (Uniform Investment Advisor Law Examination) qualified.

## Activity



Vans, a VF Company x Juventus Football Club ? I'm here for it. How about that checker pattern ☐☐☐☐☐☐☐☐ #football #soccer #sports #marketing...

Liked by Marc Radow



Our greatest PRESIDENT ever with our gorgeous & classy First LADY.

Liked by Marc Radow

## Experience



### Chief Executive Officer

SportLogic Inc.

Jan 2018 - Present · 3 years 3 months

United States

### Investment Advisor

Vici Partners LP

Sep 2012 - Present · 8 years 7 months

Alternative investments. Hedge Fund. Derivatives, Option Strategies. Long & Short positions. Emphasis Real Assets.



**BUSINESS ENTITY AND MARK SEARCH RESULT**

Name	Status	Filing Date	Type	NV Business ID	Entity Number	Mark Number	Actions
CLASS TRAVEL INTERNATIONAL, INC.	Dissolved	11/12/1992	Domestic Corporation (78)	NV19921069426	C12317-1992		Manag
JAG DEVELOPMENT, LLC	Dissolved	09/16/2004	Domestic Limited-Liability Company (86)	NV20041214232	LLC21186-2004		Manag
THE ROXI GROUP, INC.	Active	12/06/1995	Domestic Corporation (78)	NV19951163269	C21349-1995		Manag
THE VICI PARTNERS, L.P.	Revoked	01/12/2012	Foreign Limited Partnership (88)	NV20121034617	E0027992012-6		Manag
VENI CAPITAL DIRECTORS INC	Revoked	01/31/2012	Domestic Corporation (78)	NV20121064203	E0054362012-4		Manag
VIDI CAPITAL ADMINISTRATION INC	Revoked	01/31/2012	Domestic Corporation (78)	NV20121064196	E0054352012-3		Manag

Page 1 of 1, records 1 to 8 of 8

[Return To Search](#)

## ENTITY INFORMATION

### ENTITY INFORMATION

**Entity Name:**

THE ROXI GROUP, INC.

**Entity Number:**

C21349-1995

**Entity Type:**

Domestic Corporation (78)

**Entity Status:**

Active

**Formation Date:**

12/06/1995

**NV Business ID:**

NV19951163269

**Termination Date:**

Perpetual

**Annual Report Due Date:**

12/31/2021

### REGISTERED AGENT INFORMATION

**Name of Individual or Legal Entity:**

JULES RADOW

**Status:**

Active

**CRA Agent Entity Type:****Registered Agent Type:**

Non-Commercial Registered Agent

**NV Business ID:****Office or Position:****Jurisdiction:****Street Address:**

5615 FORET CIRCLE, RENO, NV, 89511, USA

**Mailing Address:****Individual with Authority to Act:****Fictitious Website or Domain Name:****OFFICER INFORMATION**☐ **VIEW HISTORICAL DATA**

Title	Name	Address	Last Updated	Status
President	MARC RADOW	1885 EAST LONG ST, CARSON CITY, NV, 89706, USA	12/21/2018	Active
Secretary	MARC RADOW	1885 EAST LONG ST, CARSON CITY, NV, 89706, USA	12/21/2018	Active
Treasurer	MARC RADOW	1885 EAST LONG ST., CARSON CITY, NV, 89706, USA	12/21/2018	Active
Director	MARC RADOW	1885 EAST LONG ST., CARSON CITY, NV, 89706, USA	12/21/2018	Active

Page 1 of 1, records 1 to 4 of 4

**CURRENT SHARES**

Class/Series	Type	Share Number	Value
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No records to view.

Number of No Par Value Shares:

**1000**

Northern Nevada and Tahoe are home to amazing opportunities; we have incredible sports resources and we have the best talent around! We plan to prove it!

**Battle Born Futbol Club** enters the UPSL 4<sup>th</sup> Division men's professional development soccer. We are going to fill the land with the sounds of hard work, skilled play, and exciting victories!

Established 2021

Training & Game facility:

- Interim: Northern Nevada Field (may rotate from Reno, Sparks, Carson City & Minden) pending field availability and status
- Future Home: [MicroStadium eta 2022](#)

Team URL [www.BattleBornFC.com](http://www.BattleBornFC.com)

Fan Club Email: [TheInfantry@BattleBornFC.com](mailto:TheInfantry@BattleBornFC.com)

Team Email: [Info@BattleBornFC.com](mailto:Info@BattleBornFC.com)

Competition League: [UPSIL \(Professional Development\)](#)

- 4th Division US Soccer (400+ national teams)
- US Open Tournament
- \$30,000 Prize Money

# SportLogic, Inc. Announces Sports Tourism Facility Design

Jan 25, 2021



**January 25, 2021** – Carson City, NV – SportLogic, Inc. is excited to announce the architectural design of its Sports Tourism Facility in partnership with Spark Creative.

SportLogic, Inc. is a sports real estate investment company with an insider's perspective on sport logistics, the U.S. soccer ecosystem, and the development of facilities that create



community impact and educational opportunities.

SportLogic, Inc. CEO Marc Radow said, "We are pleased to share with the American soccer community our SportLogic Sports Tourism MicroStadium™ design. The American soccer system is unique in terms of its highly developed college player pathway. This influences a recruiting process where youth teams and clubs participate in year-long tournament competitions in search of scholarships. It's a cycle that feeds a \$17 billion Sports Tourism industry that has grown without recession since 2000."

"On the infrastructure side of soccer in the United States, there are a abundance of county parks, city sports complexes, and even mega facilities with a dozen or more fields, but all of these fall short of delivering the environment that produces the culture and backbone of the game in a way that is structured similar to Europe, South America and the rest of the world," Radow said.

Central to the experience is the exclusive SportLogic MicroStadium™, a 1,000-5,000-seat capacity venue with a high 'Rise Over Run' view, allowing spectators to look down onto the pitch. The wrapped design captures a crowd's energy – unrivaled in any other sport – and the MicroStadium™ is flanked by training and tournament fields that are flexibly arranged so coaches, scouts, and spectators can see multiple games and the entire tournament. Facilities include development centers with futsal courts to deliver full-spectrum training.

All playing surfaces will offer precise field dimensions and high-quality turf, and will be lit by high-powered LEDs that maximize facility utilization and year-round competitions.

"Players are generally happy when they have a great pitch, fair refs, quality game balls and nets to fetch them. The game's global success, however, comes from the spectator and fan experience," Radow said. "It's in this arena where SportLogic spares little. Sure, the MicroStadium™ is roof-covered so crowds are shielded from the weather, and fans are entertained by the game and state-of-the-art replays on the newest video scoreboards, but it's the clubhouses and amenities that we're really excited about; VIP observation decks overlooking the stadium field, a bar, a restaurant, locker rooms, etc. Athletes, parents, coaches and scouts are going to enjoy the entire tournament experience."

SportLogic, Inc. is working with existing clubs and new teams across North America to develop MicroStadium™ concepts, as well as the Sports Tourism facility (pictured). All facilities are community oriented and scaled for community engagement. All MicroStadium™ designs include professional playing arenas, meeting rooms, learning centers, social areas, and food and beverage prep and sales areas.

"Our showcase facility is slated to begin construction in 2021 in Carson City, Nevada, and will serve a massive youth and amateur corridor in the Northern California and Northern

Nevada," Radow said. "Our new investment partners and sponsors will be announced in the coming months as we roll out and deliver our first facility, which will be a model for sites across the U.S."

Current SportLogic MicroStadium™ developments range from \$5-\$20 million depending on location, size, and amenities. Teams, coaches and clubs are encouraged to contact SportLogic, Inc. about their communities.

#### **About SportLogic, Inc.**

SportLogic, Inc. was formed in 2015 and today is a sports real estate investment company with an insider's perspective on sport logistics, the U.S. soccer ecosystem, youth education, and the development of facilities that create community impact and educational opportunities.

Contact SportLogic:

[info@sportlogicinc.com](mailto:info@sportlogicinc.com)

Direct: 775-745-7520

[www.sportlogicinc.com](http://www.sportlogicinc.com)

[www.facebook.com/sportlogicinc](https://www.facebook.com/sportlogicinc)

[www.twitter.com/sportlogicinc](https://www.twitter.com/sportlogicinc)



powered by **SportzStudio**



## Single Season Ticket = \$80

(http:

(Save 20% over single match-tickets)

PURCHASE (/season-ticket)

(includes preseason & scrimmage weekends)

## 4-Pack Season Tickets = \$300

(Save 20% over single match-tickets AND an additional \$20)

PURCHASE (/season-ticket-4-pack)

(includes preseason & scrimmage weekends)

### A First Infantry Season Ticket package includes:

- Season tickets to all Home games (regular, single-match & Preseason ticket price = \$10/game)
- FREE Live Stream (or video) access to all Away games (regular, single-match price = \$5/game)
- FREE Limited-edition Battle Born FC Inaugural year scarf (\$20 value)
- FREE admission to all Pre-Season Exhibition & intra-season friendly games (proposed visiting teams include Sac Republic Academy, TMCC, Local U-19, Regional UPSL)
- 20% discount on Team Store on-line orders
- 20% discount on all food and beverage/concessions

- Exclusive invitation to The First Infantry's Team Social and Season Kick-off Event
- 10% discount on Team Coaching Clinics (estimated 1-2 events per season, March-July)
- 20% discount on Playoff tickets and Priority Seating for Home Playoff matches
- Here's the HUGE deal.... Reserve YOUR Seat in the MicroStadium™. First Infantry comes first, but be the first among us to pick your seat in the stadium! Signup in The Infantry early! (1 First Infantry Season ticket = 1 Pre-Release Seat selection in the MicroStadium™)



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## **Applicant Proposal Documents**

The applicant has included several documents with this proposal. We shall address the ones that are included as support documents not the ones that are just pictures of maps.

### **Pages**

1. **Carson City Needs More Room To Play:** This question would have the same answer in most any city in the U.S. In this article there are several statements that should be noted. The city's facilities are at capacity. This is not referring to the space available to build more but refers to capacity of what is currently built.
2. This page makes several comments that are important. The Parks and Recreation Master Plan identify land for expansion, specifically for 2 or 3 more soccer fields at the Pete Livermore Complex. This is where the soccer fields should go. Why can't the city and the people behind these soccer fields come to an agreement? Seems it would be a win-win and very compatible. There is also mention that the sites at Centennial Park could be redone to make the space more useful. If the applicant wants to move forward with this project why not partner with the city and everyone wins. I doubt the applicant will do this because of the underlying reasons for getting these soccer fields on the golf course.
3. This consists of 12 pages showing data on youth sports. This is not soccer specific. It also mentions a Grand Park Sports Campus which is a future facility not in operation yet. I do understand why this would be included as it sets up what the applicant really wants to do with this. A complex like this should not be in a small residential neighborhood.
4. This page is the map of their site plan. The parking does not indicate the amount of parking spots. Here is some math. There are 11 players playing on a soccer team and 2 teams per field. There are also subs. 11 players plus 9 subs per team that comes to 40 players for 2 teams. At least 2 coaches per team and some maintenance people 2. There are referees and concession staff. It would be fair to say around 50 people per field of 2 teams. 2 fields make it 100 people and that does not count any spectators which there is no control over how many of them will show up. If only 150 spectators show up that potentially would be 200 cars. Where are they all to park? The golf course will have customers also. It has already been determined by the studies in the current SUP the golf course lot is sufficient for the maximum capacity for the "golf course". A new and complete SUP would determine what would be sufficient amount of parking for both venues. This is an unacceptable



plan. It also states temporary seating. Why is it only temporary? What about restrooms? Do they intend to bring in a bunch of outhouses? The current SUP states there will only be lights from the clubhouse building. With no studies being done is this to just be ignored? This page also shows one of the applicants as Marc Radow.

**Summary:**

A lot of questions were asked and answered in the current SUP for a "golf course". With this proposal all of these issues concerning soccer are not being addressed. Just because they want to put in soccer fields does not mean they can just toss in a caveat that says the soccer fields don't apply. With as many conflicts this would have with both the CC&R's and the current SUP this proposal should be rejected or, at the very least an entire new SUP should be required.

## Carson City needs more room to play

July 10, 2018

Carson City is running out of room to play.

The city's three outdoor sports facilities — Governors Field, JohnD Winters Centennial Park, and Pete Livermore Sports Complex — are used at capacity, say Parks, Recreation, & Open Space staff.

More tournaments and groups are waiting for openings, and demand is likely to grow with new development.

"Increased growth will also contribute to an already existing shortage of recreation facilities, especially athletic fields," Jennifer Budge, Parks & Rec director, wrote in the department's comment for a recent review of the city's annual growth management ordinance, which sets limits on residential development. "The lack of sufficient athletic fields represents one of our most serious service challenges."

The three existing complexes provide flat fields for T-ball, softball, and baseball, used for football in the fall, and soccer.

The fields are widely used by teams in the Youth Sports Association, a consortium of local sports leagues, which gets priority scheduling at the start of the year.

They're also utilized by 28 endorsed tournaments — tournaments brought in or approved by the Culture & Tourism Authority (CTA), which waives their fees and covers the city's direct costs in order to drive local tourism and hotel bookings. Recruiting more tournaments is a priority for the CTA.

There are other tournaments every year, too, including the district All-Star Little League, and big events such as Midnight Madness, an adult slow pitch event that takes over Centennial Park for the full 72 hours of Memorial Day weekend, as well as Junior Giants, a free, non-competitive baseball/softball program for kids sponsored by the San Francisco Giants run at Pete Livermore two nights a week in the summer.

And there's the softball game for Nevada Legislature when its in session, the Nevada Department of Transportation game, Lake Tahoe high schools, which practice in Carson City in the spring when fields at the lake are still covered in snow, and other occasional users who schedule a facility whenever they can.

"We have just enough space for formal leagues," said Dan Earp, recreation superintendent. "What we struggle with is space for church groups or pick up games. It is sometimes hard to find space for that."

But, demand keeps growing. The American Youth Soccer Organization, which has a chapter in Carson City, has contacted Parks & Rec about starting up an adult league that would need fields to play.

"Soccer is on a big upswing," said David Navarro, parks operation superintendent, but Pete Livermore, where there are 10 soccer fields, is already used to capacity.

Navarro said the department also gets calls for lacrosse, which can be played on soccer fields and is growing in popularity in the area.

Part of the problem is a good problem to have, according to staff.

Staff prepares the fields, chalking and lining them, and is on hand to drag them between each game during tournaments, something not done elsewhere in the area.

"If you asked around the region, they'd say the best fields are in Carson City," said Dan Kastens, parks operations manager. "We work with the majority of tournaments and they tell us we're the best in the business."

Lighting could be added at some fields to extend hours of use, but that increases maintenance and staff time.

Another idea is adding artificial turf to the mix, like Golden Eagle Regional Park in Sparks, that can be used year round.

Artificial turf fields cost more up front — roughly \$1 million to install versus \$400,000 to \$500,000 for grass — but the cost evens out over time through water savings and less maintenance.

The Parks and Recreation Master Plan, which is now 12 years old, identifies land for expansion, specifically two to three more soccer fields or multi-use fields at Pete Livermore.

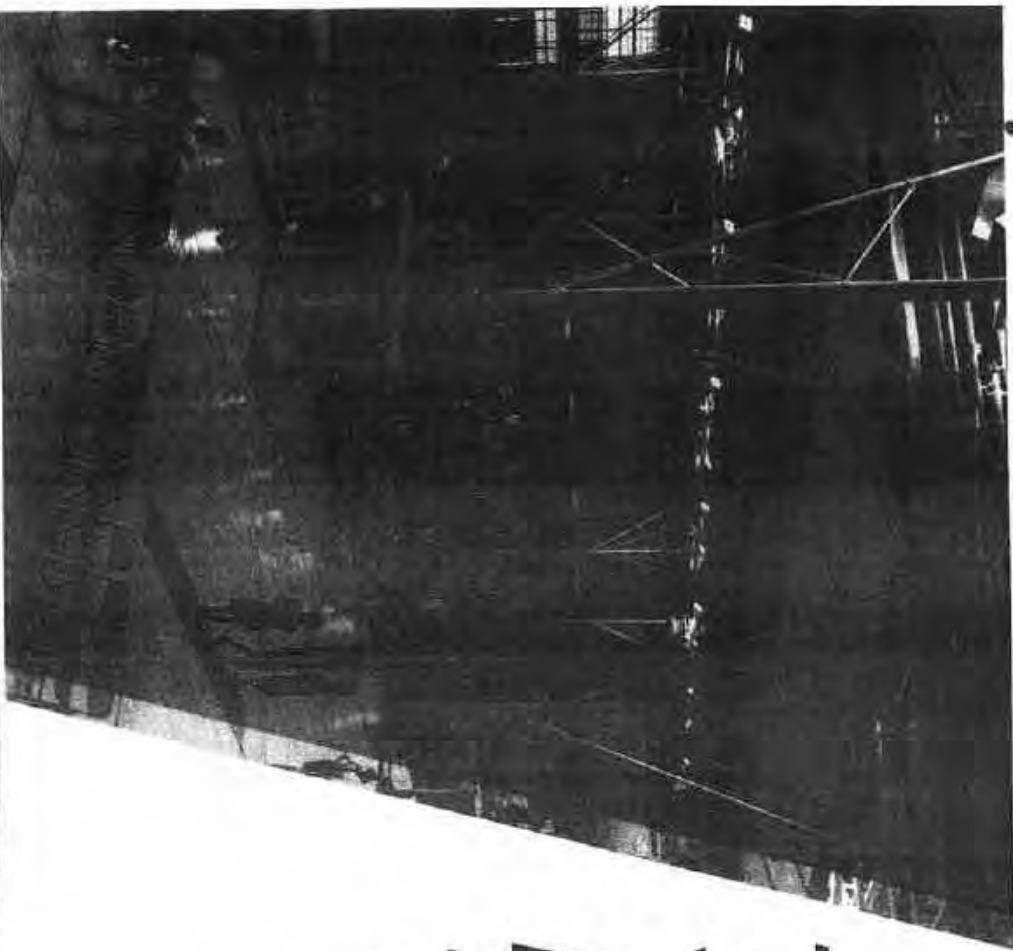
Parks and Rec staff said the lower complex at Centennial, which now has three softball fields and a soccer field, also could be redone to provide more useful multiuse fields.

All that costs money. The residential construction tax, which is up to \$1,000 per house depending on home value, is specifically for parks and recreation use and can be used for fields. But, a development of 300 new houses, for example, each levied \$1,000, would raise just \$300,000, not enough to cover the installation of one grass field.

Still, Parks and Rec Director Budge thinks there's an opportunity for expansion in the next three to five years.

"There is definitely a need, not just for traveling tournaments, but for local use with more subdivisions going in," she said.

(3)  
Page 3 - 7 pages included  
+ 11 pages



# **The \$15 Billion Youth Sports Boom: Implications on Tourism**

presented by



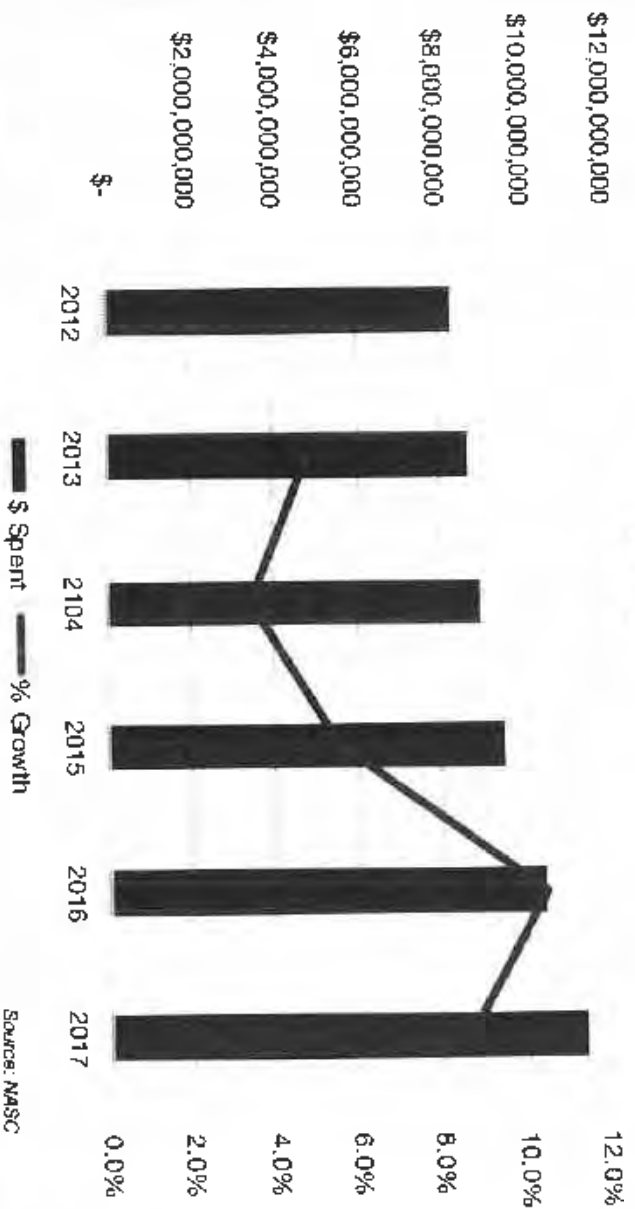
# ***sports tourism facts & figures***

- Sports tourism: traveling to a location for a sporting event you are observing or participating in.
  - Spectator
  - Celebrity/Nostalgia
  - Active/Participative
- Sports tourism is **recession resistant**
  - Only segment with no decline in any quarter of the recession
- Youth and amateur sports is the fastest growing segment of the sports tourism industry
  - NASC: \$11.4B Industry in 2017
  - Wintergreen Research, Inc.: \$15B Industry → \$30B+ Next 7-10 Years

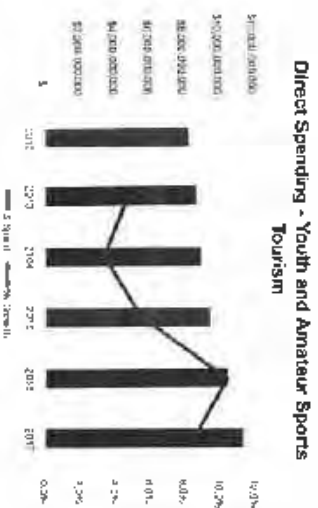
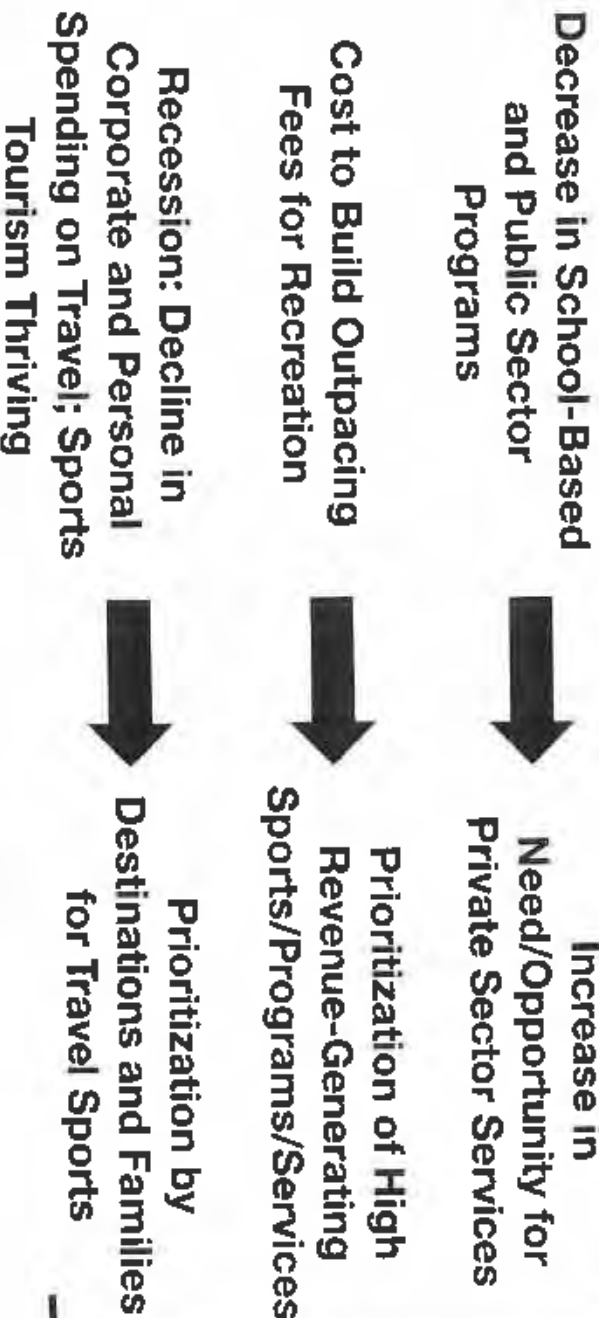


# sports tourism facts & figures

## Direct Spending - Youth and Amateur Sports Tourism



# the rise of youth & amateur sports tourism



# today's participants: by income

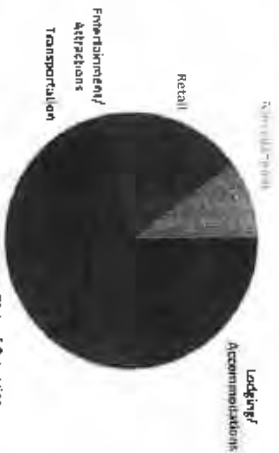
## PERCENT OF CORE PARTICIPANTS BY HOUSEHOLD INCOME

■ Under \$25,000   ■ \$25,000-\$49,999   ■ \$50,000-\$74,999   ■ \$75,000-\$99,999   ■ Over \$100,000

	Under \$25,000	\$25,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	Over \$100,000
LACROSSE	4%	10%	16%	14%	56%
SWIMMING (TEAM)	8%	16%	12%	21%	43%
SOCCER (OUTDOOR)	13%	19%	16%	17%	35%
BASKETBALL	16%	21%	19%	15%	29%
BASEBALL	12%	23%	22%	16%	27%
FOOTBALL (TACKLE)	16%	24%	20%	33%	27%

Source: Aspen Institute Project Play

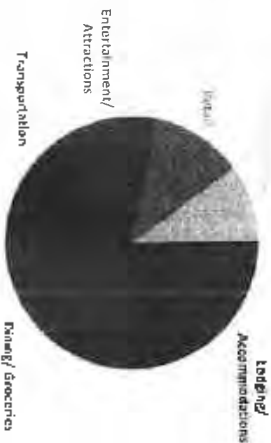
# today's participants: travel expenditures



Standard Market

\$110.37/Person/Day

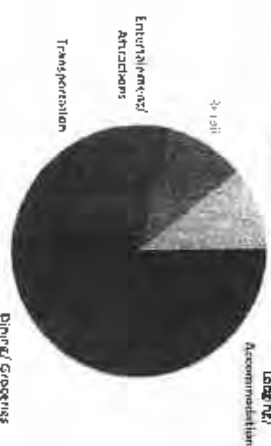
\$883/Family/Weekend



Tourism Dest. - Off-Peak

\$150.58/Person/Day

\$1,205/Family/Weekend



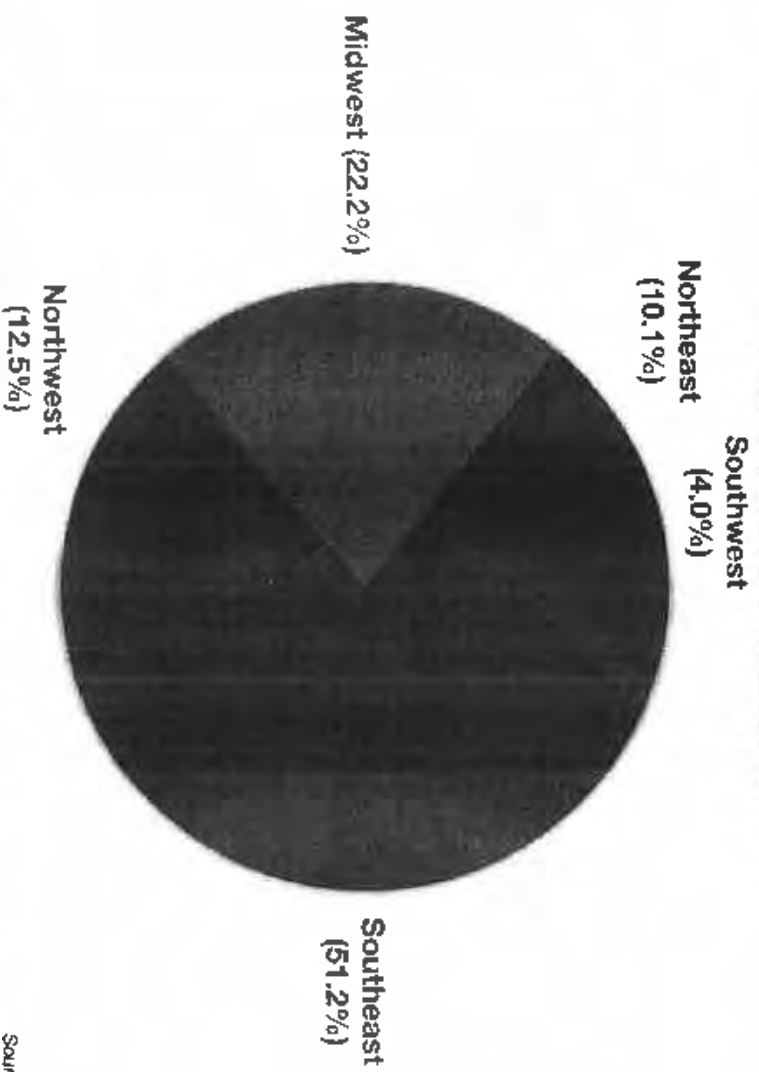
Tourism Dest. - Peak

\$185.82/Person/Day

\$1,487/Family/Weekend

# today's events: location

## EVENTS BY REGION

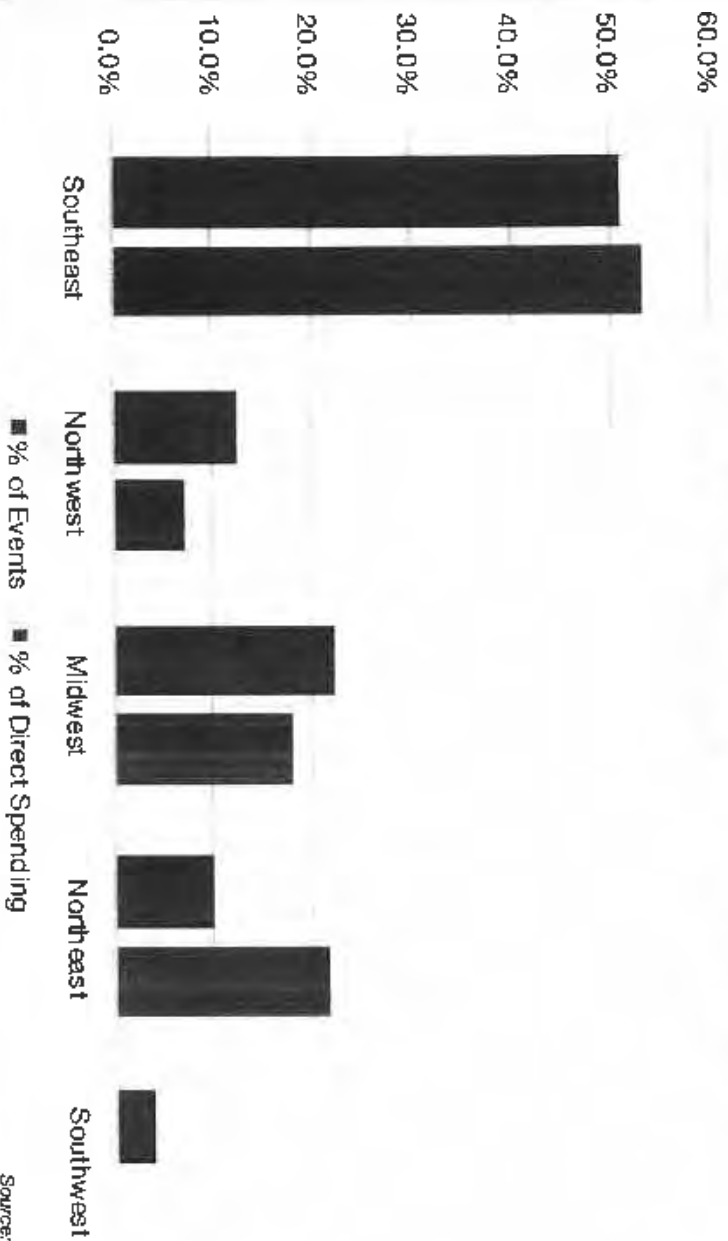


Source: NASC



# today's events: location

% of Events vs. % of Direct Spending



Source: NASC

# ***today: success factors***

- Destination Success Factors
  - High Quality, Large Facilities and Assets
  - Variety of Lodging, Dining, and Entertainment Options
  - Desirable Competition
  - Affordability
  - Reputation of the Destination
- Operational Success Factors
  - Program-Driven Design
  - Dedicated Marketing and Business Development
  - Dedicated Management
  - Collaboration
  - Owner, Member, and Community Buy-In

***the future: facilities***  
**“Megacity”**



**Grand Park Sports Campus -  
Westfield, IN**

## Assets

- 400 Acres
- 26 Diamond Fields
- 31 Multipurpose Fields
- 370,000 SF Event Center

## Economic Impact

- 72,000 Room Nights/Year
- 14-Acre Commercial Dev.
- 12-Acre Hospitality Dev.
- 3 Stand-Alone Hotels

# the future: the impact of sport

## ACTIVE KIDS DO BETTER IN LIFE WHAT THE RESEARCH SHOWS ON THE COMPOUNDING BENEFITS



Source: Robert Wood Johnson Foundation

Active kids prosper

Active kids are nearly six times more likely to become active adults

Active adults are twice as likely to have active kids

Getting kids active today creates a multi-generational community impact

# **questions & answers**

**Eric Sullivan**

*Partner*

Sports Facilities Advisory &  
Sports Facilities Management

[esullivan@sportadvisory.com](mailto:esullivan@sportadvisory.com)





## Legend

- Modify Special Use Permit, Flat Field Use at Empire Ranch Golf  
Empire Ranch Golf Course, LLC, Dwight Millard  
1885 East Long St., Carson City, NV 89706, (775)882-5000  
Marc Radow, 1885 E Long St., Carson City NV (775)745-7520  
APN 01058115

## Hope Sullivan

---

**From:** Brandi Lindsay <brandi.lindsay@hotmail.com>  
**Sent:** Friday, April 16, 2021 5:56 PM  
**To:** Planning Department  
**Subject:** I am a student athlete and I need support

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

---

Dear Planning Commission,

I live in northern Nevada. I am a student athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Brandi Lindsay

Sent from my iPhone

## Hope Sullivan

---

**From:** Wiu Wiu <wiuthokhat15@icloud.com>  
**Sent:** Friday, April 16, 2021 12:21 PM  
**To:** Planning Department

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

My Name Is Wiu Wiu

## Hope Sullivan

---

**From:** Christian Martinez <christianmartinez2811@gmail.com>  
**Sent:** Saturday, April 17, 2021 7:06 PM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am an athlete and a college student. I Need and Support the Flat Fields in Carson City

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Christian Martinez

## Hope Sullivan

---

**From:** rugedyungn b <danielrobles1013@gmail.com>  
**Sent:** Sunday, April 18, 2021 9:08 AM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am a student athlete and I need (support) Flat Fields

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

Dear Planning Commission,

I live in northern Nevada. I am a student athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Daniel Robles



## Hope Sullivan

---

**From:** Denise Robles <deniser5770@gmail.com>  
**Sent:** Sunday, April 18, 2021 9:17 AM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am a student athlete and I need (support) Flat Fields

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

---

Dear Planning Commission,

I live in northern Nevada. I am a student athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Denise Robles

## Hope Sullivan

---

**From:** Jennifer Robles <jenjoz1305@gmail.com>  
**Sent:** Sunday, April 18, 2021 9:18 AM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am a parent and my keeps need support flat fields.

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

---

Dear Planning Commission

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Jennifer Robles

**Hope Sullivan**

---

**From:** Kylee Lash <kylee.lash14@gmail.com>  
**Sent:** Sunday, April 18, 2021 5:21 PM  
**To:** Planning Department  
**Subject:** I am a student athlete and I need flat fields

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

---

**Dear Planning Commission,**

I live in northern Nevada. I am a student athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

**Kylee Lash**

Sent from my iPhone

**Hope Sullivan**

---

**From:** Fernando Mariscal <fernandomariscal15@yahoo.com>  
**Sent:** Sunday, April 18, 2021 6:27 PM  
**To:** Planning Department

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

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Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

**Fernando Mariscal**

Sent from Yahoo Mail for iPhone



## Hope Sullivan

---

**From:** Paul Fry <paulrfry@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 6:35 PM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Special Use permit LU-2021-0093

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

To Hope Sullivan & Stan Jones,

Thank you for the official notice of public hearings concerning the Empire Ranch Golf Course - it's a shame that the notice didn't arrive prior to Dwight Millard and his cohorts starting construction.

I am writing to concern at the reckless implications of this proposal. If we ignore the dilapidated condition and diminutive size of Morgan Mill Road, the lack of safe parking, and the radically increased traffic (and resulting danger) in our neighborhood I must condemn any development involving lights and spectators. This would be akin to our countenancing an airport or shooting range in place of the golf course. It goes without saying that the efficacy of the flood plain, the safety of our homes, and the well-being of all residents - human & wildlife - would be negatively affected.

I am further dismayed at the deceitful methods of Dwight Millard and his compatriots in flouting the original intent of the golf course as a flood plain/wetlands and their continued attempts to circumvent the peace and happiness of this neighborhood in the pursuit of naked greed.

In conclusion I must repeat my absolute objection to ANY development of this nature at Empire Ranch Golf Course. Rest assured that I will be conveying my thoughts to the Mayor and City Council.

Sincerely, Paul R Fry

## Hope Sullivan

---

**From:** lori haney <haney4@att.net>  
**Sent:** Wednesday, April 14, 2021 6:42 AM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** Empire Golf Proposed Project

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Hope and Stan,

We are residents of the subdivision in the Empire Ranch district. We live on Divot Rd and want to take time to voice our objection to the above-proposed project. We object, as we do not find this location to be a feasible one. We say this because of the high density of homes surrounding the proposed location. In addition, the ingress and egress off Morgan Mill will not support the traffic for this project. Which means that there could be high traffic in the subdivision to access the fields. The houses in the current subdivision overlook the golf course as they sit higher than the fields. We image that the lighting from night play, along with the noise from the crowds, would be obtrusive to the homeowners backed to the fields.

The golf fields currently receive wastewater effluent, which the city counts on for disposal. Will the proposed site take the effluent? Will there be a negative impact to the city if no longer accepted?

Eagle Valley Golf course would offer a better location as there are no homes surrounding the field so no disruption to homeowners. In addition, the sports complex would complement the baseball fields, tennis courts and outdoor space. It seems the location would be a better fit.

Thank you for your time in considering our objection.

Gregg and Lori Haney  
1672 Divot Rd  
Carson City, NV. 89701

## Hope Sullivan

---

**From:** nikegrl10@aol.com  
**Sent:** Wednesday, April 14, 2021 12:50 PM  
**To:** stanjones775@gmail.com; Hope Sullivan  
**Subject:** Special Use Permit

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Hello-

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My name is Kim Morse. I live at 2046 Empire Ranch Rd in Carson City. I am emailing you to voice my opinion on the Special Use Permit File # LU-2021-0093. My partner, Michelle Jones and I just bought this house a year ago to plan for our retirement. To live in a beautiful, quiet neighborhood, next to a golf course. We did not plan to live in a neighborhood next to soccer fields. We believe this will bring crowds of people, excessive noise and traffic. Not to mention our property would most likely depreciate.

Don't get me wrong, I have played sports all my life and think having soccer fields in Carson is a fantastic idea. However, not in our neighborhood or any other neighborhood. Why can't they build them on the bottom section of Centennial Fields, next to that golf course? There is plenty of space for the fields, parking and a concession stand. Not to mention the lights are already there as well.

Please do not allow the fields to be in our neighborhood!!!

