



## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T2P2  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point taken in irrigated pasture (typical).	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7</u> (A/B)
4. _____				
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
<u>0</u> = Total Cover				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u>Carex sp.2 (collected)</u>	<u>50</u>	<u>Yes</u>	<u>OBL-FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. <u>Juncus balticus</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. <u>Trifolium repens</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. <u>Pontilla gracilis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Footnote:
1. _____				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				
Remarks:				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____

**SOIL**

Sampling Point: T2P2

**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-4	10YR 2/2						sandy loar	fine roots
4-20	10YR 3/2						sandy loar	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (LRR C)
- 1 cm Muck (A9) (LRR D)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (LRR C)
- 2 cm Muck (A10) (LRR B)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (Nonriverine)
- Sediment Deposits (B2) (Nonriverine)
- Drift Deposits (B3) (Nonriverine)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (Riverine)
- Sediment Deposits (B2) (Riverine)
- Drift Deposits (B3) (Riverine)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): none  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): > 20  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): > 20  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**WETLAND DETERMINATION DATA FORM – Arid West Region**

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T2P3  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point taken within a low spot adjacent to AR-1 (Ash Creek). Data collected prior to start of irrigation.	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
<u>0</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
<b>Sapling/Shrub Stratum (Plot size: _____)</b>				
1. _____				
2. _____				
3. _____				
<u>0</u> = Total Cover				
<b>Herb Stratum (Plot size: _____)</b>				
1. <u>Poa Pratensis</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Juncus balticus</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Carex douglasii</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Rumex Sp.</u>	<u>&lt;1</u>			
5. _____				
6. _____				
7. _____				
8. _____				
<u>100</u> = Total Cover				
<b>Woody Vine Stratum (Plot size: _____)</b>				
1. _____				
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u>		% Cover of Biotic Crust <u>0</u>		
Remarks:				

**Hydrophytic Vegetation Indicators:**  
 Dominance Test is >50%  
 Prevalence Index is ≤3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes  No \_\_\_\_\_



**WETLAND DETERMINATION DATA FORM – Arid West Region**

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T2P4  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): concave Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point taken in depression, likely a remnant of an irrigation ditch.	

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b>
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
	<u>0</u>	= Total Cover		
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				<b>Prevalence Index worksheet:</b>
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
	<u>0</u>	= Total Cover		
				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
<u>Herb Stratum</u> (Plot size: _____)				<b>Hydrophytic Vegetation Indicators:</b>
1. <u>Poa Pratensis</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. <u>Juncus balticus</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. <u>Carex douglasii</u>	<u>35</u>	<u>Yes</u>	<u>FAC</u>	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. <u>Potentilla gracilis</u>	<u>5</u>	<u>No</u>	<u>FAC</u>	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. <u>Carex Sp.2</u>	<u>35</u>	<u>Yes</u>	<u>OBL-FAC</u>	
6. _____				
7. _____				
8. _____				
	<u>100</u>	= Total Cover		
<u>Woody Vine Stratum</u> (Plot size: _____)				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____				
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____

Remarks:  
 Swale/depression is dominated by sedge, surrounding area includes Juncus and Poa pratensis.



## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T2P5  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point taken between the road and the edge of the pasture.	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Populus fremontii</u>	<u>50</u>	Yes	UPL	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33</u> (A/B)
2. _____				
3. _____				
4. _____				
	<u>50</u>	= Total Cover		
<b>Sapling/Shrub Stratum (Plot size: _____)</b>				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>70</u> x 4 = <u>280</u> UPL species <u>30</u> x 5 = <u>150</u> Column Totals: <u>120</u> (A) <u>490</u> (B)  Prevalence Index = B/A = <u>4.1</u>
1. <u>Artemisia tridentata</u>	<u>20</u>	Yes	UPL	
2. _____				
3. _____				
4. _____				
	<u>20</u>	= Total Cover		
<b>Herb Stratum (Plot size: _____)</b>				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Poa Pratensis</u>	<u>20</u>	Yes	FAC	
2. <u>Achillea millefolium</u>	<u>5</u>	No	FACU	
3. <u>Erodium cicutarium</u>	<u>20</u>	Yes	UPL	
4. <u>Vulpia sp.</u>	<u>15</u>	Yes	FACU	
5. <u>Descurainia pinnata</u>	<u>10</u>	No	UPL	
6. _____				
7. _____				
	<u>70</u>	= Total Cover		
<b>Woody Vine Stratum (Plot size: _____)</b>				
1. _____				
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>25</u> % Cover of Biotic Crust <u>0</u>				
Remarks: Two Jeffrey pines are located 100 feet East of the data point.				

Remarks:  
Two Jeffrey pines are located 100 feet East of the data point.

**SOIL**

Sampling Point: T2P5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-20	10YR 3/3	100					loam	with 10% gravel

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (**LRR C**)
- 1 cm Muck (A9) (**LRR D**)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (**LRR C**)
- 2 cm Muck (A10) (**LRR B**)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (**Nonriverine**)
- Sediment Deposits (B2) (**Nonriverine**)
- Drift Deposits (B3) (**Nonriverine**)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (**Riverine**)
- Sediment Deposits (B2) (**Riverine**)
- Drift Deposits (B3) (**Riverine**)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): none  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): > 20  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): > 20  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T3P1  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point is located in irrigated pasture.	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
<u>0</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>75</u> x 5 = <u>375</u> Column Totals: <u>100</u> (A) <u>445</u> (B) Prevalence Index = B/A = <u>4.45</u>	
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
<u>0</u> = Total Cover					
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <u>Bromus tectorum</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>		
2. <u>Juncus balticus</u>	<u>10</u>	<u>No</u>	<u>FACW</u>		
3. <u>Carex douglasii</u>	<u>10</u>	<u>No</u>	<u>FAC</u>		
4. <u>Erodium cicutarium</u>	<u>25</u>	<u>Yes</u>	<u>UPL</u>		
5. <u>Trifolium pratense</u>	<u>5</u>	<u>No</u>	<u>FACU</u>		
6. <u>Descurainia pinnata</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
<u>100</u> = Total Cover					
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____	Remarks:	
<u>0</u> = Total Cover					
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>					

**SOIL**

Sampling Point: T3P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 4/2	98	5YR 4/6	2			loamy san	faint mottles, dense fine roots
6-24	7.5YR 3/2	98	5YR 4/6	2			loamy san	no roots

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.      <sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (**LRR C**)
- 1 cm Muck (A9) (**LRR D**)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 1 cm Muck (A9) (**LRR C**)
- 2 cm Muck (A10) (**LRR B**)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (**Nonriverine**)
- Sediment Deposits (B2) (**Nonriverine**)
- Drift Deposits (B3) (**Nonriverine**)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (**Riverine**)
- Sediment Deposits (B2) (**Riverine**)
- Drift Deposits (B3) (**Riverine**)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): none  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): > 24  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): > 24  
 (includes capillary fringe)

Wetland Hydrology Present? Yes \_\_\_\_\_ No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T3P2  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point is located in irrigated pasture.	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7</u> (A/B)
2. _____				
3. _____				
4. _____				
<u>0</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
<u>0</u> = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Bromus tectorum</u>	<u>5</u>	<u>No</u>	<u>UPL</u>	
2. <u>Juncus balticus</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
3. <u>Carex douglasii</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Erodium cicutarium</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>	
5. <u>Trifolium pretense</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	
6. <u>Carex sp.2</u>	<u>25</u>	<u>Yes</u>	<u>OBL-FAC</u>	
7. _____				
8. _____				
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
1. _____				
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				
Remarks:				



## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T3P3  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Bishop loam, saline NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point is located in irrigated pasture (typical).	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. _____				
3. _____				
4. _____				
<u>0</u> = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
<u>0</u> = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex sp.2</u>	<u>20</u>	<u>Yes</u>	<u>OBL-FAC</u>	
2. <u>Juncus balticus</u>	<u>60</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Potentilla gracilis</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0</u> % Cover of Biotic Crust <u>0</u>				
Remarks:				



## WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Vintage at Kings Canyon City/County: Carson City Sampling Date: 3/20, 5/17/22  
 Applicant/Owner: Lumos & Associates / Andersen Ranch State: NV Sampling Point: T3P4  
 Investigator(s): JoAnne Michael, Erin Smith Section, Township, Range: SEC 13, T15N, R20E  
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): convex Slope (%): 0-2  
 Subregion (LRR): D Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Jubilee coarse sandy loam, 0 to 2 percent slope NWI classification: Emergent Wetland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes \_\_\_\_\_ No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks: Data point was taken within irrigated pasture on the Southern edge of the field on a rise that slopes North, between AR-3 and pasture.	

### VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____				
<u>0</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species _____ x 1 = _____
3. _____				FACW species _____ x 2 = _____
4. _____				FAC species _____ x 3 = _____
5. _____				FACU species _____ x 4 = _____
<u>0</u> = Total Cover				UPL species _____ x 5 = _____
				Column Totals: _____ (A) _____ (B)
				Prevalence Index = B/A = _____
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <u>Poa pratensis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	<input checked="" type="checkbox"/> Dominance Test is >50%
2. <u>Carex douglasii</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	<input type="checkbox"/> Prevalence Index is ≤3.0 <sup>1</sup>
3. _____				<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
4. _____				<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
5. _____				
6. _____				
7. _____				
8. _____				
<u>80</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Footnote:
1. _____				<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>20</u> % Cover of Biotic Crust <u>0</u>				
Remarks:				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____



# Attachment F

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OHWL Data Forms

Project: Vintage at Kings CanyonDate: May 17, 2021Location: Carson City, NevadaInvestigator(s): JoAnne Michael, Erin Smith**Project Description:**

The purpose of the delineation is to identify on-site wetlands for furuter planning purposes.

**Describe the river or stream's condition (disturbances, in-stream structures, etc.):**

On-site aquatic resources consist of excavated irrigation ditches charged by flow diverted from the Ash Canyon Creek. Water enters the site from the west in an excavated section of Ash Canyon Creek and spread out over the site via lateral excavated ditches flowing north and and south. The water continues off-site to the east and enters the Carson City stormwater system, eventually discharging into the Carson River.

**Off-site Information**

**Remotely sensed image(s) acquired?**  Yes  No [If yes, attach image(s) to datasheet(s) and indicate approx. locations of transects, OHWM, and any other features of interest on the image(s); describe below] Description:

Aerial photo used to map data points and OHWMs

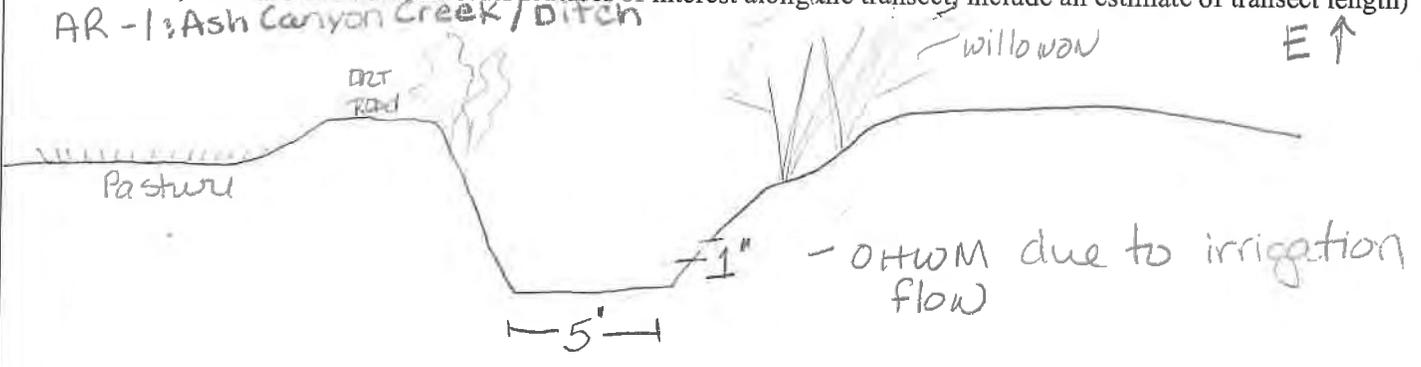
**Hydrologic/hydraulic information acquired?**  Yes  No [If yes, attach information to datasheet(s) and describe below.] Description:

**List and describe any other supporting information received/acquired:**

National Wetland Inventory Map  
NRCS Web soil survey maps  
FEMA floodplain map

Instructions: Complete one cover sheet and one or more datasheets for each project site. Each datasheet should capture the dominant characteristics of the OHWM along some length of a given stream. Complete enough datasheets to adequately document up- and/or downstream variability in OHWM indicators, stream conditions, etc. Transect locations can be marked on a recent aerial image or their GPS coordinates noted on the datasheet.

**Transect (cross-section) drawing:** (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)



**Break in Slope at OHWM:**  Sharp (> 60°) |  Moderate (30-60°) |  Gentle (< 30°) |  None

Notes/Description:

**Sediment Texture:** Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 - 2mm	Gravel 2mm - 1cm	Cobbles 1 - 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	28	50	20	2	0	
Below OHWM	25	60	10	5	0	

Notes/Description:

**Vegetation:** Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	0	75	20	35
Below OHWM	0	0	0	100

Notes/Description:

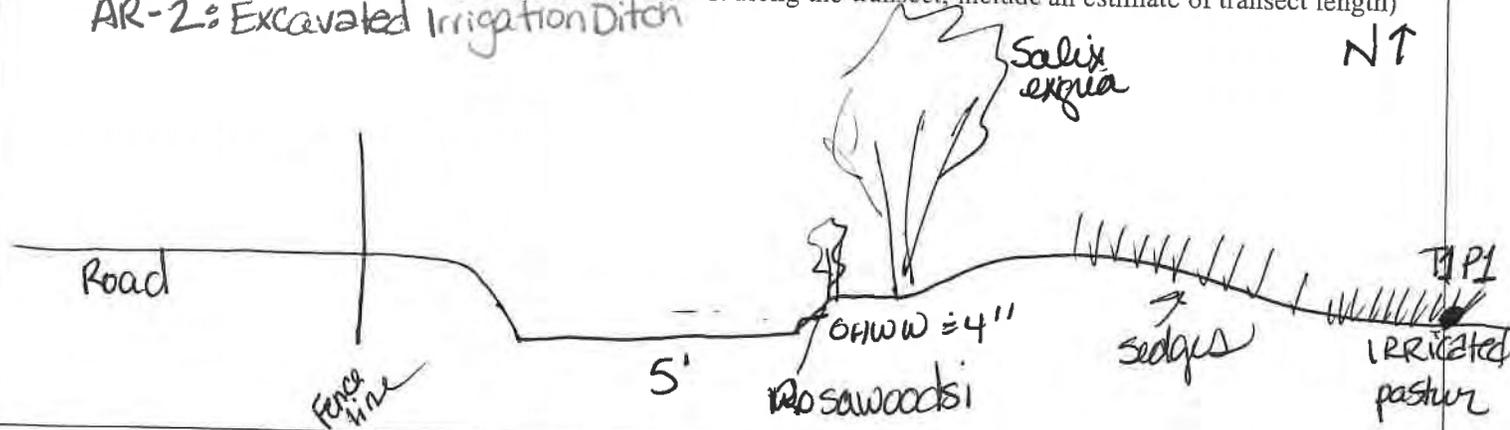
woods' rise on north bank, stinging nettle  
Willows on south bank

**Other Evidence:** List/describe any additional field evidence and/or lines of reasoning used to support your delineation

water level in Ash Creek/ditch flowing at 2"; ~6' lower in elevation than adjacent pasture  
OHWM - ID in field by:  
- scour impressed line

**Transect (cross-section) drawing:** (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)

AR-2: Excavated Irrigation Ditch



**Break in Slope at OHWM:**  Sharp (> 60°) |  Moderate (30-60°) |  Gentle (< 30°) |  None  
 Notes/Description:

**Sediment Texture:** Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 - 2mm	Gravel 2mm - 1cm	Cobbles 1 - 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	35	43	20	2	0	
Below OHWM	25	55	15	5	0	

Notes/Description:

**Vegetation:** Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	0	80	50	50
Below OHWM	0	0	0	100

Notes/Description:

**Other Evidence:** List/describe any additional field evidence and/or lines of reasoning used to support your delineation

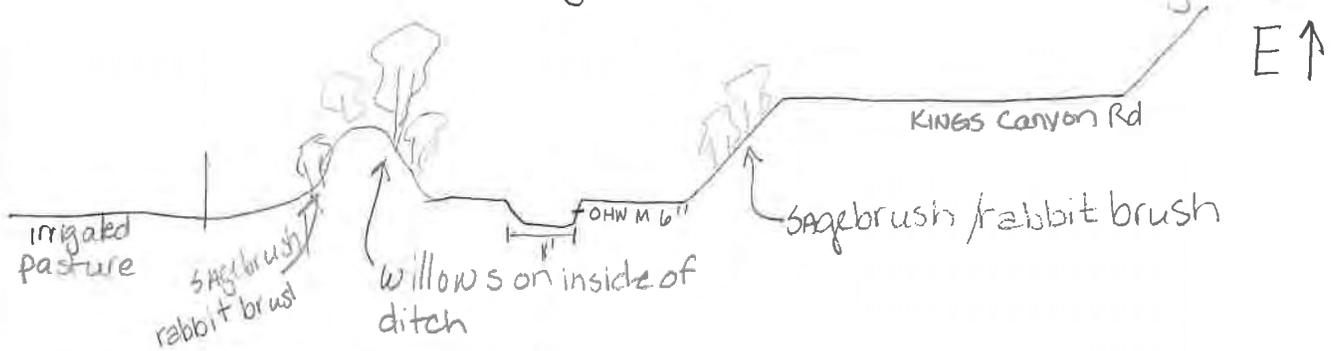
OHWM identified by:  
 - lack of vegetation, change in sub strata

water approx 2-4" standing water

- Channel terminates in NW corner; NO SURFACE Water Connections to A TNW

**Transect (cross-section) drawing:** (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)

AR-3 - Road side ditch; adjacent to north side of Kings Canyon Rd



**Break in Slope at OHWM:**  Sharp (> 60°) |  Moderate (30-60°) |  Gentle (< 30°) |  None

Notes/Description:

**Sediment Texture:** Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 - 2mm	Gravel 2mm - 1cm	Cobbles 1 - 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	15	75	8	2	0	
Below OHWM	0	50	50	0	0	

Notes/Description:

**Vegetation:** Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	0	80	20	0
Below OHWM	0	0	10	90

Notes/Description:

**Other Evidence:** List/describe any additional field evidence and/or lines of reasoning used to support your delineation

OHWM identified in field -

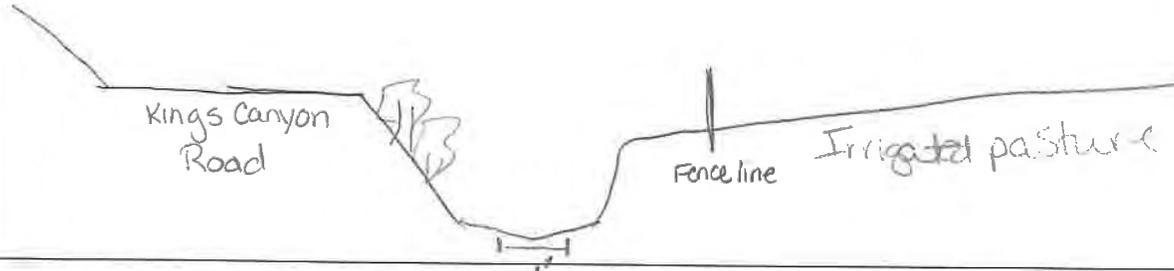
- scow
- back of veg
- change in substrate

Road side ditch

**Transect (cross-section) drawing:** (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)

AR-3: Ex. Roadside Ditch; adjacent to north side of Kings Canyon Rd

↑ W



**Break in Slope at OHWM:**  Sharp (> 60°) |  Moderate (30-60°) |  Gentle (< 30°) |  None

Notes/Description: steep/sharp slope from road to ditch.

**Sediment Texture:** Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 - 2mm	Gravel 2mm - 1cm	Cobbles 1 - 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	10	50	30	10	0	
Below OHWM	30	50	20	0	0	

Notes/Description:

**Vegetation:** Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	10	50	40	0
Below OHWM	0	0	0	100

Notes/Description: cluster of cottonwood along fence line

**Other Evidence:** List/describe any additional field evidence and/or lines of reasoning used to support your delineation

OHWM identified by:

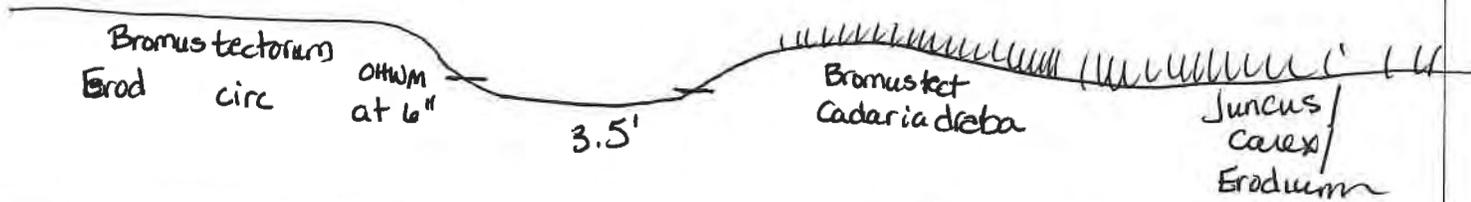
- lack of veg
- scow

channel intermittent/difuse. Flow terminates on-site; no surface water connection to A TNW.

Transect (cross-section) drawing: (choose a location that is representative of the dominant stream characteristics over some distance; label the OHWM and other features of interest along the transect; include an estimate of transect length)

AR-4 - Irrigation Ditch conveys water from off-site ditch to pasture, ends in pasture

NT



Break in Slope at OHWM:  Sharp (> 60°) |  Moderate (30-60°) |  Gentle (< 30°) |  None

Notes/Description:

Sediment Texture: Estimate percentages to describe the general sediment texture above and below the OHWM

	Clay/Silt <0.05mm	Sand 0.05 - 2mm	Gravel 2mm - 1cm	Cobbles 1 - 10cm	Boulders >10cm	Developed Soil Horizons (Y/N)
Above OHWM	50	50	10	0	0	0
Below OHWM	100	0	0	0	0	0

Notes/Description:

Vegetation: Estimate absolute percent cover to describe general vegetation characteristics above and below the OHWM

	Tree (%)	Shrub (%)	Herb (%)	Bare (%)
Above OHWM	0	0	100	0
Below OHWM	0	0	5	95

Notes/Description:

occasional sedge and rumex below OHWM

Other Evidence: List/describe any additional field evidence and/or lines of reasoning used to support your delineation

- OHWM identified by
- scour line on bank
  - lack of veg
  - change in substrate

# Attachment G

---

Signed Statement from Property Owner Allowing Access

## Authorization to Access Site

I, \_\_\_\_\_, owner of subject survey area, authorize the Corps representatives to inspect the Vintage at Kings Canyon – Andersen Ranch Aquatic Resource Delineation Survey Area located along the west side of North Ormsby Blvd., Carson City, Nevada, and collect samples during normal business hours. The survey area is approximately 43.5 acres total.

