
Douglas County
n e v a d a

**NORTH DOUGLAS COUNTY
SPECIFIC PLAN**



Adopted
September 7, 2000

ACKNOWLEDGEMENTS

Douglas County Board of Commissioners

Jacques Etchegoyhen, *Chairman*
Donald H. Miner, *Vice Chairman*
Bernard W. Curtis
Kelly D. Kite
Steve Weissinger

Office of the County Manager

Dan Holler

Douglas County Planning Commission

Ame Hellman, *Chairman*
Rick Gardner, *Vice Chairman*
Valida McMichael
Jay Lather
Mark Neuffer
Michael Hayes
Devere Dressler

Douglas County Department of Community Development

Mimi Moss, *Planning and Economic Development Manager*
Pete Wysocki, *Senior Planner*

Multi-Agency Geographic Information Systems

Dawn Patterson, *Coordinator*
Mana Dimaio, *GIS Technician*
Jack Moore, *Cadastral Mapper*

Consulting Services Provided By:

Lumos and Associates, Inc.
1478 B 4th Street
Minden, Nevada 89423

Resource Concepts, Inc.
340 North Minnesota
Carson City, Nevada 89706

Western Cultural Resource Management, Inc.
50 Freeport Blvd., Suite 15, P.O. Box 6130
Sparks, Nevada 89432

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Chapter One

INTRODUCTION

1.0 SPECIFIC PLAN LOCATION

Flanked by the Sierra Nevada mountain range to the west and the Carson River drainage to the east, the North Douglas County Specific Planning area is generally situated at the northern end of the county and Carson Valley, immediately south of the Douglas County/Carson City line (see *Vicinity and Location* map, figure 1-1). U.S. Highway 395 bisects the 624-acre planning area, 444-acres of which is under the jurisdiction of the Bureau of Land Management, into east and west sections.

The eastern portion of the planning area contains the majority of land in the planning area and is located north of the Sunridge subdivision, west of Center Drive, east of U.S. Highway 395, and south of the Douglas County/Carson City line. The western portion is generally located just north of Jack's Valley Road, is bounded on the west by Washoe Tribal lands, and extends to the Douglas County/Carson City boundary. Situated at approximately 4,800 feet in elevation, the project area is generally composed of gently rolling hills moderately vegetated by sagebrush plant community species.

1.1 SPECIFIC PLAN DEFINITION, BACKGROUND, and PURPOSE

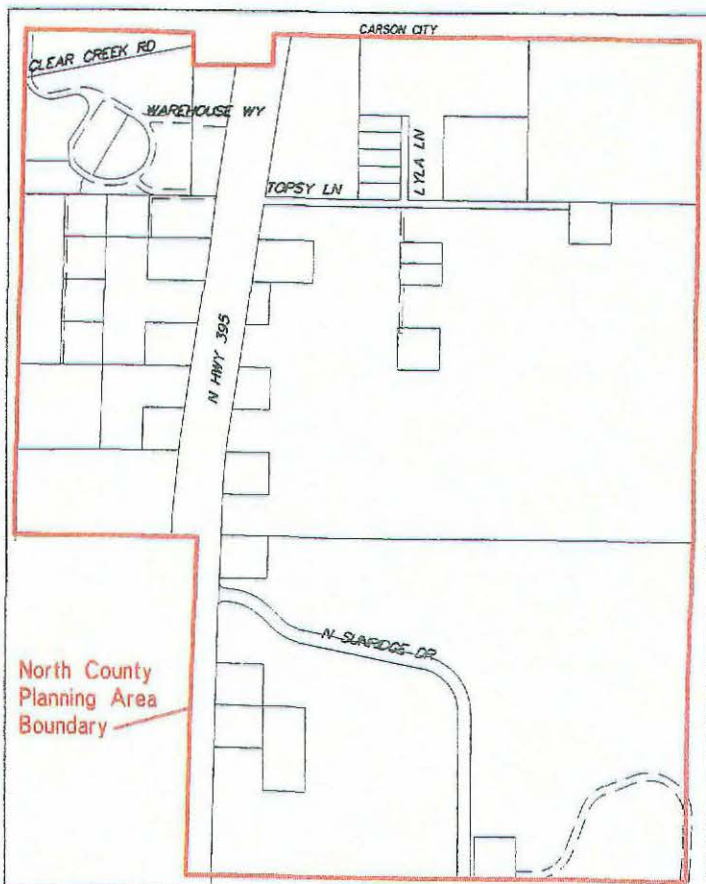
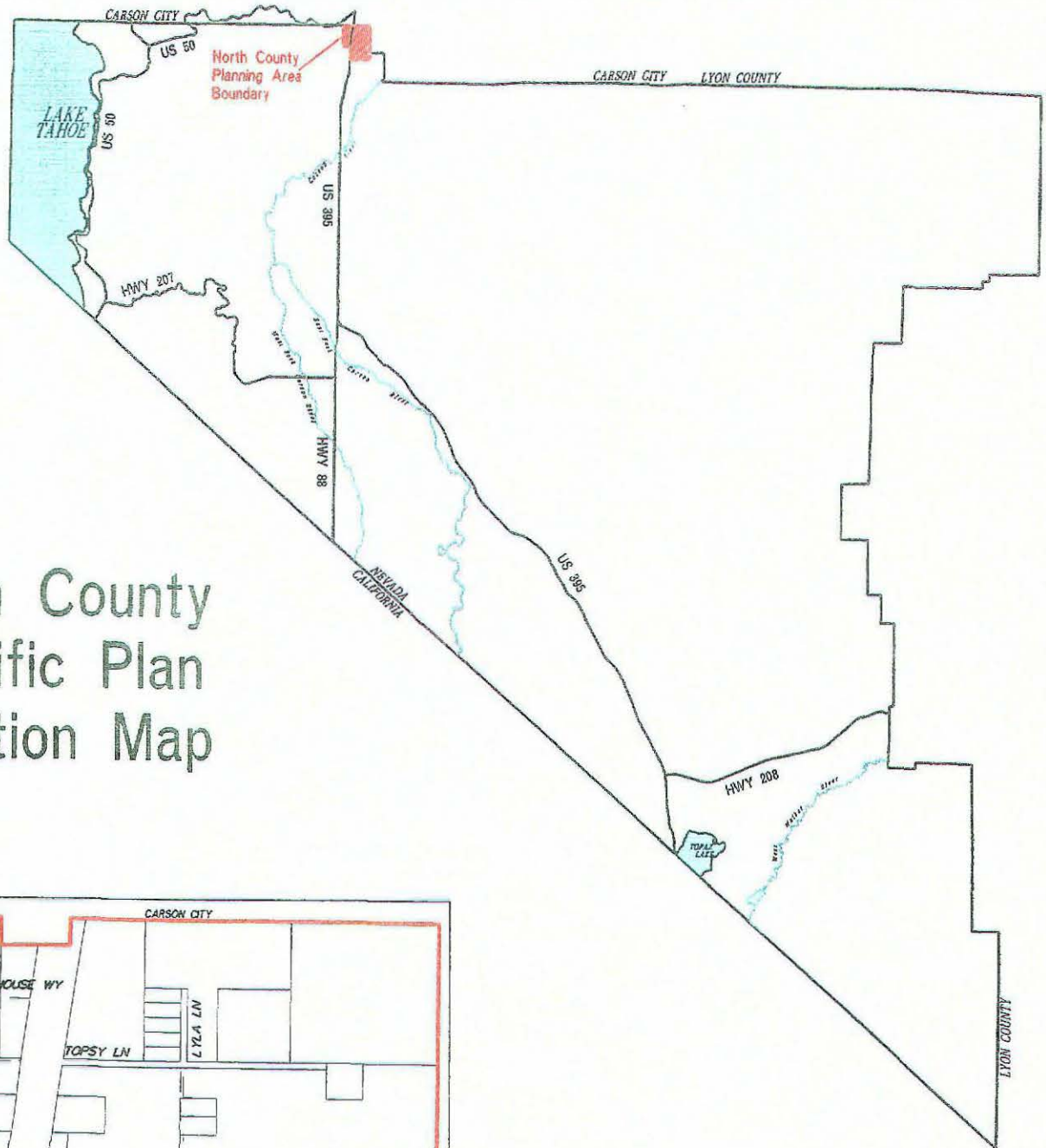
Definition

A Specific Plan is essentially a plan within a plan that builds upon the general elements of an existing Land Use or Master Plan, but which considers unique or special circumstances present in a particular area. These unique or special circumstances can include, but are not limited to, such elements as sensitive environmental resources, joint or overlapping governmental jurisdictions, development transition zones, or economic considerations. Usually developed through extensive community input, the Specific Plan reflects a specific community vision for an area. Although a Specific Plan is often used to compliment, enhance, or embellish existing regulations or plans, it can also be used as a regulatory alternative to conventional zoning and master plan procedures by enabling non-traditional planning mechanisms to be utilized.

NDCSP Background

The Federal Land Policy and Management Act (FLPMA) passed in 1976 required the Bureau of Land Management (BLM) to "develop land use plans for public lands and to study the suitability of certain lands for wilderness designation." In response to this requirement, the BLM initiated the development of Resource Management Plans for lands under their jurisdiction. The Resource Management Plans, which were developed on a district by district basis, typically addressed three key resource issues:

North County Specific Plan Location Map



SCALE: 1" = 6 miles
DATE: 07/31/00

The data contained herein has been compiled as a geographic information system for the use of Carson City. The data does not represent a warranty, assurance, or liability and its use should be a supplement to the authoritative source. No warranty, express, implied, or otherwise, is assumed by Carson City or UCCG as to the reliability or accuracy of the data.

(FIGURE 1-1)

- 1) Rangeland Management, which concerned the use of rangeland resources by livestock, wild horses and burros, and wildlife;
- 2) Wilderness, which considered the amount of acreage to be recommended as suitable or unsuitable for wilderness designation; and
- 3) Land Tenure / Rights-of-Way Corridors, which considered the amount of land to be identified as potentially suitable for disposal from federal ownership and what areas, if any, are suitable for rights-of-way corridors.

In 1985 the BLM completed a Resource Management Plan for the Walker Resource Area of the Carson City District entitled the "Walker Resource Management Plan." This plan identified lands currently within the North Douglas County Specific Plan area as eligible for patent or lease under the Recreation and Public Purposes Act (R&PP), and also identified the lands as meeting criteria for disposal or exchange out of federal ownership. The North Douglas County Specific Plan area has subsequently experienced significant development pressure from R&PP leases and patents and has generated extensive development interest from the private sector.

Purpose

The purpose of the North Douglas County Specific Plan (hereinafter referred to as the NDCSP) is to provide for the orderly planning of future development as lands in the planning area transition out of federal ownership. Ultimately, the plan is intended to act as a guide for the BLM, Douglas County Commissioners, Planning Commissioners, and the community in general on matters of growth and development within the NDCSP area.

The plan intends to guide growth by outlining existing patterns of development, by establishing new land use and zoning designations, by providing a plan for the provision of public facilities, by identifying conservation areas, and by establishing site design and transportation patterns. Additionally, the development of the NDCSP will result in appropriate property values for lands being disposed out of federal ownership, thereby enabling the BLM and/or Douglas County to utilize revenues to acquire or conserve sensitive farmland and floodplain properties in the Carson Valley.

1.2 RELATIONSHIP TO OTHER PLANS, CODES, POLICIES, AND PROGRAMS

The Douglas County Master Plan indicates that the NDCSP area is located within the Indian Hills / Jacks Valley Regional and Community Master Plan Element. Certain goals, objectives, and policies contained within this element were developed under the assumption that lands within the NDCSP area would remain under BLM ownership, thus remaining rural in nature. Because of the development pressures and land management issues discussed above, certain goals, objectives, and policies are now inconsistent with conditions in the area. To rectify this inconsistency, an amendment to the master plan was required along with the development of the NDCSP. The Master Plan amendment process was conducted concurrently with the development of the NDCSP. Findings for the amendment are discussed in the conclusion section (*chapter six*) of this plan.

The Douglas County Master Plan also contains Growth Management and Land Use Elements that establish policies regarding the adequate provision of infrastructure to proposed development. As part of these policies, urban and rural service boundaries were created throughout the county that established specific service standards for the provision of public facilities. The NDCSP area, because of its large amount of BLM land, is currently designated as being within a rural service boundary. The NDCSP master plan amendment will amend this designation to include the area within an urban service boundary. This amendment will help to ensure that adequate public facilities are supplied to potential development in the area.

While the NDCSP is intended to replace the previous pattern of zoning in the planning area, existing Douglas County codes, policies, and programs will not be modified by the specific plan. All existing Douglas County codes, requirements, design guidelines, policies, and programs apply and are in effect regarding the planning area.

1.3 SPECIFIC PLAN PROCESS

The process for the NDCSP began in April 2000 with data collection and scoping sessions to identify key issues and develop a framework for the plan process. The plan was a joint effort between Douglas County and the BLM to facilitate the orderly disposal of public lands out of federal ownership. The plan was developed through public involvement, discussions with surrounding jurisdictions, and consultation with professional services. A series of public workshops and meetings were conducted to gather public input and involve the community in the specific planning process.

The public workshops were held on May 10, May 17, and June 21 of 2000. The purpose of the May 10th workshop was to introduce the project to the public and solicit input regarding potential development of the area, the community's needs and vision, and the identification of key issues, goals, and objectives for the planning area. The intent of the May 17 workshop was to explain the environmental public scoping aspect of the project, introduce the Walker Resource Management Plan amendment and Environmental Analysis processes and timeline, provide an opportunity for review and comment of potential environmental issues, and solicit input regarding the human environment. The June 21st workshop was held to introduce four conceptual land use and zoning map alternatives for the specific planning area and solicit input regarding the proposed alternatives.

The public workshops were followed by a series of county hearings held on July 11, August 8, and September 7 of 2000. The July 11th meeting was a no-action Planning Commission meeting to present and discuss proposed land use and zoning maps with the Planning Commission. The Planning Commission solicited public comments and made recommendations regarding the proposed zoning and land uses. The August 8th Planning Commission meeting was held to adopt the Draft North Douglas County Specific Plan document and zoning map. The September 7th Board of Commissioners meeting was held to finalize adoption of the Specific Plan and to pass an associated master plan amendment required as a result of the specific planning process.

Public comments were solicited at all of the above referenced workshops and meetings (agendas and minutes of these workshops and meetings are attached in the appendix of this plan). Goals and objectives for the planning area were developed through this public input, and a vision for the future development of the area was established.

1.4 KEY ISSUES

Key issues are an inherent part of any planning process and generally form the basis for subsequent goal and objective development. Key issues are identified in a variety of ways including public input, evaluation of existing conditions, environmental analysis, and the land use planning process. The key issues identified in the NDCSP area are particularly engaging and complex given the location, ownership, development trends, and existing conditions of the lands and surrounding uses. The following is a summary of these key issues.

Key issues identified in the NDCSP area by an evaluation of existing conditions, environmental analysis, and the land use planning process included:

- Existing and potential development of the area was occurring without adequate planning for infrastructure, land use compatibility, or the needs of the county as a whole.
- The unique opportunity, either through land exchanges or disposal, for Douglas County and the BLM to acquire conservation easements or sensitive lands in the Carson Valley that are threatened by development pressures.
- Surrounding urban and suburban development pressures and land use trends.
- Site topography, drainage, and existing character of the area.
- Existing land uses and compatibility of potential uses.
- Land management issues stemming from overlapping governmental jurisdictions and associated regulations, variety of stakeholders, sensitive cultural resources, and history of the area.
- The BLM land exchange/disposal process and development process for the area in general, including the Environmental Assessment and Walker Resource Management Plan Amendments processes.
- The location of the area as a potential regional commercial activity center.
- The need for multi-family housing in the NDCSP area to replace multi-family zoning eliminated by previous development.

Key issues identified during the public involvement process included:

- The desire for commercial zoning along the east side of Highway 395 if development of the area were to occur.
- Site topography and drainage as possible development constraints, but also as opportunities for open space and recreation, particularly along the eastern portion of the planning area.
- Retention of open space to the greatest extent possible.
- Development of usable open space, such as connected trail systems and parks.

- Existing land uses and compatibility with proposed uses.
- The location and extent of proposed land uses.
- BLM disposal process and land development process.
- Environmental issues, such as wildlife, cultural resources, drainage, and vegetation.
- Buffer treatments for existing residential areas, particularly the Sunridge subdivision, to ensure compatibility with proposed land uses.
- Interest in a potential school site with sports or recreation fields to accommodate future needs and take advantage of affordable land.
- Utilization of certain land uses as buffer treatments, such as churches or a school site north of the Sunridge subdivision.
- Concern regarding traffic circulation, congestion, and access points to/or along Highway 395.
- The need for a potential "back road" out of Douglas County to Carson City.
- Adequate fire protection.

1.5 SPECIFIC PLAN GOALS

Based on the above key issues, a series of goals for the NDCSP area were developed. The goals are not intended as specific solutions but as desired ends for the future condition of the area.

- Goal 1.5.1: Ensure the orderly planning of future development as lands in the NDCSP area transition out of federal ownership.*
- Goal 1.5.2: Ensure the provision of adequate public facilities in the planning area.*
- Goal 1.5.3: Provide for growth in a manner that is compatible with the existing and surrounding built and natural environment.*
- Goal 1.5.4 To create a community oriented to both the automobile and the pedestrian through adequate infrastructure planning and the provision of connected trail systems.*
- Goal 1.5.5 Provide needed regional commercial services and employment opportunities while preserving prime farmland and sensitive lands in the Carson Valley.*
- Goal 1.5.6 Offer increased housing choices while retaining the character of the area.*
- Goal 1.5.7 Preserve and provide both passive and usable open space.*
- Goal 1.5.8 Provide adequate opportunities for public services such as schools, churches, and community needs.*

- Goal 1.5.9 Improve the jobs/housing balance in Douglas County.*
- Goal 1.5.10 Provide adequate transportation circulation.*
- Goal 1.5.11 Ensure adequate fire and police protection.*
- Goal 1.5.12 Protect and enhance cultural resources present in the planning area.*
- Goal 1.5.13 Support and encourage Planned Unit Developments to enhance the ability for providing unique design features in the planning area.*

1.6 VISION STATEMENT

Based on existing conditions, identified key issues and goals, and public comments, the following vision statement for the NDCSP area was developed:

“To create a unique mixed use community in the north Douglas County area that will provide needed regional commercial services, housing choices, increased employment opportunities, and recreational elements while maintaining a distinct sense of place. The NDCSP area shall represent a community designed for both pedestrian and automobile circulation with abundant open space amenities and connected trail systems. The NDCSP area will ensure the provision of adequate public facilities and retain space for the development of public services such as churches, schools, and open space recreational areas.”

Chapter Two

ENVIRONMENTAL RESOURCES

2.0 INTRODUCTION

The environmental resources section of a specific plan typically discusses the identification of resources present in a particular area and the potential constraints, sensitivities, or opportunities they represent. Environmental resources normally inventoried in a specific plan include flood hazards, wetlands, soils and geology, topography, archeological and historic resources, land ownership, vegetation, and wildlife.

The NDCSP involves the potential use and development of federal lands. Actions involving the use of federal lands automatically require compliance with the National Environmental Policy Act (NEPA), which sets federal standards nationwide for environmental review and regulatory documentation requirements. For this reason, a more in depth study of environmental resources was required for the NDCSP area.

To meet these requirements, it was determined that an Environmental Assessment (EA) would need to be conducted in the NDCSP area. Additionally, the Bureau of Land Management (BLM) is required to develop Resource Management Plans for lands under their jurisdiction. Approximately 440 acres of land within the planning area are currently managed by the BLM and are addressed by the Walker Resource Management Plan. In order for lands within the NDCSP area to transition into private ownership, certain management policies within the Walker Resource Management Plan must be amended.

The Environmental Assessment and Walker Resource Management Plan amendment were conducted concurrently with the development of the NDCSP to ensure consistency and coordination of issues. Because these documents are highly detailed and complex, they have been summarized in this section of the specific plan and used as a basis for discussion of environmental resource elements. The Environmental Assessment/Walker Resource Management Plan Amendment will be included by reference as a supplement to this plan.

2.1 PLANNING PROCESS OVERVIEW

The Bureau of Land Management (BLM), Carson City Field Office, and Douglas County jointly directed the preparation of the Walker Resource Management Plan Amendment, Environmental Assessment, and North Douglas County Specific Plan. Douglas County and the BLM met numerous times over the course of the project to coordinate these efforts. Additionally, public input was gathered at several public workshops held during the spring and summer of 2000.

2.2 EXISTING CONDITIONS

The following is a general discussion of environmental resources present in the area based on findings from the Environmental Assessment/Walker Resource Management Plan amendment.

2.2.1 Flood Hazards

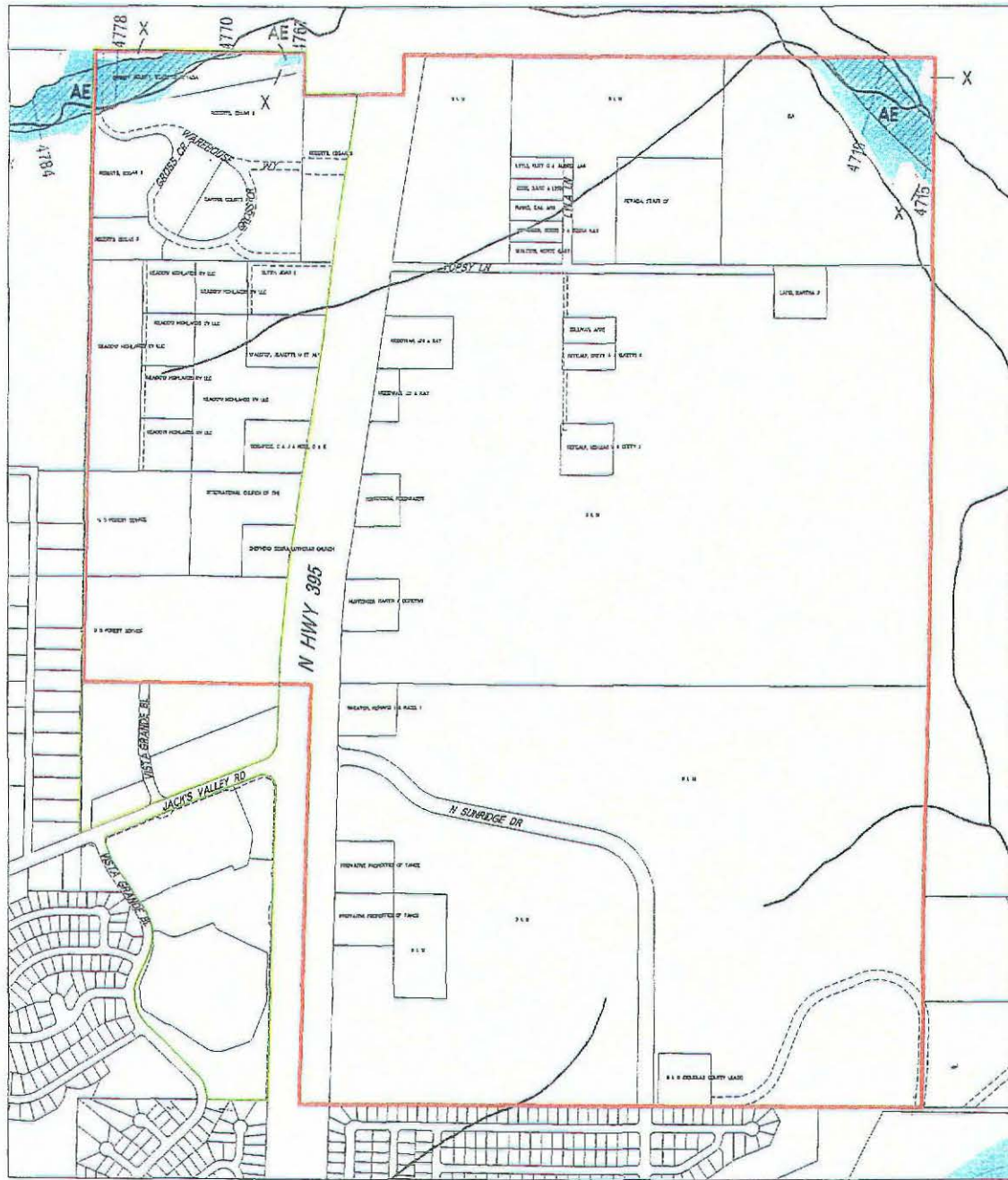
In general, the potential for flood hazards in the NDCSP area is minimal due to its topography and elevation. The most likely source of flood hazards in the area stem from several small drainages that carry intermittent flow through the area, and the Clear Creek drainage which traverses small sections of both the northwest and northeast tips of the planning area. Federal Emergency Management Agency (FEMA) maps indicate a 100-year flood zone hazard AE ringed by a small 500-year flood zone hazard for these portions of the Clear Creek drainage (see *Floodplain and Hydrology* map, figure 2-1). These areas have subsequently been designated as open space sections within the specific plan. There are no other flood hazards identified by FEMA maps for the planning area.

2.2.2 Soils and Geology

Soils information for the study area is contained in the Soil Survey of Douglas County Area, Nevada (SCS 1984). Based on this reference, four soil series are found in the project area: Haybourne sand, Jubilee loam, Mottsville loamy coarse sand, and Prey gravelly loamy sand. Data on each of these soil series is presented below (Table 2.1):

Map Unit	Landscape Position	Surface Texture	Restrictive Characteristics	Water Erosion Hazard	Wind Erosion Hazard
391- Haybourne sand, 0 to 4 percent slopes	Alluvial fans	Sand	Sandy surface layer	Slight	Moderate
531- Jubilee loam, 0 to 2 percent slope	Flood plains, low depressions and sloughs	loam	Shallow water table, unstable sidewalls in cutbanks, rare flooding	Slight	Slight
601- Mottsville loamy coarse sand, 2 - 4 percent slopes	Alluvial fans	loamy coarse sand	Unstable sidewalls of cutbanks, inadequate filtration of septic tank effluent	Slight	Moderate
712 - Prey gravelly loamy sand	Alluvial fans	gravelly loamy sand	Moderately deep, strongly cemented hardpan; poor filtration of septic tank effluent; unstable sidewalls in cutbanks	Slight	Slight

North County Specific Plan Area Floodplain and Hydrology



LEGEND

- 100-YEAR
 - Zone A, Base flood elevation not determined
 - Zone AE, Base flood elevation determined
 - Floodless, Zone AE
 - Zone AH, Flood depths of 1 to 3 feet
 - Zone AO, Flood depths of 1 to 3 feet
- 500-YEAR
 - Zone X

Flood Zones: From FEMA Flood Insurance Rate Maps - 32005C0030 F 11-8-99

——— Redevelopment Area Boundary
 ——— North County Specific Plan Area

——— Hydrology, Ground Water Flow: USGS Open File Report 89-382



SCALE: 1" = 100'
DATE: 8/17/99

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(FIGURE 2-1)

The study area geology, which is crossed by several small faults, has been mapped as consisting of gravel, sands, and Cretaceous granitic rocks of the Quaternary and Tertiary periods (Stewart, 1999 and Moore, 1969). The town of Stewart marks an abrupt change from a simple fault scarp to a more complex range front in which down warping and distributive faulting has played an important part. A rock outcropping occurs near the eastern portion of the property and is a part of the cultural site to be potentially transferred to the Washoe Tribe. Existing or potential mineral deposits within the project area were not discovered during the project investigation (Moore, 1969).

2.2.3 *Topography*

The NDCSP area is distinguished by a series of rolling hills separated by small drainage ways and washes of intermittent flow. The area could be characterized as "bench land" situated just above the prime farmlands and flat floodplains of the Carson Valley and the Carson River system.

The eastern portion of the planning area experiences more pronounced variations in topography than the western portion (see *Elevation and Soils* map, figure 2-2). Several areas along the eastern boundary contain significant slopes in excess of 15 percent and are not suitable for development. The western portion of the planning area does not contain slopes in excess of 15 percent.

Drainage ways in the eastern portion of the planning area are also more extensive. Several sizable drainage ways, which generally drain into the Clear Creek drainage, divide the eastern portion into distinct topographical areas. These drainage ways and steep slopes have been designated as open space to retain their natural character.

2.2.4 *Archaeological and Historic Resources*

A Class III cultural resource survey was conducted between April 26th to May 1st, 2000 by Western Cultural Resource Management, Inc. and submitted to the BLM, Carson City office for review and approval. The scope of work for this survey and report included: 1) conducting an intensive (Class III) field reconnaissance designed to identify historic properties that may be located within the project area; 2) recordation of cultural resources and evaluation of eligibility for nomination to the National Register of Historic Places (NRHP); and, 3) assessment of potential project impacts to historic properties (recommended eligible sites) and making management recommendations concerning avoidance, monitoring, and if necessary, mitigation.

This inventory resulted in the identification of seven sites consisting of three historic refuse scatters, one historic ditch segment, one historic site with structural materials and associated refuse, one prehistoric lithic scatter, and one prehistoric lithic scatter with a small ground stone component. In addition, one previously identified site consisting of bedrock milling slicks and mortars with an associated rock feature was recorded (see *Identified Cultural Resources* map, figure 2-3). Two of the sites are

recommended eligible to the National Register of Historic Places (NRHP): the milling feature site, 26Do265, and a site containing historic refuse scatters, 26Do710. Due to the significance of these sites, these portions of the planning area have been set aside as open space and/or transferred to Washoe Tribal ownership for applicable feature areas.

2.2.5 Land Ownership

For planning purposes, land ownership is typically discussed in terms of private and public (government) ownership. The majority of land within the NDCSP area is currently under government ownership. An exception to this generality is the smaller, western portion of the planning area (i.e. west of Highway 395) where the majority of parcels are privately owned. Two large United States Forest Service (USFS) parcels, however, are located in this area. Most parcels under the jurisdiction of the BLM are located in the eastern portion of the NDCSP area and are interspersed by a few privately owned parcels.