Thank you-

Kim Morse

## Hope Sullivan

---

**From:** lor7425ck@netzero.net  
**Sent:** Wednesday, April 14, 2021 3:41 PM  
**To:** Hope Sullivan  
**Subject:** soccer fields

---

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Opposed as a home owner in this area, due to light pollution, traffic, and flood plain management. Not sure what I can do, but needed to voice opinion. as a 31 year resident have seen golf course arrive, running white geese off with dogs and cannon fire, casinos arrive with weekly sirens, storm drain unmaintained and overflowing, paint ball with Sunday gun shots. Gas station with neon lights and no sound wall. Move in develop and move on and leave residents with another empty eyesore??? Oh yes, do not inform residences of what's coming, they may oppose it. rick, 1942 gregg st

---

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Plans starting as low as \$6.95 per month.\*  
[NetZero.com/NortonLifeLock](https://NetZero.com/NortonLifeLock)

## Hope Sullivan

---

**From:** Ames, Jackie <Jackie.Ames@henryschein.com>  
**Sent:** Sunday, March 28, 2021 4:18 PM  
**To:** Hope Sullivan  
**Cc:** Lori Bagwell; Stacey Giomi; Maurice White; Stan Jones; Lisa Schuette  
**Subject:** City Planning Dept Letter- Empire Ranch Golf Course Proposed Changes  
**Attachments:** City Planning Dept Letter - Empire Ranch Golf Course Proposed Changes.pdf  
**Importance:** High

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

Hello Hope,

Please see attached... Urgent

Thank you in advance for your time and consideration,  
*Jackie Kaleo-Ames*  
4710 Morgan Mill Rd.  
Carson City, Nv. 89507  
775.846.0519

Please consider the environment before printing this email

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March 28, 2021

Ms. Hope Sullivan, Planning Division Manager  
Community Development, Carson City  
180 E. Procter Street  
Carson City, NV 89701

Re: Empire Ranch Golf Course Request to Modify Special Use Permit #U-93/94-67

Dear Ms. Sullivan:

The purpose of this letter is to submit our objections to staff acting on, or putting the above listed Special Use Permit Modification request, on a future Planning Commission agenda. The process which allows for changes to an existing Special Use Permit should not be used to circumvent mandated planning, zoning, permit, or other regulatory processes which were specifically put in place to ensure that all issues relevant to a proposed project are taken into consideration prior to final approval of the project. I'll elaborate below on why we feel it's inappropriate to act on this request as simply a "change to an existing special use permit."

First though, my husband and I purchased our property on Morgan Mill Road just this last summer. We specifically purchased this upscale property as it was located within the area developed, marketed, and even signed as a "Golf Community." As such, we understood the premium we were paying for the view, aesthetics, and tranquility associated with owning property in a Golf Community. It is this very marketing that has been the cornerstone of the area's development since its 1994 inception. Now those very qualities are being threatened, and it appears that the changes are being fast-tracked so as to avoid the planning and review processes that would ensure that all potential impacts are properly reviewed and resolved prior to final project approval.

Since its inception, the development on the formerly zoned agriculture property was touted and is still labeled as a Golf Community. Extensive impact and environmental studies provided as part of the initial application dealt with the issues of the wetlands, water, and other drainage and other pond issues as they would be impacted specifically by the proposed golf course. Taking those items into consideration, ultimately the necessary sign-offs were provided, but again specifically for a golf course that based on the impact studies, proved to be one of the few possible fits for the specific wetlands. With the special use permit approved for the specific purpose of a golf course community, the neighborhood surrounding Empire Ranch Golf Course has built up over the last 17 years with \$500K, to Million \$ homes.

Any suggestion that if local neighbors have already accepted a golf course as a recreational venue in the neighborhood, and therefore have no standing for an objection to expansion of

other recreational venues, is also inherently erroneous. The operational issues that this project will bring should not be assumed to have the support of the surrounding neighbors.

It is inconceivable that the applicant is now asking the city to accept as a "change request" the addition of operations and facilities that had absolutely no consideration or review in the initial impact studies and proposals to the community and the city. To suggest that the approved golf course as a recreational facility opens the door for any other type of recreational activity to be added to the property is also inconceivable. Recreation is a broad term. A shooting range, a race car track, a horse race track, a recreational pot lounge, and/or a ball or soccer playing field hosting thousands of visitors weekly, all recreational venues, all which would have substantially different impacts versus the existing golf course. An applicant requesting such approval should not be able to do so as a minor amendment to an existing Special Use Permit, but be requested in a process that requires all the appropriate impact studies that the initial Special Use Permit process would or should mandate.

It should also be noted that this applicant is apparently attempting to slip the flat playing fields through the change process so that the subsequent submittal of the other items on their master plan, the stadiums, the various parking lots, and other buildings, will also slip through as minor changes to the existing special use permit. After all, once you have the flat playing fields, how are you going to turn down the request for stadiums? Of particular interest is that the applicant is so sure of obtaining approval, that as of today, Sunday, March 28, 2021, the soccer fields are already being utilized.

Again, any request for a change to the existing special use permit should immediately be returned requiring the applicant to submit an entire special use permitting package for the newly proposed recreational purpose. The submittal must include at a minimum the impact studies of the new planned operations that include environmental impact as reviewed and approved by the EPA for the new and specific operational purposes. Economic impact studies are also needed detailing costs to the City (reduced taxable property values and needed road improvements). Costs anticipated to be borne by the local neighbors (reduced property values) should also be included in the study. The submittal must include impact studies regarding parking and traffic including entrance and access to the facilities from the closest highway as well as the local neighborhood streets that will be impacted (many of the streets in this neighborhood are so narrow that if a car is parked in front of a house two cars traveling in opposite directions cannot get by at the same time). The submittal must include impact studies and statements dealing with the anticipated loud speaker and lighting systems. The submittal should include requirements for collection of concerns of the impacted neighbors and how the applicant will mitigate those concerns. The submittal should encompass the entire project as detailed in their master plan, not just the initial flat playing fields. All requirements of the special use planning process must be met and answers must be provided to the concerns being voiced prior to the staff providing recommendations relative to the request.

The initial special use permit as approved was based solely and specifically on placing a golf course on land zoned as agricultural. The EPA approvals specifically acknowledged that fact as were reiterated in March of 2014 as the city itself considered possible purchase and other potential uses of the property. The proposed change to the operations of Empire Ranch Golf Course has no bearing whatsoever at all on the initial application submittal which secured that particular special use permit. Clearly, items such as environmental, economical, parking and traffic, lights and noise, needed changes to roads and facility access for the proposed changes to operations, are far different for those of the proposed operations than those of a golf course, and all must be addressed. And the proper venue for that is the process already in place for securing a special use permit.

As you can see, there are and will be a lot of questions and concerns needing answers that far exceed a simple special use change request process. Ultimately if the city proceeds with accepting this request as a change to the existing special use permit resulting in an undermining of the planning and review processes, the city will be complicit in the anticipated detrimental impact that this change will have on the Golf Community. At some point this is highly likely to end up in court, and the reason that this was accepted as a change request versus the special use permitting process, will certainly be questioned.

Again, there's clearly reason and evidence that the requested change in operations far exceeds what was encompassed within the existing Special Use Permit submittal. Please give careful consideration to this request and provide as much advance notice as possible if you should choose to move forward with the applicants change request versus having the operating changes being resubmitted in a full special use permit request. Please do not hesitate to contact me if I may provide any additional information.

Sincerely,

*Signed Electronically, Jackie Kaleo-Ames*

Jackie Kaleo-Ames  
4710 Morgan Mill Road  
Carson City, NV 89702  
(775) 846-0516

Cc: Mayor Lori Bagwell, LBagwell@carson.org  
Stacey Gioni, Supervisor Ward 1, sgioni@carson.org  
Maurice White, Supervisor Ward 2, mwhite@carson.org  
Stan Jones, Supervisor Ward 3, sjones@carson.org  
Lisa Schuette, Supervisor Ward 4, lschuette@carson.org



# 4710 Morgan Mill



Look no further, this home has it all. Beautiful updated 2553 sqft custom home on .75 landscaped acreage. Features marble flooring and countertops in the kitchen. Newer stainless steel appliances. Walk-in pantry. Sure to impress you is a huge RV garage boasting 1140 sqft with 220V. Insulated and heated with an evaporative cooler. Additional garage 576 sqft plus loft. Serenity awaits you with golf course and panoramic mountain views. Enjoy walking the trails through Empire Ranch Park, trail along the river. Near 131.M. NO HOA.



Please direct inquiries to:

**Kathryn Fasiang**  
REALTOR®

(775) 247-4333 cell  
(775) 782-2777 office

kfasiang@ChaseInternational.com  
[www.CarsonCityNevadaRealtor.com](http://www.CarsonCityNevadaRealtor.com)

Carson City • Nevada

**CHASE**  
INTERNATIONAL



## Hope Sullivan

**From:** swassner@aol.com  
**Sent:** Thursday, March 25, 2021 12:00 PM  
**To:** Hope Sullivan  
**Subject:** MODIFICATION OF EMPIRE RANCH SPECIAL USE PERMIT  
**Attachments:** EMAIL DOCUMENTS 1.PDF

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello Hope:

I have been looking at the application by Empire Ranch Golf Course, LLC to modify its current special use permit. On page 13, the current application to modify the Special Use Permit states that "the clubhouse parking infrastructure (218 spaces) may be used as overflow parking as this is currently underutilized by the golf experience." On page 1, of the original Special Use Permit, that was granted, it states "The club house will have a pro shop, restaurant, and several other small commercial shops. There will also be a maintenance facility shop on the premises. Sufficient parking will also be provided for the club house and its ancillary uses."

I have attached the photograph and number of parking spaces that are part of the current Special Use Application. In using a parking space estimator (which I have attached), I calculate that the current operation requires approximately 325 parking space. The current clubhouse parking lot is not adequate to handle the estimated parking needs of the existing business activities based on the estimator. I do not know what estimator Carson City uses but I would expect that it is similar as to the following determination. My calculations are as follows:

	Use classification	Spaces needed		Total required
Golf course	Class 6a	5/green	27 greens X 5	135
Driving range	Class 6n	1/tee	6 tees X 1	6
Clubhouse	Class 7h	14 for every 1,000 square feet of General Floor Area	6,000 SFA X 14	84
Wedding pavilion	Capable of handling up to 300 guests	My estimation is 3 guests per car	100 ÷ 3	100
TOTAL parking spaces needed for current business operations				325
Existing parking space per the applicant				-218



Additional parking spaces for current business operations				107
---	--	--	--	-----

As the above chart indicates the clubhouse parking lot is not underutilized based on the many different experiences one can arrange for at Empire Ranch Golf Course. I have not included any GFA for the deck on the east and north sides of the clubhouse nor the wedding pavilion area adjoining the north side of the clubhouse.

Regarding the Wedding Pavilion, it was not part of the original golf experience. I have attached a page from the website of the golf course describing its current use. Originally this location was a grass area with a nice putting green. It later evolved with a small cook area for a barbecue cooker, then a larger barbecue cooking area with an eating area evolved, then a small addition for a place to hold a wedding with a view of the northern section of the golf course (this will now over-look the proposed soccer fields), then into a full blow wedding venue. If I were going to estimate the Gross Floor Area of the Wedding Pavilion, it would be larger than the area for the physical clubhouse (5,664 Sq. Ft.) as stated on the Carson City Assessor's website which is attached. This area now has a covered area (for barbecuing and eating) and a grass area with many improvements to reflect a grand wedding pavilion that doesn't seem to be reflected in the Assessor's information on the property.

My questions are:

1: Is your calculation similar to mine regarding the number of required parking spaces for the current business activities and does it indicate that the clubhouse parking lot can not absorb any overflow parking from the proposed soccer field parking next to the empire Ranch Trail Head located on Morgan Mill Road?

2: The maintenance facility is located at 1429 Empire Ranch Road which is at the south end of this street next to the Empire Ranch Trail access point. There is a large cul-de-sac at the terminus of the street. The number of maintenance and groundskeepers fluctuates but in the summer months it reaches the highest number. Many of these employees use the street, around the cul-de-sac, to park their personal vehicles. This employee parking reduces the available parking for people who want to use the Empire Ranch Trail from this entrance. Can these employees be directed to park within the maintenance facility or the main parking lot?

Thank you, Steve Wassner



(/)

## Weddings And Reception

### A Taste of the Good Life

Whether you are you planning a wedding, reunion, birthday celebration, or corporate gathering, treat your guests to the tranquility of Empire Ranch. We will provide the perfect setting for your perfect day.

### Unique Facilities

From our professional staff to our in-house catering, every service offered at Empire Ranch will ensure that your guests have the time of their lives. Whether your special occasion will include 10 or over 300 guests, we will accommodate your party and can provide indoor and outdoor facilities. We recognize that your special day must be perfect and here at Empire Ranch Golf Course, we promise to cater to you and your needs to ensure just that.

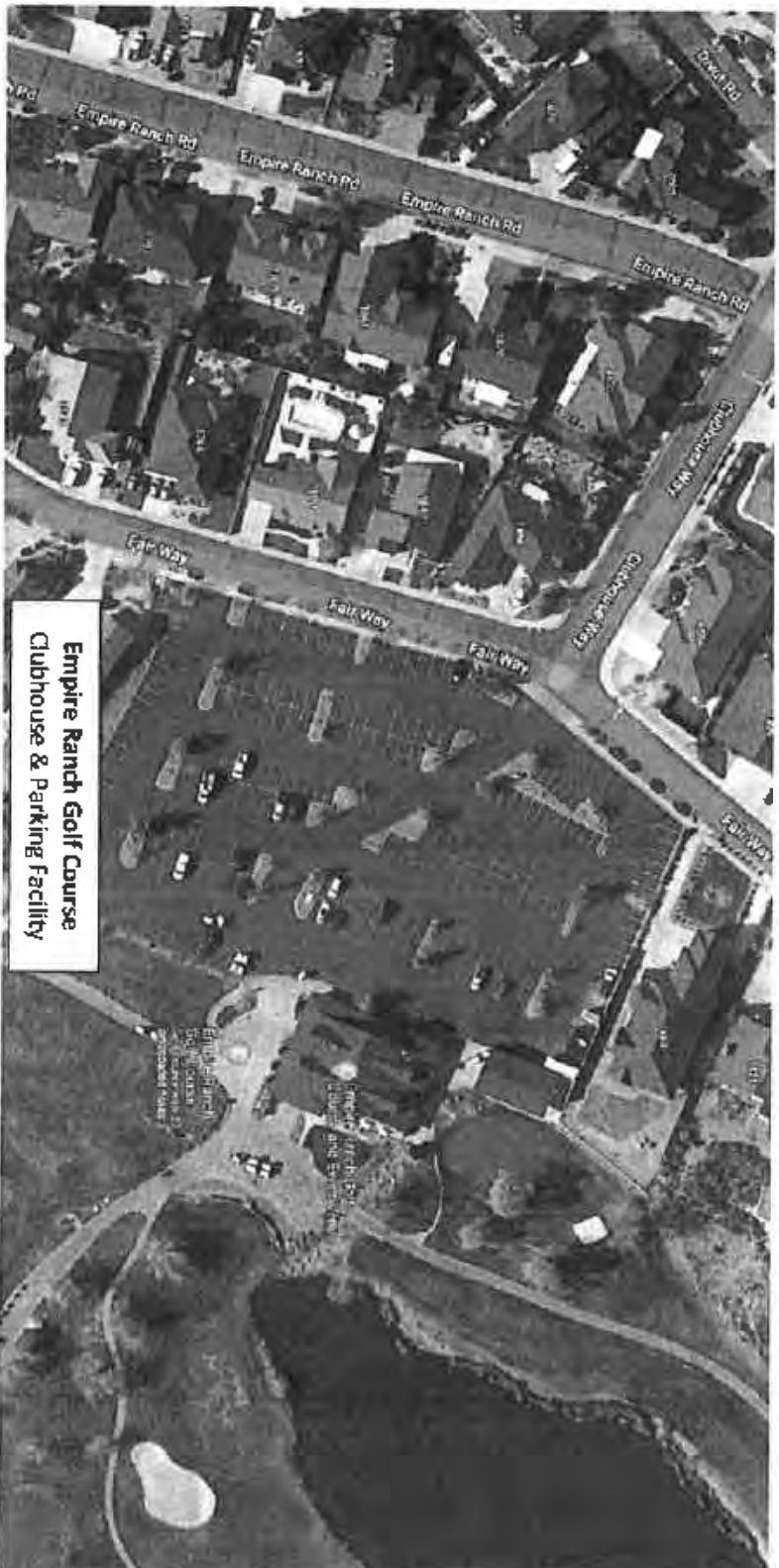


### Your Special Event

From an intimate ceremony to a lavish formal gala, we've hosted and toasted them all at Empire Ranch Golf Course. When your special occasion deserves more than the average venue can offer, choose Empire Ranch. Let our experienced event staff work with you to create memories that will last a lifetime.

To learn more about our unique banquet, reception, and meeting facilities please use the form to contact our special event staff.

## Empire Ranch Existing Parking Facilities, 218 Spaces



## Structure 2 of 4

Property Type	Description	Style	Total Floor Area	Year Built
COM	CLUB HOUSE, 1875 FAIR WAY		5,664	1997

## Section 1

## Section information

Stories Per Section	Stories Per Building	Area	Effective Age
1	0	5,664	23

## Occupancies

Occupancy Group	Occupancy Type	Class	Finished Area
Apartments, Clubs & Hotels	Clubhouse	Wood or Steel Framed Exterior Walls	5,664 Sq. Ft.
Sheds & Farm Buildings	Golf Cart Storage Building	Masonry Bearing Walls	0 Sq. Ft.

## Heating, Cooling &amp; Ventilation

## Exterior Walls

Warmed and Cooled Air	100 % of Total Floor Area 2 Climate	Stud -Stucco	100 % of Exterior Wall
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## Structure 3 of 4

Property Type	Description	Style	Total Floor Area	Year Built
COM	Outbuilding Structure 2		0	2020

## Categories

CHAIN LINK FENCE-6' WITH PRIVACY SLATS	300 Linear Ft. Year Built: 1996
FLATWORK CONCRETE 3" VVLRG (+5000SF)	15,036 Square Ft. Year Built: 1996
WALL-CONC BLK 8"	1,200 Square Ft. Year Built: 1996

2. Semi-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
3. Full-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
b. Bulk warehouse	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
c. Heavy manufacturing and industrial	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 2,000 square feet of GFA of warehouse space
d. Light manufacturing assembly and research and development	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 1,500 square feet of GFA of assembly space
e. Transportation terminal	6.5 parking spaces per 1,000 square feet of GFA of waiting area
f. Truck terminal	1.0 parking space per 2,000 square feet of GFA
g. Mini-warehouse facility	1.0 parking space for every 50 storage units or bays

**Class 5. Religious and Educational:**

a. Church	1.0 parking space for every 5 fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 parking space for every 40 square feet of GFA in the main auditorium or sanctuary
b. Nursery school or day care center	1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity
	1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided
c. School (public, denominational or private):	
1. Elementary school	1.0 parking space per every 12 occupants
2. Junior high school (including a school for 9 <sup>th</sup> grade only)	1.0 parking space per every 7 occupants
3. Senior high school	1.0 parking space per every 3 occupants
d. College, university, or trade school	1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus
e. Library	1.2 parking spaces for every 1,000 square feet of GFA
f. Art gallery or museum	3.0 parking spaces for every 1,000 square feet of GFA of exhibit area or gallery space

**Class 6. Recreation and Entertainment:**

a. Golf course	5.0 parking spaces for every green
b. Movie theater	0.3 parking spaces for every seat
c. Bowling alley	5.0 parking spaces per lane
d. Theater, auditorium or arena	1.0 parking space for every 3 seats
e. Tennis or racquet club	3.0 parking spaces per court
f.	5.0 parking spaces for every 1,000 square feet of GFA





## Hope Sullivan

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**From:** M How <mjhnnv@gmail.com>  
**Sent:** Monday, April 12, 2021 5:25 PM  
**To:** Hope Sullivan  
**Subject:** Empire Ranch Golf Course



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**M How <mjhnnv@gmail.com>**

to npaulson



Several years ago the city was in talks with a developer without community knowledge about building soccer fields at the empire ranch golf course. It appears that this has happened again without notice to the public and homeowners in the area. A resident found out about this plan which is already under construction apparently with city approval.

There is no benefit to the homeowners in this residential area to have soccer fields and the fields will due to noise destroy the value of the golf course immediately next to the fields. The increased traffic and noise degrades our standard of living and the value of our homes. As of this writing the house across the street from me that had been sold has had the buyer back out of the deal possibly they learned of this project. If in fact only 40 parking spaces are required then our community will be impacted with the additional cars that cannot find parking in the lot parked in front of our homes which always creates trash left by people attending events.

At an impromptu community meeting a representative of the project was present (Mark?). He stated that his company paid for a traffic study that will be presented to the city showing that only 40 parking spaces are needed and therefore their company does not have to pay for any improvements on Morgan Mill. They allege there will be no impact to traffic on Empire Ranch Rd or Morgan Mill. He could not (or would not) tell us how many days a week, or how many hours a day the fields would be used so how could a valid traffic study be done? The traffic study he will present is self serving to side step and city requirement for street improvement and play down the actual amount of impact to this neighborhood.

Mark the representative tried to tell us that all the traffic would be coming in our Deer Run Rd which makes no sense when he stated people will be coming from Reno, Carson City, Miden and Gardnerville. The vast majority of people will be coming from west of the facility and turning on Empire Ranch Road creating a great deal more traffic.

In case you are unaware, both streets (Morgan Mill and Empire Ranch) are near the top of Public Works list of streets in the worst state of repair in the city.

Mark also stated that the city was requiring that lights be included on these fields. Lights will destroy our view of the night sky.

Wildlife that lives in this area including deer, geese, ducks and other fowl will be negatively impacted by the amount of noise that comes from a team sports facility as will those humans living in the area.

Many of the people living in this area wanted to live here because it is quiet which it will not be if this facility is built. We did not move here for a loud sports facility, heavy traffic and the possibility of drunks driving away from the facility.

Mark said this is for the Battle Born Futbol club so having been involved in club sports I know that means at least operating 5 days a week or training and/or competition. If competition is allowed then the parking, traffic, trash and drunk drivers in the area will be vastly increased and the 40 parking spaces is a joke.

We did not want this in 2018 and nothing has changed. We still do not want it here which will destroy our peaceful area and devalue our homes.

Mike Howard  
Empire Ranch Rd.

## Hope Sullivan

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**From:** Stephanie <stustef86@yahoo.com>  
**Sent:** Tuesday, April 13, 2021 3:57 PM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Soccer stadium

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello,

I am writing to you on behalf of the proposed soccer stadium on the Empire Ranch golf course.

I would like to strongly urge you to deny this project any permits to continue and to nip this awful idea in the bud.

Don't get me wrong. I am not against people having a place to play but this is not the area for this type of project. Our's is a quiet neighborhood with a quiet golf course and beautiful hiking trails. Also home to much wildlife.

This stadium would take away from the appeal of our neighborhood by bringing noise pollution, light pollution, and increased traffic. It would disrupt our hiking trails and drive off many species of animals.

Please, please help us keep this project out of our neighborhood!!

Sincerely,

Stephanie Cohen, Empire Ranch Estates resident

Sent from my iPad

## Hope Sullivan

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**From:** Russ Wilson <russ@rangercoin.com>  
**Sent:** Friday, April 16, 2021 3:14 PM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** Special Use Permit - LU-2021-0093 (Soccer Fields)  
**Attachments:** Proposed Soccer Fields Application Notes.docx

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To all Concerned:

For the record, my wife and I are decidedly against the proposed soccer fields. I have lived all over the world, moving an approximate 30 times in my lifetime in the service of my nation in both the military and federal service with the FBI. I specifically chose to permanently relocate to Carson City in the Empire Ranch neighborhood because I fell in love with it in my travels. Never have I been in a community with plenty of neighbors but surrounded by beautiful landscape, wildlife and, most importantly, peace and quiet.

This neighborhood is so quiet that my wife and I spend several nights a week in our yard and admire the stars and point out all the owls, bats and other flying critters hovering about. The quiet is so peaceful that we can listen to the coyotes howling in the distance or hear an outdoor shutting several houses away with ease. We also enjoy walking along Morgan Mill Road to access the nearby trail head. Morgan Mill is also a heavily traveled road for small off-road vehicles on their way to enjoy the nearby dirt trails. I love my home, my neighborhood and my community and for the first time I decided to purchase a home with the express purpose to live the rest of my days in.

And then comes the proposed soccer fields are a direct threat to all of this. They will increase noise. They will increase traffic. The LED lighting will destroy the night viewing we currently now enjoy. The sheer nature of field sports makes this a certainty. Instead of looking at stars I will only see the glow of the nearby stadium lights that wash out my view. Instead of listening to coyotes howling I will be hearing the loud cheers, jeers and a PA system for a sport that I will be unwelcome to view or participate unless I pay. I have no idea if we will be able to view the animals we enjoy seeing now (beaver, deer, coyote, mustangs and even the odd bear) because we have no idea how the fields will affect them. The birds that we encourage to our property may no longer visit because of the disruption to their habitat. No one knows for sure because the applicant has not even bothered to research it or conduct any kind of study or discuss the possible impact with various shareholders.

The immediate surrounding community will not be able to enjoy these private facilities. The fields and facilities and the organization promoting them have mentioned the training courses to cost in the thousands of dollars for participants. These soccer fields are nowhere close to being accessible or desirable for the vast majority of residents of this community. We will be left with all the bad (traffic, noise, lighting, reduced wildlife, reduced access to trail heads) but not receive any tangible benefits that I can foresee. The fields are not needed, they are not wanted and they are not designed to be used by our community.

If these fields really want to be built then let the applicant do a full and proper study and obtain a completely new special use permit instead of a modification to an existing permit. The application is not complete, it is opinion based from an individual with great personal gain at risk, and amateurish in nature. Something of this scale and possible impact needs to be professionally and methodically supported by proper studies and stakeholder input. Any development without full input from outside agencies (Army Corps of Engineers, FEMA, USGS, USFS, etc.) invite



potential unforeseen disaster and lawsuits. As it is now, the fields will have an immediate negative impact to my beautiful home with noise, traffic and lighting.

The fields are not now consistent with the values contained in the Carson City Master Plan. If the fields are built, I know that others will follow as advertised by the group to in their Master Plan of 2018 that include approximately 14 playing and practice fields. Even now a full-fledged stadium is already being advertised, seeking investors and selling tickets to by this same group at this same location. I find all this presumptuous and arrogant. Please do not ruin what I have, my beautiful and quiet community, and make me look for another home so I can settle somewhere peacefully.

Thank you,  
Russ and Andy Wilson

Russ Wilson, Sales Director  
Ranger Industries, LLC  
775-461-3725 office  
[Russ@RangerCoin.com](mailto:Russ@RangerCoin.com)  
[www.RangerCoin.com](http://www.RangerCoin.com)

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## Proposed Soccer Fields Application Notes – LU-2021-0093:

Page 2 – All statements regarding the need for more recreational fields are done in a deceptive narrative and produce a false need. The statements are in response for public fields allowing public access. This permit is for private fields and no-where in the history of the world has the public ever decried the need for play fields that they will have to pay to use. When describing their business activities to the community in 2018 the group mentioned fees that, as I recall, were roughly \$2,500 per week per individual to use for their “high altitude” training facility with a targeted recruitment group of international semi-professional athletes. No mention was ever made of the fields being used by local groups in any way.

Page 3 (1) – Paragraph 3 describes the proposed soccer field area being immediately suitable due to existing resources and infrastructure. Morgan Mill Road is in poor condition (at best) and has since deteriorated with the additional traffic and heavy machinery used to clear that area already. There is also non-existent restroom facilities, and those that do exist are approximately 1500 feet away which I would think is against code, if not common sense. The paragraph also mentions that the fields would meet community demand and interests, which there are none. There is not one supporting document from any group decrying the need for private fields to be built. Only the developing group have a vested monetary interest while the rest of the community would appreciate public use recreational fields that they could actually use.

Paragraph 4 describes how the development would not disturb existing or surrounding lands...this is also false. There have been no studies or input from the various government agencies to support or refute this claim. Additionally, the area is located in the second most at risk designated Important Bird Area (IBA) within Nevada. The area that already had vegetation removed was partial wetland. The removal of this partial wetland may have already been in violation of federal law, but it is unknown as no one conducted a proper study.

Page 4 (2) – The statement that golf activities are naturally similar to flat field sports is incorrect. Traffic due to golf activities involve one or two cars arriving at staggered times for their appointed “tee times”. Flat field activities of any kind involve large amounts of traffic at one time for arrival and then for departure creating a burden on the infrastructure, the community and creating various traffic hazards that can cause injury and death with accidents. Golf is in no way close to soccer and there is no known documented golf hooligan related violence. Golf does not have cheering crowds, loud PA systems or stadium lighting. I cannot understand anyone reasonably coming to the conclusion that golf and field sports of any kind are in the same league.

Page 5 (point 3) – In regards to adjacent boundaries compatibility, the proposed site is sandwiched between US Forest Service protected land. The entire site itself is part of a FEMA designated floodplain.

There is NO documentation from FEMA, USFS or the Army Corps of Engineers in regards to possible impact of this project and the application says it “does not affect its access or compatibility...”. This is irresponsible and no evidence is given to support this claim. This needs to be addressed responsibly to avoid danger to the community. We really don’t know how this would affect the area.

Page 5 (point 6) – In regard to “Protect environmentally sensitive areas...”, this area of the Carson River has abundant wildlife to include multiple varieties of birds including large eagles, hawks, falcons, beaver, coyote, deer, mustangs, and at least one bear, etc. There was also mention of a bald eagle in the area. The proposed site encroaches on the area the work done at the site has already destroyed semi/seasonal-wetland. Any loud noises, traffic and artificial lighting will surely have an impact to the local wildlife, some of which may be federally protected. This area is already designated as Nevada's 2nd most endangered Important Bird Area (IBA).

Page 7 (5, point 1) – There is no promotion of recreational use between residents as it is private use only. The local residential neighborhoods will only bear the burden of the facilities with none of the benefits without paying hefty fees to be included in a private training course.

Page 7 (6) – Regarding that the proposed soccer fields will have the same “citizen audience at the present facilities...”, as stated earlier – golf and soccer encompass completely different dynamics to include traffic, noise, and potential conflict from participants and spectators. Additionally, “utilization is consistent for the infrastructure” is not accurate. Restroom facilities are not on site and approximately 1500 feet distant and Morgan Mill Road will need significant repair/replacement and widening. A quick Internet search shows a cost to replace/repair Morgan Mill Road at approximately \$3 million for 1 mile. The increased traffic will most likely require Empire Ranch Road to be repaired/replaced and perhaps an additional access road from Highway 50 as future amendments for more fields are sure to follow with additional facilities (this applicant is already actively advertising for investors and selling tickets for a as yet nonexistent stadium at the Empire Golf Course location, <https://sportlogicinc.com/2021/01/25/sportlogic-inc-announces-sports-tourism-facility-design/>).

Page 9 (7, point 1 & 2) – As stated earlier, Morgan Mill Road is in poor condition and deteriorated further from the recent activities of clearing and preparing the land for development (the fields are actually pretty much leveled and completed). The roadway access is not sufficient and will actually prevent access to other nearby recreational amenities as vehicular traffic dedicated to the soccer fields will cause excess congestion on a one-lane road (it's designated two lanes, but it is actually only one-lane in that area). The fields would most certainly contribute to the regular flooding cycles in that area further deteriorating Morgan Mill Road unless improvements are made.

Page 10 (A) – This proposal will arguably have a detrimental economic impact to the surrounding neighborhood. Several families are already considering moving if the fields are installed and several

families have expressed their displeasure of being misled into buying a home in a golf course community that may be converted to privately owned soccer fields instead. The applicant provides no supporting documentation to his claim that it will "enhance the use, peaceful enjoyment, economic value and match the existing development and as is accommodated by the surrounding neighborhood." In fact, the neighborhood vehemently opposes the fields and it will most surely destroy the peace and quiet that this neighborhood currently enjoys. There will be no enjoyment, only resentment since it is all privately owned and not conducive to the current area's "feel" and value as a peaceful retirement style community. Would YOU want to live next to private fields being used for sports? Have YOU ever been near a school stadium during a game and seen for yourself the noise, traffic and other conditions that your family would have to bear? The home values could perceivably drop and/or take much longer to sell in what is one of Carson's premier neighborhoods.

Page 11 (C) - The applicant keeps using the number of parking needed for only 15 vehicles. This is based on an article that is over 10 years old and completely ignores the part where games would reasonably expect 30-60 vehicles within that same article.

Page 11 (D) - Discussion of outdoor lighting is perhaps one of the most troubling. The outdoor lighting would destroy the night sky currently enjoyed by the neighborhood. Additionally, the lighting will have unknown effects on nearby wildlife, mating and migration patterns. The outdoor lighting will allow the fields to be utilized for longer hours, during which most nearby families would be relaxing and engaged in various recreational activities which will be hampered by the additional traffic and noise related to flat field activities (something we do not have to worry about with golf activities). The outdoor lighting will only enhance the profitability for the private owners and, once again, lay the additional burdens on the residents.

Page 11 (F) - The statement that these fields "will be more inclusive for the community as a whole..." is not true. The fact that they are private fields and will incorporate high fees to use them make them exclusive from the community as many will be unwilling or unable to afford to use them. In addition, the following statements in the application support this as not being for the community in the argument regarding encouraging sports tourism industry.

Page 12 (3) - Not accurate and previously covered in that Morgan Mill Road is in very poor condition and not wide enough to promote heavy use from two-way traffic. If the traffic is routed through the actual residential community to use the existing parking at the clubhouse then that will directly negatively affect traffic within the community. Additionally, the area all around the golf course and in the neighborhood is a heavily used pedestrian area due to the peaceful environment, beautiful flora, abundant wildlife and established city walking trails. The high traffic volume condensed to very short time spans at the beginning and end of games and practices will inherently be a burden to the community and increase potentially dangerous interactions exponentially.

Page 13 – The applicant does not address any of these concerns and has no surveys, research or studies conducted to back up the claims that the fields will not have any impact. In my personal experience, there will be an increase for calls for service for both police and emergency medical services. The poor road conditions, increased traffic conditions and limited access options will result in vehicle accidents. Additionally, there will be some individuals who will speed and engage in otherwise risky driving behaviors that will result in demand for a consistent police presence to protect the community and enforce traffic laws. This will put an additional burden on the city as well as the community.

We do not know the potential problems with drainage as there have been no studies. Already the land has been altered and vegetation removed that would assist in the absorption of excess water due to natural causes (rain, snow, etc.). The area where the fields are planned consistently flood every winter or so and the proposed fields will not assist in flood management and may increase flood damage. A 3rd party should conduct a Flood Insurance Study (FIS) as a minimum requirement.

Morgan Mill Road will definitely need to be repaired and vastly improved as well as Empire Ranch Road. Most likely this will cost Carson City well over \$1 million based on estimates of 2-lane roadway construction costs in rural areas, and up to \$5 million per mile (<https://blog.midwestind.com/cost-of-building-road/> and <https://www.artba.org/about/faq/>).

Sewage and septic will need to be considered. The proposal includes a concession stand which should have at least a running sink and drainage for sanitary purposes. Also, the fields should have their own restroom facilities since the closet toilet are approximately 500 feet away (1 port-a-potty at the city trail head) or limited multiple restrooms approximately 1500 feet away in the existing clubhouse, something that is not even addressed.



## Hope Sullivan

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**From:** Julie Slocum <jslocum@gncu.net>  
**Sent:** Friday, April 16, 2021 12:12 PM  
**To:** Hope Sullivan; Planning Department; Lee Plemel  
**Subject:** Empire Ranch Golf Course Modification of Special Use Permit  
**Attachments:** golf course.docx

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Good afternoon,

Attached is our letter, to take our concerns into consideration before rendering a decision. We are adamantly opposed to the modification and urge you to deny the application.

Thank you,  
Julie and Brock Slocum

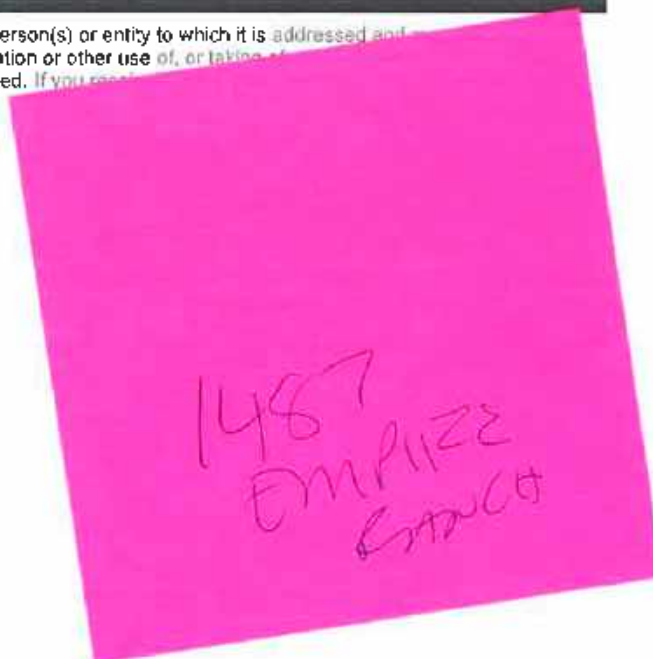
Julie Slocum | Education Branch Coordinator

Email: [jslocum@gncu.net](mailto:jslocum@gncu.net) | Phone: 775-886-1440



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April 15, 2021

Dear Hope Sullivan, Lee Plemel, Planning Commission Members, Board of Supervisors and Mayor Bagwell,

We are adamantly opposed to the proposed modification to the Special Use Permit for soccer/flat fields at Empire Ranch Golf Course.

We purchased our "executive home in a quiet golf community" in 2015, at 1487 Empire Ranch Road, which backs up to the golf course. Julie is a Carson City native/life long citizen and as "empty nesters" we wanted to move to a quieter community with a larger property and an unobstructed view. It was a well thought out decision knowing that only golf was played there during the daylight hours and that the land was zoned Agriculture, with a special use permit for golf only. Shortly after escrow was opened, we were given the CCR's to read and sign as part of our purchase of the home. It specifically states in the CCR's, which were written and signed by Dwight Millard, "**Article IV 4.04- Jogging, Walking, Bicycling, Picnicking on Golf Course Areas Prohibited. The golf course areas are restricted to golf activities only. Other walking, jogging, bicycling, picnicking in the golf course areas is strictly prohibited.**" There are other articles in the CCR's which also address noise and lighting. Every homeowner at Empire Ranch Estates had to sign the CCR's and agree to abide by them and they became a part of the paperwork associated with the sale of the home.

The neighborhood was also a factor in our decision to live here. It is relatively quiet and the demographic appears to be mainly middle age and older citizens, many of who are retired. We do not observe very many children living in our direct neighborhood. We currently enjoy our "Dark Skies" and the "Quality and Character of our Established Neighborhood" which are part of Carson City's Master Plan.

Soccer/flat fields are not compatible with any of that, and we fail to see how it would benefit the majority of the residents in Empire Ranch Estates as the applicant states.

We enjoy observing the golfers during the day as they move around the course in small groups, with very little noise or fanfare. In the evenings we enjoy the quiet and tranquility, the dark skies and the stars. And we also enjoy the unobstructed view from our back yard. This is a wildlife area with eagles, falcons, hawks, owls, coyotes, etc. How would crowds, noise and nighttime lighting affect that? We didn't observe in the application packet that an expert study was done addressing that.

The topography of the golf course and the houses built above it- sounds carry such as in a canyon. Soccer is a very noisy sport, with crowds of spectators who are yelling and cheering, loudspeaker/PA systems being utilized, possible night games with lights, etc. Currently, if there is a loudspeaker/PA being utilized at the Clubhouse for an event, that sound carries all the way thru, we can hear it inside our home. This will directly impact us! We also didn't observe in the application packet that an expert study was done to address that. We invited Hope Sullivan to view the golf course area from our backyard so that she could observe our concerns about lighting, noise and our view.

We have looked through the application that was submitted by Radow/Millard and find it very contradictory, vague, and incomplete. The applicants make a huge deal of how these 2 fields with porta-pottys and temporary seating/concessions/ small parking lot is going to benefit the community as a whole by bringing in many people and tourism dollars for soccer games and big tournaments, and all without Carson City having to spend any money... and that these fields can be utilized by the citizens for more soccer teams/play. Yet in other media these

fields are for Radow's Battle Born Futbol Club. They state that they don't need to do any improvements to Morgan Mill Road or mitigate the flood zone area (it's well known the flooding that has occurred there and on the golf course in recent years!). So, are Carson City taxpayers going to pay to improve Morgan Mill Road and for flood mitigation measures such as drainage, and the host of other studies and improvements that they marked N/A on the application, or didn't fully address? Applicants also state that this will not have a direct or negative impact on the neighborhood, yet, they say that they will use the existing clubhouse/parking lot for all the people who come in to use/spectate at the soccer fields. That potentially would be a major negative and direct impact to the neighborhood! If the current golf course parking lot is full, the visitors will be parking on the streets which are not designed for overflow parking and the streets were not designed for heavy traffic.

In regards to the applicant's PR article in the media about the lack of soccer fields in Carson City, there are other areas that are already developed and appropriate for soccer, such as the Edmonds Fields complex and Centennial Park. Millard and his team were told that by the city in 2018 and were offered to try to work with the city to install soccer fields at either of those locations, which they didn't want to do. Installation of any fields in the Empire Ranch Estates community has been overwhelmingly rejected by the residents since they first tried in 2018. We all bought homes in a golf course community, not a sports complex, which will impact our quality of life and our home values! It is irresponsible of the applicants to suggest that soccer and golf are similar and compatible.

