

LATE MATERIAL 2

LU-2021-0093

## Hope Sullivan

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**From:** Dave Newell <dnroofing@sbcglobal.net>  
**Sent:** Monday, April 26, 2021 3:55 PM  
**To:** Planning Department  
**Subject:** LU-2021-0093 Empire Ranch/Morgan Mill

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

To whom it may concern

I oppose the special use permit for the Empire Ranch training fields.

Hello

My name is Dave Newell and I live in the empire ranch community.

We just bought our home last September and we did not get a chance to sign the petition opposing the soccer training fields.

I oppose the special use permit for the privately owned soccer training fields, Our homes back yard is in view of the bright lights purposed for the training fields.

We bought our home because of the beautiful skies we get at night, having these training fields will ruin that for all of here in this community.

The group has received two stop work orders issued by the city and continued to ignore these notices. Question is what else will they ignore if approved?

Negatives

1. Bright lights
2. Traffic
3. Noise, speakers, crowns
4. Shacks and outhouses

Positives

Zero

Regards

Dave Newell  
1753 Gregg Street  
Carson city, NV 89701  
775-430-3012

Sent from my iPhone

## Hope Sullivan

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**From:** Richard Helliwell <rph@alumni.stanford.edu> on behalf of Mr. Richard P. Helliwell <rph@stanfordalumni.org>  
**Sent:** Tuesday, April 27, 2021 2:37 PM  
**To:** Hope Sullivan  
**Subject:** Re: LU-2020-0093 - proposed soccer fields on Empire Ranch Golf Course

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Hope,

Thanks for keeping us all well informed about the proposed soccer fields (LU-2020-0093). I would like to add our voices to those opposed to this enterprise. Our back windows look out onto the golf course and we enjoy seeing golfers out on the course. In the recent past there have been some soccer activities held on the fields very near our house and we have noticed that there was a lot more noise, as could be expected from that sort of activity. Here is a detailed list of our concerns with what is being proposed and why we are opposed to this activity:

- Noise during events
- Lights for nighttime events
- Traffic on local roads. Even if the official access is from Deer Run Rd to Morgan Mill Rd, people will quickly learn to use Empire Ranch Rd and other neighborhood roads to get to Morgan Mill Rd.
- Wetland protection. The proposed project will likely have an adverse impact on the wetlands in the area.
- Loss of property value. Most people would rather live next to a golf course than a soccer field.
- Large amounts of trash will undoubtedly get released into the environment by such an enterprise and the frequent high winds will distribute it to the neighbors and even the river.
- This activity will undoubtedly cause an increase in crime in the area.
- Flooding has always been a fact of life in this area. In the 1997 river flooding the proposed location was under many feet of water. As recently as 2017, river flooding reached the proposed area (see attached photo from Januar 10, 2017).

Regards,  
Richard P. Helliwell and Norma L. Helliwell



Michelle R. Stropky  
1553 Walker Drive  
Carson City, NV 89701  
Email: stropkym@gmail.com  
Phone: (702) 370-2843

April 27, 2021

Hope Sullivan, Planning Manager  
Community Development  
Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701  
Email: hsullivan@carson.org  
Phone: (775) 283-7922

**Public Comment for the Empire Ranch Golf Course Application for Play Fields for April 28 Planning Commission Meeting; modification of SUP U-93/94-67, File Number LU-2020-0096**

Dear Hope Sullivan:

This public comment letter is in response to a request for a modification to Special Use Permit U-93/94-67, a special use permit for a golf course to allow for proposed infrastructure that includes play fields, parking facilities, portable bathrooms, temporary seating, and lighting on the portion of property along Morgan Mill Road. Before permitting this action, I request the applicant provide more information to ensure all seven findings under a Special Use Permit are met. After my review I have several comments pointing out the information provided is insufficient to determine the proposed Project meets all seven findings including; will not be detrimental to the peaceful enjoyment of surrounding properties or the general neighborhood; preserves the character and integrity of adjacent neighborhoods; mitigates development related adverse impacts such as noise and lighting; little to no detrimental effect on vehicular or pedestrian traffic; will not overburden existing public roads, water, and storm drainage; and will not be detrimental to public safety and welfare.

In review of the Staff Report for the Planning Commission Meeting of April 28, 2021, File Number LU-2020-0096, Agenda Item E.5, and supporting documentation provided on the Carson City Planning Division website (<https://www.carson.org/government/departments-a-f/community-development/planning-division>), I have provided information to support further review of this modification. Also, I recommend the non-essential aspects of the project including lighting are denied or further analyzed for impacts to the neighborhood and surrounding wildlife.

The applicant and planning reports provided to the public (see above referenced website) has not provided sufficient information for the public to adequately review direct and indirect resources impacts as a result of the proposed project modification. The submitted plan fails to address the following potential impacts and provide mitigation to (1) project activities, (2) wetlands and riparian areas, (3) surface water and groundwater quality, (4) wildlife, (5) visual, (6) noise, (7) public recreation, (8) cultural (9) noxious weeds, (10) vegetation, and (11) soils.

### Document 1: Original Application

- A. This document fails to fully address visual and noise impacts to residents, the public and wildlife. The proposed Project analyzed the view of the flat fields however does not describe how that analysis was conducted or if it includes the non-essential aspects of the project (parking, lighting, etc.). See below, Document 6.

The application does not address how high the lights would be and therefore the public or City cannot determine if the Project would be "detrimental" to peaceful enjoyment or the surrounding neighborhood or would preserve the character of adjacent neighborhoods. Lighting also allows for longer play times which can affect the duration of light pollution as well as the duration and frequency of noise pollution from games. Golf is a relatively quiet sport played with few people. The proposed fields can accommodate football, soccer, and lacrosse all of which involve whistles and yelling and excitement from spectators, players, and coaches. The length and timing of play for sports is also vastly different between football, soccer and lacrosse. The game play can directly and indirectly impact the public and residence of the Empire Ranch developments, as well as wildlife.