The Survey Area is location in portions of Carson City County APN: 009-012-21

Signature \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

# Attachment H

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Aquatic Resource Excel Sheet

Waters_Name	State	Cowardin_Code	HGM_Code	Meas_Type	Amount	Units	Waters_Type	Latitude	Longitude	Local_Waterway
AR-1	NEVADA	R5	RIVERINE	Linear	1510	FOOT	NRPW	39.16866	-119.78633	Ash Canyon Creek/Ditch
AR-2	NEVADA	R4	RIVERINE	Linear	1560	FOOT	NRPW	39.17147	-119.78644	Irrigation Ditch
AR-3	NEVADA	R4	RIVERINE	Linear	1350	FOOT	NRPW	39.16422	-119.78531	Roadside Ditch
AR-4a/4b	NEVADA	R4	RIVERINE	Linear	870	FOOT	NRPW	39.17078	-119.78451	Irrigation Ditch

# Attachment I

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Digital Information

# CARSON CITY BOARD OF SUPERVISORS

## Minutes of the November 3, 2022 Meeting

### Page 1

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, November 3, 2022, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

#### **PRESENT:**

Mayor Lori Bagwell  
Supervisor Stacey Giomi, Ward 1  
Supervisor Maurice White, Ward 2  
Supervisor Stan Jones, Ward 3  
Supervisor Lisa Schuette, Ward 4

#### **STAFF:**

Nancy Paulson, City Manager  
Stephanie Hicks, Deputy City Manager  
Todd Reese, Senior Deputy District Attorney  
Tamar Warren, Senior Deputy Clerk

**NOTE:** A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk’s Office, during regular business hours. All meeting minutes are available for review at: <https://www.carson.org/minutes>.

#### **1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

(8:30:33) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted the presence of a quorum. Hope Crossing Community Church Pastor Nick Emery provided the invocation. At Mayor Bagwell’s request, Chief Deputy Assessor Kimberly Adams led the Pledge of Allegiance.

#### **5. PUBLIC COMMENT**

(8:34:09) – Mayor Bagwell entertained public comments and announced that item 23.A would not be heard during this meeting because none of the applicants were able to attend the meeting. She also stated that the cable television live broadcast was not available at this time and that Charter Communications was working on the issue.

(8:34:54) – William “Scott” Hoen encouraged members of the public to “go out and vote.” He also introduced himself as a candidate for the position of Carson City Clerk-Recorder and referenced a direct mail piece he had received regarding “real estate fraud, one of the fastest growing cybercrimes in America.” Mr. Hoen encouraged homeowners in Carson City to register for the City’s Property Notification Alert System and register their homes to receive alerts when “anything is recorded against their particular property.” He encouraged all homeowners to enroll and be automatically notified of any recording activity against their properties through the City’s website or by visiting [www.titlealert.net](http://www.titlealert.net). Mayor Bagwell noted that the URL was also featured on the City’s website.

#### **6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – OCTOBER 6, 2022**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the November 3, 2022 Meeting**

**Page 8**

**25.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM ANDERSEN-COLARD RANCH ENTERPRISES, LLC (“APPLICANT”) CONCERNING A TENTATIVE SUBDIVISION MAP (SUB-2022-0374) KNOWN AS ANDERSEN RANCH WEST, TO CREATE 61 SINGLE-FAMILY RESIDENTIAL LOTS AND A 50.33-ACRE REMAINDER PARCEL WITH AN EXISTING RESIDENCE ON AN ±80.53 ACRE SITE ZONED SINGLE FAMILY 1 ACRE (“SF1A”) AND SINGLE FAMILY 12,000 SQUARE FEET (“SF12”), LOCATED WEST OF ORMSBY BOULEVARD AND NORTH OF KINGS CANYON ROAD, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-012-20 AND -21.**

(8:57:09) – Mayor Bagwell introduced the item. Associate Planner Heather Manzo presented the Staff Report and the accompanying documentation, which are incorporated into the record. She highlighted that during its September 28, 2022 meeting, the Planning Commission had recommended denial of the request by a 6-1 vote based on their inability to make Findings 6, 8, and 11. Ms. Manzo explained that the applicant had provided a revised plan, incorporated into the record, to address the Planning Commission’s concerns. She noted that regarding Finding No. 8, they had proposed eliminating one of the two Ormsby Boulevard access points and aligning the other with the southern access point of the Ash Canyon Project. Ms. Manzo stated that the applicant planned to present, and that Fire Department and Public Works representatives were also available to answer the Board’s questions.

(9:03:38) – Development Engineering Senior Project Manager Stephen Pottéy addressed the following concerns raised by members of the public: Federal Emergency Management Agency (FEMA) flood zone, drainage, the potential increase in stormwater runoff, and water pressure. He acknowledged the existence of a FEMA flood zone that affects the subject subdivision, which must meet the Carson City Municipal Code (CCMC) requirement regarding developments in flood zones and be approved by FEMA. Mr. Pottéy noted that stormwater runoff is also subject to CCMC requirements and that the decrease in water pressure is experienced in the area during “peak irrigation times,” however, the pressure zones for the two new subdivisions would be controlled by valves that regulate the water pressure. Ms. Manzo informed Supervisor White “to the south of the proposed subdivision and to the north of the half-street improvements on Kings Canyon” Staff has recommended Condition No. 20 (incorporated in the Staff Report) to read:

*“Prior to the approval of any site improvement permit or final subdivision map, the applicant shall demonstrate that a deed restriction has been recorded limiting the density of the remainder parcel. Based on the current allowable density of the overall subject site, as determined by the zoning districts, the maximum allowable remaining density for the ±50.33-acre remainder parcel shall be limited to 71 residential units. This limitation and associated deed restriction shall be noted on the final map.”*

(9:10:16) – Supervisor Jones believed that “Washington Street should be extended into the project.” Mr. Pottéy also informed Supervisor Jones that the Washington Street to Winnie Lane extension would not happen for 10 years. Attorney Mark Forsberg, representing property owners Dennis and Kim Collard, explained to Supervisor Jones that the developers had “every intention of complying with every requirement there is for dust control and other things.” Ms. Manzo explained that the construction hours specified in Condition No. 9 are already incorporated into the CCMC.

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the November 3, 2022 Meeting**

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(9:13:13) – Supervisor Giomi expressed concern about traffic and believed that most of the drivers would take Ormsby Boulevard instead of backtracking. He preferred better connectivity and the extension of Washington Street. He believed that each developer was looking into the traffic issues independently and wished to see the City’s traffic engineer evaluate them collectively. Mr. Pottéy clarified that “in the event that the neighboring subdivision is also approved, their traffic impact study does have to be updated to include that traffic,” including the existing Anderson Ranch development. Supervisor Giomi also noted that to him CCMC Chapter 17.10 meant developed common open space, not earmarked for development and with deed restrictions, which was the case with this development.

(9:19:20) – Supervisor Schuette agreed with Supervisor Giomi’s comments and inquired whether the modifications brought forward by the developer should be returned to the Planning Commission. She also believed that the developer’s response did not address all the concerns brought forward in the Planning Commission meeting. Mr. Forsberg noted that the Planning Commission had already made its decision.

(9:21:53) – Mayor Bagwell was also concerned that no open space component plan had been provided by the developer; however, it was being used to transfer density and did see the application of the CCMC Chapter 17.10’s benefit. She noted that the 50 acres did not explain “what this project brings that meets the 17.10 spirit.” Mr. Forsberg believed that the trail system surrounding the entire subdivision benefited the City. He believed that the focus of the Board had been on the Purpose section of the CCMC 17.10: [*The purpose of this chapter is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, in order to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types.*] had been the focus of the interpretation and to add other requirements “would be the kind of thing that exceeds your discretion, I think.” Mr. Forsberg believed that his clients “have met every single item set forth in the ordinance,” adding that he believed “Open Space” could mean public or private open space. He noted that the 50 acres designated as open space were intended by the property owners “to preserve the heritage portion of the ranch in perpetuity.” Mr. Forsberg also stated that years ago the owners had approached the City to designate the particular open space as an easement, but the City had been “disinterested.” He attributed the resistance of the public to their wishes of preserving the land “as it is” which, he believed, is not an option as the property was already zoned, and no density was being added to the parcels, per the deed restriction.

(9:31:55) – Mayor Bagwell indicated that the Board was “allowed to determine whether or not the development meets the components as we see them,” adding that the Board had taken its role “very seriously” as they had read all the documentation and had approved other developments. The Mayor explained, “I don’t know that I can say that this project meets what I think are all the opportunities and constraints for the common open space, appropriate access points, and analysis of those points based upon existing and proposed streets and highways and site opportunities and constraints.” She complimented the Staff for all their work and noted that the Board does not “rubber stamp” all the Staff recommendations. Mayor Bagwell suggested that the applicant extend the date deadlines and send the proposal back to the Planning Commission (since they had not seen the revised proposal) and give Mr. Forsberg time to work with the public and the alignment of the streets. Mr. Forsberg believed that they had addressed the Planning Commission’s concern that there was “no way out of the 50-acre parcel if Kings Canyon were inaccessible for some reason.” He also disagreed that [CCMC] 17.10 “gives any board the discretion to insist upon conditions that aren’t set forth in the Ordinance,” adding that they were now hearing vague requests “that there be more. What more? What is the standard that we’re to meet?” He stated

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the November 3, 2022 Meeting**  
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that there were concerns about traffic should the streets be aligned during the Planning Commission meeting. Mr. Forsberg indicated they were giving up 31 home spaces in the 50-acre parcel.

(9:40:01) – Supervisor Jones inquired about changing the project egress and connecting Washington Street to the project. Mr. Forsberg believed that it would cause complaints from the residents; however, he was willing to discuss it with his team. Mayor Bagwell reiterated her recommendation to return the proposed revision to the Planning Commission and noted that “they work extremely hard to get to a ‘yes’,” adding that their role is to ensure it’s “a good project.” Mr. Forsberg believed that the revisions have resolved the issues raised by the Planning Commission; however, Mayor Bagwell noted that the Planning Commission had not seen their revised plan. She also noted that by returning to the Planning Commission the applicant did not have to pay the fees again should their request be denied by the Board. Mr. Forsberg believed “we’re shooting at an ever-shifting target. Your expression of what you think this ordinance means, means that we can go back to the Planning Commission and we can come to this Board and you can tell us again we don’t agree with your interpretation of 17.10 and we don’t agree with what our staff told us and what their staff told me, our team, that we had met the requirements of 17.10. So, what is our target? What is it that we have to do to satisfy you? We have no idea. As you’ve just said, we don’t know what will satisfy the Planning Commission. All we can do is come back to you and say: the things they brought up, we fixed them.” Mayor Bagwell explained that the City had a standard review process, and it must be cleared by the other City departments.

(9:48:45) – Supervisor White noted that per the Assessor’s website, historically taxes had been paid for Single Family One Acre zoning. Ms. Manzo clarified that “the southern part of the property is split-zoned.” She also explained that the Assessor’s map did not show the split zoning; however, the maps in the supporting documentation were correct. She stated that the two parcels that were part of the overall site and the entire 80 acres had the potential to be developed as 132 units. Supervisor Giomi objected to Mr. Forsberg’s comment that “everyone wants to see [the land] as an open field.” He noted that the public’s objection is about the density. He also did not believe that CCMC 17.10 was met and that it was a well-thought-out development.

(9:54:51) – Applicant representative Dave Snelgrove introduced himself as the Planning and Right-of-Way Manager for CFA, Inc. and reviewed the project map, incorporated into the record. He believed that the property owners planned to continue the ranching activity. He reviewed the proposed open space area and believed it would meet the Purpose section of CCMC 17.10. He highlighted the connectivity of the Mountain Street trails to the public lands as the “tradeoff” to the City. Mr. Snelgrove cited CCMC 17.10.046 noting that it listed the code requirements of the volume of minimum open space and pointed out on the map that they had met and exceeded the code requirements. He also noted that they were trying to be responsive to the Planning Commission’s comments with the provided redesign, including appropriate traffic calming measures. Mr. Forsberg clarified that they had modified their traffic study after consulting (and sharing the cost) with the neighboring Ash Canyon development project (items 25.A and 25.B). He also requested a recess after public comments to have a discussion with his client. Mayor Bagwell entertained public comments.

(10:06:011) – Paul Longshore introduced himself as a West Washington Street resident and thanked the Board for their service. Mr. Longshore noted that they had invested in beautifying their home with the knowledge that it was in the Single Family One Acre zoning. He did not object to the development but was concerned about the high-density project. He urged the Board not to vote against the decision of the Planning Commission.

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the November 3, 2022 Meeting**

**Page 11**

(10:09:40) – Brian Ferenz introduced himself as a resident living on the “northwest corner of this development.” Mr. Ferenz believed that “the developer got it completely wrong when he said we’ve met every line of the open space letter of the law.” He commended the Board for asking questions and believed it was the Board’s job to “maintain its [open space] purpose and intent.” Mr. Ferenz believed that the developer was “changing the zoning” and was certain that most drivers would utilize the shortest distance, including his neighborhood.

(10:14:01) – Joe Lachew introduced himself as a Carson City resident since 1962 and recommended “coving” which he described as an open area with homes around the open space. He provided drawings to the Board as a recommendation, and he wished to ensure promoting hiking and bicycling as promotable activities associated with the Lincoln Highway.

(10:17:20) – Jeff Foltz agreed with the Board to return the item to the Planning Commission, acknowledging that the Board correctly had relied on the expertise of the Commission. He believed the project “should not be done in a hurry” and encouraged the applicant to take the time to do “a proper redesign,” noting that they had only addressed one of the Commission’s concerns.

(10:19:00) – Heather Coe explained that her family owned many properties in the area. She had attended the Planning Commission meeting and relayed conversations with many residents who were opposed to the project. She encouraged the Board to adhere to the Master Plan, adding that the residents wished to see the neighborhood safe and consistent. She recalled the difficulty of exiting the area after the Waterfall Fire and after area school events. She was also in favor of returning the item to the Planning Commission for a recommendation.

(10:22:15) – There were no additional public comments. Per the applicant’s earlier request, Mayor Bagwell recessed the meeting.

(10:33:10) – Mayor Bagwell reconvened the meeting. A quorum was still present.

(10:33:23) – Mr. Forsberg explained that after conferring with his client and “out of respect for the process” they would agree to return the item to the Planning Commission.

(10:34:02) – Supervisor White recommended upholding the Planning Commission’s denial of the project as it did not “fit the letter of the law that [CCMC] 17 provides. It says that in 17.10.020 that common open space is to be designed to be integral to the project.” He was unclear about what the developer intended to do with the open space as they had mentioned keeping it open space or possibly developing it later. Mayor Bagwell and Supervisor Schuette were in favor of returning the item to the Planning Commission. The Mayor also encouraged the developer to specify the use of the open space or work with the Open Space Department to look at opportunities that the City might have. Mr. Reese noted that a motion referring the item back to the Planning Commission would be necessary. Mayor Bagwell entertained a motion.

**(10:40:05) – Supervisor White moved to deny the Tentative Subdivision Map. Supervisor Giomi seconded the motion.** Supervisor Schuette cited the emergency evacuation issues stating she would vote against the motion.

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the November 3, 2022 Meeting**

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<b>RESULT:</b>	<b>FAILED (2-3-0)</b>
<b>MOVER:</b>	Supervisor White
<b>SECONDER:</b>	Supervisor Giomi
<b>AYES:</b>	Supervisors Giomi and White
<b>NAYS:</b>	Supervisors Jones, Schuette, and Mayor Bagwell
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**(10:45:35) – Mayor Bagwell moved to refer this application back to the Planning Commission at the concurrence of the applicant. Supervisor Schuette seconded the motion.**

<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Mayor Bagwell
<b>SECONDER:</b>	Supervisor Schuette
<b>AYES:</b>	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
<b>NAYS:</b>	Supervisor White
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**26. BOARD OF SUPERVISORS**

**NON-ACTION ITEMS.**

**FUTURE AGENDA ITEMS**

**STATUS REVIEW OF PROJECTS**

**INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

**CORRESPONDENCE TO THE BOARD OF SUPERVISORS**

**STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD**

**STAFF COMMENTS AND STATUS REPORT**

(11:04:12) – Mayor Bagwell entertained Board and Staff comments. Ms. Paulson thanked the election workers including City Staff and the volunteers, noting that “everything seems to be running smoothly.”

(11:04:50) – Supervisor Giomi thanked the Parks and Recreation staff for the great Boonanza event, calling it “spooktacular” and “one of the premier events in town.” He also thanked all the businesses that supported the event. Additionally, Supervisor Giomi praised Public Works, Muscle Powered, Waste Management, and all the volunteers for the cleanup after the Nevada Day Parade, noting that “the next day it looked like nothing happened.” He also believed “this year was the busiest Nevada Day in a long time.” Mayor Bagwell commented that it was a safe one as well, and without any arrests related to Nevada Day.

**CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL**



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** November 3, 2022

**Staff Contact:** Heather Manzo, Associate Planner

**Agenda Title:** For Possible Action: Discussion and possible action regarding an application from Andersen-Colard Ranch Enterprises, LLC ("Applicant") concerning a tentative subdivision map (SUB-2022-0374) known as Andersen Ranch West, to create 61 single-family residential lots and a 50.33-acre remainder parcel with an existing residence on an ±80.53 acre site zoned Single Family 1 Acre ("SF1A") and Single Family 12,000 Square Feet ("SF12"), located west of Ormsby Boulevard and north of Kings Canyon Road, Assessor's Parcel Numbers ("APNs") 009-012-20 and -21. (Heather Manzo, hmanzo@carson.org)

Staff Summary: The Applicant is requesting to subdivide an ±80.53-acre site consisting of two parcels into 61 single-family residential lots with a minimum lot size of ±14,380 square feet, 3.82 acres of common open space, and a 50.33-acre remainder parcel with an existing residence, using the provisions of Carson City Municipal Code ("CCMC") Chapter 17.10 - Common Open Space Development. The Board of Supervisors ("Board") is authorized to approve, conditionally approve or deny a tentative subdivision map. The Planning Commission recommended denial of the tentative subdivision map.

**Agenda Action:** Formal Action / Motion **Time Requested:** 20 minutes

---

### **Proposed Motion**

I move to deny the tentative subdivision map, as discussed on the record.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

September 28, 2022 (Item 6E) - The Planning Commission recommended denial of the request by a 6-1 vote based on their inability to make the required findings. The Commission stated that they were unable to make findings 6, 8 and 11.

### **Background/Issues & Analysis**

The Board is authorized to approve, conditionally approve or deny tentative subdivision maps. The Planning Commission makes a recommendation to the Board. The Planning Commission recommended denial of the tentative subdivision map. Additional information is contained in the attached memo dated October 17, 2022.

Should the Board make all findings in the affirmative to approve the tentative subdivision map, Exhibit A attached to this report outlines the recommended conditions of approval as noted in the September 28, 2022 Planning Commission staff report and as modified by a staff memo to the Planning Commission dated September 27, 2022.

If the Board conditionally approves or denies the tentative subdivision map, the Board is required to state its reasons for that action on the record.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.330 and 278.349; and CCMC Chapters 17.05, 17.07 and 17.10

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Approve the tentative subdivision map; approve the tentative subdivision map with the conditions recommended by staff; approve the tentative subdivision map but modify the conditions recommended by staff; send this matter back to the Planning Commission for reconsideration (if agreed to by the Applicant); and/or provide alternative direction.

**Attachments:**

[LU-2022-0374\\_-\\_Memo\\_to\\_BOS\\_-\\_11-3-2022.docx](#)

[Attachment 1 - Applicant Response to PC Recommendation](#)

[Exhibit A - Recommended Conditions of Approval for SUB-2022-0374.docx](#)

[10-19-2022 BOS Public Comment Foltz](#)

[9-28-2022 PC - Late Material & Staff Report](#)

[9-28-2022 PC - Public Comment](#)

[9-28-2022 PC - Supporting Material - Part 1](#)

[9-28-2022 PC - Supporting Material - Part 2](#)

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)



108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180  
Hearing Impaired: 711

## MEMORANDUM

Board of Supervisors Meeting of November 3, 2022

**TO:** Board of Supervisors

**FROM:** Heather Manzo  
Associate Planner

**DATE:** October 17, 2022

**SUBJECT:** For Possible Action: Discussion and possible action regarding an application from Andersen-Colard Ranch Enterprises, LLC (“Applicant”) for a tentative subdivision map (SUB-2022-0374) known as Andersen Ranch West, to create 61 single-family residential lots and a 50.33-acre remainder parcel with an existing residence on an ±80.53 acre site zoned Single Family 1 Acre (“SF1A”) and Single Family 12,000 Square Feet (“SF12”), located west of Ormsby Boulevard and north of Kings Canyon Road, Assessor’s Parcel Numbers (“APNs”) 009-012-20 and -21.

At its meeting on September 28, 2022, the Planning Commission recommended denial of the request noting their inability to make tentative map findings 6, 8, and 11. The following summarizes the Planning Commission’s discussion as it relates to these findings:

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

The Commission felt the proposal did not adhere to the purpose of Carson City Municipal Code (“CCMC”) Chapter 17.10 (Common Open Space Development) as stated in CCMC 17.10.005 as the development was not a cluster subdivision that preserved or provided open space, the project does not offer any protections of natural, cultural or scenic resources, did not minimize road building, and did not offer a mix of housing types. The Commission noted that the development should include large usable open space. The Commission stated the multi-use pathways and detention basins were not sufficient usable common open space areas and that an opportunity was missed by utilizing Ash Canyon Creek as a project boundary rather than incorporating the creek into their common open space amenities.

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

Commissioners discussed the addition of four new streets between the Ash Canyon subdivision and this proposed project onto North Ormsby Boulevard appeared to create conflicts and did not seem to have enough spacing between existing and proposed intersections. It was suggested that the northern project roadway be shifted south to align with the Ash Canyon project and the southern roadway be shifted further south to make a through connection of West Washington

Street from the western project boundary to the North Ormsby Boulevard and West Washington Street intersection.

The Commission stated the proposed subdivision did not include an opportunity for a roadway connection from the proposed development to the 50-acre remainder parcel to the south. Because the remainder parcel abuts existing developments to the east and west, approval of the proposed project would result in Kings Canyon Road as the only access point, eliminating the possibility of secondary access with future development. It was noted that since the subject site encompassed the full 80 acres of land, considerations for access to the remainder parcel should be made with this project to make the required finding.

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

As discussed under Finding 8 above, the Commission was unable to make Finding 11 as the proposal takes into consideration emergency access for only the portion of the site currently proposed for development. By not providing alternative access for the remainder parcel accessibility of fire protection will be limited to only Kings Canyon Road.

Applicant Response to Planning Commission Action:

On October 17, 2022, the Applicant provided an updated tentative subdivision map along with a summary of changes the Applicant's team has incorporated into the plan to address the concerns the Planning Commission had noted during the September 28, 2022 public hearing (**Attachment 1**).

The revised tentative subdivision map removes one of the two access roads on Ormsby Boulevard and aligns the roadway with the proposed roadway for the Ash Canyon development located on the east side of Ormsby Boulevard. The Applicant has stated that there is sufficient remainder parcel frontage on Ormsby Boulevard to accommodate secondary access at the time the remainder parcel is proposed for development.

The Applicant has noted in their response letter that the proposed common open space development adheres to all of the established standards contained in CCMC Chapter 17.10.

**Heather Manzo**

---

**From:** David Snelgrove <dsnelgrove@cfareno.com>  
**Sent:** Monday, October 17, 2022 11:43 AM  
**To:** Heather Manzo  
**Cc:** Brian Moon, P.E.; Denny Colard; Mark Forsberg; Dustin Barker; Tim Scheideman; Justin Listar, P.E.  
**Subject:** Re: Andersen Ranch West - Changes to Plan and Legal Findings that PC Could Not Make  
**Attachments:** image001.jpg; image002.png; Andersen Ranch West - REV TM Sheets.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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Heather:

I took a look at these amendment sheets and would like to have these sheets included with the Staff report that you are in process of completing for final review prior to publication.

These sheets clearly identify the access adjustment on N. Ormsby to create a 4-way intersection with the southern tentatively mapped access within the Ash Canyon Subdivision on the east side of N. Ormsby.

Additionally, there is a note for a future Emergency Vehicle Access noted on these amended plans. The point of access is where the existing gates ranch access is located on the western side of N. Ormsby at the intersection of Washington and Ormsby. This basically assures a reservation of an emergency access if/when development occurs on the 50+ acre remainder property. It should be noted that the 50+ acre remainder area is currently operated and will continue to operate as a functioning ranch.