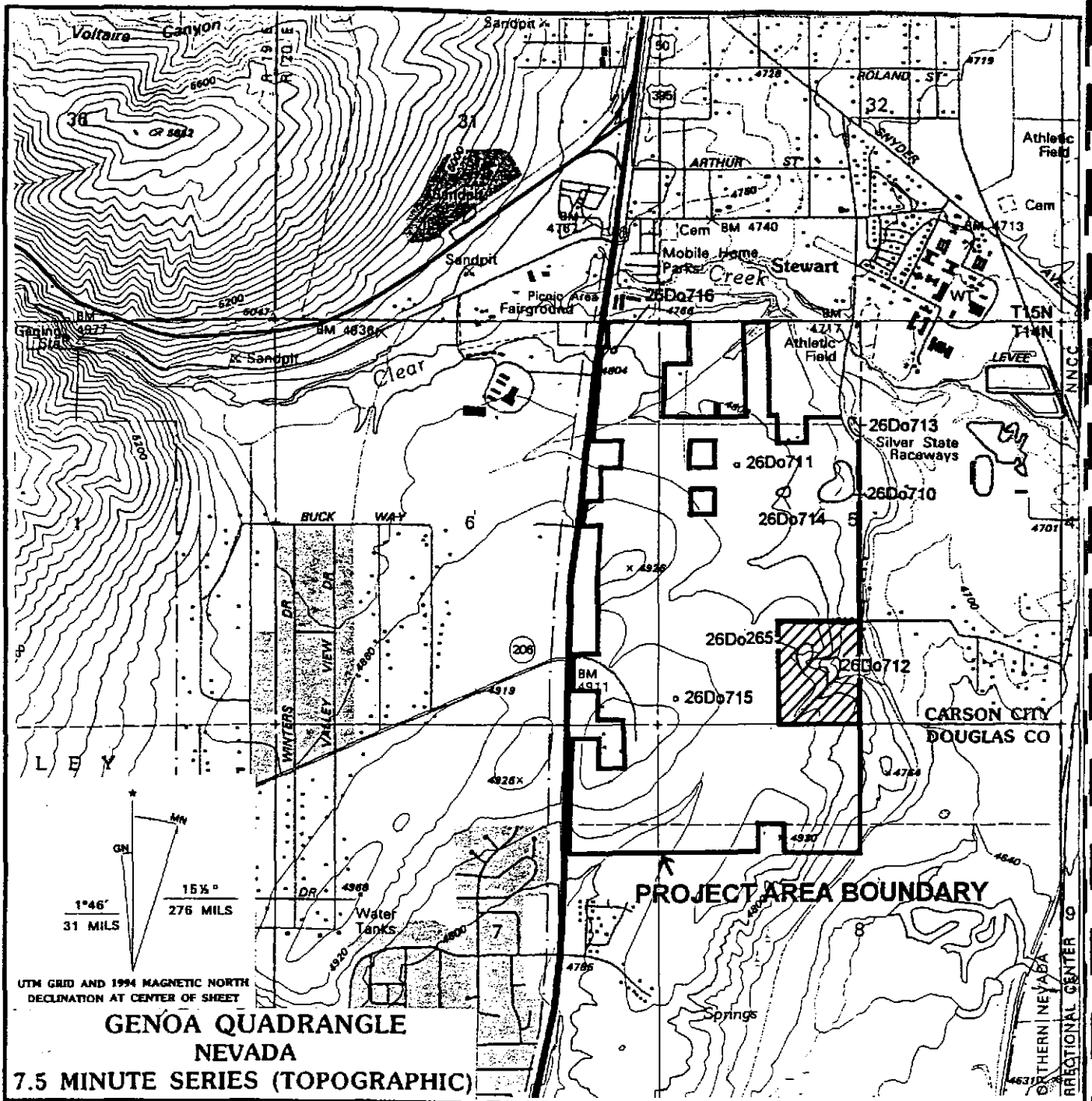
BLM Lands within the NDCSP area total approximately 440 acres. Classification of these lands is provided within the Walker Resource Management Plan and the Reno Planning Area covered by the Management Framework Plan. Approximately 315 acres of the land is classified as Recreation and Public Purposes (R&PP) act lands. However, planning decisions for the area identify 160 acres for R&PP and 320 acres for urban and suburban purposes consistent with local comprehensive plans or the views of local governmental authorities. At this time, approximately 144 acres are under R&PP patent, lease, or application, but only 44 of these acres are currently classified for disposal through R&PP. There are 15 Acres of R&PP lands Patented to Carson Valley Community Church and Museum, 2.5 acres under R&PP lease for a fire/police station, and 40 acres are potentially needed for a future Douglas County High School.

2.2.6 Vegetation

Vegetation in the area is characterized by shrubs such as: Antelope bitterbrush (*Purshia tridentata*), Douglas rabbitbrush (*Chrysothamnus viscidiflorus*), Mountain big sagebrush (*Artemisia tridentata vaseyana*), Spineless horsebrush (*Tetradymia canescens*), Wyoming big sage (*Artemisia tridentata wyomingensis*); and by grasses such as: Basin wildrye (*Elymus cinereus*), Bottlebrush squirreltail (*Sitanion hystrix*), Desert needlegrass (*Stipa speciosa*), Indian ricegrass (*Oryzopsis hymenoides*), Needle-and-thread (*Stipa comata*), and Thurber needlegrass (*Stipa thurberiana*). Field research indicates that there are no sensitive plants in the project area.

2.2.7 Wildlife

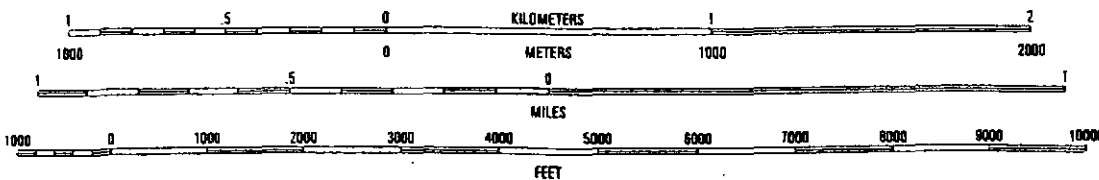
Wildlife in the area is composed of small mammals, reptiles, songbirds, and occasional raptors. The Nevada Natural Heritage Program search revealed that habitat may be available for the Carson Valley sandhill skipper, *Polites sabuleti genoa*, a taxon determined to be sensitive by the NNHP and the Townsend's big-eared bat, *Corynorhinus townsendii*, a BLM Sensitive Species. A BLM Nevada



NORTH DOUGLAS COUNTY SPECIFIC PLAN IDENTIFIED CULTURAL RESOURCES

○ SITE LOCATION ▨ 30 ACRE PARCEL TO BE TRANSFERRED TO THE BUREAU OF INDIAN AFFAIRS

SCALE 1:24 000



CONTOUR INTERVAL 40 FEET

QUADRANGLE LOCATION

BLM REPORT #: CRR-3-1988

FIGURE 3

(FIGURE 2-3)

Special Status Species, the Carson Valley Wood nymph (*Cercyonis pegala carsonensis*) may also occur in the project area. Habitat for these species, however, is not ideal or unique within the specific plan Area. Roads, as well as residential and public facility developments, disturb the sagebrush type community present in the planning area.

2.3 CRITICAL ELEMENTS OF THE HUMAN ENVIRONMENT NOT PRESENT

The following critical elements of the human environment are either not present in the planning area or are not affected by the proposed action or alternatives in the Environmental Assessment:

- Air Quality
- *Areas of Critical Environmental Concern
- Environmental Justice
- *Prime or Unique Farm Lands
- Flood Plains
- Native American Religious Concerns
- Noxious Weeds
- *Paleontology
- *Threatened or Endangered Animals
- *Threatened or Endangered Plants
- Wastes (hazardous or solid)
- *Water Quality
- *Wetlands/Riparian
- *Wild and Scenic Rivers
- *Wild Horse and Burro
- *Wilderness

Items marked with an asterisk (*) do not occur within the Specific Plan Area. The US Fish and Wildlife Service and the Nevada Natural Heritage Program were contacted regarding the potential occurrence or habitat for threatened, endangered, and/or candidate species. See the Environmental Assessment/Walker Resource Management Plan amendment for correspondence.

Chapter Three

LAND USE AND DESIGN

3.0 INTRODUCTION

The character of a community is greatly influenced by the location, density, and mix of land uses present. A community must be carefully arranged to accommodate a variety of land uses. Resource areas must be preserved, sufficient space allocated for future development and growth, and adequate public facilities provided in order to achieve a balance between different forms of land use.

The land use and design element of a land use plan identifies existing land use patterns in an area and provides a vision for the future location and distribution of residential, commercial, recreational, public (facilities and services), and agricultural land uses. The land use and design element is intended to provide a clear understanding of the desired land use patterns and vision supported by a community. A shared vision supported by the community will help to guide and assure appropriate land use decisions and result in the development of a well-coordinated and balanced community.

The land use and design element of the NDCSP is designed to promote adequate planning and land use balance in the area by establishing a new pattern of land use designations based on public input, existing conditions, land use trends, and community needs. The NDCSP is intended to guide the development and use of land resources within the planning area.

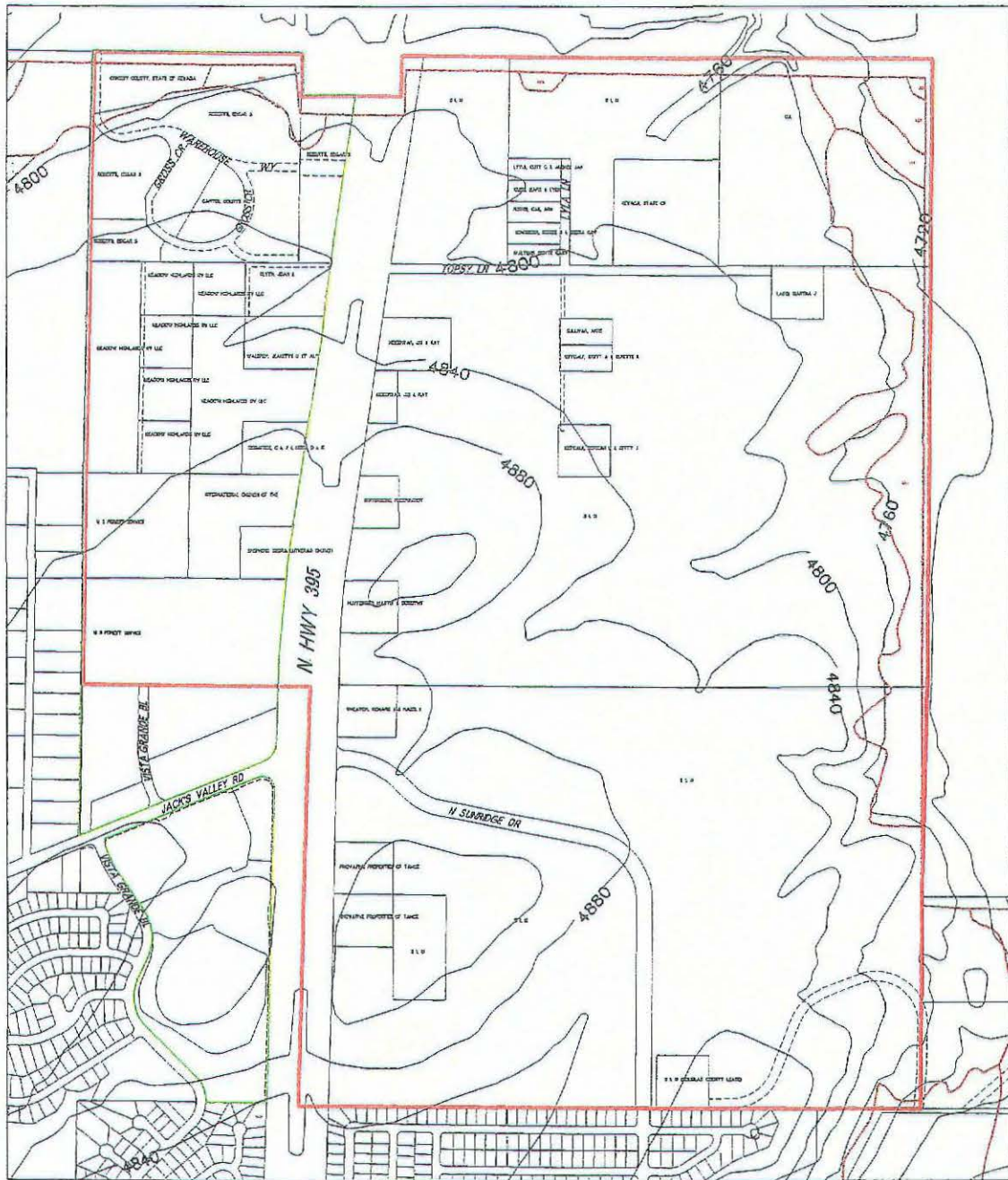
3.1 EXISTING CONDITIONS

3.1.1 *Previous and Existing Zoning*

In 1996 Douglas County adopted a Master Plan that established new land use designations within the Indian Hills/Jacks Valley area (see *Previous Zoning Map* figure 3-1 and *Existing Master Plan* map, figure 3-2). The new designations consisted of Forest and Range 19-acre (FR-19), Forest and Range 40-acre (FR-40), Commercial (C), and Community Facilities (CF). Commercial designations were established for the area west of Highway 395 with FR-19, FR-40, and CF designations assigned to parcels east of the highway. BLM parcels, which comprised the majority of lands east of the highway, were primarily designated FR-40 while privately owned parcels in the area were designated as FR-19. Community Facilities designations were established on a state owned parcel north of Topsy Lane and for a parcel just north of the Sunridge subdivision leased by Douglas County from the BLM.

Prior to the adoption of the Master Plan in 1996 all parcels within the planning area had been zoned Agricultural 1-acre (A-1), which allowed one residential dwelling per parcel along with agricultural uses. A segment of land in the northeastern corner of the planning area owned by the Washoe Tribe is zoned industrial within the Washoe Tribe Master Plan.

North County Specific Plan Area Elevation and Soils



Contour Lines
 Soils, US Department of Agriculture, Soil Survey of Douglas County Area Nevada, 1984. Digital data from USGS, Carson City, NV.
 Redevelopment Area Boundary
 North County Specific Plan Area

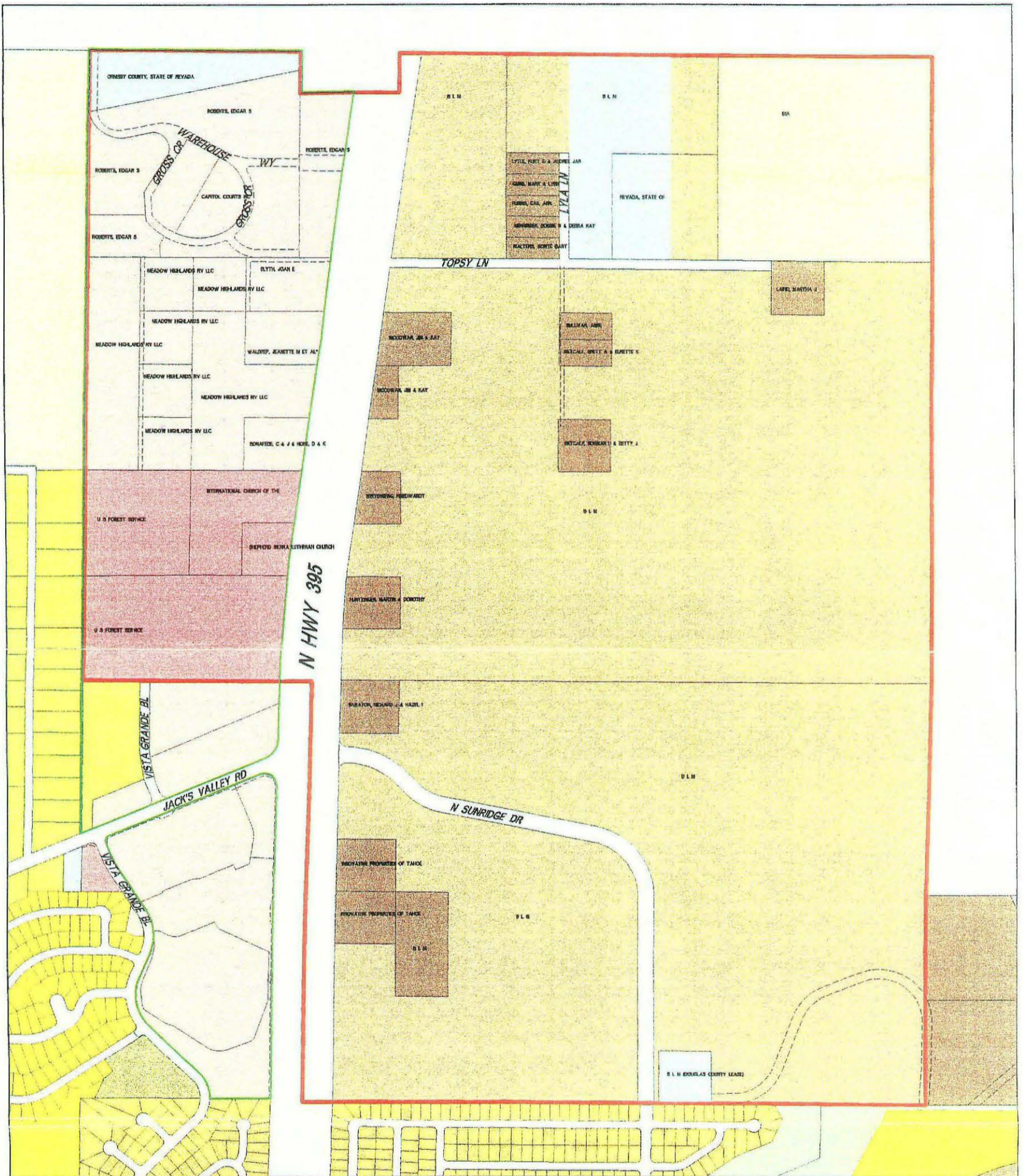
*Consult Soil Survey of Douglas County Area NV for explanation of soil units.



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(FIGURE 2-2)

North County Specific Plan Area EXISTING ZONING MAP



ZONING LEGEND

A-10 Agriculture, 10 Acres	SFR-1 Single-Family Res., 1 Acre	NC Neighborhood Commercial	LI Light Industrial
FR-40 Forest Range, 40 Acres	SFR-1/2 Single-Family Res., 1/2 Acre	OC Office Commercial	GI General Industrial
FR-10 Forest Range, 10 Acres	SFR-12,000 Single-Family Res., 12,000 SF	GC General Commercial	SI Service Industrial
RR-10 Rural Res., 10 Acres	SFR-2000 Single-Family Res., 2000 SF	MUC Mixed Use Commercial	PF Public Facility
RA-5 Rural Res., 5 Acres	MFR Multi-Family Res., 661-12 Dwelling Units/Ac.	TC Tourist Commercial	AP Airport
SFR-2 Single-Family Res., 2 Acres		PR Private Recreation	WTL Washoe Tribe Land

— Redevelopment Area Boundary
 — North County Specific Plan Area

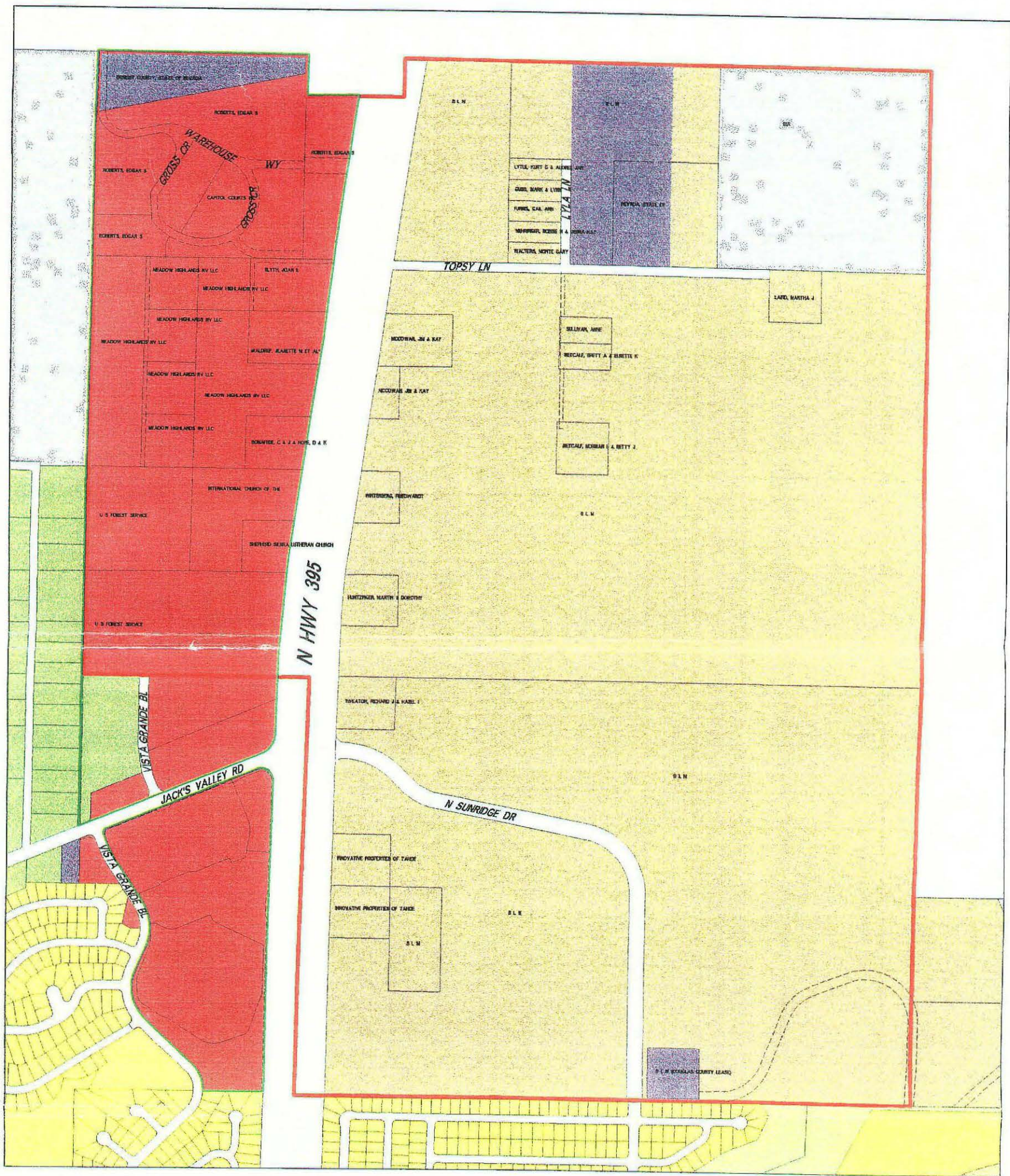


SCALE 1" = 700'
DATE 04/14/06

The data presented herein has been compiled as a geographic information system for the use of Douglas County. The data does not constitute a warranty, representation or should not be construed as a representation for the information shown, and the user should verify the data with the appropriate authority. The data is the property of Douglas County.

(FIGURE 3-1)

North County Specific Plan Area EXISTING MASTER PLAN MAP



LEGEND

 Rural Residential	 Commercial	 Recreation
 Single-Family Estates	 Industrial	 Forest and Range
 Single-Family Residential	 Community Facilities	 Receiving Area
 Multi-Family Residential	 Agricultural	 Washoe Tribe Land

Redevelopment Area Boundary
 North County Specific Plan Area



The data presented herein has been verified as a geographic information system for the use of Nevada County. The data does not represent a warranty or should not be construed as a commitment for the information shown, and the user assumes all the liability for its use. It is intended for use by the County of Nevada or its agencies or subsidiary of the data.

(FIGURE 3-2)

3.1.2 *Existing Land Uses*

Current land uses in the planning area were determined through field visits, county assessor records, data collection, and public input. Much of the land within the planning area is currently either vacant or undeveloped (see *Existing Land Use* map, figure 3-3). Of the parcels that are developed, most contain residential or community facility uses. The project area is also used for a variety of recreational purposes such as horseback riding, walking, hiking, bicycling, off-highway-vehicles, motorcycles, and wildlife viewing.

Residential properties in the planning area include five parcels clustered north of Topsy Lane, one parcel at the end of Topsy lane, three parcels clustered south of Topsy Lane near the middle of the planning area, and one parcel located at the intersection of N. Sunridge Drive and Highway 395.

The Community Facility uses present in the planning area include numerous church sites, a state run museum, and a Douglas County police/fire station. The church sites are located along the west side of Highway 395 and in the "loop" area south of N. Sunridge Drive and north of the Sunridge subdivision. The state museum is located north of Topsy Lane and the Douglas County police/fire station is located where N. Sunridge Drive enters the Sunridge subdivision.

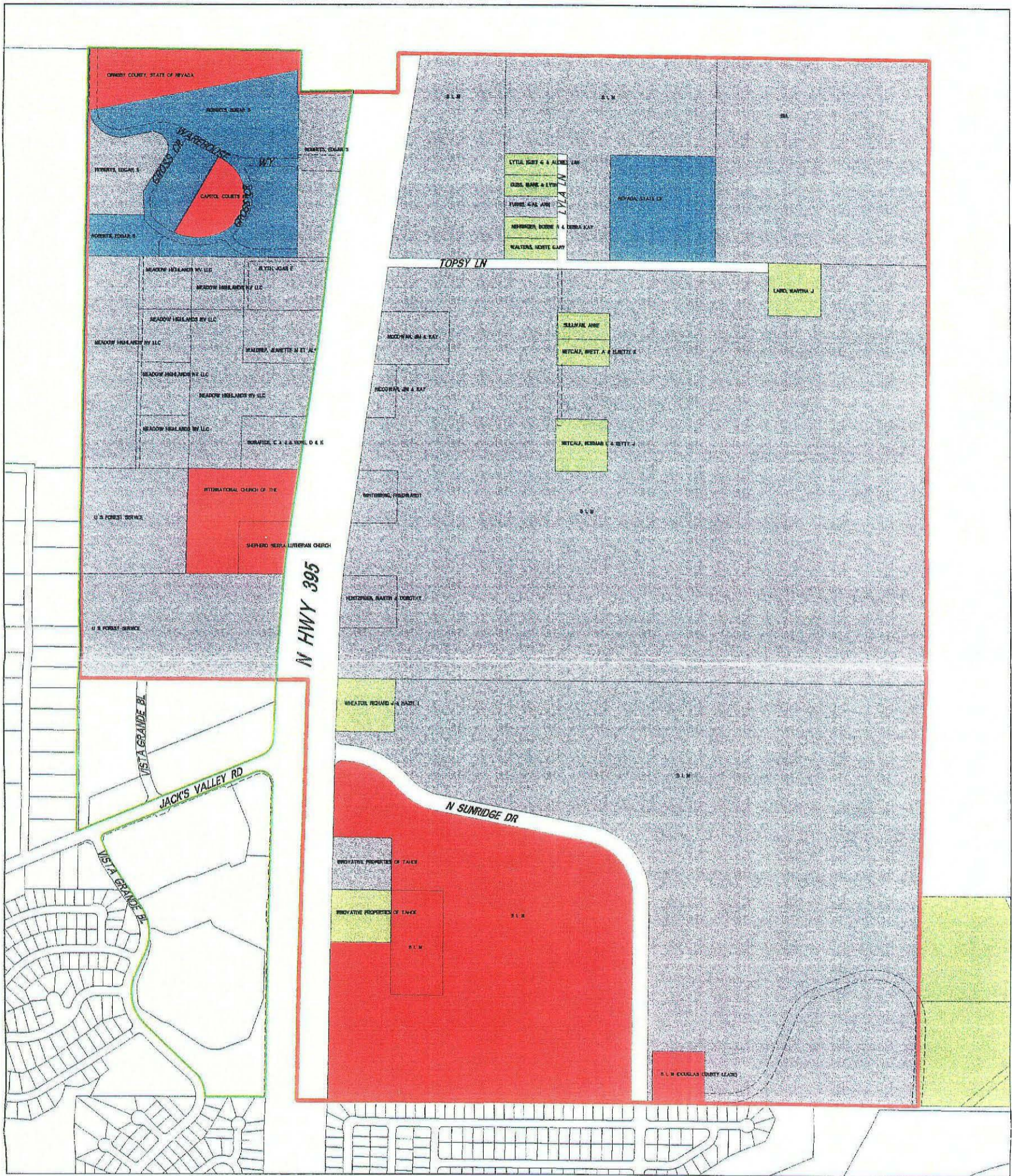
The only other existing land use in the planning area, besides recreational and open space uses on undeveloped BLM lands, is located in the northwest corner of the planning area. This area contains quasi-light industrial use with public storage units and a fitness/athletic facility. A few privately owned parcels located along the east side of Highway 395 have been graded in anticipation of future development but are currently vacant. The segment of land in the northeastern corner of the planning area zoned industrial within the Washoe Tribe Master Plan is also currently vacant.

3.1.3 *Surrounding Development*

Surrounding development in the north county area consists of a variety of uses ranging from commercial to residential, the majority of which are residential. Existing residential uses in the surrounding area include the extensive Sunridge subdivision development immediately south of the planning area, ranches to the east, the Stewart Indian Colony to the northeast, and residential mixed with commercial uses west and south of the planning area. The residential lots to the south and southwest are moderately dense ranging between 6,000 and 9,000 square feet in size while the residential lots to the east and west are larger, some exceeding 1-acre in size.

Commercial uses have increased in recent years with the addition of a Home Depot and Target southwest of the planning area. Several other parcels in this vicinity have been graded and are planned for large retail commercial sites. Development located immediately north of the planning area in Carson City includes industrial and commercial uses and a Washoe Tribal cemetery.

North County Specific Plan Area Existing Land Use



- Commercial
- Residential
- Vacant
- Industrial

Existing land use as appraised by the Douglas County Assessor.

— Redevelopment Area Boundary

— North County Specific Plan Area



SCALE 1" = 100'
DATE 04/10/00

This data was prepared by the Douglas County Assessor's Office. The data does not represent a warranty of accuracy and should not be used for any purpose other than for the specific purpose for which it was prepared. The data is provided as a service to the public and is not to be used for any other purpose.

(FIGURE 3-3)

3.2 PROPOSED ZONING and LAND USE

Proposed zoning and land uses in the NDCSP area are intended to represent and support an overall vision for the area based on public input, land use trends, environmental resources, and existing characteristics. The following factors were considered in the development of proposed zoning and land uses for the NDCSP area:

- Site topography, particularly the significant slopes and drainages located along the eastern portion of the planning area;
- Property evaluation;
- A desire and need for regional commercial development in the area;
- The presence of sensitive cultural resources;
- Land ownership;
- Input from property owners, surrounding residents, and the general public;
- A need for multi-family zoning in the area;
- Compatibility issues associated with surrounding land uses;
- Retention of usable open space;
- Pedestrian circulation, trails, pathways, connectivity, and passive recreation elements;
- Potential school sites, church sites, or other public facility uses;
- Traffic circulation and roadways;
- The provision of infrastructure and adequate public facilities; and
- The overall development feasibility/potential of the land for proposed uses.

The zoning and land uses proposed attempt to blend these factors into a unified concept for the area that includes open space connected by trail systems, a core commercial area, single family and multi-family residential uses, public facilities, and limited tourist, neighborhood, office, and mixed commercial uses. This vision is represented on the NDCSP *Draft Land Use and Zoning Maps*, figures 3-4 and 3-5 respectively.