Equally, there has been no noise pollution analysis, or recognition for that matter, as to how noise would impact residents, the public, and wildlife. No operation hours have been presented to determine how long noise and lighting impacts may occur. The application also discusses potential for hosting practice, local and regional games with up to 50-90+ people at an event. My house is on the upper most terrace of the Carson River floodplain which allows me to see the golf course and hear noises from far away. As an example, I can hear some games and events held at Carson High School. This neighborhood is relatively quiet and dark at night which is why many people choose to live here.

- *How would the proposed Project reduce noise and light pollution?*

I recommend the applicant and City consider not permitting the proposed lighting to mitigate potential light and noise nuisances from the Project. Lighting was stated as being non-essential for a successful project and therefore not permitting this aspect of the Project could remediate many concerns for the public, residents, and wildlife.

- B. The application discusses the proposed uses would not disturb existing or surrounding lands but allow for additional recreational activities on designated Open Lands. This is misleading, as are other statements throughout the document. The applicant and proposed Project should be consistent in its definition of who would have access at these facilities. A neighborhood letter that was distributed confirms these fields would neither be public fields nor for use by any random person. The application does not describe how these fields would be closed off to the public and fails to address how this would benefit the public if the majority of the public cannot utilize the fields or facilities, unless already a member of an organized club that is permitted. There may be economic benefits if people stay at hotels and eat at restaurants during regional games where people come from out of state, however this proposal comes across as being beneficial for the local city residents. The fields are privately maintained and only can be used by community-oriented sports programs. There are many fields within Carson City that are not open to the public and therefore do not provide benefit to the public.

Further, the Project and application does not discuss impacts to the surrounding land owners which includes homeowners, state land and BLM managed public land. Many people walk the Carson River Trail for a sense of solidarity among nature and to view wildlife. The Project activities and fields can directly and indirectly impact recreation, visual enjoyment, noise, wildlife, wetlands and riparian areas, soils, and vegetation (see below discussions).

- *How will the fields be maintained for use only by these organizations?*
- *Will the fields be fenced and locked? If so, how high will the fence be and what visual impact would that create?*

#### Document 2: Impact Report: Water, Sewer, Storm

See below, Document 4.

#### Document 3: Traffic Analysis

Traffic analysis reports for peak AM and PM hours. I understand this is generated to determine if a more in-depth traffic analysis is required for the proposed Project. Peak hours for weekdays, one hour between 4:00pm and 6:00pm and one hour between 7:00am and 9:00am.

- *Is there an analysis of weekend peak hours?*
- *In the application there is no mention of hours of operation for the fields. What times would the fields open and close on weekdays and weekends?*

The golf course, Carson River Trail and proposed Project are all accessible through the neighborhoods bordering Fairview Dr. and Hwy 50. I am a resident and am concerned about increased traffic through my neighborhood as a result of operating hours. The potential increase in traffic through neighborhoods can affect the peaceful enjoyment as well as the safety and welfare of residents in the neighborhood and general public. Increased traffic through neighborhoods should be addressed in the application.

- *How would the proposed Project impact traffic through surrounding neighborhoods?*
- *How would potential increased traffic be mitigated to ensure public and neighborhood safety and welfare?*

The applicant also does not provide the number of spaces proposed for parking. I believe there was a recommendation for 15 spaces? This does not seem to accommodate large groups for games outside of practice. How will people be informed of additional parking at the clubhouse? And how will this impact traffic and pedestrians along Morgan Mill and in the neighborhood? Many residents walk down Morgan Mill Road to access the Carson River Trail and equally people currently park along the road and street to access the same trail system. I work at the Carson City District Office and frequent that road daily. The road cannot accommodate a higher influx of people, especially when analysis shows there could be 50-90+ people at regional games.

- *How will the Project address parking and road access when the current state of the road can only barely support the amount and frequency of current traffic?*

#### Document 4: Supplemental Correspondence 4/6/21

The correspondence within this document discusses a few aspects of the proposed Project, including construction of the parking lot and fields. Recommendations to maintain the parking lot in its natural state (no pavement) and no grade changes are proposed to maintain the natural drainage along Morgan Mill Road. The flat fields would also have no additional fill material imported and turf grass

would be placed by preparing tilled soil with fertilizer and turf seed with water being supplied by the existing irrigation system; no impacts to the use or volume of wastewater is anticipated in regard to the community sewer system.

The proposed Project area is relatively of low to little slope; however the lowest points are located at the existing wetlands and Carson River/riparian corridor. These wetlands and riparian area are adjacent to the proposed flat fields and parking lot. As shown in the provided flood map, the entire golf course, Morgan Mill Road, and existing parking lot are subject to flash floods as evidenced by the Jan 2017 flood event which covered these areas in feet of water for several weeks and resulted in extreme soil erosion, sedimentation and bank shear throughout the golf course, wetlands and Carson River.

The existing drainage along Morgan Mill Road would not mitigate potential surface runoff from the fields or parking lot in the result of flash or even normal flooding. The application also does not discuss if any pesticides would be used for weed control, which could impact surface water or groundwater quality of the wetlands and Carson River including any down-stream use of water from the river. (The Parks Department commented on noxious and invasive weed control. If used, an approved pesticide for riparian areas should be used.)

- *How would overland flow and surface runoff impact water quality of the Carson River or to the surrounding wetlands and floodplain?*
- *How would the wetlands and Carson River be protected from potential increased erosion, sedimentation, or water quality decline (fertilizer use and potential pesticide) in the event of higher-than-normal surface flow from storm or flood events?*
- *What mitigation measures are proposed to ensure these areas are protected from degradation on private and public lands?*

#### Document 5: Updated Site Plan 4/7/21

This map fails to show the historic Morgan Mill site located on the golf course or the historic cemetery site on the hill adjacent to existing boat ramp/parking lot of the Carson River Trail. The application discusses the potential Project having the potential to bring more people around the area.