Thank you for your help and discussion regarding this case and your timing for the staff report.

Dave Snelgrove, AICP  
(775) 737-8910

Sent from my iPhone

On Oct 17, 2022, at 11:13 AM, Justin Listar, P.E. <jlistar@lumosinc.com> wrote:

Hi Heather – please see attached for the revised civil TM sheets reflecting the site plan change to have one connection to Ormsby, better aligning with the Ash Canyon subdivision to the east.

The site plan does not have any bearings/distances, etc, but the lot areas are revised and are current. Once our surveyors have had the chance to update their TM sheets, we will revise and reissue the site plan sheet with all appropriate information.

Let me know if there is anything else needed in preparation for the Board of Supervisor's meeting.

Thanks,

Justin

**Justin Listar, P.E.**  
Project Engineer  
Engineering Division  
9222 Prototype Drive  
Reno, NV 89521  
775.827.6111  
jlistar@LumosInc.com

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**From:** David Snelgrove <dsnelgrove@cfareno.com>  
**Sent:** Monday, October 17, 2022 6:35 AM  
**To:** Heather Manzo <HManzo@carson.org>  
**Cc:** Brian Moon, P.E. <bmoon@lumosinc.com>; Justin Listar, P.E. <jlistar@LumosInc.com>; Denny Colard <dennis@colard.com>; Mark Forsberg <Mark@oshinskiforsberg.com>; Dustin Barker <Dustin.Barker@lennar.com>; Tim Scheideman <Tim.Scheideman@lennar.com>  
**Subject:** Andersen Ranch West - Changes to Plan and Legal Findings that PC Could Not Make

Below are the findings that you had mentioned were not able to be made by the Planning Commission. Our team has been working on how or if we believe that there is any address that is necessary with each of these. Attached is a draft layout that Justin is continuing to work on as the amendment.

***Finding 6 - Conformity with the zoning ordinance and land use element of the city's master plan.***  
We do not agree with Planning Commissions belief that we did not conform with CCC 17.10. We far exceed the open space requirements that are identified within the code and we do believe that the connection that is made from east to west to connect the mountain street trail connection to the Quil Ranch is a substantial improvement to the area benefiting not only the future residents in the Andersen

Ranch West project but also the entire community. This does not include the lineal pathway system and park amenity at the NW corner of the proposed subdivision.

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

How we are addressing – We are finalizing site plan level information for a modification to the access such that we will only have 1 access point to N. Ormsby that will align with the southern access point of the Ash Canyon project. Justin at Lumos is finishing the modified sheets to show this. We will not have amended tentative map sheets at this time nor any amended grading and utility plans. We would like to get a general feel that this is a good modification from staff before we make additional time consuming and costly revisions all of the project plans.

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

There is already an access where improvements were recently made at the NE corner of the 50+ acre remainder parcel. The remainder parcel will continue to function as a working ranch and any formalization of an emergency access at this point is not necessary, but we can put a place holder for future secondary access if/when future development occurs on the southern/remainder property.

I will be in Las Vegas until Wednesday at the Nevada APA conference but will be available on and off via cell phone and can review and respond via email, as time permits.

Please feel free to call me this morning if you have any questions.

**R DAVID SNELGROVE, AICP, PLANNING AND RIGHT-OF-WAY MANAGER**

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**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS

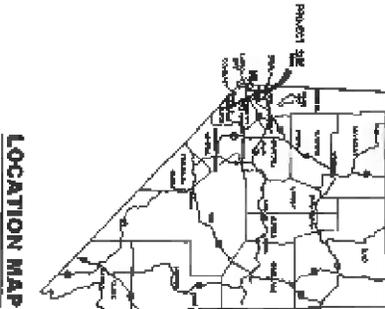
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
MAIN 775-856-1160 ■ EXT 102 ■ DIRECT 775-856-7073 ■ [CFARENO.COM](http://CFARENO.COM)

# ANDERSEN-COLARD RANCH ENTERPRISES, LLC ANDERSEN RANCH WEST COMMON OPEN SPACE TENTATIVE SUBDIVISION MAP

APN: 009-012-20, 009-012-21

**OWNER/DEVELOPER**  
ANDERSEN-COLARD RANCH ENT., LLC  
ATTN: MEG KALLEY  
P.O. BOX 1746  
CARSON CITY, NV 89702  
TEL: 775.724.3712

**ENGINEER**  
306 N. GURRY ST., STE. 200  
CARSON CITY, NEVADA 89703  
TEL: 775.483.7877  
INFO@LUMOSINC.COM



**LOCATION MAP**



**VICINITY MAP**

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THE BOUNDARIES OF THE PROJECT SITE IS THE 1983 NAD 83 MERIDIAN. THE BEARING OF THE BOUNDARIES OF THE PROJECT SITE IS BASED ON THE 1983 NAD 83 MERIDIAN. THE BEARING OF THE BOUNDARIES OF THE PROJECT SITE IS BASED ON THE 1983 NAD 83 MERIDIAN. THE BEARING OF THE BOUNDARIES OF THE PROJECT SITE IS BASED ON THE 1983 NAD 83 MERIDIAN.

**LEGAL DESCRIPTION**  
ALL LOTS, CAPRENTAL PROPERTY, ETC. IN THE PROJECT SITE ARE SUBJECT TO THE EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS SHOWN ON THE PLATS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, AND THE COUNTY OF WASHINGTON, WASHINGTON. THE PROJECT SITE IS SUBJECT TO THE EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS SHOWN ON THE PLATS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, AND THE COUNTY OF WASHINGTON, WASHINGTON.

**BASIS OF ELEVATION**  
THE BASIS OF ELEVATION FOR THE PROJECT SITE IS THE 1983 NAD 83 MERIDIAN. THE ELEVATION OF THE BOUNDARIES OF THE PROJECT SITE IS BASED ON THE 1983 NAD 83 MERIDIAN. THE ELEVATION OF THE BOUNDARIES OF THE PROJECT SITE IS BASED ON THE 1983 NAD 83 MERIDIAN.

**SITE INFORMATION**  
APPROXIMATE AREA OF PROJECT SITE IS 1.2 ACRES. THE PROJECT SITE IS SUBJECT TO THE EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS SHOWN ON THE PLATS OF RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF CLATSOP, OREGON, AND THE COUNTY OF WASHINGTON, WASHINGTON.

**SHEET INDEX:**

TITLE SHEET	C1.0
RESISTIVE ELECTRICAL MAP	C1.1
UTILITY MAP	C1.2
DEVELOPMENT PLAN	C1.3
PROPOSED CONCRETE PAVEMENT	C1.4
PROPOSED ASPHALT PAVEMENT	C1.5
PROPOSED GRASS PAVEMENT	C1.6

**LUMOS ASSOCIATES**

ANDERSEN-COLARD RANCH ENTERPRISES, LLC

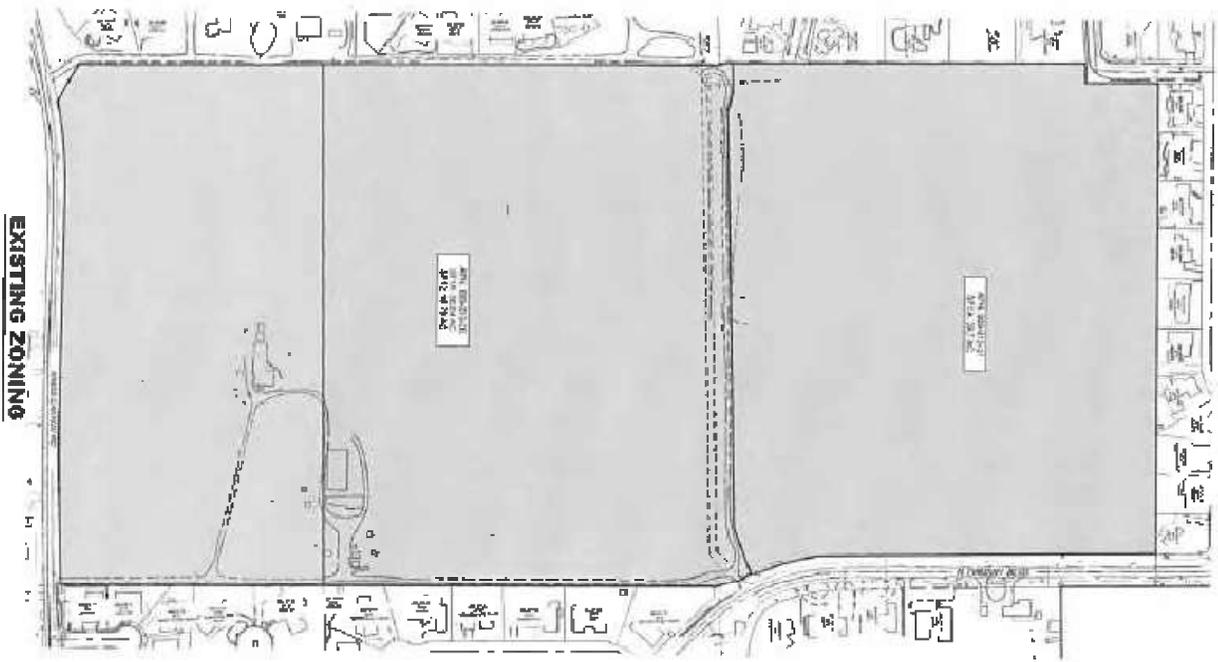
**ANDERSEN RANCH WEST  
COMMON OPEN SPACE DEVELOPMENT  
TITLE SHEET**

CARSON CITY

**C1.0**

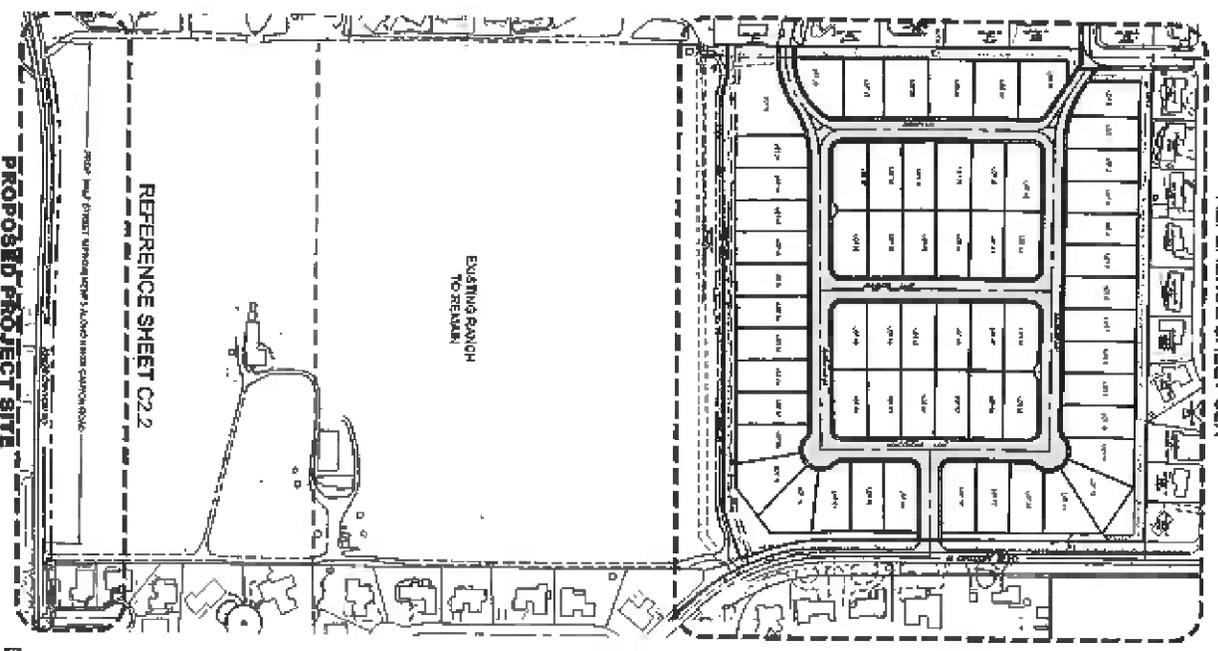
PRELIMINARY  
NOT FOR CONSTRUCTION

1/15/2023 11:53 AM



EXISTING ZONING

**LEGEND**  
 - - - - - EXISTING ZONING  
 - - - - - PROPOSED PROJECT SITE



REFERENCE SHEET C2.1

PROPOSED PROJECT SITE



**LA LUMBER ASSOCIATES**  
 ARCHITECTS  
 1000 W. 10TH STREET  
 LOS ANGELES, CA 90057  
 TEL: 213.480.1111  
 WWW.LALUMBERASSOCIATES.COM

ANDERSEN RANCH WEST  
 COMMON OPEN SPACE SUBDIVISION  
 EXISTING ZONING AND SITE PLAN

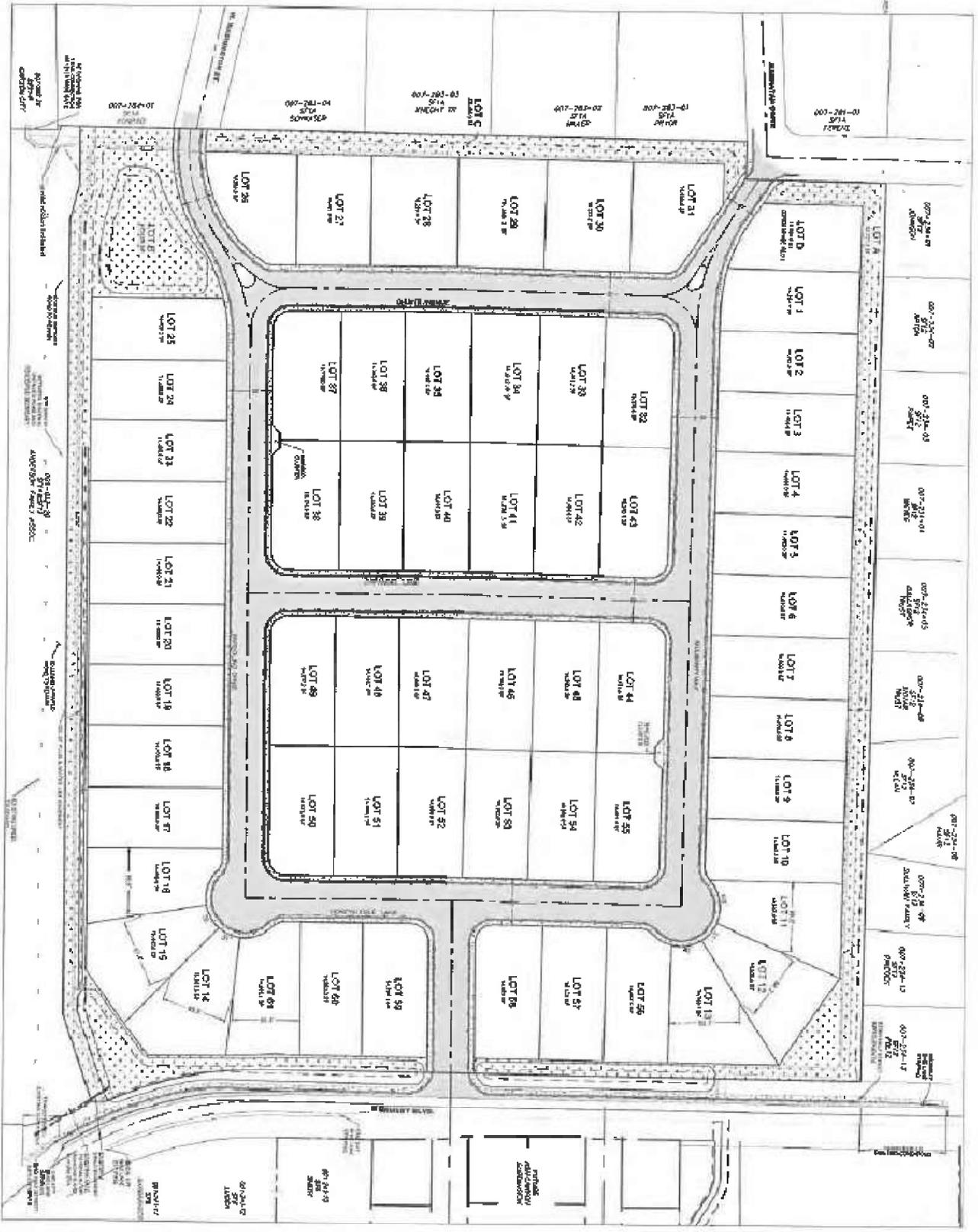
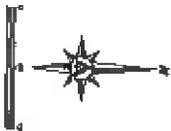
DATE: 1/15/2023  
 TIME: 11:53 AM

**C2.0**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

ANDERSEN RANCH ENTERPRISES, LLC

**LEGEND**



**LUMOS ASSOCIATES**  
 10000 15th Avenue, Suite 100  
 Denver, CO 80202  
 Phone: (303) 750-1100  
 www.lumos.com

ANDERSEN-COUGAR RANCH ENTERPRISES, LLC  
**ANDERSEN RANCH WEST  
 COMMON OPEN SPACE SUBDIVISION  
 SITE PLAN**

**PRELIMINARY  
 NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION

**C2.1**

APPROVED BY: [Signature]  
 DATE: [Date]

10000 15th Avenue, Suite 100, Denver, CO 80202  
 Phone: (303) 750-1100  
 www.lumos.com







## EXHIBIT A

### RECOMMENDED CONDITIONS OF APPROVAL:

The following are Tentative Map conditions of approval required per CCMC 18.02.105(5):

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease-and-desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the fire department of all hydrant locations.
6. The following note shall be placed on all final maps stating:  
  
*"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."*
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.
8. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.
14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The district attorney shall approve any CC&R's prior to recordation of the first final map.

**The following conditions are required per CCMC 17.10.050**

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
  - a. Vegetation management;
  - b. Watershed management;
  - c. Debris and litter removal;
  - d. Fire access and suppression;
  - e. Maintenance of public access and/or maintenance of limitations to public access; and
  - f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

The maintenance plan shall be submitted prior to final map recordation, recorded at the time of final map recordation, and referenced on the final map.
17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A homeowners association ("HOA") or similar entity must be formed for maintenance of common open space and other common areas.
18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. Prior to the approval of the first site improvement plan, the applicant shall have plans approved demonstrating that screening is provided through a mix of evergreen and deciduous trees within the common open space area and solid rear-yard fences for all lots which abut common open space.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

**Other Conditions of Approval:**

20. Prior to the approval of any site improvement permit or final subdivision map, the applicant shall demonstrate that a deed restriction has been recorded limiting the density of the remainder parcel. Based on the current allowable density of the overall subject site, as determined by the zoning districts, the maximum allowable remaining density for the ±50.33 acre remainder parcel shall be limited to 71 residential units. This limitation and associated deed restriction shall be noted on the final map.
21. The minimum lot size shall be 14,380 square feet and the minimum setbacks shall be noted on the final map and shall be as follows:

Front	20 feet
Side	10 feet
Street Side	15 feet
Rear	20 feet
22. With the site improvement permit application, the applicant shall provide the following:
  - a. A landscape and irrigation plan demonstrating compliance with the applicable sections of the Development Standards in Division 3 for the common area parcel and any other common area landscaping.
  - b. An open space exhibit demonstrating both quantitatively and qualitatively, compliance with the requirements of CCMC 17.10.046.
23. Prior to the issuance of a site improvement permit, the traffic impact study shall be updated to adjust the trip distribution analysis to the approval of the City Engineer. Based on the updated trip distribution, a pro-rata share contribution shall be calculated for the future North Ormsby Boulevard extension. Prior to the recordation of a final map, the applicant shall submit the pro-rata contribution, not to exceed \$118,895.13.
24. Prior to the issuance of a site improvement permit, the developer shall update the water, sewer and traffic impact study analyses to include the Ash Canyon Subdivision (SUB-2022-0375), should it be entitled. The traffic study shall be updated to analyze the turning movements at the North Ormsby Boulevard and Mulberry Way and North Ormsby Boulevard and Bardolino Drive to ensure there are no turning movement conflicts created between this subdivision and the Ash Canyon Subdivision. If updated studies recommend additional project mitigations, the developer shall incorporate the recommended mitigations, to the approval of the City Engineer.
25. Prior to the issuance of the site improvement permit and prior to the recordation of the final map, the applicant shall demonstrate that all internal streets will be constructed to meet the roadway section urban standard detail (C-5.1.8), including 5-foot-wide sidewalks on both sides of the street.
26. Prior to the issuance of a site improvement permit, the applicant shall demonstrate that plans include the construction of a multi-use path, sidewalks, and bike lanes that are in compliance with the Unified Pathways Master Plan (UPMP). The plans shall provide a connection of the multi-use path into sidewalks with a crosswalk at the intersection of

Mulberry Way and North Ormsby Boulevard. A rectangular rapid flashing beacon (RRFB) shall be installed at the crosswalk. Prior to the recordation of the final map, the applicant shall demonstrate that the multi-use pathways and sidewalks within the project site have been constructed or bonded for and shall have a public access easement.

27. Prior to the issuance of a site improvement permit, the applicant shall have plans approved which include a water sampling tap is located within a common area parcel near one of the project entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equivalent. Prior to the final inspection for the site improvement permit, the water sampling tap must be installed.
28. Prior to the issuance of a site improvement permit, the applicant shall evaluate the condition of the existing sewer manhole located at Mulberry Way and North Ormsby Boulevard. The applicant will be required to replace the manhole if condition warrants replacement as determined by the City Engineer.
29. The City will not be responsible for any landscape or irrigation system maintenance on the project. All landscaping and landscape maintenance in the right of way will be the sole responsibility of the developer, HOA, or similar entity. The developer is required to maintain all common landscape and open space areas within the development including any landscaping in the rights of way in perpetuity.
30. Carson City is a Bee City, USA. As a result, the developer shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City. The Carson City pollinator plant list and other plant selection resources can be found at [www.carsoncityusa.com](http://www.carsoncityusa.com).
31. The developer shall 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.

For more information on "best management practices" please contact The Carson City Parks, Recreation and Open Space Department.

32. Where possible, deciduous trees must be planted a minimum of 5 feet from any city/public street, sidewalk or pathway and evergreen trees must be planted a minimum of 10 feet from any city/public street, sidewalk or pathway. Fruit bearing, "non-fruiting" flowering or any other trees that drop debris such as seed pods shall be prohibited near or placed where they will eventually hang over public sidewalks or pathways.

33. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved to construct a multi-use path for public use. The applicant shall provide a 30 foot wide (minimum) easement for the path where the path does not abut the public right of way. The easement shall be for non-motorized public access. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA, or similar entity in perpetuity. The multi-use path (off street/paved/shared) shall be at least 10 feet wide and designed to meet AASHTO standards for a concrete path with an adjacent 3 foot wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Long Ranch Pathway system on the northeast corner of APN 007-392-39 to North Ormsby Boulevard.

October 19, 2022

Carson City Board of Supervisors  
C/O Carson City Planning Division, Heather Manzo  
108 E. Proctor Street  
Carson City, NV 89701

RE: Tentative Subdivision Map for Anderson Ranch West

Dear Board Members,

As you know, the Planning Commission recommended denial of this tentative map on October 28 for several reasons. These included:

1. Parcel sizes
2. Floodplain impact
3. Emergency access
4. Quality and quantity of open space
5. Access to Ormsby Boulevard
6. CCMC 17.10 Common Open Space Development

As you may also know, the applicant was given the opportunity by Staff to submit a revised tentative map to address the PC's concerns. The applicant declined. Most of these issues were also raised by me in my February 23, 2022 letter to the Community Development Director in response to the conceptual plan for the subdivision. Staff provided that letter to the developer more than seven months ago. No changes were made to address these issues.