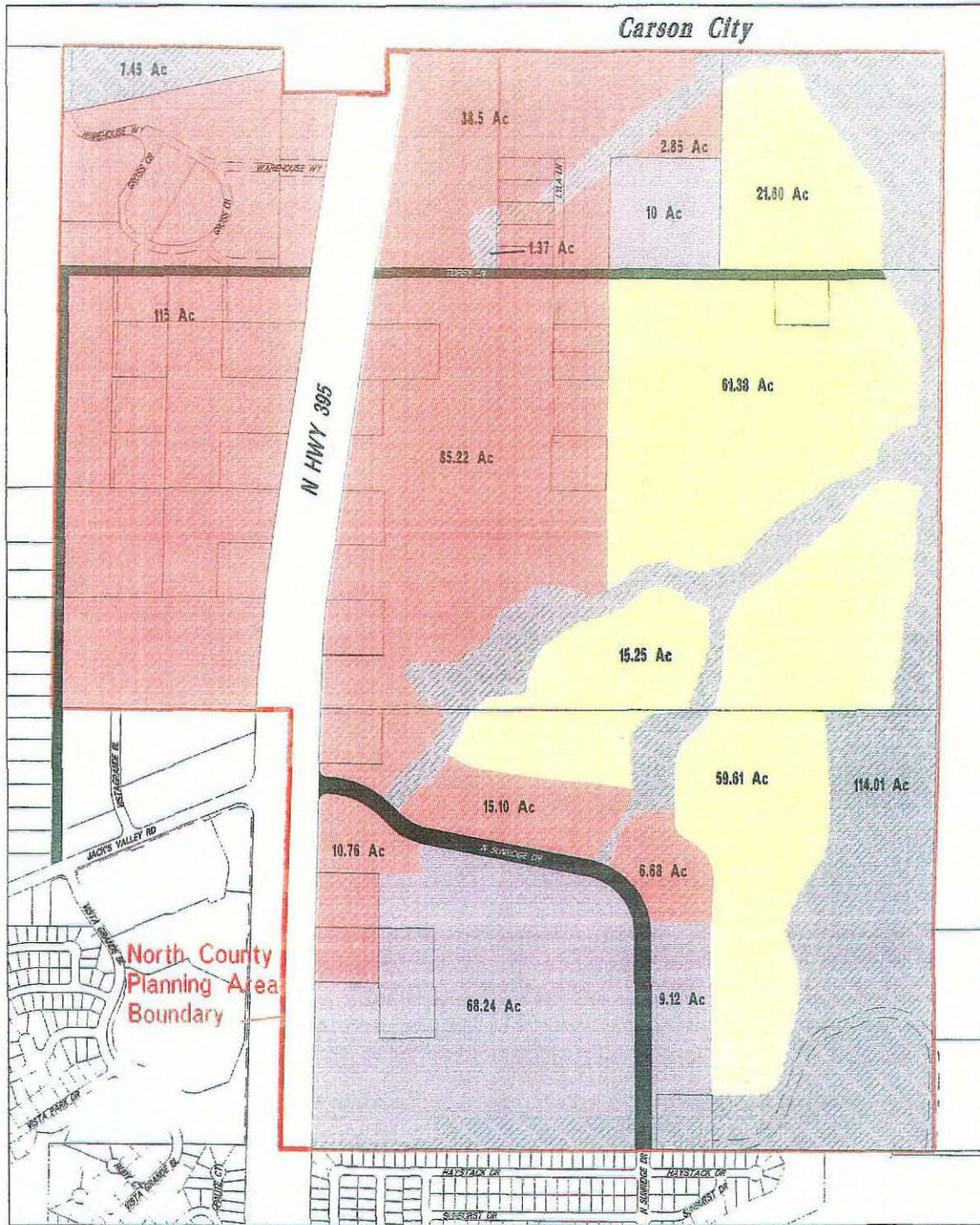
In addition to representing an overall vision for the planning area, a new pattern of zoning designations and land uses, designed to present a blueprint for development, is created by the NDCSP. Existing zoning designations, as defined in Title 20 of the Douglas County Consolidated Development Code, were utilized to create this new pattern of land use. The NDCSP does not, however, create new land use designations for the planning area, or redefine existing Douglas County zoning designations. Listed below are the zoning designations proposed for the NDCSP area, followed by a brief definition of the designation, and an approximate location of the proposed use.

3.2.1 *Residential Uses:*

Single Family Residential 12,000 Square Feet (SFR-12,000):

This designation is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 12,000 square feet, and a maximum density of 3.63 units per gross acre. One home per parcel, unless

North Douglas County Specific Plan Land Use Map



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Public Facilities, 31.57% Single Family Res., 25.05% | <ul style="list-style-type: none"> Commercial, 40.68% Open Space Overlay, 19.00% Primary Roads, 2.70% |
|---|---|

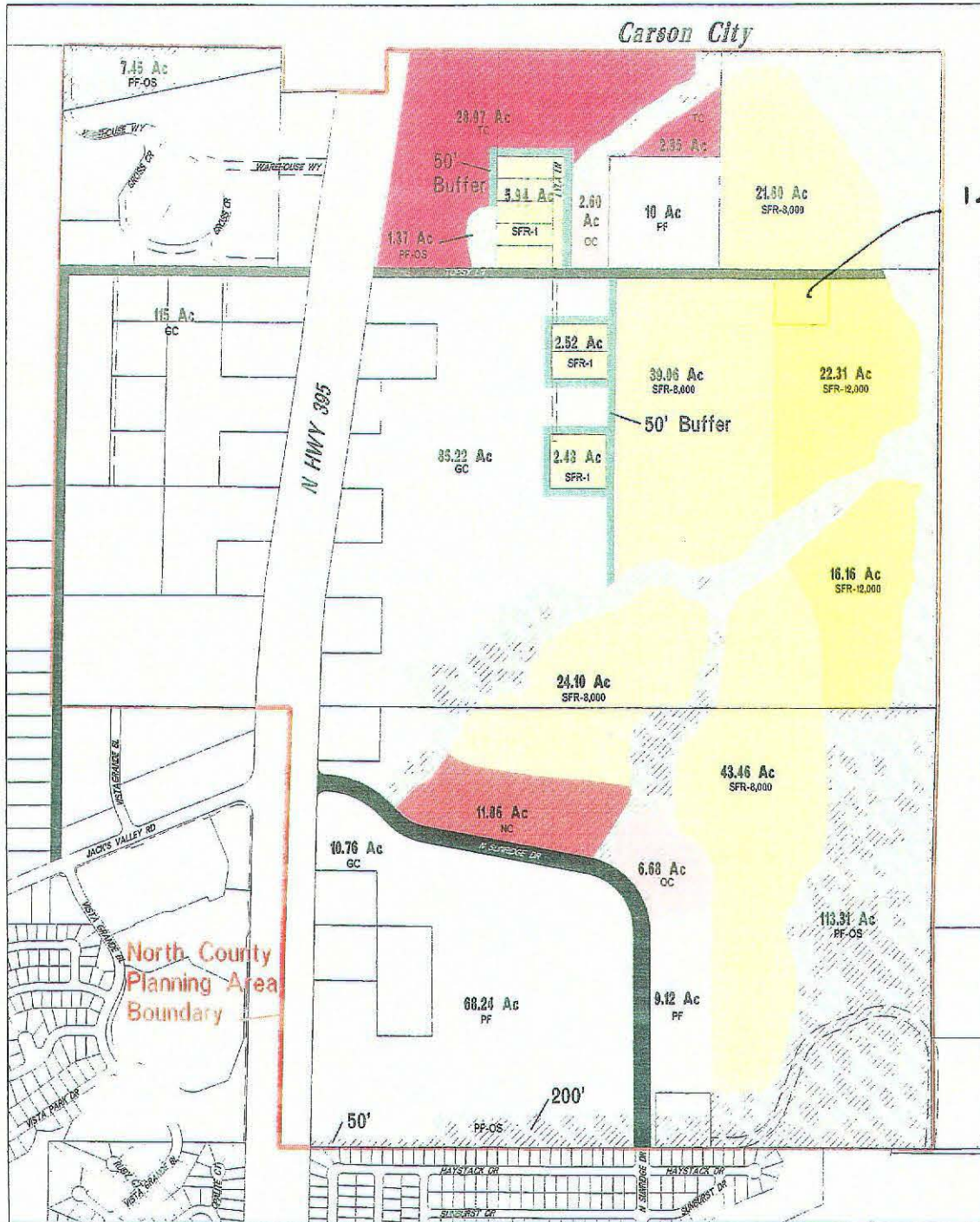


1" = 1000'
12/06/00



(FIGURE 3-4)

North Douglas County Specific Plan Zoning Map



LEGEND

PF-Public Facilities, 31.50%	NC-Neighborhood Commercial, 1.78%	OS-Open Space Overlay, 19.00%
SFR-Single Family Res., 8000 sq ft, 19.26%	GC-General Commercial, 30.93%	Primary Roads, 2.70%
SFR-Single Family Res., 12,000 sq ft, 5.78%	OC-Office Commercial, 1.47%	
SFR-1-Single Family Res., 1 Ac., 1.65%	TC-Tourist Commercial, 4.93%	



1" = 1000'
12/06/00

(FIGURE 3-5)

otherwise specified and approved by the County, is permitted in this land use district.

Approximately 38-acres of SFR-12,000 is proposed along the eastern boundary of the planning area to take advantage of view opportunities and distance from Highway 395. Additionally, the location and placement of this use is intended to act as a buffer and transition zone to the adjacent larger lot residential uses to the east (across Center Drive). Two pockets of SFR-12,000, one consisting of 22-acres and the other 16-acres, separated by an open space corridor are proposed in this location.

The open space corridor separating the two pockets will be utilized for natural drainage and pedestrian pathways / recreation components. It is anticipated, and desired, that the two pockets will develop to incorporate and take advantage of this open space feature, as well as integrate potential connection between the two pockets (see figures 4-6 and 4-8 in chapter 4). The use of Planned Unit Development is supported and encouraged to enhance the ability for providing such unique design features and for achieving plan goals in this district.

Single Family Residential 8,000 Square Feet (SFR-8,000):

This designation is similar to the SFR-12,000 district but proposes smaller lot sizes with a maximum of 8,000 square feet. The district is intended for the development of single family detached units in a suburban setting with a maximum density of 5.45 units per gross acre. No more than one home per parcel is permitted, unless otherwise allowed for by the County.

Several pockets of this designation totaling a combined 128-acres are proposed, mainly along the eastern portion of the planning area. Two of the proposed pockets, one totaling 38-acres and the other 10-acres, are located directly adjacent to the SFR-12,000 zones. The 38-acre pocket, however, is also located adjacent to the core commercial area and will require buffering treatments. A 24-acre pocket is proposed in the northeast corner of the planning area on lands owned by the Washoe Tribe and currently zoned in the Washoe Tribe Master Plan as industrial. The last two pockets are located in the southeastern portion of the planning area, just north of the Sunridge subdivision and adjacent to large sections of open space.

These zones are intended to provide higher density, similar to the adjacent Sunridge subdivision, while preserving the existing character of the area. They also serve as transitional areas between larger lot residential and more intense commercial, mixed commercial, or multi-family uses. The use of Planned Unit Development is supported and encouraged to enhance the ability for providing unique design features and achieving plan goals in this district.

Single Family Residential – 1-acre (SFR-1):

This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of one net acre, and a maximum density of one unit per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

Eight existing privately owned parcels totaling approximately 11-acres are proposed for this land use designation. The parcels are located along Lyla Lane and Topsy Lane in the northeastern portion of the planning area. In the NDCSP area, the SFR-1 designation is mainly intended to accommodate the existing uses and conditions of these parcels. SFR-1 is not proposed for any other portions of the planning area.

Parcels designated SFR-1 will be surrounded by a 50' open space buffer to ensure compatibility with surrounding uses. The privately owned parcels north of Topsy Lane designated SFR-1 are surrounded by tourist commercial and office commercial zoning designations. The parcels located along Lyla Lane are surrounded by general commercial and SFR-8,000 zoning designations. The 50' buffer separating these parcels from the SFR-8,000 designation will be utilized for pedestrian pathways and internal circulation.

3.2.2 *Commercial Uses*

General Commercial (GC):

The purpose of this district is to provide areas of development for a broad range of commercial, business, wholesale, retail and service uses of a local and regional nature.

This designation represents the largest district proposed for the planning area, including large sections along both the east and west sides of Highway 395. A total of approximately 210-acres of GC is proposed including 115-acres west of Highway 395, an 85-acre area directly east of Highway 395, and a 10-acre pocket on the southeast corner of the North Sunridge Drive and Highway 395 intersection.

This zone is anticipated to form a regional commercial core area for North Douglas County and surrounding areas. It is envisioned that this regional commercial component will provide valuable services and employment opportunities currently lacking in Douglas County. The goal of this district is to offer residents the opportunity to conduct their business within the county instead of having to go outside the county for services and employment. Additionally, this component of the NDCSP will help reduce existing economic leakage, thus enabling Douglas County the ability to offer increased public services such as parks, schools, and community centers.

Office Commercial (OC):

The purpose of this district is to provide areas limited to professional office uses that have a minimal exterior impact on surrounding properties. The district may also serve as a transition or buffer area between medium density residential and more intense commercial zoning districts.

Two 6-acre sections of OC are proposed, one located in the northern portion of the planning area at the intersection of Topsy Lane and Lyla Lane, and the other along the outside curve of N. Sunridge Drive in the southern portion of the planning area. The northern section of OC, which is located between Tourist Commercial (TC) and Public Facilities (PF) districts, is intended as a transition zone. The southern section is located between Neighborhood Commercial (NC), SFR-8,000, and PF districts with open space to the north. In addition to acting as transition zones, the sections of OC are intended to balance services in the area and offer increased opportunity for jobs-housing balance.

Neighborhood Commercial (NC):

The purpose of this district is to provide areas for the development of restricted retail and business uses that have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

A 10-acre pocket of NC is proposed for the planning area. The district is located along North Sunridge Drive immediately south of the proposed MFR district and north of a large PF district. Open space surrounds the district on the east and west sides. It is envisioned that this district will provide convenience services to the adjoining MFR district and surrounding residential uses, thereby reducing the need or distance of vehicular trips.

Tourist Commercial (TC):

The purpose of this district is to provide suitable areas for tourist related commercial and retail services, including hotels and casinos.

Approximately 35-acres of TC is proposed north of Topsy Lane along the east side of Highway 395. The district is situated directly north and east of the proposed core commercial area and enjoys good access to and from Highway 395 and the future bypass. It is envisioned that certain natural features present in this area could be utilized by tourist related services.

3.2.3 Public Facilities

The purpose of this district is to provide areas needed for present and future public facilities. The public facilities zoning district is consistent with all master plan land use designations. The PF designation contained in the NDCSP, however, does not represent the typical county definition because of the federal land status of the

parcels designated. Therefore, some uses normally allowed under the PF designation will not be allowed in the NDCSP area.

Sections of land designated as PF in the NDCSP area will either be reserved for use under the *Recreation and Public Purposes Act (R&PP)* or for use as open space. The PF district will be utilized as a base for the development of an open space "overlay" (see *Draft Zoning Map*, figure 3-5). Open space "overlay" zones are intended for passive recreational use, connected trail systems, and sensitive environmental resources.

R&PP uses in the PF zone are intended for uses such as church sites, schools, museums, or other public services. For example, an existing parcel leased by the Carson Valley Community Church from the BLM, as well as an existing parcel leased by Douglas County for use as a police and fire station, is currently included in this designation.

Approximately 223-acres of PF, including open space "overlay" zones, is proposed for the planning area. Much of this acreage is located in the southern and eastern portion of the planning area. The remaining acreage consists of a small 7-acre portion located in the northwestern tip of the planning area.

3.3 TABLE OF ALLOWABLE USES

The following tables list all allowable uses, as defined in Title 20 of the Douglas County Consolidated Development Code, for the use districts discussed and proposed above. Table 3.1 is an inventory of uses allowed in residential districts while Table 3.2 is an index of uses allowed in non-residential districts. For the purposes of this plan, only those uses proposed for the NDCSP area are listed. A "P" denotes uses permitted by right, a "D" denotes uses subject to design review, "S" represents uses that require a special use permit, "T" requires approval of a temporary use permit, and an "X" signifies uses that are prohibited (not allowed) in the respective use district.

<i>(Table 3.1) TABLE OF ALLOWABLE USES</i>	<i>RESIDENTIAL</i>		
	20.656.020 USES	SFR 8,000	SFR 12,000
Agricultural and Related Limited Commercial			
(A) Agricultural products processing and storage	X	X	X
(D) Animal keeping	X	X	P
(I) Limited agricultural uses	P	P	P
(K) Open agricultural uses	X	X	X
Commercial and business service uses			
(G) Kennel	X	X	X
Forestry uses			
(None permitted)	X	X	X
Industrial uses			
(None permitted)	X	X	X
Institutional and uses of community significance			
(A) Cemetery	S	S	S
(B) Church	S	S	S
(D) Day care center (Large)	X	S	S
(E) Day care center (Small)	P	P	P
(F) Emergency care facility	X	X	X
(H) Small group care or group home	D	D	D
(I) Large group or group home	X	X	X
(L) Nursing, convalescent, residential care facility	X	X	X
(N) Uses of community significance	S	S	S
Lodging uses			
(A) Bed and Breakfast	X	X	S
Mining Uses			
(None permitted)	X	X	X
Office Uses			
Permitted in Residential Office district only	X	X	X
Recreational uses			
(A) Equestrian facility	X	X	X
(B) Golf course	P	P	P
(C) Health care	X	X	X

20.656.020 USES	SFR	SFR	SFR
	8,000	12,000	1-Acre
(D) Indoor recreation	X	X	X
(E) Membership club	X	X	S
(F) Motorized racing	X	X	X
(G) Non-motorized racing	X	X	D
(H) Outdoor recreation, day use	X	X	X
(I) Outdoor recreation, night use	X	X	X
(J) Park or playfield, day use	S	S	S
(K) Park or playfield, night use	S	S	S
(L) Public recreation center	S	S	S
(M) Outdoor recreation, night use	X	X	X
Residential uses			
(A) Boarding houses	X	X	X
(C) Manufactured home	P ₁	P ₁	P ₁
(D) Manufactured home park	X	X	X
(E) Multi-family dwelling	X	X	X
(F) Single-family dwelling	P	P	P
Retail and personal services			
(None permitted)	X	X	X
Transportation uses			
(A) Private airports	X	X	X
(B) Public airports	X	X	X
(C) Airport related uses	X	X	X
(D) Heliport	X	X	X
(E) Helistop	X	X	X
(F) Park and ride facility	S	S	S
Utility and public service			
(A) Central office of telecommunication company	X	X	X
(B) Fire station	S	S	S
(C) Major facility of a public or private utility	X	X	X
(D) Public or quasi-public facility other than listed	S	S	S
(E) Public safety telecommunications site	S	S	D
(F) Sewer or water transmission lines	P	P	P
(G) Sewage treatment facility	X	X	X
(H) Telecommunications site (Ord. 99-871)	D	D	D
(I) Telecommunications facility (Ord. 99-871)	X	X	X
(J) Utility service facility	P	P	P

20.656.020 USES	SFR	SFR	SFR
	8,000	12,000	1-Acre
(K) Water reservoir	S	S	S
(L) Water tank, water treatment facility/sewer	D	D	D
(M) Wind powered electric generator farm	X	X	X
Warehouse uses			
(None permitted)	X	X	X
Accessory uses			
(A) Accessory agriculture retail sales	X	X	P
(B) Accessory dwelling	X	X	D
(C) Accessory outside storage	P	P	P
(D) Accessory structure	P	P	P
(E) Grading or more than 500 cubic yards	S	S	S
(F) Home occupation 1	P	P	P
(G) Household pets	P	P	P
(H) Non-commercial telecommunications site...	P	P	P
(I) Non-commercial telecommunications site	S	S	S
(J) Solar energy system	P	P	P
(K) Stationary tank storage (above ground)	P	P	P
Temporary uses			
(A) Emergency non-commercial telecommunication facility	T	T	T
(B) Temporary batch plant	X	X	X
(C) Temporary construction or sales office	T	T	T
(D) Temporary dwelling unit	T	T	T
(E) Seasonal sales lot	T	T	T

(Table 3-2) TABLE OF ALLOWABLE USES	COMMERCIAL				
	NC	OC	GC	TC	PF
20.656.010 USES					
Agricultural and Related Limited Commercial					
(A) Agricultural products processing and storage	X	X	X	X	X
(B) Agricultural products retail outlet	D	X	D	X	X
(D) Animal keeping	P	P	P	P	P
(E) Commercial stock yard	X	X	X	X	X
(F) Commercial meat and poultry processing facility	X	X	X	X	X
(G) Commercial nursery	S	X	D	X	X
(H) Keeping of non-domestic animals	X	X	X	X	X
(I) Limited agricultural uses	P	P	P	P	P
(J) Limited commercial uses	X	X	X	X	X
(K) Open agricultural uses	P	P	P	P	P
Commercial and business service uses					
(A) Building contracting shop	X	X	D	X	X
(B) Carpentry, woodworking, or furniture making	X	X	X	X	X
(C) Car wash	S	X	D	X	X
(D) Commercial bakery	X	X	X	X	X
(E) Commercial laundry and dry cleaning	X	X	X	X	X
(F) Gaming	X	X	X	X	X
(G) Kennel	X	X	X	X	X
(H) Pawn shop	X	X	D	X	X
(I) Printing and publishing establishments	D	D	D	X	X
(J) Thrift or secondhand stores, used appliance shops	X	X	D	X	X
(K) Sexually oriented businesses	X	X	X	X	X
Forestry uses					
(None permitted)	X	X	X	X	X
Industrial uses					
(A) Equipment rental	X	X	X	X	X
(B) General industrial	X	X	X	X	X
(C) Light industrial	X	X	X	X	X
(D) Machine shop	X	X	X	X	X
(E) Outside storage	X	X	X	X	D
(F) Saw mill	X	X	X	X	X
(G) Solid waste disposal site and facility	X	X	X	X	S
(H) Solid waste transfer facility	X	X	X	X	S
Institutional and uses of community significance					
(A) Cemetery	S	S	S	X	S
(B) Church	D	D	D	D	D

20.656.010 USES	NC	OC	GC	TC	PF
(C) Community center and related facilities	D	D	D	D	D
(D) Day care center (Large)	D	D	D	D	D
(E) Day care center (Small)	D	D	D	D	P
(F) Emergency care facility	D	D	D	D	D
(G) Educational facility	D	D	D	X	D
(H) Small group care or group home	X	D	X	X	D
(I) Large group or group home	X	S ₂	X	X	S ₂
(J) Hospital	X	X	D	X	S
(K) Judicial center	X	X	X	X	S
(L) Nursing, convalescent, residential care facility	S	S	X	X	S
(M) Post office	D	D	D	D	D
(N) Uses of community significance	S	S	S	S	S
Lodging uses					
(A) Bed and Breakfast	S	S	D	D	X
(B) Campground	X	X	X	S	S
(C) Overnight Lodging	D	X	D	D	X
(D) Resort lodge, conference center or guest ranch	X	X	D	D	D
Mining Uses					
Open and subsurface mining	X	X	X	X	S
Office Uses					
Professional office	D	D	D	D	D
Recreational uses					
(A) Equestrian facility	X	X	X	S	S
(B) Golf course	S	S	S	S	S
(C) Health clubs	D	D	D	D	D
(D) Indoor recreation	D	X	D	D	D
(E) Membership club	D	D	D	D	D
(F) Motorized racing	X	X	X	X	S
(G) Non-motorized racing	X	X	X	X	D
(H) Outdoor recreation, day use	S	X	S	S	S
(I) Outdoor recreation, night use	S	X	S	S	S
(J) Park or playfield, day use	D	D	D	D	D
(K) Park or playfield, night use	S	S	S	S	S
(L) Public recreation center	D	D	D	D	D
(M) Ski area	S	X	X	S	S
Residential uses					
(A) Boarding houses	D	D	D	D	X

20.656.010 USES	NC	OC	GC	TC	PF
(D) Manufactured home park	X	X	X	X	X
(E) Multi-family dwelling	X	X	X	X	X
(F) Single-family dwelling	X	X	X	X	X
Retail and personal services					
(A) Bank	D	D	D	D	X
(B) Bar	X	X	D	S	X
(C) Building material or garden store	X	X	D	X	X
(D) Convenience store (with gasoline sales)	D	X	D	D	X
(E) Indoor theater	D	X	D	D	S
(F) Mortuary	D	D	D	X	X
(G) Outdoor theater	X	X	S	X	S
(H) Restaurant	D	X	D	D	X
(I) Retail or personal service facility	D	X	D	D	X
(J) Vehicle rental	X	X	D	X	X
(K) Vehicle service center, minor	S	X	D	X	D
(L) Vehicle service center, major	X	X	D	X	D
(M) Veterinary clinic with outdoor holding facilities	X	X	X	X	X
(N) Veterinary clinic without outdoor holding facilities X	D	D	D	X	X
Transportation uses					
(A) Private airports	X	X	X	X	X
(B) Public airports	X	X	X	X	X
(C) Airport related uses	X	X	X	X	X
(D) Heliport	X	X	X	X	X
(E) Helistop	X	X	X	S	S
(F) Park and ride facility	S	S	S	S	S
(G) Parking structure or parking lot (primary use)	S	S	S	S	S
(H) Terminal and passenger service facility	X	X	D	X	D
Utility and public service					
(A) Central office of telecommunication company	D	D	D	X	X
(B) Fire station	X	X	X	X	D
(C) Major facility of a public or private utility	X	X	X	X	S
(D) Public or quasi-public facility other than listed	X	X	X	X	S
(E) Public safety telecommunications site	D	D	D	D	D
(F) Sewer or water transmission lines	P	P	P	P	P
(G) Sewage treatment facility	X	X	X	X	S
(H) Telecommunications site (Ord. 99-871)	D	D	D	D	D
(I) Telecommunications facility (Ord. 99-871)	S	S	S	S	S
(J) Utility service facility	P	P	P	P	P
(K) Water reservoir	X	X	X	X	D

20.656.010 USES	NC	OC	GC	TC	PF
(L) Water tank, water treatment facility/sewer	D	D	D	D	D
(M) Wind powered electric generator farm	X	X	X	X	S
Warehouse uses					
(A) Personal storage facility	X	X	X	X	X
(B) Warehouse and distribution center	X	X	X	X	D
Accessory uses					
(A) Accessory agriculture retail sales	D	D	D	D	X
(B) Accessory dwelling	D	D	D	D	D
(C) Accessory outside storage	X	X	D	D	D
(D) Accessory structure	D	D	D	D	D
(E) Grading or more than 500 cubic yards	S	S	S	S	S
(F) Home occupation	P	P	P	P	X
(G) Household pets	P	P	P	P	P
(H) Non-commercial telecommunications site...	P	P	P	P	P
(I) Non-commercial telecommunications site	P	P	P	P	P
(J) Solar energy system	P	P	P	P	P
(K) Stationary tank storage (above ground)	P	P	P	P	P
Temporary uses					
(A) Emergency non-commercial telecommunication facility	T	T	T	T	T
(B) Temporary batch plant	T	T	T	T	T
(C) Temporary construction or sales office	T	T	T	T	T
(D) Temporary dwelling unit	T	T	T	T	T
(E) Seasonal sales lot	T	T	T	T	T

3.4 IMPROVEMENT STANDARDS / DESIGN GUIDELINES

Improvement standards and design guidelines are a way of defining parameters for site and/or building design and development. They should be used to guide public and private property improvement decisions toward a desired community goal or standard. Design guidelines typically include recommendations or standards on such items as parking and sidewalks, lighting, landscaping, architecture, and signage.

The development of a specific plan, because of its inherent flexibility or non-traditional approach, is often used as an opportunity to either create design guidelines where none currently exist, or to refine existing guidelines to meet the unique circumstances or vision of a particular area.

Douglas County adopted a comprehensive manual of design criteria and improvement standards for the entire county in September of 1998 that addressed both planning and engineering development issues. According to the manual, the design criteria are intended "as a reference to assist the designer in understanding the County's goals for commercial, industrial, and institutional developments." Improvement standards contained in the manual are "complementary to the development regulations contained within the Douglas County Consolidated Development Code and are not intended to modify specific ordinance provisions."

It is the intent of the NDCSP to utilize the existing Douglas County design criteria and improvement standards regarding development and planning issues in the NDCSP area. During the NDCSP planning process, however, it became evident that additional design criteria and development standards would be needed to address unique circumstances present in the planning area. These circumstances resulted in the formation of the following additional design criteria and improvement standards. They are not intended to replace existing design criteria and improvement standards, rather; they are intended to compliment and build upon existing guidelines. The additional design criteria and improvement standards listed below **are only applicable within the NDCSP area**. No other planning areas, jurisdictions, codes, or policies are affected by these guidelines.

3.4.1 Buffer Zones / Screening

A key issue in the development of the NDCSP centered on the compatibility of existing uses versus proposed uses, particularly since the majority of the land in the NDCSP planning area is currently undeveloped. Residents in the Sunridge subdivision, for example, were very concerned about what type of adjacent development would occur and if access to open space would be lost. Additionally, eight privately owned parcels, seven of which contain existing single-family dwellings, are located within areas proposed for commercial uses. Commercial zoning is also proposed adjacent to the proposed 38-acre SFR-8,000 designation. Although compatibility between commercial and residential uses is perceived to increase with higher residential densities, commercial uses are generally considered incompatible with single-family housing.

One way of mitigating these types of compatibility issues is to utilize buffer treatments between the incompatible uses, typically in the form of increased setback requirements, additional landscaping requirements, fencing, and other screening methods. The extent or intensity of the buffer treatment is often proportional to the degree of incompatibility present or perceived.

As mentioned above, the compatibility issues identified in the NDCSP area generally concerned open space access and commercial uses adjacent to single-family housing. Existing Douglas County codes and design guidelines contain the following provisions for buffering commercial land uses adjacent to single-family uses:

- Minimum 15-foot landscaped side and rear yard setbacks.
- Minimum 20-foot landscaped front yard setback.

- Architecturally compatible screening of any equipment.
- Maximum light fixture height of 15-feet within 100-feet of residential uses.
- Parking lots directly adjacent to residential uses require a 6-foot wall and 10-foot landscape buffer.

These existing guidelines will be utilized, along with careful site design and design review procedures, to help mitigate compatibility issues. The level of concern expressed by surrounding residents, however, dictated that additional standards were necessary and appropriate in the NDCSP area. The following additional standards were therefore developed:

- A 200-foot open space corridor buffer will be established immediately north of parcels in the Sunridge subdivision along Haystack Drive. The buffer will extend east to west from North Sunridge Drive to Highway 395 (see zoning and land use maps).
- Commercial development in the area adjacent to the proposed 38-acre SFR-8,000 zone will be required to construct and maintain a 50-foot open space buffer with landscaping. This buffer area will also be used to establish a pedestrian/bike path corridor.
- Commercial development proposed adjacent to existing residential uses shall provide and maintain a contiguous 50-foot open space buffer, retained in its natural state, along all abutting property lines.
- Commercial access from Lyla Lane, south of Topsy Lane, shall be prohibited, unless the existing residential uses are discontinued.