- *What proposed measures would the applicant take to reduce the potential for vandalism of these site with increased use of the fields and surrounding area?*

#### Document 6: Empire Golf Course & Flat Field Site Orientation Map

My house is located on the upper-most terrace of the Carson River Floodplain which allows me to see the golf course and portions of the river from my upper deck. I enjoy nighttime star gazing and sitting outside all hours of the day. Any additional form of light can greatly disrupt nighttime viewing. The lighting is likely to have a farther range of visibility which could result in viewing from houses in the neighborhood and potentially disrupt the peaceful enjoyment of nighttime viewing for residents. The lighting also allows for longer play times which can result in noise pollution. I have heard games and events at Carson High School which is much farther from my house than this proposed Project.

- *How was the viewable area of the flat fields determined and does this include the viewable area of all potential infrastructure such as the lighting?*



- *How would the Project ensure lighting does not impact peaceful enjoyment or the character of the neighborhood?*
- *How would the Project ensure noise levels do not impact peaceful enjoyment or the character of the neighborhood? This also includes wildlife which are viewed by the general public within the area and on the Carson River Trail.*

#### Document 7: Empire Golf Course & Flat Field Site Floodplain Map

The entirety of the golf course, including the proposed flat fields and parking lot are located within the Carson River floodplain which also includes adjacent wetlands. The application fails to discuss how the proposed Project would not impair wetlands and riparian habitat or wildlife on public (State and BLM-managed lands). Migratory birds frequent the Carson River and wetlands as well as there being active raptor nests in the Cottonwood trees along Morgan Mill Road and the Carson River Trail. I have witnessed nesting Great Horned owls and a Bald Eagle as well as numerous bats near my house, alone the Carson River Trail and on the Golf Course. There have also been honey bee populations living in various trees along the road which are important for pollination. Any increased presence of people, the noise from games, and lighting could all potentially impact wildlife, nearby residents, and the public who enjoy the surrounding trails/areas.

- *Will the applicant conduct any surveys or have any environmental protection measures to ensure the Project will not impact wildlife?*
- *How would noise be mitigated to not affect the public, residents and wildlife?*

#### Document 8: Flat Field at Empire Lighting Solution

The application does not provide sufficient information to determine the proposed Project would not result in detrimental use or peaceful enjoyment of surrounding properties or the general neighborhood from lighting. This document states there would be "no light pollution to the surrounding environment". Please explain what "no light pollution" means for surrounding neighborhoods (see above, Document 6).

- *How would these lights affect the nocturnal wildlife and migration habits of owls, bats, coyotes, and other animals (reptiles, amphibians, mammals, birds, etc.)? These animals are important for local pest control as well as for the public to enjoy viewing. The application fails to address wildlife.*
- *How would the lighting impact residents of the surrounding neighborhood?*
- *What times would the lights turn on and off during weekdays and weekends?*
- *Would lights be on timers throughout the week or only manually turned on when in use?*

Sincerely yours,

**Michelle R. Stropky**

Hydrologist & Soil Scientist

## Hope Sullivan

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**From:** Chuck Darling <chuck1492@icloud.com>  
**Sent:** Tuesday, April 27, 2021 2:53 PM  
**To:** hsullivan@carson.org.  
**Subject:** LU-2021-0093

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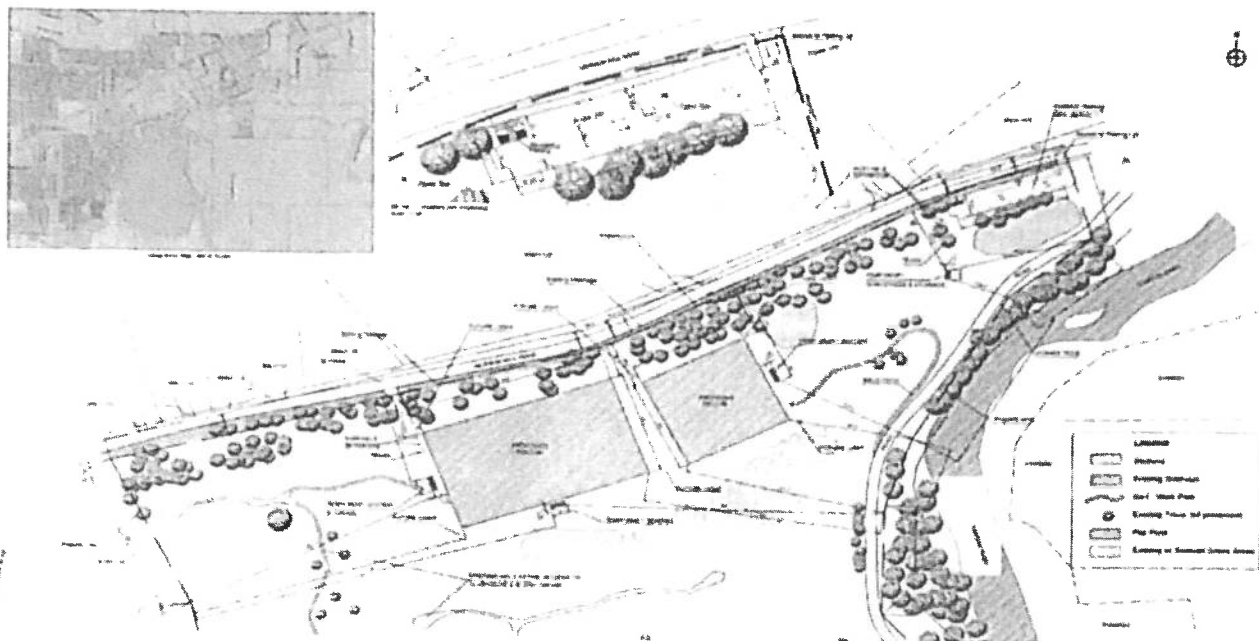
Soccer field on Morgan Mill Rd  
I'm opposed to this project because.