In February 2018, the residents were (surprise!) made aware of the entire golf course being turned into a soccer complex when we opened our Nevada Appeal newspapers one morning and saw the front page news. There was a huge outcry by the residents, meetings with Millard and the buyer/developers, Supervisor Lori Bagwell, City Manager Nick Marrano, Jason Woodbury and others. The proposal/potential sale was shortly dropped and Dwight Millard had a meeting with the residents shortly after that, where he stated that he would drop the matter of adding soccer going forward, and just concentrate on making improvements to the golf course. In May 2019, Empire Ranch Golf Course started promoting on media/social media upcoming soccer clinics that would take place on the golf course during the summer of 2019. Residents contacted Code Enforcement who acted quickly on the matter. The Millards were given a one-time permission for one or two clinics, and then told that if they wanted any further soccer activities they would need to file a new Special Use Permit. So the Millards were well aware of how this neighborhood community was opposed to having soccer fields on the golf course property.

In February/March of 2021, we started hearing/reading information that a new semi-pro soccer team was being formed and they were going to break ground for new fields. About the same time, some residents noticed that there was work being performed at the north end of the golf course. No one could get an answer from Millard/Empire Ranch Golf Course about what was being done, so a call was put in to Lee Plemel who stated he was not aware of anything. I believe that Lee reached out to find out what they were doing, and he was told that they were just clearing and grubbing. A few days after that, Lee advised a resident that the Planning Department received an application for a modification of the golf course's special use permit for soccer/flat fields. So, they started the construction and didn't file an application until they were "caught". I believe that the City has had to monitor the activity as Millard/Radow went further with their construction than permitted without approval. It is believed by some homeowners that they have gone even beyond that at this point, and have installed the irrigation to the fields and are ready to seed them so that they will be ready in June. We are concerned that Millard/Radow will forge ahead with their plans no matter what is decided about the special use permit. They have absolutely no concern for the feelings of the homeowners/residents. Neither of them live in this neighborhood.

Everyone on the Planning Commission and the Board of Supervisors should be made aware of (and should view it) that Marc Radow, Dwight Millard's son-in-law, has a 3D conceptual video on his Sports Logic Inc. website that shows what they want to install on the golf course; a huge Multiplex stadium. It has the name of the streets

"Morgan Mill Road" and "Empire Ranch Road" and the Carson River, where visitors can walk to for recreation. It is our opinion that being allowed to proceed with the 2 flat fields is just to get "a foot in the door" and that their ultimate goal or agenda is to find investors to build a Multiplex at Empire Ranch Golf Course for use for their semi-pro soccer team and big tournaments, and also to use as a "model" to market to investors /other cities . Please don't be fooled that all they want is a few little fields with temporary facilities. This would only be the beginning of what they have planned and any of it, large or small, is incompatible with our well-established residential neighborhood.

Any proposed recreational sport outside of golf will definitely ruin the integrity of our quiet community and will have a negative effect on our quality of life and our home values. As our representatives, we urge you to deny any requests to modify the current SUP, or going further than that, to deny any new SUP outside of golf.

Thank you for your consideration,

Julie Slocum and Brock Slocum  
1487 Empire Ranch Road  
Carson City, NV 89701  
775-882-2952

# *Empire Ranch Estates*

**Covenants,  
Conditions &  
Restrictions**

**RECEIVED**

**APR 13 2021**

**CARSON CITY  
PLANNING DIVISION**



1.09 Lot. Any unit of land which is designated on any recorded Subdivision plat, whether or not improved, for a single-family residence.

1.10 Major Developer. Any person or persons designated as such by Declarant in an instrument recorded in the real property records of the county wherein the land lies.

1.11 Mortgage. Any mortgage or deed of trust given to secure the payment of a debt.

1.12 Notice and Hearing. Ten (10) days' written notice given as provided in Section 5.03 (j) and a hearing at which the person to whom the notice is directed shall have the opportunity to be heard in person or by counsel at his expense.

1.13 Owner. The record owner of any Homestead or Commercial Site subject to this Declaration, "Owner" shall include the vendee under an Installment Contract of Sales and shall exclude the vendor thereunder and those having an interest in any property that is subject to this Declaration solely for security for the performance of an obligation.

1.14 Person. A natural individual or any other entity with the legal right to hold title to real property.

1.15 Plans and Specifications. Any and all documents designed to guide or control an Improvement, including but not limited to those indicating size, shape, configuration or materials, all site plans, excavation and grading plans, foundations plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specifications on all building products and construction techniques, samples of exterior colors, plans for utility services, and all other documentation or information relevant to the Improvement.

1.16 Project. All real property and improvements thereto situate in Carson City and more particularly described as the EMPIRE RANCH ESTATES SUBDIVISION as generally depicted on the overall approved Empire Ranch Estates Tentative Map and Empire Ranch Estates Final Map.

1.17 Purchaser. A purchaser who is unrelated to Declarant or any corporation, partnership, joint venture, or other business entity in which Declarant has an ownership interest or over which Declarant exercises contractual or other control relating to the improvement, development or sale of Property.

1.18 Record, Record and Recordation. With respect to any document, the recordation of such document in the office of the Clerk and Recorder of Carson City, Nevada.

1.19 Single Family. One (1) or more persons each related to the other by blood, marriage or legal adoption or a group of not more than four persons not all so related, together with their domestic employees and servants who maintain a common household in a residential unit and casual guests or as defined under the provisions of the Carson City Municipal Code.

Empire Ranch Estates  
Declaration of Restrictions - Page 3

1.20 Single Family Residential Use. The occupancy and use of a residential unit or homestead by a Single Family in conformity with the covenants, conditions and restrictions hereof, the rules and requirements imposed by applicable zoning laws and other state or local rules and regulations.

1.21 Subdivision. A parcel of land which has been shown on a final and recorded subdivision plat pursuant to N.R.S. Chapter 278, 278A or Chapter 116, as amended.

1.22 Supplemental Declaration. Any declaration of covenants, conditions and restrictions which may be hereafter recorded by Declarant or by Declarant and a Major Developer.

1.23 Visible from Neighboring Property. With respect to any given object, such object is or would be visible to a person six feet tall standing on an assumed floor elevation two feet (2') above the surface of any neighboring property in the area involved, assuming that the property had an elevation equal to the highest elevation of the ground surface of that portion of the area upon which the object is located.

## ARTICLE II

### GENERAL RESTRICTIONS

All real property within the Project shall be owned, held, conveyed, encumbered, leased, used, occupied and enjoyed subject to the Architectural Review Committee Design Guidelines and the following limitations and restrictions:

2.01 Antennas. Except for any which may, at Declarant's option, be erected by Declarant or Declarant's designated representative, no exterior radio or television antenna, satellite dish antenna or aerial shall be erected or maintained in the Project without the prior written approval of the Architectural Review Committee, and in compliance with the Carson City Municipal Code.

2.02 No Further Subdividing. No Homestead or unit of land which is designated for residential or limited professional residential commercial use shall be further divided or subdivided, nor may any easement or other interest therein (less than the whole) be conveyed by the Owner thereof without the prior written approval of the Architectural Review Committee; provided, however, that when Declarant is the Owner thereof, Declarant may further divide and subdivide any Homestead or unit of land which is designated for residential use and convey any easement or other interest less than the whole, all without the approval of the Architectural Review Committee; and provided, further, that nothing herein shall be deemed to require the approval of the Architectural Design Committee for the transfer or sale of any Homestead, including improvements thereon, to more than one (1) person to be held by them as tenants in common or joint tenants, or for the granting of any mortgage or deed of trust.

2.03 Signs. No sign of any kind shall be displayed to the public view without the approval of the Architectural Review Committee except such signs as may be required by legal proceedings or in the course of ordinary business as allowed for in Section 3.04. No flashing or moving signs shall be permitted on the residential portion of the Project. All signage shall be of an architectural style in harmony with the overall Project as prescribed by the Design Guidelines and approved in writing by the Architectural Review Committee.

Empire Ranch Estates  
Declaration of Restrictions - Page 4

(a) No personal automobile shall be permitted to remain upon any lot, including, without limitations, streets, alleys or driveways, either stored, unattended, on blocks, or unrepaired unless within an enclosed structure approved by the ARC, which structure shall be placed or maintained in the rear or on the side of, or attached to a residence

(b) No personal automobile, recreational vehicle or equipment, commercial vehicle or equipment, or any other motorized vehicles may be dismantled, rebuilt, repaired, serviced, or repainted on a lot unless: 1) such activity is performed within a completely enclosed garage or structure, 2) such activity has received the prior written approval by the ARC, and 3) such activity is screened from the sight and sound from streets and neighboring residences. The foregoing restriction shall not be deemed to prevent temporary parking for loading or unloading of vehicles or washing and polishing and those activities normally incident to washing and polishing of vehicles.

(c) As used in this section, "recreational vehicle or equipment" shall include trailers, boats, campers, trailer coaches, buses, house cars, motor homes, off-road vehicles, or any other similar type of equipment or vehicle.

(d) Temporary parking shall mean parking of vehicles belonging to guests of owners and commercial vehicles and equipment being used in the furnishing of services to the owners and parking of vehicles and equipment belonging to or being used by owners for loading and unloading purposes.

(e) No boat, truck, trailer, camper, recreational vehicle, or tent shall be used as a living area while parked or located within the Project.

**2.17 Construction Activities** This Declaration shall not be construed so as to unreasonably interfere with or prevent normal construction activities during the construction of Improvements by any Owner (including Declarant) upon property within the Project, provided that when completed such Improvements shall in all ways conform to this Declaration and the Design Guidelines. Specifically, no such construction activities shall be deemed to constitute a nuisance or a violation of this Declaration by reason of noise, dust, presence of vehicles or construction machinery, posting of signs or similar activities; provided that such construction is pursued to completion with reasonable diligence, in compliance with applicable federal, state and local laws and ordinances and any rules and regulations adopted pursuant thereto, and conforms to usual construction practices in the area. In the event of any dispute, a temporary waiver of the applicable provision, including but not limited to any provision prohibiting temporary structures, may be granted by the Architectural and Landscape Control Committee, provided that such waiver shall be only for the reasonable period of such construction. Such waiver may, but need not, be recorded or in recordable form.

**2.18 Exemption of Declarant** Notwithstanding anything in this Declaration to the contrary, neither Declarant nor any of Declarant's activities shall in any way be subject to the control of or under the jurisdiction of the Architectural Review Committee. Without in any way limiting the generality of the preceding sentence, this Declaration shall not prevent or limit the right of Declarant to excavate and grade, to construct and alter drainage patterns and facilities, to construct any and all other types of improvements, to maintain model homes, and construction, sales and leasing offices and similar facilities, and to post signs incidental to construction, sales and leasing, anywhere on the Project.

**2.19 Assignment by Declarant** Any other provision of this Declaration to the contrary notwithstanding, Declarant may assign in whole or in part any of its privileges, exceptions, rights and duties under this Declaration to any other Person and may permit the participation in whole or in part by any other Person in any of its privileges, exceptions, rights and duties hereunder.

**2.20 Building Permits** Building permits for any structures on property which is the subject of this Declaration, shall only be issued in accordance with Carson City Code and the Design Guidelines.

**2.21 Landscaping** Each residence shall be landscaped by the Owner. Within 120 days of completion of the residence or during the next growing season following completion of the residence, whichever is later, the owner shall have completed the landscaping of the residence in compliance with plans and specifications therefore which have been submitted to and approved in writing by the ARC as to harmony of external design and location in relation to surrounding structures and topography. Landscaping plans shall be submitted to the ARC within thirty (30) days after completion of a residence detailing the type of landscaping intended and date for completion of same. Following scheduled completion, such landscaping shall be maintained by the owner in an attractive condition in accordance with any architectural standards promulgated.

## ARTICLE III

### PERMITTED USES AND RESTRICTIONS

**3.01 Residential Areas** Except as noted in Article III, Section 3.04, all property within this project area shall be improved and used solely for residential use, except that for models utilized by Declarant or Declarant's representative. Declarant or Declarant's representative may, in its sole and absolute discretion, permit the use of models for sales activity.

**3.02 Improvement and Use** Except as noted in Article III, Section 3.04, no Lot shall be improved or used except by a dwelling or structure designed to accommodate no more than a single family plus a garage, and such other improvements as are necessary or customarily incident to a Single-Family residence.



3.13 Easement in Favor of Declarant to Facilitate Sales and Resales. There is hereby reserved to Declarant, its agents and employees, the right and exclusive easement to use any lots owned or leased by the Declarant as models, management offices, sales and resale offices, or customer service offices. The Declarant reserves the right to relocate the same from time to time within the property. Upon relocation, the furnishings thereof may be removed. The Declarant further reserves the right to maintain on the property such advertising signs as may comply with applicable governmental regulations which may be placed in any location on the property and may be relocated or removed at the sole discretion of the Declarant. The Declarant shall have the right to restrict the use of certain parking spaces for sales purposes and to use such spaces for sales purposes. Further, the Declarant shall have the exclusive right to erect temporary offices, models, sales, resales, management, customer service, and similarly purposes. The reservation of the easement to facilitate sales also applies to any land covered by these Covenants, Conditions and Restrictions. Any such sales and marketing facilities and areas shall be maintained at the sole cost of the Declarant so long as Declarant is the sole user of such areas.

3.14 Lakes, Fountains, Water and Irrigation Bodies and Wetlands. ALL WATER AREAS ON THE PROPERTY, MAINLY THE FOUNTAIN AND STRIP IRRIGATION UTILIZES TREATED EFFLUENT AND HUMAN CONTACT IS EXPRESSLY PROHIBITED. Introduction of effluent within the Project, if any, shall be for irrigation purposes only, and no other use thereof, including, without limitation, swimming, playing or use of personal flotation devices, shall be permitted. Given the arid nature of the area of the Project and the changing laws relating to use of effluent and other water amenities, there is no guarantee or warranty by the Declarant that the fountain or irrigation will be maintained or remain during the life of the Project. In the event it becomes necessary for the fountain to be permanently removed, then the area shall be landscaped. This Section shall not apply to prohibit use by the Golf Facilities of lakes, ponds, or streams within or comprising the Golf Facilities. The Declarant or other owner of the Golf Facilities shall have exclusive control over the drainage and maintenance of any lake, pond, stream or other water body within the Golf Facilities. No dredging or filling shall be undertaken on any property adjacent to any water body, except by Declarant or with the Declarant's approval.

3.15 Paths. An area of land (22,651 sq. ft.) at the intersection of Fair Way, Empire Ranch and Divot Roads will be designated as "Divot Park" and dedicated to the City.

#### ARTICLE IV

#### COMMUNITY ADJACENT TO A GOLF FACILITY

4.01 Easement for Golf Balls. Every Homesite is burdened with an easement permitting golf balls unintentionally to come upon the Homesites immediately adjacent to the Golf Course. Homesite Owners should undertake all necessary measures to protect their residence, property, guests, family members and invitees from errant golf balls. THE ACQUISITION OF A HOMESITE WITHIN THE PROPERTIES ACKNOWLEDGES THAT THE OWNERS ARE EXPRESSLY ASSUMING THE RISK FOR ANY DAMAGES OCCURRING BY VIRTUE OF AN ERRANT GOLF BALL BY VIRTUE OF SUCH OWNER'S ACQUISITION OF A LOT IN A HOMESITE COMMUNITY ADJACENT TO A GOLF FACILITY.

4.02 Operation of Golf Carts. All golf carts operated within the Project may only be operated on designated pathways. Operation of golf carts by unlicensed drivers is strictly prohibited without the consent of the legal guardian of said unlicensed driver. Operators of golf carts must obey all traffic signs and posted speed limits. Golf cart operators assume all liability for injury, damage to property or claims in any way whatsoever related to their operation of the golf carts allowed by this Declaration.

4.03 Storage of Golf Carts. When not in use, all golf carts allowed by this Declaration must be stored in each respective homeowner's garage, along with all other vehicles. At no time should a vehicle or golf cart be left parked in the driveway to street front over night.

4.04 Jeeping, Walking, Bicycling, Picnicking on Golf Course Areas Prohibited. The golf course areas are restricted to golf activities only. Other walking, jogging, bicycling, picnicking in the golf course areas is strictly prohibited.

#### ARTICLE V

#### ARCHITECTURAL REVIEW COMMITTEE

5.01 Architectural Review Committee. Whenever in this Declaration or in any supplemental Declaration the approval of the Architectural Review Committee ("ARC") is required, it shall have the right to consider all of the plans and specifications for the improvement or proposal in question and all other facts which in its sole discretion are relevant.

5.02 Architectural Review Committee Approval. No action described in Section 5.01 above may be taken by an Owner or caused by an Owner to be taken until all requirements which may be imposed by Carson City have been fully satisfied, and the plans and specifications showing the nature, kind, color, shape, dimensions, materials, and location of the same shall have been submitted for approval in writing as to harmony of external design and location in relation to surrounding structures and to topography by the ARC provided in Paragraph 5.03 heretofore. In the event the ARC fails to approve or disapprove such design and location in writing within forty-five (45) days after said plans and specifications have been submitted to it, approval by the ARC shall not be required.

#### 5.03 Architectural Review Committee

(a) Organization. The ARC shall consist of three (3) members. The Declarant shall appoint all of the original members of the Committee and all replacements thereto until ninety percent (90%) of all lots in the Project have been sold. Any members of the ARC not selected by the Declarant as provided for hereinabove shall be elected by a majority of the owners. Any meeting conducted by the owners shall require written notice sent to all homeowners, at least ten (10) days in advance of such meetings, and any such meeting, to constitute a quorum, shall require fifty-one percent (51%) of the owners being present in person or by proxy. A majority of owners present and entitled to vote, either in person or by proxy, shall be sufficient for the passage of any motion to select members of the ARC. Each owner shall have one (1) vote for every lot owned. The vote for each such lot may be cast only as a unit and fractional votes shall not be permitted. In the event joint owners are unable to agree among themselves as to how their vote(s) shall be cast, they shall lose their right to vote on the Empire Ranch Estates



(6) The Architectural Review Committee shall have absolute control over size, shape, color and location of mail box facilities. Federal regulations must be adhered to in order to assure home delivery.

(7) No fence, boundary wall, hedge or hedge-like shrub planting shall be constructed or planted or permitted to grow to a greater height than six (6) feet until the plans for such fence, wall or planting shall have been approved in writing by the Architectural Review Committee, nor shall any fence, wall, hedge-like planting be constructed, planted or permitted to grow to a height of more than four (4) feet within a distance of twenty (20) feet of any front street line.

(8) When construction of dwelling is commenced upon any of said lots, the owner thereof shall proceed, with all reasonable diligence, the completion of the dwelling and shall complete exterior construction within six (6) months and interior construction within twelve (12) months from date of commencement.

(9) No individual water supply system shall be permitted on any lot.

(10) No building or structure shall be erected, altered, placed or permitted on any lot until plans are submitted to and approved in writing by the Architectural Review Committee as prescribed in this Article.

(11) No permanent structures or other obstructions including fences, shall be allowed within drainage, fuel break, and fire access easements. Maintenance of fuel break and drainage easements existing on any lot shall be the sole responsibility of the lot owner.

(12) All improvements shall be constructed in full compliance with all applicable zoning laws, building codes and other laws, ordinances and regulations applicable to the construction, use and occupancy of improvements.

(13) The placement of the improvements on a private lot, the type of roof, exterior materials and building shapes shall be established in such a manner as to be determined to be reasonable by the ARC.

(f) Escrowed Certificates. Within thirty (30) days after written demand is delivered to the ARC by any Owner, and upon payment of the Committee of a reasonable fee as fixed from time to time by the Committee, the ARC shall record an escrowed certificate executed by a majority of its members certifying, with respect to any private lot of said Owner, that as of the date thereof either: (a) all improvements made and other work done upon or within said private lot comply with these restrictions; or (b) such improvements or work do not so comply in which event the certificate shall also identify the non-complying improvements or work and set forth in particularly the basis of such non-compliance. Any purchaser from the owner or from anyone deriving any interest in said private lot through such owner shall be entitled to rely on said certificate with respect to the matters therein set forth, and such matters shall be conclusive as between all Owners and such person deriving any interest through them.

(m) Liability. Neither the ARC nor any member thereof shall be liable to any owner for any damage, loss or prejudice suffered or claimed on account of: (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications; (c) the development of any property subject to these Restrictions; or, (d) the execution and filing of an escrowed certificate pursuant to 5.03 (1) above, and whether or not the facts therein are correct; provided, however, that such member has acted in good faith on the basis of such information as may be possessed by him.

## ARTICLE VI

### REPAIR AND MAINTENANCE

6.01 Repair and Maintenance by Owner. Every owner shall: (a) maintain the exterior of his residence, walls, fences and roof of such residence in good condition and repair; and (b) install and thereafter maintain in attractive condition landscaping.

6.02 Standards for Maintenance and Installation. (a) Maintenance of the exterior of the residences, including without limitation, walls, fences, roofs, and landscaping shall be accomplished in accordance with the architectural and/or performance standards and policies, only after approval of the Committee; and (b) all slopes or terraces on any residence shall be maintained so as to prevent any erosion thereof upon adjacent streets or adjoining residences.

## ARTICLE VII

### MISCELLANEOUS

7.01 Term. This Declaration, including all of the Covenants, Conditions and Restrictions hereof, shall run until December 31, 2025, unless amended as herein provided. After December 31, 2025, this Declaration, including all such Covenants, Conditions and Restrictions, shall be automatically extended for successive periods of ten (10) years, unless amended or extinguished by a written instrument executed by at least a majority of the Owners in the Project and recorded in Carson City Real Property Records.

### 7.02 Amendment

(a) Special Provisions. Except as set forth below, no amendment of this Declaration shall be effective unless adopted by a vote of owners of eighty percent (80%) or more of the total number of lots in the project at the time of the proposed amendment. No amendment of this Declaration shall be effective until executed and recorded in the real property records of Carson City in the manner herein provided.



STANTON PAIK DEVELOPMENT, INC.

B, Edd P. Fulgers  
Edd P. Fulgers, Resident.

By Dwight C. Milford  
Dwight C. Milford, Secretary

STATE OF NEVADA  
CARON CITY

25.

On January 17, 1996

1965/100

PINGERSON and DWIGHT C. MILLARD, personally appeared before me, a notary public, EDD P. whose names are subscribed to the foregoing instrument and who acknowledged to me to be the persons executed the foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EMPIRE RANCH ESTATES SUBDIVISION.



Camille A. Egan  
Notary Public

T-0's 7 through 36 (inclusive) in Block A; T-0's 15  
through 109 (exclusive) in Block B; T-0's 35 through 83 (inclusive)  
in Block C; T-0's 107 through 114 (inclusive) in Block D; T-0's 15  
through 50 (exclusive) in Block E; T-0's 47 through 61 (inclusive)  
in Block F; T-0's 50 through 106 (inclusive) in Block G; T-0's 62  
through 83 (inclusive) in Block H; T-0's 84 through 98 (inclusive)  
as shown on the Final Map; T-0's 99 through 148 (inclusive) in Block I;  
T-0's received in the office of the Census City Recorder as shown on the  
Final Map; T-0's 149 through 160 (inclusive) in Block J;  
on December 31, 1955 in Block K of the Census City Recorder's Statistical  
Records, Official Records.

Page 2135 as Filed

EXHIBIT "A" ATTACHED TO EMPIRE RANCH ESTATES COVENANTS, CONDITIONS & RESTRICTIONS

Empire Ranch Estates  
Declaration of Restrictions - Page 21

15-1193

FILED FOR RECORD  
AT THE REQUEST OF  
NORTHERN NEVADA TITLE COMPANY  
96 JUN 17 10:32

FILED 184193  
APR 11 1968  
CARTER COUNTY RECORDER  
FEE \$7.00  
[Signature]

18.1193



### 3.2b—Dark Skies

Protect visibility of the City's dark skies, encourage energy conservation, and limit the impacts of light pollution on the community and surrounding public lands by reducing light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the Western Nevada Community College Observatory.

### 3.2c—Communication Facilities and Equipment

Ensure that communication facilities and equipment, such as cellular towers, are located and designed so as to not detract from the City's visual quality. Facilities and equipment will be evaluated according to Chapter 18.15 of the City's Municipal Code.

### 3.2d—Carson City Freeway Corridor

Establish and maintain signage controls for the Carson City Freeway Corridor prior to completion of construction to establish the height, type, size, and quantity of signs that will be permitted for future development.

### 3.2e—Eastern Portal

Ensure that future development occurring within the Eastern Portal is consistent with the policies contained in the V&T-SPA, located within Chapter 8 of this Master Plan.



Future development occurring within the Eastern Portal should be consistent with the policies contained in the V&T-SPA.

## GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER EVENTS ON THE COMMUNITY

### 3.3a—Coordination

Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.

### 3.3b—Neighborhood Design

Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).

### 3.3c—Public Awareness

Increase public awareness of the potential hazards presented by living and building within the Urban Interface by continuing to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.



New neighborhoods occurring at the Urban Interface should be designed to minimize the impacts of potential natural disaster events, such as wildfires.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY
<b>Goal 9.3—Maintain the Quality and Character of Established Neighborhoods</b>		
9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City's established neighborhoods.	PR	2
9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.	R	2
<b>Goal 9.4: Protect the Character of Existing Rural Neighborhoods</b>		
9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them (although this pattern will be discouraged).	R	2
9.4b—Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for a comparable density.	PD	0
<b>GUIDING PRINCIPLE 10: PROTECTION OF HISTORIC RESOURCES</b>		
<b>Goal 10.1—Preserve and Enhance Historic Resources</b>		
10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.	PR	2
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	PD	0
10.1c—Continue to maintain an inventory of historic properties within the City.	PR	0
<b>CHAPTER 7: A CONNECTED CITY</b>		
<b>GUIDING PRINCIPLE II: A SAFE, EFFICIENT, MULTI-MODAL TRANSPORTATION SYSTEM</b>		
<b>Goal 11.1—Establish an Integrated Multi-Modal Transportation System</b>		
11.1a—Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	PR	0
11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.	PR	0
11.1c—Seek opportunities for coordination in the implementation of the City's Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.	R	0

## Hope Sullivan

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**From:** Frank Csiga <csigaman@gmail.com>  
**Sent:** Thursday, April 15, 2021 8:24 AM  
**To:** Hope Sullivan  
**Cc:** Planning Department; Lori Bagwell; Stacey Giomi; Maurice White; Stan Jones; Lisa Schuette; [golvato@ndep.nv.gov](mailto:golvato@ndep.nv.gov)  
**Subject:** Empire Ranch Golf Course Modification of Special Use Permit  
**Attachments:** April 15 2021 letter to Hope Sullivan.pdf

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Ms. Hope Sullivan,

Attached is correspondence from my wife and me regarding the Special Use Permit (SUP) modification set to go before the Carson City Planning Commission on April 28, 2021. As mentioned in previous conversations and email correspondence, we are adamantly opposed to the modification to the SUP. The proposal without full studies and analysis being undertaken by the applicant will have a detrimental impact to the neighborhood as well as negative safety implications to the travelling public and the future participants of the golf course and proposed flat fields.

Thank you, and the planning commission as a whole, for rejecting this modification based upon the concerns outlined in our letter, as well as the concerns of other residents of this area.

Frank & Linda Csiga

April 15, 2021

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

Subject: Empire Ranch Golf Course Modification of Special Use Permit #U-93/94-67

Dear Ms. Sullivan,

My wife Linda and I have been residents of Carson City since 1986. Our kids were born and raised here and it has always been a wonderful place to call home. We loved our previous home in the Seeliger Elementary School area where Linda was a teacher. In 2003, a few friends were looking at the option of building new homes at Empire Ranch Estates. It was a great opportunity to build exactly the home we wanted with all of the amenities we could think of and afford. We met with developer (Dwight Milliard) and his agent (Vern Milliard) to discuss the lots available and the process. We spent much of our spare time walking the Empire Ranch Trails, golfing, and eating meals at the clubhouse. We wanted to make sure the area was all we hoped for in order to make the move from a home we already loved. After several months of back and forth processing, we took the plunge and entered into a contract to purchase our lot and build our home. A home where we hoped to live out our remaining lives in Carson City.

The decision to date has been one that we have always been pleased with. The access to the trails, the golf course, our neighbors, and the natural environment on and around the golf course, the dark skies, and the peace and quiet of this community cannot be understated. In the evening after all the golfers have left and those working have returned home, it is exceptionally quiet. We truly love the current community as it exists today.

It is with these things in mind that we contemplate the impacts to our quality of life caused by the flat fields proposed for the northern limits of Empire Ranch Golf Course. We chose to build here at the golf course for all of what it offered. The proposal threatens that way of life through increased traffic, increased noise, potential lighting, and the probable on-street parking, increased trash, and impacts to the natural environment. Make no mistake about it, although flat fields serve a sporting purpose as does golf, they are not the same and sporting activities from the fields will be much more disruptive.

The applicant, through his application paints an altruistic picture of benefitting the community with a project that will serve all and provide immense economic vitality to the City, all while having impacts that are so miniscule, none of them would need to be mitigated. The applicant appears to be brushing off all impacts that would cost him money to mitigate. Just because the applicant repeatedly states the items on the checklist are "N/A", does not make it true and they need to be properly addressed. This is an effort to gain approval on the cheap with no real concern for the surrounding community. The benefits derived from this endeavor are for the applicant himself, not for the community, and especially not for the residents that surround the golf course.

More specific concerns that I believe need to be addressed related to the proposal appear below:

### **Viewshed**

The flat fields and related appurtenances, especially lights, will be visible to residents along the golf course, Morgan Mill Road, North Deer Run Road, and the users of the Empire Ranch Trail.

### **Natural Environment**

There are numerous wetlands adjacent to the proposed fields and the activity on the flat fields is likely to have a deleterious effect on wildlife that resides within them. It is one thing for the occasional golfer to have to search in the area for an errant golf ball and quite another to have dozens if not hundreds of spectators in the vicinity of them, not to mention kids being kids and entering the wetlands and harassing wildlife. The effects of lighting and noise on nesting and migratory birds are well documented and needs to be addressed. I also question if wetland areas have already been disturbed through the applicants grading operation; as there were wetlands on both the left and right hand side of the old #2 hole on the Red course (I doubt that they were delineated in advance).

*These impacts need to be studied and identified.*

### **Traffic**

The traffic impacts associated with the flat fields has been mischaracterized and minimized in an effort to obfuscate the need to mitigate. The ITE Trip Generation run for the two fields does not adequately address the number of vehicle trips associated with the proposal. With the proposal stating there could be fifty teams or more for tournaments, with 15-30 members; along with seating for several hundred spectators, an Average Daily Traffic (ADT) of 143 vehicles per day greatly underestimates the vehicle trips this project generates. If the two fields are used only in daylight hours with games spaced two hours apart, there is potential for six games on both fields for a total of 12 games per day. Each game having two teams with up to 30 players each would equal (12 games x 2 teams x 30 players) 720 potential participants in a day. This number does not even account for family members and other spectators. It is obvious that the number of trips generated is far greater than 143.

I am not sure what the current ADT of Morgan Mill Road is but I would not be surprised to learn that it is less than 143 vehicles per day. The traffic increase on Morgan Mill Road will surely double, triple or even a greater multiple of vehicle trips over current traffic levels. This increased number of trips and their associated impacts to the existing pavement on Morgan Mill Road and Empire Ranch Road for that matter needs to be studied and identified.

Morgan Mill Road in the project's vicinity is in very poor condition with ruts, potholes, and failing pavement on the shoulders. The road's current width, at less than 20 foot in places, would also make the conditions unsafe for the travelling public as well as the numerous pedestrians, bike riders, and off road enthusiasts that use this route to access the Empire Ranch Trail system and/or the Carson River/Brunswick Canyon recreational areas. Ingress and egress to the proposed micro parking lot on Morgan Mill Road has the potential to be unsafe for walkers and their pets exiting and entering the Empire Ranch trail system immediately adjacent to the parking lot. Morgan Mill Road should be widened and rebuilt to a section commensurate with Carson City Standards as was required for the developed properties to the East of the proposed improvements.

Without a full traffic study, the effects of this proposal cannot be reasonably determined.

*These impacts need to be studied and identified.*



### **Parking**

The proposal depicts a parking lot to be constructed off Morgan Mill Road adjacent to the Empire Ranch Trail. The parking lot as depicted appears to have a total of 16 spaces. How was that number arrived at? Will it be paved or have a gravel surface? How is runoff adjacent to the wetlands and the Carson River being addressed? Given the potential for flat field usage as described above, this figure is totally inadequate. Overflow parking at the club house parking lot is also mentioned in the application. What are the impacts of the increased traffic on the streets in the Empire Ranch Development while accessing this lot? If parking is utilized at the existing club house, how do the flat field participants and spectators access the flat fields? Do they walk through the open golf course? This seems quite unsafe and not conducive to the golf course's operation. Do they park and then walk through the neighborhood to Empire Ranch Road and then down Morgan Mill Road, a distance of one third of a mile to the westernmost flat field access point and six tenths of a mile to the easternmost access point? This seems highly unlikely, disruptive to current residents, and potentially unsafe along Morgan Mill Road given its condition as stated above along with the absence of sidewalks. That leaves the possibility that the participants and spectators will park as close as they can to the access points to minimize their walk. This means they will utilize the current parking lot at the Carson River Boat Launch as well as parking up and down Morgan Mill Road. Since the available shoulder on the south side of Morgan Mill Road is practically nonexistent, that means they will either park on that side and encroach in to the roadway surface or park along the north side of the road (or both) where there is private property. This would also be hazardous and create a lot of fugitive dust from this area being unpaved.

*These impacts need to be studied and identified.*

### **Mercury Contamination**

The proposed flat fields are within the boundary of the Carson River Mercury Superfund Site. The proposed flat fields are immediately beneath the location of the former Mexican Mill and Mead Mill sites. In fact, the whole northern half of the golf course is within the superfund site. These areas are known to contain high concentrations of lead, arsenic and mercury. The simple act of golfing may pose little risk to the golfer as their exposure to the soil may be limited. Do the flat fields pose a greater risk of exposure, especially to children that are running, jumping and sliding on the turf for longer periods of time than a golfer would? From an article published in the Reno Gazette Journal on August 11, 2020 titled *Managing the Carson River; How did the river become so polluted?*, the Nevada Department of Environmental Protection is quoted as "One population NDEP worries about is children under the age of 6. The agency requires developers to clear all soil of mercury to a depth of two feet so that children playing in soil, who might possibly eat it, aren't at risk." Has this soil been tested, cleaned or replaced already?

*These impacts need to be studied and identified.*

### **Lights**

The potential for the installation of lights is of the utmost concern. Their use will have a profound impact on the neighboring community through light pollution in an otherwise unlit area. The use of lights would also subject residents to increased noise at times when the golf course itself would normally be deserted. For those residents directly overlooking these fields, the installation of light would be particularly disruptive. This is a quality of life issue for the residents.

Along the whole reach of the Carson River, there is no concentration of lights so close to the river (approximately 200 feet) as proposed by this application. As mentioned above, it is well documented that light pollution has a deleterious effect on flora and fauna.

*These impacts need to be studied and identified.*

All of these issues, along with a host of others such as trash, alcohol consumption and sales, ADA access, visual impacts to the Historic Mexican Ditch Water Master's house, impacts to the preserved remnants of the Mexican Mill site, etc. Just because the applicant state that an issue is not applicable, does not make it so. It is in his interest to make it not applicable because he is not interested in a quality project; he is only interested in obtaining approval with the least amount of study and expenditure on his part. Without the proper studies and investigation of the true impacts of his proposal, and his ultimate proposal, the residents surrounding the golf course will bear the brunt of all the negative aspects of the proposal with no benefits. I strongly encourage the Planning Commission to outright reject the application for the modification of the Special Use Permit or at an absolute minimum require full studies of the true impacts to the community be undertaken.

Your consideration of this request is truly appreciated.

Sincerely,



Frank Csiga, Jr.  
Nevada Professional Engineer (Retired)



Linda Csiga

cc: Carson Planning Commission, [planning@carson.org](mailto:planning@carson.org)  
Mayor Lori Bagwell, [lbagwell@carson.org](mailto:lbagwell@carson.org)  
Stacey Giomi, Supervisor Ward 1, [sgiomi@carson.org](mailto:sgiomi@carson.org)  
Maurice White, Supervisor Ward 2, [mwhite@carson.org](mailto:mwhite@carson.org)  
Stan Jones, Supervisor Ward 3, [sjones@carson.org](mailto:sjones@carson.org)  
Lisa Schuette, Supervisor Ward 4, [lschuette@carson.org](mailto:lschuette@carson.org)  
Greg Lovato, Administrator, Division of Environmental Protection, [glovato@ndep.nv.gov](mailto:glovato@ndep.nv.gov)

## Hope Sullivan

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**From:** Jackie Kingsland <jackie@majesticmarbletile.com>  
**Sent:** Thursday, April 15, 2021 2:25 PM  
**To:** stanjones775@gmail.com; Hope Sullivan  
**Cc:** Joe Kingsland  
**Subject:** Special Use Permit U-93/94-67 to allow for soccer play fields at Empire Ranch Golf Course

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Hello Mr. Jones and Ms. Sullivan,

In regards to the Carson City Planning Commission agenda item for the Special Use Permit U-93/94-67 (SUP), my husband and I, Joe Kingsland, would like to express our support of the SUP to add soccer fields to the Empire Ranch Golf Course. We are pleased that someone is interested in such an investment in our community, and further, feel that it is not our place to quash the business activities of an independent business. We live on the Empire Ranch Golf Course and have a vested interest in the outcome of this decision. A few of our neighbors are collecting signatures in the area to attempt to protest this action. Please know that not all of us want to block the action. Again, we (and others) are in support of the SUP to add the soccer fields. We do not subscribe to the theory that adding the soccer field will depreciate our property or block our right to quiet enjoyment.

For the record, we have no personal or financial affiliations with the Millards or the soccer folks whatsoever.

Please vote in favor of the SUP - it would be a real boon to the citizens of Carson City.

Thank you,  
Jackie Kingsland  
Majestic Marble and Tile

## Hope Sullivan

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**From:** Shahriar Moshrefnoory <smoshrefnoory@gmail.com>  
**Sent:** Wednesday, April 14, 2021 2:51 PM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I Support Flat Fields

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Dear Planning Commission,

I am a sports enthusiast. Outdoor recreation and amenities including flat fields are important for our community; kids, families, and adults.

I participate in adult sports. Our teams get together a couple of times a week for an hour or so to play games and practice together. It's great fun, comradery, and healthy exercise.

The availability of fields, their accessibility, and close proximity all contribute to sharing fields with other users, kids activities, and a variety of sports too.

I have seen the site plan for the flat fields at Empire Ranch Golf Course, attached is a copy for your reference. I am thankful that while this proposal is just a single field with a small practice space, and limits its operation to single games or practices at a time, it will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field and allow all of us to play and enjoy the great weather, climate, and benefits of being a resident of the community.

Thank you,  
Stay Happy, Healthy & Safe

Sincerely  
Shahriar Shawn Moshrefnoory

**Hope Sullivan**

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**From:** RJ Rupp <rjerupp@hotmail.com>  
**Sent:** Friday, April 16, 2021 10:14 AM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am a Local Athlete and Student. I Need and Support the Flat Fields in Carson City

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Dear Planning Commission,

I have lived in the Carson area my whole life. Growing up here, sports were always a way for me to connect and form relationships with others in the community. Now, I am an athlete with dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. This field would give my team a place to practice and play, bringing us closer to our dream of become professionals. This field will make a meaningful difference for me, my family, my team, my club, and our community. A field is great for our community as it gives us, the residents, a place for sports. Sports teach us discipline, camaraderie, and give us something to be passionate about.

Please approve this field because there are not enough field options in Carson City. I would love for my team to be able to represent the area I grew up in, but if there are not enough resources here, we have no choice but to leave the area. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Robert Rupp



## Hope Sullivan

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**From:** Naomi Ching <naomirching@gmail.com>  
**Sent:** Friday, April 16, 2021 6:57 AM  
**To:** Planning Department  
**Subject:** Special Use Permit Hearing: Empire Ranch

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Carson City Planning Commission,

Our names are Jason and Naomi Ching and we live at 2011 Divot Road, Carson City (Empire Ranch). We wanted to voice our opposition to the soccer field project that is up for discussion. Our neighbors will undoubtedly voice further details, but there are several untenable aspects of this:

1. **Traffic:** The traffic that will route through quiet streets will dramatically change the neighborhood. At the very least, complicating everyone's life and at the worst, endangering children and dogs.
2. **Unrealistic:** The soccer field plans to use a narrow and poorly maintained stretch of Morgan Mill Rd. This road cannot handle the traffic they will generate, it will be a mess to access and exit the field, and it will create traffic nightmares as people enter US50. Parking will undoubtedly overflow onto the road, making an already narrow road near unusable.
3. **Misrepresented:** The organization behind this has a video on their website (Sportlogicinc.com) indicating their plan to build an outright stadium complex. The current practice field idea will not work, much less a complex many times the size and complexity.

This field is contrary to the entire neighborhood's desires and wellbeing. Please do not allow this project to advance. Thank you for your service and for your time.