#### PARCEL SIZES

The parcel where the development is proposed, APN 009-012-21, is zoned SF1A, 1 acre per dwelling unit. The project, however, proposes lot sizes from 0.32 acres to 0.51 acres on this parcel. Many of us who live adjacent to the proposed development purchased our homes knowing that this parcel might someday be divided into one acre lots because of this zoning. We never anticipated the possible development of 1/3 acre lots on this parcel.

#### FLOODPLAIN IMPACT

The flood hazard information contained in the conceptual plan is incomplete and misleading. While the Anderson Ranch Conceptual Drainage Memo acknowledges that the project site contains two flood hazard areas, Zone AO and AE, the FEMA FIRMette map submitted as a part of the application covers only a small portion of APN 009-012-21. FEMA map 3200010091F, however, shows that virtually all of APN 009-012-21 is in flood zone AE. This map should have been submitted as part of the application but was not.

#### EMERGENCY ACCESS

The tentative map does not identify any access from Anderson Ranch West to the 50.33 acre remainder parcel with its potential 71 lots. Furthermore, the proposed layout would preclude

any access to the remainder parcel from West Washington Street. This means that, if and when the remainder parcel is developed, all access for those 71 lots would have to come from Kings Canyon Road. The lack of any northerly access/egress raises safety concerns relative to wildfire and emergency services for this area. If Anderson Ranch West is approved as proposed, a northerly access for the remainder parcel will not be possible.

#### QUALITY and QUANTITY of OPEN SPACE

The applicant uses CCMC 17.10 – Common Open Space Development as a justification for reducing the lot size from one acre to approximately 1/3 acre. The purpose of CCMC 17.10 is stated in section 17.10.05 which reads:

*The purpose of this chapter is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, **in order to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types.*** (Emphasis added)

CCMC 17.10 was intended to benefit the COMMUNITY by providing substantial, usable open space throughout the development, beyond what would be provided through the standard approval process. The Long Ranch Estates subdivision, located adjacent to and west of the proposed remainder parcel, is a good example of what can be accomplished using CCMC 17.10. (PLEASE, if you are not familiar with this development, take an hour to explore its walking/running/biking paths, they are beautiful.) It provides spacious open spaces throughout the subdivision with widths far in excess of 100 feet in many locations. Anderson Ranch West, on the other hand, would provide open space only in narrow (30') corridors along the perimeter of the subdivision, and for its detention basins. And those open space areas would be required by the Master Plan (for the walking path connections) and by the CC Development Code (for the detention basins) under the normal application process WITHOUT invoking CCMC 17.10. In reality, the applicant has requested the benefits (transfer of density) of CCMC 17.10 without providing any open space above and beyond what is normally required for any other subdivision.

#### ACCESS to ORMSBY BOULEVARD

The conceptual map for the subdivision proposes two new intersections on North Ormsby Boulevard. The southerly intersection lies roughly 270' north of the Washington Street intersection on Ormsby. The northerly intersection is roughly 400' south of the existing Newman Place intersection.

Staff has an obligation to review all aspects of the tentative map, including access to Ormsby Boulevard. The fact that Carson City does not have a standard of its own for intersection spacing does not relieve staff of this obligation. If lacking a standard, staff should seek out a reasonable and accepted design standard and apply it to the project. As a retired Professional Civil Engineer with more than 30 years of experience in transportation, I have frequently applied the NDOT Access Management System and Design Standards in cases exactly like this one because it is a widely accepted design standard and it provides clear guidance. Alternatively, staff could choose to utilize access standards from another city or county if they feel those would be more appropriate, but staff needs to evaluate the proposed accesses.

The NDOT Access Management System and Design Standards require a minimum intersection spacing of 660' for full access to a road like Ormsby Boulevard, a minor collector with a posted speed limit of 35 mph. One way to achieve this spacing would be to shift the proposed development south approximately 270'. This would have multiple benefits including:

1. Improving the access to the development by aligning the southerly access with Washington Street. Not only would this provide more direct access to the subdivision, it would eliminate the conflicting turning movements associated with the four driveways located within 75' of the southerly access shown on the conceptual map.
2. Increasing the separation between the existing Newman Place intersection and the proposed new subdivision access to meet the NDOT minimum of 660 feet.
3. Providing a more direct alignment for the multi-purpose path at the north end of the project as it relates to the path that is currently under construction on the east side of Ormsby Boulevard.
4. Providing additional open space between the proposed new development and the existing development to the north. A similar open space area could also be provided along the western boundary adjacent to those existing homes. These changes could help to mitigate the fact that the proposed density in this area is three times the current zoning density.

Another way to address the intersection spacing without shifting the subdivision to the south would be to move the northerly access to align with the northerly access for the proposed Ash Canyon subdivision on the east side of Ormsby, and move the southerly access to align with Washington Street. This would require some changes to the layout of the streets within the subdivision.

The applicant's engineer is reluctant to relocate the southerly access to align with Washington Street because a small amount of right-of-way might be needed to do so. In the event that the applicant is unable to acquire the ROW, the City could acquire the land through condemnation or eminent domain, with the developer reimbursing the City for its costs. Accordingly, a potential need to acquire right-of-way should not be a factor when considering street layouts and their impact on public safety.

#### CCMC 17.10 COMMON OPEN SPACE DEVELOPMENT

The applicant proposes to transfer density from APN 009-0120-20 to APN 009-012-21 for the purpose of creating lots that are smaller than the current SF1A zoning allows. The application indicates that this process is in accordance with Carson City Municipal Code Chapter 17.10 - Common Open Space Development, and that "*the project will cluster develop in a manner that best utilizes the available land, while implementing common space and maintaining floodplain.*" As noted in the section above, CCMC 17.10 allows the use of clustering homes to preserve or provide open space. However, the layout of Anderson Ranch West is a simple grid. This grid does not constitute clustering, and the tentative map does not preserve or provide any open space beyond that which is required by the Carson City Master Plan and the Development Code. Furthermore, the tentative map does not provide ANY of the benefits listed in CCMC 17.10.05. The subdivision therefore does not meet the requirements of CCMC 17.10 and therefore the Board of Supervisors has no justification to approve the variations in lot size and transfer of density transfer requested under CCMC 17.10.

While I would prefer to see this property remain undeveloped, I respect the rights of the landowners to profit from the sale of their land. I do not, however, want to see the land developed in a way that negatively impacts safety, and which does not have a beneficial impact on the community. For these reasons I respectfully suggest that you deny this tentative map in its current form.

Thank you for the opportunity to provide these comments.

Yours truly,

Jeffrey L. Foltz  
1701 Newman Place  
CC, NV 89703

**MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, September 28, 2022 ● 4:00 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Jay Wiggins**

**Vice Chair – Teri Preston**

**Commissioner – Charles Borders, Jr.**

**Commissioner – Paul Esswein**

**Commissioner – Nathaniel Killgore**

**Commissioner – Sena Loyd**

**Commissioner – Richard Perry**

**Staff**

Hope Sullivan, Community Development Director

Heather Ferris, Planning Manager

Todd Reese, Senior Deputy District Attorney

Stephen Pott y, Senior Engineering Project Manager

Heather Manzo, Associate Planner

Tamar Warren, Senior Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office and are available for review during regular business hours.

The approved minutes of all meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**1. CALL TO ORDER**

(4:01:52) – Chairperson Wiggins called the meeting to order at 4:01 p.m.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

(4:02:00) – Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Jay Wiggins	Present	
Vice Chair Teri Preston	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	

**3. PLEDGE OF ALLEGIANCE**

(4:02:22) – Chairperson Wiggins led the Pledge of Allegiance.

#### 4. PUBLIC COMMENTS

(4:02:47) – Chairperson Wiggins entertained public comments; however, none were forthcoming.

#### 5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – AUGUST 31, 2022

(4:03:38) – Chairperson Wiggins introduced the item and entertained comments or changes; however, none were forthcoming. He also entertained a motion.

**(4:03:52) – Commissioner Perry moved to approve the minutes of the August 31, 2022 meeting as presented. The motion was seconded by Vice Chair Preston.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Perry
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

#### 6. MEETING ITEMS

**6.A LU-2022-0372 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CAPSTONE CONSTRUCTION SERVICES, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONVERSION OF A NON-RESIDENTIAL BUILDING INTO A 3-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”) LOCATED AT 2061 CALIFORNIA STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 009-085-07.**

(4:04:13) – Chairperson Wiggins introduced the item. Ms. Manzo presented the subject property and reviewed the agenda materials which are incorporated into the record. She also highlighted Condition of Approval No. 7 which stated: *Prior to the issuance of a site improvement permit, the applicant shall have plans approved which include a minimum of four code-compliant onsite parking spaces.* Applicant Adam Hurley noted his agreement to the Conditions of Approval outlined in the Staff Report. Commissioner Perry was informed by Mr. Hurley that the building would undergo improvement for better curb appeal. Chairperson Wiggins entertained public comments.

(4:09:00) – Richard Nagel inquired whether the smaller units were being considered as part of the total number of residences approved by the Growth Management Commission.

(4:10:15) – Ms. Manzo confirmed that the proposed units would be considered part of the total residential units approved as the City’s Growth Management Plan for this year.

(4:10:40) – There were no additional comments; therefore, Chairperson Wiggins entertained a motion.

**(4:11:00) – Commissioner Perry moved to approve the special use permit LU-2022-0372 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Loyd.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Perry
<b>SECONDER:</b>	Loyd
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.B ZA-2022-0382 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST BY APPLICANT CARSON CITY HOLDINGS, LLC (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING AN ORDINANCE RELATING TO ZONING; ADDING A BREWERY WITH A TASTING ROOM AS A PRIMARY PERMITTED USE IN THE TOURIST COMMERCIAL ZONING DISTRICT; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO AN ORDINANCE RELATING TO BREWERIES.**

(4:11:48) – Chairperson Wiggins introduced the item. Ms. Sullivan informed the Commissioners that they should consider the corrected Staff Report which is incorporated into the record and provided as late material. She also reviewed the updated Staff Report and recommended approval based on Staff’s ability to make the three findings of fact in the affirmative. She also responded to clarifying questions. Ms. Sullivan clarified for Commissioner Esswein that a brewery’s maximum size was not precluded; however, a tasting room would be required to satisfy the Tourist Commercial zoning component.

(4:22:25) – Applicant representative Keith Shellhamer provided background on the existing businesses on the property on which the current Shoe Tree Brewery exists and noted that the new brewery with a tasting groom would be located on nearby land they had acquired for expansion of the brewery, the restaurant, and the Hot Springs that comprise the businesses on the property. Mr. Shellhamer also responded to clarifying questions. Chairperson Wiggins entertained public comments; however, none were forthcoming. Commissioner Perry recommended moving *brewery with a tasting room* from the Permitted section of the Ordinance to the Conditional Use section. Chair Wiggins and Commissioner Borders agreed. Chairperson Wiggins entertained a motion.

**(4:29:36) – Commissioner Perry moved to recommend to the Board of Supervisors approval of ZA-2022-0382 with the following change to Title 18 Section 18.04.140 - Tourist commercial (TC): moving *brewery with a tasting room* from the Permitted section 1 of the Ordinance to the Conditional Use in section 3. The motion was seconded by Commissioner Borders.**

(4:30:20) – Ms. Sullivan clarified that the agenda title would also require a change to read: *An ordinance relating to zoning, adding a brewery with a tasting room use as a conditional use in the Tourist Commercial District. Both the mover and the seconder agreed to the modification of the motion.*

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Perry
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.C ZA-2022-0381 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM APPLICANT SARAH MARTIN (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING AN ORDINANCE RELATING TO ZONING; REVISING PROVISIONS TO DECREASE THE NUMBER OF GUEST ROOMS IN THE DEFINITION OF HOTEL; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

(4:31:16) – Chairperson Wiggins introduced the item. Ms. Sullivan gave background and presented the Staff Report and accompanying documentation, all of which are incorporated into the record. She also clarified that this request would not change where a hotel can be located. She added that “if you are in a Residential Zoning District, you cannot have a hotel or transient use of under 28 days.” Ms. Sullivan reminded everyone that the request would only change the number of guest rooms for a hotel from a minimum of six, to a minimum of three rooms, provided it was zoned appropriately. She also responded to clarifying questions and announced that the applicant Sarah Martin was present in the room.

(4:36:39) – Ms. Martin believed that the Inn would be a great asset to Carson City. She also explained that it would accommodate guests from Thursday until Sunday. Chairperson Wiggins entertained public comments.

(4:38:20) – Maxine Nietz inquired about the enforcement of transient occupancy in areas zoned as Residential.

(4:39:06) – Betsy Strasbourg inquired about “other commercial activities that will be carried out at this location.”

(4:39:47) – Ms. Sullivan clarified that the item is to change the definition of a hotel from a minimum of six bedrooms to three bedrooms. However, she wished to be clear that transient use of under 28 days was prohibited in Residential zoning districts and that enforcement for that would continue. Ms. Sullivan also clarified that the amendment could “create incentives for the adaptive reuse of some of our larger historic

properties.” She clarified that hotels could host events such as weddings. Chairperson Wiggins entertained a motion.

**(4:43:36) – Commissioner Borders moved to recommend to the Board of Supervisors approval of ZA-2022-0381 including the recommended modifications as recommended by the Board of Supervisors at its meeting on January 20, 2022. The motion was seconded by Vice Chair Preston.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**6.D SUB-2021-0215 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ROSEVIEW TOWNHOMES, LLC AND CARSON CITY (“APPLICANTS”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING AN AMENDMENT TO TENTATIVE SUBDIVISION MAP SUB-2021-0215 TO MODIFY CONDITION 17 REQUIRING THE WATER MAIN TO BE PRIVATE; AND ELIMINATE AND MODIFY CONDITIONS 24 AND 26 AS A VARIANCE IS NO LONGER REQUIRED, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS PLANNED UNIT DEVELOPMENT (“NB-P”), LOCATED AT 1147 W COLLEGE PARKWAY, ASSESSOR’S PARCEL NUMBERS (“APNS”) 007-462-16 AND 007-462-17.**

(4:45:10) – Chairperson Wiggins introduced the item. Ms. Ferris presented the Staff Report and the accompanying documentation, all of which are incorporated into the record. Mr. Pottéy clarified that the Nevada Department of Environmental Protection (NDEP) had “interpreted the Nevada Administrative Code (NAC) differently than we anticipated they would,” resulting in a change to the water main design.

(4:50:32) – Applicant Mark Turner noted his agreement to the Conditions of Approval outlined in the Staff Report. Chairperson Wiggins entertained public comments and when none were forthcoming, a motion.

**(4:51:24) – Vice Chair Preston moved to recommend approval of the amendment to Tentative Subdivision Map SUB-2021-0215 to the Board of Supervisors based on the ability to make the required findings and subject to the Conditions of Approval included in the staff report.”. The motion was seconded by Commissioner Esswein.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(4:52:22) – Chairperson Wiggins recessed the meeting to accommodate the time-specific item 6.E.

(5:14:12) – Chairperson Wiggins reconvened the meeting. A quorum was still present.

**6.E SUB-2022-0374 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ANDERSEN-COLARD RANCH ENTERPRISES, LLC (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A TENTATIVE SUBDIVISION MAP (SUB-2022-0374) KNOWN AS ANDERSEN RANCH WEST, TO CREATE 61 SINGLE FAMILY RESIDENTIAL LOTS AND A 50.33-ACRE REMAINDER PARCEL WITH AN EXISTING RESIDENCE ON AN ±80.53 ACRE SITE ZONED SINGLE FAMILY 1 ACRE (“SF1A”) AND SINGLE FAMILY 12,000 SQUARE FEET (“SF12”), LOCATED WEST OF ORMSBY BOULEVARD AND NORTH OF KINGS CANYON ROAD, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-012-20 AND -21.**

(5:14:20) – Chairperson Wiggins introduced the item. Ms. Manzo introduced the subject site, presented the Staff Report and accompanying documentation, incorporated into the record, and responded to clarifying questions. She also highlighted the receipt of public comments which are also incorporated into the record and summarized the following topics of concern: traffic issues; changing the neighborhood’s character; wildlife impacts; opposition to Chapter 17.01.10 of the Carson City Municipal Code (CCMC); Ash Canyon Road conditions; floodplain concerns; dust control; and water resources. Ms. Manzo also highlighted a Staff memorandum that included modified Conditions of approval and another from the traffic engineering firm that provided a traffic report which addressed the traffic concern for this and the neighboring project.

(5:24:40) – Ms. Manzo clarified for Commissioner Esswein that in Condition of Approval No. 20, the deed restriction was recommended: “to limit the developable number of units to conform with the overall zoning of the overall 80-acre site.” Commissioner Borders recommended identifying common areas as lots and Ms. Manzo noted that they would be on the final map. Commissioner Perry was informed by Mr. Pott y that the City had “sufficient water right and water supply to meet that demand.” He also expressed concern that the proposed site was in a floodplain and Mr. Pott y stated that the applicant had been working with the City’s chief stormwater engineer to evaluate “how changing the flood zone impacts the overall flood zone, including upstream and downstream areas.”

(5:36:00) – Commissioner Esswein believed that the streets were residential; however, they were being designed as collector streets and inquired whether the size of the roads would be reduced given that the development was proposing to allow for through traffic on the roads. City Engineer Randall Rice explained the need to have room for improvement and clarified that they had been working with the City’s Transportation Division to shrink the size of the above-mentioned roads. Ms. Manzo informed Commissioner Loyd that a children’s play area was planned by the applicant and parking would be available “on both sides of the street.”

(5:41:23) – Applicant representative Mark Forsberg introduced himself as an attorney representing the property owners Dennis and Kim Colard, whom he called “good stewards of the community” who are now unable to tend to the ranch. Planning Consultant Dave Snelgrove introduced himself, Brian Moon of Lumos and Associates, and Loren Chilson of Headway Transportation. Mr. Snelgrove reviewed the project map and a presentation, incorporated into the record, and the team responded to clarifying questions. Commissioner Loyd expressed concern regarding not enough evacuation options in case of a wildfire. Commissioner Perry recommended using the correct State Water Resources calculations for [water] pipe sizing. Mr. Snelgrove also noted that the new modeling done by the property owners had shown “a fairly significant amount of land that actually should never have been in the floodplain” and would be corrected with a new Conditional Letter of Map Revision (CLOMR) application.

(6:10:06) – Mr. Chilson explained that the developer would follow the City’s standards for street width. Discussion ensued regarding street parking for the playground, and the development team believed that most of the streets would have parking on both sides of the street to accommodate access. Mr. Pottéy informed Commissioner Loyd that the Fire Department’s review had not been for the remainder of the parcel since there was no proposed development at this time. Ms. Sullivan explained that Staff would look at the entire parcel for fire access and not the portion being developed. Mr. Snelgrove also noted that there was no street connectivity between the proposed development and “what’s to the south of it.” Commissioner Perry received confirmation that the trail system and the detention basin areas would be maintained by the homeowners’ association (HOA). Chairperson Wiggins entertained public comments.

(6:18:35) – Ms. Nietz opposed CCMC 17.10 and noted that “in the conceptual review, the scope of review is solely based on Parcel No. 21 and the proposed development is located within the SF 1A (one Acre) zoning district and does not appear to conform to density limitations for the zone.” She also explained that per the applicant, the southern parcel would remain unchanged and that no zoning map amendments would be proposed. She believed that the northern parcel should be developed as one-acre properties as zoned. She also noted that should the property be developed, the hours of construction stated in the Conditions of Approval should be 8 a.m. until 5 p.m. Monday through Friday. She objected to detention basins being considered open space as they were part of the infrastructure. Ms. Nietz requested that no additional dirt be brought in, that two water trucks remain on site, and the work area be fenced for the safety of the children. Additionally, she requested that only single-story homes are built.

(6:21:55) – Ron Knecht introduced himself as a Spencer Street resident and requested stop signs on both directions of Washington Street and Manhattan Drive. He also wished to have “quiet enjoyment of our property” by proposing a buffer between the homes on Spencer Street from the proposed project.

(6:24:35) – Richard Nagel introduced himself as a Tahoe Drive resident and explained that they have experience with flooding in the area. He also requested a better fire escape route, citing the issues experienced during the Waterfall Fire. Mr. Nagel expressed concern regarding the water availability and wished to see “the development done in a way that doesn’t cost lives.”

(6:27:25) – Joe Lachew introduced himself as a Carson City resident since 1962 who has seen flooding in the area. He also objected to the road graders and dirt compactors that have caused problems such as falling pictures and cracks in his house. Mr. Lachew believed that the dirt control materials have “whitewashed” his car and house and objected to the Saturday and early weekday construction. He also believed that four homes are being built on a spring.

(6:31:08) – Brian Smith introduced himself as a North Ormsby Boulevard resident and objected to the statement that the applicants had been good stewards of the community. He believed that two-story residences will be built to accommodate the smaller lot sizes and inquired about plans to continue Washington Street to Manhattan Drive. Mr. Smith also expressed concern about the already existing traffic issue which he thought would worsen by the proposed project.

(6:33:38) – Jeffrey Foltz introduced himself as an area resident and a retired civil engineer. Mr. Foltz referenced his public comment, received via email, and highlighted his concerns on intersection spacing which are incorporated into the record via his public comment.

(6:37:34) – Heather Coe noted that she had “a problem with you approving any of this.” She believed that there would be issues with fires and floods, calling past evacuation processes “horrific.” Ms. Coe was also concerned about the safety of the schoolchildren walking to and from Bordewich Bray Elementary School and wished to have a “moratorium on Title 17.”

(6:40:25) – Steve Pryor introduced himself as a Spencer Street resident and explained that they had purchased their home based on the one-acre zoning of the neighborhood. As a structural engineer, he expressed concern regarding the City’s inability to provide costly long-term water mitigation plans. He urged the Commission not to approve the project and have the developers return with plans for homes zoned as SF 1A.

(6:42:32) – Brian Firenz introduced himself as an area resident who had also purchased his property based on the SF 1A zoning. He also noted that the designated common open space did not “seem to meet the intent” of the open space criteria. Mr. Firenz was also concerned about the traffic patterns and believed that the new residents would take shortcuts through Ash Canyon and create more congestion to reach Hwy 580.

(6:45:30) – Sam Taylor introduced himself as an Ash Canyon resident. Mr. Taylor preferred wide roads and that is why he purchased his home in his area. He was not opposed to the project as he believed “it opens up the paths and the roads and allows us to basically have a nice close park.” Mr. Taylor believed that the development provided opportunities for bicycle riding and walking, giving it “a neighborhood feel.”

(6:47:46) – Maryam Young introduced herself as a West Washington Street resident and recommended keeping the SF 1A zoning. She cited the traffic on her street when Longview Way was closed for repairs and believed the additional 61 homes would cause a lot of traffic.

(6:49:55) – Dan Dykes introduced himself as an Ash Canyon Road resident and expressed concern that the construction trucks of more than one development would use the same ingress and egress roads. He also recommended strict timelines for finishing the access roads.

(6:51:59) – Gary Kilty introduced himself as a West Washington Street resident and stated that he had lived there because of the SF 1A zoning and considered it unfair to those who have lived in the area for that reason. He wished to see the zoning unchanged.

(6:53:15) – Randy Clark introduced himself as an area resident and explained that “everything above Ormsby [Boulevard] is over an acre. And to see smaller, little homes come in below us, just doesn’t seem right,” calling the neighborhood “affluent.”

(6:54:14) – Sue Masiello introduced herself as a Manhattan Drive resident and stated that she had purchased her home in Carson City to avoid traffic and to live on larger lots. Ms. Masiello expressed concern about water availability since residents currently were limited when watering their plants and believed that it was important to have less traffic for the safety of the children.

(6:56:39) – Marinka Willig was also concerned about the high-density housing. She noted that they had chosen to live in the area because of the large lots. Ms. Willig also had concerns about the water, especially if a lithium mine is opened in Nevada.