- 1- noise
- 2- traffic
- 3- lights
- 4- wetlands
- 5- flooding
- 6- trash

This is a beautiful river lets don't ruin it!  
Thanks, Chuck Darling

Sent from my iPhone

**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)
  - 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: Glover Last Name: Morales

Street Address: 2431 Rose Avenue City: South Lake Tahoe

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

Phone: (530) 721-9232 Email: G.Morales@gmail.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



- ### Who is it for

- ## What it is NOT

- ## Petition

First Name: David Last Name: Ochoa

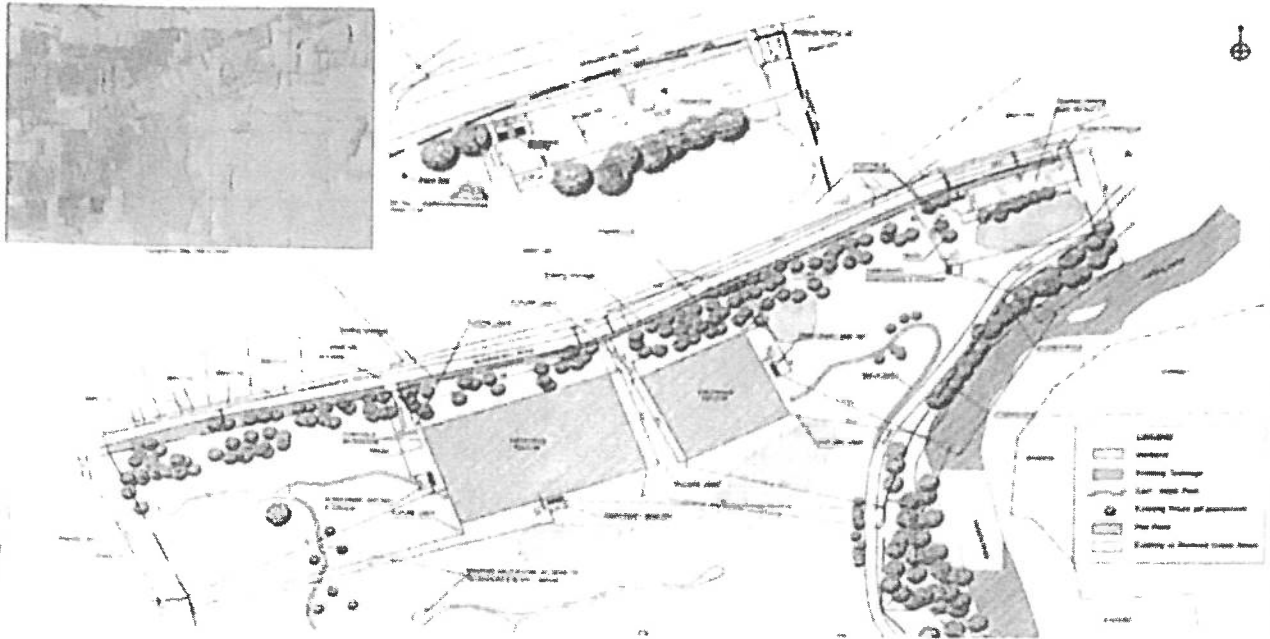
Street Address: 77 Palma ave City: \_\_\_\_\_

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

Phone: (520) 977-7524 Email: Karey.Ochoa6@gmail.com

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First Name: Alberto Last Name: Morales

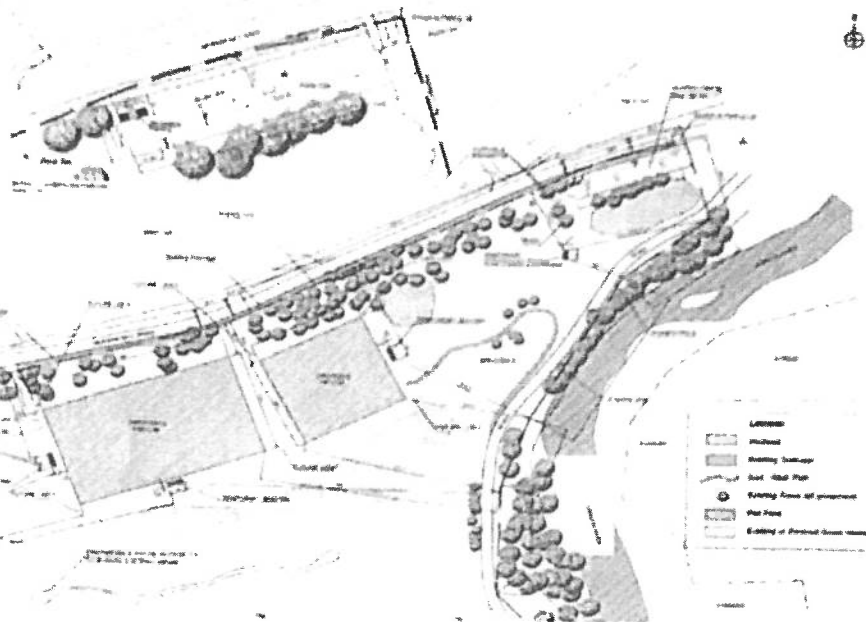
Street Address: 3724 Tamarack ave city: South lake Tahoe