3.4.2 *Transitional Zoning Boundaries*

Traditional zoning practices generally establish zoning districts and boundaries based on property/parcel lines, streets, or other officially known and surveyed monuments. Although some of these elements are present in the NDCSP area, primarily in the portion west of Highway 395, the majority of acreage in the planning area consists of large tracts of land that have not been parceled or developed. This situation presents problems for "hard zoning" the area because there are no parcel lines, streets, or surveyed divisions to base zoning boundary lines on.

To overcome this problem, areas containing parcel lines or other sufficient demarcation features will be "hard zoned" and areas without such elements will be conceptually zoned. Under this development standard, conceptually zoned areas will have "transitional zoning boundaries" to allow for some flexibility in the parceling and zoning process.

The transitional zones would allow zoning boundaries to vary, if necessary to accommodate proposed uses, during the parceling process without having to apply for land use map or zoning map amendments. The maximum amount of variance allowed to the conceptual boundaries depicted on the proposed zoning map will be 20% of the total area proposed for improvements.

3.4.3 *Non-conforming Uses*

Two existing residential parcels, one located at the corner of N. Sunridge Dr. and U.S. 395 N. and the other at the eastern end of Topsy Lane, will become non-conforming uses because of new zoning designations proposed in the NDCSP. Among other regulations, existing Douglas County code stipulates that non-conforming uses are not allowed to expand. Because of the residential nature of the parcels in question, this represents an undue hardship for these existing property owners, whom under their previous zoning for example, were allowed an accessory dwelling. To mitigate this undue hardship, these parcels will be allowed to continue their current land use. Additionally, these parcels will be allowed to expand their existing uses under the provisions of the previous zoning until such time that the use of the parcels change to the zoning stipulated in the NDCSP. The building setback requirements, however, shall comply with the proposed zoning.

Chapter Four

TRAFFIC and CIRCULATION

4.0 INTRODUCTION

The circulation network of the NDCSP area was analyzed to determine key intersection configurations, street widths, right-of-way widths, and pedestrian and bike routes based on conceptual land uses proposed for the planning area. Calculations and supplemental material are provided in Appendix B.

4.1 EXISTING CONDITIONS

The existing roadway system consists of the following roadways:

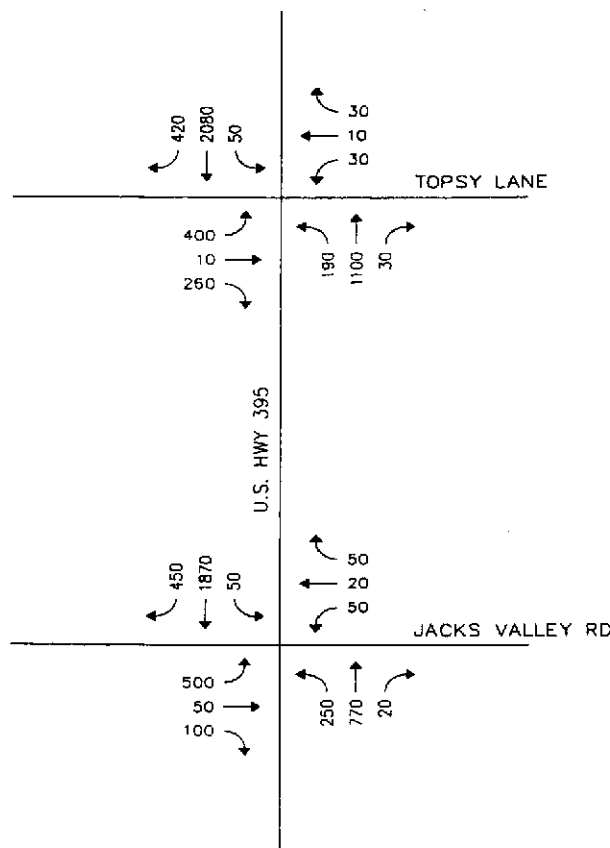
- 1) U.S. 395 provides the primary access to the NDCSP area from Carson City and the Minden/Gardnerville areas. U.S. 395 is classified as a Principle Arterial in the current Douglas County Master Plan. Currently U.S. 395 is a four-lane roadway with two lanes in each direction. Construction is underway to widen southbound U.S. 395 to three lanes to Clear Creak Road to Jacks Valley Road.
- 2) Jacks Valley Road is classified as a Major Collector in the Master Plan. The construction of the North Valley Plaza (Home Depot and Target) recently widened Jacks Valley Road to a four-lane roadway with continuous left turn lanes at intersections from U.S. 395 to Vista Grande Boulevard. Jacks Valley Road transitions into a two-lane facility west of Vista Grande Boulevard.
- 3) North Sunridge Drive is classified as a Minor Collector in the Master Plan. This roadway consists of two through lanes, one in each direction.
- 4) Topsy Lane is classified as a local street in the Master Plan and consists of a graded gravel and dirt road east of U.S. 395.

The above four roadways form the following two intersections within the project area:

- 1) U.S. 395/Jacks Valley Road – North Sunridge Drive is currently controlled with a traffic signal. The east approach consists of a single combined left turn/through lane, and one right turn lane. The west approach consists of 2 left turn lanes, one through lane, and one right turn lane. The south approach consists of 2 left turn lanes, 2 through lanes, and one right turn lane. The north approach consists of a one left turn lane, 2 through lanes, and one right turn lane.
- 2) U.S. 395/Topsy is an unsignalized 'T' intersection with a stop sign on the eastern approach. The east approach contains a single combined left and right turn lane. The south approach contains one through lane and a combined through/right turn lane. The north approach contains one left turn lane and two through lanes.

Existing Traffic Volumes

Existing PM peak hour traffic volumes were taken from previous traffic studies conducted for developments west of U.S. 395. These studies include the *U.S. 395/Topsy Shopping Center Traffic Analysis*, February 2000 and the *North Valley Plaza Traffic Analysis* dated July 1998 with amendments dated July 29 and November 9, 1998. Traffic generated from buildout of the North Valley Plaza and U.S. 395/Topsy Shopping Center was included within the existing traffic volumes. Figure 4-1 indicates the existing traffic volumes.



(Figure 4-1)
Year 2010 PM Peak Hour Traffic Volumes
 (Includes North County Plaza and Topsy Shopping Center Traffic)

4.2 FUTURE STREETS AND HIGHWAYS ANALYSIS

Trip Generation

Buildout of the NDCSP area is anticipated to occur by 2010 for the purposes of this analysis. Trips generated for the proposed development were determined from two sources. The first source is the *U.S. 395/Topsy Shopping Center Traffic Analysis* for the west side of U.S. 395 and the second source is the Institute of Transportation Engineers (ITE) Trip Generation Report, Sixth Edition. Tables 4.1 and 4.2 indicates the ITE Land Use, Average Daily Traffic (ADT), AM Peak Hour Traffic, and PM Peak Hour Traffic for eastern approaches to Topsy Lane and North Sunridge Drive respectively.

(Table 4.1) Trip Generation
Topsy Lane

ITE Land Use	Land Use	ADT	AM Peak Hour	PM Peak Hour
560	Public Facilities (Church)	0	0	
521	Public Facilities (School)	0	0	
820	Commercial (Shopping Center)	25,886	550	2,470
210	Single Family (8,000 SF)	2,417	189	255
210	Single Family (12,000 SF)	641	50	68
	Subtotal	28,943	790	2,793
	Total with 10% Capture Rate	24,891	679	2,402

(Table 4.2) Trip Generation
North Sunridge Drive

ITE Land Use	Land Use	ADT	AM Peak Hour	PM Peak Hour
560	Public Facilities (Church)	957	76	69
521	Public Facilities (School)	1,620	460	100
820	Commercial (Shopping Center)	22,936	492	2,182
210	Single Family (8,000 SF)	2,170	170	229
210	Single Family (12,000 SF)	464	36	49
	Subtotal	28,147	1,234	2,629
	Total with 10% Capture Rate	25,332	1,111	2,366

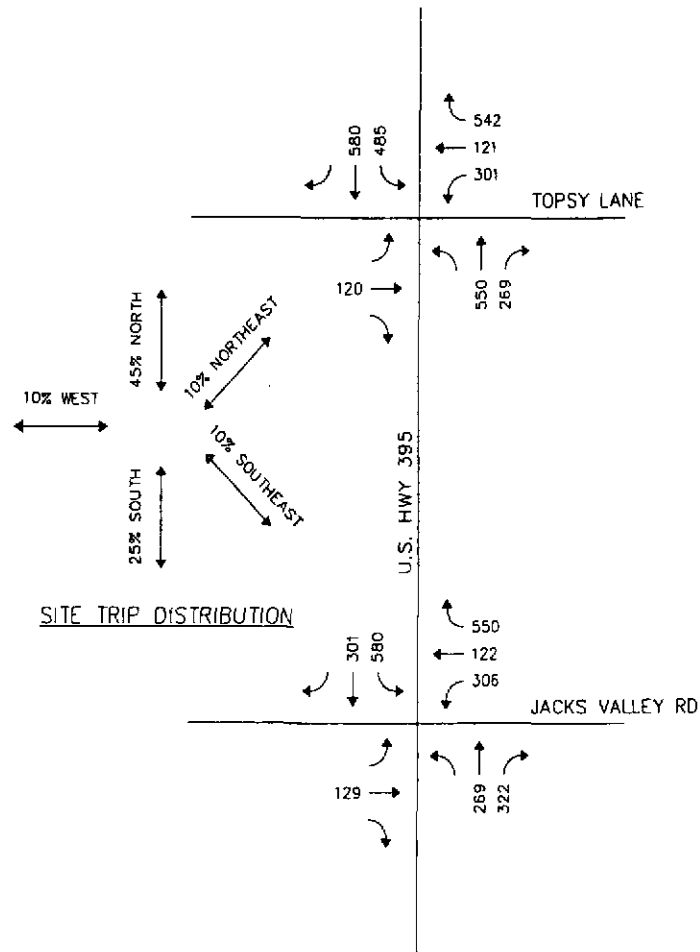
The following estimates were utilized to determine the applicable number of building gross square feet, number of students, and number of residential units:

- 1) Land Use 560 – Church – Estimate three new churches totaling 35,000 square feet of building per facility.
- 2) Land Use 521 – Schools – Estimate 500 students attending a private school, grades K through 12.
- 3) Land Use 820 – Shopping Center – Estimate 22% of total land area to be gross building area pursuant to similar uses (Home Depot/Target and Costco developments).
- 4) Land Use 210 – Residential – Estimate four units per acre and three units per acre for 8,000 and 12,000 square foot lots respectively.

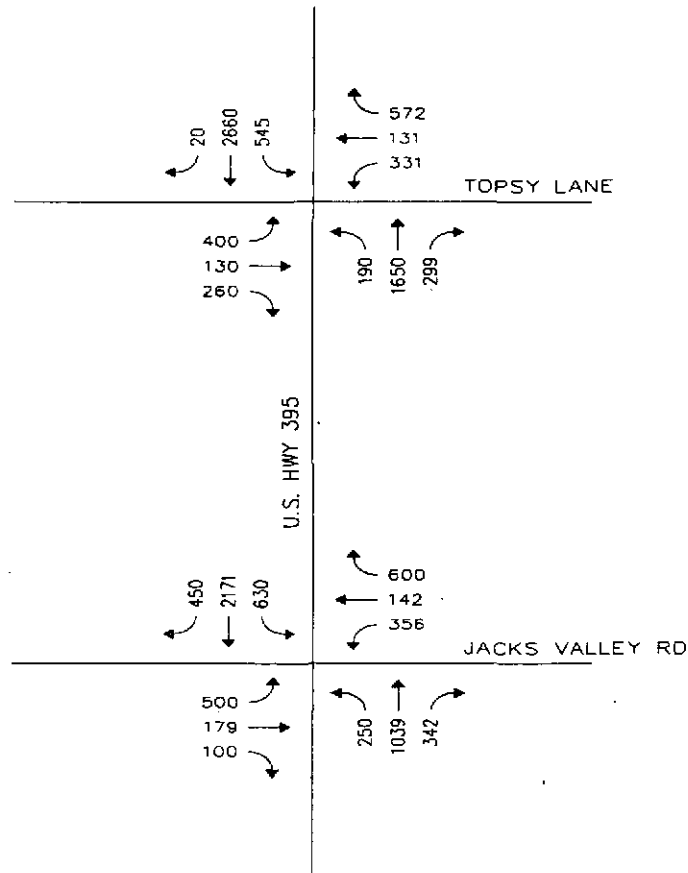
The ITE Trip Generation Report values were decreased to account for internal vehicle trips. Internal vehicle trips are defined as trips between various uses within the development that are not made on the surrounding street system. The percentage of internal vehicle trips to total vehicle trips is the internal capture rate. The *ITE Trip Generation Handbook, An ITE Proposed Recommended Practice*, October 1998 was utilized to estimate the internal capture rate of 10%. Pass-by-trips, or vehicle trips to the development that were currently utilizing the adjacent street network were not removed from the adjacent street system to be conservative.

Figure 4-2 indicates the project trip generation for the U.S. 395/Topsy and U.S. 395/Jacks Valley intersections. Figure 4-4 indicates the project trip generation for the proposed internal commercial street and Topsy Lane and North Sunridge Drive intersections. Figures 4-3 and 4-4 indicate the total PM Peak hour traffic for each of the studies intersections. Appendix B provides additional information pursuant to trip generation.

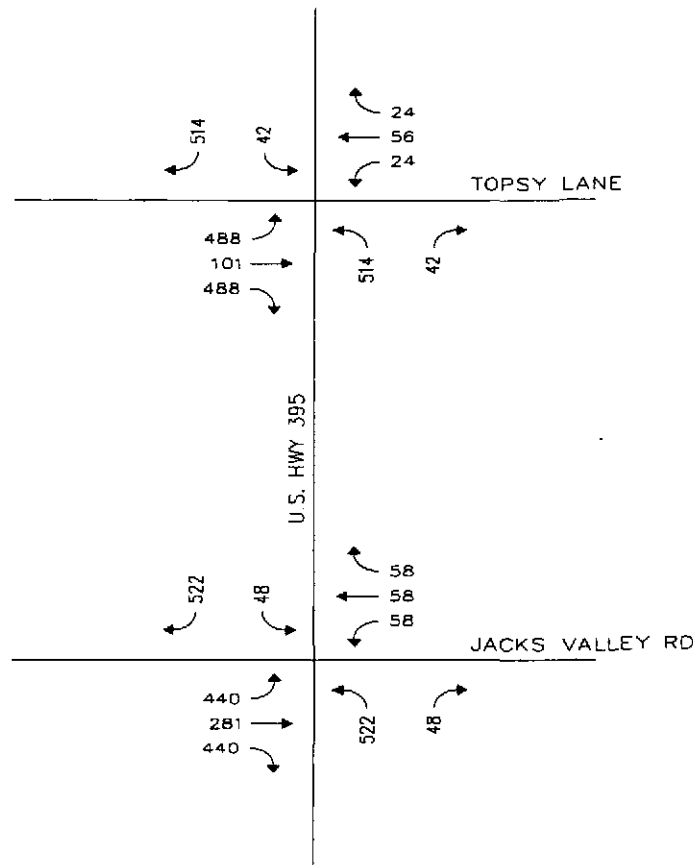
The figures and LOS Analysis was conducted from a previous use configuration. The current use indicates less than a one percent decrease in site-generated traffic therefore the figures and LOS Analysis was not updated.



(Figure 4-2)
Year 2010 PM Peak Site Generated Traffic



(Figure 4-3)
Year 2010 PM Peak Hour Traffic Volumes with Project Traffic



(Figure 4-4)
PM Peak Hour Traffic (Internal Intersections)

Traffic Analysis and Results

The four subject intersections, U.S. 395/Topsy, U.S. 395/Jacks Valley, Topsy/Commercial, and North Sunridge/Commercial were analyzed utilizing Level of Service (LOS) methodology contained in the 1997 update to the 1994 Highway Capacity Manual (HCM). The Highway Capacity Software (HCS) was utilized to provide the computations. LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and passengers.

The 1997 update to the HCM defines LOS in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. LOS criteria for signalized intersections are shown in table 4.3. The Douglas County Master Plan specifies LOS C for all streets with the exception of Major Arterials where the LOS may be reduced to D.

(Table 4.3)
**Level of Service Criteria
 Signalized Intersections**

Level of Service	Delay (sec/veh)	Expected Delay
<i>A</i>	≤ 10	Little or no delay
<i>B</i>	>10 and ≤ 20	Short traffic delays
<i>C</i>	>20 and ≤ 35	Average traffic delays
<i>D</i>	>35 and ≤ 55	Long traffic delays
<i>E</i>	>55 and ≤ 20	Very long traffic delays
<i>F</i>	>80	Extreme delays

A Summary of year 2010 PM peak hour LOS for the three subject intersections is provided in Table 4.4.

(Table 4.4)
**Level of Service (LOS) Results
 Signalized Intersections**

Intersection	PM Peak Hour	
	LOS	Delay (sec/veh)
U.S. 395/Jacks Valley Road	D	51.2
U.S. 395/Topsy Lane	D	47.1
Topsy Lane/Commercial Street	C	29.4
N. Sunridge/Commercial Street.	C	29.4

Based on conceptual estimates, the following intersection improvements are required to achieve the LOS's presented in Table 4.4:

U.S. 395/Jacks Valley Road

Construct two left turn lanes, one through lane, and one right turn lane on the east approach. Construct two left turn lanes, three through lanes, and one right turn lane on the north approach. The west approach does not require upgrades. Construct two left turn lanes, three through lanes, and a right turn lane on the south approach. In addition a right turn deceleration and acceleration lanes should be constructed on U.S. 395 east approach.

U.S. 395/Topsy Lane

Construct two left turn lanes, one through lane, and one right turn lane on the east approach. Construct two left turn lanes, three through lanes, and one right turn lane on the north approach. Construct two left turn lanes, three through lanes, and a right turn lane on the south approach. In addition a right turn deceleration and acceleration lanes should be constructed on U.S. 395 east approach.

Topsy Lane/Commercial Street

The internal intersection of Topsy Lane/Commercial Street was utilized to also represent the improvements and LOS of the North Sunridge Drive/Commercial Street intersection. The Topsy Lane/Commercial intersection was first analyzed as an unsignalized two-way and four-way stop controlled intersection and the LOS was well below F. Traffic Signal Warrant 11, peak hour traffic volumes, in the Manual of Uniform Traffic Control Devices (MUTCD) was evaluated and satisfied. Therefore, the intersections were analyzed as a signalized intersection.

The north and east approaches should be one left turn lane, one through lane, and one right turn lane. The south and west approaches should be two left turn lanes, one through lane, and one right turn lane.

North Sunridge Drive/Commercial Street

The north and east approaches should be one left turn lane, one through lane, and one right turn lane. The north and east approaches should be two left turn lanes, one through lane, and one right turn lane.

Left turn lane storage lengths were also evaluated utilizing methodology outlined in the National Cooperative Highway Research Program (NCHRP) Report 348. Left turn storage lengths are indicated in Table 4.5.

(Table 4.5)
Left Turn Storage Length Requirements

Intersection	West Approach	East Approach	South Approach	North Approach
U.S.395/Jacks Valley	(2)450	(2)325	(2)175	(2)450
U.S. 395/Topsy	(2)175	(2)300	(2)150	(2)375
Topsy/Commercial	(2)250	(1)100	(2)275	(1)100
N. Sunridge/Comm.	(2)250	(1)100	(2)275	(1)100

Left turn lane lengths that need upgrading and/or construction.

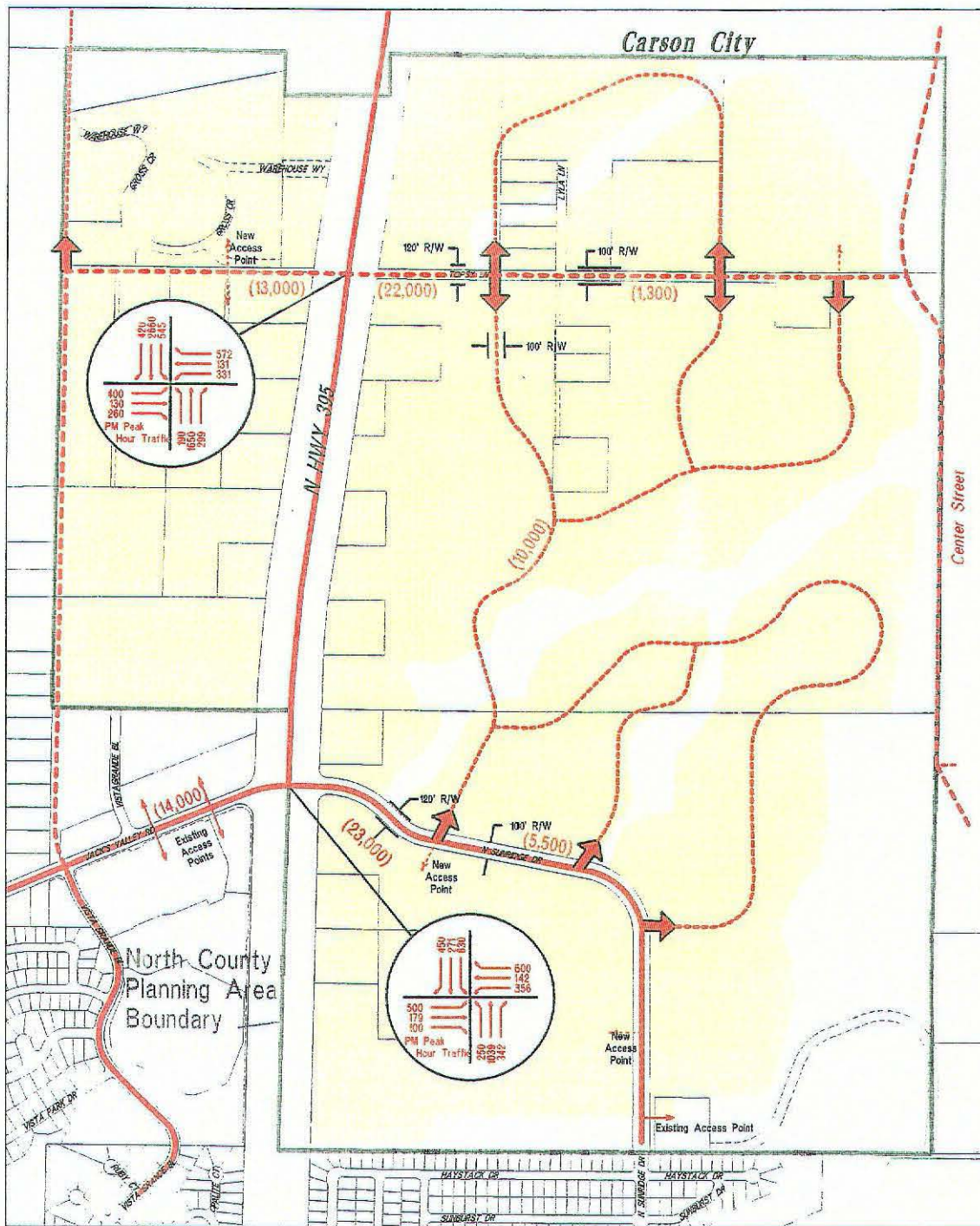
Figure 4-5, *Proposed Transportation Plan*, summarizes in a graphic format the preceding analysis.

4.3 PEDESTRIAN PATHWAYS and CIRCULATION

Pathways

The NDCSP contemplates 3.5 miles of multi-use paths (see *Proposed Bike and Pedestrian Plan*, figure 4-6). Multi-use pathways are intended to follow the open space areas in the North County planning area and make connections between various types of uses or designations. Connections between residential and commercial zones

North County Specific Plan Transportation Plan Map



LEGEND

- Existing Primary Roads
- Proposed Primary Roads
- Possible Road Connections
- Average Daily Traffic **
- New Road Connections
- Area Proposed for Development *
- Area Proposed for Open Space *

* North County Specific Plan Zoning
** 2010 Project Buildout Traffic Volumes

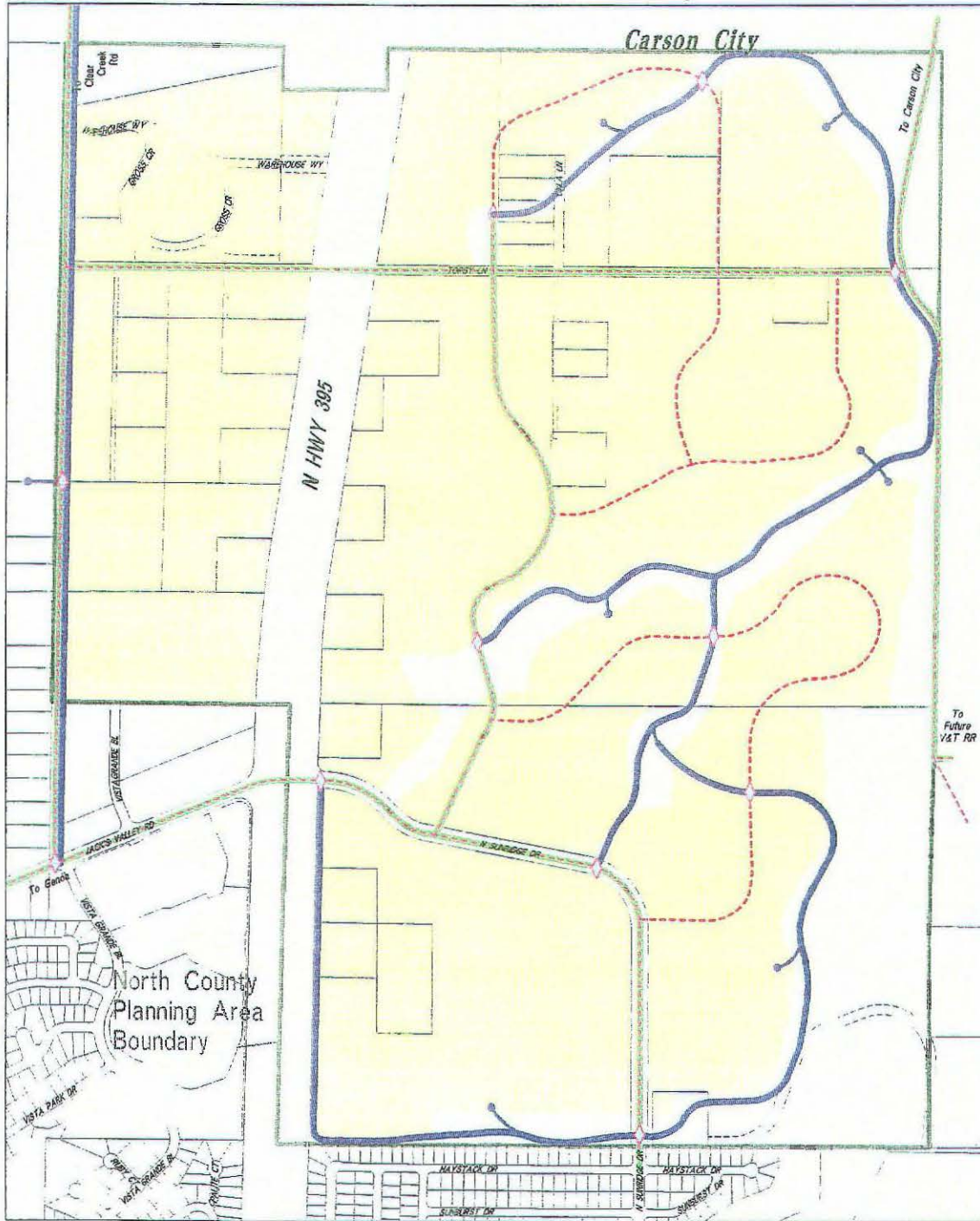


1" = 1000'
12/06/00

(Figure 4-5)



North County Specific Plan Bike and Pedestrian Plan Map



LEGEND

- Bike Lane
- Multi-Use Path
Pedestrian and Equestrian
- Pedestrian System
- Road Crossings
- Path Spur, Entry and Exit
- Area Proposed for Development *
- Area Proposed for Open Space *



1" = 1000'
12/06/00

* North County Specific Plan, Zoning



(Figure 4-6)

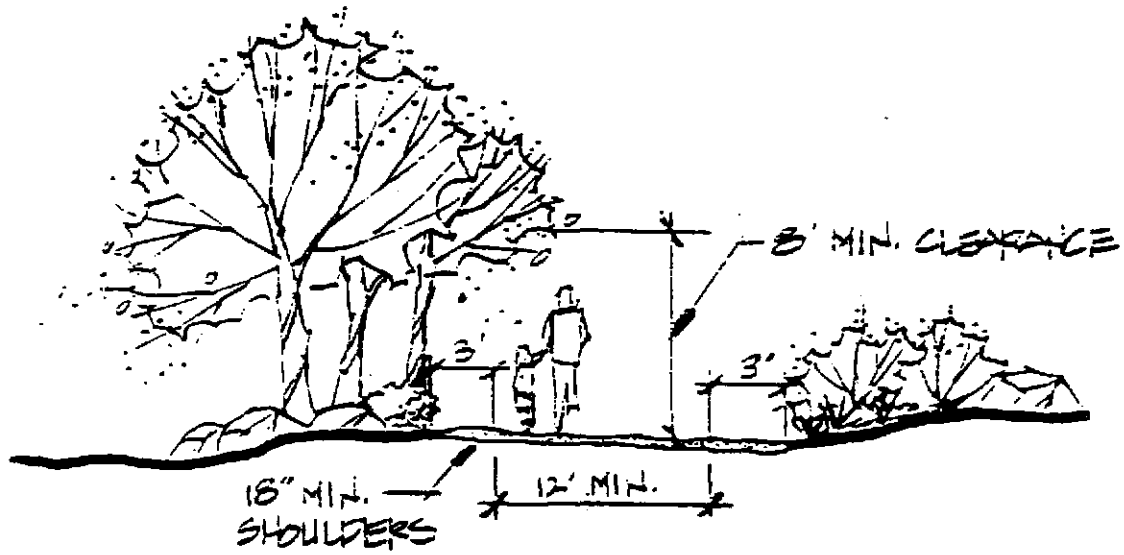
are very important, as are connections between residential and public facilities. Each neighborhood will connect to the pathway system by way of a spur or trailhead. Special care should be given to street crossings where the most danger exists for the user. Median refuge islands are helpful in aiding path users safely across busy streets.

The level of improvements of the facility will determine the skill level and type of the user. Pathways are intended to be improved with hard surfaces, whereas trails are intended to use softer surfacing such as decomposed granite (see *Typical Walkway and Pathway Design Examples*, figures 4-7 through 4-11). The design of the pathways will use a Douglas County minimum standard width of 12 feet and surfacing of asphalt concrete. The improvements will follow Douglas County and AASHTO guidelines for path facilities.