(6:58:22) – Sean Gallagher introduced himself as a Maison Way resident and agreed with previous comments regarding high-density homes and the issues that were raised. Mr. Gallagher believed that the Andersons’ property rights should be respected; however, he urged the Board to consider a compromise and the wishes of the community.

(7:01:47) – Ms. Strasbourg explained that she had exchanged tumbleweed for dust and mice with the new development in the area. She also stated that she did not support CCMC 17.10, adding it should be withdrawn or changed.

(7:03:07) – Abigail Johnson, a Maison Way resident, was in support of dark skies and recommended not changing the character of their neighborhood with street lights.

(7:04:55) – Scott Anderson introduced himself as a 60-year resident of Carson City and expressed concerns about traffic, water, and school zone safety. He was also opposed to higher-density homes.

(7:07:30) – Debbie Lachew introduced herself as an area resident and noted her concern about the impact of the high-density homes on the schools and on the medical community. She also noted that the “whitewash” from the construction was difficult to remove adding that they were inundated by mice as well.

(7:10:23) – Paul Longshore introduced himself as a West Washington Street resident and believed that the neighborhood should remain zoned for one-acre lots because “it does not fit into the area.” He was also concerned about drainage, traffic, and parking by those visiting the park.

(7:13:46) – Chairperson Wiggins entertained additional public comments and when none were forthcoming, he closed the public comment period and invited Staff to respond to the public’s concerns. Ms. Manzo explained that the Carson City School District had acknowledged a decline in the student population and an increase in the older population, which meant they could serve the increased student base. Chairperson Wiggins clarified that the Planning Commission meets as the Growth Management Commission at least once per year and gathers input from the City experts regarding water, schools, and other growth-related topics, [after which a growth percentage is established]. He invited members of the public to attend the Growth Management meetings and clarified that eliminating CCMC 17.10 is not within the purview of this Commission. Ms. Manzo explained that “the applicant would not tear down existing fences to facilitate the development.” She also noted the presence of a 30-foot-wide buffer that includes landscaping and a multi-use pathway along the edges of the development, except on the Ormsby Boulevard side where a 20-foot-wide buffer is proposed. Ms. Manzo stated that CCMC 17.10 allowed the minimum standards and to approve subdivisions such as the one proposed, which meets the code provisions.

(7:18:20) – Development Engineering Assistant Project Manager Lisa MacIsaac explained that the applicant had been requested to submit a revised geotechnical report analyzing the high groundwater table which had fluctuated in the past. She also indicated that the Transportation Division had anticipated that Ormsby Boulevard would “go through” in 10 years. As for the sewer system, Ms. MacIsaac stated that the current sewer system was not at capacity; however, a revised sewer report would be required. Should there be new sewer requirements, according to Ms. MacIsaac, the developer would be required to mitigate the situation. She reiterated the comment that the Growth Management Commission had made its water and transportation decisions based on recommendations by City Staff. She noted that the project required a dust control permit from NDEP; however, based on the lessons learned from the Anderson Ranch project, the application of a temporary palliative would be required. Ms. MacIsaac explained that there was no code requirement or precedent for using the Nevada Department of Transportation (NDOT) requirements on local streets; however, they have urged developers to ensure no conflicts between the two subdivisions pertaining to the intersection spacing between the two entrances. She noted that the water department would be investigating the water pressure issues raised through public comments.

(7:21:39) – Mr. Pottéy addressed the flooding comments and believed that a 42-inch culvert installed in 2016 contributed to the reduction in flooding on Washington Street. He also explained that the drainage issues at the end of Washington Street would be ironed out during the site improvement stage. Mr. Pottéy indicated that there were no standards prohibiting multiple uses of open space and detention basins combined. He also stated that the applicant would address the grading issues raised by Ms. Nietz and wished to follow the code in addressing the water truck numbers with the additional request that mitigation increase on an as-needed basis based on the information given to Community Development. Mr. Pottéy addressed the dark skies request, noting it was a requirement, and added that the intersections were meant to disperse traffic effectively.

(7:30:53) – Chairperson Wiggins recessed the meeting.

(7:42:01) – Chairperson Wiggins reconvened the meeting. A quorum was still present.

(7:42:08) – Chairperson Wiggins entertained Commissioner questions and/or comments. He referenced the Carson City Master Plan, noting that it believed “growth is okay, but it has to follow some rules.” Additionally, he interpreted that the Master Plan discouraged developments on the City’s hills; therefore, “the Master Plan guides us towards infill” such as the proposed project which created up to 30-foot buffer zones and setbacks. He also believed that construction traffic could be limited. Commissioner Esswein cited CCMC 17.10.005 – Purpose:

*The purpose of this chapter is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, in order to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types.*

Commissioner Esswein did not believe that the project design meets the purpose of CCMC.17.10. He recommended that applicants rework the project and create “some real open space” and not use detention basins and walkways as open space.

(7:46:20) – Commissioner Loyd agreed with Commissioner Esswein’s comments. She also wished to consider all 80 acres, and address future fire and evacuation needs. Commissioner Killgore also agreed with Commissioner Esswein and stated that he would not support the project for the same reasons. Vice Chair Preston believed the project has the opportunity to become a hallmark property. She preferred to see it aligned with Washington Street. She believed that the creek could be incorporated into the development and not use the open space areas as lots. Commissioner Perry clarified that the City’s Growth Management Plan, one of the few municipalities to have one, specified the number of sewer hookups and the water usage to be able to absorb growth based on the infrastructure capabilities. He also noted that a lot of development had been localized in specific areas on the City’s west side. Commissioner Perry agreed with a previous public comment that cited construction truck noise and believed that one-acre lots would use more water, noting that higher-density homes would use less water. He also was in favor of intersection alignment and the Ormsby Boulevard connector, adding that he wished to see engaging the public prior to bringing the

items to the Planning Commission. Commissioner Borders clarified that the Commission represented the City’s existing laws and statutes that are made by the elected officials. He invited members of the public to attend the Growth Management Commission meetings to understand how growth topics such as water and sewer limits are decided. Chairperson Wiggins noted that the Commission was leaning toward denial of the application. Ms. Sullivan recommended hearing from the applicant whether they wished to continue the item or not.

(8:03:17) – The applicants believed that their application complied with the law and requested a vote and not a continuance. Commissioner Borders reminded everyone that the evening’s action concerned a tentative subdivision map and not a final map, adding that many changes could take place prior to reaching the final map stage. Chairperson Wiggins entertained a motion.

**(8:04:43) – Commissioner Esswein moved to recommend denial of the tentative subdivision map SUB-2022-0374 to the Board of Supervisors based on the inability to make the required findings. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	Wiggins
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(8:05:30) – Ms. Sullivan summarized the Commission’s reasons for denial as:

- The inability to make Finding No. 6: *Conformity with the zoning ordinance and land use element of the city's master plan.*
- The inability to make Finding No. 8: *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision - specifically the concern of evacuation routes in case of fires.*

(8:06:28) – Chairperson Wiggins clarified his “nay” vote, noting that the applicant had mitigated the reduced lot size issue by creating a 30-foot buffer and that he agreed with Staff’s findings.

(8:07:03) – Commissioner Loyd believed that Finding No. 11 (below) could not be made either:

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

**ITEMS 6.F AND 6.E**

(8:09:37) – Chairperson Wiggins introduced items 6.F and 6.G noting that both items would be heard concurrently but acted upon separately. Ms. Ferris reviewed the subject property and the agenda materials and responded to clarifying questions. She also made the following correction to the Staff Report: *Additionally, immediately north is the Andersen Ranch Subdivision which includes lots as small as 4,407 5,000 square feet.*

(8:23:45) – Applicant representative John Krmpotic of KLS Planning, representing KP Investments, introduced himself and Michael Vicks of Monte Vista Consulting and reviewed a PowerPoint presentation about the project. He also stated that he agreed with the Conditions of Approval outlined in the Staff Report and the updated Condition No. 31 presented as Staff Memorandum in late material (all of which are incorporated into the record). Mr. Krmpotic also responded to clarifying questions by the Commissioners. Commissioner Borders was informed that a privacy fence and not a sound wall would be installed without gates. Mr. Krmpotic explained to Commissioner Esswein that the front of the house would be placed closer to the street to maximize the size of the backyard. Commissioner Perry was informed that the two existing homes on Ormsby Boulevard could not be relocated; therefore, they would be demolished. Vice Chair Preston inquired about the flood zone and Mr. Pottéy explained that “it was a remapping based on new technology to do a more accurate analysis of the floodplain.” Chairperson Wiggins entertained public comments.

(8:41:58) – Mr. Smith reintroduced himself and believed that the property owners/investment company had been around for only 10 months. He called them “hidden” because the emails sent to them would have to be accepted first, adding that he was still waiting for a reply. Mr. Smith believed that the Goni family, former property owners, had not envisioned the two-story, smaller lot developments.

(8:45:33) – Ms. Nietz reintroduced herself as a civil engineer, a NASA mission controller, and a former Planning Commissioner. She suggested that the Commission focus on rewriting CCMC 17.10 instead of focusing on Title 18, calling the former “a pit bull.” Ms. Nietz believed that developers must not downsize lots but build according to existing zoning. She also believed that Staff should not be recommending alternatives to parking deficiencies and reiterated her earlier requests for changing the construction hours.

(8:48:46) – Kaylie Rooker introduced herself as a Bunker Hill Drive Resident and explained that she had purchased her home because of the SF 12 zoning. She requested that the developer maintain that zoning around their lot line or ensure no two-story homes will be built.

(8:50:38) – Rob Jennings-Teats introduced himself as a Lexington Avenue resident who understood the need for growth and higher-density homes; however, he was concerned about the quality of life of the current and new residents. He believed that creativity was needed for the project and recommended “something a little more interesting.”

(8:52:44) – Dixie Jennings-Teats, a Lexington Avenue resident read the following statement from the KLS website: *Complex land use planning and real estate development projects require coordinated communications between community members, elected officials, government regulators and project*

*planners. KLS Planning & Design Group is a powerful advocate and master facilitator for community planning and urban development.* However, she was concerned that the community members had not been contacted by them. Ms. Jennings-Teats believed that the Commission should listen to those homeowners who owned one-third acre lots.

(8:55:00) – Ruby Lerma introduced herself as a Bunker Hill Drive resident and noted that the passion expressed towards item 6.E should also be expressed for this project, and it should be denied. Ms. Lerma also stated that she had bought her property for the view which she would now lose.

(8:57:23) – Michael Rooker, a Bunker Hill Drive resident, agreed with the issues raised by the Commissioners regarding item 6.E such as exiting the area in case of a fire, and infrastructure issues. He believed smaller homes should not be built on this property as well.

(9:00:08) – Mr. Lachew explained that the new homes “will be in my backyard.” He urged the Commission not to allow the building of a “California-style project” and consider the wildlife that would be displaced. He also reiterated his issue with the noise made by the excavating equipment that would last for five-six hours. He was also concerned with years of ongoing construction.

(9:03:43) – Ms. Strasbourg urged the Commissioners to discuss the advantages and disadvantages of CCMC 17.10, noting that its conditions were no longer applicable because the current developments are only infill.

(9:06:30) – Mr. Nagel recommended following the Master Plan and keeping the current zoning of the lot sizes.

(9:07:45) – Ryan Nylander called the view of their Lexington Avenue home spectacular and urged the Commission not to allow the dense development to ensure “everybody wins” if the project is done right.

(9:09:59) – Ms. Ferris addressed the public comments noting that there were many “repeats” from the discussion of item 6.E. She also clarified that should the Commission choose to require the 12,000 square foot lot size or single-story homes; the Conditions of Approval could be revised to accommodate those requests. Mr. Krmptotic explained that 12,000 square foot zoning required a lot width of 70 feet, adding that their lot width adjacent to the south exceeded that at 78 feet. He also reiterated his comment that by keeping the front of the houses closer to the street, they were providing as much backyard and setback as possible. Mr. Krmptotic stated that they had met with representatives of the Goni family and had gone through several design iterations. He also addressed the “cookie cutter” homes would lead to “a very nice neighborhood” and stated that the narrow streets eliminated speeding and safety issues. Additionally, he believed that by eliminating sidewalks on one side of the street, they would be able to service a closed-off neighborhood. Chairperson Wiggins entertained Commissioner comments or questions.

(9:15:53) – Commissioner Loyd reiterated her concern about the evacuation routes in the development and wondered whether the Anderson Ranch development could connect to this project. Ms. Sullivan noted that was not the case. Ms. Ferris clarified for Commissioner Loyd that it would be better to specify the number

of floors versus the building height and that the zoning and height issues would be part of the tentative map specifications. Commissioner Esswein stated that he was not opposed to the smaller lots; however, he wasn't certain this design would achieve that. He also stated that the homes seemed very "cookie cutter." Vice Chair Preston was in favor of one-story homes and called the two-story ones sprinkled. Commissioner Perry clarified that CCMC 17.10 allowed for trails and open space construction without which there would be blocks of lots with no connectivity. Mr. Pottéy believed there was flexibility with private streets that do not have sidewalks. Mr. Rice also believed that Staff could look into eliminating sidewalks from one side of the road; however, he requested that the added condition remain flexible so Staff could work with the applicant on the sidewalk issue. Commissioner Borders suggested requesting that Staff to increase the setback by 10 feet and have them decide how to do it. Commissioner Killgore was concerned about the landlocked situation of the property but was not certain what would work. He was also concerned that by limiting the homes to single-story, they could be built quite high.

(9:29:30) – Ms. Sullivan recommended having a zoning map amendment (ZMA) discussion. She stated that the Commission had been discussing project design; however, the ZMA would determine whether the design conversation would continue. Chairperson Wiggins believed that by widening the street (and eliminating the sidewalk on one side) he would be in favor of the project. Vice Chair Preston believed the project worked well and she did not see how else it could be developed and Commissioner Loyd noted her agreement with the Chair's comments. Chairperson Wiggins entertained motions for items 6.F and 6.G.

**6.F ZA-2022-0376 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN KRMPOTIC ("APPLICANT") FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS ("BOARD") CONCERNING A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM SINGLE-FAMILY 12,000 ("SF12") TO SINGLE-FAMILY 6,000 ("SF6"), FOR AN 8.41-ACRE PARCEL LOCATED AT 1051 N ORMSBY BLVD., ASSESSOR'S PARCEL NUMBER ("APN") 001-241-14.**

(9:31:57) – Commissioner Borders moved to recommend approval of zoning map amendment ZA-2022-0376 based on the ability to make the required findings as outlined in the staff report. The motion was seconded by Chair Wiggins.

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Wiggins
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Loyd, Perry
<b>NAYS:</b>	Killgore
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

Commissioner Killgore cited "lack of input" for his nay vote.

**6.G SUB-2022-0375 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOHN KRMPOTIC (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FOR A TENTATIVE SUBDIVISION MAP (SUB-2022-0375) KNOWN AS ASH CANYON SF TO CREATE 41 SINGLE FAMILY RESIDENTIAL LOTS ON AN 8.41-ACRE PARCEL ZONED SINGLE-FAMILY 12,000 (“SF12”), LOCATED AT 1051N ORMSBY BLVD., ASSESSOR’S PARCEL NUMBER (“APN”) 001-241-14.**

(9:32:31) – Ms. Sullivan recommended a discussion with the applicant’s representative to see whether they will agree to continue the item based on the recommendations by the Commissioners and the City Engineer. Mr. Krmpotic offered either 20-foot setbacks with the sidewalk on one side or commit to single-story homes. Discussion ensued regarding the option offered by the applicant’s representative. Commissioner Borders was more inclined to accept the single-story option if given a choice. Mr. Krmpotic agreed to “single-story [homes], waive the sidewalk [on] one side, we’ll take all of that to the south end and get a 20-foot setback in the rear yard.”

(9:37:02) – Ms. Sullivan clarified that the applicant had volunteered to accept additional conditions to limit the height of the south and east perimeter buildings to single-story and has agreed to a 20-foot rear setback, with the request to provide a sidewalk on one side of the street [pending agreement from the City’s engineering team].

**(9:38:43) – Chairperson Wiggins moved to recommend approval of Tentative Subdivision Map SUB-2022-0375 based on the ability to make the required findings and subject to the conditions of approval with the additional conditions as volunteered by the applicant and reiterated by the Community Development director including the modification in Conditions of Approval No. 23 and 31. The motion was seconded by Commissioner Borders.**

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Wiggins
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Loyd, Perry
<b>NAYS:</b>	Killgore
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

Commissioner Killgore cited “lack of input and whatever mess we came up with here” for his nay vote.

(9:40:20) – Chairperson Wiggins recessed the meeting.

(9:47:10) – Chairperson Wiggins reconvened the meeting. A quorum was still present.

**6.H LU-2022-0262 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM QUALCAN, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR A RETAIL MARIJUANA STORE ON A PARCEL ZONED GENERAL COMMERCIAL (“GC”), LOCATED AT 5100 S CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 009-301-06.**

(9:47:17) – Chairperson Wiggins introduced the item. Ms. Ferris gave background on the Board of Supervisors’ action on September 15, 2022, during which the Board approved a request and adopted Bill No. 118 Ordinance 2022-19 to allow two additional marijuana stores and drive-through services in Carson City. The ordinance went into effect on October 1, 2022. She introduced the subject property and reviewed the Staff Report, incorporated into the record. Ms. Ferris also responded to clarifying questions by the Commissioners and clarified for Commissioner Borders that when the applicant decides to open a restaurant, they must abide by all the building permit rules, parking, water use, and other requirements relating to the restaurant business. She also noted that future use of the building was not being considered at this time.

(10:00:40) – Applicant representative and counsel Sev Carlson, a Partner at the law firm Kaempfer Crowell, introduced himself and provided background on the cannabis history and license issuance in the State. He also noted that the purchase of the property was conditional on obtaining the necessary regulatory approvals. Mr. Carlson reviewed the dispensary information including the site plan, incorporated into the record, and responded to an earlier inquiry regarding parking spaces, noting that the site was designed to have 63 spaces, 14 of which would be dedicated to the marijuana shop. He acknowledged that the property was next door to a residence that shared the shop’s General Commercial zoning. Mr. Carlson also noted that “the operator of the dispensary and the operator of the restaurant aren’t necessarily going to be the same ownership,” adding that the two would not be connected and there would be no attempt to make it a cannabis lounge. Mr. Carlson also responded to clarifying questions by the Commissioners.

(10:11:55) – Commissioner Killgore inquired about requests by the residents next door and Mr. Carlson explained that he was not familiar with the requested security gate by the White family; however, he noted that Qualcan had submitted a letter of intent to purchase their property. Commissioner Borders inquired about an added condition to erect a concrete wall; however, Mr. Carlson wished to consult with his client first. Mr. Reese clarified that the Nevada Revised Statute (NRS) had allowed two medical dispensaries in Carson City in addition to four adult-use store licenses and the two medical dispensary licenses were owned by the two current dispensaries. Commissioner Perry referenced the late material, incorporated into the record, that contained additional requests by the neighboring homeowners and Ms. Ferris stated that it had been forwarded to Mr. Carlson. Commissioner Loyd referenced the Staff Report which had referenced a billboard and Ms. Ferris clarified that the site plan indicated a billboard that would be relocated because it was non-conforming. She also noted that a billboard replacement must go through the Special Use Permit process and must conform to the new billboard standards. Commissioner Esswein inquired whether the applicant had been discussing with NDOT over a separate intersection in the future and Mr. Carlson noted that he had not been in those discussions, adding that the applicant had been unable to attend due to

contracting the COVID-19 virus. Commissioner Borders was informed by Mr. Reese that Qualcan would not have a medical marijuana license and Ms. Harris clarified that the request was only for retail marijuana without any request to sell medical marijuana. Mr. Carlson explained that under state law, a dispensary could sell both adult-use (recreational) and medical marijuana with different taxation laws. He also noted that he had heard from his client that Qualcan was “comfortable with putting up the wall on the western property line.” Vice Chair Preston believed that the intersection and roads in the area were not equipped to handle many of the new businesses that had been built recently. She wished to understand when the road improvements would take place and traffic signals would be installed. Mr. Pottéy noted that the Appion Way intersection was being designed and he anticipated that the construction would take place in 2024. Chairperson Wiggins entertained public comments.

(10:27:13) – Mr. Nagel explained that most liquor stores and cannabis establishments were open 9 a.m. until 9 p.m. and recommended Qualcan follow the same hours because it was a cash-only business, and its location was far away from the Carson City Sheriff’s Offices.

(10:28:39) – Tasha Couste introduced herself as a Carson City resident and noted that she was speaking on behalf of her grandparents Jeannie White and Bruce Sanders, owners of the residence next to the proposed site. She stated that an offer had been made to her grandparents for their house to which they had made a counteroffer; however, they had not heard back from Qualcan. Ms. Couste informed the Commission that her grandparents had no intention of selling their home that shares a property line with the proposed location. She requested that the drive-through portion be denied because it would be located 110 feet from their front door. Ms. Couste anticipated that 1,240 cars per day would be driven by her grandparents’ home, or suggested diverting the traffic in and out of Junction Road to avoid congestion and emergency access to her grandparents’ home.

(10:32:12) – Jeannie White objected to the drive-through which would be 110 feet from her front door, calling it inhumane. She noted that a member of the Board of Supervisors had suggested entering the drive-through from Junction Road due to a concern about getting in and out of their property safely. Ms. White believed that parking should not be allowed on Bennett Avenue as well and urged the Commission to consider her status as a cancer patient and not allow hundreds of cars to drive by her house daily.

(10:34:05) – Danny Couste introduced himself as a Carson City resident and spoke on behalf of Ms. White and Mr. Sanders. He also requested the following Conditions of Approval to be added:

- Denial of the drive-through.
- Diverting the entrance and exit to the location away from Bennett Avenue to Junction Road.
- The addition of signage and deterrents to prevent drivers from accessing Hwy 50 from Junction Road.
- Installation of a remote-controlled security gate with emergency personnel access.
- A taller (six to eight-foot) sound wall.
- Mitigation of light and sound pollution and vehicle emissions.

- Not changing their hookup status to City water and sewer (they currently have a well and a septic system). Should the City change that status, the family would request Qualcan to incur those connection and monthly service fees.

(10:37:40) – Bruce Sanders, co-owner of the residence, explained that the highway right-of-way ran through their property and that should remain unchanged. Chairperson Wiggins entertained additional public comments and when none were forthcoming, he invited Staff to respond to the public comments.

(10:39:58) – Ms. Ferris addressed the hours of operation and explained that the City Code allowed dispensaries to be open from 8 a.m. until 10 p.m. She also acknowledged the requests by Mr. Couste and noted that should the Board wish to add those Conditions of Approval and are accepted by the applicant, they would be added to the existing Conditions. Ms. Sullivan cautioned the Commission “on having an applicant make improvements on a neighboring property.” She believed it was unprecedented.

(10:42:50) – Mr. Pottéy noted that improvements to Junction Road would have to be permitted through NDOT. He also noted that limiting access on Bennet Drive had not been discussed but could be discussed. He stated that a detention basin was installed as part of the freeway project, and it must be verified that NDOT had the capacity to accommodate the proposed business. He did not see the “no highway access” sign as necessary to meet the findings; however, he believed it was “not a bad idea.” Mr. Pottéy explained that once the sewer and water connections have been completed, the neighboring property was not obligated to switch to City water and sewer unless their well or septic system fail. Mr. Pottéy believed that the only way to access the billboard would be via Junction Road, adding that Bennett Avenue was a public right of way, and a gate could not be installed.