Best wishes,

Jason and Naomi Ching

## Hope Sullivan

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**From:** Keaton Fitzhugh <keaton.fitzhugh@gmail.com>  
**Sent:** Thursday, April 15, 2021 11:51 PM  
**To:** Planning Department  
**Cc:** marc@radow.net  
**Subject:** I Need and Support the Flat Fields in Carson City

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Dear Planning Commission,

Growing up in Northern Nevada as an athlete and a lover of sports there has always been a huge need for more flat fields in the area.

I have learned of the flat fields in development on the Empire Ranch Golf Course, and I am thrilled to hear about the potential for there to be another practice space designated for sports and athletics. Any kind of space which can facilitate exercise and athletic activities brings the community together and is an overall positive influence for its city.

I'm really excited for this field to be approved to open up more opportunities to get together and play sports and build a successful team culture. The more resources a city has to harbor athletes the more proud we can all be to live in Northern Nevada.

Thank you,

Keaton Fitzhugh

## Hope Sullivan

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**From:** Luis Tenas <alejandrotenasnavarro@gmail.com>  
**Sent:** Thursday, April 15, 2021 11:16 PM  
**To:** Planning Department  
**Cc:** marc@radow.net  
**Subject:** I am an athlete and a college student. I Need and Support the Flat Fields in Carson City

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family because they have given me the opportunity to go off to college and complete my AA because of a soccer scholarship and now having the fields here in Carson City it's something that would be great and an area where I would be able to keep excelling as an athlete and a role model to my community.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community. Most importantly it will be a scape getaway for our athletes and community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community because we will be forced to travel to another city or even move to another city and I just simply love Carson city so much that I would love it if the Carson City flat fields would be approved. Please allow all of us to play the sport we very much love and most importantly we enjoy being a part of northern Nevada.

Thank you,

**Luis Tenas.**

## Hope Sullivan

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**From:** Eli Young <soccerdp13@gmail.com>  
**Sent:** Thursday, April 15, 2021 11:10 PM  
**To:** Planning Department  
**Subject:** I am an athlete and a college student. I Need and Support the Flat Fields in Carson City

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I live in northern Nevada. I grew up in Colorado Springs I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

## Hope Sullivan

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**From:** Evan Ochoa <evanochoa176934@gmail.com>  
**Sent:** Thursday, April 15, 2021 11:07 PM  
**To:** Planning Department  
**Cc:** marc radow  
**Subject:** I am an athlete in California/Nevada

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning Commission,

I live in south Lake Tahoe. I grew up in Tucson, AZ and moved to SLT to play soccer at the Community College. I am an athlete and have dreams ahead. I recently joined a team in northern Nevada. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,  
Evan Ochoa

Sent from my iPhone



## Hope Sullivan

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**From:** ben mitcheson <ben.mitcheson@sky.com>  
**Sent:** Thursday, April 15, 2021 11:04 PM  
**To:** Planning Department  
**Cc:** marc@radow.net  
**Subject:** I am an athlete and a college player. I support the flat fields in Carson City.

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Planning Commission,

I live in South Lake Tahoe . I grew up in England and came out here to experience the American sports facility and soccer teams. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community. This field will also have an impact on my American experience because I will get to play for a well established soccer club, playing at a great soccer facility.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of Northern Nevada.

Thank you,  
Benjamin Mitcheson

Sent from my iPhone

## Hope Sullivan

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**From:** Brian Llamas Aranda <brianllamasaranda22@yahoo.com>  
**Sent:** Thursday, April 15, 2021 11:04 PM  
**To:** Planning Department  
**Cc:** marc@radow.net  
**Subject:** I am an athlete and a college student. I Need and Support the Flat Fields in Carson City

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada chasing the dream on becoming a pro athlete and having ambitions to accomplish my goals ahead of me. Sports are really important to me, my friends, and my family.

I learned about the flat fields at the Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community. This would bring a major change for sport here and make a name for Carson city and the Empire Ranch Golf Course!

Please approve this field to help this community and everyone in the organization build success with your approval to have the opportunity to play. I say this because there are not enough field options in Carson City and this field will have a courage's and interesting impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. We don't want to do that and abandon this great place. As a community we are stronger together and with your help we can get this organization to a very top level. Please allow all of us to play and enjoy being a part of northern Nevada. I appreciate your time and many blessing.

Thank you,

Brian Llamas

## Hope Sullivan

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**From:** luis martinez <luisalberto253@live.com>  
**Sent:** Thursday, April 15, 2021 10:27 PM  
**To:** Planning Department  
**Cc:** marc@radiw.net  
**Subject:** Flat fields

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

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Dear Planning Commission,

I live in northern Nevada. I grew up in California but I am an athlete and have dreams ahead of continuing to play sports. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports like soccer. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community. On top of that, I will be able to have a place to train for soccer which is what I have been trying to do since moving to the area.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

Luis Martinez  
Get [Outlook for iOS](#)

**Hope Sullivan**

**From:** Frank Martinez <vivalosraiders@aol.com>  
**Sent:** Thursday, April 15, 2021 10:14 PM  
**To:** Planning Department  
**Cc:** marc@radow.net  
**Subject:** Fortunate for flat fields at Empire Ranch

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

Dear Planning Commission,

I am the Head Coach of Carson High School Boys Soccer teams and a previous competitive soccer coach for Carson Futbol Club (10 years), and currently the Assistant Coach and part of the overall administration for a development sports club. I have extensive experience in sports, facilities, club management, and working with families and kids. I am very excited about the opportunity of the new flat sports fields in Carson City.

I realize this field is just a single field that will accommodate just one game at a time and because it's planned for a grass field, there are a limited number of games that can be played on any day. Nevertheless, this single grass field allows a place to practice and play for our new professional development soccer team.

It is rare for a team, a club, and even a community to organize itself and the resources to create a sports field. It is very difficult to build and maybe more difficult to manage, maintain and to operate. This is why there are not enough flat sports fields available. My staff and I have struggled to locate an adequate field for our team. And this is also why we are excited for Carson City and the additional field space for sports.

Please confirm your approval for this single field and the practice area. Thank you so much for your time and consideration of this request.

Sincerely,

**Frank Martinez**  
**Assistant Coach of Battle Born FC's UPSL team and Head Coach of Boys Soccer at Carson High School**

## Hope Sullivan

---

**From:** Jose Rodriguez <josenauyoks00@icloud.com>  
**Sent:** Thursday, April 15, 2021 10:02 PM  
**To:** Planning Department  
**Subject:** I am an athlete and a college student. I Need and Support the Flat Fields in Carson City

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

Dear Planning Commission,

I live in northern Nevada. I grew up in Northern Nevada. I am an athlete and have dreams ahead. Sports are important to me, my friends, and my family.

I learned about the flat fields at Empire Ranch Golf Course. I am so excited about the opportunity to play on fields designed for sports. I know the proposal is just a single field with a small practice space, and this isn't a tournament location, but even just a single game or practice at a time, like one step at a time, will make a meaningful difference for me, my family, my team, my club, and our community.

Please approve this field because there are not enough field options in Carson City and this field will have a meaningful impact on my team and our dreams. If there are not enough resources here, we have no choice but to leave the area and that doesn't help our community. Please allow all of us to play and enjoy being a part of northern Nevada.

Thank you,

**José Rodríguez Nauyoks**

Sent from my iPhone



## Hope Sullivan

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**From:** Ames, Jackie <Jackie.Ames@henryschein.com>  
**Sent:** Monday, April 12, 2021 6:13 PM  
**To:** Hope Sullivan  
**Cc:** Lori Bagwell; Stacey Giomi; Maurice White; Stan Jones; Lisa Schuette; 'scott.jeff@epa.gov'; 'jordan.deborah@epa.gov'  
**Subject:** RE: Letter of Concerns Empire Ranch Golf Course Application Package  
**Attachments:** Applicant Document Submittal Empire Ranch Golf Course (005).pdf

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Hope,

Please see attached comments relative to the Empire Ranch Golf Course request for a change in operations to the current Special Use Permit.

As I understand it, your staff will be reviewing the submitted request prior to that meeting and including their staff recommendation to the Planning Commission based on that review. As such, I would like to have my comments included both in your staff's review of the materials provided, as well as provided to the Commission Committee members for their decision making process. The comments specifically call attention to the numerous mischaracterizations, as well as over and under statements being made in the applicant's request.

Thank you in advance for your assistance in this matter,

*Jackie Kaleo-Ames*  
4710 Morgan Mill Rd.  
Carson City, NV 89701  
775.846.0519

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April 12, 2021

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

Re: Empire Ranch Golf Course Request to Modify Special Use Permit #U-93/94-67

Dear Ms. Sullivan:

The purpose of this letter is to provide written comments relative to the item listed on your web site titled "Empire Ranch Golf Course Application for Play Fields for April 28 Planning Commission Meeting " and in particular, the applicant's submittal documents contained therein. First though, I must again reiterate our written objection that the applicants' change of operations is being considered or taken under review as a simple change to an existing Special Use Permit that was originally granted as a result of studies and reviews pertaining specifically and only to the planned golf course operations. Again, any argument that a special use permit granted for the operations of a recreational venue opens the door and eliminates the need for a proper review and study of another recreational venue, is absurd.

I will provide a list of the many mischaracterizations, and over and under-characterizations contained within the applicants documents below. But first in summary, in a careful review of all the documents submitted by the applicant, it is clear that the applicant is attempting to fast-track this change request so as to avoid the necessary studies and reviews needed for the new operations, as well as to obtain approval for the first two playing fields to ensure that their future and much grander plans will be accepted as simple changes to the already approved two playing fields. In for a penny, in for a pound!

The applicant argues that "Across the country, as well as in Northern Nevada, golf has declined in popularity and the local community's interest and changing demographics have migrated to additional sports and recreation activities." While this may or may not be factual, Empire Ranch Golf Course management has clearly allowed the facility to reach a state of disrepair and in talking to local golfer's, many will tell you that they no longer utilize this facility because of the condition of the facility. There is nothing in the applicant's information to suggest that the applicant will not let the new operation reach the same level of disrepair.

On page 1 of 17 item 1i the applicant states the purpose is to "request and illuminate potential alternative access and parking locations which alleviate potential trip generation traffic and to request a future potential to incorporate nighttime lighting for expanded hour users."

Herein the applicant begins to lay the foundation for future plans beyond the initial two playing fields being requested. I will explore why the applicant is not really providing answers to these two issues in the following bullets.

On page 1 of 17 item 1ii the applicant states that the changes being requested will be achieved at no costs to the community, county, or city.

Again, through mischaracterizations later in the document(s), the applicant fails to identify the true impacts to traffic, parking, home values and thereby taxable values, usage of city services including police and fire, as well as other costs that will be identified below.

On page 2 of 17 item 1v the applicant states "The land is immediately suitable for utilization of the existing facilities and resources, all while and all together, will resolve an immediate need for the community."

The only proper and substantial study and review of this land for any use beyond its current agricultural zoning, as verified by the EPA, is as a golf course. To suggest the land is immediately suitable for another use without even obtaining EPA approval, is plainly false.

On page 3 of 17 item 1 the applicant states "Therefore utilizing the existing infrastructure; land, water, irrigation, parking, roadway access, clubhouse and so forth that was all within the current provision of resources and described infrastructure, is immediately suitable for flat field use."

Again, the only immediately suitable use of any area that the applicant has vacated within the golf course would be other golf course related activities as was studied and provided for within the original review and approval process.

On page 3 of 17 item 1 the applicant states "The proposed uses will not disturb existing or surrounding lands including natural lands, trees, or vegetation..."

As has recently been dealt with by the Planning Commission, the lands and vegetation has already been disturbed. In addition, these proposed changes will drastically disturb the scenic views and natural calm that the surrounding properties specifically built their respective homes to take advantage of.

On page 3 of 17 item 1 the applicant states "Areas that provide for wildlife habitat, view protection and recreational linkages between the golf course and flat fields, and undisturbed wetlands of Empire Ranch, are held intact.

As will be described in detail below, the sections dealing with traffic and parking are so inadequately provided for by the applicant, that once accurately stated there absolutely will be detrimental impacts to the entire area as visitors to the fields find routes and parking spaces in any open space not barricaded. In addition, any suggestion that the views for the local

residents will not be detrimentally impacted, are false and would be easily proven if a proper level of studies and review were conducted.

On page 4 of 17 the applicant states "Areas for potential friction are mitigated by distance and natural transition from Open Space to Parks & Recreation to mixed use residential and commercial existing properties."

Again, because of the applicants failure to complete all needed studies and reviews as required for a Special Use Permit, as described below in the sections dealing with parking, traffic, and environmental, since those items will not be properly dealt with if this change request is granted, no proper mitigation is being considered and/or undertaken.

On page 4 of 17 the applicant states "The current use permit includes golf activities, Uses that would include 'flat field sports and activities' are naturally similar forms of outdoor recreation on flat fields."

The property was originally studied and approved for a special use permit based on golf activities which entail small groups of golfers spread throughout the day, and occasional larger groups utilizing primarily the Clubhouse area for weddings and/or special events. What was not contemplated was an operation which entails groups of hundreds of children specifically to be kept off the greens areas and therefore will be running through other non-greens areas as well as operations totally different from the golf operations approved.

On page 4 of 17 the applicant states "Where the current use allows for the operation of a golf user experience, there is no additional impact as only those existing amenities and infrastructure are utilized to operate, maintain, and preserve the surroundings."

Nothing could be further from the truth! Again, a proper study and review of flat field operations as compared to golf operations would clearly show that there is little to no comparison of golf operations and flat field operations.

On page 5 of 17 2<sup>nd</sup> bullet point, the applicant states "yes project will not require removal of any site features that are not-golf related or still maintained.

The very aesthetics related to the view and natural calm and quiet nature of the "Golf Community" will be undermined with the addition of these totally new operations.

On page 5 of 17 3<sup>rd</sup> bullet point, the applicant states "...the site does not affect its access or compatibility, nor that of the adjacent Carson River."

Again, as will be described below, traffic and parking that is not being dealt with through this simple change request will drastically affect the access and compatibility of the surrounding areas.

On page 5 of 17 6<sup>th</sup> bullet point is the requiring of the protection of environmentally sensitive areas through proper setbacks, dedication or other mechanisms. The applicant states "Yes, the project protects the surrounding environmental area with its setback requirements."

Again, since no environmental study and subsequent reviews that would have been required of an initial special use permit has been undertaken, any claims relative to environmental issues have no basis in fact.

On page 5 of 17 the 8<sup>th</sup> bullet point requires a provision that includes road improvements, sidewalks, etc. The applicant states "Yes, the proposed project proposes pathways that are consistent with the Open Space land use characteristics and suggests a small parking lot to improve accessibility that does not inhibit views or scenic corridors.

Needed road improvements, sidewalks, and their "proposed" small parking lot are major issues that will be addressed in depth as we get into their mischaracterized references of the so called "transportation study" as detailed below.

On page 6 of 17 the applicant states "The facilities will be maintained at no cost to the city, to the existing levels of the golf experience."

Again, without the proper levels of studies and review for a new project of this scope, such a statement has no basis to make such a claim. Clearly as we get into the issue of access (traffic), parking and anticipated level of increased complaints to the local police, it will show that the City will bear substantial costs associated with getting this operation underway without impeding traffic and risking protected lands.

On page 6 of 17, the applicant states that "The subject proposal promotes the City's existing parks, pathways, open space, recreational and natural beauty and wildlife."

In reality, the project will drastically diminish the natural beauty experienced by the adjacent homeowners as well as to the users of the trails in the areas.

On page 6 of 17 in the final paragraph, the applicant begins the argument that these playing fields are necessary for the city to profit from involvement in the "Sport Tourism Industry." The applicant touts the "economic impact" that Carson City will realize as 50 or more attendees for each game utilize Carson City businesses. This is again referenced on Page 11 of 17 in the final paragraph.

This is where the applicant's true goal begins to emerge. As you will recall, the applicant has previously released plans that show far more than the two flat playing fields that are being requested in this change request. Those plans showed multiple stadiums and buildings and far more of the golf course done away with than is currently being portrayed. As previously stated, this applicant is expecting approval of these two fields to open the way for eventual and additional fast-tracking of their entire proposal. In the second reference on page 11 of 17 final

paragraph, the applicant references "many teams of 10, 50 or more" which for the most part conflicts with the lower numbers they've been touting to justify the lack of changes to roads and parking.

On page 7 of 17, the applicant states "Where this Guiding Principle outlines buildings, materials and related items, these considerations are not applicable because there will be no permanent structures with respect to this application." The applicant further states "...and enhances the surrounding development." In the following paragraph, the applicant further states that "these new operations are being provided for the same citizen audience as the present facilities..."

The applicant's proposal submittal includes specifications and diagrams for buildings and portable sani-hut type bathrooms that are part of their initial plans. A building is a building regardless of it being delivered whole or is sitting on wheels. The natural beauty and views will be obstructed by these buildings again regardless of the fact that they're referring to them as temporary. Further extended and/or permanent use of sani-huts as visitor bathrooms, will be one of the primary causes of citizen complaints that the city must respond to. Any suggestion that these facilities and their respective "temporary" buildings will enhance the surrounding area is also absurd. The final statement referenced in the above section, that the citizen audiences are the same as the present facilities, would be easily disproven were this not being treated as a change to an existing Special Use Permit, but through a full request, study, and review process of a Special Use Permit application.

On page 8 of 17 in the 2<sup>nd</sup> paragraph, the applicant states "...the fields will provide for a convenient and consistent location for the community to gather, and in particular participate in recreation that is in excess demand, in inadequate supply, and at no cost for the improvements to the City or community."

First, the applicant is arguing his own statements wherein he suggests that minimal usage with car counts of 15 or less, and as will be described below, the statements relative to "no cost for the improvements to the City or community" are clearly in conflict.

On page 8 of 17 in the 4<sup>th</sup> paragraph, the applicant states "...minimizes impacts on and is compatible with existing neighborhoods or protects the character of [rural] neighborhoods, the proposal seeks an expansion of the existing use of the current Empire Ranch amenities and infrastructure."

Wow – first of all, without the studies and reviews that would come with a full special use permit application process, the compatibility and protection of existing neighborhoods is not getting the comprehensive review necessary to confirm or deny such a statement. As far as this change request seeking an expansion of the existing use of the current Empire Ranch amenities and infrastructure, this is a totally inaccurate statement. Again, the operations of the flat playing fields have no similarity to the operations of the existing Golf Course – a fact that would be verified through a complete study and review process.



On page 9 of 17, the applicant states in the first bullet point "...the project will not incorporate any building styles" in reference to the requirement that the project promotes variety and visual interest through the incorporation of varied building styles and colors, etc.

The applicant's own submittal includes drawings and specifications of temporary buildings and sani-huts that will be placed permanently on the property thereby degrading the existing aesthetics of the existing property as well as for the surrounding neighborhood.

On page 9 of 17, in the opening of Chapter 7 Checklist items, the applicant states that "the project supports future transit with multi-model site access from the existing paths Morgan Mill Road." Further in that same section in the second bullet point, the applicant states "Yes, the project does not propose new roadway connections but leverages the current network for access."

In response, first it should be pointed out that throughout the applicant's submittal, they credit a document included within their proposal labeled "Parking and Vehicle Trip Generation for Soccer Fields and Elementary Schools" for their estimate of anticipated usage of 15 vehicles in their argument of minimal needs for increased traffic and parking. In fact, the number they are referencing is over 15 years old, and is specifically stated as being for "practice." Another (although still 15+ years old) number included in that referenced document is anywhere from 60 to 90 anticipated vehicles for games or tournaments (per field). On page 12 of 17 the applicant again references this number as justification for "rather than building parking facilities for the largest potential demand, parking management strategies can be used to address peak demand."

Using the lower count number has no base for today's reality. Anyone spending a just few minutes watching cars come and go from either the Pete Livermore or Governor's Field properties will see that there are so many cars for practice, games, and/or tournaments, that the local neighbors can't even get out of their driveways if they need to leave their homes at the same time a practice or game starts or lets out. Further, the Church next door as well as neighbors surrounding the Pete Livermore field have had to roll boulders into dirt trails or paths created by the field users in driving through their properties in entering and exiting the field because the entrance/exit ways were traffic-jammed with other facility users.

If actual and verifiable anticipated flat field user counts were used in the appropriate Special Use Permit application submittal and review processes, there is absolutely no question that the existing infrastructure would show as inadequate for the proposed changes. First, roads in and out of the existing facility are already inadequate. The original developer was allowed to build the surrounding housing development with roads so narrow that if a homeowner parks a vehicle on the street, traffic is reduced to one way only. If homeowners on both side of the street happen to park a vehicle in front of their house across from each other, only the smallest of compacts or subcompacts can get through.

Second is the issue of entering the new facility and/or parking off of Morgan Mill Road. Not only is this road not fully developed, but is also so narrow that two cars have difficulty passing each other at the same time. Utilization of this road to get to the facility or any planned parking will not be possible without widening of the road. Further, most likely the only solution if the fields and/or parking is approved for this end of the golf course, is a new four lane road leading directly to/from Hwy 50 to keep traffic out of the roads that are too small within the residential section leading to the Club House – a new road that will actually handle the anticipated new traffic. The current traffic network is insufficient to handle the added traffic and parking needs for the proposed revised operations.

Also, as referenced above, with utilization of actual and updated traffic projections for the new facilities, a parking lot handling at least 90 vehicles would be needed near the new fields. It is not realistic to anticipate that the users (mostly children) will walk the distance between the existing Club House parking lot and other facilities to the new fields.

On page 10 of 17 item 2, a requirement dictates that the proposed use will not be detrimental to the use, peaceful enjoyment of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods." The applicant responds that "The proposed use will enhance the use, peaceful enjoyment, economic value, and match the existing development and is accommodated by the surrounding neighborhood." Further the applicant states "Physical activities from recreation and entertainment will be consistent with those physical activities contemplated in the array of activities that are consistent with the existing amenities."

Obviously from the uproar coming from the surrounding neighbors throughout the attached Golf Community, none of the statements being made by the applicant are agreeable to the vast majority of those neighbors. It is reasonably anticipated that the character and integrity of the neighborhood, as well as the visual and quietness will all be diminished. Homes will lose value and taxable values will be reduced. It is interesting to note that the applicant has avoided including plans for sound systems that will be necessary to their new operations.

On page 10 of 17 the applicant alleges "The proposed use will utilize, in the same capacity, the same associated infrastructure. There will be no additional impact to the surrounding natural environment and only enhanced community utilization of the existing services and amenities.

It's clearly not the same infrastructure as evidenced by the recent stop work and restoration order issued by the Planning Division. And there are clearly new and undesirable impacts to the surrounding environment. If the applicant is approved to proceed with their planned undeveloped and undersized parking, areas surrounding that parking as well as both sides of the currently undeveloped Morgan Mill road will be torn up as parking takes place off the shoulder for miles away from the facility.

Page 11 of 17 in the 2<sup>nd</sup> paragraph deals with planned parking off of the Morgan Mill Road..

Once again the applicant utilizes the erroneous 15 vehicles per field number as justification for providing undeveloped and inadequate parking. Again, it is not realistic to anticipate users, including small children, to walk from the Club House parking all the way to the northern end of the existing property where the fields are being planned.

On page 11 of 17 in the 4<sup>th</sup> paragraph the applicant states "Outdoor lighting of flat field areas is a future potential improvement and enhancement for the community.

Lighting along with the aforementioned missing sound system detail both have the potential for substantial quality of life deteriorations for the adjacent neighbors. These items along with noise created by the new facility users are the most likely causes of increased costs to the local police department as neighbors call regularly with complaints. Again, the applicant appears to be including this reference without providing detail in order to throw an "I told you so" on the table just a short time later as they come back for that approval.

On page 12 of 17, item 3 deals with the project having little or no detrimental effect on vehicular or pedestrian traffic. The applicant acknowledges "The existing roadways and sidewalks that boarder and service Empire Ranch Golf Course were designed to accommodate a 27 hole Championship Golf operation... and scenic viewing areas"

As provided in detail above, while the parking created for the existing golf facility may be sufficient for current operations, the traffic issues due to the narrow roads are unsafe for the existing operations, and would be grossly unsafe and inadequate for any change or increase to those operations. Also as provided above, the scenic viewing areas are at substantial risk if these changes to operations are approved.

On page 12 of 17 the applicant states "As discussed herein, an appurtenance to this proposed use, and potential benefit, may be for direct access into the proposed use found at a location on Morgan Mill Road where an entrance already exists to the subject property and use area..." Further the applicant states in that section "...this access point would mitigate vehicle trip generation as well as parking at the clubhouse because these access points are closer to the main roadway access intersection point of Empire Ranch road and Hwy 50 and before vehicles enter the medium density residential area (Empire Ranch Estates) that is adjacent to the Empire Ranch Golf.

As discussed above, Morgan Mill Road is a narrow incomplete roadway that will not be sufficient for the actual amount of traffic needing entrance to the facility. To achieve unimpeded access, the City will need to fund and build a four lane roadway directly from Hwy 50 into this area if this plan is approved. Also as discussed above, at least within this section the applicant is acknowledging the inadequateness of traffic utilizing the residential roads to bring traffic all the way into the Club House parking area.

Page 13 of 17 items 4 A & B deals with the requirement that the project not overburden existing public services and facilities. The applicant states "The proposed will have no impact on these subjects.

As discussed above, the proposed change in operations and addition of operations related to flat field facilities in this area will result in additional road and parking needs, additional calls to police and fire departments and reduced taxable property values to the City as well as reduced property values to the existing neighbors.

Page 13 of 17 item 4 D the applicant states that "the proposed will have no impact on these subjects." This is in relation to covering of land area with paving or compacted surface.

Again, if the ultimate study utilizes updated and accurate transportation and parking needs estimates, clearly a paved parking lot and roadway improvements will be required to make this project not only successful, but limit negative environmental impacts.

Page 13 of 17 item 4 F questions "What kind of road improvements are proposed or needed to accommodate your project?" The applicant responds "The proposed will have no impact on these subjects. Further in item 4 G the applicant states "The proposed will have no impact on these subjects because all surfaces are being maintained in the same fashion and existing infrastructure utilized in an identical fashion as currently exists.

This continued refusal by the applicant to acknowledge the impacts to traffic, parking, and access to the facility is one that would be cleared up if the applicant were required to apply as a full Special Use Permit application with requirements to conduct and/or provide for the appropriate studies and reviews needed of such a major project request on land not zoned for that particular project – a project being requested within a residential neighborhood.

This continued argument by the applicant that the proposed changes are nothing more than minor changes to the existing operations is obviously a strategy to fast-track the requested change request through a process that will avoid the applicant having to do the appropriate studies, reviews, and neighbor concerns mitigation required of a project of this scope.

On page 14 of 17 item 5, the applicant states "...as a conditional use with a special use permit, hence this proposal supports this type of land use and specific activities that are immediately consistent with the outdoor recreation and community amenities that surround the proposed flat field areas. There will be no permanent structures or buildings.

Yes, this property has been given a special use permit TO OPERATE A GOLF COURSE. Attempting to change operations to ball park type operations through a change request does not provide for the studies and reviews that will verify that the proposal does not support the proposed operations on that particular land, and in that particular neighborhood.

On page 14 of 17 item 6 the applicant states "In contrast, the proposed will enhance and positively impact the community in each of these areas as lifestyle, enjoyment of the outdoors, and additional facilities make recreational activities more available for the community.

If the intent of the requirement is to have one outdoor activity (flat field usage), dominate another outdoor activity (neighbors enjoying their properties), then approval of the applicant's request will do just that. Clearly, this project will ultimately diminish the enjoyment of the neighborhood (noise, lighting, traffic, and parking) for those living there.

Page 14 of 17 item 7 deals with the requirement that the project will NOT result in material damage or prejudice to other property in the vicinity. The applicant touts bringing large groups into the community and suggested that the proposed new operations are immediately consistent with the existing infrastructure and more inclusive for recreational users in Carson City.

Again, large noisy groups, change of the landscape, diminished view, increased traffic and parking needs, sound systems and lighting pollution, all will prove otherwise. Property values may not totally plummet, but certainly will be diminished as these new neighborhood attributes override the existing aesthetics of the neighborhood.

Page 15 of 17 item 2 deals with Traffic and parking. The applicant states that the traffic infrastructure was created to handle a robust activity and consumer traffic.

However, even a minimal review shows the roads in this area are too narrow, but have been able to handle the minimal traffic created by the under-utilized golf course. However, once again the applicant references the 15 vehicle potential as reason that the existing roads and parking produced by the new operations requires no new roads or parking. Again, this 15 vehicle number is woefully under-stated. The applicant also again suggests that on location parking off Morgan Mill Road (a small and undeveloped road) will solve this without any parking lot development. Clearly this will only lead to the destruction of the very wet lands and other protected areas that the original Special Use Permit specifically for a golf course was set up to avoid.

Page 16 of 17 item 6 the applicant states "Future potential LED lights approximate locations (field corners) as noted on "Empire Ranch Site Plan."

This reference is also woefully inadequate as it provides the plan reviewers as well as the local neighbors no ability to determine potential light pollution to their properties in which to base either their support or objections.

Page 16 of 17 item 7 the applicant states that requirements for detailing means of screening roof plans from view along with plans for trash receptacle screening, are not applicable.

Again, it appears as if the applicant is arguing that since they're planning on using what they refer to as "temporary" building sheds and sani-huts, that any view obstruction to the local

neighbors would not fall under this requirement. Also, why is the applicant saying that requirements for trash receptacle enclosure is not applicable – is the applicant not planning on dealing with the substantial amounts of trash that will be produced each day, and/or the extensive wildlife in the area that will be accessing that trash?

Page 16 of 17 item 8 has the applicant stating that the “Existing golf cart and walking paths will be used for access” and apparently no new curb, gutter, sidewalks, ADA facilities, PFD, circulation are being provided as part of this project.

Again, the current plans for the two fields are a considerable distance from the existing Club House. Of course developed sidewalks and ADA compatible access to all of the needed facilities (parking, restrooms, bleachers, etc.) are required. As previously noted Morgan Mill Road is currently an unfinished narrow road that will require considerable upgrades. Morgan Mill Road without ADA sidewalks with the increased foot traffic planned is multiple lawsuits against the city waiting to happen. And again, the distance between these planned flat fields and the Club House dictate that all required amenities (e.g. ADA facilities) be provided on site.

Page 17 of 17 item 11 i i and ii deal with the applicant again stating plans to have visitors to the flat fields park off of Morgan Mill Road thus reducing visits to the Club House area.

Yet at the same time, the applicant is arguing that they do not need any improvements in the parking, traffic or other facilities or necessities off of Morgan Mill road.

Page 17 of 17 item 14 the applicant states “No permanent structures are proposed.”

The argument is being made that storage sheds placed on site for operational needs, and sani-huts placed for visitor use (which will be there for the duration of the operations), are not permanent structures in order to avoid the requirements thereof. This should not be allowed. If the planned “temporary” structures are needed or required for more than 1 season, then the requirements for permanent structures should be met.

The applicant provides a 2006 and 2009 observation (study ?) titled Transportation is a Journey as backup to their proposal.

Again, in reviewing this document carefully, the applicant has selectively used the reference to 15 vehicles per field (for practice) as their justification that traffic or parking studies and mitigation will not be needed. As stated above, clearly anyone who conducts similar observations with Carson City's current major fields, will see differently.

The applicant provides as backup to their application - a 3/29/2021 email from a Paul Solaegui who utilizes trip generation calculation sheets for 2 field soccer complex from the ITE Trip Generation Manual, tenth edition. The writer specifically states that “other circumstance that require special attention” would change the outcome of his determination.



Clearly, the very narrow roads in the area that constantly restrict traffic, the protected wet lands that would restrict and/or prevent off pavement parking, and other limitations fall into this "other circumstances." However, the applicant has failed to have this consultant (if that's what he is) update his recommendation using those special considerations.

The applicant has provided two April 6, 2021 letters from Jonathan C. Palm of the Evergreen Environmental Consulting Company. These letters support the applicant's various assertions related a very limited scope of environmental issues.

It seems that a qualified and reputable Environmental Engineer would have reviewed any existing conditions placed on the existing operations (those provided for in the initial special use permit) and any existing conditions placed on the property (those related to the protected areas) and contact the EPA to ensure that the proposed changes would not in fact violate those conditions. This Consulting Company apparently did not do that and as such, the project is still in limbo as it relates to the proposed changes violating the EPA's earlier assertion that a Golf Course was one of the few viable uses for that protected land.

It should also been noted that the consultant confirms that the applicant, under an order to restore the property just recently graded, has decided to seed the area versus restoration of the sod which would be pursuant to the restoration order. Is this the type of compliance that the City can expect from this applicant in the future?

The applicant has also included a memorandum from Marc E. Radow who states he is the CEO of SportLogic a real estate investment company.

This person makes a sales pitch for the project related to the two initial fields. In his letter he provides confirmation that crowding is a common result given the quantity and density of sports fields and amenities. He makes further statements relative to the new fields having immediate and physical application restrictions to single games and not Sports Tourism or tournament play of any kind. But he does not clear up the confusion of the applicant's initial plan published two years ago, showing stadiums and other buildings taking up much of the existing golf course. Again, if this application were to be rejected and a requirement placed on the applicant to treat this as a new Special Use Permit requiring all the necessary studies, reviews, and public comment collection, this would hopefully be cleared up.

The writer also references and makes a considerable sales pitch for the "temporary structures for concession & Storage" detailed above, but provides no information as to how long those buildings would remain "temporary."

The final attachment to the applicant's submittal includes pictures and schematics of the so called "temporary" structures to be placed near the flat fields.

In winding this up, clearly this applicant is trying to fast-track an application and review process leaving the City and public with far more questions than answers. The applicant has made no

attempt to talk to and discuss the considerable concerns of the adjacent neighbors. The process being utilized by the applicant (a change request to an existing Special Use Permit) does not clear up the confusion as to the proposal which was published two/three years ago as compared to the limited scope currently being requested.

Of a larger concern is that this applicant who currently operates a golf course reported by its users as being run down and poorly maintained and managed, now wants to add a whole new operation at the very north end of the existing property on a shoe string budget. The operation will be to some degree out of site and out of mind for the primary operation. It seems as if the applicant is planning on using storage sheds and sani-huts as temporary buildings on a permanent basis. One can only wonder, if this area quickly falls into disrepair as the golf course has been doing, what will the impact to the community and the city really be?

We again urge the Division and/or the Planning Commission to reject this change request and return it to the applicant with a mandate for a full special use permit application to include all the necessary studies (environmental, traffic, parking, wildlife impact, etc.), reviews, and public comment solicitation and ultimately proposed mitigation of those concerns. Please do not hesitate to contact me if I may provide any additional information.

Sincerely,

*Signed Electronically, Jackie Kaleo-Ames*

Jackie Kaleo-Ames  
4710 Morgan Mill Road  
Carson City, NV 89701  
(775) 846-0519

Cc: Mayor Lori Bagwell, [LBagwell@carson.org](mailto:LBagwell@carson.org)  
Stacey Giomi, Supervisor Ward 1, [sgiomi@carson.org](mailto:sgiomi@carson.org)  
Maurice White, Supervisor Ward 2, [mwhite@carson.org](mailto:mwhite@carson.org)  
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EPA, Region 9, [Scott.Jeff@epa.gov](mailto:Scott.Jeff@epa.gov), [Jordan.Deborah@epa.gov](mailto:Jordan.Deborah@epa.gov)

Hope Sullivan

From:

Sent:

To:

Subject:

Jason Ching <jasonmching@gmail.com>  
Wednesday, April 14, 2021 4:13 PM  
Hope Sullivan  
Special Use Permit Hearing

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Ms. Sullivan,

My name is Jason Ching and I live at 2011 Divot Road, Carson City (Empire Ranch). I wanted to voice my opposition to the soccer field project that is up for discussion. My neighbors will undoubtedly voice further details, but there are several untenable aspects of this:

1. **Traffic:** The traffic that will route through quiet streets will dramatically change the neighborhood. At the very least, complicating everyone's life and at the worst, endangering children and dogs.
2. **Unrealistic:** The soccer field plans to use a narrow and poorly maintained stretch of Morgan Mill Rd. This road cannot handle the traffic they will generate, it will be a mess to access and exit the field, and it will create traffic nightmares as people enter US50. Parking will undoubtedly overflow onto the road, making an already narrow road near unusable.
3. **Misrepresented:** The organization behind this has a video on their website (Sportlogicinc.com) indicating their plan to build an outright stadium complex. The current practice field idea will not work, much less a complex many times the size and complexity.

This field is contrary to the entire neighborhood's desires and wellbeing. Please do not allow this project to advance. Thank you for your service and for your time.

Best wishes,

Jason Ching

**Hope Sullivan**

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**From:**

**Sent:**

**To:**

**Subject:**

Donna Hulett <dlhuey@msn.com>  
Wednesday, April 14, 2021 4:18 PM  
Hope Sullivan  
Development on Empire Ranch Golf Course.

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I am a neighbor living at the intersection of Morgan Mill Rd, Greg St., And Darla Way. My concern is the frontage of the new proposed soccer fields on Morgan Mill Rd. I am sure the City is aware of the condition of this road. It is very poorly maintained, and there are open, unimproved storm drains running along these soccer fields. The water is standing all year in these ditches, attracting mosquitoes in the summer. The City must consider improving this road, as the new traffic and parking on Morgan Mill will be heavily impacted. Perhaps a study is warranted. Thank you for your attention. Sincerely, Donna Hulett 2104 Darla Way, Carson City,. 775 720 4265.

**Hope Sullivan**

**From:**

**Sent:**

**To:**

**Subject:**

D Fostman <dfostman@gmail.com>  
Wednesday, April 14, 2021 8:06 PM  
Hope Sullivan  
Proposed soccer stadium

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Mrs. Sullivan, I would like to express my views on the proposed soccer stadium. I am dismayed that no notice was given to the residents in the area. I only heard of this by word of mouth today. In general the area is not suitable for any facility that would bring in large numbers of people. The traffic problems caused not only in the residential areas, but also impacting HWY 50, College and Fairview.

The traffic, noise, light pollution and night time games would render the residential areas surrounding the proposed stadium unlivable. I also have concerns about alcohol sales and increased crime with the influx of such large numbers of people adjacent to established residential areas. With year round operation planned, the damage will be horrendous.

Has there been any study of impact on the migratory birds that annually use that area for migration? The Golf Course is also a flood plain and incorporated into the flood management plan. Have all pertinent agencies become involved in this process? Would the field lighting pose a hazard to aircraft using the Airport? Where will additional funding come from for the Sheriff's Department and Fire/EMS to deal with crowds, traffic, accidents, medical calls? Will the community have to do without while our resources are tied up at the stadium?

It seems that games are already being played and construction has started. I feel that an out of town group intends to steam roll the citizens of Carson City without regard.

Thank you,

D.A. Foster

RECEIVED

APR 01 2021

Good Morning Mr. Martinovich. This is Frank Csiga. I live across the street from the Empire Ranch Golf Course Club House. Hope Sullivan mentioned that you would be reviewing the traffic study once it is submitted by the soccer field proponents. Due to your Contact Systems size limitations, I will contact you in at least two parts.

First I wanted to mention that I, along with the vast majority of my neighbors are adamantly opposed to the installation of soccer fields on the golf course. Since your role at the City is to review the traffic study, I will limit further discussion to that aspect of the project. I would hope that the traffic study has to be prepared and stamped by a licensed PE. Much of the information provided by the applicant has been questionable in my opinion, and I am concerned that they will downplay the traffic impact caused by the soccer fields.

In their narrative, they refer to a TRB study mentioning each field generating the need for 16-90 vehicles, so by their account, the two fields would need 32-180 spaces. Their site plan only shows approximately 16 new spaces.

They also describe that tournaments could include 50 teams or more. Now granted if a tournament had 50 teams I understand that not all teams would be there at the same time but it is reasonable to assume that more than four teams would be there at the same time to watch, scout, relax, visit and warm up between games. This would overwhelm the limited parking proposed and would result in vehicles parking within the golf course parking lot, along Morgan Mill Road, at the Morgan Mill Boat Launch/access area, and within the Empire Ranch Estates neighborhood. These are all unacceptable.

As you are aware, the condition of Morgan Mill Road is very poor and will rapidly deteriorate under the increased traffic, the shoulders will degrade with the ingress and egress from all the parking, and the safety of not only vehicular traffic, but pedestrians at large will be jeopardized. Morgan Mill road is utilized by walkers of all ages and abilities to circumnavigate the golf course while using the existing trail system.

The narrative also mentions the main access point will be from US50 via Empire Ranch Road. Empire Ranch Road, particularly between US 50 and Morgan Mill Road is also in less than ideal condition. Given the crashes along US 50, I would also presume that this intersection is a High Crash Location.

The site plan depicts three sets of bleachers (2-70'x15' and 1-80'x20'). Using commercially available bleachers of similar sizes have the potential capacity of nearly 1000 spectators. (2x280 + 1x425). This number of spectators would surely generate more vehicular traffic than the 16-90 vehicles (parking spaces) referenced in the report. In addition, the nature of traffic impacts from a golf course with the inherent metering of tee times is substantially less impactful than soccer games. The impact of several hundred vehicles leaving all at once after a soccer game in this area would severely impact adjacent residents.

The application describes the fields as flat fields and not specifically soccer fields, even though they reference the TRB report on soccer fields. The flat fields could be used for a multitude of purposes without a clear understanding of their potential uses, trip generation, or parking impacts.