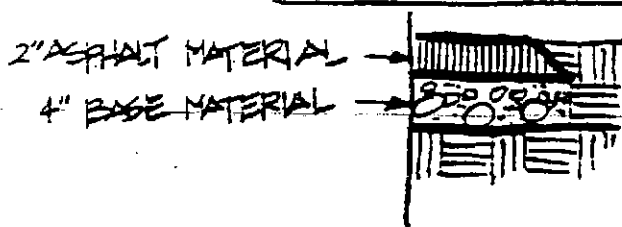
Sidewalks

In general, pedestrian circulation and access will be accommodated by the roadside sidewalk network, which will be constructed as a part of all streets. Sidewalks may be on both sides of the street. The standard location of the sidewalks will be off-set from the street by a six foot buffer and landscape area. In residential areas, minimum sidewalk width is 5 feet. In accordance with the Douglas County Design Standards in commercial areas the minimum width is 6 feet. Again, special care should be given to street crossings, especially U.S. 395. Traffic signals should allow adequate time to cross and make use of possible refuge islands.

TYPICAL WALKWAY/PATH DESIGN EXAMPLES



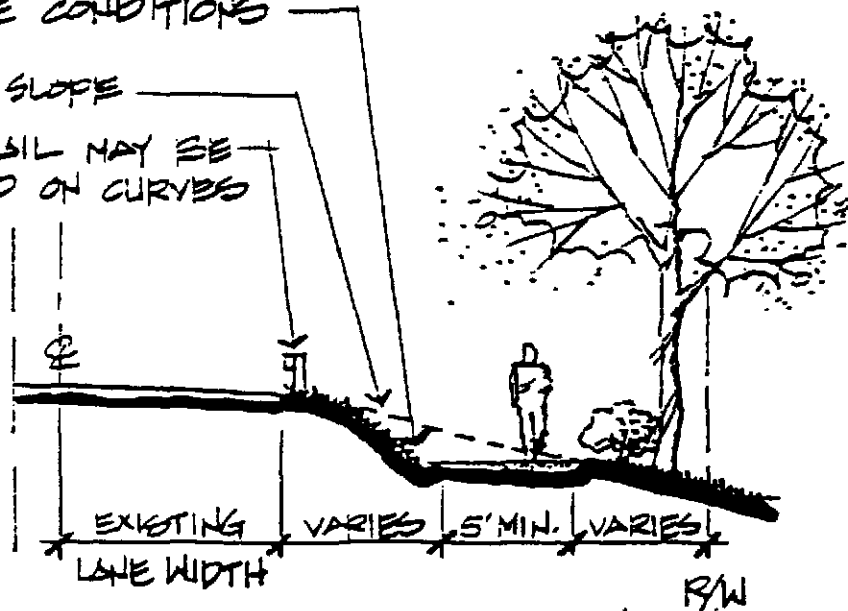
PATHWAY SURFACE MATERIALS



DRAINAGE SWALE APPROPRIATE FOR SITE CONDITIONS

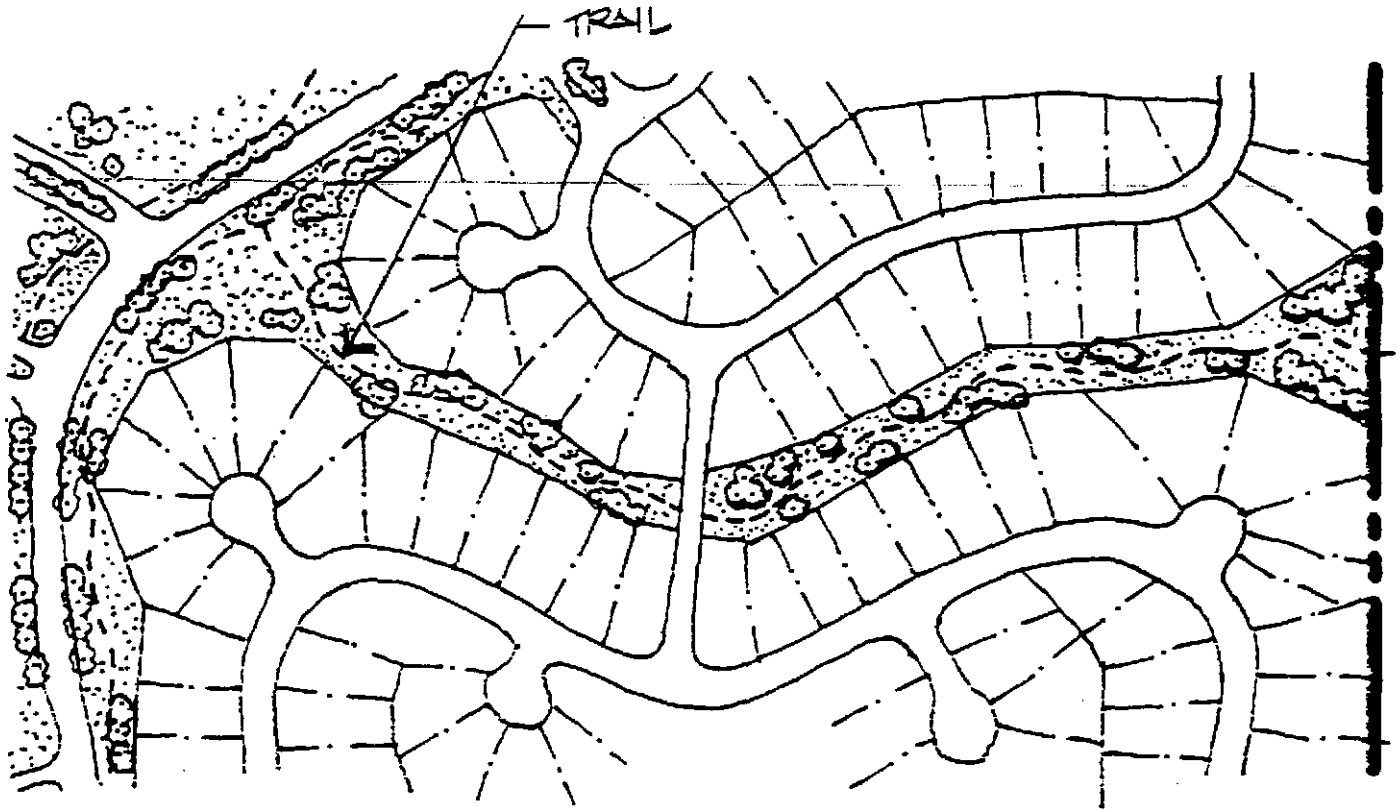
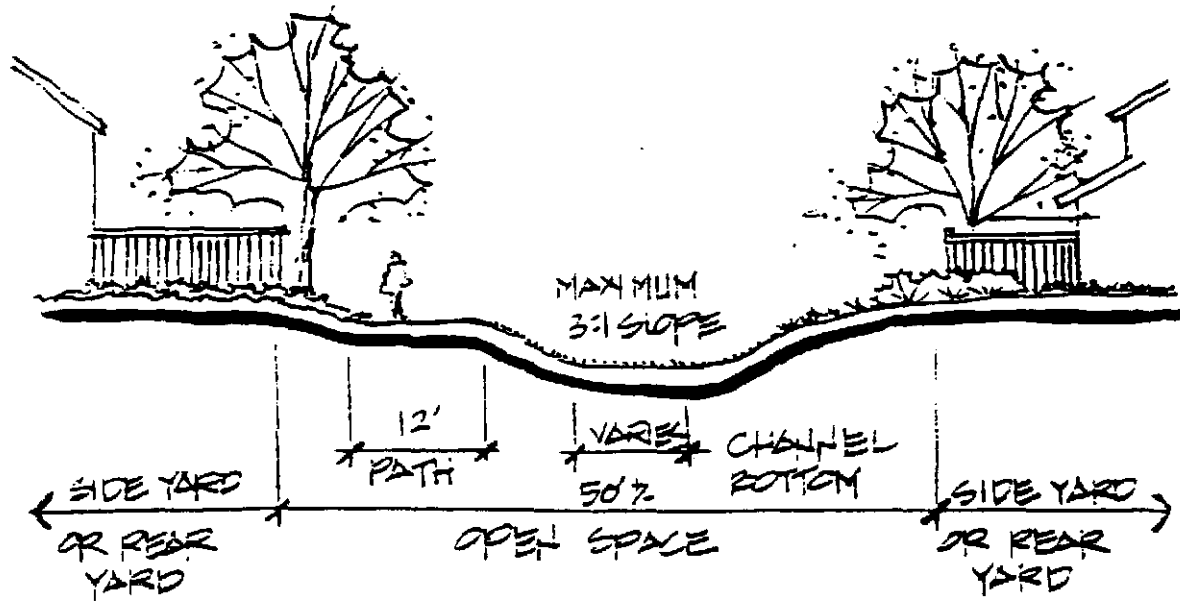
MAX 2:1 SLOPE

GUARDRAIL MAY BE REQUIRED ON CURVES



SEPARATED PATHWAY BELOW ROAD GRADE

(FIGURE 4-7)

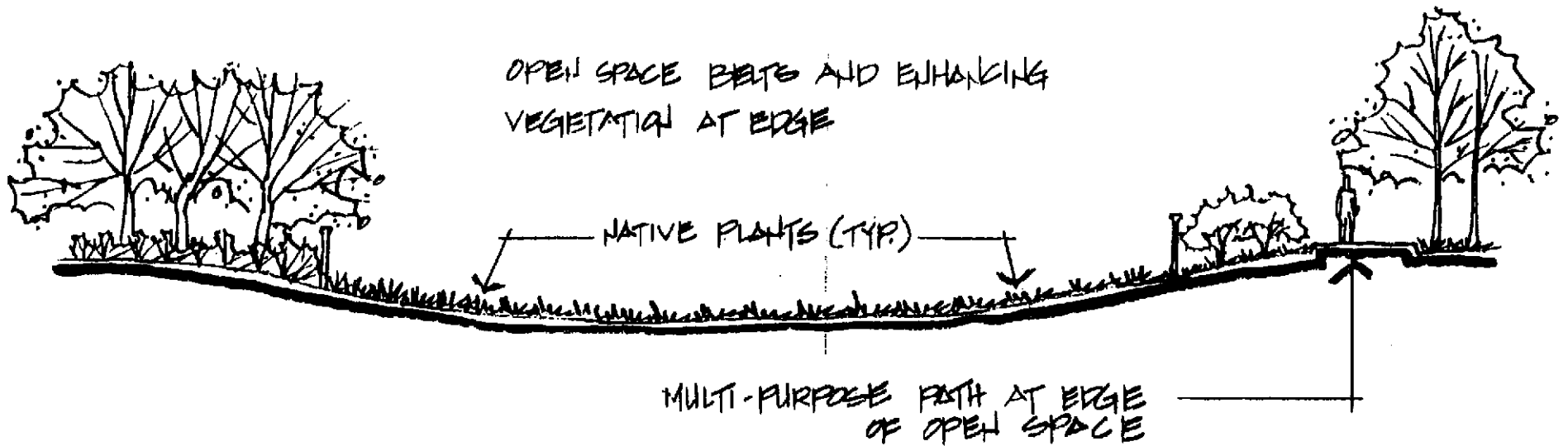


OPEN SPACE BETWEEN NEIGHBORHOODS ACCOMMODATES DETENTION STORM DRAINAGE, TRAILS, AND LANDSCAPE BUFFERING

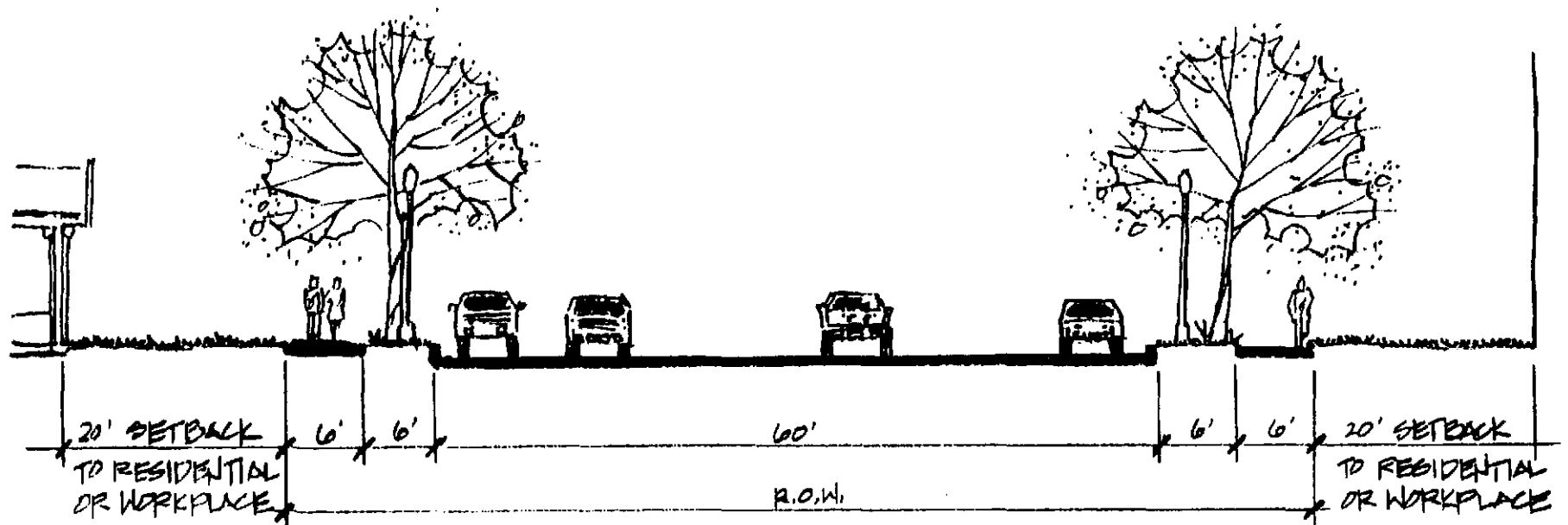
TYPICAL WALKWAY/ PATH DESIGN EXAMPLES

(FIGURE 4-8)

TYPICAL WALKWAY/PATH DESIGN EXAMPLES

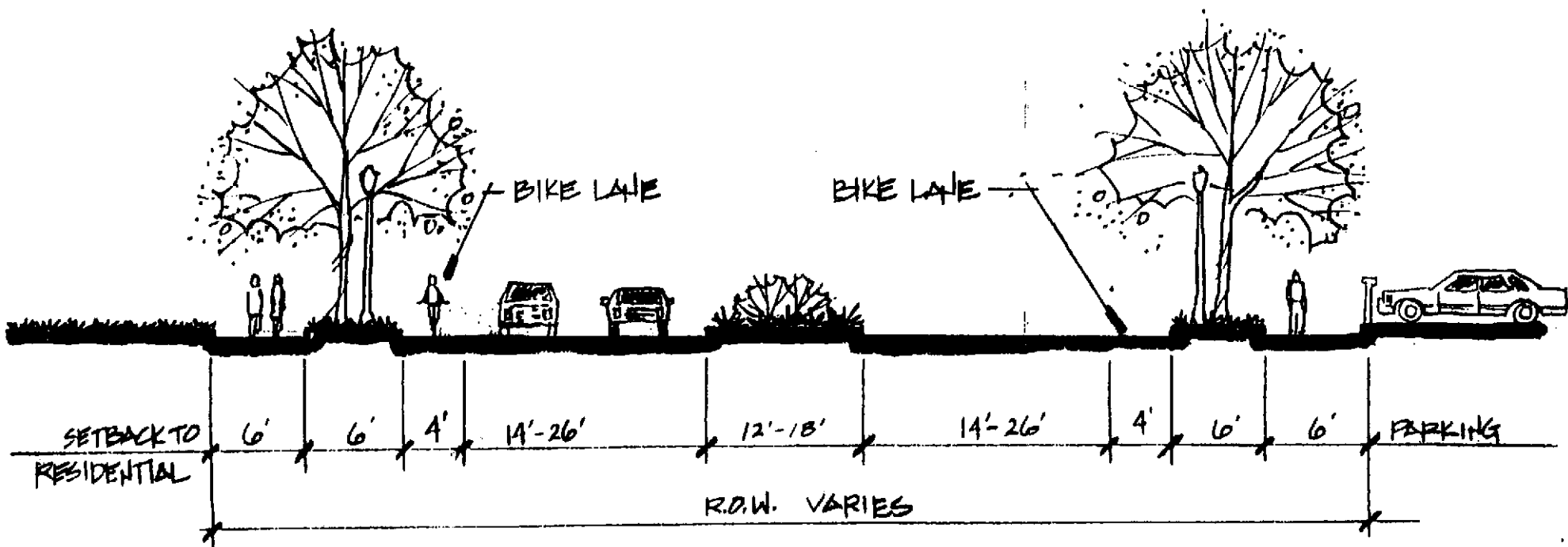


TYPICAL WALKWAY DESIGN EXAMPLES



(FIGURE 4-10)

TYPICAL WALKWAY/PATH DESIGN EXAMPLES



(FIGURE 4-11)

*Chapter Five****PUBLIC SERVICES and FACILITIES***

5.0 INTRODUCTION

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

5.1 EXISTING CONDITIONS**5.1.1 *Water System***

The existing study area is not served by a public water system. An on-site water system has been developed to serve the Clear Creek Industrial Park at the extreme northwest portion of the study area. Other developed parcels within the study area rely primarily upon individual, private domestic wells.

The Indian Hills General Improvement District (IHGID) provides water service to properties to the south and west of the study area. The IHGID Master Plan indicates that the western portion of the study area (west of U.S. 395) is located within potential water service boundaries. IHGID does not have excess capacity, however, to serve the planning area. Improvements to the IHGID water system would therefore be required to provide additional service.

Carson City currently provides water service to the properties located immediately north of the study area. The Carson City water system has the ability to provide storage and supply service to the site but will need sufficient water rights to provide potential service.

5.1.2 *Waste Water System*

The existing study area is not currently served by a public wastewater collection system. Generally, on-site development relies upon individual treatment and disposal systems. Carson City's wastewater system serves properties to the north of the study area. The Indian Hills General Improvement District (IHGID) provides wastewater service to properties immediately to the south of the study area. The IHGID Master Plan indicates that the western portion of the study area (west of U.S. 395) is located within potential sewer service district boundaries. However, IHGID has limited treatment capacity.

The *Foothill Sewer Project - Updated Sewer Master Plan* prepared by R.O. Anderson Engineering, January 2000, recommends that this area be served by the North Valley Wastewater Treatment Facility. There is significant topographic relief

across the property, which is favorable for serving the area with a gravity sewer system. However, the property contains several natural drainage features that will segregate the sewer system into independent service areas.

5.1.3 Drainage and Storm Drain Systems

The NDCSP planning area consists of approximately 624 acres, 611 of which is divided into several hydrological sub-basins. The area west of US 395 has three distinct sub-basins; one lies along the westerly and northerly edge of the planning area and flows northwesterly to Clear Creek, two other sub-basins (numbers 2 & 3) utilize existing culverts under the Highway and drain to the northeast. On the East side of US 395, the planning area is divided into five sub-basins. Of the five, two are a continuation of flows from the west side of US 395. (See Table 5.1, and the *Proposed Drainage Plan* map, figure 5-1 for reference on the sub-basins and their approximate acreage.)

(Table 5.1) Sub Basin Acreage

Sub-basin	Acreage
1	82
2	190
3	22
4	165
5	105
6	47
other	13
Total	624

Vegetation in the area is predominately medium density sagebrush with some riparian areas next to Clear Creek. Soil types for the planning area include two kinds of sand, Mottsville loamy coarse sand (601) and Prey gravelly loamy sand (712). Another minor soil type, Haybourne sand, lies along the easterly edge of the planning area. The land generally slopes to the northeast with the exception of the area next to the Sunridge subdivision and south of North Sunridge Drive. The land falls from 0 to 4 percent with steeper sections in the open space areas. All drainage from the sub-basins eventually flows to Clear Creek with the exception of the area next to Sunridge. Figure 5-1, *Proposed Drainage Plan*, shows the overall existing drainage patterns.

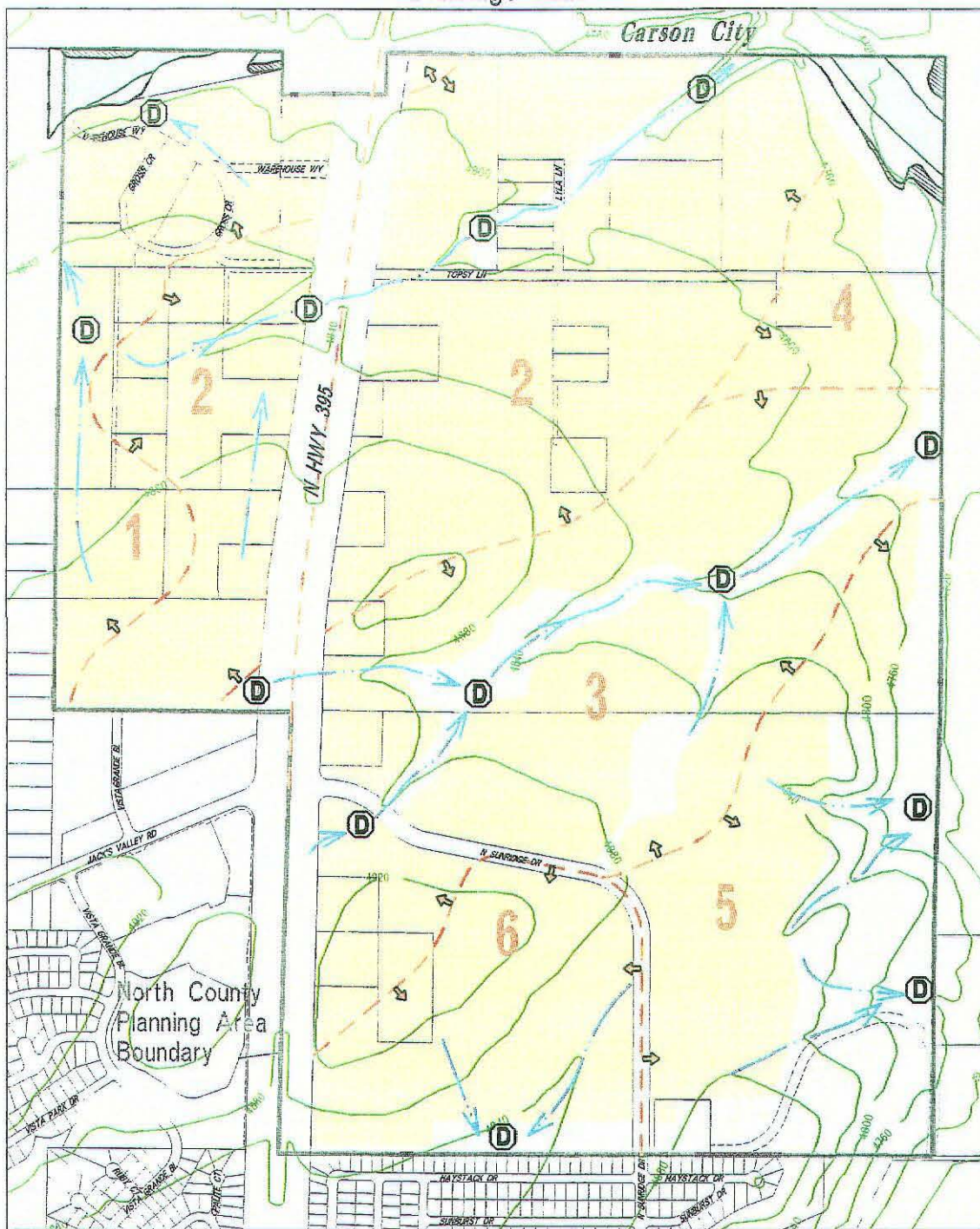
5.2 ANALYSIS

5.2.1 Water System

Four alternatives have been identified to serve as a source of supply for the study area. The tentative alternatives include:

- 1) Water service from the Indian Hills General Improvement District (IHGID) water system.
- 2) Water service from the existing Carson City water system.

North County Specific Plan Drainage Plan



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> Approx. Limits of Subbasins and Direction of Slope Direction of Flow Contours
<small>Source: USGS, 40' Intervals</small> Possible Detention Areas Subbasins | <ul style="list-style-type: none"> Area Proposed for Development * Area Proposed for Open Space * 100 Year Flood Zone - AE 100 Year Flood Zone - Floodway 500 Year Flood Zone - X |
|--|---|

* North County Specific Plan Zoning



Douglas County
Multi-Agency Geographic Information Center

1" = 1000'
12/06/00

(Figure 5-1)



- 3) Connection to a proposed regional water system that will provide service to Carson Valley and Carson City.
- 4) Development of an on-site water system utilizing new wells and existing wells at the Clear Creek Industrial Park.

Each alternative creates a different approach for identifying the source of supply, system storage and potential points of connection to the study area. Douglas County is currently working on jurisdictional matters for acquiring water service from potential sources. The detailed analysis for the water system will be conducted once the County has completed its negotiations with potential water providers (see *Proposed Water and Wastewater Plan*, figure 5-2. for the preliminary analysis).

At this stage of the infrastructure planning process, site characteristics and design criteria have been examined to identify opportunities and limitations for developing a water system.

Water Demands

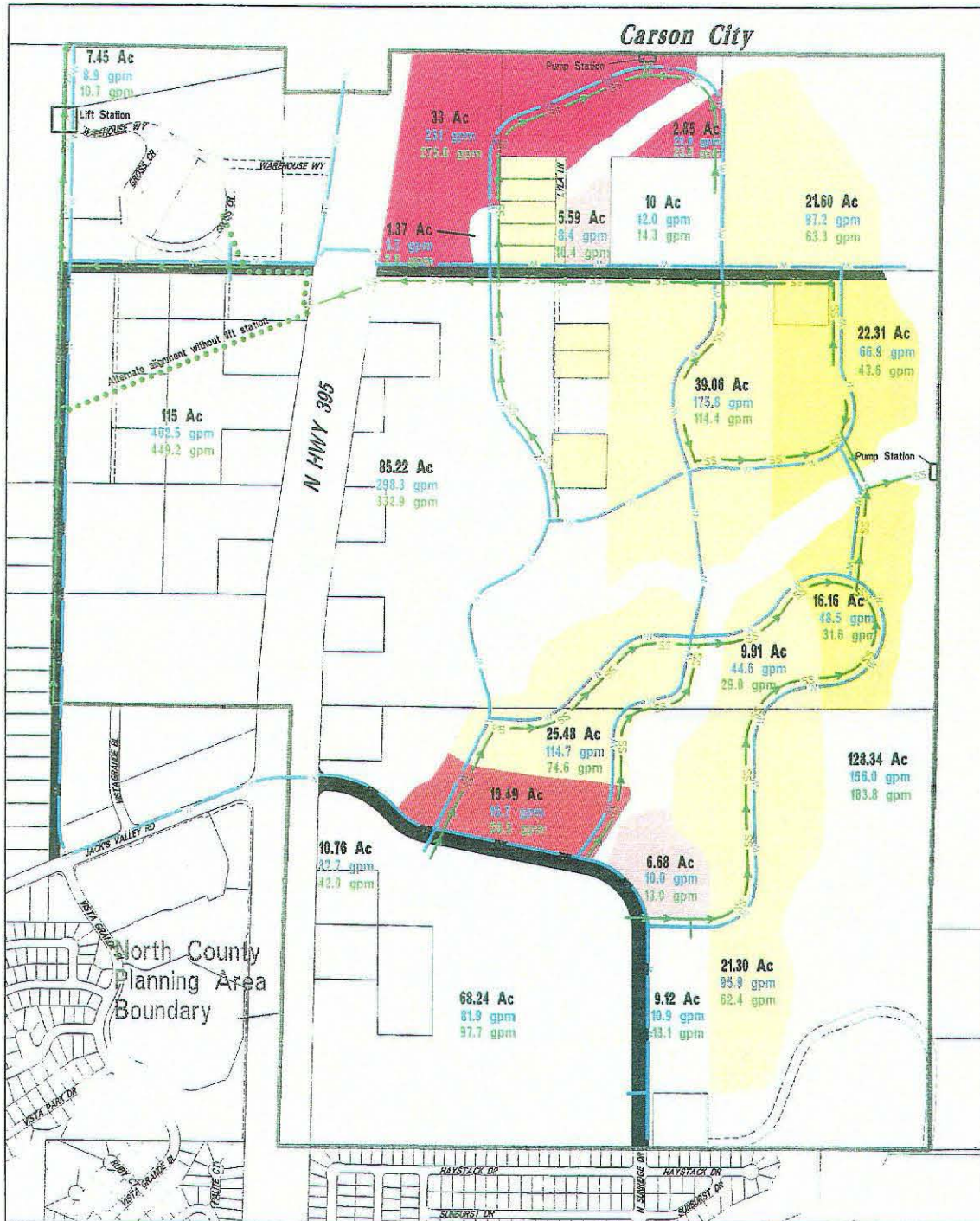
Based on proposed uses and the conceptual land use plan, water system demands have been developed in accordance with Douglas County's *Design Criteria & Improvement Standards* and from estimates for similar land use demands within the Carson Valley and Carson City area. The analysis for the water system assumes a fire flow demand of 4,500 gallons per minute (gpm) for a 4-hour duration to meet fire demand requirements.

Douglas County's residential water demand requirements appear to be conservatively high at 1 gpm per equivalent dwelling unit (EDU) for the type of residential development that is proposed. Residential demands are highly dependent upon landscaping and subsequent irrigation practices. Irrigation practices will be influenced by water rates and water conservation measures. It is assumed that residential customers will be metered.

It is estimated that the net area available for residential development is approximately 80% of the gross area identified for residential land uses in the specific plan. This adjustment in the yield of residential units is reflected in the calculations depicted in table 5.2.

An average day to maximum day peaking factor of 2.5 is recommended for sizing the water system. The study area contains a high proportion of commercial property relative to the proposed residential property. Although a smaller peaking factor could be used, based upon a population equivalent for the water system, a higher factor is recommended. An average day to peak hour peaking factor of 3.75 is suggested for the peak hour demand. The water demands for residential uses are depicted in table 5.2. (Note: In all of the following tables the symbol "Q" represents the water flow rate, EDU represents each dwelling unit, and gpm/gpd stands for gallon per minute and gallons per day.)