(10:47:05) – Mr. Carlson noted that he had been conferring with his client and believed that Staff could still make the neighborhood compatibility findings because of the General Commercial zoning of both parcels, his client had agreed to build a wall, but ensuring it would be allowed by CCMC, and were willing to install a security gate on the White’s property but not on the City’s right-of-way. Chairperson Wiggins believed that the drive-through should operate from 8 a.m. until 8 p.m. and was in favor of the previously proposed signage. Commissioner Killgore was in favor of giving the Whites all the items they had requested through Mr. Couste, he also noted his opposition to billboards in general. Commissioner Loyd explained that she could also make the findings, including the applicant’s voluntary offer of installing a gate. Vice Chair Preston also wished to restrict the drive-through hours and noted that there are no liquor store drive-throughs, adding that it was very long and presented an encroachment on the Whites. She also stated that she could make the findings if the barrier is built, the security gate is installed, the drive-through hours are reduced, and the location of the trash bin is identified.

(10:53:40) – Commissioner Esswein agreed with the proposed additional Conditions of Approval and wished to add that no entrance or exit should be provided on Bennett Drive except for emergency use. Mr. Carlson was informed that the City’s Development Standards included frontage improvements regardless of access. Commissioner Perry believed that the Ordinance had specified the store hours to be 8 a.m. until 10 p.m. He also believed that if other commercial establishments are built, it would be problematic for the

properties not to have access through Bennett Avenue. Commissioner Borders believed that the White's concern would be alleviated with the applicant's offer to install a gate on their property which would mitigate the issue of closing Bennett Avenue to the entrance and exit traffic. Chairperson Wiggins summarized the proposed additions to the Conditions of Approval:

- A fence of at least eight feet with sound mitigation features.
- Limited drive-through hours of 8 a.m. until 8 p.m.
- Only emergency entrance/exit on Bennett Avenue or a security gate (voluntarily installed by the applicant) with emergency personnel access
- Signage and deterrents to prevent drivers from accessing Hwy 50 from Junction Road.

(11:00:07) – Mr. Carlson indicated that he was authorized by the applicant to install a fence with sound mitigation features, to add the no highway access signage, to install a private gate on the White's property, and instructed the Commission to decide the drive-through hours. He was not comfortable; however, with prohibiting entrance and exit access on Bennett Avenue. Commissioner Borders did not believe that the deterrent signage was in the purview of this Commission or the responsibility of the applicant. Ms. Sullivan recommended defining the sound mitigation wall and recommended calling it *an eight-foot-tall masonry wall running the length of the western property*. She also recommended the following specific language to ensure the Commission was not creating a precedent of making the neighborhood compatibility finding based on improvements on someone else's property: *Based on a voluntary offer placed on the record by the applicant, the applicant will install a security gate at the driveway of 497 W Bennett Avenue*. Mr. Rice believed that the signs would be an inexpensive way to mitigate traffic. Ms. Ferris believed the signage condition could be added to Condition No. 15. Ms. Sullivan also suggested specifying the drive-through hours to read: *The hours of operation for the drive-through shall be limited to 8 a.m. to 8 p.m. Should the residential use cease, hours of operation for the drive-through shall be as specified in the Carson City Municipal Code*. Chairperson Wiggins entertained a motion.

**(11:09:46) – Chairperson Wiggins moved to approve LU-2022-0262 based on the ability to make the required findings and subject to the conditions of approval included in the staff report with the following changes:**

- **Condition 15 will now read: *Cochise Street must be reconstructed with half-street improvements from the intersection of Roland Street to Junction Drive and must have a minimum width to accommodate two-way traffic. Signage compliant with the Manual on Uniform Traffic Devices must be installed on Cochise Street to the satisfaction of the City Engineer. The intent of the signage is to alert drivers that there is no access to Highway 50 West to the south.***
- **Condition 22 will now read: *Hours of operation are limited from 8:00 a.m. to 10:00 p.m., seven days per week. Due to the adjacent residential use, the hours of operation for the drive-through shall be limited to 8:00 a.m. to 8:00 p.m. Should the residential use cease, the hours of operation for the drive-through shall be as specified in Carson City Municipal Code.***

- A new Condition 27 will now read: *The applicant shall install an 8-foot-tall masonry wall along the entire length of the western property line.*
- A new Condition 28 will now read: *Based on a voluntary offer placed on the record by the applicant, the applicant will install a security gate at the driveway of 497 W Bennett Avenue.*

The motion was seconded by Commissioner Borders.

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Wiggins
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Loyd, Perry
<b>NAYS:</b>	Killgore
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**7. STAFF REPORTS (NON-ACTION ITEMS)**

**- DIRECTOR'S REPORT TO THE COMMISSION. (HOPE SULLIVAN)**

None.

**- FUTURE AGENDA ITEMS.**

N/A.

**- COMMISSIONER REPORTS/COMMENTS**

None.

**8. PUBLIC COMMENT**

(11:14:23) – Chairperson Wiggins entertained public comments.

**9. FOR POSSIBLE ACTION: ADJOURNMENT**

(11:14:35) – Chairperson Wiggins adjourned the meeting at 11:14 p.m.

The Minutes of the September 28, 2022 Carson City Planning Commission meeting are so approved on this 26<sup>th</sup> day of October 2022.



108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180  
Hearing Impaired: 711

## MEMORANDUM

Planning Commission Meeting of September 28, 2022

**DATE:** September 27, 2022

**TO:** Carson City Planning Commission

**FROM:** Heather Manzo, Associate Planner

**SUBJECT:** Item 6.E SUB-2022-0374 For Possible Action: Discussion and possible action regarding a request from Andersen-Colard Ranch Enterprises, LLC ("Applicant") for a recommendation to the Board of Supervisors ("Board") concerning a Tentative Subdivision Map (SUB-2022-0374) known as Andersen Ranch West, to create 61 single family residential lots and a 50.33-acre remainder parcel with an existing residence on an ±80.53 acre site zoned Single Family 1 Acre ("SF1A") and Single Family 12,000 Square Feet ("SF12"), located west of Ormsby Boulevard and north of Kings Canyon Road, Assessor's Parcel Numbers ("APNs") 009-012-20 and -21. (Heather Manzo [hmanzo@carson.org](mailto:hmanzo@carson.org))

Following a discussion with the Applicant, staff is recommending modifications to the conditions of approval as presented in the staff report. In summary, staff is recommending deleting Condition No. 23 as this is a requirement of the Carson City Municipal Code (CCMC) 12.09.070; Condition No. 24 is recommended to be modified to include a cap on the pro-rata contributions; Condition No. 25 is recommended to be modified to focus the updated studies on the two subdivisions under consideration at the September 28, 2022 Planning Commission meeting; and Condition Nos. 30 and 34 are recommended to be modified to specify the Homeowners Association or similar entity. Below are the specific changes to aforementioned conditions of approval:

- ~~23. Prior to the issuance of a site improvement permit, the applicant shall obtain a Federal Emergency Management Agency (FEMA) conditional letter of map revision (CLOMR). Prior to the issuance of the first building permit for vertical construction, the applicant shall demonstrate that a Letter of Map Revision (LOMR) has been issued for the project.~~
24. Prior to the issuance of a site improvement permit, the traffic impact study shall be updated to adjust the trip distribution analysis to the approval of the City Engineer. Based on the updated trip distribution, a pro-rata share contribution shall be calculated for the future North Ormsby Boulevard extension. Prior to the recordation of a final map, the applicant shall submit the pro-rata contribution, not to exceed \$118,895.13.

25. Prior to the issuance of a site improvement permit, the developer shall update the water, sewer and traffic impact study analyses shall be updated to include the Ash Canyon Subdivision (SUB-2022-0375), should it be entitled. The traffic study shall be updated to analyze the turning movements at the North Ormsby Boulevard and Mulberry Way and North Ormsby Boulevard and Bardolino Drive to ensure there are no turning movement conflicts created between this subdivision and the Ash Canyon Subdivision all entitlements approved within 3 months of the approval of this tentative map. If updated studies recommend additional project mitigations, the developer applicant shall incorporate the recommended mitigations, to the approval of the City Engineer.
  
30. The City will not be responsible for any landscape or irrigation system maintenance on the project. All landscaping and landscape maintenance in the right of way will be the sole responsibility of the owner developer, HOA, or similar entity. The developer is required to maintain all common landscape and open space areas within the development including any landscaping in the rights of way in perpetuity.
  
34. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved to construct a multi-use path for public use. The applicant shall provide a 30 foot wide (minimum) easement for the path where the path does not abut the public right of way. The easement shall be for non-motorized public access. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA, or similar entity in perpetuity. The multi-use path (off street/paved/shared) shall be at least 10 feet wide and designed to meet AASHTO standards for a concrete path with an adjacent 3 foot wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Long Ranch Pathway system on the northeast corner of APN 007-392-39 to North Ormsby Boulevard.

Staff recommends the following motion:

"I move to recommend approval of Tentative Subdivision Map SUB-2022-0374 based on the ability to make the required findings and subject to the conditions of approval contained in the staff report and amended in staff's memo dated September 27, 2022."



September 26, 2022

Tim Russell, PE  
Engineering Director  
Lumos & Associates  
308 N. Curry Street, Suite 200  
Carson City, NV 89703

**Traffic Impact Study Supplement to Andersen Ranch West – Addition of Ash Canyon (41 Single Family Lots)**

Dear Mr. Russell,

This letter report summarizes the findings of a supplement analysis to the Traffic Impact Study (TIS) for Andersen Ranch West (Headway Transportation, July 27, 2022) to include an additional single family residential development (Ash Canyon) in the Future Plus Project scenario.

The Andersen Ranch West TIS was performed based on a site plan that included 61 single family lots and the previously approved 203 single-family lot Andersen Ranch (East) project. Ash Canyon would add an additional 41 single family lots on the east side of North Ormsby Boulevard, opposite the proposed Andersen Ranch West project. For the purposes of this supplemental study, "Plus Ash Canyon" refers to the addition of the Ash Canyon trips to the plus project scenario analyzed in the Andersen Ranch West Traffic Impact Study. In other words, this is a cumulative analysis including Andersen Ranch East, Andersen Ranch West, and Ash Canyon.

The location of the projects is shown on **Figure 1**.

***Study Area and Evaluated Scenario***

The study intersections analyzed were the same four (4) intersections identified by City staff for study in the Andersen Ranch West traffic impact study and include:

- ▶ North Ormsby Boulevard / North Project Road (with Manhattan Drive connection)
- ▶ North Ormsby Boulevard / South Project Road (with West Washington Street connection)
- ▶ North Ormsby Boulevard / West Washington Street (east of Ormsby)
- ▶ West Washington Street / Richmond Avenue

This supplement includes analysis of both the weekday AM and PM peak hours as these are the periods of time in which peak traffic is anticipated to occur. The evaluated development scenario is:

- ▶ Future Year (20-year horizon) Plus Project Conditions, Plus Ash Canyon

## PROJECT CONDITIONS

### Trip Generation

Trip generation rates from *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) were used to develop trip generation estimates for the Ash Canyon project based on the Single-Family Detached Housing rates (ITE Code 210). **Table 1** shows the Daily, AM peak hour, and PM peak hour trip generation estimates.

**Table 1: Ash Canyon Trip Generation Estimates**

Land Use (ITE Code)	Size <sup>1</sup>	Project Trips <sup>2</sup>				
		Daily	AM In/Out	AM Total	PM In/Out	PM Total
Single-Family Detached Housing (210)	41 du	387	8 / 21	29	25 / 14	39

Notes: 1. du = dwelling units; 2. Trips were calculated based on the following rates per du: Daily – 9.43; AM – 0.70 (26% in / 74% out); PM – 0.94 (63% in / 37% out)

Source: Headway Transportation, 2022

As shown in **Table 1** above, the 41 dwelling unit Ash Canyon project is expected to generate approximately 387 Daily, 29 AM peak hour, and 39 PM peak hour trips.

### Trip Distribution

Ash Canyon trips were distributed to the adjacent roadway network based on existing traffic volumes, the locations of complimentary land uses, and anticipated travel patterns. Ash Canyon trips were distributed based on the following (same distribution used for Andersen Ranch West):

- ▶ 25% to/from the north via North Ormsby Boulevard
- ▶ 50% to/from the east via West Washington Street
- ▶ 25% to/from the south via North Ormsby Boulevard

## FUTURE YEAR PLUS PROJECT CONDITIONS

### Traffic Volumes

Ash Canyon trips were added to the future plus project traffic volumes from the Andersen Ranch West TIS (including the background Andersen Ranch East project trips) to develop the Future Year Plus Project Plus Ash Canyon condition traffic volumes, shown on **Figure 1**.



**Intersection Level of Service**

AM and PM peak hour intersection level of service analysis was performed for the study intersections based on the Future Year Plus Project Plus Ash Canyon traffic volumes. **Table 2** shows the level of service results, and the technical calculations are provided in **Appendix A**.

**Table 2: Future Year Plus Project Plus Ash Canyon Intersection Level of Service**

Int. ID	Intersection	Control	AM		PM	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1	N. Ormsby Boulevard/ W. Washington Street	Side-Street Stop				
	Southbound Approach		5.1	A	4.3	A
	Westbound Approach		13.2	B	10.3	B
2	W. Washington Street/ Richmond Avenue	Side-Street Stop				
	Eastbound Approach		0.1	A	0.1	A
	Westbound Approach		5.6	A	0.5	A
	Northbound Approach		13.5	B	10.5	B
3	N. Ormsby Boulevard/ North Project Road	Side-Street Stop				
	Northbound Approach		0.3	A	1.1	A
	Eastbound Approach		9.6	A	9.3	A
4	N. Ormsby Boulevard/ South Project Road	Side-Street Stop				
	Northbound Approach		0.3	A	0.9	A
	Eastbound Approach		9.8	A	9.3	A

Notes: 1. Delay is reported in seconds per vehicle for the worst approach/movement for side-street stop-controlled intersections.

Source: Headway Transportation, 2022

As shown in **Table 2**, the study intersections are expected to operate within policy level of service thresholds (level of service “D” or better) under Future Year Plus Project Plus Ash Canyon Conditions.



## CONCLUSIONS

The following is a list of our key findings and recommendations:

- ▶ The Ash Canyon project includes 41 Single-Family housing lots and is anticipated to generate approximately 387 Daily, 29 AM peak hour, and 39 PM peak hour trips on the external roadway network.
- ▶ Under Future Year Plus Project Plus Ash Canyon conditions, the study intersections are expected to operate within policy level of service thresholds (level of service "D" or better).

Sincerely,  
HEADWAY TRANSPORTATION, LLC

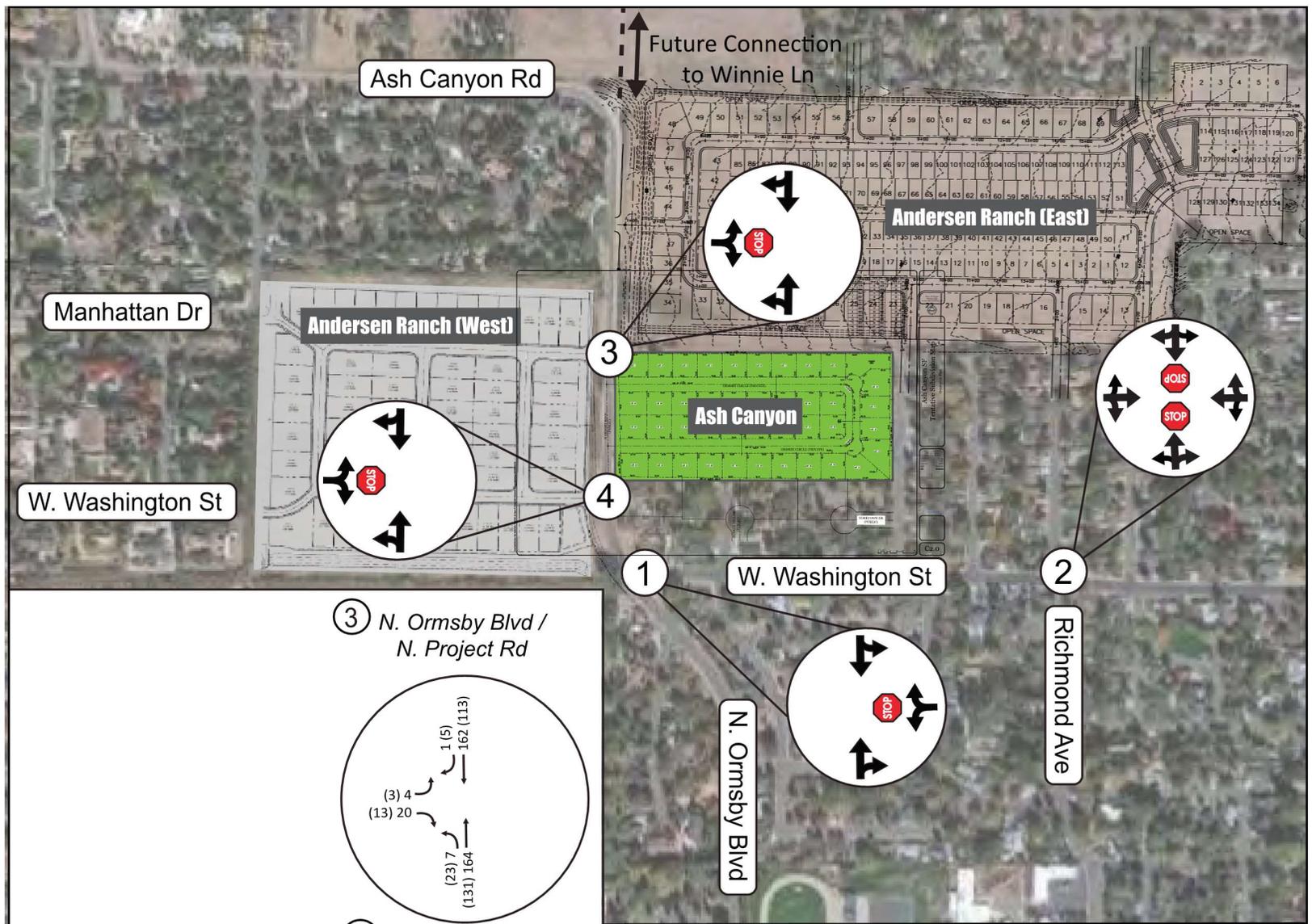


Loren E. Chilson, PE  
Principal

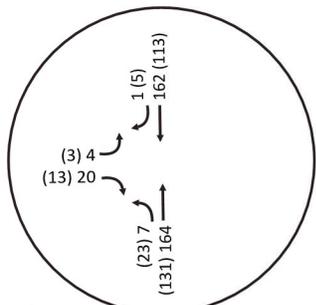
Attachments:

- Figure 1** – Future Year Plus Project Plus Ash Canyon Traffic Volumes, Lane Configurations and Controls
- Appendix A** – LOS Worksheets

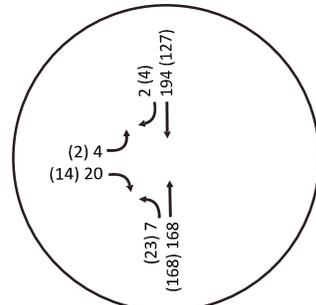




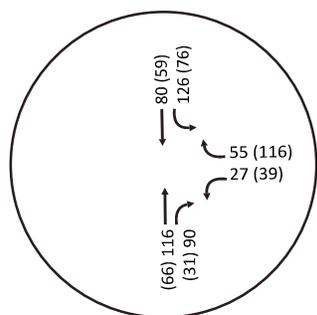
③ N. Ormsby Blvd / N. Project Rd



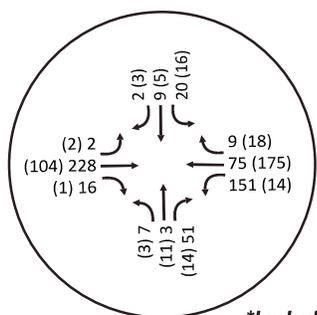
④ N. Ormsby Blvd / S. Project Rd



① N. Ormsby Blvd / W. Washington St



② W. Washington St / Richmond Ave



\*Includes Andersen Ranch (East & West) and Ash Canyon



AM Peak Hour Volume (PM Peak Hour Volume)

■ - Project Site    # - Study Intersection    STOP - Stop    ---- - Future Connection

NO SCALE

Figure 1  
Ash C29 on  
Traffic Impact Study

**Future Year Plus Project Plus Ash Canyon Traffic Volumes\*, Lane Configurations, & Controls**

Intersection						
Int Delay, s/veh	4.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	27	55	116	90	126	80
Future Vol, veh/h	27	55	116	90	126	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	39	79	166	129	180	114

Major/Minor	Minor1	Major1	Major2	Major3	Major4
Conflicting Flow All	705	231	0	0	295
Stage 1	231	-	-	-	-
Stage 2	474	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13
Critical Hdwy Stg 1	5.43	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227
Pot Cap-1 Maneuver	401	806	-	-	1261
Stage 1	805	-	-	-	-
Stage 2	624	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	340	806	-	-	1261
Mov Cap-2 Maneuver	340	-	-	-	-
Stage 1	805	-	-	-	-
Stage 2	529	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.2	0	5.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	555	1261
HCM Lane V/C Ratio	-	-	0.211	0.143
HCM Control Delay (s)	-	-	13.2	8.3
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.8	0.5

Intersection												
Int Delay, s/veh	5.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	2	228	16	151	75	9	7	3	51	20	9	2
Future Vol, veh/h	2	228	16	151	75	9	7	3	51	20	9	2
Conflicting Peds, #/hr	2	0	1	1	0	2	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	70	70	70	70	70	70	70	70	70	70	70	70
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	3	326	23	216	107	13	10	4	73	29	13	3

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	122	0	0	350
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.13	-	4.13	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.227	-	2.227	-
Pot Cap-1 Maneuver	1459	-	1203	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	1456	-	1202	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	5.6	13.5	27.3
HCM LOS			B	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	510	1456	-	-	1202	-	-	205
HCM Lane V/C Ratio	0.171	0.002	-	-	0.179	-	-	0.216
HCM Control Delay (s)	13.5	7.5	0	-	8.6	0	-	27.3
HCM Lane LOS	B	A	A	-	A	A	-	D
HCM 95th %tile Q(veh)	0.6	0	-	-	0.7	-	-	0.8

**Intersection**

Int Delay, s/veh 0.8

**Movement** EBL EBR NBL NBT SBT SBR

Lane Configurations	W			↑	↑	
Traffic Vol, veh/h	4	20	7	164	162	1
Future Vol, veh/h	4	20	7	164	162	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	22	8	178	176	1

**Major/Minor** Minor2 Major1 Major2

Conflicting Flow All	371	177	177	0	-	0
Stage 1	177	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	630	866	1399	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	839	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	626	866	1399	-	-	-
Mov Cap-2 Maneuver	626	-	-	-	-	-
Stage 1	849	-	-	-	-	-
Stage 2	839	-	-	-	-	-

**Approach** EB NB SB

HCM Control Delay, s 9.6 0.3 0  
 HCM LOS A

**Minor Lane/Major Mvmt** NBL NBT EBLn1 SBT SBR

Capacity (veh/h)	1399	-	814	-	-
HCM Lane V/C Ratio	0.005	-	0.032	-	-
HCM Control Delay (s)	7.6	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	4	
Traffic Vol, veh/h	4	20	7	168	194	2
Future Vol, veh/h	4	20	7	168	194	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	22	8	183	211	2

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	411	212	213	0	-	0
Stage 1	212	-	-	-	-	-
Stage 2	199	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	597	828	1357	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	835	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	593	828	1357	-	-	-
Mov Cap-2 Maneuver	593	-	-	-	-	-
Stage 1	817	-	-	-	-	-
Stage 2	835	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1357	-	777	-	-
HCM Lane V/C Ratio	0.006	-	0.034	-	-
HCM Control Delay (s)	7.7	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	5.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	39	116	66	31	76	59
Future Vol, veh/h	39	116	66	31	76	59
Conflicting Peds, #/hr	3	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	1	1	1	1
Mvmt Flow	43	129	73	34	84	66