Lastly, I wanted to express my concern for public safety due to the increased traffic and pedestrian mix, not only in our neighborhood, but particularly along Morgan Mill Road. Although I am totally opposed to this project the way it affects our neighborhood, if it does move forward, these issues will absolutely need to be addressed prior to opening.

Thanks Chris, I appreciate your consideration of my/our concerns.

Frank

## Hope Sullivan

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**From:** Sue <farnhamsue@yahoo.com>  
**Sent:** Friday, April 9, 2021 12:59 PM  
**To:** Hope Sullivan  
**Subject:** Soccer complex Morgan Mill Road

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

My name is Susan Farnham my husband James and I live at 1753 Empire Ranch Road. I would like to voice our concerns of a soccer complex taking over part of the Empire Ranch Golf Course on Morgan Mill Road. First of all Morgan Mill Road cannot accommodate the extra traffic that the facility would create. It is narrow, very poorly maintained, and floods when we have a good water year. That road has many recreational users; walkers, runners, bikers, dog walkers etc. Additional traffic would definitely be a safety concern. Have bathrooms, trash containers and overall cleanliness and maintenance been addressed? Please reconsider okaying the permits for this facility.

In advance I thank you for your support of our neighborhood.

Susan Farnham  
775/225-5098

Sent from my iPad

## Hope Sullivan

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**From:** Frank Csigá <csigaman@gmail.com>  
**Sent:** Friday, April 9, 2021 9:14 AM  
**To:** Hope Sullivan  
**Cc:** Glenn And Aileen Conant; Ames, Jackie  
**Subject:** Empire Ranch Golf Course

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Good Morning Hope,

Even if the application to change the special use permit does not state this fact (that I'm aware of anyway), it is blatantly apparent through the the Sports Logic and Battle Born Football Club's internet presence, that their ultimate intent goes far beyond the two fat fields that they are seeking permission to build. If that is the case as we believe, should the application reflect their ultimate plans so that appropriate measures can be taken by the city to protect all of our interests?

I believe their efforts have been less than forthcoming in an effort to set precedence for their project by obtaining approval for just a small first phase of an ultimately much larger project with even greater negative impacts to our community. Can you please weigh in my concern?

Thanks Hope and have a great weekend,

Frank Csigá

## Hope Sullivan

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**From:** Beverly Yerian <byerian7@yahoo.com>  
**Sent:** Monday, April 12, 2021 3:24 PM  
**To:** Planning Department  
**Subject:** Empire Ranch Golf Course

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To Planning Division

In response to letter received notifying intent of applicant, Empire Ranch Golf Course, to add two playfields, parking facilities, portable bathrooms, temporary seating, and lighting on the portion of the property along Morgan Mill Road.

In the event there is approval of the special use permit for "an Outdoor Recreational Facility (that) is a conditional use in the Agriculture zoning district":

- 1) How will it impact traffic on/and including all access streets for Furgerson Ranch Road?
- 2) What will be the lighting and noise effects on Furgerson Ranch Road residents?

Regards,

Beverly Yerian, homeowner  
4281 Furgerson Ranch Rd.  
Carson City, NV 89701

Sent from Yahoo Mail on Android

4/11/2021

Hope Sullivan, Planning Division Manager  
Carson City

Hope,

I am submitting this in addition to the folder I gave you as opposition to the modification of Special Use Permit U-93/94-67. This modification is requesting flat fields to be allowed and Empire Ranch golf course.

### **Application Issues Empire Ranch Flat Fields**

First I would like to state the golf course and the residential area where homes were sold as a golf course community are established and were here first. The property is zoned as agriculture with a special use permit (SUP) to operate as a "golf course". If any of this property is to be used for a different purpose it should revert back to agriculture and a complete new SUP should be required so all issues can be addressed and resolved. What this application is asking for is to allow whatever the applicant deems appropriate can be played on flat fields, should be allowed. So if they want to put in a straight sprint track for dirt bikes that would be ok if they did it on a flat field. My point is nothing is defined, it is left up to the applicant regardless of the impact to the residents. If this is passed, the residents surrounding the golf course that will be negatively impacted the most will be getting unfair treatment because all the technical issues that should be addressed are all being ignored. A full and complete SUP would address all the problems and come up with an answer to determine if this proposal is a compatible fit with a golf course.

The following comments are rebuttals to the application.

Page 1/Paragraph 3: Talks about the wedding venue. I doubt any couple would want to have a wedding ceremony while a soccer or flat filed event is going on in the background. So the flat field venue would take away business from the established golf course. These wedding ceremonies also fill the entire parking lot. If there are flat field events that attendees will be using the golf course parking lot there will be none left for the wedding attendees or golfers depending on the time these events take place. So weddings would be limited if flat field events are taking place. So the new flat field venue will take away from the established wedding venue.

Page 1/Paragraph 4: Talks about golf declining in popularity. I submitted information found online stating just the opposite of this. With the pandemic golf business has improved. I have noticed more cars in the parking lot at the golf course.

As with any business you must stay on top of the industry and keep the business current to deal with the competition. If Empire Ranch is having problems with attracting customers then it is on them to be more creative with marketing and not just start bringing in venues that are of a different nature and not compatible with golf. If a new venue wants to come in then it should only be with a new and complete SUP.

Page 1/Paragraph 5: The 9 hole par 3 course has been advertised for at least a year and the latest news is that it will open soon. The proposed flat fields are right next to this course. We all know you cannot play golf with spectators and players out in the open next to golfers. This would certainly not be safe when people are traveling to and from the flat fields and the clubhouse. Golfers will not tolerate the noise and activity and I am sure the first person to get a serious injury from a golf ball will sue both, the course and the deep pockets, the city. Golf is a quiet sport. If you watch a golf tournament on TV and a spectator is not silent they will kick them out. So in this case the golfers will just go to another course as we have others in the area. So if approved, this venue will hurt the golf course. Imagine installing a golf driving range at the Livermore Complex on Edmonds? I think there would be lot of resistance against that idea. Yet here we are basically considering the same thing. Bringing in this one venue will cause the established venue to go out of business. The only way to ensure safety at the flat field events would be to close down part of the golf course.

Page 2: The issue concerning a city needing or wanting additional recreation facilities has always and will always be an issue. Just because recreational venues are always welcomed does not mean it should be used as a reason to install them anywhere. Studies need to be conducted and questions asked and answered. This application is trying to avoid all that by tacking on this venue to a current and established venue of a different nature. A quiet venue (golf course) vs a venue that encourages crowds, noise and lights where they currently are not allowed. This is a huge impact on the residents and goes against city ordinances and the master plan. Locations that have room for additional flat fields have already been identified by the city as the Livermore Complex and Centennial Park. Maybe the city would consider installing these fields right next to a fairway on the city owned golf course if this sounds like a good idea.

Page 3: The applicant is using parts of the master plan to fit their needs and ignoring other parts. In addition to talking about balance land use the master plan also talks about property value retention, maintaining the quality and character of "established" neighborhoods and protecting the city's dark skies. By not mentioning these points the application is asking them to be ignored.

Page 4/Paragraph 3: The area for potential friction is not mitigated by distance except by the applicant. There are homes in very close proximity of the project and will be disrupted with traffic, noise, PA system, parking and increased activity. The terrain of the golf course is lower than the houses. It acts the same as a canyon. So if noise is coming from one end of the golf course the residents on the other end can clearly hear it. All of this would be looked into if a complete new SUP were required.

Page4/Paragraph 4: Talks about the current SUP and that it includes flat field sports. If that were true then a modification or new permit would not be required. The golf course is not a flat field sport. The current SUP states that the clubhouse will be the only lights and the golf course "will not" cause excessive noise. It then states how lighting will help the city meet the demands of flat field use. If the city agrees then the best option would be to install these fields next to the city golf course.

Page4/Paragraph 5: Talks about environmental impacts. The current SUP covers this for a golf course and only a golf course. Flat filed sports are much different than the sport of golf. Soccer



and sports like this are contact sports. Things like mercury contamination, wildlife and crowds are not being addressed in this application because it ignores all the issues that could arise if a complete new SUP were required.

Page 5 Bullitt Points: The project will connect with existing pathways. So people attending the flat field events will have access to walk freely on the paths. That does not seem safe but no studies are being conducting to ensure the safety of attendees. It is also strictly prohibited to use paths for anything other than golf in the CC&R's that were written by Dwight Millard. The site is adjacent to public lands including an entry and exit on Morgan Mill Road to a popular trail around the golf course. Once on Morgan Mill Road the only place to walk is on the road. This proposal does not include any improvements to Morgan Mill Road which is in terrible condition. If a complete SUP were required I am certain improvements to Morgan Mill would be required. Again this proposal ignores this issue. What pathways? Pathways on the golf course would not be safe for people to walk on as they are used for golf carts and golf balls are air-born in these areas.

Page 6: There are several mentions in this application concerning "Carson City needs more room to play". That is not a reason to take an "established" neighborhood with an "established" recreational venue (golf course) and just be allowed to install flat fields where the activity is of a completely different nature. There are other open space areas that flat fields can be constructed and some have already been identified by the city.

Page 7: This page is a very good page to make the case for the residents. It states it will bring in visitors, lots of them. If it is going to bring in all these people then I have a list of questions. How will it accommodate all them with 15 parking spaces? A line if outhouses? How many for all of these people? It will increase traffic and physical activity which will change the quality and character of an "established" neighborhood. This goes against the master plan. With just 2 teams there are 22 players on the field, allow for 18 subs for 2 teams, allow for 2 coaches per team, 1 referee, 2 line judges, 2 concession stand workers, and game announcer. That comes to 50 people not counting spectators. 15 parking spots! Really? What about the wildlife in the area with the crowds of people?

Currently the course does offer a wedding venue and other events. I am sure that will end as soon as the outhouses are put in and a breeze starts up. That will be a fast way to a bad reputation for both wedding venues and golfers.

Page 8/Principle 9: It appears with no studies being conducted, the applicant takes it upon himself to determine there will be no impact on the existing neighborhood because it fits their needs. When you have an existing neighborhood and bring in loud noise, lights and traffic both vehicle and pedestrian that is a "negative" impact on an established neighborhood, not a positive impact. So how can this be compatible? Because the applicant says it is? A new and complete SUP would bring this out.

Page 10/A: The application is very incorrect here. You cannot add noise, traffic, additional people, lights a PA system to an established neighborhood and not have a negative impact. The physical activity of the proposed fields is completely different than a golf course. I refer you to the current SUP that talks of how a golf course meters in the players with tee times. This

proposed venue does exactly the opposite. It encourages large crowds and people to yell and make noise. There are no limitations in this proposal on how many spectators would attend. All of these issues and others would be addressed if a full new SUP were required.

Page 10/B: The information contained in this paragraph is very misleading. This proposal is using a different access than what is normally used by golfers. However, due to the inadequate parking cars will be parking along Morgan Mill, the golf course parking lot (taking away parking from the golfers) and then filling the residential streets. With a new and complete SUP this issue would have to be addressed instead of the applicant just stating everything is compatible. Golf and flat field sports such as soccer are not compatible.

Page 11/C: The applicant fails to state the condition of Morgan Mill Road. The condition of Morgan Mill Road is beyond bad. Who will be liable when a pedestrian walking the trail comes out on Morgan Mill and gets hit by a car? Since the applicant has decided no road improvements are needed and no additional sidewalks are needed if approved that would mean the city agrees with no studies being done. I am 100% certain upgrading this road would be one of the first necessities if a complete SUP were required.

Page 11/D: Outdoor lighting is not allowed under the current SUP. This is a major negative impact and goes directly against the master plan on protecting dark skies. This should not even be considered. What is currently a quiet neighborhood, especially during evening hours, would be impacted in a negative way. A complete new SUP would address this issue.

Page 11/F: Flat field activities may meet a demand but that is not a reason to put them in an established neighborhood with homes that were built around being a golf course community. This entire proposal makes reference to the need and how flat fields will bring lots of people from all over to attend these events. This proposal is asking to build bleachers and a concession stand. Yet they are asking for 15 parking spots and outhouses. Using bathroom facilities at the clubhouse is not a good idea. If you got to go after drinking beer you would have to be an olympic sprinter to make it to the clubhouse. I guess there is always the trees and ponds. Since this venue will be used for semi-pro players I assume they will sell alcohol. What happens when spectators get drunk and decide to tip over an outhouse? Then you have a sewage spill in an environmental sensitive area. This is a bad idea. This would be addressed if a complete new permit were required.

Page 12/3: I submitted a 2021 article that was easy to find online that states golf attendance since the pandemic is up in the U.S. and has continued to climb. If the golf course is seeing a decline that might indicate Empire Ranch is being poorly managed or not putting in time, money and effort that it needs to challenge the competition.

Just because Empire Ranch is having issues attracting golfers does not mean any sport done on a flat field should be allowed to come in to an established neighborhood especially when it is not compatible with golf. If you look locally (Carson City/Reno) you will find the soccer/flat fields are utilized for soccer/football. I have attended events and some of these fields and golfing is never a part of any of them. The semi-pro team that was in Reno played at the Aces baseball stadium. What does say? New and complete SUP is needed.

Page 13/F: If a complete SUP were required Morgan Mill Road would have to be redone. This would require a big cost as I believe it is bordered on the north by private property and on the south by a drainage ditch. It is apparent why the applicant is avoiding this issue. So how convenient to indicate on the application there is no impact. This is not right. One just has to take a drive down Morgan Mill to see this. The road was improved and widened on the east end near the BLM office. Makes me wonder why they just didn't continue. Maybe a complete and new SUP would address this and not just the word of the applicant.

Page 14/5: The land is zoned agriculture and was granted a SUP for a "golf course". The current SUP does not apply to anything other than a "golf course". If a venue of a different nature which flat fields are, the unused land should revert back to agriculture and a new complete SUP should be required. That would be the correct/right way to determine if it meets all the objectives to allow it in an established neighborhood. This would also be a fair process for the residents that have all these concerns.

Page 14/6: Again the applicant is answering a question that supports this proposal without commenting on the negative. I would say spectators and players getting hit by a golf ball, is a safety hazard. I would say spectators and spectators with disabilities walking across the golf course and using the golf cart paths would also be a safety hazard. The applicant has decided in this proposal the golf carts paths make this ADA approved. I also would disagree it will enhance the community surrounding the area of the flat fields. My opinion should be as acceptable as the applicant as no other studies are in place. A new and complete Sup should be required.

Page 14/7: I would disagree with the applicant on this item. It will cause harm to the established golf course residents. When the inadequate 15 parking spots are full it will cause attendees to park in the residential neighborhood. Attendees of these events will walk through the neighborhood at night, make noise and throw trash around. This proposal should require a new and complete SUP.

Page 16: How is the proposal ADA compliant without getting ADA approval? It uses existing golf cart paths. Something being ADA compliant is NOT the decision of the applicant. Pointing out there is golf cart paths that are usable does NOT make it ADA compliant. What will the city do when a handicapped person gets hit by a golf ball while trying to get to a flat field event? This is so unacceptable. A complete new SUP would address this issue.

### **Closing**

This proposal is extremely inadequate. So many questions are left unanswered. It seems this proposal is just an opinion of the applicant with no detailed studies or impact reports. It is clear based off previous plans and current advertised plans the applicant has other ideas as to where they want to go with this and that is to take over all or most of the golf course. I submitted a link in another email showing a video on the SportLogic (applicant is CEO of this company) website showing an entire complex on Morgan Mill Road and asking for investors. To approve this proposal, Carson City ordinances, master plan and the current permit restrictions would have to all be ignored. To try and bring in a venue of a completely different nature on the coattails of the current permit and at the expense of an established residential neighborhood is unacceptable. The

ongoing attempt to bring soccer and flat filed sports to this golf course in a backdoor way needs to stop. The residents are taking an emotional hit every time this comes up. The residents fought this same issue in 2018, 2019 and now 2021.

I am asking two things from the Planning Commission.

1. Reject this proposal in its entirety. If the applicant thinks this is such a great idea then they should have to go for a new and complete permit, look for another location or make a deal with the city to do this project in areas already identified by the city.

2. The residents of Empire Ranch are getting tired of this. We fought it in 2018, 2019 and now again in 2021. Why they are so fixated on our golf course is beyond me.

I ask the Planning Commission to include in the rejection of this proposal a statement. The statement would make it clear that the current permit is for a "golf course" only and any venue that is not golf course related would require a new and complete Special Use Permit not a modification of the golf course SUP.

Glenn Conant  
Resident, Empire Ranch Estates  
775-430-6455

## Hope Sullivan

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**From:** Juan Ramon Rubio <gordoatravezado14@gmail.com>  
**Sent:** Monday, April 12, 2021 6:19 PM  
**To:** Hope Sullivan  
**Subject:** This email is to put my word that I'm not happy with the construction of the soccer fields on the empire ranch

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## Hope Sullivan

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**From:** Kathy <ldygemni@sbcglobal.net>  
**Sent:** Tuesday, April 13, 2021 5:48 AM  
**To:** Hope Sullivan  
**Subject:** Soccer field

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I am adamantly opposed to this and I am palled that this is the first we're hearing about it when they're already working on it on Morgan Mill Road. I do not want this in my neighborhood what can we do to stop this

Sent from my iPhone



## Hope Sullivan

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**From:** Jeff Taylor <jefftaylor1968@gmail.com>  
**Sent:** Monday, April 12, 2021 6:03 PM  
**To:** Hope Sullivan  
**Subject:** Soccer fields

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So as a resident to this area, I strongly oppose your plans to take our quiet neighborhood and turn it into a loud soccer arena filled with lights and speaker's not to mention the traffic! Really? Your only looking to fill your pockets and not thinking about our residences. Take your plans elsewhere like across the highway to the other golf course. Maybe you should pay every home owner a hefty fee for giving up our quiet and peaceful neighborhood. You should be ashamed of yourself...!!

## Hope Sullivan

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**From:** Isabel Beetley <icrisna14@yahoo.com>  
**Sent:** Monday, April 12, 2021 11:41 AM  
**To:** Hope Sullivan  
**Cc:** icrisna14@yahoo.com  
**Subject:** Soccer fields on Empire Ranch golf course

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello Hope,

My name is Isabel Beetley , My Husband and I live in Empire Ranch Road and I found out and saw some work that is happening in the Empire Ranch golf course while walking around the neighborhood (Bulldozers flattening some land in the golf course next to Morgan Mill Road) , which is not to improve the golf course but to build soccer fields. I think that this kind of business/project will bring a detrimental situation to this neighborhood which will affect the value of our houses, the peace and quiet that we have . We bought houses in this area because of the golf course , location, value, reputation of the neighborhood. Soccer fields would bring traffic to the neighborhood, noise, lights, possible opportunities for people to do graffiti, steal, regardless to say decreasing the value of our houses.

I hope you can help us stop this project because this will ruin our neighborhood and instead keep the golf course as a golf course maintaining the greens and keeping them welcoming and inviting for players to come and play on it; A well groomed and maintained golf course will go a long way and promote itself since this sport is very popular and people of all ages around this area enjoy the outdoors.

Thanks for your attention,

John and Isabel Beetley

## Hope Sullivan

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**From:** Jonny O'Higgins <runnerv8@gmail.com>  
**Sent:** Sunday, April 11, 2021 10:01 PM  
**To:** Hope Sullivan  
**Subject:** Highway 50 corridor

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I am against the Highway 50 corridor project as it negatively affects the Empire Ranch neighborhood. It is also disturbing when the true goal is to manipulate water rights.

## Hope Sullivan

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**From:** Wade Jones <wrjones1945@gmail.com>  
**Sent:** Thursday, April 8, 2021 5:52 PM  
**To:** Hope Sullivan  
**Subject:** Proposed stadium at Empire Ranch

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I suspect you are very familiar with the soccer stadium that is being proposed for the Empire Ranch neighborhood. No one that I have talked to about this has anything positive to say. Increased traffic in a quiet residential neighborhood, light and noise pollution and decreased property values are just a few of the relevant issues.  
Have a great day.  
Wade Jones

## Hope Sullivan

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**From:** akaspuds@charter.net  
**Sent:** Friday, April 9, 2021 7:07 AM  
**To:** Hope Sullivan  
**Cc:** 'csigaman@gmail.com'; 'Jackie.ames@henryschein.com'; 'Oceanfever@charter.net'  
**Subject:** FW: RE: Empire Ranch

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Hope

I am looking over old emails I have from 2018 when soccer was first introduced to Empire Ranch. Here is one from Lee. I realize this is an estimate and I am still awaiting the new plans when you can send them. However, in this one Lee talks of 60-65 parking spaces per field. For this project of 2 fields that would mean at least 120 spaces **not counting spectators**. Since they are not limited to how many spectators they bring in and they are not claiming what other types of sport events will be conducted on "flat fields" (we assume soccer since Marc is the President of a soccer club) I do not see how the proposal is acceptable with so few parking spaces. If the proposal is to use parking at the golf course clubhouse then in fact this proposal is a venue that will take away customer parking from the golf course. The golfers will just go to another course. That does not make sense. I have seen the parking lot lately and it is pretty full on some days and when there is a wedding it is full. My point is they should be required to supply ample parking without utilizing the parking of the current and approved venue which is a golf course. This and other issues would all be addressed if they were required to obtain a full and complete SUP (from scratch) with all the same impact and study reports that were required for the golf course. Not getting how they can just come in and ride on the coattail of the current SUP which does not cover any other type of sport activity of a compete different nature such as soccer, motocross, firing range, monster truck racing, football or baseball. Please consider my comments.

Thanks  
Glenn Conant

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**From:** "Lee Plemel"  
**To:** "akaspuds@charter.net"  
**Cc:**  
**Sent:** 05-Mar-2018 21:32:27 +0000  
**Subject:** RE: Empire Ranch

Hi Glenn,

We usually require parking in accordance with our parking development standards (Title 18 Appendix, Division 2). However, a "development league" soccer team or soccer complex are not specifically listed in the City code, and there aren't any uses listed that are really similar to that, either. Therefore, we refer to other sources such as the Institute of Traffic Engineers (ITE) Parking Generation Manual. That manual actually has a use called "soccer complex" (attached).

We would use this for reference and the applicant would make a justification for a specific number of spaces based on their actual project. I haven't really looked into this too closely, but it looks like about 60-65 +/- spaces (Saturday 85<sup>th</sup> percentile) per field would be about what we would expect, depending on the specific project and other conditions. For a "development league" match, we'd probably look at the capacity of persons that could view the match and use a factor based on that. The applicant will be required to provide the data to support their request.

Lee

Lee Plemel, AICP, Director

Carson City Community Development Department

108 E. Proctor Street

Carson City, NV 89701

775.283.7075

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**From:** akaspuds@charter.net [mailto:akaspuds@charter.net]  
**Sent:** Monday, March 05, 2018 11:58 AM  
**To:** Lee Plemel  
**Subject:** Empire Ranch

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Hi Lee,

This is Glenn. We met at my house concerning Empire Ranch.

I am curious. How does your office determine how many parking spots are required for a project? Is there a rule or guide you use per so many people? Or do you just go by whatever the submitted plans are?



Thanks

Glenn

## Hope Sullivan

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**From:** Cynthia Elefante <renecynthia@aol.com>  
**Sent:** Friday, April 9, 2021 8:34 PM  
**To:** Hope Sullivan  
**Subject:** Empire Ranch

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi Hope,

My name is Cynthia Elefante. We live at Empire Ranch Golf course. We were actually the very first people to live in this development. At that time, we only wanted to live in a golf course community. There were two other developers included in this development who seem to be more in power than Dwight Millard. That was The Darling Ranch and also Furgerson families who owned this land. We were told it was strictly golf and would not be anything else.

I am sick and tired of the destruction that Dwight Millard wants to do to this development. Since the other two families died off Millard has tried repeatedly to change this up and do what he wants, and NOT what's best for the residents. I am fed up with his slimy, sneaky ways of trying to slip this soccer crap in. It is NOT what any of us have spent their life savings on to build in this area. There are plenty of other places this can be done. We like it quiet and do not want all of this in our area. What's wrong with Cenntinel area where this would not impact any neighborhoods? Dwight Millard CAN NOT be trusted. We have been lied to over and over agin from him. Promises he had made to us and never keeps. If he is claiming he needs to do this to save the golf course there is a ton of different things we have mentioned at the meetings in the past to him that would not impact the neighborhood with noise and trash and more traffic.

We are begging you to stop this nonsense. Once he gets his foot in he is going to destroy what we have built for many years. I bought here in 1996 and moved in in April of 1997. As I said, we were the first people here before Robey Willis and Smith Electric. Please help us get this squashed.

Sincerely,  
Cynthia Elefante  
Empire Ranch

Phone number 775-721-1682

Sent from my iPad

## Hope Sullivan

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**From:** akaspuds@charter.net  
**Sent:** Saturday, April 10, 2021 6:49 AM  
**To:** Hope Sullivan  
**Cc:** 'csigaman@gmail.com'; 'Jackie.ames@henryschein.com'  
**Subject:** Empire Ranch Use Permit

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See item 3 page 12 paragraph 2 of the permit. Says golf is declining, I live across the street and the parking lot has been pretty full lately. - Glenn

## Golf is booming because of the pandemic



By Lauren M. Johnson, CNN

Updated 9:14 AM ET, Sun January 3, 2021



Players wearing face masks warm up on the range at the Miami Beach Golf Club on April 29, 2020 in Miami Beach, Florida.

**(CNN)** The pandemic has popularized a lot of unexpected activities. Remember when everyone was doing puzzles and baking bread? Thanks to social distancing, the sport of golf has seen a resurgence, too.

At the beginning of 2020, golf courses were seeing business as usual. There was no big nationwide increase in the number of rounds of golf played, according to data from Golf DataTech. There was no indication that this would be the biggest year yet for the recreational sport.

But when everything came to a standstill because of the pandemic, things changed.

When states started reopening in late April and May, sprawling, socially distanced golf courses were one of the first "safe" spaces that were able to get back to business. Interest in the sport quickly followed.

In May, the number of reported rounds of golf in the US -- defined by Golf DataTech as a single authorized "start" at a self-reporting club or facility -- rebounded from a 42.2% decline during lockdowns to a 6.2% increase over last year.

Then, rounds began to surge. Since June there have been over 50 million incremental rounds of golf played, according to the National Golf Foundation. October's year-over-year numbers are the greatest yet adding just over 11 million additional rounds for the month than in 2019.

In fact, the NGF reports there's only been one other year that saw a bigger rise in interest in the sport: 1997, the year Tiger Woods became a massive sensation.



A sign informs golfers to practice social distancing at the Mt. Prospect Golf Club in Mt. Prospect, Illinois.

### Equipment sales are surging

But rounds played is not the only indicator of growth in the golf industry. Equipment sales also surge. The industry hit an all time high of \$388.6 million in sales in July, [according to Golf Datatech](#).

"It's amazing to see the growth the sport has experienced -- even in the face of a global pandemic. The fact that people can play safely, get outdoors, social distance, etc. is certainly positive. Although retail has experienced an uphill battle this year, we've seen tremendous demand in our online channels," Adidas Golf President Jeff Lienhart told [the NGF](#).

Mike Jakob, CEO of Swing King, a tech company that sets up automatic hole-in-one contests at golf courses, said his company saw sales increases of 20% to 50% for some regions and an overall market growth of 50% to 300%.

July and August saw the two best months for golf sales since Golf Datatech started recording equipment data in 1997.

"We have never seen a surge like what has happened in the summer of 2020, coming out of the worldwide shutdown from COVID-19," said John Krzynowek, Partner, Golf Datatech in a [news release](#).

"The August sales record, which followed an all-time record month in July, is great news for the industry moving forward. It indicates how popular golf is today, especially as an ideal social distancing activity. Newcomers are coming into the game, existing golfers are playing much more, and those who once played but left for a while are returning, which is the perfect combination to drive rounds played and spike equipment sales at retail."



NBA athlete Stephen Curry of the Golden State Warriors takes a photo as Collin Morikawa of the United States putts on the seventh green during the final round of the 2020 PGA Championship.

### Viewership is some of the best in years

In addition to actual play, 2020 also saw a big boost in golf viewing.

In August, [ESPN announced](#) that the ratings for the 2020 PGA Championship were the best they had been in five years.

The first round of the tournament averaged 1,246,000 viewers, making it the event's most viewed first round telecast since 2015, and the second best opening round in the last 10 years. The second day of broadcast, viewership rose another 42%.

Even ESPN's College Gameday broadcast from the Masters for the first time ever, and gained a 31% [increase in viewership](#) from all of its other shows in 2020, according to ESPN's Bill Hofmeier.

If one had to pinpoint the moment the current golf renaissance truly began, they might look to early May, when golf greats Tiger Woods and Phil Mickelson teamed up with NFL greats Peyton Manning and Tom Brady for "The Match II," a special charity golf event at at Shadow Creek Golf Course in Las Vegas. (The original "Match," between Woods and Mickelson, was held in 2018.)

For many people, it was the first live sports event they had seen in months, and it showed. "The Match II" automatically became a major topic of discussion online and in living rooms across the country. Content related to the event trended on Twitter all day as people bonded over a moment of familiarity in an increasingly unfamiliar and tragic age.

The numbers just drove home the win. All in all, "The Match" brought in an average of 5.8 million TV viewers -- the most-viewed golf event ever.

## Hope Sullivan

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**From:** anoshoot <anoshoot@charter.net>  
**Sent:** Friday, April 9, 2021 5:54 PM  
**To:** Hope Sullivan  
**Subject:** Empire ranch golf course

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All the work bring done on those so called soccer fields, the water system, is for the sprinkler system for the soccer fields not the golf course. They are blowing smoke when asked. I heard there was a stop work order, as there no permits as it's not been approved. This needs to stop, they think they are above the city code authority. Fine them or don't approve the plans. It's not what this community needs here at Empire Ranch.  
Bill Bowers  
Resident

Sent from my Verizon, Samsung Galaxy smartphone



## Hope Sullivan

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**From:** william planeta <williamplaneta@att.net>  
**Sent:** Saturday, April 10, 2021 7:08 PM  
**To:** Hope Sullivan  
**Subject:** Soccer fields

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This is not going to happen. I read the traffic reports how is it that no traffic lights are needed. How many visitors will need to turn left onto highway 50 to go home. We stopped this before and We will stop it again. If this commission is in the pocket of sports logic if we will find out. If the current Mayor and supervisors appointed the commission we will start a recall campaign.

Sent from my iPad

## Hope Sullivan

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**From:** de <deanborges@aol.com>  
**Sent:** Sunday, April 11, 2021 12:40 PM  
**To:** Hope Sullivan; Planning Department  
**Subject:** Special Use Permit U-93/O94-67, File # LU-2021-0093 - Outdoor Recreation Facility, APN: 010-581-15

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Ms. Sullivan,

I'd like to provide you the following Public Comment regarding the subject Special Use Permit modification proposal:

1. My home is located at 1965 Fair Way just south of the intersection of Short Putt and Fair Way which has a direct view of the approximately 2 acres that have already been excavated and leveled with heavy equipment and survey markers.
2. This site will adversely be affected by the Subject SUP as follows:
  - a. Parking traffic, night lighting, noise from crowds (up to 5000)
  - b. During the proposed tournaments the traffic conditions will cause massive congestion, especially as the games end.
  - c. The intersection of US HWY 50 and Empire Ranch Road will have too many cars to manage without a new traffic signal. This intersection is already too hazardous to cross during the morning and evening rush hours so adding an additional 5000 potential cars will certainly lead to accidents involving death. Please require a traffic study to determine the best solution.
  - d. Additional traffic is expected to increase on Fair Way, thereby degrading the value of the eastside properties which were sold to us as an "upgraded" value along a golf course use.

I plan to join the phone for live public comment period (408) 418-9388. Thank you.

Very Truly Yours,

Dean Borges, owner  
1965 Fair Way  
Carson City, Nevada 89701  
775-220-5051  
([www.carson.org/granicus](http://www.carson.org/granicus) to tune in without comment).

Hope Sullivan  
Planning Manager  
Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

April 10, 2021

Ms. Sullivan and Staff,

I am writing this letter out of concern for maintaining the quality of life I and other surrounding property owners anticipated when we purchased our properties near the Empire Ranch Golf Course (ERGC). My comments are directed to the Empire Ranch Golf Course Application for Modification (Change of Use) to Special Use Permit # U-93/94-67.

As you might expect, we purchased our property expecting amenities like quiet enjoyment of our property, no nighttime use with only minimal lighting near the clubhouse and parking lot, open space, as well as other factors that attract people to live on or near golf courses. We researched the Special Use Permit when we purchased our property in 2003 and were comfortable with the fact that the permit allowed the kind of uses complimentary to the property. The occasional and completely allowable special event use of the golf course clubhouse was expected and is of little concern to us even though we live very near the clubhouse.

Use of the property for other than golf or other activities similar in nature is unacceptable. Uses such as those proposed in the application will create more noise, nighttime light pollution, traffic flow changes, and other impacts I am concerned will affect both our quality of life and property value.

I first wish to dispute some of the statements the applicant has made in support of the project. These will follow and then I offer some observations on traffic concerns and a summary.

Page 1 of 17, Section 1

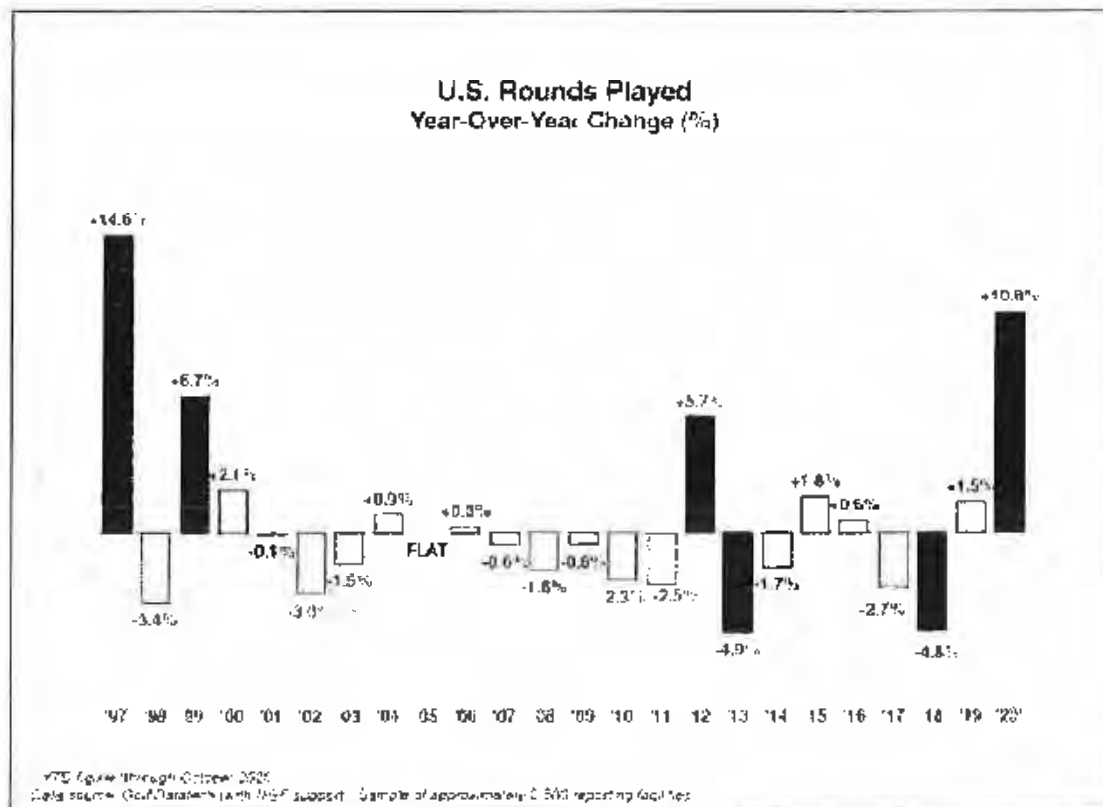
- i. *"request and illuminate potential alternative access and parking locations which alleviate potential trip generation traffic".*

The application does not indicate how alternative access and parking can alleviate a trip. A trip is generated by travelling to the location, access and parking cannot reduce trip numbers. I would like this statement to be vetted further as it does not make sense.

- iv. *"Across the country, as well as in Northern Nevada, golf has declined in popularity and the local community's interest and changing demographics have migrated to additional sports and recreation activities."*

This assertion is false and no support for it was made by the applicant. Factual information on rounds of golf played for the last 23 or so years is shown in the following illustration. This data is from the National Golf Foundation's Industry Update, April 2021. See the following weblink for this and additional statistics on the golf industry and the value of golf tourism.

<https://www.ngf.org/golf-industry-research/#rounds-played>



One can see that golf has not consistently declined in popularity on a nationwide basis. An Internet search could have easily provided the applicant with these facts and many more such as the fact that in the third quarter of 2020 U.S. sales of golf equipment set an all-time record of one billion dollars.

Golf participation in Northern Nevada is increasing. If the records were available for Carson City golf courses I'm sure this increase could be documented. One only needs to look at the number of rounds played on the city-owned Eagle Valley East and West courses. This information should be readily available to planning staff and I would encourage the collection of that information.

For the reasons outlined planning staff should disregard the assertion made by the applicant that golf is declining in popularity.

Page 3 of 17, 4<sup>th</sup> paragraph

1. *"The proposed uses will not disturb existing or surrounding lands including natural lands, trees, or vegetation, but rather allow for additional recreational activities on existing and continued maintenance of open space and space already designated for Parks & Recreation and golf."*

The applicant has already disturbed the existing vegetation on the golf course with the use of heavy equipment. If this application was produced with an eye towards transparency it would have provided much more detail and included the admission that vegetation will be disturbed for parking lots and fields in the very least.

*The current use permit includes golf activities. Uses that would include 'flat field sports activities' are naturally similar forms of outdoor recreation on flat fields and will allow for a more inclusive use for the community as a whole.*

I am concerned with the applicant's assertion that "flat field sports" and golf are similar. They are not. "Flat field" sports are usually team centric and competitive, create noise for a variety of reasons, and attract spectators. Golf, on the other hand, though it can be competitive, is generally a quiet activity and the competition is amongst players by written score, creating little noise except normal conversation. Under unusual circumstances such as tournaments golf can attract spectators but generally these events are sporadic and not typical of the sport. The two uses are neither similar nor complementary. Instead of trying to convince the Planning Division as to why "flat fields" are superior to golf why would the applicant not make the case (with supporting documentation) that the proposed use is actually complementary to the surrounding property uses and that the infrastructure is adequate to support the new use? I believe the applicant has not provided support because no support exists to show that "flat field" sports are equivalent to golf.

As far as "flat fields" allowing for more inclusivity I don't see any support for this statement. Golf attracts all age classes and genders. According to National Golf Foundation statistics, 24% of on-course golfers are women and females represent a disproportionately higher percentage of juniors (34%) and beginners (36%). Young adults (18-34 year olds) are one of the biggest customer age segments in golf. More than a quarter of junior golfers are non-Caucasian compared to 6% minority 20 years ago. Unlike "flat field" sports, golf has no age barrier. Golf can be played by small children as well as some of the oldest individuals in the population. Flat field sports are mostly competitive endeavors and can, in some cases, be unsuitable for the youngest of children, but especially unsuitable for the senior population for obvious reasons, mostly related to the effects of aging. It took me 5 minutes to conduct this research and show that golf is very inclusive. The unsubstantiated assertion that using the land for "flat fields" will allow for more inclusive use is self-serving and insulting.

*The improvements are fully funded privately and there will be no cost to the city, the community, or financial burden placed on the residents of Carson City.*

The proposed use of the land will no doubt increase local traffic. Competitive events attended by spectators have a higher probability of demand being placed on public service agencies from injuries to players, disagreements between spectators, and other issues than does the impact of dispersed golfers. Under this proposal there will be indirect costs borne by the residents of Carson City.

*Yes, the project will connect with existing pathways in the golf course as well as the Carson River trailhead.*

The project will likely use concrete paths formerly used as cart paths for golf. These are located completely within ERGC private property. The project does not provide pathway connections or easements or maintain access to adjacent public lands so I believe this assertion is false. There is no legal access from the fenced golf course to any of Carson City's pathways in the Unified Pathways

Master Plan. The public trail is outside the ERGC property boundary. The Parks and Recreation Department recently installed signs indicating ERGC is private land and for the public to remain on the trail and not cross to the private land. Nothing with regards to public trails or access will change as a result of the proposed use.

Page 8 of 17, Guiding Principle 9, last sentence

*"This expanded use is more inclusive for the citizens of Carson City and addresses an identified need for the community."*

Again, asserting that flat fields are more inclusive than the permitted use as a golf course is totally unsupported in the application. I have offered supporting material that indicates golf is a very inclusive sport. The statement appears to be used in an attempt to suggest the proposed use is somehow better for the community than the permitted use. Until support is provided to prove the claim it should be dismissed as non-factual and should not be considered by the Planning Department when considering the project.

Page 10 of 17, 2.