North County Specific Plan Water and Wastewater Plan Map



ZONING

- | | | |
|---|--------------------------------|----------------------------|
| Public Facilities, 31.50% | Neighborhood Commercial, 1.78% | Open Space Overlay, 19.00% |
| Single Family Res., 8000 sq ft, 19.25% | General Commercial, 30.93% | |
| Single Family Res., 12,000 sq ft, 5.76% | Office Commercial, 1.47% | |
| SFR-1-Single Family Res., 1 Ac., 1.65% | Tourist Commercial, 4.98% | |

LEGEND

- Water System
- Wastewater System
- Water Demand
Max. Day Flow
- Wastewater Demand
Peak Hour Flow



DOUGLAS COUNTY
Multi-Agency Geographic Information Center

1" = 1000'
12/06/00

(Figure 5-2)



(Table 5.2) RESIDENTIAL WATER DEMANDS

Flow Rate	Land Use		Total
	SFR-8,000	SFR-12,000	
Q _{MAX DAY} /EDU (gpm)	1.0	1.0	
EDU/AC	4.5	3.0	
Q _{MAX DAY} /AC (gpm)	4.5	3.0	
Acres	117.35	38.47	
Q _{MAX DAY} (gpm)	528.1	115.4	643.5
Q _{PEAK HOUR} (gpm)	792.1	173.1	965.2
Q _{AVG DAY} (gpd)	304,171	66,476	370,647
Q _{MAX DAY} (gpd)	760,428	166,190	926,618

Several commercial use districts are proposed for the property. Wide variations in water demand can occur for specific developments that are allowed within a given commercial land use district (i.e. TC, GC, NC, etc.). Water demand estimates have been developed for each commercial zoning district. As indicated in Section 3.2.3 of this plan, the public facilities land use district does not reflect the typical county definition for public facilities. A significant portion of the public facilities designation is assumed to be reserved for open space. Open space areas are assumed to retain their native vegetation; therefore, no irrigation demands have been assigned to these areas. The commercial and public facilities demands are depicted in table 5.3.

(Table 5.3) COMMERCIAL AND PUBLIC WATER DEMANDS

Flow Rate	Land Use				Total
	GC	OC/NC	TC	PF	
Q _{AVG DAY} / AC (gpd)	2000	1000	4000	700	
Acres	210.98	22.76	35.85	224.52	
Q _{MAX DAY} (gpm/ AC)	3.5	1.5	7	1.2	
Q _{MAX DAY} (gpm)	738.4	34.1	251.0	269.4	1292.9
Q _{PEAK HOUR} (gpm)	1107.6	51.2	376.4	404.1	1939.4
Q _{AVG DAY} (gpd)	425,336	19,665	144,547	155,188	744,736
Q _{MAX DAY} (gpd)	1,063,339	49,162	361,368	387,971	1,861,839

The total water demand for residential, commercial and public facilities land uses is depicted in table 5.4. The maximum day demand plus fire flow will govern the design of the system in accordance with Nevada Administrative Code requirements. Therefore, the water system should be capable of delivering the maximum day flow of 1,936 gpm plus the fire flow rate of 4,500 gpm through the network of

transmission and distribution piping. The design flow rate for the water system network is 6,436 gpm.

(Table 5.4) **TOTAL WATER DEMAND**

Q_{MAX DAY} (gpm)	1,936
Q_{PEAK HOUR} (gpm)	2,905
Q_{FIRE FLOW} (gpm)	4,500
Q_{AVG DAY} (gpd)	1,115,370
Q_{MAX DAY} (gpd)	2,788,400
Q_{DESIGN} (gpm)	6,436

Storage Capacity

The combination of a reliable source of supply and operating storage capacity must be adequate to accommodate maximum-day-demand characteristics. As indicated above, the source(s) of supply is not know at this stage of the planning process. There should be sufficient water production capacity to replenish the water storage volume during maximum demand conditions.

A preliminary estimate of the operating water storage requirements will consist of 700 gallons per residential unit, consistent with Nevada Administrative Code requirements. The operating storage for commercial and public facilities is assumed to be the average daily demand for those uses. Emergency storage will be 75% of the operating storage. The fire storage consists of sustaining a fire flow of 4,500 gpm for a duration of 4 hours. The system storage estimates are depicted in table 5.5.

The final design for the water system must recognize the balance between water production capabilities and water storage capacity. The operating and emergency storage requirements should consider the quantity and reliability of the source of supply for the selected water supply alternative to determine the size of storage structures.

(Table 5.5) **Water Storage**

	Gallons
Operating Storage	1,195,000
Emergency Storage	897,000
Fire Demand	1,080,000
Total	3,172,000

Water System Characteristics

Based upon Douglas County and Bureau of Health Protection Services water system design criteria, the maximum day, with fire flow demand, will govern the capacity of the water system. Preliminary pipe sizing calculations indicate that there will not be significant savings in pipe costs associated with sizing the water pipes in accordance

with high or maximum permitted velocities. It is recommended that conservative pipe sizing, particularly for transmission and primary distribution piping, be utilized to accommodate the water system's performance under maximum day plus fire flow conditions. Generally, there is a relatively small difference between maximum day and maximum month conditions within this region. Maximum month conditions are indicative of the duration of warm, dry weather. Heavy irrigation and high water use can be experienced for an extended period of time. Also during this time, dry conditions increase the exposure to fires, particularly in open space areas. It is recommended to maintain reliable fire flow capabilities under maximum day conditions.

To meet design conditions, it is estimated that an equivalent 21-inch supply line can serve the study area. It would be preferred that multiple supply lines service the site to enhance the reliability of the water supply. Multiple supply lines (two or more) are estimated to require 16-inch and/or 14-inch pipe sizes to efficiently deliver water to the site.

There is a smaller fire flow requirement for single-family residential areas. A fire flow requirement of 1,500 gpm is assumed for these areas. Design water demands in single-family districts can be accommodated with 8- to 10-inch primary mains.

The existing topography of the site indicates an elevation difference of approximately 180 feet between the highest to lowest elevation of the proposed areas for development. The site generally slopes to the north and east. Douglas County design criteria requires that the static pressure within a water system is maintained between 40 and 80 psi. A 180-foot elevation difference is equivalent to a static pressure differential of approximately 80 psi. Although, site grading of developed areas could be expected to decrease some of the grade differences, it is estimated that at least three pressure zones should be planned for the site. Multiple pressure zones (i.e. minimizing the pressure differential within a pressure zone) will be beneficial to the type of land uses proposed for the study area. The ability to meet high fire flow demands will be enhanced by minimizing the pressure fluctuations within a water pressure zone. Further, the installation of backflow prevention devices, which is anticipated for a significant portion of the commercial projects, can be expected to reduce the available water pressure at the service connection by approximately 10 psi.

The water supply system, either gravity or pressure, will require regulating the pressure zones within the study area. Pressure reduction and pressure sustaining devices will need to be installed to control shifts in water demand and differences in water pressure.

5.2.2 Waste Water System

Three alternatives have been identified to provide sewage treatment for the study area. The alternatives are:

- 1) Discharge to the Indian Hills General Improvement District.

- 2) Discharge to Carson City.
- 3) Discharge to the North Valley Wastewater Treatment Facility.

The discharge of wastewater from the study area will require pumping for all of the alternatives. Douglas County is currently working on jurisdictional matters for acquiring water and wastewater services from potential sources.

At this stage of the infrastructure planning process, site characteristics and design criteria have been examined to provide a wastewater collection system for the site (see *Proposed Water and Wastewater Plan*, figure 5-2.).

Wastewater Demands

Based on proposed uses and the conceptual land use plan, wastewater flow rates have been developed in accordance with Douglas County's *Design Criteria & Improvement Standards* and estimates from similar land use demands within the Carson Valley and Carson City area.

Douglas County's design standards require that 250 gallons per day (gpd) is used for each equivalent dwelling unit (EDU). The residential wastewater flow rates are depicted in Table 5.6.

(Table 5.6) RESIDENTIAL WASTEWATER FLOWS

Flow Rate	Land Use		Total
	SFR-8,000	SFR-12,000	
Q _{AVG DAY} /EDU (gpd)	250	250	
EDU/AC	4.5	3.0	
Acres	117.35	38.47	
Q _{PEAK HOUR} (gpm)	344	75	419
Q _{AVG DAY} (gpd)	132,019	28,853	160,871

The commercial wastewater flow rates are generally assumed to be approximately 80 percent of the water demand for a specific zoning district. For uses where significant landscape irrigation is anticipated, the proportion is reduced. Wastewater flow rate estimates for commercial and public facilities are depicted in table 5.7.

(Table 5.7) COMMERCIAL AND PUBLIC WASTEWATER FLOWS

Flow Rate	GC	OC/NC	TC	PF	Total
$Q_{AVG\ DAY / AC}$	1500	750	3200	550	
Acres	210.98	22.76	35.85	224.52	
$Q_{PEAK\ HOUR\ (gpm)}$	824	44	299	322	1489
$Q_{AVG\ DAY\ (gpd)}$	316,470	17,070	114,720	123,486	571,746

An average day to peak hour peaking factor of 3.75 is recommended due to the high proportion of commercial development for the study area. The peak hour conditions are used to size sanitary sewer mains and pumping stations. An average day to maximum day peaking factor of 2.5 is also recommended. The average day, maximum day and peak hour characteristics serve as parameters for determining capacity requirements for various components of wastewater treatment facilities.

The study area consists of a high proportion of commercial and public facility properties. Peak wastewater discharge characteristics will be strongly influenced by the commercial and public facility activities. Peak wastewater discharge characteristics may vary considerably from those that are typically experienced from residential developments. The wastewater discharges from commercial facilities will primarily occur in close proximity to business hours. Residential, office commercial and public facilities land uses should have an impact upon weekday wastewater peak flows. Tourist commercial and general commercial uses should have an impact upon weekend wastewater peak flows. The estimates for the wastewater flow characteristics are depicted in Table 5.8.

(Table 5.8) TOTAL WASTEWATER FLOWS

$Q_{PEAK\ HOUR\ (gpm)}$	1,910
$Q_{AVG\ DAY\ (gpd)}$	732,600
$Q_{MAX\ DAY\ (gpd)}$	1,831,500
$Q_{DESIGN\ (gpm)}$	1,910

Wastewater System Characteristics

The study area generally slopes to the north and to the east. Natural drainage features divide portions of the site, thus the continuity for gravity sewers is interrupted in various areas. The on-site topography necessitates the use of wastewater lift stations. Further, disposal of wastewater to existing wastewater treatment facilities will require pumping. The majority of the areas proposed to be developed have natural land slopes of 0 to 4 percent. Steeper slopes are evident near natural drainage features. A majority of the wastewater collection system can be installed with slopes at approximately 1 percent or greater. Final site grading activities should benefit the grade lines for the gravity sanitary sewers.

A collection system on the site can serve a limited amount of the adjacent properties to the south and to the west by the extension of gravity sewers. Design criteria for sizing sanitary sewers requires pipe diameters of 15 inches or less are to be designed to flow at half depth for the design flow rate. The majority of the gravity sewer system can be served with 8- to 12-inch sewer lines. It is not anticipated that gravity sewer lines will exceed 15 inches in diameter. It is anticipated that portions of the gravity sewer system will deviate from the proposed road alignment due to grade conflicts with natural drainage features.

Lift stations are proposed at two locations. The natural drainage from the site is to the north and east toward the Clear Creek drainage corridor. The Clear Creek corridor is at a lower elevation than bordering lands. Therefore, transporting wastewater from the site will require pumping to either a gravity sewer connection or a wastewater treatment facility. The pump stations can be designed to pump in series or to a common wastewater force main.

5.2.3 Proposed Drainage and Storm Drain Systems

The proposed drainage system for the NDCSP area intends to follow existing flow patterns. The system will mitigate the increased run-off by use of detention facilities. The facilities should utilize open space as much as possible to limit the amount of underground improvements as well as aesthetic impacts. To the extent possible, the drainage system should be public and utilize small regional detention ponds. These ponds should be spread out within the open space and use areas upstream of potential road and path crossings as preferred sites. Again, figure 5-1 shows potential sites for detention ponds. The ponds will control their outflow using staged discharge, which will regulate outflows by the size of the storm. Water quality mitigation should occur within the ponds using natural processes such as vegetation filtration. All system improvements will follow the Douglas County criteria for minimum pipe sizes, materials, slopes, etc. The minimum design storm will be a 25 year 24 hour peak event.

Maintenance of the facilities would be consistent with current standard maintenance routines that remove sediment and debris on a "as needed" basis. Maintenance of the system should be performed by a combination of agencies, both private and public, depending upon where the system is located.

5.3 FIRE PROTECTION

Located within the Indian Hills/Jacks Valley area, the NDCSP will receive fire protection from the Jacks Valley fire station (station #12) and the Ridgeview fire station (station #13), both of which are operated by the Jacks Valley Fire Department. The western portion of the NDCSPA is in the Sierra Forest Fire District while the eastern portion is in the East Fork Fire Protection District. Additionally, the Nevada Department of Forestry, through a cooperative agreement, has paid fire personnel stationed in the Ridgeview facility that offer supplemental protection for the area.

Adopted levels of service (LOS) for fire protection in Douglas County stipulate a fire station within a five-mile radius of developed properties, and a response time of 7 minutes in urban service boundaries, and 12 minutes in rural service areas. At this time the specific planning area is just outside the urban service boundary in north Douglas County, but this will likely change with development of the area. Regardless, the planning area is within the required response time for either the rural or the urban service standard, and both the Jacks Valley station and the Ridgeview station are well within a 5-mile radius of the planning area.

Douglas County currently leases a five-acre parcel from the BLM located within the planning area at the corner of North Sunridge Drive and the north boundary of the Sunridge subdivision. The parcel was leased with the intention of developing joint-use facilities for both police and fire protection services. To date, a sheriff's substation has been developed on the property but a new fire station is still in the planning stages. It is anticipated that a new fire station covering approximately 3-acres will eventually be constructed on this property to serve both the Sunridge subdivision and the developing planning area.

5.4 POLICE PROTECTION

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

5.5 PARKS and RECREATION

Three parks, the James Lee Memorial park and two neighborhood "pocket" parks, currently exist in the Indian Hill / Jacks Valley area. The neighborhood parks are located in the Sunridge subdivision and are referred to as the Sunridge South Park and the Sunridge North Park. These "pocket" parks are approximately 2.5-acres each and contain limited recreational facilities such as play equipment and open lawn areas. The James Lee Memorial Park is a 64-acre park of regional size with facilities such as ball fields, play equipment, and picnic areas. Parts of this site are currently undeveloped but planned improvements are on going. In addition to these park sites, area residents also use the Jacks Valley Elementary School facilities for recreational purposes.

Local residents currently utilize the undeveloped portions of the NDCSP area for walking, jogging, horseback riding, mountain biking, viewing wildlife, nature study, and motorcycle uses. The majority of this use is short term, day use.

Although motorized recreation in the area is not likely to continue, proposed recreational uses for the NDCSP are intended to maintain current activities to the greatest extent possible. Significant areas of passive open space will be retained for the development of connected trail systems offering hiking, biking, equestrian, and interpretive opportunities.

Additional improved park sites, however, are not proposed for the NDCSP area with the exception of potential "pocket" parks that may be proposed as a result of planned developments in the SFR and MFR districts.

A large open space area located on a ridgeline near the eastern boundary of the planning area may be dedicated to the Washoe Tribe to protect sensitive cultural resources. With limited improvements, this area, which is currently used for motorcycle and off-highway-vehicle recreation, has the potential to be developed into a cultural interpretive site. The NDCSP currently proposes passive recreational open space use in this location.

5.6 SCHOOLS and LIBRARIES

The Jacks Valley Elementary School is the only school currently serving the Indian Hills / Jacks Valley area in which the NDCSP area is located. According to the Douglas County Master Plan completed in 1996, Jacks Valley Elementary School, which offers kindergarten through sixth grade education, has a capacity of 897 students. At the time the Master Plan was conducted, the school was exceeding capacity with an enrollment of 912 students.

Middle school aged students in the Indian Hills / Jacks Valley area attend Carson Valley Middle School, and high school aged students currently attend Douglas High School. A future middle school site is planned adjacent to the existing Jacks Valley Elementary School.

The Douglas County School District has expressed interest in a potential school site located in the NDCSP area. The school site could be leased from the BLM under R&PP application at significant cost savings to the district. It is unclear at this time, though, whether existing or future needs will be able to support a public high school in the area. The Douglas County School District also approached the Carson City School District with plans of a possible joint, cross-jurisdictional school facility of the area. As of this writing, however, these plans were no longer being pursued.

A possibility also exists that a church may develop a school site in the area. Both the Lutheran and Catholic churches expressed interest during the planning process in developing a potential private facility.

Existing library facilities in Douglas County consist of the 11,500 square foot main library in Minden, and the 10,000 square foot branch at Lake Tahoe. According to adopted level of service standards, existing demand is exceeding the capacity of these locations. Various options, including the construction of additional branch locations, are currently under consideration. Plans for locating a library within the NDCSP area were not expressed during the planning process.

Chapter Six

CONCLUSION

6.0 CLOSING COMMENTS

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

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

6.1 CONSISTENCY WITH THE MASTER PLAN

6.1.1 Introduction

Because the NDCSP would alter or replace existing land use designations and elements contained within the adopted Douglas County Master Plan, an amendment to the master plan was required as part of the planning process for the NDCSP. Amendments to the master plan must be passed by both the Planning Commission and the Board of County Commissioners, and are only considered on a fixed periodic schedule. Additionally, the proposed amendment must be found consistent with the intent of the master plan based on the findings discussed below.

6.1.2 Findings

The Douglas County Master Plan adopted in 1996 states that “amendments should be considered on the basis of whether they promote the overall goals and objectives of the Master Plan or whether there has been a demonstrated change in circumstances since the adoption of the Plan that makes it appropriate to reconsider one or more of the goals and objectives or land use designations.” Any request for a master plan amendment is reviewed based on the following standards:

- 1) The proposed change reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

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

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

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

The NDCSP is consistent with the policies and findings listed above. Surrounding urban and suburban pressures, in conjunction with the disposal status of the federal land within the planning area, illustrates a demonstrated change in circumstances that makes it appropriate to reconsider land use designations in the area. The development of the NDCSP will ensure that adequate public facilities are provided to potential development in the area. Proposed land uses for the NDCSP contain similar land uses and densities to the actual and master planned uses of adjacent properties. The plan, and existing Douglas County codes, will ensure that potential development occurs in a manner that is compatible with the surrounding and existing built and natural environment.

6.2 IMPLEMENTATION

Implementation of the NDCSP will reflect the proposed alternatives selected by the BLM during the Environmental Analysis and Walker Resource Management Plan amendment process. The preferred alternative identified as a result of this process will be used, in conjunction with this specific plan, by the BLM, Douglas County Planning Commission, Douglas County Board of County Commissioners, and the general community on matters of growth and development within the planning area.

Appendix A

PUBLIC MEETING MATERIALS

The following materials represent the meeting agendas, meeting summaries, and public comments from the public workshops conducted as part of this plan.

North Douglas County Specific Plan
Carson Valley Community Church
May 10, 2000 @ 6:30 p.m.
PUBLIC MEETING AGENDA

I. Introduction

- ◆ Introduction of Consultant Team Members.
- ◆ Introduction of Douglas County Representative

II. Purpose of Meeting

- ◆ Define purpose and goals of the workshops.
- ◆ Review project scope and timeline.
- ◆ Present materials gathered during data collection efforts.
- ◆ Discuss existing land uses in the project area.
- ◆ Solicit input regarding community needs and environmental concerns.

III. Review Purpose and Goal of the North County Specific Plan

- ◆ Develop conceptual land use designations.
- ◆ Guide future land use and growth of area.

IV. Review Project Scope

- | | |
|----------------------|-------------------------------------|
| ◆ Scoping Sessions | ◆ Develop Conceptual Land Use Plan |
| ◆ Data Collection | ◆ Utility and Transportation System |
| ◆ Public Workshops | ◆ Draft Planning Report |
| ◆ E.A. | ◆ County Approval |
| ◆ BLM Plan Amendment | ◆ Presentation of Final Pla |

V. Present Data Collection Materials and Information

- ◆ Planning Criteria
 - Existing Land Use, Zoning, and Master Plan Elements
 - Demographics / Population / Housing
 - Economic Trends
 - Public Facilities and Services
- ◆ Site Characteristics
 - Topography
 - Drainage

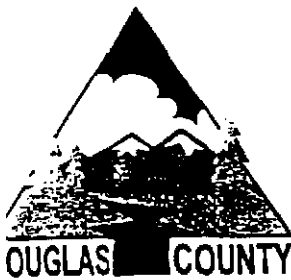
- Soils
- ◆ Environmental Characteristics
 - Wetlands and Floodplains
 - Cultural Resources
 - Natural Resources
- ◆ Infrastructure / Public Facilities
 - Utilities
 - Transportation and Access
 - Water and Sewer

VI. Identify / Discuss Community Needs, Vision, Issues, and Concerns

- ◆ Land Use / Public Lands
- ◆ Constraints
- ◆ Growth
- ◆ Environmental Issues

VII. Closing Comments/Future Scheduling

8:30 p.m. – Adjourn



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

775-782-9005
775-782-9010
FAX: 775-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

INVITATION TO PARTICIPATE

Douglas County invites you to participate in public workshops to assist the County in the preparation of the North County Specific Plan. The first two workshops will be held on **May 10 and May 17, 2000 at 6:30 p.m. at the Carson Valley Community Church, located at 3616 North Sunridge Drive.** Additional workshop(s) will be scheduled in June and you will receive a similar notice.

Background

As you may be aware, the area generally north of Jacks Valley Road and the Sunridge Subdivision has generated a lot of development interest. The Bureau of Land Management (BLM) has also identified their land north of the Sunridge Subdivision and east of Highway 395 (please see the map on the other side) for disposal. This means that the BLM can exchange this land with private property owners for other land or conservation easements. Hence, allowing private development north of Sunridge.

Purpose of the North County Specific Plan

In order to have orderly development in the north area of Douglas County, the County will prepare a specific plan to:

1. Establish land use and zoning to designate what kind of development can occur;
2. Provide a layout and capacities for water and sewer lines;
3. Identify drainage areas;
4. Establish a road plan and connection(s) with Highway 395;
5. Prepare an environmental assessment for the BLM; and
6. Prepare a BLM plan amendment to allow future private development on the BLM land.

The total area to be studied by the specific plan is approximately 624 acres.

Public Participation

Your participation in this process is very important. Douglas County and its residence have been given an opportunity to work with the BLM to determine the future potential uses of this area. The purpose of the May 10, 2000 meeting is to obtain your input on what you would like and not like to see built in this area. The purpose of the May 17, 2000 meeting is to start the BLM environmental assessment process and obtain your input regarding any environmental issues. We plan to have at least one additional workshop in June. You will also have an opportunity to present your comments on the specific plan during the Planning Commission meetings on July 11, 2000 and August 8, 2000, and at the Board of Commissioners meeting on September 7, 2000.

Thank you in advance for your participation. Should you have any questions please contact:

Douglas County
Community Development Department
Pete Wysocki, AICP
Senior Planner

1594 Esmeralda Ave.
P.O. Box 218
Minden, NV 89423
Phone: 775-782-6213
Fax: 775-782-9007

pete/ncsp/invite1

North Douglas County Specific Planning Area
PROJECT DESCRIPTION

Dear Member of the Community:

Douglas County recently selected the Lumos and Associates project team to formulate a Specific Plan for the North County area. As we begin this exciting project, the Lumos team intends to hold public meetings and workshops to identify key issues, goals and objectives, and a vision for the project area. This is the first of these planned meetings.

The objective of the meeting, based on public input, is to provide the project team with an understanding of the community's needs and visions concerning potential development of the area. Input regarding community needs, environmental concerns relating to public lands, and the planning process will therefore be solicited. Additionally, the Lumos team will review the project scope, define the purpose and goals of the Specific Plan, and present materials gathered during data collection efforts, including existing land uses in the project area.

The North County Specific Planning Area is generally located north and east of Jacks Valley Road and north of the Sunridge subdivision. The subject area consists of approximately 624 acres, nearly 440 acres of which is under the ownership of the Bureau of Land Management (BLM). The BLM has identified this 440 acres as land suitable for disposal or exchange, meaning that the BLM can exchange this land with private property owners for other land or conservation easements and allow private development north of Sunridge.

A Specific Plan is essentially a plan within a plan that builds upon the general elements of an existing Land Use Plan, but which considers unique or special circumstances present in a particular planning area. These unique or special circumstances can include, but are not limited to, such elements as sensitive environmental resources, joint or overlapping governmental jurisdictions, development transition zones, or economic considerations. The Specific Plan is usually developed through extensive community input and typically reflects a specific community vision for an area.

The development of the North County Specific Plan is a response to the unique opportunity to address an area that has become an island between two growth areas, is available for acquisition from government management and ownership, and which is a transition zone between Douglas County and Carson City. Development of the plan will involve numerous tasks including data collection, public meetings, development of a conceptual land use plan, public facilities development, assessment of transportation infrastructure and future plans, environmental assessment, and amendments to existing zoning and master plan elements.

With the help of the community, we believe a common vision for the North County Specific Planning Area can be created that will take advantage of the project site's unique characteristics. Our next planning meeting to further identify and discuss environmental project issues is scheduled for May 17. We look forward to having another opportunity to meet with the community.

If you have any questions about this process, or at any time during the project, please feel free to contact Carol Dotson of Lumos and Associates at (775) 827-6111, or Pete Wysocki of the Douglas County Community Development Department at (775) 782-6213.

TECHNICAL MEMORANDUM
NORTH DOUGLAS COUNTY SPECIFIC PLAN
MAY 10, 2000 MEETING SUMMARY

On Wednesday, May 10, 2000 the first in a series of public meetings was held at the Carson Valley Community Church to begin the public involvement process for the North Douglas County Specific Plan project. Public turnout was good, despite unseasonable and inclement weather conditions, with approximately 110 members of the community attending the meeting.

The purpose of the meeting was to introduce the project and the project team to the community and solicit public input regarding community needs and environmental concerns for the project. To achieve these meeting goals, an agenda was developed that included defining the purpose of the public workshops, reviewing the project scope and timeline, presentation of data collection materials and information, a discussion of existing land uses in and around the planning area, and public comment. A brief project description and background along with reduced copies of various visual aids were distributed with the agenda as a handout. Following is a brief summary of meeting events:

- The meeting began with Mimi Moss of the Douglas County Community Development Department providing a brief project background and introduction of project team members, after which she turned the meeting over to Carol Dotson of Lumos and Associates. A member of the audience indicated at this time that, although they resided within the planning area, the county had not notified them of the meeting. Mimi responded that she was aware of the problem and was checking into it.
- Carol then proceeded to review the meeting agenda with the audience explaining how the meeting would be structured and what would be covered. After discussing the meeting agenda, Carol referred to the various visual aids that would be used during the presentation and pointed out which ones were in reduced form in their handouts. Carol then went through the agenda item by item repeatedly stressing the importance of public input. After describing what a specific plan is, Carol went on to further explain the purpose of the North County Specific Plan and present the project scope. A few comments from the audience were made at this time resulting in a request to hold comments until the public comment portion of the meeting.
- After presenting a brief overview of data collection efforts to date and a review of existing land use maps, Carol asked Glen Martel of Lumos and Associates to go over a few additional maps of the project area and discuss potential engineering issues and site constraints/opportunities. Glen assured the audience that specific plans for the area had not been developed yet, but that if development were to occur, various issues and conditions would need to be addressed. At this point, an individual pointed out that NDOT had already approached them regarding the use of their property and construction plans for Highway 395. Glen responded by stating what he knew of NDOT's plans for the Highway and circulation plans in general for the area. A concern was also expressed at this point regarding traffic congestion and the number of planned access points to Highway 395. Glen stressed that only the existing access points (i.e. Topsy Lane and N. Sunridge Dr.) to Highway 395 would be utilized for the planning area.
- The meeting then moved toward public comment and Carol briefly introduced a few elements from the Douglas County Master Plan that applied to the planning area and key issues/policies. Initial comments expressed concern about what types of development would or could occur in the area. Questions were also raised at this point about the land disposal process and how the decision was made to move forward with the specific planning process. Many members of the audience wanted to take a consensus vote about leaving the land as open space.

- At this point Dan Holler, Douglas County Manager, addressed the audience and explained existing circumstances, processes, and issues surrounding the area and facing the county. He also explained the county's position and rationale concerning the specific plan.
- Mike McQueen of the BLM then addressed the audience regarding the land disposal process, background, and the BLM's intent regarding the area. Someone asked about NEPA regulations and Mike responded that they would be addressed during the land exchange/disposal process. Cultural resources and their location were also discussed at this time and Mike fielded questions concerning current and future non-profit applications to the BLM.
- The public comment portion of the meeting then resumed and key issues were solicited. Attached is a complete listing of key issues raised during public comment at the meeting and a summary of the written comments submitted to date.

Next Step

The next public meeting is scheduled for May 17th to discuss the environmental aspect of the project and gain additional public input. Based upon information from these meetings, preparation of a preliminary conceptual plan will begin.

North Douglas County Specific Plan
Carson Valley Community Church
May 10, 2000 @ 6:30 p.m.
PUBLIC MEETING COMMENTS

Key Issues Raised During the Public Comment Portion of the Meeting:

- 1) During discussions of the Master Plan elements for the area, it was pointed out that commercial uses were primarily intended for the west side of Highway 395 and not the east side. The area along the east side of the highway and north of the Sunridge development was seen as an open space area at this time.
- 2) It was suggested, if development of the area were to occur, that a strip of commercial zoning be considered along the east side of Highway 395.
- 3) An issue was raised regarding code enforcement and the recently constructed Home Depot near the Jacks Valley Road/Highway 395 intersection, which allegedly violates code and certain design guideline elements on a regular basis. A desire was subsequently expressed for increased code enforcement and compliance with design guidelines, particularly if the specific plan area is developed in a similar manner.
- 4) A need for a school site in the planning area was expressed.
- 5) There were repeated comments to maintain open space in the planning area and to leave the area as is.
- 6) It was suggested to buffer existing residential areas, particularly the Sundridge subdivision, should development occur.
- 7) A concern was expressed regarding traffic circulation, congestion, and access points to/or along Highway 395.
- 8) How will Carson City and Douglas County plans interface? Concurrent planning with Carson City regarding transportation layout and infrastructure was encouraged.
- 9) Supply adequate sewer, water, and other public facilities infrastructure for development of the area.
- 10) Several comments expressed a desire to exclude multi-family residential from the planning area.
- 11) What is possibility of a casino/hotel being developed in planning area?
- 12) Questions were raised regarding land values and the land exchange process.

- 13) Cultural resource sites and their locations were discussed.
- 14) It was suggested that the consultant team conduct a needs assessment to determine what uses, if any, would be most viable for the area. What businesses are needed and can be supported by the community? The recent failure of a new gas station/mini mart in the area was cited.
- 15) What is the possibility of developing/including cultural uses in the planning area, such as a performing arts center?
- 16) The issue of fire protection and a better location for a fire station was discussed. Possibility of combining jurisdictions or increasing coordination? Also, the cost or rate of assessment for fire protection services was discussed.
- 17) Possible school site just north of the Sunridge subdivision within the "loop" area of North Sunridge Drive? Could also serve as a buffer for residential properties.
- 18) Site topography and drainage were discussed as possible constraints, but also as opportunities for open space, specifically along the eastern portion of the planning area.
- 19) It was suggested to provide large lot residential zoning as a buffer to surrounding uses in the area. The compatibility of potential land uses and existing land uses was repeatedly raised as an issue.
- 20) A comment was made to not allow commercial uses in the "loop" area north of the Sunridge subdivision or in good view sites.
- 21) Comments and concerns were raised regarding deer migration routes and other potential sensitive environmental resources in the planning area.
- 22) What is the possibility of developing a commercial strip along Highway 395 but then leaving the remaining land in the planning area as open space?
- 23) What if future changes to the specific plan are made? Process?
- 24) It was suggested to develop usable open space with such elements as connected trail systems and parks.
- 25) What will be the status of church sites and non-profit applications for BLM leases?