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	327	90	0	0	107
Stage 1	90	-	-	-	-
Stage 2	237	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.11
Critical Hdwy Stg 1	5.41	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.209
Pot Cap-1 Maneuver	669	971	-	-	1490
Stage 1	936	-	-	-	-
Stage 2	805	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	628	971	-	-	1490
Mov Cap-2 Maneuver	628	-	-	-	-
Stage 1	936	-	-	-	-
Stage 2	755	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.3	0	4.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	854	1490
HCM Lane V/C Ratio	-	-	0.202	0.057
HCM Control Delay (s)	-	-	10.3	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.8	0.2

Intersection												
Int Delay, s/veh	1.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	2	104	1	14	175	18	3	11	14	16	5	3
Future Vol, veh/h	2	104	1	14	175	18	3	11	14	16	5	3
Conflicting Peds, #/hr	3	0	7	7	0	3	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1
Mvmt Flow	2	116	1	16	194	20	3	12	16	18	6	3

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	217	0	0	124	0	0	370	377	124	374	367	208
Stage 1	-	-	-	-	-	-	128	128	-	239	239	-
Stage 2	-	-	-	-	-	-	242	249	-	135	128	-
Critical Hdwy	4.11	-	-	4.11	-	-	7.11	6.51	6.21	7.11	6.51	6.21
Critical Hdwy Stg 1	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.11	5.51	-	6.11	5.51	-
Follow-up Hdwy	2.209	-	-	2.209	-	-	3.509	4.009	3.309	3.509	4.009	3.309
Pot Cap-1 Maneuver	1359	-	-	1469	-	-	588	556	929	585	563	835
Stage 1	-	-	-	-	-	-	878	792	-	767	709	-
Stage 2	-	-	-	-	-	-	764	702	-	871	792	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1355	-	-	1459	-	-	570	543	923	558	549	832
Mov Cap-2 Maneuver	-	-	-	-	-	-	570	543	-	558	549	-
Stage 1	-	-	-	-	-	-	870	785	-	763	698	-
Stage 2	-	-	-	-	-	-	745	691	-	841	785	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.5	10.5	11.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	688	1355	-	-	1459	-	-	580
HCM Lane V/C Ratio	0.045	0.002	-	-	0.011	-	-	0.046
HCM Control Delay (s)	10.5	7.7	0	-	7.5	0	-	11.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			↑	↑	
Traffic Vol, veh/h	3	13	23	131	113	5
Future Vol, veh/h	3	13	23	131	113	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	14	25	142	123	5

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	318	126	128	0	- 0
Stage 1	126	-	-	-	-
Stage 2	192	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	675	924	1458	-	-
Stage 1	900	-	-	-	-
Stage 2	841	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	662	924	1458	-	-
Mov Cap-2 Maneuver	662	-	-	-	-
Stage 1	883	-	-	-	-
Stage 2	841	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	1.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1458	-	860	-	-
HCM Lane V/C Ratio	0.017	-	0.02	-	-
HCM Control Delay (s)	7.5	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			4	P	
Traffic Vol, veh/h	2	13	23	168	127	4
Future Vol, veh/h	2	13	23	168	127	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	14	25	183	138	4

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	373	140	142	0	- 0
Stage 1	140	-	-	-	-
Stage 2	233	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	628	908	1441	-	-
Stage 1	887	-	-	-	-
Stage 2	806	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	616	908	1441	-	-
Mov Cap-2 Maneuver	616	-	-	-	-
Stage 1	870	-	-	-	-
Stage 2	806	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.3	0.9	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1441	-	854	-	-
HCM Lane V/C Ratio	0.017	-	0.019	-	-
HCM Control Delay (s)	7.5	0	9.3	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022**

**FILE NO: SUB-2022-0374**

**AGENDA ITEM: 6.E**

**STAFF CONTACT:** Heather Manzo, Associate Planner

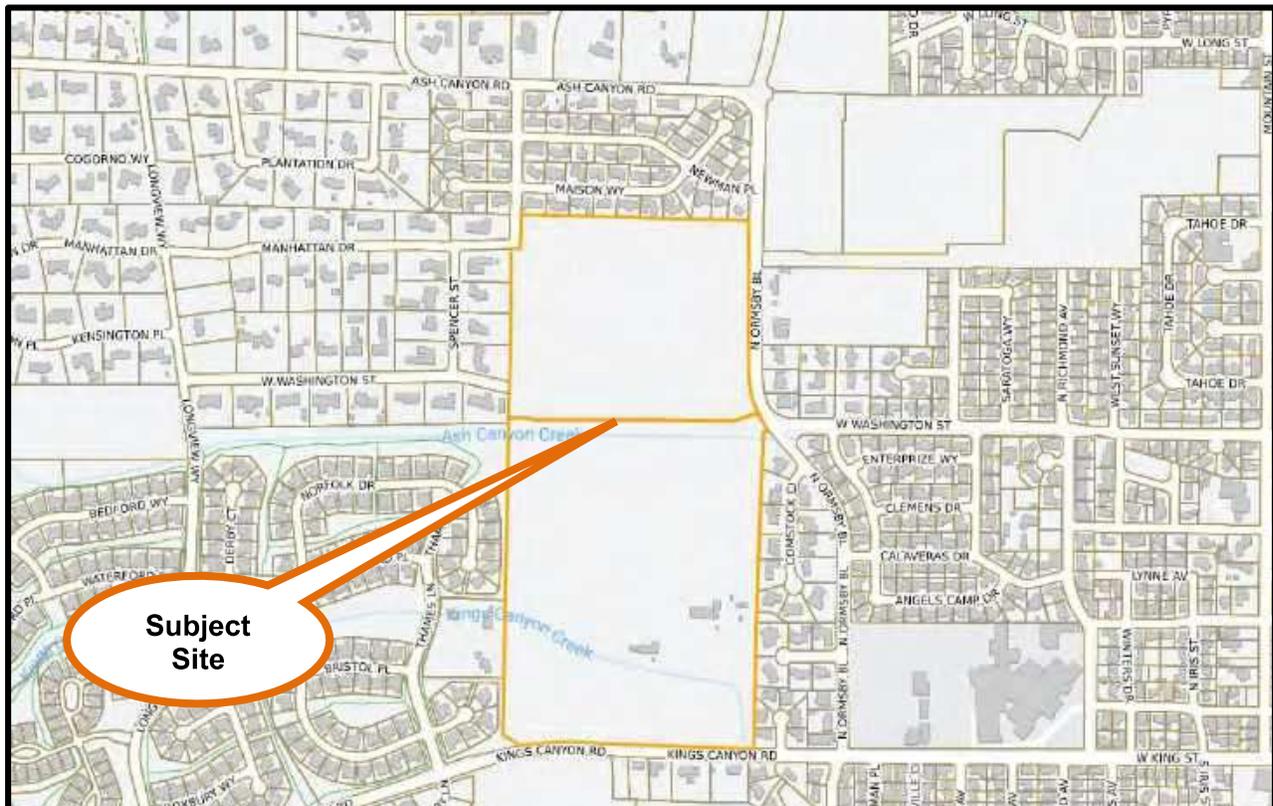
**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request from Andersen-Colard Ranch Enterprises, LLC (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) concerning a Tentative Subdivision Map (SUB-2022-0374) known as Andersen Ranch West, to create 61 single family residential lots and a 50.33-acre remainder parcel with an existing residence on an ±80.53 acre site zoned Single Family 1 Acre (“SF1A”) and Single Family 12,000 Square Feet (“SF12”), located west of Ormsby Boulevard and north of Kings Canyon Road, Assessor’s Parcel Numbers (“APNs”) 009-012-20 and -21. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))

Summary: The Applicant is requesting to subdivide an ±80.53-acre site consisting of 2 parcels into 61 single family residential lots with a minimum lot size of ±14,380 square feet, 3.82 acres of common open space, and a 50.33-acre remainder parcel with an existing residence, using the provisions of Carson City Municipal Code (“CCMC”) Chapter 17.10 - Common Open Space Development. The Board is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

**RECOMMENDED MOTIONS:**

“I move to recommend approval of tentative subdivision map SUB-2022-0374 to the Board of Supervisors based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

**VICINITY MAP:**



## RECOMMENDED CONDITIONS OF APPROVAL:

The following are Tentative Map conditions of approval required per CCMC 18.02.105(5):

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease-and-desist order to halt all grading work.
4. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
5. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the fire department of all hydrant locations.
6. The following note shall be placed on all final maps stating:  
  
*"These parcels are subject to Carson City's growth management ordinance and all property owners shall comply with provisions of said ordinance."*
7. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of final maps.
8. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
9. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
10. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.

11. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.
13. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.
14. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
15. The district attorney shall approve any CC&R's prior to recordation of the first final map.

**The following conditions are required per CCMC 17.10.050**

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
  - a. Vegetation management;
  - b. Watershed management;
  - c. Debris and litter removal;
  - d. Fire access and suppression;
  - e. Maintenance of public access and/or maintenance of limitations to public access; and
  - f. Other factors deemed necessary by the commission or the board: vector control and noxious weed control.

The maintenance plan shall be submitted prior to final map recordation, recorded at the time of final map recordation, and referenced on the final map.
17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A homeowners association ("HOA") or similar entity must be formed for maintenance of common open space and other common areas.
18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. Prior to the approval of the first site improvement plan, the applicant shall have plans approved demonstrating that screening is provided through a mix of evergreen and deciduous trees within the common open space area and solid rear-yard fences for all lots which abut common open space.

19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

**Other Conditions of Approval:**

20. Prior to the approval of any site improvement permit or final subdivision map, the applicant shall demonstrate that a deed restriction has been recorded limiting the density of the remainder parcel. Based on the current allowable density of the overall subject site, as determined by the zoning districts, the maximum allowable remaining density for the ±50.33 acre remainder parcel shall be limited to 71 residential units. This limitation and associated deed restriction shall be noted on the final map.
21. The minimum lot size shall be 14,380 square feet and the minimum setbacks shall be noted on the final map and shall be as follows:

Front	20 feet
Side	10 feet
Street Side	15 feet
Rear	20 feet
22. With the site improvement permit application, the applicant shall provide the following:
  - a. A landscape and irrigation plan demonstrating compliance with the applicable sections of the Development Standards in Division 3 for the common area parcel and any other common area landscaping.
  - b. An open space exhibit demonstrating both quantitatively and qualitatively, compliance with the requirements of CCMC 17.10.046.
23. Prior to the issuance of a site improvement permit, the applicant shall obtain a Federal Emergency Management Agency (FEMA) conditional letter of map revision (CLOMR). Prior to the issuance of the first building permit for vertical construction, the applicant shall demonstrate that a Letter of Map Revision (LOMR) has been issued for the project.
24. Prior to the issuance of a site improvement permit, the traffic impact study shall be updated to adjust the trip distribution analysis to the approval of the City Engineer. Based on the updated trip distribution, a pro-rata share contribution shall be calculated for the future North Ormsby Boulevard extension. Prior to the recordation of a final map, the applicant shall submit the pro-rata contribution.
25. Prior to the issuance of a site improvement permit, the water, sewer and traffic impact study analyses shall be updated to include all entitlements approved within 3 months of the approval of this tentative map. If updated studies recommend additional project mitigations, the applicant shall incorporate the recommended mitigations, to the approval of the City Engineer.
26. Prior to the issuance of the site improvement permit and prior to the recordation of the final map, the applicant shall demonstrate that all internal streets will be constructed to meet the roadway section urban standard detail (C-5.1.8), including 5-foot-wide sidewalks on both sides of the street.
27. Prior to the issuance of a site improvement permit, the applicant shall demonstrate that plans include the construction of a multi-use path, sidewalks, and bike lanes that are in

compliance with the Unified Pathways Master Plan (UPMP). The plans shall provide a connection of the multi-use path into sidewalks with a crosswalk at the intersection of Mulberry Way and North Ormsby Boulevard. A rectangular rapid flashing beacon (RRFB) shall be installed at the crosswalk. Prior to the recordation of the final map, the applicant shall demonstrate that the multi-use pathways and sidewalks within the project site have been constructed or bonded for and shall have a public access easement.

28. Prior to the issuance of a site improvement permit, the applicant shall have plans approved which include a water sampling tap is located within a common area parcel near one of the project entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equivalent. Prior to the final inspection for the site improvement permit, the water sampling tap must be installed.
29. Prior to the issuance of a site improvement permit, the applicant shall evaluate the condition of the existing sewer manhole located at Mulberry Way and North Ormsby Boulevard. The applicant will be required to replace the manhole if condition warrants replacement as determined by the City Engineer.
30. The City will not be responsible for any landscape or irrigation system maintenance on the project. All landscaping and landscape maintenance in the right of way will be the sole responsibility of the owner. The developer is required to maintain all common landscape and open space areas within the development including any landscaping in the rights of way in perpetuity.
31. Carson City is a Bee City, USA. As a result, the developer shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City. The Carson City pollinator plant list and other plant selection resources can be found at [www.carson.org/beecityusa](http://www.carson.org/beecityusa).
32. The developer shall 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.

For more information on "best management practices" please contact The Carson City Parks, Recreation and Open Space Department.

33. Where possible, deciduous trees must be planted a minimum of 5 feet from any city/public street, sidewalk or pathway and evergreen trees must be planted a minimum of 10 feet from any city/public street, sidewalk or pathway. Fruit bearing, "non-fruiting" flowering or

any other trees that drop debris such as seed pods shall be prohibited near or placed where they will eventually hang over public sidewalks or pathways.

34. Prior to the issuance of a site improvement permit, the Applicant shall have plans approved to construct a multi-use path for public use. The applicant shall provide a 30 foot wide (minimum) easement for the path where the path does not abut the public right of way. The easement shall be for non-motorized public access. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA in perpetuity. The multi-use path (off street/paved/shared) shall be at least 10 feet wide and designed to meet AASHTO standards for a concrete path with an adjacent 3 foot wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Long Ranch Pathway system on the northeast corner of APN 007-392-39 to North Ormsby Boulevard.

**LEGAL REQUIREMENTS:** CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 17.10 (Common Open Space Development); and NRS 278.330

**SITE DEVELOPMENT INFORMATION:**

SUBJECT SITE AREA: 80.53 acres

EXISTING LAND USE: Single family with ranch and pasture

**MASTER PLAN DESIGNATION:** Medium Density Residential and Low Density Residential

**ZONING:** SF6 and SF12

**KEY ISSUES:** Is the Tentative Map consistent with the required findings? Does the proposal meet the Tentative Map requirements and other applicable requirements? Can the proposed reduced setbacks be supported by the required findings?

**SURROUNDING ZONING AND LAND USE INFORMATION**

**NORTH:** SF12 / Single family residences

**SOUTH:** SF12 & Public Community ("PC") / residential and public open space

**EAST:** Single Family 12,000 / Single family residences & vacant land

**WEST:** Single Family 1 Acre and PC / single family residential and Carson City trails

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (shaded) and Zone AE

SEISMIC ZONE: Zone I (Greatest Severity) and II (Moderate Severity)

FAULT: Beyond 500 feet

**DISCUSSION:**

The project site is located on the west side of North Ormsby Boulevard ±660 feet south of its intersection with Ash Canyon Road. The site consists of two parcels totaling ±80.53 acres in size and is zoned SF1A and SF12. The site is currently developed with a single-family home, barns, and pasture.

The Applicant is seeking approval of a tentative subdivision map to subdivide the northern portion of the project site into 61 single family residential units as a common open space development utilizing the standards set forth in CCMC 17.10. A remainder parcel will encompass the existing ranch house and remaining agricultural land not proposed for further subdivision at this time.

The project proposes two points of access into the development from Ormsby Boulevard that will provide east to west connections through the project to Manhattan Drive and West Washington Street to the west. The continuation of the multi-use and pedestrian trail network that has been established by adjacent developments is proposed with this project. Connections will be made to existing pathways to the west and future connections to the east. Additionally, pedestrian improvements are proposed on Kings Canyon Road which will provide for safe pedestrian movement along the project frontage. To ensure pedestrian safety with the project, a condition is recommended to require the applicant to install a crosswalk with a rapid flashing beacon that will help to ensure safe movement of pedestrians across North Ormsby Boulevard.

The subject site consists of ±60.74 acres zoned SF1A and ±19.79 acres zoned SF12. Based on the zoning for the gross site area of the project, the site can be developed with a maximum of 132 single family dwelling units. CCMC 17.10 allows for modification to lot and yard standards through a common open space development, however the residential density shall not exceed the total number of dwelling units allowed by the underlying zoning districts. This proposal includes the development of 61 residential units and a remainder parcel that could be developed in the future with a total of 71 dwelling units. Staff has recommended a condition to require the applicant to place a note on the map and to record a deed restriction limiting the number of units that could be developed on the remainder parcel based on the current zoning.

CCMC 17.10 requires common open space development lots within the SF1A to meet a minimum lot size of 14,374.8 square feet and have minimum setbacks of: Front and Rear = 20 feet, Side = 10 feet, Street Side = 15 feet. CCMC 17.10 allows for modifications to lot dimensions and setbacks as described in Section 17.10.030. The overall design concept is single family detached with a minimum lot size of 14,380 square feet in compliance with the minimum lot standards.

The project proposes setbacks as follows:

Front Yard-	20 feet
Street Side Yard-	10 feet
Side Yard	15 feet
Rear Yard-	20 feet

The proposal includes approximately 3.82 acres of common open space throughout the project site. The project proposes landscaping and multi-use pathways along the project periphery that is a minimum 30 feet wide where the project abuts residences or areas that may be developed with residences. A minimum 20-foot project buffer is proposed along the North Ormsby Boulevard frontage. The common open space areas will include landscaping and trail connections that will be open to the public. Per the standard conditions for a Common Open Space Development, the project must provide for adequate screening and buffering of existing and potential development adjoining the proposed development. The proposal does not address proposed screening; therefore, staff has included a condition of approval requiring a privacy fence or wall to be installed along the rear yards of the project which abut the common open space areas.

Parking will be provided for each lot. There is on-street parking so guest parking is not required.

The Planning Commission conducts a public hearing and advises the Board if the proposed tentative map is consistent with the provisions of the CCMC and NRS 278.320.

**PUBLIC COMMENTS:** Public notices were mailed on September 15, 2022 to 300 property owners within 900 feet of the subject site pursuant to the provisions of NRS and CCMC for the Tentative Subdivision Map application. As of the completion of this staff report no public comments have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on September 28, 2022 depending upon their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:** The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable. These comments are based on the tentative map plans and reports submitted. All applicable code requirements will apply whether mentioned in this report or not.

#### Development Engineering

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) has no preference or objection to the tentative map request and offers the following conditions of approval:

- The project must obtain a Federal Emergency Management Agency (“FEMA”) conditional letter of map revision (“CLOMR”), prior to issuance of the site improvement permit and funds must be provided to complete the letter of map revision (“LOMR”) prior to building permit.
- A revised Traffic Impact Study shall be submitted with an updated trip distribution analysis amended to the satisfaction of the City Engineer and a Pro Rata share contribution for the North Ormsby Boulevard extension will be required prior to issuance of the site improvement permit based on the trip distribution.
- All analyses (water, sewer, and transportation) are to be updated to include all projects that have been entitled up to 3 months after this project has been entitled at the time of the site improvement permit. In the event that the updated reports show that mitigation is required to meet development standards, the project must provide mitigation to the satisfaction of the City Engineer.
- The site improvement permit, and final map shall demonstrate that all internal streets are within compliance with the Roadway Section Urban Standard detail (C-5.1.8) including 5-foot-wide sidewalks on both sides of the street.
- A multi-use path shall connect into existing sidewalks with a crosswalk at the intersection of Mulberry Way and North Ormsby Blvd. The multi-use path, sidewalks, and on-street bike lanes shall comply with the standards outlined in the Unified Pathways Master Plan (“UPMP”). The Rectangular Rapid Flashing Beacon (“RRFB”) will need to be tied into at the most northern intersection on Ormsby Blvd. The public trail from Ormsby to the multi-use path must have a public access easement.

- A water sampling tap must be installed in a common area of the project near one of the entrances. The sampling tap must be a Kupferle Eclipse #88 or approved equal.
- The existing sewer manhole at Mulberry Way and North Ormsby Blvd that the development will be connecting to must be evaluated for replacement.
- A new geotechnical report will be required with the site improvement permit addressing the high groundwater table, possible corrosive soil, and liquefaction. In the event that the new report shows that mitigation is required to meet development standards, the project must provide mitigation to the satisfaction of the City Engineer.

The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:

- Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, sidewalk, curb, gutter, and paving to meet the city standard detail for a two-lane urban collector with bike lanes. Bike lane striping must be installed along the frontage.
- Half-street improvements must be installed on Kings Canyon Road along the project frontage. This will include striping, sidewalk, curb, gutter, and paving to meet the city standard detail for a two-lane urban collector with bike lanes.
- A multi-use path separated from the public right of way shall be installed along the north side of Kings Canyon Road per the Safe Routes to School (“SRTS”) Master Plan and the Carson Area Metropolitan Planning Organization (“CAMPO”) 2050 Regional Transportation Plan.
- All internal streets must meet the roadway section urban standard detail (C-5.1.8) including 5-foot-wide sidewalks on both sides of the street.
- The interior streets must have a minimum asphalt thickness of 4 inches, or per the geotechnical engineer’s recommendations, whichever is thicker.
- ROW limits that connect to Washington Street and Manhattan Drive show a 43 foot width. The minimum acceptable ROW width is 50 feet for local streets per Division 12.6 Table 12.1 or to the City Engineers satisfaction.
- All intersections must meet MUTCD standards.

#### FINDINGS:

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 17.07.005. The following Tentative Map Findings by Development Engineering are based on approval of the above conditions of approval:

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

Water: The existing water main is 12-inch steel to the east (North Ormsby Blvd) and 6-inch asbestos concrete to the northwest (Manhattan Dr). This development will be looping the water

while connecting a higher-pressure zone with a lower pressure zone. This will allow the city to access water, if needed, between the two zones. This will allow the city to access water, if needed, between the two zones. The city has capacity to supply the required water and this development will help the overall system by connecting the two zones. There is sufficient water capacity to serve this subdivision.

Sewer: The existing sewer main is 8-inch asbestos concrete to the east (North Ormsby Blvd). This main is approximately 45% full (depth/diameter). A condition is recommended to require an evaluation of the existing sewer manhole the project will connect to determine if replacement is necessary to support the project. After construction, this main is expected to be approximately 49% full (depth/diameter). No additional mitigations have been identified and services are in place or will be constructed to serve the project.

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

The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. *The availability and accessibility of utilities.*

Water and sanitary sewer utilities are available and accessible.

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

The road network necessary for the subdivision is available and accessible. According to the traffic impact study, the surrounding intersections are anticipated to operate at an acceptable level of service.

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

There are public lands adjacent to this project. These lands are accessible via Kings Canyon Road and the proposed trails.

6. *Conformity with the zoning ordinance and land use element of the city's master plan.*

Development engineering has no comment on this finding.

7. *General conformity with the city's master plan for streets and highways.*

As proposed and with recommended conditions of approval, the development is in conformance with the city's master plan for streets and highways.

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

The project is anticipated to generate approximately 576 average daily trips (ADT) with ±43 a.m. peak hour trips (PHT) and ±58 p.m. PHT. Primary access to the project will be via North Ormsby Boulevard. The project will provide roadway connections between North Ormsby Boulevard and Manhattan Drive and West Washington Street to the west. North Ormsby Boulevard is a minor collector street while Manhattan Drive and West Washington Streets are classified as local

roadways. According to the traffic impact study, the surrounding intersections are anticipated to operate at an acceptable level of serve of a C or better.

It is recommended that the project contribute a pro-rata share toward the future North Ormsby Boulevard extension based upon anticipated trip distribution. The total estimated cost for the extension project is \$1,380,000. The traffic study identifies a trip distribution breakdown that appears to need further evaluation. A condition is recommended to require the applicant to work with the City Engineer in determining an accepted project trip distribution. However, changes to the trip distribution will not result in a level of service change to a failing service.