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

Phone: (530) 307-8123 Email: morales.alberto65@gmail.com

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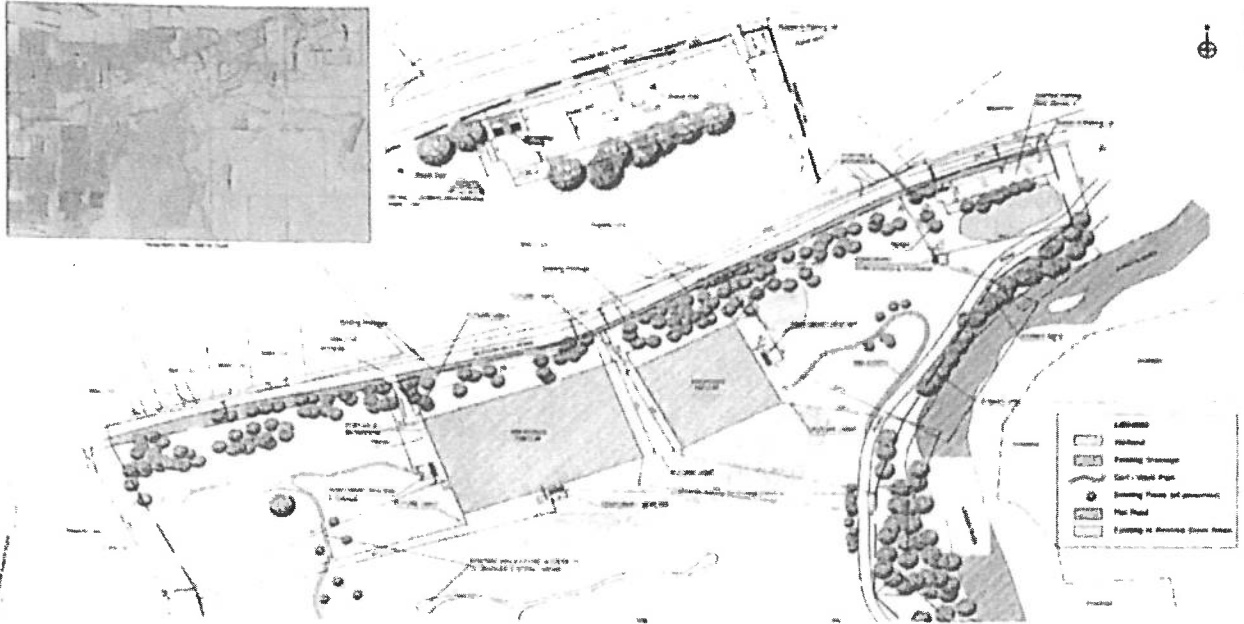
### Petition

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: Lori Last Name: Thorne  
 Street Address: 1621 Ogala St City: S. Lake Tahoe CA, 96150  
 Add me to the Empire Fields Mailing List for activities and opportunities:  
 Phone: (530) 545-3329 Email: lorimthorne@gmail.com

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First Name: Nicolas Last Name: Corea

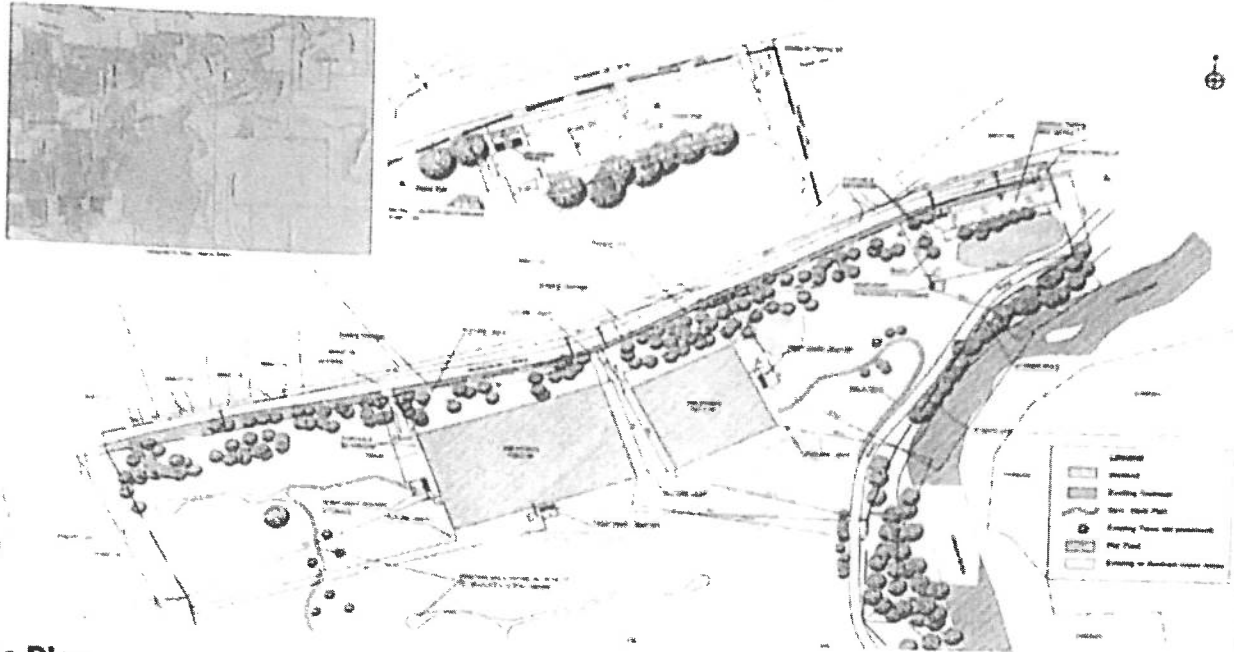
Street Address: 2448 Armstrong City: South Lake Tahoe

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

Phone: 1530 1545 1592 Email: Corea-N-soccer@gmail.com

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First Name: Nicholas Last Name: Sanchez

Street Address: 1094 Johnson Ave City: South Lake Tahoe

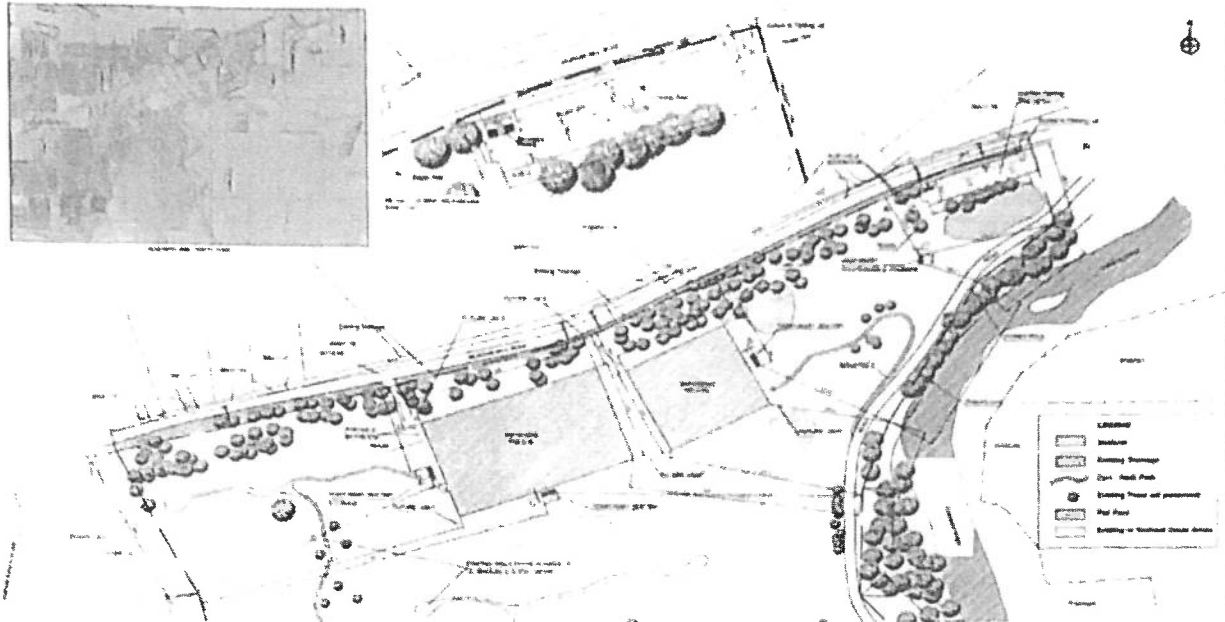
Add me to the Empire Fields Mailing List for activities and opportunities:

Phone: (530) 208-8766 Email: NicholasSanchez2091@gmail.com

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First Name: Diego Last Name: Carasco

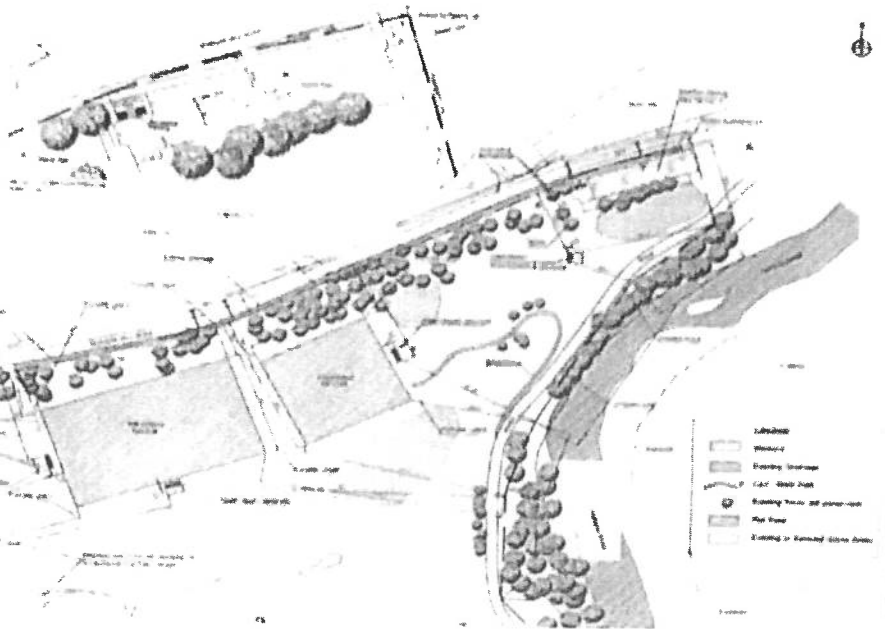
Street Address: 1094 Johnson Blvd City: LAKE TAHOE

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

Phone: (520) 224-0694 Email: diego@carasco1936@gmail.com

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First Name: Evan Ochao Last Name: Ochao

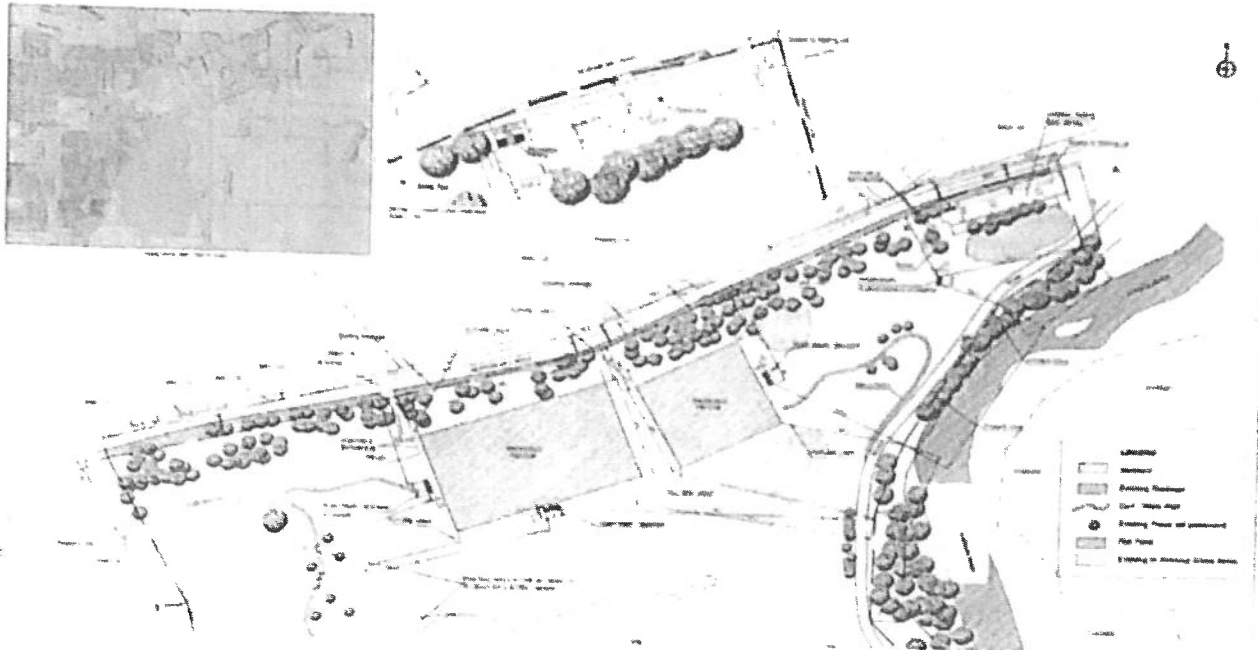
Street Address: 1044 Johnson Blvd City: SLT