Summary of Key Issues Submitted as Written Comments:

- 1) "I want at least a 2 acre buffer zone(s) behind Haystack Drive. I own a few homes in Sunridge!"
- 2) "We want a buffer zone and trails in loop area north of Sunridge subdivision with 2 acre estate home sites behind Haystack Drive."
- 3) "Advanced planning is an excellent idea. We can plan a pleasing, viable community. A community center would be a great idea. We Lutherans plan to build a Christian High School located in this area. Our studies indicate that there is definitely a need and desire for such a facility."
- 4) "Corpus Christi Catholic Church and the Roman Catholic Diocese of Reno needs a locale in North Douglas County. Since our parishes are territorial, we cannot go further south in Douglas County and there is no land available in South Carson City of sufficient size and quality for church use. Our Meitler Associates study for the Diocese shows an increasing need for a Catholic Church."
- 5) "I live on the north edge of Sunridge looking up to the BLM land. I purchased my house knowing the taxes were higher in Douglas County than Carson City where I was living. I value the open spaces more than saving the difference I pay in taxes. I value the birds and animals. More people need more open space – not less. Target and Home Depot is a disgrace to Douglas County and this beautiful Carson Valley – sitting as they do on the top of the ridge – they destroy the aesthetics of the land. As usual, the bottom line is money in our county. Douglas County should buy the land to be left as open space and the all terrain vehicles should be excluded as they denude the vegetation. I'll be moving back to Carson City as I might as well live in a more convenient area if I have to give up the reasons that I moved to Douglas County."
- 6) "Most of the ideas presented are good. I like some open space and possible trails. No more swimming pools. Somehow keep housing development at a minimum."
- 7) "Need buffer zone between Sunridge homes and northern development. No commercial (e.g. Target / Home Depot) development in area – east side of 395 south of north Sunridge."
- 8) "Sirs' I object to your planning this project without consulting the people involved. I object to not being notified of the public meetings – I object to not fully informing me of the plan. I object to starting a plan before asking voters if they wanted a plan. Six months after the planning started you have a couple of short meetings for public comment. What kind of democratic government is this?"
- 9) "We moved into our home in September 1999 and paid a premium for our view lot and do not believe that any change should be made to the lands. If we had been made

aware of this project we would not have made the purchase – why were we NOT INFORMED!”

- 10) “I just moved here from the bay area. My wife and I are having a house built in Sunridge on Haystack. I was led to believe the additional funds I paid for a view lot was a good investment? There needs to be a buffer area behind the existing Sunridge homes to preserve some of the views and open areas I paid to look out on.”
- 11) “Unimproved recreational space in the loop of land bordered by N. Sunridge, Highway 395, and the Sunridge development. The remainder of land east of 395 divided into 1-2 acre parcels for large homes similar to “East Valley” area. No large “box” stores east of Highway 395, especially on ridge lines. These should be limited to west of Highway 395. If commercial to be included east of Highway 395 limit it to single story professional office space.”
- 12) “Our property borders 395 to the east. It is our hope that we will have access to the land. We further wish for it to be general commercial.”
- 13) “My husband and I are owners of parcels 13-032-11 & 13-032-12. We appreciate that BLM & Douglas County are planning ahead intelligently and thoughtfully for the development of the North County. Commercial zoning seems to be the logical choice for at least the corridor directly to the east of Highway 395. We are, however, sensitive to the desire of our Topsy lane neighbors for an open space buffer. We believe churches, schools, ball fields, etc., to be an excellent source of open space, as well as an attractive beneficial use of land in that area.”
- 14) Before development begins, I believe a needs assessment should be conducted and a clearly defined Implementation Plan should be enacted so that commercial space does not result in closed, empty buildings in the county. Recognizing that development in some fashion will take place on the 600+ acres, the North Douglas County Specific Plan should consider what other stores are planned for the remaining commercial spots adjacent to Target and Home Depot, what is planned for the area immediately south of Sunridge, and plans for other areas in the north part of Douglas County. The community has been looking for ways to build a community center that would include a sports complex, senior center, and performing arts theatre. This land exchange would be an excellent opportunity to provide what all county residents have long been wanting. Many county residents desire open space to remain in the county. Please consider using some of the land as a park, including walking and conservation trails to enjoy the vast wildlife that surrounds this area. No auto mall. Perhaps a computer store, sporting goods and restaurant would benefit the area. I am concerned that future development in the north county area is being considered solely to increase the county’s tax base. Increased money to the county should not be the driving force in this decision making process.

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to us @ Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

I want at least a
2 acre buffer zones
behind haystack D's.

I own a few homes
in Sunridge!

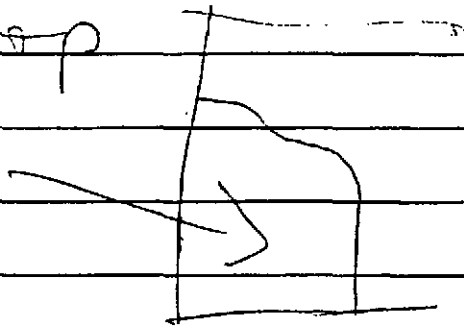
Suzi Warren
287-1015.

North Douglas County Specific Plan

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We want Buffer zone & trails
in loop



with 2 Acre estate

homesites. behind

Haystack

C + C Vanin

1012 Haystack Dr.

North Douglas County Specific Plan

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Addressed planning is an excellent idea.
We can plan a planning, viable community.
A community center would be a great idea.
We Lutherans plan to build a Christian High
School located in this area. Our studies indicate
that there is definitely a need and desire for such
a facility.

North Douglas County Specific Plan

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CORPUS CHRISTI CATHOLIC CHURCH AND THE
ROMAN CATHOLIC DIOCESE OF RENO NEEDS
A LOCALE IN NO. DOUGLAS COUNTY. SINCE OUR
PARISHES ARE TERRITORIAL, WE CANNOT GO FURTHER
SOUTH IN DOUGLAS COUNTY AND THERE IS NO LAND
AVAILABLE IN SO. CARSON CITY OF SUFFICIENT SIZE AND
QUALITY FOR CHURCH USE. OUR MEITIER ASSOC. STUDY
FOR THE DIOCESE SHOWS AN INCREASING NEED
FOR A CATHOLIC CHURCH. CORPUS CHRISTI CURRENTLY HAS
5 SERVICES ON A WEEKEND AND NEEDS 2 MORE. OUR CURRENT
CHURCH SEATS 155 PEOPLE AND IS OWNED BY THE WASHOE
TRIBE.

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to us @ Lurnos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

I live on the north edge of Sunridge, looking up to the BLM land. I purchased my house knowing the taxes were higher in Douglas County than Carson City where I was living. I value the open spaces more than saving the difference I pay in taxes. I value the birds & animals. More people need more open space - not less. Target & Home Depot is a disgrace to Douglas County & this beautiful Carson Valley - sitting as they do on the top of the ridge - they destroy the esthetics of the land. As usual, the bottom line is money in our courts. Douglas County should buy this land to be left as open space & the all terrain vehicles should be excluded as they decimate the vegetation. I'll be moving back to Carson City as I might as live in a more convenient area if I have to give up the reasons that I moved to Douglas for.
Eileen Cohen

North Douglas County Specific Plan

COMMENT SHEET

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Most of the ideas presented are good.

I like some open space + possible trails

No more swimming pools

Somewhat keep housing development at

a minimum

See ya next meeting

Paul Gurnley

North Douglas County Specific Plan

COMMENT SHEET

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① Need buffer zone between sunridge homes and northern development

② No commercial (Target / Home Depot) development in area - east side of 395 (south of North sunridge)

③

Gene Monteth

267-3509

North Douglas County Specific Plan

COMMENT SHEET

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JAMES P. GRIFFIN

700 JACK'S VALLEY RD

CARSON CITY NEV 89705

SIRS I object to your planning this project without consulting the people involved. I object to not being notified of the public meetings - I object to not fully informing me of the plan. I object to starting a plan before asking voters if they wanted a plan. Six months after the planning started you have a couple of short meetings for public comment. What kind of democratic government is this?

Jim Griffin

5-10-2000

North Douglas County Specific Plan

COMMENT SHEET

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We moved into our home in Sept 1999 and wish to mention for our view that I do not believe that any changes should be made to the land.

If we had been made aware of this project we would not have made the purchase - We were NOT INFORMED!!

Barbara Pitter
1030 Haystack Dr
CC NV 89705
267-0138

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to us @ Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

Our property borders 395 to the east. It is our hope that we will have access to the land. We further wish for it to be zoned commercial.

MARTIN HUNTZINGER *Martin Huntzinger*

DOROTHY HUNTZINGER *Dorothy Huntzinger*

Multiple horizontal lines for additional comments.

MAY 12 2000

May 12, 2000

Dear Lumos and Associates,

Thank-you for your presentation on the North Douglas County Specific Plan. My name is Kurt Lytle and I own the property at 3759 Lyla Lane. This is the last house to the north on Lyla Lane. I am currently leasing the house to another party and would appreciate any information, maps or notices sent to P.O. Box 2202 Overton NV 89040. My telephone numbers are: (H) (702) 397-2835 and (W) (702) 385-6552.

When I purchased the property I expected that the land use in the neighborhood would eventually change. I agree with the concept of establishing a plan so that the neighborhood will develop in an orderly way. I have been in to many towns in Nevada where there does not seem to have been any planning and the result is discouraging.

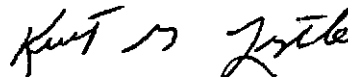
I believe that Douglas County has a great opportunity to establish a commercial core area that will provide the services needed by County residents and also attract tax dollars from neighboring communities. The Target and Home Depot are nicely done and set a good pattern for what else can be done.

With the anticipated signal light at Topsy Lane, it seems natural to have commercial zoning along the highway corridor. With the State of Nevada building to the east of Lyla Lane, I believe that the commercial corridor should extend from the Highway to at least the State land along Lyla Lane. To leave the four residences along the west side of Lyla Lane in a residential zone would be awkward as commercial development occurs to the west and east of these houses. Eventually, the demand for commercial land will absorb the residences. Here are some additional thoughts for your consideration:

1. I would like to see Topsy Lane improved to the east so that traffic can flow efficiently.
2. A school or park could be placed as a buffer between the Sunridge development and the property to the North.
3. Smaller single family lots could be established on the eastern side of the subject area.
4. Single family homes abutting the Highway are not preferred due to the traffic noise.
5. Center Street could be improved to allow for greater North/South traffic flow.
6. Some type of buffer between residential and commercial uses.

I know that whatever plan is approved will not please everyone, but I hope that lessons from other communities can be learned and that the approved plan will allow for an attractive entry into Douglas County and locations for future necessary services.

Respectfully,



Kurt G Lytle

North Douglas County Specific Plan

COMMENT SHEET

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I just moved here from the bay area. My wife and I are having a house built in Sunridge on Haystack, I was led to believe the additional funds I paid for a view lot was a good investment? There needs to be a buffer area behind the existing Sunridge homes to preserve some of the views + open areas I paid to look out on. If you have questions call me (775) 841-5284 Jeff Malley

P.S. I would also like to know if the developer or builder is legally obligated to disclose that the BLM land was designated for disposal in 1982?

North Douglas County Specific Plan

RECEIVED

MAY 23 2000

5/22/00

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to us @ Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

Jim & Kaci McCowan
P.O. Box 1914
Carson City, NV 89702-1914

775/882-9177

My husband and I are owners of parcels 13-032-11 & 13-032-12. We appreciate that BLM & Douglas Co. are planning ahead intelligently & thoughtfully for the development of the North County.

Commercial zoning seems to be the logical choice for at least the corridor directly to the east of Hwy 395. We are, however, sensitive to the desire of our Topsy Lane neighbors for an open space buffer.

We believe churches, schools, ballfields, etc., to be an excellent source of open space, as well as an attractive & beneficial use of land in that area.

Sincerely,

Jim & Kaci McCowan

RECEIVED
MAY 23 2000
LUMOS & ASSOCIATES

To: Lumos & Associates
From: Joi Davis
Date: May 17, 2000
Re: North Douglas County Specific Plan

I attended the neighborhood meeting regarding the 600+ acres that the BLM has determined to be "disposal" property in Douglas County. Since I am unable to attend the follow-up meeting on May 17, 2000, I have placed my comments in writing for your consideration.

Before development begins, I believe a needs assessment should be conducted (do not rely entirely on UNR leakage study) and a clearly defined Implementation Plan should be enacted so that commercial space does not result in closed, empty buildings in the county. The following are some examples:

- Gormans in the Ranchos, and other vacant commercial spaces surrounding that shopping center.
- Winans Furniture, vacant.
- Chevron Gas & Mini-Mart, vacant.
- Downtown Gardnerville, many vacant buildings.
- Does the population base and projected growth in Douglas County warrant these projects? The past couple years have shown declining population in school district. Saratoga Springs has had slow development. Silvercrest, four years later, is not built-out. Perhaps more commercial development is not what the county needs.

Recognizing that development in some fashion will take place on the 600+ acres, the North Douglas County Specific Plan should consider:

- 1) What stores are planned for the remaining commercial spots adjacent to Target and Home Depot?

- 2) What is planned for immediately south of Sunridge? (Washoe Tribe has indicated two more "box" type stores, convenient store, car wash, restaurants, etc.)
- 3) What else is the county considering for the north county area? A mini "master plan" of the north county should be established so that planning and development is accomplished in accordance with the needs and desires of the community, in addition to the future plans already in progress.

My suggestions:

- 1) **Community Center** - The community has been looking for ways to build a community center that would include a sports complex, senior center, and performing arts theatre. This land exchange would be an excellent opportunity to provide what all county residents have long been wanting.
- 2) **Open Space** - Many county residents desire open space to remain in the county. Please consider using some of the land as a park, including walking and conservation trails to enjoy the vast wildlife that surrounds this area.
- 3) **No Auto Mall**. Perhaps a computer store, sporting goods and restaurant would benefit the area.

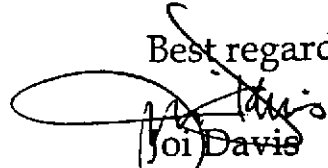
As a resident of the Silvercrest Subdivision, I'd like to commend Douglas County for their fine work on the Home Depot and Target store projects. I experienced little disruption or inconvenience during the construction and completion of those stores. I believe the Douglas County planning department communicated well with neighbors in handled our concerns regarding traffic, landscaping, and lighting in a professional and satisfactory fashion.

I am concerned that future development in the north county area is being considered solely to increase the county's tax base. Increased

money to the county should not be the driving force in this decision-making process.

Thank you for your consideration.

Best regards,

A handwritten signature in black ink, appearing to read 'Joi Davis', is written over the printed name.

Joi Davis

892 Meadow Vista

Carson City, NV 89705

(775) 267-4860

cc: Mimi Moss, Douglas County Planning Division
Douglas County Commissioners
Douglas County Planning Commission

COMMENT SHEET

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1. Unimproved recreational space in the loop of land broadened by N. Sunridge, Hwy 395, and the Sunridge development.
2. The remainder of land east of 395 divided into 1-2 acre parcels for large homes. Similar to "East Valley" area.
3. No large "box" stores east of Hwy 395 especially on ridge lines. These should be limited to west of Hwy 395.
4. If commercial to be included east of Hwy 395, limit it to single story professional office space.

To: Larry Werner

From : Bob Gaw, 3499 Mont Blanc Ct. C.C. 89705, Tel: 267-2420

Re: North Douglas Co. Planning

I am writing to you Larry, due to our association with the Master Plan process when I was a Planning Commissioner. Please pass along to Carol Dotson as my purpose is not to slight her, but to remind you of some of the factors associated with the parcel in question.

Comments:

As Susan Southwick stated at last weeks meeting the thinking of the Planning Commission was focused on the West side of US 395. We considered the East side to be BLM and supposedly to remain so. Thus, the lack of zoning.

The Goals and Policies as stated in the Master Plan were intended for the West side of US 395; e.g. the multi-family designations (until rezoned due to Home Depot and Target and neighbors)

The land exchange was intended (at that time) with the USFS for the parcel next to the church on the West side for "big box" development close to the 24 Hour Nautilus gym. The thinking at this time had nothing to do with the East side.

The 3 or 4 homes located off of Topsy Lane create an island for planning purposes. They are an aberration to say the least. I recall John Doughty mentioning that the original owner obtained 5 acres from BLM and has subdivided to family members not-so-legal one and quarter acre parcels.

The overall intent for the stated Goals and Policies is rather clear: park and open space as well as public access for this proposed land exchange.

Some Ideas:

1. Develop the East side of US 395 for industrial parks--not retail commercial. Douglas Co. present code would require certain design standards and landscaping. Parking and access roadway would be less than retail.

2. Develop clusters of SF 2-5 acre parcels for upscale housing.

3. Develop a large open space area integrating the above large lots.

4. Develop in conjunction with Carson City a regional park system that would tie into their Silver Ranch (?) open space park by the Carson River.

5. Reserve a 50 acre school site.

May 17, 2000

Carol Dotson
Lumos and Associates
800 E. College Parkway
Carson City, NV 89706

Dear Ms. Dotson

I attended last week's meeting to discuss the development of the BLM land in north Douglas County, and I would like you to know my concerns of how the land should be developed. My house backs up to the BLM land in the Sunridge subdivision. I enjoy the fact that I can open my back gate and take my dog for a walk. I would like to see a "buffer" zone between the Sunridge subdivision and any new development. I think a dirt trail path would be ideal for people to walk their dogs, ride horses, ride motorcycles, ride bicycles, etc. In fact, a trail around the perimeter starting from 395 east, along the back of Sunridge, going east to the west side of the property owners along Center St. would give an ideal buffer zone for most of the property owners who bought the property because of the open land uses.

In addition to keeping some of the land for open use, I would not like to see any multi-family dwellings. I feel this area should be developed to have single family housing in the upper-middle income range. I would like to see the lot sizes for the property be no smaller than 1/3 acre sites, with emphasis on large multi-acre site, especially those sites that will be close to the houses on Center St.

As far as the high school, I feel the school should be situated to be off 395 and not in the middle of a subdivision. The added traffic of having teenagers driving through a subdivision to go to school would create more traffic that the subdivision does not need. A person at the meeting suggested that having the drivers driving on 395 would be a problem, but I feel that most of the students would be driving on 395 to get to the school any way.

Thank you for entertaining my ideas. Please feel free to contact me if you have any questions.

Sincerely,



Mary Harmon
3598 Haystack Drive
Carson City, NV 89705
(775) 267-5018 home
(775) 684-5633 work

North Douglas County Specific Plan
Public Meeting and Workshop

SIGN-IN SHEET

NAME	ADDRESS	PHONE
Paul & Arlene Lumbert	3467 Cindy's Trail C.C. NV. 89705	267-3401
Melissa Lindell	CFA/1150 Corporate Reno	89502 856-1150
Dan Grayuski	Fehr + Pears Assoc. 5310 Kietzkola # 103	Reno 89511 836-3200
Monte WALTERS	1008 Topsy Lane C.C.	684 6999
Stacey Breneman	1008 Topsy Ln CC	1284-6711
NEIL & DEBRA MORRINGER	3753 Lyla Lane CC	267-1130
Martha Laird	1051 Topsy Ln	883-0825
JOHN T. BIALE	610 MARTIN ST	882-2773
HENRY WEILER	1010 HAYSTACK DR	267-5736
Steven Erven	1680 Toni Ct.	267-2712
J. Pablo Valles	6777 SADDLE HORSE RD	267 9473
REV JAMES SETELIK	CORPUS CHRISTI CATHOLIC CHURCH	882-1967
Kurt Lytle	3759 Lyla Ln C.C.	(702) 397-2835
Richard FAIRFAX	962 SUNUP CT.	(775) 267-3643
Bob STEVENS	795 Jacks Valley Rd	775-267-2501
Antoinette Marcella	990 Haystack Dr.	267-2935
Ray MARCELLA	" " " "	" " " "
Bill Kugler	1195 2nd CC	882-7078
Cliff Hansen	3591 Hwy 395	742-4893
JIM WINGERS	Carson Valley Church Community Church	265 2920
Dave Fairbank	224 Kingsbury	588-7300
Ed & Elmae CANAZUL	1008 HAYSTACK	
Friedwardt Winterberg	5395 Goldenrod Dr	Reno 849 2739

North Douglas County Specific Plan
Public Meeting and Workshop

SIGN-IN SHEET

NAME	ADDRESS	PHONE
		Gardnerville, Nevada
Steve Weissinger	842 Blue Rock Rd	265-4318 (89410)
Dennis Conway	3590 Center Dr. CC NV	89705 267-5928
Rich Harmon	3598 Haystack CC NV	89705 267-5018
MIKE BAXTER	7373 CENTER DR CC NV	89701 2670505
MARK GUSS	3757 LYLA LN CC NV	89705 882-5964
Don & Susan Southwick	3368 Alpine View Ct. CC NV	89705 267-3223
Barbara Patten	1030 Haystack CC	89705 267-0135
Alfred J. Sazio	11032 HAYSTACK DR	775-267-0455
Mary Shuler	928 Ranchview Cir	267-4184
Mike Johnson	P.O. Box 3390 Stateline 89449	588-6677
Dorothy & Marty Hutzinger	1116 W. Carson City	882-5436
JP & ER Griffin	760 Jacob's Valley @ C	883-8531
John & Bambi TORRES	986 STARLEAF CT CC	267-5448
Leah Suscar	897 Valley Vista Dr CC	267-1906
Metcalf's, Brent & Elmer (3700) Lytle Ln	Nevada	882-1015
Bruce & Nan MONTETAH	1025 ROSEVIEW CT. CC	267-3509
Holland Akord	Corpus Christi Ch.	
Jeffrey Callaway	1014 Ridgeview Dr	267-3933
Bill Newman	SUNDOGE DEVELOP.	267-4448
Palika L. M. Mitchell	1399 America Way (89444)	721-4744
Don Kruse	977 Lettner Cir	267-3132
Elaine Kruse	"	"
Steve Weaver	879 Coloma Dr	267-3662
Kurt Lytle	P.O. Box 2202 OVERTON NV, 89040	(Town 8757 Lytle Ln)

PLEASE send any info to
P.O. Box 2202 OVERTON NV
89040 (702) 397-283

North Douglas County Specific Plan
Public Meeting and Workshop

SIGN-IN SHEET

NAME	ADDRESS	PHONE
Norman L. METCALF	3714 Lyla Ln.	267-5532
DEAN E. METCALF	3722 Lyla Ln.	
ANDREW & STARR CLINGMAN	1002 RIDGEVIEW DR.	
Bebe Jane Grew	3499 Mt-Blanc	267-2420
PAUL & MARGARET MAZON	1003 Blue Ridge Ct	
GRABOW	985 ROLLING RIDGE CT	267-5340
Joi Davis	892 Meadow Vista	267-4860
Shelley Blotter	3600 Haystack Dr	267-3947
Nancy Bullis	981 Sunburst Dr	267-4802
Elen Cohen	3586 Haystack	882-7599
Jeri Wanner	999 Haystack	267-1015
Claudia Varin	1012 Haystack	267-4112
Steve Eddy	3549 Sunridge	267-0808
Robert + Barbara Seman	1031 Mize	267-4157
Jill Adley	3031 Kitchen Dr	845-5284
Jarvis & Fister	994 Sunview Dr	267-5135
Roy C. Forcell	986 Rhinow Dr	267-5110
Don Holler	Douglas County	782-9821
Carne Kibenberg	1007 Blue Ridge	267-3096
RICHARD HARLEY	532 MERIDIAN CT - County	883-8744
Kacik Cowan	POB 1914 CC	882-9177
Seannette Alley	P.O. Box 848 Gard.	782-3759
Bill Van Bruggen	1393 Saratoga Mtn	267-4792
(HUCK SALES)	3543 SMOKETREE DR. CC	267-5773

WALKER RESOURCE MANAGEMENT PLAN AMENDMENT
NORTH DOUGLAS COUNTY SPECIFIC PLAN
Carson Valley Community Church
May 17, 2000 @ 6:30 p.m.
Public Meeting Agenda

Introduction

- General overview of the project;
- Introduction of County, BLM, and Consultant Team members;

Purpose of Meeting

- Explanation of the public scoping process;
- Project timeline and opportunities for review and comment;
- Solicit input regarding the human environment;

Project Background

- Review of the first scoping meeting and results;
- Requirements for consistency of local planning;
- Previous BLM planning decisions that resulted in listing the land for disposal;
- Acquisition criteria for other lands in Douglas County;
- Cooperative effort between the BLM and the County;
- The NEPA and Specific Plan Processes;

The NEPA Process

- Review of issues typically identified for analysis in similar Environmental Assessments;
 - ✓ Lands
 - ✓ Soils
 - ✓ Geologic Resources
 - ✓ Cultural Resources
 - ✓ Vegetation
 - ✓ Water Resources
 - ✓ Wildlife
 - ✓ Threatened, Endangered, or Candidate Species
 - ✓ Wild Horses
 - ✓ Recreation
 - ✓ Visual Resource Management
 - ✓ Hazardous Materials
 - ✓ Socio-economics
 - ✓ Traffic
 - ✓ Noise
- Review of alternatives already identified for analysis in the Environmental Assessment;
 - ✓ *No Action Alternative*
 - ✓ *Proposed Action*

Identify and Discuss Community Issues, Concerns, and Alternatives

Closing Comments/Future Scheduling

8:30 p.m. – Adjourn

**WALKER RESOURCE MANAGEMENT PLAN AMENDMENT
North Douglas County Specific Planning Area
Project Description**

Dear Members of the Community:

The Bureau of Land Management (BLM), Carson City Field Office, and Douglas County will jointly direct preparation of a County Specific Plan and Walker Resource Management Plan Amendment and environmental assessment. The Resource Management Plan Amendment will identify specific tracts of BLM managed public lands in the North Douglas County specific Planning Area for potential disposal through exchange or under the Recreation and Public Purposes Act (R&PP) and criteria for BLM acquisition of private lands or interests in private lands within Douglas County, Nevada. The environmental assessment, to be produced by a third-party contractor, will analyze the impacts (direct, indirect, and cumulative) of the potential disposal of BLM managed public lands and criteria for acquisition of private lands or interests in private lands by the BLM.

An important component to this process includes public scoping to identify issues of concern for the human environment. This is the second of these planned meetings. The first meeting was held May 10th and focused on the identification of key issues, goals, and objectives and a vision for the project area. The intent of this second meeting is to allow the public an opportunity to identify issues and concerns to be addressed in the plan amendment and the Environmental Analysis. Comments will be accepted until June 2, 2000.

Planning criteria have been developed to ensure that the plan amendment is tailored to the issues identified and ensure that unnecessary data collection and analysis would be avoided. These criteria may change in response to public comment and coordination with state and local governments or other Federal agencies. The criteria developed for the North Douglas County Plan Amendment are described below. The plan amendment will address the following decisions in the North Douglas County Planning Area:

1. Identify specific parcels of public lands for potential disposal through exchange, or under the R&PP Act to private entities.
2. Identify specific parcels of public lands for potential transfer to the Washoe Tribe or to another Federal agency for management on behalf of the Tribe.
3. Adopt criteria for BLM acquisition of private lands or interests in lands within Douglas County.
4. Approximately 430 acres of BLM managed public lands located in North Douglas County will be affected by the decisions regarding land disposal through exchange, R&PP Act or transfer to the Tribe or other Federal agency for management on behalf of the Tribe.
5. A significant cultural resource site important to the Washoe Tribe exists on these lands and will require inventory, delineation, management and protection.
6. Criteria for BLM acquisition of lands or interests in lands will focus on the acquisition of conservation easements in the Carson River Flood Plain in order to protect agricultural lands and the associated open space values, wildlife habitat, and flood plain functions. Approximately 25,000 of private lands in the flood plain are expected to be threatened by development in the future.
7. Additional acquisition criteria will be developed or adopted for sensitive lands elsewhere in Douglas County.
8. No lands will be transferred out of or into Federal ownership as a direct result of this plan amendment. Specific exchange proposals or leases under the R&PP will be considered and analyzed case by case after the joint County Specific Plan and BLM Resource Management Plan Amendment are completed.

Included in this packet are the criteria for acquisition, proposed schedule, and a pre-addressed comment form.

CRITERIA FOR ACQUISITION OF CONSERVATION EASEMENTS IN THE CARSON VALLEY

On July 31, 1998, the Sierra Front/Northwest Great Basin Resource Advisory Council voted unanimously to recommend criteria to be used by the BLM to identify and set priorities for acquiring agricultural conservation easements in the Carson Valley. The easements are part of a cooperative effort by BLM and rural counties in Nevada to preserve important agricultural lands in Douglas County from the imminent threat of development, while making public lands available for community expansion elsewhere in the state through the land exchange process. BLM will use these criteria to set priorities and determine which lands should be preserved among those proposed to BLM by land owners in the Carson Valley. The criteria are ranked with the highest priority first. Properties that are being considered will then be ranked based on the values present or offered on each property.