- A. *"The proposed use will enhance the use, peaceful enjoyment, economic value, and match the existing development and as is accommodated by the surrounding neighborhood."*

This statement is made by the applicant with absolutely no support provided in the application. Sections A through F are somehow presented in an attempt to provide support for the above statement but fail to do so. Some of the questions that come to mind are as follows:

- How will the peaceful enjoyment of the surrounding properties and neighborhood be maintained, let alone enhanced by the addition of a use that generates additional traffic and noise?
- How does nighttime off-premises flood lighting enhance surrounding properties?
- How does access from Morgan Mill Road to playing fields preserve or enhance the character and integrity of the adjacent development when the roadway is already in poor condition and a safety issue for pedestrians.
- How many times in the document (it appears here again in Section F) will the assertion be made that flat field sports are more inclusive for the community. As was noted before, this is totally unsupported jargon used in attempt to gain support for the project.

It is fairly easy to conduct research on residential property value premiums when properties adjoin or are near golf courses. I have found no evidence of property value enhancement from proximity to sports "flat fields" and the applicant has offered no evidence that the proposed use will not affect property values detrimentally.

The following excerpt is from a report titled "The Economic Impact of Nevada Golf. It is available at <http://www.nevadagolfalliance.com/wp-content/uploads/2019/08/NV-Golf-Report.pdf>.

*The scenic, walkable green spaces and recreational opportunities provided by golf courses make them a key amenity in many residential communities. There were an estimated 42 golf communities in Nevada in 2018, down slightly from 44 golf communities in 2010. In 2018, Nevada's real estate market, which*



*includes new phases of development in new and existing golf communities, was experiencing strong growth driven by job growth and population growth. New golf home construction generated \$166.8 million in 2018. TEConomy identified new construction activity at Sun City Mesquite at Conestoga Golf Club in Mesquite; Lake Las Vegas at Reflection Bay Golf Club; The Summit at The Summit Golf Club in Las Vegas; Tuscan Village at Chimera Golf Club in Henderson; and The Pointe and Wintercreek developments at Somerset Golf and Country Club in Reno; among others. The number of new golf homes constructed in these communities in 2018 ranged from 15 to 175 new homes. The Golf Real Estate segment also estimates the "golf" premium associated with golf communities. TEConomy estimated the "golf" premium associated with these 42 developments to be \$159.7 million. The premium is generated by the sale of existing golf homes and reflects the additional amount a buyer is willing to pay to purchase a home or property located within a golf community. The value of golf homes has rebounded since the recession, and the pace of sales of existing homes relative to the total stock of golf homes is also up.*

Bold and underline was added by me to the text above in an effort to bring your attention to the statements I am providing in support of my concerns.

Page 12 of 17, 3.

Once again in the third full paragraph on this page the author states that golf has declined in popularity and that flat fields are more inclusive and better address community interests. Please note my previous comments refuting these statements.

Page 13 of 17, Section F

The applicant states no road improvements are necessary for the project. Morgan Mill Road is substandard and insufficient to support the proposed use. Please note my specific comments regarding traffic as follows:

## Traffic Concerns

- I'm sure planning staff will take into account and study the issues surrounding increased traffic on Morgan Mill Road so I will not belabor the point but it needs to be fully studied. I have several concerns but one of my biggest is safety of pedestrians and bicycle riders who currently use Morgan Mill Road as a connector between the multi-use path along the east side of ERGC property and the residential locations to the west. This road is minimally maintained. It has surface imperfections that require vehicles to use both sides of the road to avoid rough areas and possible vehicle damage. I use the road extensively as a pedestrian and bike rider and know first-hand the proposed use will only add greatly to an ongoing traffic and safety issue.
- Unlike many other sports, traffic flow and direction for arriving and departing golfers is totally different than scheduled sporting events, as well as practice events. Participants in the sport of golf typically arrive at ERGC between course opening around 7:00 to 9:00 AM, depending on season, and 2:00 to 5:00 PM, again depending on the season. A round of golf takes 3-4 hours (18 hole play) so there is little vehicle traffic impact after 4:00 PM except for departing golfers. In addition, golf is usually played in twosomes or foursomes and arranged according to tee times

that disperse golfers to eliminate congestion. This process results in around 10-15 minutes between groups. The traffic impacts from arriving and departing golfers are therefore spread relatively evenly throughout the day.

Contrast this with scheduled competitive sporting events where all the participants, spectators, and supporting personnel arrive near the starting time of the event and depart at the end of the event. This situation greatly compresses vehicle arrival and departure into a shorter time period. These types of situations lead to driver frustration and increased opportunities for traffic accidents and incidents. The applicant has not addressed this at all. It appears the applicant has either not thought the traffic issue through appropriately or chosen not to address the differences in traffic flow between the currently permitted use and the requested use.

- Finally, the applicant has failed to address the traffic issues that would result from the already high traffic congestion on Highway 50 East. Individuals leaving the proposed location have two choices on Morgan Mill Road, east or west. When travelling easterly traffic can turn north or south on Deer Run Road. Travelling south on Deer Run results in a circuitous route that is of little benefit to the majority of travelers, especially when returning to the downtown or other residential areas in Carson City. If one travels north on Deer Run, a traffic signal eases access to Highway 50 east or westbound. A potential residential traffic issue arises if traffic exits the proposed location heading west on Morgan Mill Road. This traffic either has to use residential streets (short cuts to avoid Highway 50) to gain access back to Fairview or exit the area on Empire Ranch Road and try to get access to Highway 50 at an intersection with no traffic light. This area is congested much of the day and due to a relatively high speed limit it is a very dangerous intersection. Most individuals using navigation aids identify and use residential shortcuts to avoid congestion. This already occurs with golfers and would increase with the additional individuals attending sporting events.

I expect these traffic issues will be addressed appropriately by planning staff.

I would like to also point out that there is adequate availability of other publicly controlled property for soccer, or, as the applicant refers to them, "flat" fields. There are opportunities for the applicant to enter into public/private partnerships on property in other Carson City locations more suitable for fields of this nature. I think it would be premature to approve this application before analyzing and researching other options that could avoid the detrimental effects outlined in this comment letter.

It is not proper for the Planning Division or the Planning Commission to accept unsupported statements as evidence of positive economic impact to the community. The applicant seems to believe that by stating that no public money is necessary for the proposal that it will somehow be looked on favorably. I would encourage you to inspect this application and make an informed decision as to whether it is complete and offered in a transparent and supported fashion.

I am a proponent of property rights. I understand ERGC ownership is allowed certain rights on this property under the current Carson City Open Space designation as well as the Agricultural zoning. I understand it is the duty of the Planning Division and Planning Commission to weigh the applications in a fair manner. In this case, however, the property owner should be required to provide evidence that the change requested by the applicant does not adversely impact the owners of residential lots near and

abutting this property promoted as a golf course in 1998 when it was initially approved for development. This application does not provide adequate evidence.

In conclusion, I would like to express my dissatisfaction with the proposed application for modification of the existing permit. This application is not only incomplete, but includes assertions that are unsupported. The request changes the use and character of the property. At the very least, I believe this is a substantial enough change to the present use that it should go through a more formal procedure and require much more information and analysis than that which has been provided by the applicant.

Thank you for considering the issues presented.

Respectfully,



Jeff Surber

April 12, 2021

Hope Sullivan, Planning Manager  
Carson City Planning Division  
108 E Proctor Street  
Carson City, Nevada 889701

Re: Modification of Special Use Permit U-93/94-67

Ms. Sullivan,

I am writing to express my concerns regarding the application submitted by Marc Radow on behalf of Dwight Millard to modify the existing Special Use Permit (SUP). As you are aware the land is zoned agriculture and a SPU was granted to allow for the current golf course. Allowing the applicant to modify the application to allow for flat field activities instead of reapplying for a SPU on its own merits would not only be detrimental to the environment and the existing infrastructures, but a disservice to the community at large as well as to the residents of Empire Ranch Golf Course and Estates.

I submit the following and ask that this be included as part of the permanent record.

The applicant states the focus of the project is to modify the SPU to allow for one standard multi use field 360' x 210' and a adolescent field 210' x 150'. "Secondly in priority, and non-essential aspects of this application, is to request and illuminate potential alternative access and parking locations which alleviate potential trip generation traffic and to request a future potential to incorporate nighttime expanded hour users." The applicant's representative Marc Radow attended a recent neighborhood

meeting and stated the proposed fields would have their own parking, that access to the proposed areas would not be through Empire Ranch but on Morgan Mill Rd. If the plan is to utilize the Golf Course parking and other facilities the modification should not allow for potential alternative access, parking and lighting. If the modification allows for potential alternatives to access, parking and lighting, the modified permit should require the applicant submit a more extensive traffic analysis and an environmental impact study.

Alternative access and parking are very much a priority and essential element of the application. If the intent of the applicant is to have Morgan Mill as the point of access, at a minimum the applicant should provide a current traffic impact study and be required to bring Morgan Mill Rd into current standards, which given the nature of the proposed usage should include sidewalks and pedestrian crossing with lighting. The applicant does not address access to the area from Morgan Mill. Currently, there is at best a dirt trail to the fields. Is the applicant going to expand the dirt road to allow for two vehicle traffic and pedestrians or is the applicant proposing that people walk on this dirt trail with vehicles driving along side? How is this safe? How are emergency vehicles going to access the fields in the event of an emergency? How is this in compliance with the American Disabilities Act? Once again, a traffic impact study would provide an opportunity to address these issues.

In additional, Mr. Radow indicated that traffic would flow from Highway 50 to Deer Run Rd and down Morgan Mill. I believe that most traffic would filter off of Highway 50 to Empire Ranch Rd. The traffic study should address the need for future signal lighting at Highway 50 and potential prorated cost to applicant. Morgan Mill Rd is in terrible shape with many pot holes and without sidewalks is currently not safe for pedestrians. I can only imagine

how unsafe and extremely dangerous it would be to have so many additional people using a road without sidewalks. Currently, walkers use the dirt shoulder of the road to walk. If cars are allowed to park along side of the road this will create an unsafe environment for people walking to and from the fields.

However, if the intent is to use the current infrastructures at the Golf Course, currently the parking at the Golf Course would not be adequate to support the proposed flat field sports. Given the requirement for parking, additional spaces would need to be added at the Golf Course. In addition, the streets throughout Empire Ranch are very narrow and would not support additional street parking. The Empire Ranch Estate Area and Morgan Mill Rd should be designated resident permit parking only and no street parking should be allowed. The applicant can not have it both ways. Either the access is through the Golf Course or Morgan Mill Rd.

The applicant states that "In 2019, Empire Ranch Golf Course successfully hosted a community flat field use, filed under a separate Temporary Use Permit #TUP-19-094, which confirmed a meaningful interest in facilities' and areas to accommodate this growing interest in a wider array of recreational activities, and in particular flat field activities." I would ask that the applicant provide documentation of the event, attendees, speakers and the notification to the general public of this event as well as and supporting material to substantiate the basis for the "meaningful interest".

The applicant states that a portion of the course, approximately 4 acres, is "no longer being maintained for golf and is ideal for the additional recreation options and alternatives for the community. The land is immediately suitable for utilization of the existing facilities and resources, all while and all together, will resolve an



immediate need for the community.” The applicant cites a July 10, 2018 Nevada Appeal article and quotes from Carson City staff. The fields that are being proposed are for private club membership use and will not be offered to the general public for community or church groups use. This will not alleviate the need for further public park space. The applicant could work with the City to enhance one or all of the three current outdoor sports by adding lighting to extend use of the current fields for his membership soccer club.

The applicant states that part of the application is to allow for “flat field sports, recreation, and related activities.” Flat field activities include but are not limited to soccer, track and field, football, baseball, soccer, lacrosse, rugby, volleyball, tennis, polo and field hockey. Recreation and related activities I assume could include practices, tournaments, fund raising and celebratory activities, band practice and pre game tailgating and picnics. The nature of these activities generate a much larger amount of noise and traffic than golf.

The applicant states that the immediate intent is for local youth, adults and families but with an “added amenity” for activities such as tournaments or exhibitions that include all varieties of flat field uses, association gatherings, and organized activities. He further states these activities range in size from a single team of 15 to 30 players for a specific event to many teams, 10 to 50 or more, for a specific event. This I assume is all part of the modification to allow for “potential non essential alternative access, parking and lighting”. Once again, this has the potential to have huge environmental and traffic impacts to the area.

At a recent neighborhood meeting Mr. Radow indicated they will have parking, portable potties and a concession stand. If these temporary structures are to be added, the applicant should be

required to provide wetlands impact study and environmental impact study. Currently, because golf is a quiet sport, we have a lot of wildlife around the Golf Course. How will adding activities which generate a lot of noise impact golfers, wildlife, fishing, hikers and those looking to relax and enjoy the peaceful area around the golf course and the Carson River? What will the impact from the crowds and parking and trash be to the area?

The applicant states that "Arcas that provide for wildlife habitat, view protection and recreational linkages between the Golf Course or flat fields, and undisturbed wetlands of are held intact." The Empire Ranch Golf Course and surrounding areas provide for incredible wildlife, eagles, hawks, geese, ducks, wild horses, coyotes and many species of birds. Currently, as golf is a quiet sport the wildlife is virtually undisturbed. Although the applicant states the area remains intact, the wildlife in the area will not be held intact. Soccer is not a quiet sport and I find it hard to believe that it will not affect the wildlife in the area. The applicant should be required to provide an environmental impact study to determine if the noise and traffic will affect the current wildlife.

Empire Ranch Golf Course is in a designated FEMA flood zone. According to Sports Turf, the most important aspect is drainage. "There are two types of crowns commonly used in football, rugby, soccer, field hockey and lacrosse. Some fields slope away from the center to drain toward the sidelines. Some fields are flat and slope to one side so they only drain to that one side. This information was provided by Sports Field: A manual for Design, construction and Maintenance by Jim Pulhalla, Jeff Krans and Mike Goatley. This area is prone to flooding, has existing wetlands and existing standing water. Without an impact study to determine if the change in topography would impact current flooding and wetlands, we are at a loss to the direct impact to this area. Look what happened in Sun Valley with flooding when the topography of the land was

changes.

Currently, the proposed soccer fields would be adjacent to a par 3 course. Having a soccer field so close to a par 3 golf course raises many potential safety concerns. What safety measures would be in place to ensure that a golf ball does not hit and injure a spectator or a soccer player? Is the applicant proposing fencing to ensure golf balls can't enter the surrounding soccer areas? How will children be protected from getting too close to the Golf Course?

The original SPU was granted, I believe, around 1997 to allow for golf activities. Golf is a much different sport than soccer. I would venture to say that if a survey was taken, many golfers would not continue to play golf at the facility. The applicant states that the proposed use of flat fields will enhance the use and peaceful enjoyment of the surrounding properties and neighborhood. I don't understand how the noise from flat field games will enhance the peaceful enjoyment of our neighborhood or for golfers. There is nowhere in the US that I could find where a golf course is also home to flat field sports. Why, Because they are just not compatible.

In conclusion, after reading the application for modification to the current SPU there are many unanswered questions as well as inconsistencies in the application and the impact to this area. The applicant states there will be no permanent structures as part of the proposal and if the structures are temporary for bathroom and concession facilities and only the facilities of the golf course will be utilized. If this is the case, the modification should disallow any temporary structures.

I would ask that the modification of the SPU be denied and the applicant be required to submit a new SPU.

Daphne Girod  
1582 Divot Rd  
Carson City, Nevada 89701

April 12, 2021

Carson City Planning Commission

C/O Hope, Planner Manager

Re: Special Use Permit     File No. LU-2021-0093

I write these public comments to share my dissatisfaction for any consideration of a special use permit to allow soccer fields at the Empire Ranch Golf Course. After extensive and careful consideration, I purchased a lot at Empire Ranch Estates with the promise I was buying into a golf community. The CC&Rs were strict and required a lot of fore thought before my home could be built. I had to go before a planning group to build my home. This group considered everything, including the color my home would be. The CC&Rs required a front yard be in place within one year of move in. These requirements were established to keep the standard of homes within compliance of a golf course community. My home was built in 1999. I have followed and have been in compliance of the CC&Rs ever since. It does not seem fair, or right, the developer of this community can now sale out to a soccer field development and ignore all that has been done to protect this community. It is not the Empire Ranch Estates home owner's fault the developer cannot withstand the cost to run a golf course.

I was informed the golf course was in a flood plane at the time it was developed. I was assured the golf course was designed to withstand a flood and still be ok and would protect the Empire Ranch Estate development. This has been proven true. Since living here, I have experienced at least 2 significant floods where most of the golf course has been engulfed in water up to the current club house. Morgan Mill Road was closed because of excessive water over the road. There was a sea of water on the golf course and nothing could be seen except the tall berms, trees and buildings. Odiously since I live in the area, I watched the flooding with a great deal of interest to see what happens and to ensure no flooding or other concerns developed in the residential area. I have been pleasantly pleased. Then I watched the golf course itself heal. I sat with amazement as the land returned to its golfing course, wildlife returned, and life returned back to what we consider normal. Putting in soccer fields will be disastrous for Morgan Mill Road, the balance between nature and flooding, and destruction of lands for the wildlife.

Then there are the wild life wetlands throughout the golf courses. I have been told there are strict rules pertaining to wetlands. If a golf ball goes into the wetlands, it must remain there unless it can be reached by a ball retriever. But even doing so, one is not supposed to harm the land or disturb the wild life and birds. A soccer complex does NOT ensure all the same protections.

I know you are hearing from others who live in this community. Many are concerned about the traffic, parking, lights and noise let alone the potential decrease in value of our homes. I add my same concerns. After living here for more than 20 years, I would think our voices should be heard. The damage that can and has been done (for the 2 soccer fields under construction now without input from the Empire Ranch Estate Community) is so harmful for all the reasons mentioned above. I implore you to consider our life style here, our beautiful lands where the river flows and naturally floods during a good winter/spring, and the amazing wildlife who choose to life here with us. This is NOT a place to put

a soccer field where the flooding will do significant harm to the environment. The fields will destroy so much of the space for the wild life who depend on the lands and water. And the community will be subjected to all the negative items related to increased traffic, noise and other items NOT within the CC&Rs.

Please do your duty and **DENY** any special use permit for soccer fields now and into the future. Keep this community a golfing community as planned. It is not the responsibility of Empire Ranch Estates community to figure out what the developer should do. It was their responsibility to have an alternative plan in case things did not work out to his advantage. I know I built my home with the intent to live here a long time with pride, joy, and to ensure I met my responsibilities and obligations. I worked hard to pay off my house and to maintain its yard and value. Now you need to do the same.

Thank you for the consideration.

Rota Rosaschi

1654 Dogleg Road

Carson City, NV 89701

Ros0466@aol.com



William & Mary Bowers

1663 Fair Way

Carson City, MN 89701

April 16, 2021

To: Planning Division

Attn: Hope Sullivan

Re: Special Use Permit/ Empire Ranch Golf Course

File No: LU-2021-0093

We are writing this letter to share our concerns pertaining the above-mentioned File No: LU-2021-0093.

When we purchased our home in 2001 and moved in July 1st we were moving into our dream home and considered it our last move, living in a golf course community that brought us peace and quiet, nature's beauty and wonderful neighbors who moved here with retirement in mind.

We walk outside in our backyard and quiet is what we hear with an occasional golfer yelling at his hit, but that's O.K. because that's what we expected living on a golf course. Just like the planes flying overhead that noise is O.K. because we bought knowing the flight pattern flying into the Carson City Airport. But now there's a possibility that we are going to have to live with noise from soccer/flat fields with the yelling and cheering, makes me sick just thinking about it. The quiet of what we have experienced over the past 20 can be taken from us just like that.

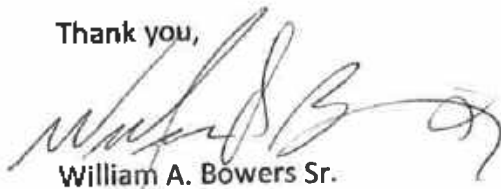
The additional traffic into our quiet community on roads that can barely handle the daily traffic it receives from those living here and the golfers needs to be a consideration. I walk the city owned and maintained walking trail around the golf course (Empire Ranch Walking Trail) by walking from my home south to access the trail and exiting on Morgan Mill Rd. walking back to Empire Ranch Rd. and home. Morgan Mill Rd. is not a maintained road and can barely handle the thru-traffic it receives now let alone adding those using it to access the fields. Two cars can barely pass each other without one a car pulling over and adding pedestrians is an accident waiting to happen. A few weeks back there were adult male players practicing in the dirt and their vehicles were parked (on Morgan Mill Rd.) every which way with no consideration of the normal traffic flow or pedestrians. As you drive into the Empire Ranch community off of Empire Ranch Rd. there are two pillars one on each side that say Empire Ranch Estates and Golf course that describe our quiet community.

I have spoken to numerous golfers about the proposed soccer/flat fields and they reassured me they will no longer golf here because they don't want to listen to the noise created by these sports, thus without the golfers the course will cease to continue.

We have casually spoken to those involved in Real Estate and been reassured that property values will be affected. When we bought our home this was our nest egg that would sustain us until our day on the earth was over.

We hope you don't allow this to happen and recommend that the developers use the two other areas available (Centennial Park and Pete Livermore Sports Complex) and build the two fields they need for Battle Born Futbol training at one of these locations, keeping Empire Ranch Estates and Golf Course the quiet and peaceful community we all love.

Thank you,



William A. Bowers Sr.

775-220-0492



Mary J. Bowers

775-220-2100

From: Ana Winston asunseeker@icloud.com  
Subject: Proposed Soccer Fields  
Date: April 17, 2021 at 3:43 PM  
To: Hope Sullivan HSullivan@carson.org

AW

Ms. Hope Sullivan,

I am opposed to the soccer fields because it would have a negative impact on our neighborhood and directly affects my husband and I. Art is a disabled Veteran.

Impact on us:

Traffic. This neighborhood was not built for this kind of traffic and large crowds! I personally walk Morgan Mill Road daily with my dog. There is hardly room for two cars to pass safely and add a pedestrian. There is no room! When one car shows up, I stop walking and stand on the side of the road, on the soil, to avoid being struck! Add pedestrian traffic on Morgan Mill would be extremely dangerous.

The traffic that enters our neighborhood from Hwy 50 is dangerous and crazy, since the traffic on the highway usually travel 50 miles per hour and faster. Imagine a line of cars attempting to enter Empire Ranch Road! It is an accident waiting to happen! This is a residential area that cannot accommodate hundreds of cars, parking and traffic!

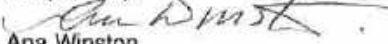
The noise factor. The sound of cheering, announcements on the PA system can be expected. We sometimes can hear the PA system from Sentennial Park, approximately 3 miles away! We bought and built this home in this location for the peace and quiet, close to the river, Historical trail bordering the river, not two soccer fields, stadium or more, that will follow.

The stadium lights. I do not want stadium lights in our neighborhood. Forget enjoying beautiful skies and stars from our backyard in the evening, the sound of coyotes, deers as well and other animals. All this would have a negative impact on us personally and wild life as well, which we "now" enjoy! The lights from Sentennial Park are extremely bright as it is.


Property values. This is our forever home. We bought and built this home 18 years ago. At this stage in our lives we do not want to relocate. We cannot afford to buy or build another home, nor will our health allow us to. We are both senior citizens.

We oppose to the soccer fields in our residential area in Empire Ranch Estates!

Respectfully,



Ana Winston  
1975 Empire ranch Road  
Carson City, NV 89701

**From:** Ana Winton [asunseeker@icloud.com](mailto:asunseeker@icloud.com)   
**Subject:** Proposed Soccer Field  
**Date:** April 16, 2021 at 5:23 PM  
**To:** Hope Sullivan [hsullivan@carson.org](mailto:hsullivan@carson.org)





Picture #1 and #2 04-15-21 7:30 pm approximately. The geyser inundated the entire area and water was running down Morgan Mill.

Picture #3 excavating .

Picture #4 heavy duty equipment , one of many .

Picture #5 Adult soccer players playing soccer. Loud music and as soon as they saw they started saying , 'Hey ! Hey ! trying to intimidate me .

Ms Hope Sullivan,

Mark Radow continues to disregard, violate the mandate of the city/planning manager/community development . His crew has been working 24/7 excavating, moving soil, cleaning out shrubs etc.

The area for proposed soccer fields is getting longer, larger daily !

Why is the city allowing this to continue ?

Respectfully ,

*Ana Winston*

Ana Winston

1975 Empire Ranch Rd.

Carson City, NV 89701

**Hope Sullivan manager planing dept.  
Carson City, Nv.**

**Subject: Proposed Soccer Fields (Empire Ranch Area)**

**4/15/21**

**My wife and I have been residents in Empire Ranch Estates since 2003, and love this area. We moved here after carefully exploring other nearby and similar areas.**

**Prior to buying our lot and building our home, we made several trips to this neighborhood and walked and spoke with numerous residents, asking what they like and disliked about Empire Ranch Estates.**

**All liked the lack of traffic, quiet neighborhood, neighborhood golf course.**

**As far a negative remarks, there was only one. When asked what they disliked she replied"THE HORSES EATING MY FLOWERS". That made up our minds, the worst complaint from anyone was the horses eating her flowers.**

**This group tried in 2018 to build a very similar soccer venture. Which was not successful, thank goodness! (we are hearing the same lies, again).**

**We believe allowing this project to proceed would negatively impact us in the follow ways;**

**Increased traffic volume**

**Stadium lighting**

**Sound (PA system)**

**Litter**

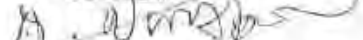
**Parking in neighborhood**

**No more safe walks on Morgan Mill Rd.**

**No more safe walks with dog on Empire Ranch trail**

**Respectfully,**

**Art Winston**



**A. WINSTON**

**1975 Empire Ranch**

**Carson City, NV 89**



## Hope Sullivan

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**From:** Jennifer Hess <jennaesq@gmail.com>  
**Sent:** Monday, April 19, 2021 9:15 AM  
**To:** Hope Sullivan  
**Subject:** Re: Special Use Permit - File No. LU-2021-0093 | Empire Ranch Golf Course

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Thank you Ms. Sullivan.

One additional thought I had as I walked down Morgan Mill Road and along the Empire Ranch Trail yesterday afternoon, I doubt golfers would enjoy the "noise" that would come from these proposed "play fields" either. Unless of course it is the ultimate plan of the golf course owners (Mr. Millard et. al) to start with these play fields in the hope that he will be able to sell the golf course property for profit and convert the whole area into the advertised as "coming soon" micro stadium. If this is indeed his plan then it will no doubt have a serious detrimental economic impact on every residents' home value in this neighborhood.

Jennifer & MacLean Hess  
2006 Empire Ranch Road  
Carson City, NV 89701

On Mon, Apr 19, 2021 at 8:54 AM Hope Sullivan <[HSullivan@carson.org](mailto:HSullivan@carson.org)> wrote:

Thank you. I will provide your correspondence to the Planning Commission.

Hope Sullivan, AICP

Planning Manager

Carson City, NV

108 E. Proctor Street

Carson City, NV

775-283-7922

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**From:** Jennifer Hess <[jennaesq@gmail.com](mailto:jennaesq@gmail.com)>  
**Sent:** Sunday, April 18, 2021 11:39 AM  
**To:** Hope Sullivan <[HSullivan@carson.org](mailto:HSullivan@carson.org)>  
**Subject:** Special Use Permit - File No. LU-2021-0093 | Empire Ranch Golf Course

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Hello,

I am writing to express our opposition to the proposed modification to the Empire Ranch Golf Course's current special use permit (U-93/94-67). My husband and I bought our home on Empire Ranch Road just over a year ago, in April of 2020. We were attracted to this particular area/neighborhood because of its close proximity to the Carson River, the local trail system with its sweeping and peaceful views (Empire Ranch Trail --> Riverview Loop --> Carson River Trail --> Silver Saddle Ranch/Prison Hill), the nice neighborhood complete with walking sidewalks and small parks and honestly because of the overall general feel while being close to downtown Carson City, but not having sound/light pollution.

My husband and I regularly run and/or walk our dogs along Morgan Mill Road to reach the access point of the Empire Ranch Trail and noticed that work was being done on that portion of the golf course (excavating and staking out something). When we discovered what was going on we were upset and disappointed. This area does not need "play fields" or the proposed soccer complex. This area's infrastructure simply cannot support the current traffic on Morgan Mill Road let alone the potential for increased traffic and parking. In its current state, the road is crumbling and littered with poorly filled potholes. The road is not even wide enough for two-way directional traffic except for a small portion near the intersection with Deer Run Road. It's bad enough as a runner/walker to use that road with no sidewalks, but with increased traffic it will become a dangerous situation. The proposed modification seeks to add parking facilities (Where? There is nowhere near enough space), "portable" bathroom facilities, "temporary" seating and lighting. Again, we bought our home in this neighborhood for the above-mentioned reasons. We as homeowners do not want to see light pollution from the proposed lighting, nor do we want to see and smell portable bathroom facilities. These "temporary" and "portable" items are a nice way saying they are movable and won't be permanent, but I suspect they will in fact become a permanent blemish on the peaceful landscape that we currently enjoy. I personally have no desire to walk my dogs/run past smelly port-a-potties on a daily basis, nor do I want to see them when I enjoy the morning sunrise over the mountains. Similarly, I don't want to navigate an already dangerous road while weaving in/out of parked cars with my dog to reach the trailhead. Additionally, these proposed "play fields" will also increase litter and possible pollution to the Carson River with the parking of cars along Morgani Mill Road and quite possibly along our neighborhood streets in front of our home with spectators either purchasing items from a concession stand (not specifically mentioned, but let's be honest, it will come too) or bringing in their own items. Additionally, if spectators are having to park in our neighborhood and walk to the "play fields" there is an increased potential for litter in our neighborhood/yards, property damage and even crime.

We are also concerned that the addition of these "play fields" will negatively impact the value of our property. We have no desire to live near soccer fields or "play fields". If we did, we would not have purchased our home in the Empire Ranch neighborhood. We purchased our home in a golf course community for a reason. The activity on the golf course is confined to certain hours and is over at sundown. The activity on golf courses doesn't include

screaming/cheering fans on bleachers with lights and loudspeakers. Quite simply and by their design and permitting, golf courses are bound by noise requirements/ordinances. These "play fields", if allowed, will impede our ability to sell our home and when we do, I am confident the value will be less. Would you want to wake up hearing whistles, screams and people slamming car doors in front of your home? Would you want to sit on your patio with company enjoying dinner or an evening coffee while hearing the noise associated with a soccer game and seeing the light pollution from the "fields"? I suspect you would not, in fact I suspect that most people would not.

Why do these "play fields" need to be here, on our golf course? The short answer is that they don't. There are more suitable areas in Carson City where a facility like this could be constructed with minimal impact on residential property values and quality of life (across HWY 50 near Centennial Park or South of town where there is already a sports complex?). We are concerned that the motivation for these fields is purely monetary in nature and in fact won't benefit the youth of Carson City (see plans listed at <https://sportlogicinc.com/2021/01/25/sportlogic-inc-announces-sports-tourism-facility-design/>). The construction of these "play fields", or more appropriately this micro stadium complex, will deprive us as homeowners in this neighborhood from being able to fully enjoy the homes that we worked hard to purchase.

Jennifer & MacLean Hess

2006 Empire Ranch Road

Carson City, NV 89701

## Hope Sullivan

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**From:** Frank Borecki <boreckifrank@yahoo.com>  
**Sent:** Friday, April 16, 2021 10:18 PM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Special Use Permit for soccer complex at Empire Ranch Golf Course (LU-2021-0093)

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Please add my name to the list of those who oppose the proposed Special Use Permit referenced above. Ours is a retiree neighborhood comprised of people who purchased their homes specifically to be in a residential neighborhood close to a golf course with its quiet open space and its proximity to golf. Approval of this permit would permanently alter the underlying nature of our neighborhood. Traffic, noise, bright lights would all contribute to the degradation of our neighborhood. The applicant's online plan has also grown to include many more than 2 soccer fields and includes an eventual stadium that could seat up to 5,000 cheering fans, bright lights for night play, parking lots, integrated hotel(s), meeting and convention space, on site food and beverage, and spectator amenities (whatever that is).

All this is to be built in the flood plain of the Carson River. In the winter of 2017 flood water poured over the golf course and along the adjacent river. It's naive to think that won't happen again, but the course of that water would surely be diverted differently by all the proposed construction. I'm sure the environmental effects of such construction, at the lowest point of a flood plain, need to be strongly considered. Would a change in diversion patterns increase downstream damage? Would it increase damming up of flood water causing more upstream damage? Both? Does the Corps of Engineers have a jurisdictional role in this?

Our neighborhood is not the place for this kind of project. The people who retired here have no interest in cheering crowds, increased traffic, or sports complexes with all their attendant trappings and potential flood problems. This project is far more suited for vacant land out past Stagecoach. It most certainly doesn't belong in a quiet residential neighborhood. I and my neighbors urge you to reject this project site and deny the permit application. Thank you for the opportunity to comment.

Frank T. Borecki  
4540 Morgan Mill Rd.  
Carson City, NV. 89701  
(907) 322-9464  
boreckifrank@yahoo.com

## Hope Sullivan

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**From:** Ron Sims <gewehrmonkey@yahoo.com>  
**Sent:** Saturday, April 17, 2021 7:12 AM  
**To:** Hope Sullivan  
**Subject:** Empire Ranch soccer plans

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Greetings,

I am writing in opposition of the proposed soccer expansion project in the Empire Ranch Golf Vourse area. This would destroy the idyllic atmosphere of the neighborhood that residents chose and worked hard to achieve.

The big question is who gets the water rights if this goes through? I know the city council was ALLEGEDLY conspiring to steal them from Dwight Millard to give to their cronies at golf courses and to sell to businesses further downriver. I think full disclosure of all of that information should be a part of the discussion, too.

Ron Sims

## Hope Sullivan

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**From:** Marlene Pearson <marlene.pearson@att.net>  
**Sent:** Saturday, April 17, 2021 9:40 AM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Special use permit for Empire Ranch Golf Course

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

In response to the notice of public hearing, my husband and I have resided at 2250 Empire Ranch Road for 44 years this coming June and have gone through many changes to our neighborhood.

Now we are confronted with an issue that continues from 2018. We were contacted by our concerned neighbors regarding this issue on April 10 this year and on the same day the notice was received. We wish to adamantly OPPOSE the issuance of any permit for the purpose of constructing soccer fields etc. It will literally destroy a peaceful area with additional traffic ,unnecessary light, noise, litter,etc.. We had increased traffic with the golf course,namely golfers and large delivery trucks. Speeding to get to the tee time.

We don't how this will affect our property values but it doesn't look like it would increase the value of the homes in this area ,rather devalue them.

Unfortunately, it always seems like the decisions by the government are already decided and we are only placated by notices.

Respectfully submitted,

Joseph M. Pearson & Marlene G. Pearson

Sent from my iPad



## Hope Sullivan

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**From:** pgwilson7 <pgwilson7@charter.net>  
**Sent:** Saturday, April 17, 2021 10:47 AM  
**To:** Hope Sullivan  
**Subject:** Special Use Permit-Empire Ranch

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Ms. Sullivan,

I am writing in adamant opposition to the Special Use Permit for File No. LU-2021-0093. This is an ever burgeoning scheme to change the Empire Ranch Golf Course into a Soccer Micro Stadium for the enrichment of Dwight Millard and his son-in-law Mark Radow. Radow's SportLogicInc.com web site advertises a specific Carson City plan for a '1000-2000 seat stadium with ultra bright LED lights, concessions, etc.' along Mogan Mill Road. Morgan Mill is narrow, has many potholes, and serves not only Empire Ranch Estates and Golf Course, but the BLM Regional Headquarters, a Boat Launch area, and the Empire Ranch Trail head. Millard has been constantly, over the past 2 years, been trying to shove a soccer training facility/stadium down the throats of the Empire Ranch homeowners and surrounding area homeowners. These so-called 'kids' and their 'families' are non-existent. Instead we would have an ever changing cast of single young men, not from our area at all, drawing crowds of spectators with cars, trash, noise, and possibly crime to the area we live in and love. The professional soccer club 1868 that shared the Reno Aces' ballpark folded last year. Pretty obvious that there is not enough support for professionals, much less a lower level of play, even in much larger Reno. This would not be a plus for Carson City, county, or our neighborhood.

In addition, Millard has already scraped and graded this portion of what was the Red Course, and has had soccer practices there without a permit! The players and others with them have harassed residents walking their dogs or riding their bikes along Morgan Mill. I personally have witnessed Radow promoting a Soccer Training Complex with poster mock-ups to potential investors 5 times, and I don't even go there for lunch that often! We bought our home on the Empire Ranch Golf Course in 2000, as have 112 others before and since. Millard seems to be in dire straits financially always, and is ready to sell out anyone anywhere for his own gain. He's claimed in the recent past to our fellow homeowners that his son-in-law Radow is a 'renegade' and that he had no plans for anything but a golf course in Empire Ranch. I understand that \$300K has already changed hands, and he is acting like this is a done deal. On a super busy day or during a golf tournament, there might be 100-150 cars here. We would be looking at possibly 5-10 times that many on a fractional percentage of the property. Empire Ranch Golf Course serves Carson City and the surrounding area with a reasonably priced, generally well kept golf course that many residents and taxpayers use often. We bought our house here because of that. Please reject this plan or any other that would benefit a very few financially, and wreck our peace and community. The course is a on flood plane and is a Wetlands Preserve, in addition to a housing development that we have substantial investment in. I urge you to look at Sportlogicinc.com and listen

to the objections of your local residents, not a So.Cal developer and money hungry owner. I have attached



pictures of the site,

Sincerely,  
Peggy Wilson

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

## Hope Sullivan

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**From:** Dana Robbers <danar55@yahoo.com>  
**Sent:** Saturday, April 17, 2021 3:50 PM  
**To:** Hope Sullivan  
**Subject:** Proposed soccer fields @ Empire Ranch Golf Course

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Dear Hope Sullivan,

The neighborhood I live in has a quiet atmosphere with maybe an occasionally loud, upset and vocal single golfer. My home backs onto a peaceful, idyllic background of a golf course surrounded by open space and a river trail walk. I live @1441 Empire Ranch Road.

For a corporation/individual to try to back-door a soccer field (or more) onto this established neighborhood by having a use permit amended with no input from the community is absolutely unfathomable. Our notification came through a curious neighbor asking a laborer what was going on at the site. Following the revelation re: soccer fields, another neighbor with knowledge of the previous try at this same approach checked a website for the corporation involved in 2018, Sport Logic, Inc. and informed the neighbors of the latest attempt.

The community is not set up for the influx of hundreds of cars on a street (Morgan Mill) that is probably the most in need of repaving in the whole of Carson City. The standing ditch water along the "proposed" fields has not been addressed. The summer mosquito population is out of control annually because their habitat is left untouched. The area of the proposal is considered a flood plain and has been inundated several times with flood waters in the past. I purchased this home for the enjoyment of the space surrounding it. With the possibility of a soccer field to be open year round there is sure to be a disturbance of the ambiance of this area. Home values for a golf course community will surely be affected by loud gatherings, noise from cheering fans, traffic taking the short-cut through these streets and fewer golfers willing to come out and play on a course where all this is within the same property.

Thank you for taking your time to address our communities issues.

With kindest regards,



Dana Robbers

## Hope Sullivan

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**From:** Ana Winston <asunseeker@icloud.com>  
**Sent:** Saturday, April 17, 2021 4:08 PM  
**To:** Hope Sullivan  
**Subject:** Proposed Soccer Fields

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Ms. Hope Sullivan.

I am opposed to the soccer fields because it would have a negative impact on our neighborhood and directly affects my husband and I. Art is a disabled Veteran.

Impact on us:

**Traffic.** This neighborhood was not built for this kind of traffic and large crowds! I personally walk Morgan Mill Road daily with my dog. There is hardly room for two cars to pass safely and add a pedestrian. There is no room! When one car shows up, I stop walking and stand on the side of the road, on the soil, to avoid being struck! Add pedestrian traffic on Morgan Mill would be extremely dangerous.

The traffic that enters our neighborhood from Hwy 50 is dangerous and crazy, since the traffic on the highway usually travel 50 miles per hour and faster. Imagine a line of cars attempting to enter Empire Ranch Road! It is an accident waiting to happen! This is a residential area that cannot accomodate hundreds of cars, parking and traffic!

**The noise factor.** The sound of cheering, announcements on the PA system can be expected. We sometimes can hear the PA system from Sentennial Park, approximately 3 miles away! We bought and build this home in this location for the peace and quiet, close to the river, Historical trail bordering the river, not two soccer fields, stadium or more, that will follow.

**The stadium lights.** I do not want stadium lights in our neighborhood. Forget enjoying beautiful skies and stars from our backyard in the evening, the sound of coyotes, deers as well and other animals. All this would have a negative impact on us personally and wild life as well, which we "now" enjoy! The lights from Sentenial Park are extremely bright as it is.

**Property values.** This is our forever home. We bought and built this home 18 years ago. At this stage in our lives we do not want to relocate. We cannot afford to buy or build another home, nor will our health allow us to. We are both senior citizens.

We oppose to the soccer fields in our residential area in Empire Ranch Estates!