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

Phone: (505) 365-6904 Email: evan.ochao176934@gmail.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

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



**The Plan**

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  - All sports welcome (Lacrosse, Football, Soccer, Frisbee, Rugby, Field Hockey)
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**Who is it for**

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**What It Is NOT**

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- ✗ 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: David Last Name: Uchoa

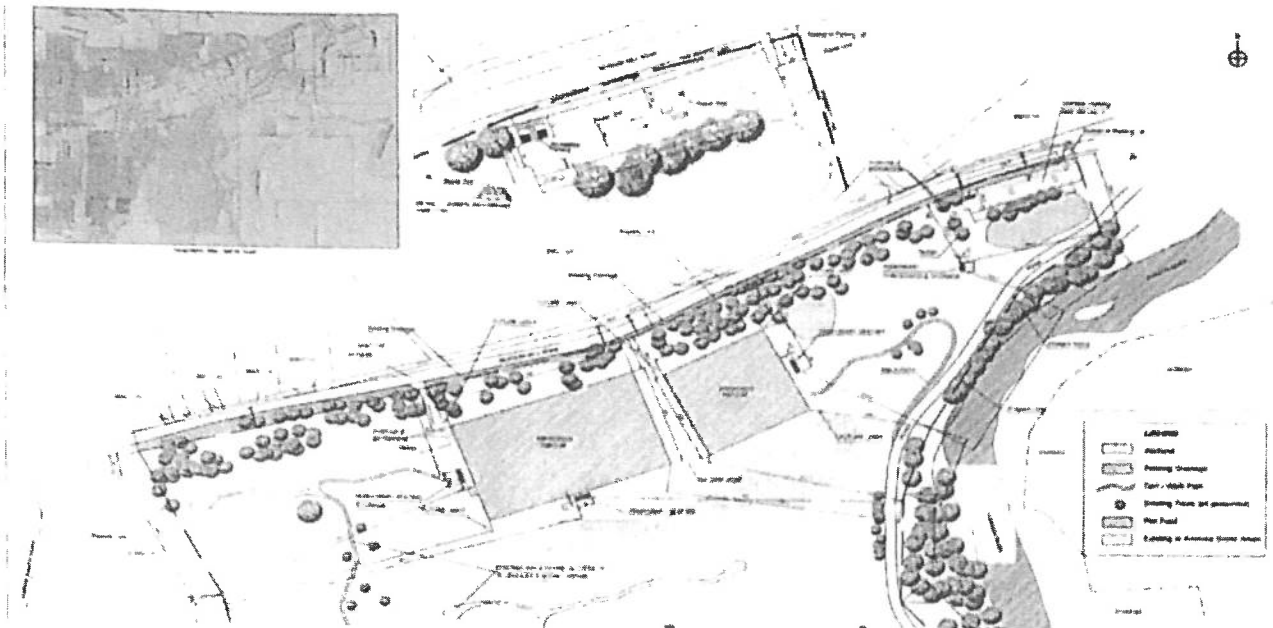
Street Address: 77 Paloma Ave City: \_\_\_\_\_

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

Phone: (520) 977-7524 Email: Karey.Uchoa@gmail.com

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First Name: Nicolas Last Name: Corea

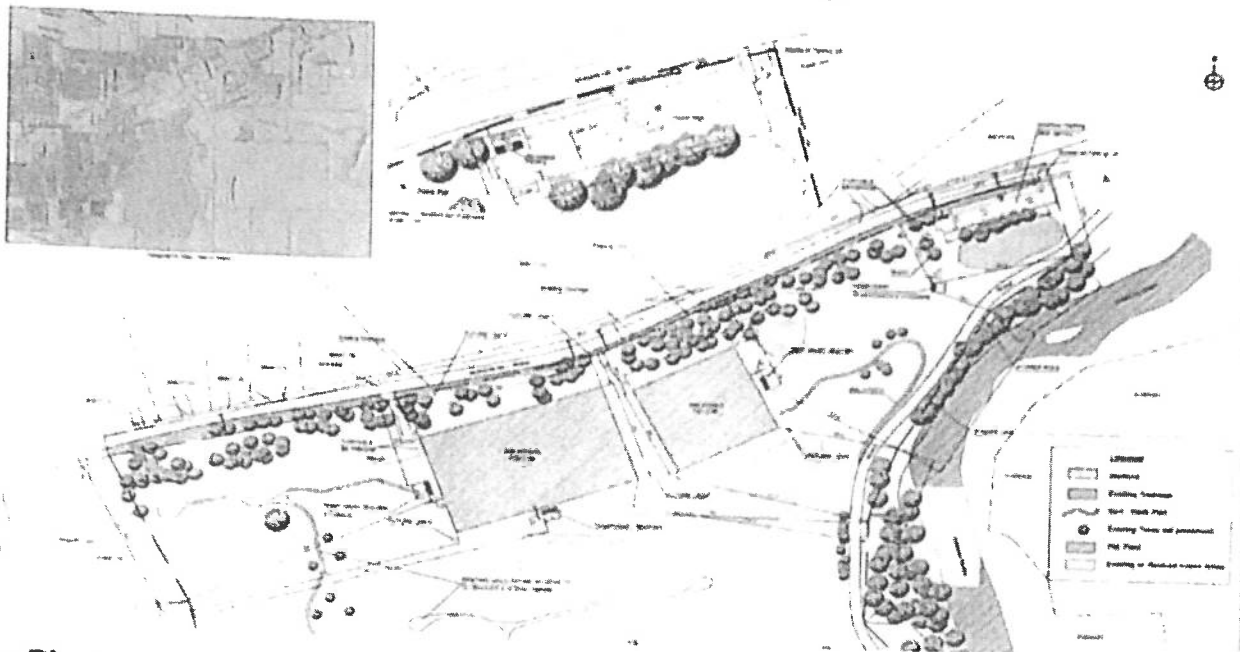
Street Address: 2498 Armstrong City: South Lake Tahoe

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

Phone: (530) 545 1592 Email: CoreaN-soccer@gmail.com

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First Name: Nicholas Last Name: Sanchez