There will be on-street parking on the internal streets. There is no on-street parking on North Ormsby Boulevard, West Washington Street, and Manhattan Drive.

The proposed rectangular rapid flashing beacon (RRFB) system and crosswalk has been provided by the Anderson Ranch project located to the east of the subject site across North Ormsby Boulevard. The RRFB will need to be tied into the North Ormsby Boulevard and Mulberry Way intersection with the construction of this development in order to provide safe connectivity of the Carson City multi-use pathway system.

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

Earthquake faults: The closest earthquake fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (shaded) and Zone AE. House Moran has been in coordination with the Carson City Floodplain Manager on the Conditional Letter of Map Revision (CLOMR) and the City agrees with the preliminary flood design. A condition is recommended to ensure the CLOMR and Letter of Map Revision (LOMR) are completed at the appropriate time in the development process.

Site slope: The existing site slope is between 0 to 2 percent.

Soils: The soil is primarily coarse sandy loam with the depth to the water table between 10 to 12 inches. In the event that groundwater is encountered, construction must meet standard practices for mitigating groundwater. The geotechnical report did identify the liquefaction possibility but did not provide specific recommendations. The geotechnical report provided did not identify corrosive soils, however other projects near the subject site have identified corrosive soils within proximity to the project. If corrosive soils are identified, this condition is easily mitigated through geotechnical engineer recommendations. It is recommended that an updated geotechnical report be provided at the time of site improvement to ensure any necessary mitigations are in place with this development.

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

Development Engineering has no comment on this finding.

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

The subdivision has sufficient secondary access, and sufficient fire water flows.

12. *Recreation and trail easements.*

Recreational trails are proposed with the project which include connections to existing and planned multi-use pathways. A condition is recommended to ensure the proposed multi-use pathways within the project will include public easements.

#### Carson City Fire Department

1. The project shall meet or exceed the adopted International Fire Code and the International Fire Code Amendments.
2. Two means of access and egress from the subdivision shall meet the adopted International Fire Code and northern Nevada Fire Code amendments.

#### Carson City Assessor

The subject parcels are currently Agricultural Deferred parcels. Deferred taxes will need to be calculated. Please allowing 7-10 business days for the Assessor's Office to calculate the amounts. Request for Deferred tax amounts are required in writing.

#### Carson City Parks, Recreation and Open Space Department

1. The City will not be responsible for any landscape or irrigation system maintenance on the project. All landscaping and landscape maintenance in the right of way will be the sole responsibility of the owner. The developer is required to maintain all common landscape and open space areas within the development including any landscaping in the street(s) right of ways in perpetuity.
2. Carson City is a Bee City, USA. As a result, the developer shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City. The Carson City Pollinator Plant list and other plant selection resources can be found at [www.carson.org/beecityusa](http://www.carson.org/beecityusa)
3. 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.

For more information on “best management practices” please contact The Carson City Parks, Recreation and Open Space Department.

4. Deciduous trees must be planted a minimum of 5’ from any city/public street, sidewalk or pathway. Evergreen trees must be planted a minimum of 10’ from any city/public street, sidewalk or pathway. Fruit bearing, “non-fruiting” flowering or any other trees that drop debris such as seed pods will not be permitted near or placed where they will eventually hang over city/public sidewalks or pathways.
5. Carson City Municipal Code: Title 18, Division 3 should be reviewed by any/all parties involved in the proposed landscape design prior to landscape plans being submitted to the city for final approval of a building or site improvement permit. Note: Special care and consideration should be taken in the protection of existing trees on-site. [https://library.municode.com/nv/carson\\_city/codes/code\\_of\\_ordinances?nodetid=TIT18\\_APP\\_ENDIXCADEST\\_DIV3LA](https://library.municode.com/nv/carson_city/codes/code_of_ordinances?nodetid=TIT18_APP_ENDIXCADEST_DIV3LA)
6. The project is subject to the collection of Residential Construction Tax (“RCT”), compliant with NRS Chapter 278 and Carson City Municipal Code (CCMC 15.60).
7. The applicant will construct a multi-use path for public use. This shall be coordinated through and agreed upon by the Parks, Recreation & Open Space Department. The applicant shall provide a 30’ wide (minimum) easement for the path. Easement shall be a non-motorized public access trail easement. The easement document shall indicate that maintenance of the easement shall be the responsibility of the HOA in perpetuity. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10’ wide (minimum) AASHTO standard concrete path with an adjacent 3’ wide decomposed granite path, including interpretive/wayfinding signage, pet waste receptacles, trash receptacles, benches and related amenities. The path will be constructed from the City's Long Ranch Pathway system on the northwest corner of APN 00739239 to Ormsby Blvd, and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard. All other street crossings associated with the multi-use path must be reviewed and approved by Carson City Public Works and Parks, Recreation & Open Space Departments to ensure pedestrian safety. This trail must be constructed or bonded for prior to Board consideration of the first final map.
8. Paths, sidewalks and on-street bike lanes along the street frontage shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan. The Unified Pathways Master Plan (“UPMP”) identifies on-street bike lanes along the street frontage of the proposed development on North Ormsby Boulevard. This UPMP requirement needs to be coordinated with Development Engineering's requirements for the development's street frontage design and improvements.
9. A multi-use path shall be constructed in the buffer area on all sides of the property to create a looped trail system. All trails will be owned and maintained by the HOA. All street crossings associated with these paths must be reviewed and approved by Carson City Public Works and PROS to ensure pedestrian safety.
10. The applicant shall demonstrate connectivity between the trailhead/multi-use path and the development's sidewalk/path system. Sidewalk connections to the trailhead and multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.

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

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

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. A copy of the proposed tentative map was submitted to the Nevada Division of Water Resources and the Nevada Division of Environmental Protection. The Public Works Department has advised of adequate capacity to meet water and sewer demand, subject to the recommended conditions of approval. The utility design will need to meet all applicable development standards related to water and sewer design.

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

Water supplied to the development will meet applicable health standards. The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

- 3. *The availability and accessibility of utilities.***

All utilities are available in the area to serve this development.

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

The project is located adjacent to existing single-family developments which are served by the existing public services including schools, sheriff, transportation facilities, and parks. As noted in the June 29, 2022 annual report to the Growth Management Commission, the School District has indicated that they do not have any concerns with the number of children resulting from the new construction. Development Engineering has reviewed the development for impacts to water, sewer, storm drainage, and roadway systems. As conditioned, the existing infrastructure has been found to be sufficient to supply water and sanitary sewer and the City has capacity to meet the demand. Based on the findings of the traffic study, the road network will be adequate to serve the project. The project will tie into existing public multi-use trails providing for recreational opportunities. Additionally, parks and public lands are within proximity to the proposed development. The Carson City Fire Department has also reviewed the development. As proposed, sufficient access is provided. As noted in the Fire Department comments, the project must comply with the currently adopted edition of the International Fire Code and the Northern Nevada Fire Code Amendments as adopted by Carson City.

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

The project will provide for a connection between planned multi-use pathways to the east and existing pathways and public lands to the west of the project site. Frontage improvements will be completed along North Ormsby Boulevard and Kings Canyon Road frontages which include sidewalks. A condition of approval is recommended to install a rapid flashing beacon across

North Ormsby Boulevard to ensure safe pedestrian and bicycle access to the broader public trail system in the area.

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

The project has utilized standards contained in CCMC 17.10 to demonstrate the project complies with the allowable density for the site. The proposed common open space development must comply with the allowable density of the zoning district, but may have flexibility on lot size, lot width, and setbacks. Based on ±60.74 acres zoned SF1A and ±19.79 acres zoned SF12, the gross site area is limited to 132 residential units. The remainder parcel will have a deed restriction that ensures the project will comply with the density limitations for the site.

Per Division 2 of the Development Standards, the applicant must provide two parking spaces per dwelling unit provided the internal or abutting streets provide for on-street parking. The internal streets will provide for parking on both sides of the street and each lot will provide for a minimum of two parking spaces, typically via a two-car garage.

The periphery boundary adjacent to residences or residentially zoned property is separated from proposed residential lots by a 30-foot-wide common open space area. Where the periphery boundary abuts a right of way, a minimum 20-foot-wide common open space area is proposed. A condition is recommended to ensure that adequate screening for the project is provided through a combination of lot fencing and common open space landscaping.

The Master Plan land use designations for the project are Low Density Residential and Medium Density Residential. Both Master Plan land use designations are intended for primarily single family residential development. The Low Density Residential designation allows a range of densities between 0.2 and 3 dwelling units per acre (du/ac) while Medium Density Residential is densities are between 3 and 8 du/ac. While density is determined by the zoning districts, the allowable overall density of the site is 132 units which is equivalent to ±1.65 du/ac.

The proposed subdivision is compatible with the surrounding neighborhood and as proposed and with recommended conditions, the project conforms with CCMC and the land use element of the Master Plan.

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

The project will provide east to west street grid and multi-use pathway connectivity. As proposed and with recommended conditions of approval, the proposed subdivision is in conformance with the City's master plan for streets and highways.

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

As proposed and conditioned, the project will have little or no detrimental effect on vehicular or pedestrian traffic. The traffic study estimates the project will generate approximately 576 ADT with ±43 a.m. and ±58 PHT. The project will be required to install half street improvements along the Kings Canyon Road and North Ormsby Boulevard frontages. Sidewalk connections and a pedestrian safety beacon will be installed with the project. The proposal includes connectivity of the roadway and pedestrian network from east to west. Additionally, a condition is recommended to require the Applicant to make a pro-rata contribution toward the planned future extension of North Ormsby Boulevard.

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

Earthquake faults: The closest earthquake fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (shaded) and Zone AE. House Moran has been in coordination with the Carson City Floodplain Manager on the Conditional Letter of Map Revision (CLOMR) and the City agrees with the preliminary flood design. A condition is recommended to ensure the CLOMR and Letter of Map Revision (LOMR) are completed at the appropriate time in the development process.

Site slope: The existing site slope is between 0 to 2 percent.

Soils: The soil is primarily coarse sandy loam with the depth to the water table between 10 to 12 inches. In the event that groundwater is encountered, construction must meet standard practices for mitigating groundwater. The geotechnical report did identify the liquefaction possibility but did not provide specific recommendations. The geotechnical report provided did not identify corrosive soils, however other projects near the subject site have identified corrosive soils within proximity to the project. If corrosive soils are identified, this condition is easily mitigated through geotechnical engineer recommendations. It is recommended that an updated geotechnical report be provided at the time of site improvement to ensure any necessary mitigations are in place with this development.

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

The proposed tentative map has been routed to the Nevada Department of Environmental Protection (“NDEP”) and the Nevada Division of Water Resources. Public Works has indicated sufficient water and sewer capacity to meet the demands of this project, subject to the condition of approval requiring the developer to enter into a pro-rata share agreement for the future extension of Ormsby Boulevard.

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

The Public Works Department has reviewed the project in conjunction with the Fire Department. The subdivision has sufficient access, including connections into existing roadways to better connect the street grid. There are sufficient fire water flows to serve the development. The Fire Department will review the site improvement permit for compliance with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

**12. Recreation and trail easements.**

Recreational trails are proposed with the project which include connections to existing and planned multi-use pathways. A condition is recommended to ensure the proposed multi-use pathways within the project will include public easements.

Attachments

Application- SUB-2022-0374

**From:** [Brian Ferenz](#)  
**To:** [Planning Department](#)  
**Cc:** [Sean & Nanci Davison](#); [pencelegaldefense@gmail.com](mailto:pencelegaldefense@gmail.com); [jim@nvfish.com](mailto:jim@nvfish.com); [Shelley Ferenz](#)  
**Subject:** Regarding Opposition to Proposed Zone Change for Anderson Ranch West from SF1A to SF12  
**Date:** Tuesday, September 27, 2022 2:47:47 PM

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**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

This is in regards to expressing opposition to the Request from Andersen Colard Ranch Enterprises to rezone the Anderson Ranch West from SF1A to SF12.

In general the rezoning jeopardizes the:

- 1) Loss of Neighborhood character defined by low traffic, abundance of wildlife, publicly available open space (roads, easements, creeks, trails) as exemplified in the Long View Estates, Kensington Estates, and The Highlands Neighborhood (Long Ranch Park).
- 3) Overloading traffic patterns that are already strained by new development particularly Washington St, Ormsby, and Kings Canyon particularly with the addition of the Anderson Ranch East Development in progress and new development off of Longview on Skyview Ct.
- 4) Loss of primary wildlife easement along the Ash Canyon Creek and Irrigation ditches encompassing the Anderson Ranch West. These are frequently used by Deer, Bobcats, Mountain Lions, Coyote's, and Bears to access the few remaining fruit and nut trees in the area.
- 2) Rezoning low density SF1A to high density SF12 resulting in a transfer of 3 buildings to the originally planned 1 building. The developers plan to maintain the current ranch house and 50 acres as open space and a justification for the high density housing **SHOULD NOT BE CONSIDERED BY THE PLANNING COMMISSION**. This is nothing more than a short term tactic to abuse the intent of Carson City Municipal Code 10.10 Common Open Space Development. The planning commission should require the developer to meet the intent of the Opens Space Development with the total plan for the 30 acres to be developed.

Thank you

Brian & Shelley Ferenz

2028 Manhattan Dr.

Carson City, NV, 89703

bferenz@mindspring.com

**From:** [Roger Trott](#)  
**To:** [Planning Department](#)  
**Subject:** Comments on Andersen Ranch West Subdivision Map  
**Date:** Monday, September 26, 2022 9:29:15 AM

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We live in the Longview Ranch area. Like many of our neighbors, we have concerns about this project and its impacts on the rural nature of our environment. Beyond that general concern, we have reviewed the staff reports for the Anderson Ranch West proposal being considered by the Planning Commission on September 28th. We offer the following specific comments for your consideration.

1. The traffic study did not assess potential impacts to Longview Way, including its intersections with Kings Canyon Road and Ash Canyon Road. Two of the new subdivision access routes will be entering/exiting from Longview Way. Traffic effects, including safety and congestion effects, on that roadway should be evaluated.
2. Ash Canyon Road is narrow and in poor condition, with crumbling shoulders. Any additional traffic on this road will result in adverse effects on safety and the condition of the road. Roadway improvements should be included as a condition of tentative map approval.
3. The Andersen Ranch West property is in a 100-year floodplain and partially floods during high rain events. As a result, wetlands may be present on this site. Has a wetland delineation been conducted on the site? If not, one should be conducted prior to tentative map approval. A Section 404 permit and wetland mitigation may be required by the Army Corps of Engineers prior to development of the site.
4. Conditions for tentative map approval should require the developer/contractor to undertake additional measures to control dust from onsite construction. Additionally, Carson City should commit to additional daily monitoring to enforce dust control. Although a dust permit was required for the development between Mountain and Ormsby, we understand that dust from that development was an ongoing and significant problem for nearby residents. Those of us living in the Longview Ranch area do not want to experience similar issues if the Andersen Ranch West project is approved.

Thank you for the opportunity to comment on this proposed project.

Roger Trott & Lisa Rea

SUB-2022-0374

February 23, 2022

Hope Sullivan, Community Development Director  
Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701



RE: Conceptual Subdivision Map for Anderson Ranch Development

Hi Hope,

Thank you for sharing the application and Conceptual Subdivision Map for the proposed Anderson Ranch Development.

It is unfortunate that the conceptual plan is not subject to the same public noticing process as is a tentative map application. The owner/developer will no doubt at some point submit a tentative map for the subdivision based on input from the City regarding the conceptual plan. At that point, having invested a substantial amount of money in the design of the development, the owner will be reluctant to implement design changes that might be suggested by the public, regardless of merit.

As I had indicated previously, I have some concerns/comments/questions about the project. I'm hoping that you will consider this information when you provide the City's comments.

First, a few questions:

1. Why is the Vintage project still on the City's Planning Division website, when it has been superseded by the project that is currently under construction on the east side of Ormsby Boulevard? Shouldn't the new project be shown there?
2. The conceptual application indicates that the existing zoning allows for the construction of 131 lots within the project area, but the conceptual map shows construction of only 61 lots. Does the applicant intend to develop an additional 70 lots elsewhere within the project limits, and if so, how can this application be considered complete when it does not address the remainder of the project? If the applicant does not intend to develop any additional lots, will the remainder of the project area be restricted to prevent future development?

The application indicates that the proposed development is "Consistent with the Master Plan Land Use Map in location and density." The parcel where the development is proposed, APN 009-012-21, is currently Master Planned for Low Density Residential Use, 5 to 0.33 acres per dwelling unit. The project proposes lot sizes from 0.32 acres to 0.51 acres on this parcel. Accordingly, this portion of the project is mostly but not entirely consistent with the Master Plan. However, the current zoning on this parcel is SF1A, 1 acre per dwelling unit. Some of us who live adjacent to the proposed development purchased our homes with the knowledge that this parcel might someday be divided into one acre lots because of the zoning. Other long term residents were told directly by Andersen family members that the parcel would never be developed, and that if subsequent generations of the family desired to sell the land efforts would be made to transfer this to the city so the property could remain open space. (The project site is a Priority Open Space Area for acquisition by the City in its Master Plan for the Future Open Space System.) We never anticipated the possible development of 1/3 acre lots on this parcel. Will the owner need to request a zone change for this project?

The applicant proposes to transfer density from APN 009-0120-20 to APN 009-012-21 for the purpose of creating lots that are smaller than the current SF1A zoning allows. The application indicates that this process is in accordance with Carson City Municipal Code Chapter 17.10 - Common Open Space

Development, and that "the project will cluster develop in a manner that best utilizes the available land, while implementing common space and maintaining floodplain." The conceptual map indicates a total of 3.7 acres of common space north of Ash Creek. The proposed subdivision layout is nothing more than a simple grid. How can the owner anticipate approval of the requested "clustering" when such a small portion of the total project area (80 acres) is identified as future open space, and the traditional subdivision layout does nothing to promote usable open space other than what is associated with the multi-purpose path? If open space will be provided elsewhere on the project to offset the proposed increase in density, why is that open space not indicated on the conceptual map? Will the proposed transfer of density from APN 009-012-20 to APN 009-012-21 result in the prohibition of any future subdivision of APN 009-012-20? It appears to me that the application and the conceptual map are incomplete.

The conceptual map for the subdivision proposes two new intersections on North Ormsby Boulevard, which the NDOT roadway classification maps identify as a minor collector. The southerly intersection is located roughly 270' north of the Washington Street intersection on Ormsby. The northerly intersection appears to be roughly 400' south of the existing Newman Place intersection. Because the Carson City Municipal Code and design standards do not address intersection spacing, I am referencing the NDOT Access Management System and Design Standards, which specifies a minimum intersection spacing of 660' for full access to a minor collector. This spacing could be achieved by shifting the proposed development south approximately 270'. This would have multiple benefits including:

1. Improving the access to the development by aligning the southerly access with Washington Street. Not only would this provide more direct access to the subdivision, it would eliminate the conflicting turning movements associated with the four driveways located within 75' of the southerly access shown on the conceptual map.
2. Increasing the separation between the existing Newman Place intersection and the proposed new subdivision access to meet the NDOT Access Management standards.
3. Providing a more direct alignment for the multi-purpose path on the north side of the project as it relates to the path that is currently under construction on the east side of Ormsby Boulevard.
4. Providing additional open space between the proposed new development and the existing development to the north. A similar open space area should also be provided along the western boundary adjacent to those existing homes. These changes could help to mitigate the fact that the proposed density in this area is three times the current zoning density. It would also provide a more reasonable amount of open space in accordance with the provisions of CCMC 17.10 regarding the density transfer proposed by the project.

Regarding the purpose of CCMC 17.10, Code section 17.10.05 reads as follows:

*The purpose of this chapter is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, in order to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types. (Emphasis added)*

CCMC 17.10 was created to benefit BOTH the developer and the public as noted above. The conceptual map however shows only the benefits of increased density afforded to the developer. Where is the open space within the project that will be created by the transfer of density, beyond the 3.7 acres noted on the conceptual map for APN 009-012-21?

The project area as defined by the application includes APN 009-012-20. The conceptual map, however, shows only that APN 009-012-21 will be fully developed with little (3.7 acres) open space. Why does the conceptual map not include any plans or open space for APN 009-012-20? Again, the application and the conceptual map appear to be incomplete.

The flood hazard information contained in the conceptual plan is incomplete and misleading. While the Anderson Ranch Conceptual Drainage Memo acknowledges that the project site contains two flood hazard areas, Zone AO and AE, the FEMA FIRMette map submitted as a part of the application covers only a small portion of APN 009-012-21. FEMA map 3200010091F, however, shows that virtually all of APN 009-012-21 is in flood zone AE. Why was this map not submitted as part of the application?

As noted previously, the project site continues to be a Priority Open Space Area for acquisition by the City in its Master Plan for the Future Open Space System. The City has had opportunities to work with the landowner to acquire this land for open space purposes but chose not to do so. I believe that many of the landowners in this neighborhood would still like to see the City pursue acquisition of all or a portion of the project area. I would certainly contribute to such a cause if the land could be protected from development in perpetuity.

Thank you for the opportunity to comment on this potential project. Please feel free to contact us with any questions.

Yours truly,

Jeffrey L. Foltz  
1701 Newman Place,  
CC, NV 89703

Jim Pincock  
1735 Newman Place  
CC, NV 89703



## Chapter Four: Design Standards and Specifications

**Table 4-1: Access Spacing Standards (continued)**

Roadway Class	Location/ Posted Speed Limit	Full Access		Limited Access	
		Signalized Intersection Uniform <sup>1</sup> Spacing	Unsignalized Intersection/Roundabout Minimum <sup>2</sup> Spacing	Left-in/Right-in/ Right-out only Minimum <sup>2</sup> Spacing	Right-in/Right-out only <sup>3</sup> Minimum <sup>2</sup> Spacing
6: Minor Collectors	≤ 30 mph	1,320'	660'	440'	200'
	≥ 35 mph				250' – 400'
7: Frontage/Service/ Local Roads	-	As necessary for the safe operation and proper design of adjacent accesses		330'	200'

**Notes:**  
 All dimensions above are measured from center-to-center of accesses.  
 The spacing standards provided above also apply to private, direct access. Restrictions may be placed on the access permit. Refer to the rest of the document for additional information.  
<sup>1</sup>Uniform spacing refers to the exact spacing to be achieved. Any spacing either greater or smaller than these standards is considered a deviation.  
<sup>2</sup>Minimum spacing refers to the minimum spacing to be achieved between two adjacent accesses. However, greater spacing may be needed, depending on other requirements. Refer to the rest of Chapter Four for these standards.  
<sup>3</sup>Where applicable, the range of spacing values corresponds to a range of speeds. The greater spacing values will be required at higher speeds.

**From:** [Kitty Flynn](#)  
**To:** [Planning Department](#)  
**Subject:** SUB-2022-0374  
**Date:** Tuesday, September 27, 2022 10:07:05 AM

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Carson City Planning Commission,

We have lived on the west side for the past fourteen years and have been concerned about our safety in the event of a need to suddenly evacuate. It would take hours to get out of our neighborhood due to the lack of streets and the routes to safety. If you approve all these new homes with the increase in population, it may be near impossible to get to safety.

Recently on Ormsby I had to drive through a huge dust cloud that was impossible to see through for a few seconds from the other development you approved between Ormsby and Mountain. Due to the drought our front lawn was dying because we could not water it enough. We have since spent several thousand dollars to have a rock yard.

There should absolutely be a moratorium on new construction due to the lack of water, not to mention the housing recession. It is irresponsible for the homes to be approved at this time. We would be better off if you filled these acres with solar panels than flood this confined area with all these people using resources that are stressed already. Please Use Some Common Sense!

Kitty Flynn  
1322 Clemens Dr.  
Carson City, Nv. 89703

Sent from my iPad