Respectfully,

Ana Winston  
1975 Empire ranch Road  
Carson City, NV 89701  
asunseeker@me.com

## Hope Sullivan

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**From:** Marchell Mahoney <mmahoney258@gmail.com>  
**Sent:** Saturday, April 17, 2021 5:14 PM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Soccer Field in Golf Course

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We are the original owners of a property on the west side of Divot Road and have lived in our home for the past 18 years. We could have purchased a lot on the west side of town or in Reno, but what drew us to the Empire Ranch community was the wide-open views of the mountains our lot would bring, the quiet streets, the golf course, and the hiking path along the river. We have enjoyed the golf course and hiking path on a regular basis.

While our kids played soccer in their youth and we enjoy the game, we are very much against the City modifying the special use permit. By allowing the City to change the special use permit for this type of for-profit business would change the character of the community and adversely affect our property values forever:

- The noise and increased traffic would be intolerable and would not only affect Empire Ranch but also the neighborhoods between Empire Ranch and Fairview Drive. In a park such as Edmonds, there is only one access to the park. In this area, the streets connecting Fairview Drive to Walker Drive, Walker Drive, Stampede Drive, Greg Street and Divot Road would become thoroughfares for cars taking a shortcut to get to the Morgan Mill Road complex. All these roads are narrow and were not built to accommodate anything but neighborhood traffic. Also, there is a lot of curb parking along Walker Drive and Stampede Drive which reduces visibility on these streets. I have seen homeowners on Stampede with signs out warning motorists to slow down and watch for children. Traffic flow would converge on the intersection of Walker and Stampede Drives where there is not a stop sign or three-way stop at the intersection. With the increased traffic, there are bound to be collisions in this area or worse, accidents with pedestrians.

Divot Road in particular is very narrow north of Stampede. It is common to have to wait for oncoming vehicles to pass, creating a one-at-a-time scenario if cars are parked at the curb on my street. Homeowners have to park up on the sidewalk to give enough room for passing vehicles. The increased traffic on my street would be very unwelcomed.

- Morgan Mill Road is already in bad repair with many potholes and crumbling asphalt plus it floods frequently in the area along the golf course. It is also a very narrow road which fortunately has low traffic volume currently. To get to the hiking path along the river we frequently walk or bike along Morgan Mill road and must use extremely caution with traffic. Even with the low-speed limit, vehicles are often too fast and do not slow down for pedestrians. The entrance to the parking lots for the new planned fields will put extreme stress on an area that is already dangerous. Also, overflow parking will probably end up on the street adding to the congestion or will overtake the river access parking lot. In the end, this will limit our access to the hiking path along the river.

- The Carson City Planning Commission has demonstrated in the past that the zoning laws cannot be counted on and are too easily changed to the detriment of existing property owners.

My understanding the property owners along Greg Street paid a premium for their lots because they overlooked the open space of the Darling Ranch. When Empire Ranch was developed, an accommodation was made to these property owners to require large setbacks and building height restrictions in our section of the subdivision. A few year later the required 20-foot setback was changed to 5 feet and it doesn't seem the height restriction was enforced. As homeowners who bent over backward to comply with the rules, the removal of the 20-foot setback destroyed my sweeping views of the mountains and boxed in my backyard. I can only imagine the disappointment of those behind us that were promised one thing and then had it taken away soon after. Given this history, it is hard to believe the Planning Commission won't make a promise of a "small complex" and then allow a bigger and bigger complex over time without any way to stop it.

- My family enjoys the ability to open our windows in the evening and let the fresh mountain breeze in and still enjoy the peace and quiet of the neighborhood. By allowing the fields with stadium lights and loudspeakers the Planning Commission will destroy this simple pleasure. If I wanted to live in a City environment next to a large sport complex, I could have purchased property with that feature.
- Property values will decrease. It has taken years for property values in this area to regain the losses from the Great Recession. By allowing the sport complex in our backyard, it will again drive our values back down.

Please let us know if you are going to have any other meetings concerning this issue. From the paperwork you left at my door, I assume you will include my concerns above to the Planning Commission. I am planning on listening to the meeting.

Marchell Mahoney

1870 Divot Road

Carson City, NV 89701

775-291-3019



## Hope Sullivan

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**From:** jackiekaleoames <jackiekaleoames@gmail.com>  
**Sent:** Sunday, April 18, 2021 8:24 AM  
**To:** Hope Sullivan  
**Subject:** Empire Ranch Gusher Flat Field area  
**Attachments:** 20210415\_190805.jpg

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Hi Hope,

Not sure if relevant and in that case delete. My husband came home from work and noticed this huge gusher.. A man in ditch dealing with irrigation by flat fields. They were out all there all day. This leak went for some time.

Jackie Ames  
4710 Morgan Mill Rd.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone



*Karen L. Hinton  
Stephen R. Wassner  
1717 Fair Way  
Carson City, Nevada 89701-2952*

April 18, 2021

Hope Sullivan, AICP  
Planning Manager  
Carson City  
108 East Proctor Street  
Carson City, Nevada 89701-4240

**RE: EMPIRE RANCH GOLF COURSE SPECIAL USE PERMIT MODIFICATION**

Dear Ms. Sullivan:

We recently found this Nevada Appeal article (published February 1, 2021) about applicant Marc Radow and his desire to bring a professional soccer team to Carson City. Quoting from the article "Radow, Robles and Martinez have big plans for Battle Born FC, which extend well beyond getting the club off the ground in the coming weeks. The goal of the trio is to continue to develop soccer in the area, build a successful product and one day bring soccer-specific facilities to Carson City."

The statements, in the article, by Mr. Radow clearly contradict the information contained in the application which indicates the sole purpose of the flat fields is to promote youth soccer in the community. The article clearly established that the application is being used for the sole purpose of allowing flat fields for unspecified purposes to build the foundation for future development of the proposed flat fields into a professional soccer stadium for the Battle Born FC.

We would request that you attach this article to the material we submitted to you on Friday, April 16, 2021, for inclusion in the commissions packet.

Thank you for taking the time to review our concerns. If you have any questions or concerns, please contact us at your convenience.

Sincerely,

  
Karen L. Hinton      and        
Stephen R. Wassner

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APPEAL

Lahontan  
VALLEY NEWS  
THE PEOPLE'S DAILY STANDARD

## USPSL expansion team, Battle Born FC, coming to Carson City

Growing community interest is essential for Battle Born FC



By Cader Eckl

Published: Monday, February 1, 2021

Updated: Monday, February 1, 2021

A continued interest in expanding the soccer realm in Northern Nevada will keep growing as local coaches and a business owner will bring Battle Born FC to Carson City.

Battle Born FC will be a USPSL expansion franchise, looking to kick off its inaugural season in two months when the spring USPSL season begins in the middle of March.

It's an ambitious endeavor, even in non-pandemic times, but the three-headed combo of Marc Radow, Andrew Robles and Frank Martinez are as determined as ever to give soccer players another step.

Radow and the coaching staff are determined to commit to a team capable of bringing in community interest as well as providing a player pathway to those who are looking to continue playing professionally.

## **Franchise's front office**

Radow, who is the CEO of SportLogic and RoxiSpice, will serve as the team's president.

Robles, the Douglas High varsity girls coach, and Martinez, Carson High's boys coach, will make up the coaching staff as both want to continue growing soccer's popularity in the community.

Finding and growing a player base will serve as the breadbasket for the team.

The coaching prowess between Robles and Martinez as well as the community connections are the basis of which they plan to shape the franchise.

Martinez's role also will extend as the team's head scout.

The group has received the blessing of UPSL commissioner Yan Skwara and plans to host free tryouts, starting Feb. 6, at Sierra Lutheran High School.

Robles and Martinez's connections in the area have already lined up a roster of 40-plus players for tryouts and the coaching staff is hoping to have between 26-28 players on the first game day roster.

The club will be a PDL (Professional Development League) team, meaning Robles and Martinez will be using players over a broad age range. They expect to have recent high school graduates as well as players in their late 20s, taking one final shot at a professional soccer career.

## **Getting things started**

If it's a project that sounds familiar, it probably should.

Western Nevada FC was a UPSL franchise created in Carson in 2016, but it closed its doors quickly.

The Nevada Coyotes also existed in Northern Nevada for a few seasons, playing games at North Valleys High School, before closing up shop in 2019.

Radow says community connection will be the difference between the previous UPSL franchises and the future of Battle Born FC.

It's a project that has been discussed between Radow and Robles for years, but one that they feel is finally coming to fruition.

Since moving to Northern Nevada, Robles has been anything but shy about his desire to grow the sport he's obsessed over since his youth.

Soccer is the reason he was able to escape his hometown and building a successful product, especially one inside of the community in which he lives, makes the young coach beam from ear to ear.

"We're adding that next step that is missing in the area," said Robles. "Bringing in people like Frank and getting support from Marc is awesome, and I'm extremely grateful for it."

"It's a team for the community. I'm excited it's the beginning, but this team should be here for the next 100 years. This is a team for the community and they should be excited about it," said Martinez.

Battle Born FC will compete in the 4<sup>th</sup> Division of the UPSL and could potentially qualify for the U.S. Open Tournament, which has \$30,000 available in prize money for the best clubs across the nation.

### **Early beginnings**

The name came in a meeting at the Plaza Hotel in Carson.

The idea behind the team stemmed from the group's desires to fill a void left by recently departed USL franchise Reno 1868 FC, while "opening up the team to the entire Northern Nevada region."

After bringing in members from other soccer fan clubs, including the 1868, fans of Battle Born FC will be referred to as "The Infantry."

Season tickets and other info is available on the team's website [www.battlebornfc.com](http://www.battlebornfc.com)

There are 400-plus UPSL teams, which range all over the spectrum in terms of budget, fan attendance and player salaries.

Radow predicts a budget for an expected 20-game season will run around \$40,000 for the club.



With Battle Born FC being in its first year of operation, Radow said they will not be paying players but will cover travel and other expenses.

The team has three levels of sponsorships available to those interested, ranging from a title sponsor, to team sponsor and down to sport sponsor.

Team title sponsors will be limited to two sponsors with an expected budget of \$6,000-\$8,000. The team is looking for a maximum of 10 team sponsors and has no limit on sport sponsors.

Other sponsorship opportunities are also available with the club.

Battle Born FC anticipates facing COVID restrictions and has said it has no problem traveling to other states to get in games. It's an ongoing issue that the UPSL is also working to solve as a league communicating with each state to work with COVID protocols.

"Because we are ready, willing and able, I have a high confidence level we will play and we will play home games. It would be an unlikely scenario that we play all away games," said Radow. "It's a very, very remote possibility that we would just not play."

Should the club not be allowed to compete in the upcoming season due to COVID, Radow said he still plans on keeping the team alive and scrimmaging other programs until they can safely return to play.

"This still needs to be done," said Robles.

Radow, Robles and Martinez have big plans for Battle Born FC, which extend well beyond getting the club off the ground in the coming weeks.

The goal of the trio is to continue to develop soccer in the area, build a successful product and one day bring soccer-specific facilities to Carson City.

For more info about the club, you can visit [www.battlebornfc.com](http://www.battlebornfc.com). Those with interest in the fan club can email [TheInfantry@BattleBornFC.com](mailto:TheInfantry@BattleBornFC.com) to get more information about season ticket packages and other merchandise opportunities.

## Hope Sullivan

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**From:** jackiekaleoames <jackiekaleoames@gmail.com>  
**Sent:** Sunday, April 18, 2021 8:25 AM  
**To:** Hope Sullivan  
**Subject:** Empire Ranch irrigation  
**Attachments:** 20210415\_191046\_resized.jpg

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One more

Jackie Ames

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

## Hope Sullivan

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**From:** Jennifer Hess <jennaesq@gmail.com>  
**Sent:** Sunday, April 18, 2021 11:39 AM  
**To:** Hope Sullivan  
**Subject:** Special Use Permit - File No. LU-2021-0093 | Empire Ranch Golf Course

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Hello,

I am writing to express our opposition to the proposed modification to the Empire Ranch Golf Course's current special use permit (U-93/94-67). My husband and I bought our home on Empire Ranch Road just over a year ago, in April of 2020. We were attracted to this particular area/neighborhood because of its close proximity to the Carson River, the local trail system with its sweeping and peaceful views (Empire Ranch Trail --> Riverview Loop --> Carson River Trail --> Silver Saddle Ranch/Prison Hill), the nice neighborhood complete with walking sidewalks and small parks and honestly because of the overall general feel while being close to downtown Carson City, but not having sound/light pollution.

My husband and I regularly run and/or walk our dogs along Morgan Mill Road to reach the access point of the Empire Ranch Trail and noticed that work was being done on that portion of the golf course (excavating and staking out something). When we discovered what was going on we were upset and disappointed. This area does not need "play fields" or the proposed soccer complex. This area's infrastructure simply cannot support the current traffic on Morgan Mill Road let alone the potential for increased traffic and parking. In its current state, the road is crumbling and littered with poorly filled potholes. The road is not even wide enough for two-way directional traffic except for a small portion near the intersection with Deer Run Road. It's bad enough as a runner/walker to use that road with no sidewalks, but with increased traffic it will become a dangerous situation. The proposed modification seeks to add parking facilities (Where? There is nowhere near enough space), "portable" bathroom facilities, "temporary" seating and lighting. Again, we bought our home in this neighborhood for the above-mentioned reasons. We as homeowners do not want to see light pollution from the proposed lighting, nor do we want to see and smell portable bathroom facilities. These "temporary" and "portable" items are a nice way saying they are movable and won't be permanent, but I suspect they will in fact become a permanent blemish on the peaceful landscape that we currently enjoy. I personally have no desire to walk my dogs/run past smelly port-a-potties on a daily basis, nor do I want to see them when I enjoy the morning sunrise over the mountains. Similarly, I don't want to navigate an already dangerous road while weaving in/out of parked cars with my dog to reach the trailhead. Additionally, these proposed "play fields" will also increase litter and possible pollution to the Carson River with the parking of cars along Morgani Mill Road and quite possibly along our neighborhood streets in front of our home with spectators either purchasing items from a concession stand (not specifically mentioned, but let's be honest, it will come too) or bringing in their own items. Additionally, if spectators are having to park in our neighborhood and walk to the "play fields" there is an increased potential for litter in our neighborhood/yards, property damage and even crime.

We are also concerned that the addition of these "play fields" will negatively impact the value of our property. We have no desire to live near soccer fields or "play fields". If we did, we would not have purchased our home in the Empire Ranch neighborhood. We purchased our home in a golf course community for a reason. The activity on the golf course is confined to certain hours and is over at sundown. The activity on golf courses doesn't include screaming/cheering fans on bleachers with lights and loudspeakers. Quite simply and by their design and permitting, golf courses are bound by noise requirements/ordinances. These "play fields", if allowed, will impede our ability to sell our home and when we do, I am confident the value will be less. Would you want to wake up hearing whistles, screams and people slamming car doors in front of your home? Would you want to sit on your patio with company enjoying dinner or an evening

coffee while hearing the noise associated with a soccer game and seeing the light pollution from the "fields"? I suspect you would not, in fact I suspect that most people would not.

Why do these "play fields" need to be here, on our golf course? The short answer is that they don't. There are more suitable areas in Carson City where a facility like this could be constructed with minimal impact on residential property values and quality of life (across HWY 50 near Centennial Park or South of town where there is already a sports complex?). We are concerned that the motivation for these fields is purely monetary in nature and in fact won't benefit the youth of Carson City (see plans listed at <https://sportlogicinc.com/2021/01/25/sportlogic-inc-announces-sports-tourism-facility-design/>). The construction of these "play fields", or more appropriately this micro stadium complex, will deprive us as homeowners in this neighborhood from being able to fully enjoy the homes that we worked hard to purchase.

Jennifer & MacLean Hess  
2006 Empire Ranch Road  
Carson City, NV 89701

## Hope Sullivan

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**From:** Daniel Schlenger <dschlenger@yahoo.com>  
**Sent:** Sunday, April 18, 2021 12:05 PM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** soccer fields

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April 15, 2021

RE: Soccer at Empire Ranch

To Whom it May Concern:

I find the Club Soccer installation at Empire Ranch off Morgan Mill Rd to be entirely unacceptable for the following reasons.

New commercial enterprise in a residential area. Might as well put in a WalMart.

Completely inadequate road to the venue, that is Morgan Mill. We walk on Morgan Mill almost daily with my dog and it is basically a one-lane, poorly maintained road without a safe place for pedestrians as is. About 3 of 5 people slow down for pedestrians and about 2 of 5 think they are still on 50. It will get much worse with an influx of people in a hurry to get to their soccer match.

People will be using Empire Ranch roads to reach the soccer fields, at times dramatically increasing traffic in the residential area. The theory is that people will be using Deer Run to Morgan Mill but that doesn't make sense considering current traffic patterns now with people coming from Gregg St and even Stampede to get to Empire Ranch and then to Morgan Mill.

Noise will be a factor as we know that soccer is not a quiet sport like the present golf course.

The proposal is calling for a stadium holding 2000 to 5000 people. Again traffic, noise and lights will completely destroy the ambiance of the area.

Other more suitable sites have been identified by the city for this type of activity.

This whole area was under water just a few years ago. I wonder if anyone has given thought to drainage patterns.

We are voting a HARD NO on this type of project at Empire Ranch.

Sincerely,

Daniel & Mary Schlenger

1736 Divot Rd



## Hope Sullivan

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**From:** Julie B <balderson\_julie@yahoo.com>  
**Sent:** Sunday, April 18, 2021 6:50 AM  
**To:** Hope Sullivan  
**Subject:** Comments on Special Use Permit for Empire Ranch Playfield

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SUBJECT: SPECIAL USE PERMIT

FLIE NO. LU-2021-0093

Thank you for sending the official notice of public hearing to my residence at 1677 Divot Road on April 12, 2021.

The applicant is seeking to modify the special use permit for Empire Ranch Golf Course to add two playfields for young adult semiprofessional soccer, portable bathrooms, temporary seating and lighting.

This application is from the same applicant who attempted to install a few fields in February 2018 which was part of a master plan that included eventually installing 14 fields. The applicant has made it clear on their business's website that these two fields are the beginning of what will become a sports complex.

I was born and raised in Carson City and played youth soccer as a kid and as a teen for Carson High School. As far as being against soccer fields, I'm not. For community building and planning, the strategy here needs to be refined. This type of project is better suited to the area near the Pete Livermore Sports Complex where youth facilities already exist and having professional fields nearby could be a natural evolution for aspiring young athletes.

As a member of the residential neighborhood adjacent to the proposed site, I believe that increased motor vehicle traffic will impede neighborhood foot traffic. Whether it is neighbors walking, running, walking their dogs, or cycling, my neighbors and I enjoy quiet streets. My husband and I walk my dogs every day. In addition, we are increasingly using the sidewalks with our toddler on her tricycle. We often see other neighbors out on foot or bike, who wave or stop and chat with us. This is the sense of community I want for my family. The applicant has not sufficiently planned for traffic and parking. This plan needs to address roads to bypass our neighborhood and increased parking without reliance on any portion of the golf course parking lot.

I also have serious concerns about light pollution from stadium lights. My husband and I are both avid stargazers, and we love the view we have from our backyard. In fact, my husband has taken up a hobby of night photography. He's gotten some great highly detailed shots of the moon from our front yard. I appreciate the need for occasional streetlights for safety, but stadium lights are another thing.

In our neighborhood, we enjoy living among wildlife. We have had sightings of horses, coyotes, raccoons, and the occasional skunk. But the wildlife extends to birds, bees and butterflies, too. Over the years, I have been changing my garden to be more pollinator friendly. I was thrilled to learn in October 2018, *Carson City* became the 76<sup>th</sup> *Bee City USA* affiliate in the nation, and the first in the state – setting an example for the

rest of *Nevada* to choose to promote pollinator populations too. I've stopped using synthetic pesticides, planted milk weed for the monarchs, over seeded my lawn with clover and let the dandelions grow for the bees, and continue for add endemic plant species to support birds and insects. The changes I make on my property only go so far, and won't offset the habitat destroyed by this development.

Please do not approve this application.

Sincerely,

Julie Balderson Knight  
1677 Divot Road



Before printing this e-mail, think if it is necessary. Think Green.

## Hope Sullivan

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**From:** ccinreno@aol.com  
**Sent:** Sunday, April 18, 2021 7:22 AM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** Empire Ranch Flat Field

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Dear Ms. Sullivan and Mr. Jones,

We recently moved to Empire Ranch to escape the noise, congestion, and traffic of the Silver Oak development near the community college here in Carson City.

We absolutely love the peace and quiet, golf course, walking trails, and wildlife, this area has to offer.

The sports fields planned just down the street will destroy all of this and the ecosystem of the river and wetlands as well as the security of our home.

Our peaceful neighborhood will be disrupted and compromised by noise, traffic and light pollution. Abundant wildlife in this area will be displaced and the fragile wetlands and flood plains will be disrupted. This will be devastating to everyone who lives in this area and all who enjoy the river parks, hiking, walking, biking and bird watching surrounding this area. The street access to this area is VERY limited and SHOULD NOT BE ALTERED to accommodate this huge influx.

We have no opposition to this type of facility, however, since this facility will serve Northern California and Nevada, there must be another location that has better proximity to lodging, restaurants, etc. with less chance of disrupting the nature and wildlife.

Thank you for your consideration,

Ken and Cindy Cunningham  
2079 Divot Road  
Carson City, NV 89701  
Phone: 775-287-6133

## Hope Sullivan

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**From:** Lyn Hudgens <bluesblast@comcast.net>  
**Sent:** Sunday, April 18, 2021 12:26 PM  
**To:** Hope Sullivan  
**Cc:** stanjones775@gmail.com  
**Subject:** Empire Ranch Soccer Fields

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I have a few concerns, but I'm not opposed to the soccer fields.

**Parking:** It is doubtful the soccer players, families & spectators will park in the golf course parking lot & walk 800+ feet to the fields. They will be carrying gear, strollers, food, ice chests & chairs. Morgan Mill Road is in bad condition & the pavement is thin, with people driving & parking near the fence it will add considerable damage.

**Trash:** Where will the trash cans be located, how many will accommodate the area & who will be in charge of picking up the trash not properly disposed of, along with it blowing out of the cans?

**Sanitary facilities:** I saw pictures of 2 blue rooms that would sit on the ground & two outhouses on a trailer. How often will they be cleaned & maintained? There are many homeless people living in the brush across the street from the fields, this must be taken into consideration also.

**Standing water:** between the fence & proposed soccer fields. Last year the water smelled terrible when the weather heated up & the mosquitos were swarming the whole area for a couple of months. Has this been considered?

Thank you for considering my comments,  
Lyn Hudgens  
2150 Gregg Street

## Hope Sullivan

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**From:** Andrew Warner <maxrila@gmail.com>  
**Sent:** Sunday, April 18, 2021 5:37 PM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** Proposed Soccer fields Empire Ranch

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It is with despair that I understand this issue has resurfaced since 2018 when Mr. Millard and his investors from So CAL have begun the process of installing soccer fields at the Golf course. I was opposed before and now even more as they have been very underhanded in this venture. I can't believe anyone has any faith in what either of these gentlemen have stated publicly and in person when available.

Our quality of life will be changed dramatically. The noise ,traffic, lighting and trash will have major impacts. Wildlife has already been impacted. I saw the area already under construction and I am shocked they have been allowed to destroy so much of the year round as well as winter habitat for our wildlife.

I saw the proposal for installing lighting so now we can expect night time soccer. parking and traffic in our neighborhood despite what they may state. If you look at the Sport logic web page you will see what they truly intend to do. The noise level will be huge. If anyone has ever been to a soccer game with 1000 to 3000 screaming fans it's amazing. Again all quality of life issues for the residences.

Morgan Mill Rd will not handle the traffic and even proposed parking is not sufficient. Overflow is the golf course. What!! How does that keep people out of our neighborhood?

Please do not approve the change in the use permit for Empire Ranch Rd. My wife and I love our area and the peace and quiet, not to mention the wildlife, including wild horses who occasionally visit us.

Sincerely

Andrew and Debra Warner  
1671 Empire Ranch Rd  
Carson City Nv 89701,

## Hope Sullivan

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**From:** Todd Pardini <tcp421@sbcglobal.net>  
**Sent:** Sunday, April 18, 2021 6:01 PM  
**To:** Hope Sullivan; stanjones775@gmail.com  
**Subject:** Empire Ranch Sports Complex

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Hope Sullivan, Planning Manager  
Stan Jones, Supervisor, Ward 3

Dear Ms. Sullivan and Mr. Jones,

My wife and I have lived in the Empire Ranch community in Carson City for 22 years and we have seen a lot of changes over that time, good and bad. Initially the residents were promised that nothing would be built between the Brushwood development and the river. Low and behold the Empire Ranch Golf Course and the surrounding homes were built shortly thereafter. The result was however a positive and responsible use of the land creating wetlands for the native fauna as well as trails and a golf course for the residents and public to enjoy. The golf course is quiet and provides for a perfect basin when the Carson River floods on occasion.

In 2018, a development company attempted to create havoc in this beautiful neighborhood by creating a soccer sports complex. The result was a major outcry and response by homeowners in opposition to said complex. The complex was eventually not seen through to fruition which ultimately saved the neighborhood's quality of life for the residents.

Now in 2021, again the same ill-conceived ideas are being pursued for the benefit of a very few who do not even live in Carson City and to the severe detriment of the neighborhood and it's residents.

**Negative Impacts of the proposed Sportlogic/Millard sports complex.**

**Traffic** - These are extremely narrow residential streets surrounding the proposed site of this complex. Hwy. 50 East is a highly traveled and high speed roadway and the possible major route to this complex would be Empire Ranch Road and Morgan Mill, both of which are narrow and low speed. The culmination of the two types of roadways will increase traffic and accidents which will inevitably result in yet another stop light on Hwy. 50 East at Empire Ranch thereby creating even more traffic stoppages on Hwy. 50, as if we need more of those. Residents use these streets to walk their dogs and their children ride their bikes with limited vehicular traffic.

**Noise** - This is a quite and peaceful neighborhood, hundreds if not thousands of screaming fans, players, announcers and traffic will eliminate the tranquility of the area and drastically reduce if not completely devastate the quality of life enjoyed by taxpaying homeowner residents.

**Light Pollution - Stadium Lighting? Really?** This goes beyond anything we could have imagined when we purchased our home more than 2 decades ago. Allowing nighttime use of such a facility would again devastate the quality of life and the right of the homeowners to enjoy their homes and property.

With almost unlimited vacant land in Nevada, why disrupt and potentially ruin an established peaceful neighborhood? One answer, greed!! The land owner, Dwight Millard lives on the extreme westside of Carson City and the CEO of Sportlogic (Millard's son-in-law), Marc Radow, lives in the Galena area in Reno. Isn't that convenient. The won't have to look at it, smell it, hear it or deal with it in any way other than monetary gain.

We are not against soccer or the individuals who play or are involved. We are just simply concerned with having it located in our residential neighborhood. Based on the familial relationship involved there is no wonder how this ill conceived idea was formed. The City of Carson City and the residents of the Empire Ranch residential area will all be left holding the bag eventually when this entire enterprise implodes. It's only a matter of time if approved.



Respectfully,  
Todd and Cynthia Pardini

## Hope Sullivan

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**From:** doris odermann <nvodermanns@gmail.com>  
**Sent:** Sunday, April 18, 2021 6:40 PM  
**To:** Hope Sullivan  
**Subject:** Soccer fields on Morgan Mill

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Hello,

We live on Gregg Street just off of Morgan Mill. We are very concerned about the Soccer Fields that are being planned on the Empire Ranch Golf Course on Morgan Mill. We are concerned with the increase of traffic it will cause. Also I know that we will hear the yelling and screaming and will also see the lights.

When we moved here in 2006, Gregg Street was a pretty quiet street. We bought here because it was a neighborhood with retirement age adults and we knew it would be a quiet neighborhood. We feel that the complex that is being planned will not be favorable for ourselves and our neighbors in any way.

Thank you,  
Spencer and Doris Odermann  
2020 Gregg St.  
Carson City, NV 89701

April 18, 2021

Via email to:

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

RE: Empire Ranch Golf Course

Modification of Special Use Permit # U-93/94-67

We are writing to express our opposition to the subject special use permit modification.

As residents of the Empire Ranch Estates for nearly 7 years (25 years in Carson City), we have thoroughly enjoyed the neighborhood serenity and the light level of traffic generated from the residents, guests and golf course users. We are highly concerned the proposed special permit use modification will significantly disrupt the continuing peaceful enjoyment of our home and the neighborhood.

We will limit our comments to item 2 on page 10/17 of the application wherein the following inquiry is made: "Will not be detrimental to use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes odors, dust, glare or physical activity."

The applicant's response to this item does not even acknowledge, let alone begin to address, many of the significant deleterious impacts the flat-field development will have on the surrounding residences and general neighborhood. Other than both being outdoor recreation activities, flat-field and golf course activities are significantly different from one another especially in the manner in which they affect surrounding areas. They are neither "compatible" nor "consistent" activities as repeatedly suggested by the applicant. Following are the major impacts that will be realized from the proposed development.

Noise. The applicant has not evaluated likely noise impacts or proposed mitigation alternatives. Flat field activities will generate a substantial amount of noise not usually associated with golf course activities including:

- Crowd noise including noise makers (horns, thunder sticks)
- Pre-game and post-game tailgating
- Portable generators and cooling units
- Public address system

Traffic. The validity of the "traffic study" is highly dubious; the data appears to be simple excerpts from previous studies that have little direct correlation to the proposed limited development and are completely inadequate for the ultimate development the applicant may have in mind. The applicant claims the limited parking facility off Morgan Mill Road will mitigate traffic within Empire Ranch Estates but then makes repeated reference to the golf course clubhouse and parking lot to provide support services. It is obvious that traffic on residential streets will be significantly impacted necessitating a

comprehensive study. Even in the unlikely event that flat-field traffic is limited to Morgan Mill Road, the existing road will need significant reconstruction (at City cost) to handle the traffic and parking demand. Likewise, the section of Empire Ranch Road between Highway 50 and Morgan Mill Road will need extensive reconditioning to serve the proposed facility.

Neighborhood impacts. Potential neighborhood impacts have not evaluated and proposed mitigations have not been identified. Pre-game and post-game gatherings will likely occur in the golf course parking lot, neighborhood common areas and the Carson River boat launch area. With potential 10-50 team events (as noted by the applicant), these areas will become overwhelmed with players and families waiting for their game. The vast majority of these individuals will be from outside the community and may have little regard for the neighborhood residents. The entire neighborhood will be significantly impacted for the duration of the event with the possibility for these events to occur at frequent intervals.

Lighting. The incorporation of lighting within the application raises the issue that the neighborhood will be exposed to all of the facility impacts for a prolonged period of time; this is a significant deviation from the typical golf course activities. The "lighting study" consists solely of locations identified on the field layout and a manufacturer catalog cut. There is no study of receptors, level of disturbance, or proposed mitigation measures.

Economic value. This has not been addressed by the applicant. The simple fact that most people would prefer to reside near a golf course rather than an athletic field would suggest that neighborhood property values will be diminished if the facility is allowed to be constructed.

Future development. With use of the word "temporary" to describe some of the improvements (seating, restrooms, concession areas) it is obvious the current flat-field plan is just a stepping stone to further improvements. If the neighborhood impacts are not given due evaluation at this time, it is unlikely they will be adequately studied for future phases of the ultimate development the applicant may have in mind.

In closing, we note that applicant makes repeated statements indicating the flat-field development is being provided at no cost to the community. We believe that on the contrary, the development comes at a significant cost to the local neighborhood resulting from the issues discussed herein.

We appreciate your consideration of our concerns.

Thank You,  
Todd and Patricia Stefonowicz  
1751 Fair Way  
Carson City, NV 89701

## Hope Sullivan

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**From:** swassner@aol.com  
**Sent:** Friday, April 16, 2021 2:34 PM  
**To:** Hope Sullivan  
**Cc:** karenlhinton@aol.com  
**Subject:** Re: EMPIRE RANCH SPECIAL USE PERMIT  
**Attachments:** Hinton Wassner Letter of April 16, 2021 part 1.pdf

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Good Afternoon Hope:

Attached is our 35 page letter, including exhibits, regarding the proposed modification of the Special Use Permit by Empire Ranch Golf Course, LLC.

Because of the size I had to break down the file into 3 PDF files. Here is part 1.

Please acknowledge receipt. Have a very nice weekend.

Steve Wassner

In a message dated 4/9/2021 3:41:46 PM Pacific Standard Time, HSullivan@carson.org writes:

Steve:

The application materials are available at:

[Carson.org/planning](https://carson.org/planning)

Hope Sullivan, AICP

Planning Manager

Carson City, NV

108 E. Proctor Street

Carson City, NV

775-283-7922

**From:** [swassner@aol.com](mailto:swassner@aol.com) <swassner@aol.com>

**Sent:** Thursday, April 8, 2021 2:27 PM

**To:** Hope Sullivan <HSullivan@carson.org>

**Subject:** EMPIRE RANCH SPECIAL USE PERMIT

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Good afternoon Hope:

I understand that the special use permit for Empire Ranch Golf Course has been resubmitted. Can you please email me a copy. Thank you.

Steve Wassner



*Karen L. Hinton  
Stephen R. Wassner  
1717 Fair Way  
Carson City, Nevada 89701-2952*

April 16, 2021

Hope Sullivan, AICP  
Planning Manager  
Carson City  
108 East Proctor Street  
Carson City, Nevada 89701-4240

**RE: EMPIRE RANCH GOLF COURSE SPECIAL USE PERMIT MODIFICATION**

Dear Ms. Sullivan:

We are writing to express our concerns regarding the recently submitted request by Empire Ranch Golf Course, LLC to modify its Special Use Permit that was issued on April 28, 1994, U-93-94-67. We request that our letter and supporting documents be part of the complete packet submitted to the Planning Commission upon its review of the application.

We believe that the proposed modification should be denied for the following reasons:

1. The applicant has not established that the proposed pay to play athletic fields will not impact the value of the surrounding properties.
2. The request of "flat field sports, recreation, and related activities" is too vague to make a determination on what the permit will allow and how it will impact the surrounding land use.
3. The improvements contemplated do not serve the community nor the varied interests of the Carson City community.
4. The proposed activity is not consistent with the objectives of the Master Plan elements.
5. The proposed activity is not a stewardship of the natural environment.
6. The proposed flat fields are adjacent to public lands to the east and would severely affect access and compatibility.
7. The project does not promote recreational use between residents from all residential areas.
8. The applicant is trying to circumvent building support structures for the flat fields by stating only temporary restrooms, concession stand, bleachers and lighting will be used or contemplated.
9. The proposed project does not comply with the Americans with

Disabilities Act.

10. The substantially increased vehicular and/or pedestrian traffic will have an effect on Empire Ranch Estates.
11. A 17-space parking lot for motor vehicles at the flat field location is totally inadequate for the proposed activities.
12. Safety of flat field attendees regarding errant golf balls has not been addressed.

Specifically:

1. The Planning Commission has an obligation to protect the established values of the surrounding property. The application does not present any factual information for the Planning Commission to make the required finding that this proposed change will not impact the value of surrounding properties. In this specific request, the Commission should not only look at the decrease in the monetary value of the surrounding homes but the lots that are currently for sale across the street from the proposed project. Even Carson City's public lands that Carson City has heavily invested in are going to be impacted negatively if the proposed noisy activity is allowed to interact with the various quiet activities.

2. The application does not contain sufficient information on the actual use of the flat fields but just refers to the public's need for them. Until there is a specific delineation of the actual use by specific sports, months of the year, days of the week and hours of the day, one can only make the assumption that this will be a 24/7 usage. This, in itself, should require that the application be denied. Carson City cannot and should not allow vaguely worded applications to be granted as a special use because, without specifics, no enforcement mechanisms can be used to hold the applicant's feet to the fire to make sure that they are within the four corners of the permitted use. To abrogate this authority will allow the applicant to do anything he desires in the future with the flat fields because there are no current specifics as to what he wants to do nor what the Planning Commission is allowing him to do. A Special Use Permit is not a right but a concession by the City to allow a very limited activity where it would not be allowed.

3. The applicant implies that the playing fields will be used by the entire community. The business model of the applicant for the two "flat field sports, recreation, and related activities" is a for-profit venture. The community will not have unfettered access to the flat fields for recreational use. The only activity will be events that provide financial remuneration to Empire Ranch Golf Course, LLC. The applicant has publicly stated that the purpose of the flat fields is to be used for a club system for development of semi-professional soccer players and not local pick-up games or youth activities. The commission should not be mulled into believing that the only purpose of the fields is to relieve the Park and Recreation soccer fields. The applicant's business model will not do anything to alleviate any congestion on the existing soccer fields because the usage of the proposed fields will be subject to economic entitlements of players that come from various communities for the sole purpose of paying for specialized training

and coaching. The expectation of this specialized training and coaching is to propel the athlete into major league soccer contract.

4. The applicant states "The proposed uses will not disturb existing or surrounding lands including natural lands, trees, or vegetation, but rather allow for additional recreational activities on existing and continued maintenance of open space and space already designated for Parks & Recreation and golf." This statement is true as it relates to golf course usage but the proposed flat field activities, which remain undefined in the application, do disturb the existing land usage.

An issue that has to be addressed is the impact that the increased noise volume will have, not only on the surrounding residential housing areas but on the wetlands interface with the proposed flat field development. Again, the proposed project is not a community park development but a "pay for play" business that will only allow a certain segment of the community onto the flat fields. Local children will not be able to use the flat fields for a neighborhood pick-up game after school or on weekends.

The development area is going to be bordering not only the local golf course and existing and proposed residential housing but an existing and well-developed Carson City recreation area that includes a nature trail, biking, horseback riding, fishing, swimming, boating and picnicking, all created at substantial taxpayer expense. These are located at the Morgan Mill Road River Access Area and the Empire Ranch Trail. The City's web pages are attached that talk about the uses of these City facilities.

The proposed project is not consistent with the Master Plan and will have a detrimental impact on the use, peaceful enjoyment, economic value and development of the surrounding properties and is incompatible with and does not preserve the character and integrity of the adjacent developments. The proposed project will have a significant negative impact on the surrounding properties relating to noise, vibration, fumes, dust, glare and physical activity.

The wildlife that currently inhabit the area and surrounding the project include many species of water fowl, pelicans, hawks, owls, quail and other varieties of birds, deer, coyotes, turtles, rabbits, frogs and wild horses. The impact of the proposed increase of traffic, pedestrian movement and accompanying noise before, during and after games and tournaments needs to be analyzed regarding the impact on the interface of the existing natural habitat. The National Parks Service has posted a pamphlet on the "Effects of Noise on Wildlife" as part of their concerns on noise and the park system. It is attached and can be used to access additional articles on this important issue. The conclusion of the National Parks Service is that increased noise leads to additional and unwanted stress on birds and mammals in the ecosystem. The article concludes that "Increasingly, careful consideration of the impacts of human-generated noise on wildlife is a critical component of management for healthy ecosystems in our parks."

A paper presented at the NOISE-CON 90 symposium hosted by The Department of Electrical and Computer Engineering at the University of Texas at Austin, Austin, Texas, October 15 – 17, 1990, was published as an article entitled "Community Annoyance With Sports Crowd Noise: A Case Study Of the Facts In A Jury Decision." This article discusses the impact of increased traffic, pedestrian movement and instantaneous increase and decrease in noise volume on the well-being and emotional psyche of people living next to a sports field.

A final note on noise at flat field events is the increased use of noise makers such as the vuvuzela and loud speakers, in addition to vocal cheering and foot stomping. A brief article entitled, It's A "Noisy Planet: Protect Their Hearing," describes the need to watch the noise levels of flat field activities. The existing recreational activities surrounding the project area are what you might term quiet activities versus noisy activities related to soccer, baseball, football, lacrosse and similar flat field activities. We are sure that it should not be the expectation that the surrounding neighbors will need to be wearing ear protectors as they go about their traditional home and recreational activities.

The introduction of a noisy activity into this land use will certainly have an impact, and probably a significant one, on the existing quiet activities that go on every day around the proposed flat fields.

5. The application states, "The proposed flat fields will encourage the community to utilize the existing and nearby parks such as the Carson River and trails for recreation the City affords." We do not see how a club style soccer field activity will draw anyone to the boat ramp area, picnic tables or trails when the general public will not be allowed to use the flat fields for their personal uses. Again, flat field activities are a noisy activity while the Morgan Mill Road River Access Area and the Empire Ranch Trail are quiet activities. They, by definition, are not compatible.

6. The applicant states "Yes, the site is adjacent to public lands to the east and does not affect its access or compatibility, nor that of the adjacent Carson River." The increased traffic flow for the proposed project will inhibit the current access of the Morgan Mill Road River Access Area and the Empire Ranch Trail. The current parking for the Empire Ranch Trailhead on Morgan Mill Road will be impacted by any off-street parking that would naturally occur because of the proposed project. The section of Morgan Mill Road between the intersection at Empire Ranch Road and the Morgan Mill Road River Access Area is currently classified as a rural road with a designated width of 28 feet with no curbs, gutters or sidewalks. The applicant is not going to put in any roadway improvements. The first negative impact to the Empire Ranch Trailhead on Morgan Mill Road is potential competition for on-street parking as there is no off-street parking available at this location. Empire Ranch Trail has two trailheads, the one on Morgan Mill Road and the other at the southern most part of Empire Ranch Road, in the Empire Ranch subdivision. This trail was designed and approved to circumnavigate Empire Ranch Golf Course.