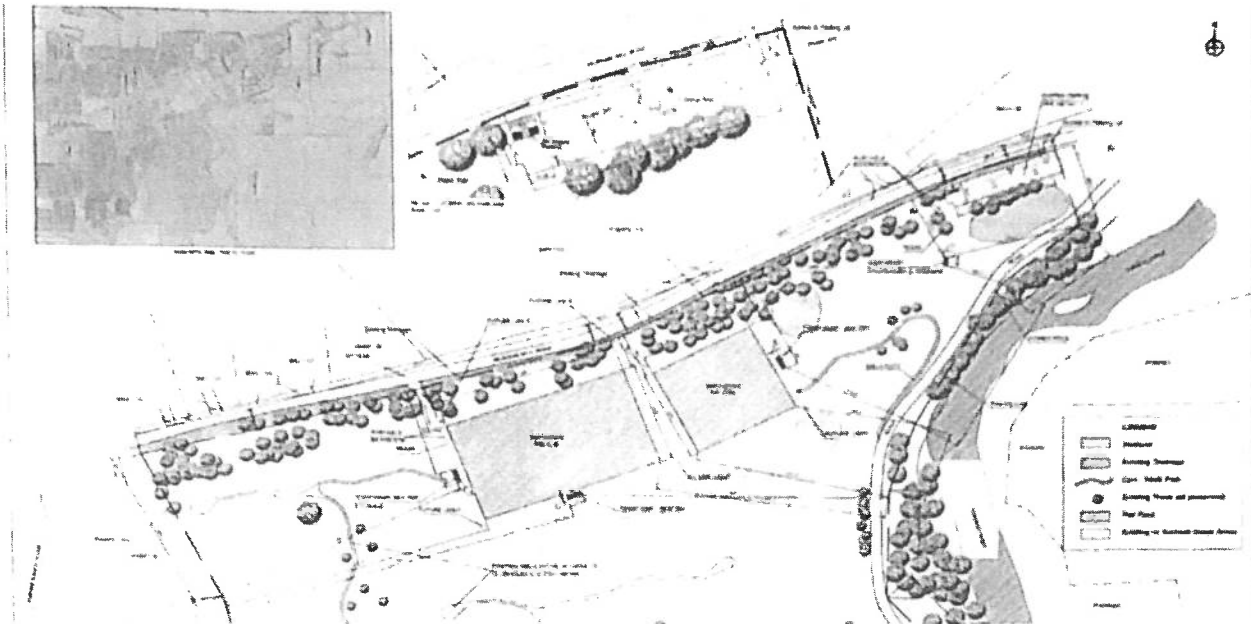
Street Address: 1094 Johnson Ave city: South Lake Tahoe

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

Phone: (530) 208-8766 Email: NicholasSanchez2091@gmail.com

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First Name: Diego Last Name: Carasco

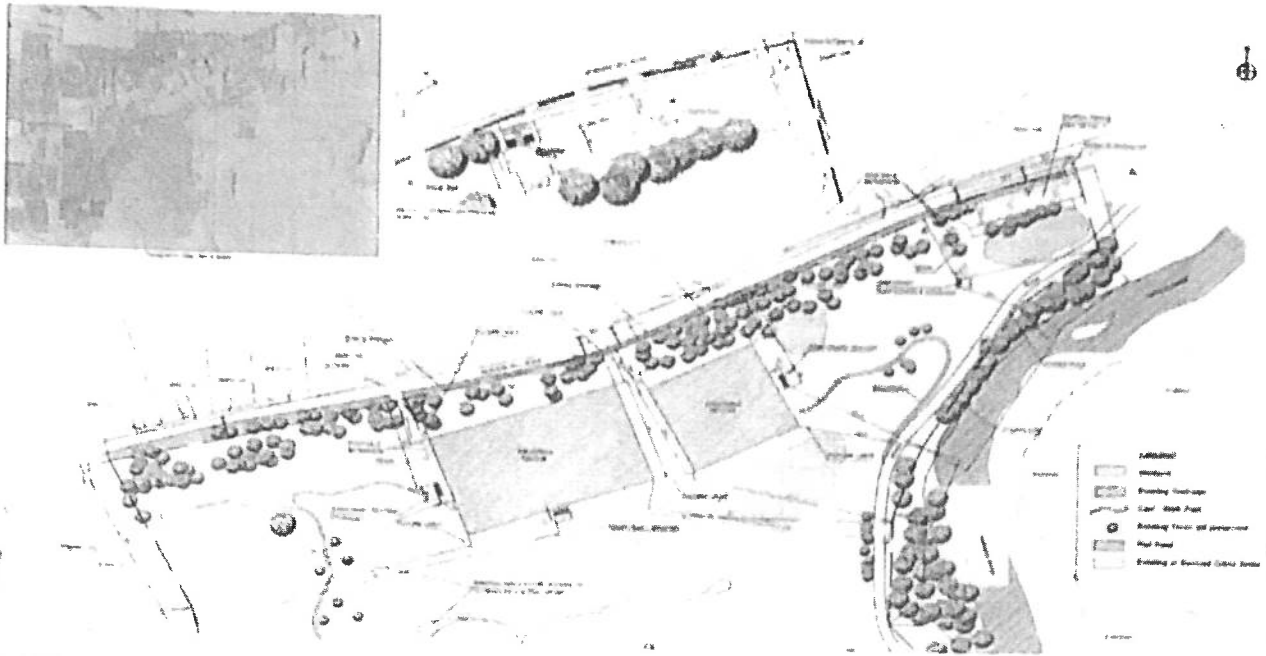
Street Address: 1094 Johnson Blvd City: LAKE TAHOE

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

Phone: (520) 224-0694 Email: diego@carasco936@gmail.com

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2

*MM*

**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) DOUGLA BOURBEUS

Address 2032 EMPIRE RANCH ROAD

Phone # 883-2491 Email Address \_\_\_\_\_

Signature(s) *DM* \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s) \_\_\_\_\_

(Printed) \_\_\_\_\_

Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email Address \_\_\_\_\_

Signature(s) \_\_\_\_\_