To make this hike, one will either walk from their home or drive to one of the two trailheads. Assuming that the person enters the trailhead at the Empire Ranch Road location, they will walk east then travel north to the trailhead at Morgan Mill Road. Once you arrive at this trailhead, you have two options to get back to your vehicle or home. You can turn around and walk back to the point you entered the trail or you will circumnavigate the golf course, as was the intention of the planners of the trail. You will walk west on Morgan Mill Road. You will walk on the street that is currently only 20 feet wide and poorly maintained. There is no sidewalk or other designated path. Once you arrive at the intersection of Morgan Mill Road and Empire Ranch Road you will find a nice safe sidewalk to finish the journey back to your original starting point.

There is already significant traffic on Morgan Mill Road that requires hikers to move off of the roadway into the adjoining brush as a precautionary measure until a vehicle passes. The next problem will be that as motor vehicles are unable to park in the 17-space vehicle parking lot, they will begin to park on Morgan Mill Road and the hikers, with nowhere to move off the road, will be caught in a dangerous situation in the roadway.

The above is amplified for bicyclists and equestrians that travel on Morgan Mill Road.

7. The application states "Yes, the project promotes recreational use between residents from all residential areas." This is a pay for play enterprise. It is not a city park. Again, this business project is a soccer club system that is solely designed to promote a semi-pro team in the Northern Nevada area. It is not going to be used by the community as we do with Mills Park, Livermore Park, Governors Field, Centennial Park or any other City owned flat field. Kids from the neighborhood will not be allowed into the flat field area nor any of the other people who might like to kick a ball around once they arrive at the Morgan Mill Road River Access Area and the Empire Ranch Trail.

The application continues to state "The subject proposal promotes the City's existing parks." What the applicant is hoping is that when he develops his soccer club system that he will attract a high quality of play that will propel his project into a semi-professional soccer field that will extensively be used for competitive soccer competition as a minor league farm system to a major league soccer team.

8. The applicant is projecting tournaments with 10 to 50 teams participating but has not proposed any permanent structures to accommodate this influx of participants, not even addressing crowds that would necessarily follow the teams. In the application, it states that "No buildings are proposed in this project."

The application is suggesting that restroom trailers, movable lighting, movable bleachers and a tent for a concession area or some type of shed will be used. The purpose of this concept is to address the need to mitigate the visual

interference with the natural landscape that is part of the Morgan Mill Road River Access Area and the Empire Ranch Trail and the impact that such buildings will have on the existing recreational experience.

If temporary restrooms, concession stand and bleachers are going to be allowed, at a minimum these items must be removed within a couple of hours after the event has concluded and only installed a couple of hours before an event starts.

There is water and sewer on Morgan Mill Road. If this Special Use Permit is going forward, it should be with the building of permanent and adequately designed facilities. These facilities should be required to be inspected by the City's Health Department to make sure that the patrons are being subjected to a healthy environment. They should be designed and painted to blend into the surrounding natural scenic area that we all want to protect.

9. The application is devoid of any concerns for the Americans with Disabilities Act. The proposed parking lot is not going to be paved but gravel. This will make it tough for any participant to maneuver a wheelchair, walker, cane or crutches. The application does state that it will use existing cart paths as pedestrian passages but does not let us know the extent of the proposed system and how it will interrelate to the parking lot, restrooms, concession stand and bleachers. Nor does the application inform us if the temporary restrooms, concession stand and bleachers will meet ADA requirements.

10. On page 13, the current application to modify the Special Use Permit states that "the clubhouse parking infrastructure (218 spaces) may be used as overflow parking as this is currently underutilized by the golf experience." On page 1 of the original Special Use Permit that was granted, it states "The club house will have a pro shop, restaurant, and several other small commercial shops. There will also be a maintenance facility shop on the premises. Sufficient parking will also be provided for the club house and its ancillary uses."

We have attached the photograph and number of parking spaces that are part of the current Special Use Application. In using a parking space estimator (which we have attached), we calculate that the current operation requires approximately 325 parking spaces. The current clubhouse parking lot is not adequate to handle the estimated parking needs of the existing business activities based on the estimator. We do not know what estimator Carson City uses but we would expect that it is similar as to the following determination. Our calculations are as follows:

	Use classification	Spaces needed		Total required
Golf course	Class 6a	5/green	27 greens X 5	135
Driving range	Class 6n	1/tee	6 tees X 1	6
Clubhouse	Class 7h	14 for every 1,000 square	6,000 SFA X 14	84



		feet of General Floor Area		
Wedding pavilion	Capable of handling up to 300 guests	My estimation is 3 guests per car	300 + 3	100
TOTAL parking spaces needed for current business operations				325
Existing parking space per the applicant				-218
Additional parking spaces for current business operations				107

As the above chart indicates, the clubhouse parking lot is not underutilized based on the many different experiences one can arrange for at Empire Ranch Golf Course. We have not included any GFA for the deck on the east and north sides of the clubhouse nor the wedding pavilion area adjoining the north side of the clubhouse.

The wedding pavilion was not part of the original golf experience. We have attached a page from the website of the golf course describing its current use. Originally this location was a grass area with a putting green. It later evolved with a small cooking area for a barbeque cooker, then a larger barbeque cooking area with an eating area evolved, then a small addition for a place to hold a wedding with a view of the northern section of the golf course (this will now overlook the proposed soccer fields), then into a full-blown wedding venue. The brochure states that the venue can serve up to 300 people. If we were going to estimate the Gross Floor Area of the wedding pavilion, it might be larger than the area for the physical clubhouse (5,664 Sq. Ft.) as stated on the Carson City Assessor's website, which is attached. This area now has a covered area (for barbequing and eating) and a grass area with many improvements to reflect a grand wedding pavilion. This doesn't seem to be reflected in the Assessor's information on the property.

11. The proposed parking at the flat fields will accommodate 17 motor vehicles per the application. This is the minimum number of vehicles that will come to the site for an event. The application contains many statements that a single soccer team will have 10 to 15 players. Considering the age and skill level of the soccer player that the applicant is going to attract, one can only assume that a 17-space parking lot will be woefully inadequate. Especially, if one or two of these spaces will be designated as handicapped parking.

The application for a Special Use Permit cites a report that states that parking demand for a flat field soccer activity averages about 15 motor vehicles. What the applicant fails to point out is that his source says this usage level is for practice only. The same source goes on to estimate that the demand for games or tournaments is between 60-90 motor vehicles. This may double because there are two flat fields contemplated.

12. Another aspect of incompatible use is the safety issue from errant golf balls. People who live on the golf course understand the risk of damage or injury from a golf ball. However, children, parents and grandparents may not necessarily understand the risk involved when placing two incompatible sports juxtaposed to each other. This type of situation opens up liability for golfers as well as the City for approving a combination of incompatible activities that may result in physical harm. An article published by Golfsupport.com titled "Sports Injuries Statistics Suggest: Golf is More Dangerous than Rugby" (which is attached) indicates that "In addition to being much more common than anticipated, golf injuries have also been found to be very dangerous and even potentially fatal, especially those involving the head." Reading between the lines and the public statements of the applicant, the expectation is that the existing clubhouse will be heavily used by the participants of the proposed flat fields who will travel to and from to use the restrooms, bar, and restaurant venue. The application fails to address this issue with a large number of non-golfers wandering through an active 9-hole golf course with golf balls being hit here and there.

The proposed modification to the Special Use Permit for Empire Ranch Golf Course would clearly produce multiple negative impacts to the surrounding properties, current uses and the natural environment.

Thank you for taking the time to review our concerns. If you have any questions or concerns, please contact us at your convenience.

Sincerely,

   
Karen L. Hinton      and      Stephen R. Wassner

## Morgan Mill Road River Access Area

### Along Carson River



**Description:** Natural park area located along the Carson River in east Carson City. This park is a trailhead for both the Aquatic Trail and the Empire Ranch Trail.

**Location:** West of Bureau of Land Management's Carson City Field Office on Morgan Mill Road

Ø=not available

Δ=available

### Amenities

Ø	Barbeque	Ø	Picnic Pavilion
Ø	Baseball/Softball Fields	Δ	Picnic Tables
Ø	Basketball Courts	Ø	Playground Equipment
Δ	Boating Access	Ø	Reservable Facility
Δ	Dog Allowed on Leash	Δ	Restrooms
Δ	Dogs Allowed off Leash	Ø	Restrooms (Sani Huts - Seasonally)
Δ	Equestrian	Ø	Roller Hockey Rink
Ø	Equestrian Trails	Ø	Sand Volleyball Courts
Δ	Fishing Access	Ø	Skateboard Park
Ø	Football/Soccer Fields	Ø	Tennis Courts
Ø	Horseshoe Courts	Ø	Trails (Paved)
Ø	Open Grass Area	Δ	Trails (Unpaved)

## Empire Ranch Trail

[back to natural parks and open space page \(http://carson.org/government/departments-g-z/parks-recreation-open-space/parks-and-open-space/natural-parks-and-open-space\)](http://carson.org/government/departments-g-z/parks-recreation-open-space/parks-and-open-space/natural-parks-and-open-space)

A 1.8- mile decomposed granite trail connecting the south Empire Ranch Estates Park (1466 Empire Ranch Road) and the Morgan Mill Road River Access Area. A gravel parking area is available at Empire Ranch Estates Park and a paved parking area is available at the Morgan Mill Road River Access Area. The trail travels along the Carson River and turns west along the south side of Empire Ranch Golf Course to Empire Ranch Road. A portable toilet, benches, and picnic tables are located at the Morgan Mill Road River Access Area.

**Location:** Along the Empire Ranch Golf Course and the Carson River. Parking is available at the south Empire Ranch Estates Park (1466 Empire Ranch Road) and the Morgan Mill Road River Access Area (just west of Deer Run Road and the BLM office).

**Amenities:**

- Off-street parking
- Unpaved trail - open to pedestrians, mountain bikers, and equestrians

## COVID-19 Response

Face masks are required on NPS-administered lands where physical distancing cannot be maintained and in all NPS buildings and facilities. Park operations vary based on local public health conditions. Before visiting, please check the [park website](#) to determine its operating status. Additional details are available at [www.nps.gov/coronavirus](http://www.nps.gov/coronavirus). Please [recreate responsibly](#).

## National Park Service

# Natural Sounds

[NPS.gov](#) / [Home](#) / [Understanding Sound](#) / [Noise](#) / [Effects of Noise on Wildlife](#)

## Effects of Noise on Wildlife



*A great gray owl sits perched on a tree branch surveying its surroundings.*

*Photo by Joe Medley.*

That old expression, "the early bird gets the worm," turns out to be truer than ever in urban settings today. In fact, recent studies are finding that some birds in noisy environments have taken to singing at night in order to be heard over the din of the city (Fuller et al. 2007).

Sound, just like the availability of nesting materials or food sources, plays an important role in the ecosystem. Activities such as finding desirable habitat and mates, avoiding predators, protecting young, and establishing territories are all dependent on the acoustical environment. In order to continue with these activities, animals are being forced to adapt to increasing noise levels. Research shows that males of at least one frog species are adapting to traffic noise by calling at a higher pitch (Parris et al. 2009). This could be problematic for the females, because they prefer lower-pitched calls, which indicate larger and more experienced males. Human-caused noise has produced similar results in multiple bird species (Barber et al. 2009).

In general, a growing number of studies indicate that animals, like humans, are stressed by noisy environments (Shannon et al. 2015). The endangered Sonoran pronghorn avoids noisy areas frequented by military jets; female frogs exposed to traffic noise have more difficulty locating the male's signal; gleaning bats avoid hunting in areas with road noise (Barber et al. 2009). When these effects are combined with other stressors such as winter weather, disease, and food shortages, sound impacts can have important implications for the health and vitality of wildlife populations within a park (Ware et al. 2015).

These findings are especially significant because national parks are under increasing noise pressure. Noise levels in park transportation corridors today are many times the natural level (Mennitt et al. 2015). Air transportation can also affect life on the ground. Sound levels during peak periods in a high air traffic corridor in the Yellowstone backcountry, for example, were elevated by up to 5 decibels. The result is as much as a 70% reduction in the size of an area in which predators can hear their prey (Barber et al. 2009). Increasingly, careful consideration of the impacts of human-generated noise on wildlife is a critical component of management for healthy ecosystems in our parks.

A selection of published research on the effects of noise on wildlife can be found on the **Additional Information** page.



*Schematic representation of how masking reduces an animal's listening area. As background sound increases, the area in which the perched bird can hear important sounds, represented by the domes, is reduced.*

*Photo by Ted Dunn*

Last updated: February 2, 2018

## EXPERIENCE MORE

### SUBJECTS

Night Skies

### ORGANIZATIONS

Natural Sounds and Night Skies Division



PROCEEDINGS OF

# NOISE-CON 90

Department of Electrical and  
Computer Engineering  
University of Texas at Austin  
Austin, Texas  
15-17 October 1990

REDUCING THE ANNOYANCE OF NOISE



*Edited by*  
**Irene J. Busch-Vishniac**

## NOISE-CON 90

The University of Texas  
Austin, Texas  
October 15-17, 1990

### COMMUNITY ANNOYANCE WITH SPORTS CROWD NOISE A CASE STUDY OF THE FACTS IN A JURY DECISION

Jack B. Evans, P.E.

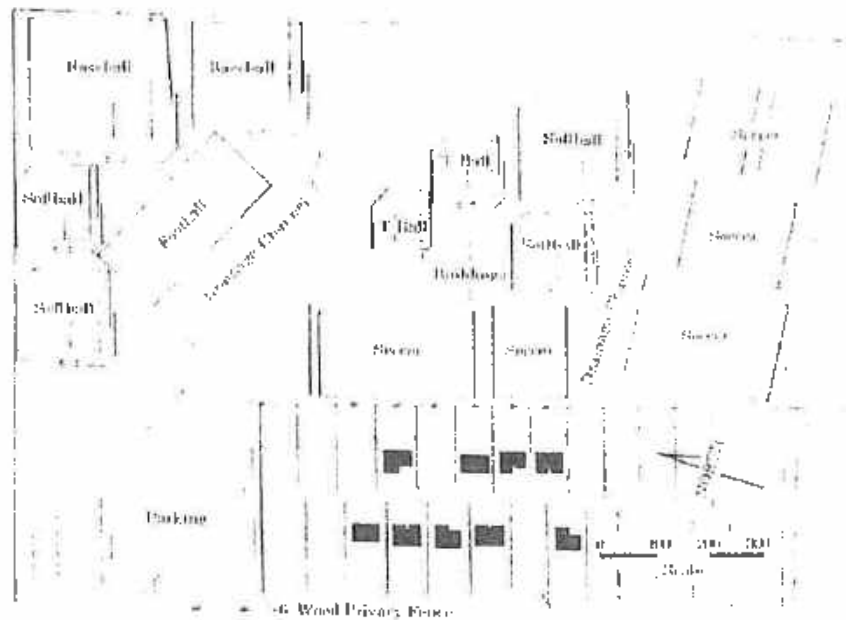
JACK EVANS & ASSOC., INC.  
Engineered Vibration Acoustic & Noise Solutions  
1705 West Koenig Lane  
Austin, Texas 78756

*"A bad neighbor is a misfortune, as much as a good one is a great blessing."*  
Hesiod (c. 700 B.C.), *Works and Days*, line 346.

When does community noise annoyance become a nuisance? Crowd noise from a youth sports complex with annoying sound levels and qualities over a long duration has been shown to be a nuisance, and may lead to recovery of property "damages". This case study presents the issues and conditions that caused community noise annoyance and led ultimately to a Finding of Nuisance in court.

### HISTORY

A 35 acre sports complex for outdoor youth soccer, baseball and football was developed immediately adjacent to an existing suburban residential neighborhood. A common property line between the back yards of a dozen residential lots and the sports complex allowed two soccer fields to be located within 5-8 m (15'-25') of back yards. Beyond the soccer fields, to the north and northeast, four additional small soccer fields, eight softball, "T"-ball, and baseball fields, and one football field were developed (See layout of adjacent properties, below). No zoning restrictions or compatible land use ordinances affected the sports complex and residential neighborhood because they were outside the city limits. As a result of the sports complex development and use, the residents of the neighborhood faced a series of inconveniences and intrusions, including altered land drainage from re-graded sports fields, increased auto traffic in the neighborhood, parking along the street and in residents' driveways, young players ringing doorbells and entering yards to retrieve soccer balls kicked over fences, and the yelling, screaming and other loud



Layout of Sports Complex and Residential Neighborhood

exhortations of players' fans and families. Because of intensive use of the sports fields, which included regional and state tournaments, these intrusions occurred, from as early as 7 am to as late as 12 mn, any day of the week, although most tournaments were scheduled as two and three day weekend events.

The neighborhood residents joined together in a suit against the operators of the youth sports complex. Over a series of four years of various legal maneuvers, negotiations and compromises, the residential street was closed to sports complex traffic and parking, players were banned from retrieving lost balls from residents' yards, and the hours of some operations were restricted. The fan noise continued unabated however, causing severe annoyance to residents, who complained of interference with conversational speech, telephone use, radio/television enjoyment, and their loss of privacy and enjoyable use of their yards.

In January, 1990, the attorneys for the two parties agreed to retain a mediator specializing in alternative dispute resolution to avoid moving to trial. Additional compromise agreements were proposed, including further restrictions of hours of use — this time for all events, barring of night lighting and amplified sound (the capability existed, but had not yet been used), and the education of the users of the sports

fields by the operators to respect the property rights of adjacent residents.

Our acoustical consulting firm was retained to review the existing conditions with regards to potential noise mitigating concepts. On-site observations and ambient noise measurements indicated very little natural attenuation or attempts to mitigate noise, other than the small amount of attenuation provided by 2 m (6') privacy fences in the residents' back yards. The weekday morning ambient noise level was measured at 38-45 dBA with the sports complex unoccupied, allowing transient and intermittent noise sources to be easily perceived.

Conceptual noise control solutions developed included re-configuration of the sports fields to move fans farther from residential properties and to reorient voice sources away from the common property line, construction of back wall and partial roof covers of bleacher seating around baseball fields, erection of a 3-4 m (10'-14') noise barrier along the common property line and noise attenuating modifications to the residents' houses. After review of the noise attenuation proposals, the defendants (operators) determined that costs would be excessive, thus resulting in the mediation's collapse.

#### TRIAL TESTIMONY AND JURY VERDICT

Nuisance has been legally defined by Texas case law precedence, in relation to property rights, as a condition causing "injury or inconvenience to a party in the use of his property ... which would be substantially offensive to persons of ordinary sensibilities..." *Columbian Carbon Co. v. Tholen*, No. 11815, Court of Civil Appeals of Texas, Galveston, Feb. 6, 1947.

In April, 1990, the case moved to trial. Noise measurements had been conducted in some of the Plaintiffs' back yards on a Saturday when only the soccer fields were in use by junior youth teams. Representative dBA levels, as recorded on tape and transcribed to

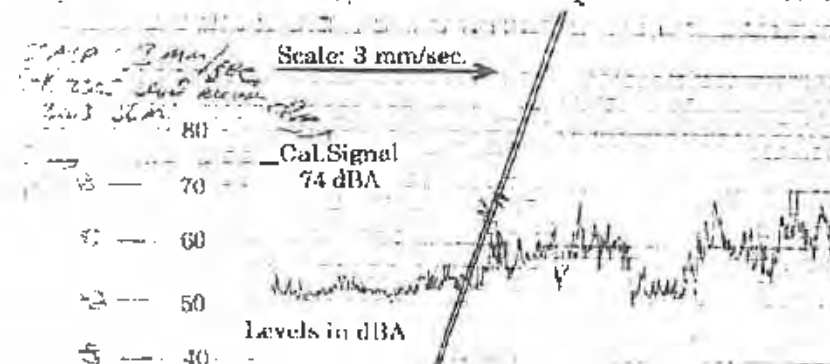


Chart Recording Excerpts: Levels and Variability of Noise

dBA of distance loss attenuation would require relocation of the soccer fields of over 45 m (150') from existing locations.<sup>4</sup>

- Interior levels in the houses might be 10-25 dBA lower than outside levels, using attenuation assumptions from HUD (U.S. Housing and Urban Development) guidelines for wood frame construction with open and closed windows, respectively.<sup>5</sup> (Previously recorded interior levels from another source validated these assumptions, but were not entered into evidence.)
- Erection of a 3.5 m (10') or greater sound barrier along the common property line could provide as much as 12-15 dBA of noise reduction in the back yards immediately behind the barrier, but due to distance between the barrier and the houses, typically about 17 m (60'), 8-10 dBA was the greatest attenuation that might be provided under ideal atmospheric conditions.<sup>5</sup>
- $L_{eq}$  and  $L_{dn}$  were determined inadequate to express the tonal and intermittent qualities of the crowd noise, even though they are good descriptors of actual noise exposures for these reasons:
  - The residents of the homes adjacent to the sports fields showed a sensitivity to the crowd noise that exceeds what would normally be predicted from  $L_{eq}$  and  $L_{dn}$  levels that had previously been correlated with broadband and relatively continuous community noise sources, such as traffic.
  - The crowd voice noise, with nearly instantaneous increase and decrease in volume, also has an almost startling effect unlike the gradual rise and fall in volume of intermittent environmental sources such as aircraft flyover or railroad traffic.

### CONCLUSION

Considering the facts presented above, along with the anecdotal testimonies of residents relative to their continuing annoyance and inconvenience due to loss of privacy of their homes, the jury found for the Plaintiffs, thereby extending the case law definition of nuisance to cover extended exposure of annoying intermittent and transient noise, which in this case was from non-amplified voice (crowd) noise sources.

At the time of this writing, the jury's decision has not been signed by the judge, due to a question over negligence. The decision for nuisance apparently is not questioned. Subsequent to review of negligence briefs, a hearing is anticipated to determine damages to residential property owners (Plaintiffs). It is possible that damages may include amounts to erect noise barriers and modify residences.

paper chart recording (see above), were presented in evidence. The chart recording showed low levels (between intermittent transients) about 50 dBA, which was approximately 10 dBA greater than the weekday ambient with no occupants and activities. Crowd noise (in the residents' yards) generally ranged between 50 and 60 dBA, with some transient peaks as great as 70(+) dBA. While these levels would normally be considered acceptable in an urban environment, they were very annoying to residents because of the sharp contrast with the low ambient noise of the suburban environment and the tonal, information carrying character of the (vocal) crowd noise.

Testimony was presented by Richard Boner of Boner Assoc., Inc. regarding the range of audible sound levels and frequencies as well as generally accepted subjective human perceptions of barely perceptible change (2-3 dB) and halving or doubling of sound level (10 dB)<sup>1</sup> to establish some acoustical basis for the jury. Additional testimony by Mr. Boner and myself established that:

- The sound level was variable, intermittent, transient and tonal in nature and carried identifiable information content. Broadband noise approximately 10 dB over ambient becomes objectionable, but narrow band or tonal noise much closer or even below ambient is perceptible and can be annoying.<sup>1</sup>
- Sound levels between 60 and 70 dBA were measured between 2 and 3 m (6'-10') to determine sound level at the residence wall without reflection from its wall, which exceeded the weekday ambient levels of 38-45 dBA by more than 20 dBA and Saturday ambient levels 45-50 dBA by at least 15 dBA.<sup>2</sup>
- Speech interference and distraction may occur with ambient sound levels between 60 and 70 dBA, when speaker and listener are separated by 5-7 m (15'-20'), as is very likely in the back yard of a residence. 75-80 dBA will interfere with speech at 1.5 m (5').<sup>3</sup>
- Continuous exposure to a varying and intermittent intrusive noise of 60 to 70 dBA, while not endangering health, can be annoying and cause stress.<sup>1, 2</sup>
- Use of music or other background sound to "mask" 60 to 70 dBA intrusive noise would not be effective, because the masking noise, at a similar level, would be unusual in the suburban environment, and therefore also annoying.<sup>1, 2</sup>
- The soccer field sidelines are within 4.5 m (15') of residential property lines. Measured sports activity sound levels on the residential properties already include distance losses from the fields to the yards.<sup>2</sup>
- Assuming up to 5 dBA (ideal: 6 dBA) of noise reduction per doubling of distance between source and receiver, to achieve 20



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## ACKNOWLEDGEMENTS

We wish to thank David McCandless, AIA, of J&A for his assistance in development of environmental and architectural noise control solutions during the mediation stage of this case, and his illustration contribution for the paper.

We also wish to thank the Law Offices of Mark Perlmutter for permission to publish this case study and support assistance.

## Sports complex suit winds down

By Susan Jenson  
Staff Writer

After a long and bitter legal battle, the lawsuit filed by the City of Austin against the Sports Complex Development Corp. has been dismissed by a federal judge.

The lawsuit, filed in 1987, was the result of a dispute over the ownership of the Sports Complex. The City of Austin claimed that it owned the complex, while the Sports Complex Development Corp. claimed that it did.

### Optimists, neighbors near agreement that would end 4 years of litigation

After four years of litigation, the Sports Complex Development Corp. and the City of Austin are near an agreement that would end the lawsuit. The agreement would give the City of Austin a 50% interest in the complex, while the Sports Complex Development Corp. would retain the other 50%.

The City of Austin is optimistic that the agreement will be reached soon. The Sports Complex Development Corp. is also optimistic that the agreement will be reached soon.

The agreement would give the City of Austin a 50% interest in the complex, while the Sports Complex Development Corp. would retain the other 50%. The agreement would also give the City of Austin the right to develop the complex.

The Sports Complex Development Corp. is optimistic that the agreement will be reached soon. The City of Austin is also optimistic that the agreement will be reached soon.

A

## Neighbors, Optimists near agreement on 4-year-old suit

Continued from Page 1

The City of Austin is optimistic that the agreement will be reached soon. The Sports Complex Development Corp. is also optimistic that the agreement will be reached soon.

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The Sports Complex Development Corp. is optimistic that the agreement will be reached soon. The City of Austin is also optimistic that the agreement will be reached soon.

### Attorneys are drafting papers to end the litigation.

The City of Austin is optimistic that the agreement will be reached soon. The Sports Complex Development Corp. is also optimistic that the agreement will be reached soon.

The agreement would give the City of Austin a 50% interest in the complex, while the Sports Complex Development Corp. would retain the other 50%. The agreement would also give the City of Austin the right to develop the complex.

From The Austin American Statesman, "Neighbor: Northwest Austin," Thursday, April 11, 1991, pp. 1, 8.

(<https://www.nidcd.nih.gov/>)

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NIH staff guidance on coronavirus (NIH Only)

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World Cup Soccer

# Stadium Noise During World Cup Soccer

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Some people think that the noise is all part of the fun at a sports stadium. Just about any stadium features the din of loudspeakers blaring songs, fans cheering, and food vendors yelling as they hike up and down in the stands. Before the 2010 World Cup soccer championship in South Africa, fans, coaches, and even players wondered if the noise may actually disrupt the matches. The culprit? A popular stadium instrument called a vuvuzela.



A vuvuzela is a plastic blowing horn that's about 3 feet long and makes quite a racket. When thousands of fans blow into them at the same time, the noise is deafening.

Some fans said that the vuvuzela is an important symbol of South African

soccer. But players at a warm-up tournament complained that they couldn't hear each other or their coaches. Also, stadium officials worried that the horns would prevent fans from hearing important announcements.

What would you do if you were in charge? Ban the vuvuzela? Sell earplugs at the stadium?

Watch a short video (<http://abcnews.go.com/GMA/video/unofficial-noise-maker-world-cup-vuvuzela-10818506>) featuring vuvuzelas.

Read some of the news coverage (<http://www.reuters.com/article/us-soccer-world-trumpets-idUSTRE63L3ZN20100422>) about the vuvuzela.

**Last Updated Date:** July 22, 2016

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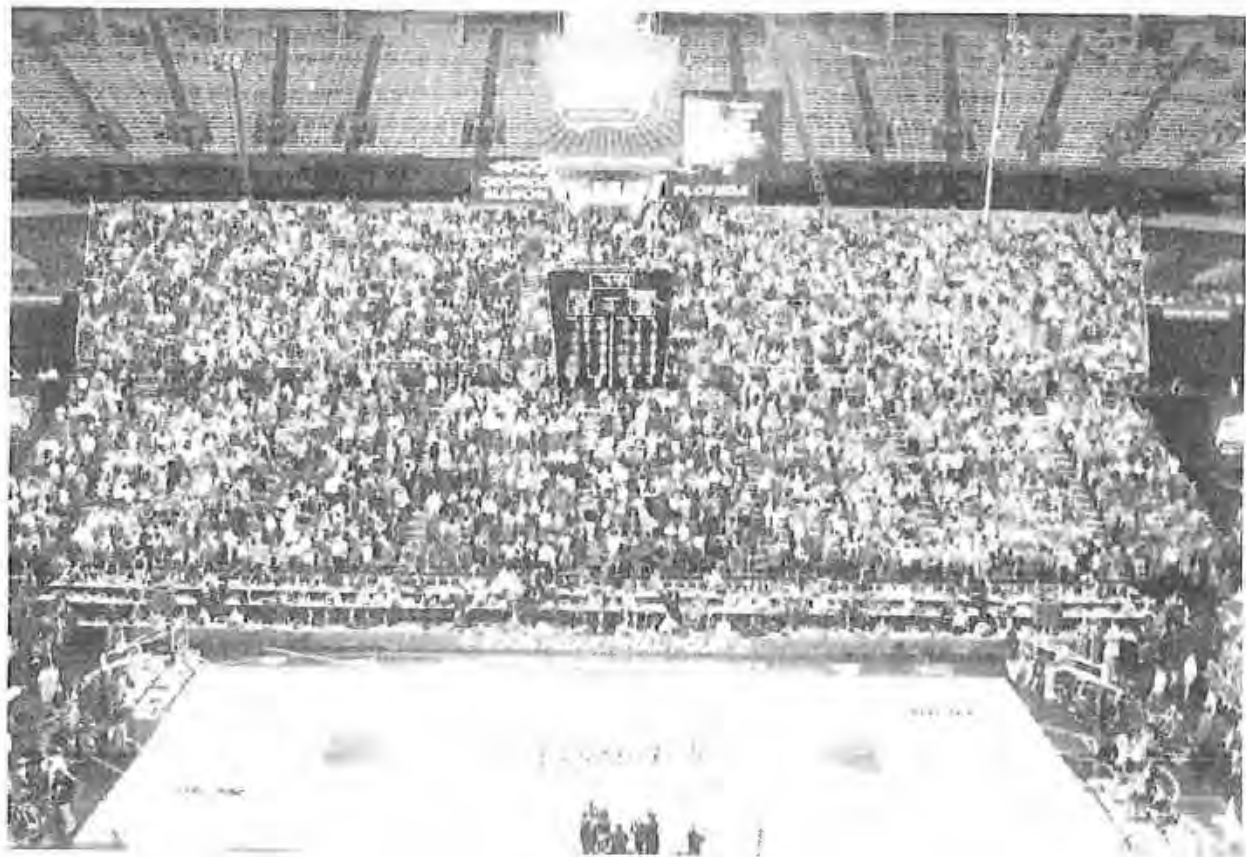




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Outdoor sporting events in stadiums and at race tracks can be very loud—with levels in the stands reaching 96 decibels in the stands. Pack hearing protection for your family.

**Protect Your Hearing During March Madness (/have-you-heard/protect-hearing-march-madness)**







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Basketball games mean noise from whistles and crowds that reach up to 109 decibels. Be sure to protect your family's hearing.

### **Protect Your Hearing at the Game (/have-you-heard/protect-your-hearing-at-a-game)**



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Football games are a part of America culture—but stadiums are very noisy—with sounds as loud as jet engine taking off. Protect your family's hearing with ear protection.

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## **It's a Noisy Planet. Protect Their Hearing.®**

This national public education campaign is designed to increase awareness among parents of children ages 8 to 12 about the causes and prevention of noise-induced hearing loss. With this information, parents and other adults can encourage children to adopt healthy hearing habits before and during the time that they develop listening, leisure, and working habits.

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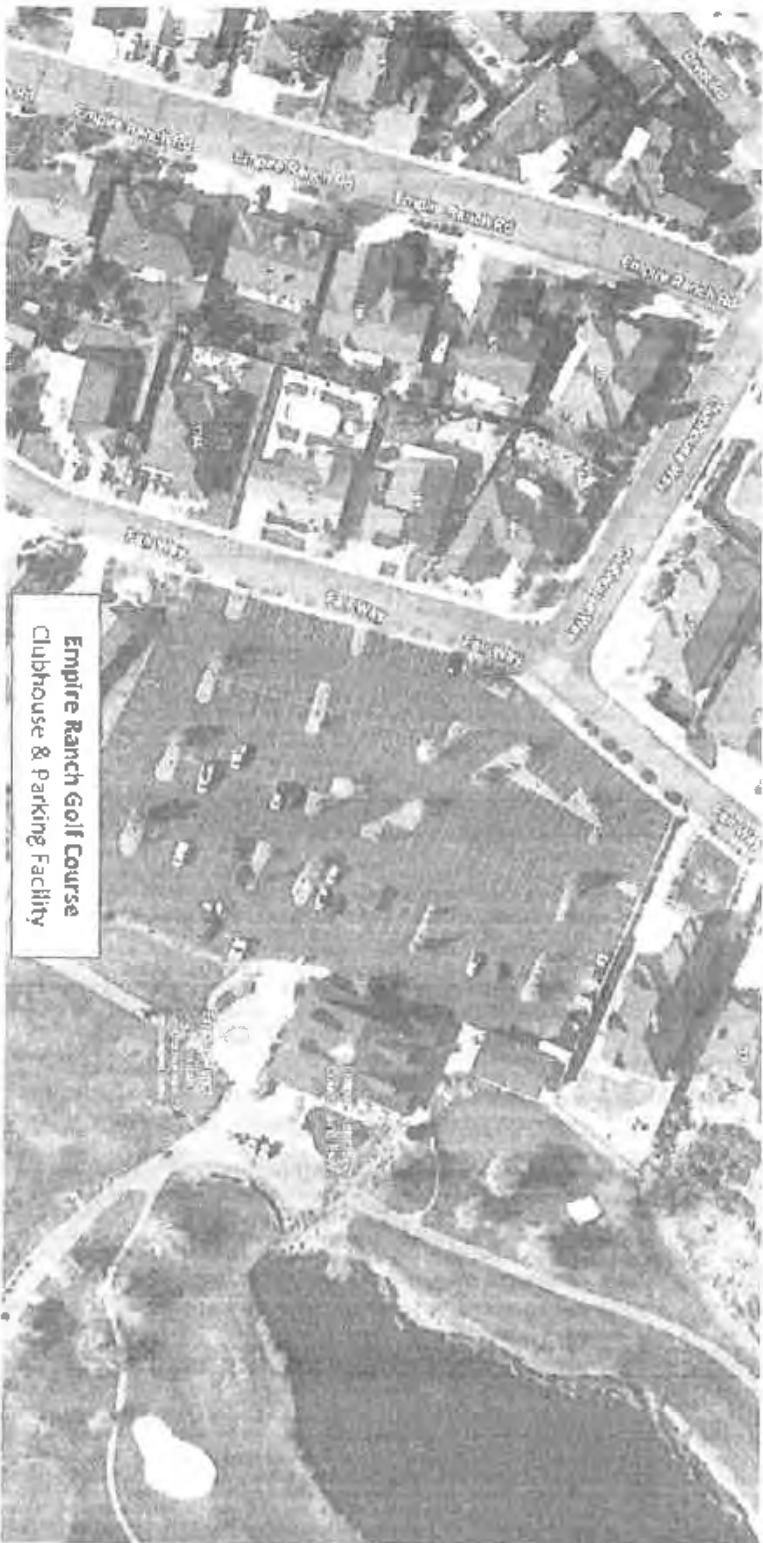
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## Structure 2 of 4

Property Type	Description	Style	Total Floor Area	Year Built
COM	CLUB HOUSE, 1875 FAIR WAY		5,664	1997

## Section 1

## Section Information

Stories Per Section	Stories Per Building	Area	Effective Age
1	0	5,664	23

## Occupancies

Occupancy Group	Occupancy Type	Class	Finished Area
Apartment, Clubs & Hotels	Clubhouse	Wood or Steel Framed Exterior Walls	5,664 Sq. Ft.
Sheds & Farm Buildings	Golf Cart Storage Building	Masonry Bearing Walls	0 Sq. Ft.

## Heating, Cooling &amp; Ventilation

## Exterior Walls

Warmed and Cooled Air	100 % of Total Floor Area 2 Climate	Stud-Stucco	100 % of Exterior Wall
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## Structure 3 of 4

Property Type	Description	Style	Total Floor Area	Year Built
COM	Outbuilding Structure 2		0	2020

## Categories

CHAIN LINK FENCE-6 WITH PRIVACY SLATS	300 Linear Ft. Year Built: 1996
FLATWORK CONCRETE 3" VVLRG (+5000SF)	15,038 Square Ft. Year Built: 1996
WALL-CONC BLK 8"	1,200 Square Ft. Year Built: 1996

2. Semi-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 5,000 square feet of GFA of warehouse space
3. Full-dock high	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
b. Bulk warehouse	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 7,000 square feet of GFA of warehouse space
c. Heavy manufacturing and industrial	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 2,000 square feet of GFA of warehouse space
d. Light manufacturing assembly and research and development	2.5 parking spaces per 1,000 square feet of GFA of office space; and 1.0 parking space per 1,500 square feet of GFA of assembly space
e. Transportation terminal	6.5 parking spaces per 1,000 square feet of GFA of waiting area
f. Truck terminal	1.0 parking space per 2,000 square feet of GFA
g. Mini-warehouse facility	1.0 parking space for every 50 storage units or bays
<b>Class 5. Religious and Educational:</b>	
a. Church	1.0 parking space for every 5 fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 parking space for every 40 square feet of GFA in the main auditorium or sanctuary
b. Nursery school or day care center	1.0 parking space for every employee on duty during the largest shift, plus 1.0 parking space for every 5 children in attendance when the facility is operating at maximum capacity
	1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided
<b>c. School (public, denominational or private):</b>	
1. Elementary school	1.0 parking space per every 12 occupants
2. Junior high school (including a school for 9 <sup>th</sup> grade only)	1.0 parking space per every 7 occupants
3. Senior high school	1.0 parking space per every 3 occupants
d. College, university, or trade school	1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus
e. Library	1.2 parking spaces for every 1,000 square feet of GFA
f. Art gallery or museum	3.0 parking spaces for every 1,000 square feet of GFA of exhibit area or gallery space
<b>Class 6. Recreation and Entertainment:</b>	
a. Golf course	5.0 parking spaces for every green
b. Movie theater	0.3 parking spaces for every seat
c. Bowling alley	5.0 parking spaces per lane
d. Theater, auditorium or arena	1.0 parking space for every 3 seats
e. Tennis or racquet club	3.0 parking spaces per court
f.	5.0 parking spaces for every 1,000 square feet of GFA

	Sports club or health spa	
g.	Roller or ice skating rink	5.0 parking spaces for every 1,000 square feet of GFA
h.	Swimming club	9.0 parking spaces per employee
i.	Park (5 to 10 acres)	1.0 parking space for the first 2 acres and 1.0 parking space for each additional acre and additional parking spaces must be provided for each separate use classification constructed in the park
j.	Park (over 10 acres)	5.0 spaces for the first acre; and 1.0 space for each additional 10.0 acres and additional parking spaces must be provided for each separate use classification constructed in the park
k.	Park pavilion	1.0 parking space for each picnic table
l.	Sports complex	1.0 parking space for every 40 square feet of seating
m.	Miniature golf	1.0 parking space for each hole
n.	Driving range (golf)	1.0 parking space for each tee
o.	Arcade or game room	5.0 parking spaces for every 1,000 square feet of GFA
<b>Class 7. Food and Beverage:</b>		
a.	Take-out restaurant	4.0 parking spaces for every 1,000 square feet of GFA
b.	Dessert shop	6.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
c.	Small restaurant	8.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
d.	Neighborhood restaurant	9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
e.	Restaurant	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA
f.	Tavern or pub	10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
g.	Small bar	12.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas
h.	Bar, club or lounge	14.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patios and seating areas
<b>Class 8. Retail Services:</b>		
a.	Supermarket	5.0 parking spaces for every 1,000 square feet of GFA
b.	Furniture store	2.0 parking spaces for every 1,000 square feet of GFA
c.	Retail store	4.0 parking spaces for every 1,000 square feet of GFA
d.	Building materials or home improvement store	4.0 parking spaces for every 1,000 square feet of GFA of retail sales area
e.	Barber or beauty shop	5.0 parking spaces for every 1,000 square feet of GFA
f.	Shopping center (strip) (up to 25,000 square feet of GFA)	4.0 parking spaces for every 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by (a)
g.	Shopping center (neighborhood) (25,000--100,000 square feet of GFA)	4.0 parking spaces per 1,000 square feet of GFA, plus the incremental increase in the number of parking spaces required by (b)
h.	Shopping center (regional) (over	4.0 parking spaces for every 1,000 square feet of GFA



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