1. **The land is an active agricultural operation.** Since the primary purpose of the conservation easement is to preserve productive agricultural lands, it is critical that property is an operating farm or capable of being part of a viable farm operation.
2. **The land is subject to imminent threat from development, and protection is in conformance with the Douglas County Master Plan.** The Master Plan contemplates the transfer or purchase of development rights on certain agricultural lands, and that high density development will occur in "receiving areas".
3. **The land is within the 100-year floodplain.** To allow the Carson River and its tributaries to utilize the natural floodplain and protect future development from flood damage, it is in the public interest to retain the agricultural use of the floodplain.
4. **The land contains important wetlands or riparian wildlife habitat.**
5. **The agricultural character of the land enhances scenic values.**
- 6.(tie) **The landowner is willing to sell a recreational access easement on the property.** It may be in the public interest to acquire access where such access does not interfere with the conservation purpose of the easement.
- 6.(tie) **The land is of sufficient parcel size to be considered farmland.**
8. **The land contains important cultural or historic values that would be protected by the acquisition.**
9. **The landowner is willing to discount the sale of the conservation easement to BLM.** In many cases, it is in the landowner's interest to sell only a part of a conservation easement, and donate the remainder to a private land trust or other public entity as a tax benefit. Acquiring the conservation easement at a fraction of the value allows BLM to purchase more easements which is in the public interest.
10. **The land has other unique values and acquisition would be in the public interest.**

North Douglas County BLM Plan Amendment - Schedule

Establish BLM Plan Amendment Team.....	Monday April 17, 2000
Scope issues with BLM Team.....	Week of April 16, 2000
Develop planning criteria for public review.....	Week of April 16, 2000
Publish notice of intent (NOI) to amend the Walker RMP in the Federal register.....	Week of April 23, 2000
Publish legal notices in local and regional newspapers. (Record Courier and Nevada Appeal).....	Week of May 1, 2000
30 day minimum scoping and planning criteria review period (30 days).....	April 28 through May 31, 2000
Public scoping meeting.....	May 10, 2000
Public scoping meetings in Douglas County.....	May 17, 2000 County (Workshop #2)
Develop Proposed Plan Amendment.....	June 1 – August 1, 2000
Preliminary Plan to County Commissioners for Review....	August 8, 2000
Develop Environmental Assessment.....	June 1- August15, 2000
Write Finding of No Significant Impact.....	August 15 – September 1, 2000
Proposed Plan. EA. FONSI to Douglas County Commissioners for Approval at Commissioners Meeting...	September 7, 2000
Release Proposed Plan for Governor's consistency review and concurrent Protest period (60 days).....	Week of September 10, 2000
Public Meeting(s) in Douglas County.....	September 25 – October 27, 2000 (County Workshop #3)
Analyze and respond to comments.....	November 12 – December 12, 2000
Resolve Protests.....	?????
Publish Notice of Significant Change if applicable.....	????
Write and Release Decision Record (DR) with Plan Amendment.....	January 15, 2001

Fold

John Singlaub
Bureau of Land Management
Carson City Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701

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BLM/NORTH DOUGLAS COUNTY SPECIFIC PLAN AREA LAND FACTS

- BLM Lands in the Specific Plan Area Approximately 440 Acres.
- Approximately 315 Acres Classified for Recreation and Public Purposes (R&PP).
- However, Planning Decisions for the Area Identify 160 Acres for R&PP and 320 Acres for Urban or Suburban Purposes Consistent With Local Comprehensive Plans or the Views of Local Government Authorities.
- Approximately 144 Acres currently under R&PP Patent, Lease or Application.
- Approximately 97.5 Acres under R&PP Application to Churches.
- However, Only about 44 of these acres are currently classified for Disposal Through R&PP.
- R&PP Land Patented 15 Acres (Carson Valley Community Church and Museum).
- 2.5 Acres Under R&PP Lease For Fire/Police Station.
- 40 Acres Needed for Joint Carson City/Douglas High School.

- F. Lands retained in public ownership would be managed to protect open space, visual, recreation, watershed, and wildlife resources. Protection of these resources would be given priority over other land uses.
- G. Management of mineral materials in the planning area would be determined through a joint aggregate resources plan to be developed with Carson City.

5. **Within the Reno Planning Area covered by the Management Framework Plan**

- A. Identify the following tracts as suitable for disposal for urban or suburban purposes, consistent with the local comprehensive plans or the views of local governmental authorities.

		Acres		Acres	
Pyramid Planning Unit		Public Land	Pine Nut Planning <u>Unit</u>	Public Land	
D1	Red Rock Valley	80	D3	Carson Plains	860
D5	Cold Springs Valley	370	D4	Edmonds Drive	20
D6	Lemmon Valley	3,840	D5	Fish Springs Flat	340
D7	Spanish Spr. Valley	1,870	D6	Carson Valley	40
D9	Reno & U.S. 395 N.	660	D7	Indian Hill Area	320
D10	Mustang Interchange	40	D8	Johnson Lane	3,120
D11	U.S. 395 south	480	D9	Carson City(Eagle Val.)	80
D12	Pleasant Valley	80	D11	U.S. Route 395	40
D13	Washoe Valley	400	D12	U.S. Route 50 (SR 17)	240
D14	Patrick	580			
	Total	8,320			5,060

- B. Identify the following tracts as available for transfer out of Federal ownership to state, county, or local government agencies, or to non-profit corporations and associations, for recreation and public purposes.

		Acres		Acres	
Pyramid Planning Unit		Public Land	Pine Nut Planning <u>Unit</u>	Public Land	
P1&P2	Lemmon Valley	2,050	P1&P2	Eagle Valley	80
P4	Honey Lake Valley	4,270	P3	Carson Valley	3,920
P5	Sun Valley East	920	P5	Indian Hill	160
P6	Sun Valley West	240	P6	Carson Plains	160
P9	Huffaker Hills	210	P7&P8	Mound House	160
P12	Steamboat Hot Spr.	40	P9	Hills N. Carson City	2,250
P16	School Sites	390	P10	Carson River Canyon	210
P17	Galena, Thomas, Whites Cr	30	P11	Six Mile Canyon	320
			P12	Mud Lake	80
			P13	Diamond Valley	40
			P15	Airport	100
			P16	S. Edmonds Drive	60
			P17	C Hill	120
	Total	8,150			5,660

.2 Lands..21 Determinations.

A. Resource Management Planning. The following lands related determinations are required in every resource management plan unless one of the exceptions discussed in BLM Manual Section 1620.06 applies.

1. Land Disposals. The public lands are to be retained in Federal ownership unless, as a result of land use planning, it is determined that disposal of a particular parcel will serve the national interest (43 USC 1701(a)(1)). Accordingly, identify in the plan those lands, if any, which meet established criteria for disposal under one or more statutory authorities. Assign any lands identified to one or both of the following disposal categories. Lands not determined to meet disposal criteria in the RMP can not be subsequently considered for disposal unless the plan is amended.

a. Lands Which Meet Section 203 Disposal Criteria. These are lands which meet one or more of the criteria set forth in Section 203 of FLPMA for disposal by sale. The lands must be illustrated on a map or otherwise identified by tract in the RMP. For tracts so identified, the plan must clearly state which of the three disposal criteria apply.

b. Lands Which Meet Other Disposal Criteria. These are lands which meet disposal criteria under other authorities such as those providing for land exchanges, State indemnity selections, agricultural entries, and conveyances under the Recreation and Public Purposes Act. The RMP must be explicit as to (1) the location of the lands involved, (2) the disposal authorities under which the lands may be conveyed, (3) the conditions, including activity planning requirements, if any, which must be met in order to allow conveyance, and (4) the management objectives to be served by disposal. These determinations must be sufficiently developed so as to allow the BLM manager to determine if subsequent proposals are in conformance with the plan. (Where exchanges are proposed, see BLM Manual Section 1625.1 for supplemental program guidance concerning acquisitions.)

2. Land Use Authorizations. The plan may identify where and under what circumstances land use authorizations such as major leases and land use permits may or may not be granted in the planning area. Where appropriate, include in this determination the use of leases and permits to resolve known or suspected trespass.

3. Land Classifications. (Reserved)

4. Withdrawals. (Reserved)

TECHNICAL MEMORANDUM
NORTH DOUGLAS COUNTY SPECIFIC PLAN
MAY 17, 2000 MEETING SUMMARY

On Wednesday, May 17, 2000 the second in a series of public meetings was held at the Carson Valley Community Church to continue the public involvement process for the North Douglas County Specific Plan project. As with the first meeting held on May 10, turnout was good with approximately 70 members of the community in attendance.

The purpose of the meeting was to explain the environmental public scoping aspect of the project, introduce the BLM plan amendment/environmental assessment timeline for the project, provide an opportunity for review and comment of environmental issues, and solicit input regarding the human environment. To achieve these meeting goals, an agenda was developed that included discussion of the project history and background, a review of the National Environmental Policy Act (NEPA) process, the Environmental Assessment (EA) process, a review of action alternatives to date, and public comment. A brief project background, the planning criteria to be used in the environmental process, and a project schedule were distributed along with the agenda as a handout. Following is a brief summary of meeting events:

- The meeting began with Mimi Moss of the Douglas County Community Development Department providing a brief introduction of project team members, project history, and upcoming meeting dates. Mimi informed the audience that additional meetings would possibly be held next month to continue the public review process.
- Mike McQueen of the BLM then addressed the audience with a review of the BLM Resource Management Plan (RMP) amendment process and the Environmental Assessment process. Mike informed the audience that these tasks would be conducted concurrently with the Douglas County specific planning process and that all the plans will need to be consistent and conform to one another. After providing an in depth project background and issues to be addressed, Mike referred to the meeting handout and went over land statistics and facts. Several questions were asked at this point regarding non-profit applications and the quantity and location of the proposals. Mike then discussed the planning criteria developed to date concerning land acquisitions and disposal and finished his presentation by reviewing the project schedule and meeting dates.
- At this point Carol Dotson of Lumos and Associates was asked to provide additional history regarding the project and the specific planning process. After defining what a specific plan is, Carol discussed the purpose and benefits of public input, the specific planning process, and the North County Specific Plan. Carol then provided a brief summary of the proposed project approach, followed by discussion of numerous key issues and the outcome of the first public meeting. Carol finished by specifying some of the goals and visions indicated by verbal and written comments made at the first public meeting held on May 10.

- John Singlaub, Carson City Field Office Manager for the BLM, then addressed the audience providing a detailed review of the environmental planning criteria and land exchange process. John explained why the BLM initially listed the lands within the planning area for disposal and stated that the BLM would like the community's vision regarding how the lands should be disposed and what they should be used for.
- Several questions were raised at this point regarding current zoning designations, master plan elements, and subsequent existing non-conforming uses. Larry Werner of Lumos and Associates, who worked on the Douglas County Master Plan during its development, discussed the Master Plan process and history, as well as perspectives toward the planning area at that time. Pete Wysocki, of the Douglas County Community Development Department, then provided additional input regarding the zoning and non-conformity issues of some of the existing uses in the area. Pete also explained the methodology that allowed for this existing development.
- The meeting then moved to public comment and discussion of key issues. **Attached is a complete listing of key issues raised during public comment at the meeting and a summary of the written comments submitted to date.**

Next Step

Based upon data collection and research, information from the public meetings, and written comments, the preparation of a preliminary conceptual plan will begin. The next public meeting is scheduled for the middle of June to discuss a conceptual land use plan for the area.

North Douglas County Specific Plan
Carson Valley Community Church
May 17, 2000 @ 6:30 p.m.
PUBLIC MEETING COMMENTS

Key Issues Raised During the Public Comment Portion of the Meeting:

- 1) Previous zoning designations of Agricultural 1-acre and Forest and Range 19-acre / 40-acre.
- 2) Friction zone created by public land for disposal adjacent to previous disposal lands now developed.
- 3) Non-conformance of existing parcels with existing zoning.
- 4) Keep land at current elevation – minimum cut and fills.
- 5) Identify infrastructure provider.
- 6) Need to preserve open space.
- 7) Limit “large box” development – keep retail development off of hilltops and ridgelines.
- 8) Need enforcement of existing public lands.
- 9) Need large buffer / trail system.
- 10) Limit use of open space – more passive uses (i.e. prohibit motor vehicles).
- 11) Don’t allow pre-construction grading of lots where graded lots remain undeveloped for long periods of time.
- 12) Existing commercial zoning on the west side of Highway 395 is inappropriate and undesirable.
- 13) Place industrial uses/zoning (non-retail) on the east side of Highway 395.
- 14) Protect scenic values.
- 15) Need to develop tourist attraction – R.V. Park.
- 16) Number of churches applying to use public land – too many asking for too much land.

- 17) Need to supply church site to accommodate existing population.
- 18) Surrounding / adjacent land use – ensure consistency with existing land uses and development.
- 19) Look at BLM retention alternatives / no-action – leave site as is.
- 20) Keep large portion of land as R&PP to maintain open areas.
- 21) Traffic concerns about congestion and safety (cross traffic, signals, and air pollution).
- 22) Habitat preservation / relocation / environment
- 23) Would like plan to include recreation (sports) fields and ballfields?
- 24) Develop a family oriented community.
- 25) Develop schools with sports fields (soccer) as buffer.
- 26) Develop bike paths and routes.
- 27) Develop horse trails with connections to Carson river and Carson City trails.
- 28) Develop design guidelines with sensitivity for plan area (e.g. lighting, etc.)
- 29) Project to increase tax base / revenues.
- 30) Appropriate buffer and compatible uses (same).
- 31) This is a good planning opportunity – take advantage of it.
- 32) Develop unique community identity (not Minden or Carson City).

Key Issues Submitted as Written Comments:

- 1) “Designated land use should not duplicate that being committed independently within the area just south of Sunridge. This area includes the development by Sunridge (Las Vegas Paving) and by Washoe Tribe. Churches make good neighbors and should be accommodated as much as possible. Land grading should be held to a minimum. Hill tops with good vistas should not be allocated for commercial retail. They destroy the aesthetic appearance of the neighborhood. Consider a safer way to cross over 395 – keep retail on the west side of 395 – include soccer fields + other playing fields. Trails and access to Carson River.”

- 2) "Keep up the good work. We have a wonderful opportunity to build a quality community. A public high school and a Lutheran high school plus new churches would result in a fantastic community."
- 3) "Recommending no-action alternative."
- 4) "I live in one of eight houses on the northeast section of Minden just next to Carson City border, and of course I'm not too happy about the Government trading off this area to Douglas County and their "Master Plan for this area...I would cast my vote for please leave this area as is – do nothing. I went to both meeting. I believe the BLM & Douglas County is making a major mistake in believing that building up this area is going to stop people from going to Costco, Wal-mart, Raley's or any other stores in Carson City. All it is going to do is add more traffic to an already congested area and when Costco goes in and another traffic light is installed, this going to be a disaster to all who commute to and from Douglas County to Carson & the Reno area's. Also please consider all the animal life in this area and the environmental issues. Also as stated in the community meeting, the issue of tourist coming down Hwy 50 from beautiful Lake Tahoe area to see rows of houses and businesses instead of open spaces as it is now. Please for once consider the people in the area and just the money you can make. (tax dollars). On a personal level. I moved to Lyla Ln to live out in the less populated area. To be able to go outside and look at the great beauty of the mountains and lands around me. I paid more money for the house and land for this reason. If my neighbors and I had wanted to live in a master community we would have purchased a house in Carson City or Minden township, not 10 miles outside of Minden and 2 miles outside of Carson City. Please leave us be, or let us have an option to purchase some of the lots around us, or buy us out and let us find a another paradise."
- 5) "A portion of the southwest corner of the specific plan area (south and west of N. Sunridge Dr.) has been described by a member of the BLM/county/consultant team as a special view-shed site. This description characterizes the site in relation to contiguous properties of Sunridge Heights development. The site is open space (except for the R&PP area of Carson Valley Community Church). It includes a number of sloping surfaces merging into the gully descending diagonally to the southwest. Mountain terrain in the background completes the view-shed. We respectfully suggest that the view-shed site be designated open-space transition zone. The zone provides for the evolution of the developed specific plan area to contiguous Sunridge Heights, and of the existing (and possibly to be enlarged) R&PP area of the Carson Valley Community Church to contiguous Sunridge Heights."

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to: John Singlaub: Bureau of Land Management; Carson City Field Office; 5665 Morgan Mill Road; Carson City, Nevada 89701. Your input will assist us in the identification of your issues and concerns. Feel free to use additional pages.

- Designated land should not be in the state being committed, Indian land within the area just South of Sunnidge. This area includes the development by Sunnidge (Kawing's Prairie) and by Washoe Tribe.
- Churches make good neighbors and should be accommodated as much as possible.
- Land grading should be held to a minimum. Big cut & fill is ugly. Leave natural and avoid lots of "mitigation".
- Hill tops with good vistas should not be allocated for commercial retail. They spoil the aesthetic appearance of the neighborhood.
- Consider a safer way to cross over 395 - a bridge could really help; at least a pedestrian/bicycle bridge. (Particularly if a major school is included in the plan.)
- Keep retail on the west side of 395. Have a surface area from which you can walk to multiple stores.
- 3 soccer fields & other leisure fields - could be associated with schools. Trails & access to Carson River.

BOB & BARBARA SEMANS
1031 MICA DRIVE

North Douglas County Specific Plan

COMMENT SHEET

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Keep up the good work. We have a wonderful opportunity to build a quality community. A public high school and a Lutheran High School plus new churches would result in a fantastic community.

Richard Hatley
5327 Mercedes Court
Carson City, NV 89701

MAY 30 2000

5-25-2000

John Singlaub
Bureau of Land Management
Carson City Field Office
5665 Morgan Mill Road
Carson City, NV 89701

Dear John Singlaub:

I live in one of eight houses on the North-East section of Minden just next to Carson City border, and of course I'm not too happy about the Government trading off this area to Douglas County and their "Master Plan" for this area.....

I would cast my vote for "please leave this area as is- do nothing".

I went to both meetings. I believe the BLM & Douglas County is making a major mistake in believing that building up this area is going to stop people from going to Costco, Wal-mart, Raley's or any other stores in Carson City. All it is going to do is add more traffic to an already congested area and when Costco goes in and another traffic light is installed, this is going to be a disaster to all who commute to and from Douglas county to Carson & the Reno area's.

Also please consider all the animal life in this area and the environmental issues.

Also as stated in the community meeting, the issue of tourist coming down Hwy 50 from Beautiful Lake Tahoe area to see rows of houses and businesses instead of open spaces as it is now. Please for once consider the people in the area and just the money you can make. (tax dollars).

On a personal level. I moved to Lyla Ln to live out in the less populated area. To be able to go outside and look at the great beauty of the mountains and lands around me. I paid more money for the house and land for this reason. If my neighbors and I had wanted to live in a master community we would have purchased a house in Carson City or Minden township, not 10 miles outside of Minden and 2 miles outside of Carson City.

Please leave us be, or let us have an option to purchase some of the lots around us, or buy us out and lets us find a another paradise.

Lynn Guss
3757 Lyla Ln, Carson City, NV 89705
775-882-5966

cc: Douglas County Commissioners
Senators Harry Reid & Richard Bryan

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to us @ Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

A PORTION OF THE SW CORNER OF THE SPECIFIC PLAN AREA (SOUTH AND WEST OF NORTH SUNRIDGE DRIVE) HAS BEEN DESCRIBED BY A MEMBER OF THE BLM/COUNTY/CONSULTANT TEAM AS A SPECIAL VIEW-SHED SITE. THIS DESCRIPTION CHARACTERIZES THE SITE IN RELATION TO CONTIGUOUS PROPERTIES OF SUNRIDGE HEIGHTS DEVELOPMENT,

THE SITE IS OPEN SPACE (EXCEPT FOR THE R&PP AREA OF CV COMMUNITY CHURCH). IT INCLUDES A NUMBER OF SLOPING SURFACES MERGING INTO THE GULLY DESCENDING DIAGONALLY TO THE SOUTHWEST. MOUNTAIN TERRAIN IN THE BACKGROUND COMPLETES THE VIEW-SHED.

WE RESPECTFULLY SUGGEST THAT THE VIEW-SHED SITE BE DESIGNATED OPEN-SPACE TRANSITION ZONE. THE ZONE PROVIDES FOR THE EVOLUTION OF THE DEVELOPED SPECIFIC PLAN AREA TO CONTIGUOUS SUNRIDGE HEIGHTS, AND ^{OF} THE EXISTING (AND POSSIBLY TO BE ENLARGED) R&PP AREA OF THE CARSON VALLEY COMMUNITY CHURCH TO CONTIGUOUS SUNRIDGE HEIGHTS.

Annemarie Stecker

1010 HAYSTACK DR.

Henry Weiler

CARSON CITY, NV 89705-8069

267-5736

COMMENT SHEET

Please provide below your comments regarding the project and either drop them off before leaving or mail them to: John Singlaub; Bureau of Land Management; Carson City Field Office; 5665 Morgan Mill Road; Carson City, Nevada 89701. Your input will assist us in the identification of your issues and concerns. Feel free to use additional pages.

THESE COMMENTS PORTRAY A CONCEPT. THEY ARE A PARTIAL ANSWER TO A QUESTION ASKED AT THE PUBLIC MEETING OF MAY 17: "WHAT DO WE WANT FOR OUR COMMUNITY"?

A VISUALLY-PLEASING COMPATIBILITY WITH THE PHYSICAL CHARACTERISTICS OF THE AREA AND WITHIN AND AMONG THE STRUCTURAL ELEMENTS OF THE DEVELOPMENT;

1. MINIMUM DISTURBANCE TO THE CURRENT GROUND SURFACE AND/OR RESTORATION OF THE SURFACE, SIMILAR TO ORIGINAL CONDITION.
2. NO CHANGES TO RIDGE LINES EXCEPT AS A LAST RESORT TO SOLUTION OF A PHYSICAL PROBLEM.
3. NO GRASS AREAS EXCEPT FOR PUBLIC RECREATIONAL SPACES (RE. WATER CONSERVATION).
4. NO STRUCTURES AT RIDGE CRESTS.
5. EXCEPT FOR COMMERCIAL AREAS, NO STRUCTURE HIGHER ABOVE BASE GROUND LINE THAN ONE-STORY EQUIVALENT, INCLUDING SIMULATED STEEPLES.
6. MEDIUM AND DARKER SHADES OF EARTH-TONE COLORS FOR EXTERIOR SURFACES OF ALL TYPES OF STRUCTURES, IN DULL FINISH.
7. NO REFLECTIVE SURFACES ON STRUCTURES, (SOLAR PANELS ARE NOT CONSIDERED REFLECTIVE.)
8. USE OF "NON-LIGHT-POLLUTING" EXTERIOR EQUIPMENT.
9. SIGNAGE, INCLUDING IN COMMERCIAL AREAS, OF SUBDUED COLOR INTENSITY AND BRIGHTNESS.
10. SOME TYPE OF AESTHETIC "BARRIER" AROUND THE EXTERIOR DISPLAY OF AUTOMOBILES AT SALES OUTLETS, ETC.

CONCERNING ROAD INTERSECTIONS WITH HGW 395:

PROVIDE NO CONVENTIONAL INTERSECTIONS BETWEEN JACK'S VALLEY RD./NORTH SUNDRIDGE DR. AND CLEAR CREEK RD. ON 395, USE DEDICATED EXIT LANES AND MERGING ENTRANCE LANES FROM SIDE STREETS - FOR RIGHT TURNS. FOR LEFT TURN PROCEDURES, USE CONNECTING ROADWAYS FROM SIDE STREET TO ABOVE NOTED ROADS, THEN TO 395.

*Annemarie Steiler
Annemarie Steiler*

1010 HAYSTACK DR.
CARSON CITY, NV 89705-8069

North Douglas County Specific Plan
Public Meeting and Workshop

5/17

SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Deane & Ann Carpenter	181 Oak View Circle Rd.	885-8135
Paul & Susan Lumley	3607 Andys Tr.	267-3401
Jenny Goff	3669 Cinderella Dr.	267-2037
Bob STEVENS	795 JACKS VALLEY RD.	267-2501
Antoinette Marcella	990 Haystack Dr.	267-2935
Hal Masow	1003 Blue Ridge Ct	267 9832
Eileen Cohen	3586 Haystack	85
Ray Marcella	990 HAYSTACK DR	267-2935
Norwain M. Dealf	3714 Lyle Ln	561-5532
Kacim Cowan	POB 1904 CC 89708	882-9177
Debi G. McNiff	1399 America Wy	89444
Ed & Elinor Cunnell	1008 Haystack Dr	267-5724
HENRY WEILER	1010 HAYSTACK DR	267-5736
Martha Laird	1052 Topsy Lane	883-0825
John & MARK GUSD	3757 LYLE LN	882-5966
NEIL & DEBBIE MEHRINGER	3753 Lyle Ln	267-1130
DON WINNE	912 W. Telegraph St.	882-1469
Bob Grew	3499 Mt. Blanc	CC. 267-2420
Bruce & Elnette Mitalf	3782 Lyle Ln	89705 882-1015
Richard & Betty	532 MERIDIAN CT, PARK CITY	883-8744
TED RUPERT	992 HAYSTACK DR	267-0019
Mary Harmon	3598 Haystack Dr	267-5018
Rich Harmon	" " " "	" "
Mark Falconer	1026 Topsy Lane - Nevada State Museum 600 N. Carson Street CC 89701	687-4811 x223

5/17

North Douglas County Specific Plan
Public Meeting and Workshop

SIGN-IN SHEET

NAME ADDRESS PHONE

- ~~Robert Lawler 3362 Co. 702 884 0279~~
- ~~Tom Bletter 3600 HAYSTACK DR 2673947~~
- ~~Rose E. Porcella 986 Redwood Dr 267-5110~~
- ~~Melissa Lindell CFA 1150 Corporate Reno 89502 896-1150~~
- ~~FR. JAMES SETELIK CORPUS CHRISTI CATHOLIC CHURCH 882-1967~~
- ~~Harold Votipka 3686 Green Acve 89705~~
- ~~RICHARD WHEATON 3647 HWY 395 So C.C. 89705~~
- ~~Paul Kruse 977 Larkspur Ct 89705~~
- ~~Alan Wallace 919 US 395 So GARDNERVILLE~~
- ~~JERRY VACCARO-SULLIVAN 3726 Lylla Ln 267-5955~~
- ~~Sheila Anderson 3595 Cherdice Dr. 89705~~
- ~~CHRIS BONAGEOE P.O. BOX 2283 MINDEN 89423~~
- ~~Steve R. Weissinger 842 Blue Rock Rd. Gardnerville 89410~~
- ~~DON MIXER P.O. BOX 4620 LAKE TAHOE NV 89449~~
- ~~Nancy Bullis 981 Sunburst Dr C.C. 89705 267-4803~~
- ~~Paul Foster 994 SUNVIEW DR, CARSON CITY NV 89705~~
- ~~Harold Votipka 3686 Green Acve C.C. NV 89705~~
- ~~Jean F. Suzman 2621 Northgate Ln C.C. NV 89706~~

North Douglas County Specific Plan
Carson Valley Community Church
June 21, 2000 @ 3:00 p.m.
PUBLIC MEETING AGENDA

3:00 p.m. *Open House*

I. Display Conceptual Land Use and Zoning Maps/Alternatives

II. Conduct Open Question and Answer Session

6:30 p.m. *Presentation / Meeting*

I. Introductions

- ◆ Introduction of Consultant Team Members:
- ◆ Introduction of Douglas County Representatives:

II. Purpose of Meeting

- ◆ Review purpose of the specific plan.
- ◆ Review outcome of previous public meetings.
- ◆ Present conceptual land use and zoning maps/alternatives.
- ◆ Discuss elements and basis of each alternative.
- ◆ Solicit input regarding conceptual land use alternatives.

III. Review Purpose and Goal of the North County Specific Plan

- ◆ Develop conceptual land use designations.
- ◆ Guide future land use and growth of area.

IV. Review Outcome of Previous Public Meetings

- ◆ May 10, 2000 meeting.
- ◆ May 17, 2000 meeting.
- ◆ Meeting comments.
- ◆ Presentation board with comments used as a basis for conceptual land use alternatives

V. Presentation and Discussion of Conceptual Land Use and Zoning Maps/Alternatives

- ◆ Alternative 1
- ◆ Alternative 2
- ◆ Alternative 3
- ◆ Alternative 4

VI. Public Comment

- ◆ Land use and zoning maps/alternatives
- ◆ Project to date

VII. Closing Comments and Future Scheduling

8:30 p.m. – Adjourn

TECHNICAL MEMORANDUM
NORTH DOUGLAS COUNTY SPECIFIC PLAN
JUNE 21, 2000 MEETING SUMMARY

On Wednesday, June 21, 2000 the public involvement process for the North Douglas County Specific Plan continued with the third in a series of planned public meetings. Held at the Carson Valley Community Church, the focus of this third meeting was to introduce conceptual land use and zoning map alternatives for the specific planning area. The meeting agenda included introducing the project team, reviewing the purpose and goal of the specific plan, a review of previous public meetings and their outcome, presentation and discussion of conceptual land use alternatives and zoning, and public comment. Several handouts were provided along with the meeting agenda, including minutes and comments from the first two public meetings, a table of allowed uses by code for the zoning designations proposed on the conceptual land use maps, and public comment sheets.

Over 50 members of the community attended the meeting, which ran from 3:00 to 8:30 p.m. Conducted in two parts, the first portion of the public meeting and workshop began at 3:00 p.m. with the second portion beginning at 6:30 p.m. The first part of the workshop was held in a neighborhood style, open house format that allowed members of the community to arrive at their convenience, review the proposed conceptual land use alternatives, and ask questions in an informal setting. The second part of the meeting was conducted as a formal presentation with an official public comment and answer session. Following is a brief summary of meeting events:

- As mentioned above, the public workshop and meeting began with a neighborhood style, open house presentation of the conceptual land use alternatives and zoning maps for the planning area. Four conceptual land use map alternatives were placed on display for informal review and discussion between 3:00 and 6:30 p.m. Attendance during this portion of the meeting was good and numerous public comments were recorded. Several requests were made for reduced copies of the alternatives presented.
- The formal presentation portion of the meeting began at 6:30 p.m. with Pete Wysocki of the Douglas County Community Development Department providing a brief introduction of project team members. Pete cautioned the audience that the land use alternatives and zoning maps being presented were conceptual only and that the purpose of the meeting was not to approve a single alternative, but rather to solicit input regarding the alternatives. After a short discussion, Pete turned the meeting over to Carol Dotson of Lumos and Associates.
- Carol began her presentation by reviewing the meeting agenda and handouts. Stressing the importance of the public involvement process, Carol proceeded to review the specific planning process and the purpose and goal of the North County Specific Plan. A review of the public comments and key issues from previous public meetings followed with Carol pointing out specific comments used as a basis for certain land use alternatives. A discussion of development design guidelines ensued, focussing on potential multi-family residential and commercial development. The meeting then moved toward presentation of the conceptual land use alternatives and zoning maps.

- At this point Pete Wysocki reiterated that the land use alternatives and zoning maps being presented were conceptual only and that the purpose of the meeting was not to approve a single alternative, but rather to solicit input regarding the alternatives. Pete also informed the audience that the planning commission would be holding a no-action meeting on July 11, 2000 to review conceptual land use and zoning alternatives, and solicit additional public comments. Pete concluded by reviewing the remaining elements and future hearings of the public involvement process for the North County Specific Plan. Questions were subsequently raised regarding notification of these hearings and if reduced copies of the conceptual zoning maps would be distributed. Pete responded that at this time, due to the conceptual nature of the maps, reduced copies would not be mailed. Larry Werner of Lumos and Associates offered to make available a limited number of maps (in reduced form) at their Minden office by Tuesday afternoon (6-26-00).
- Carol then resumed her presentation with a brief discussion of each land use alternative and zoning map. Carol indicated the similarities and differences of each alternative and discussed the premise upon which they were created.
- Several questions were raised at this point and the public comment portion of the meeting began. Potential multi-family residential development and its implications (i.e. impacts, benefits, potential design, etc.) and compatibility issues associated with proposed land uses versus existing land uses were discussed at length. Buffer treatments and examples were reviewed and various modifications to the alternatives were discussed. Many of the comments and questions raised were in regard to the following issues:
 - What is the land development process for the planning area?
 - When can development occur?
 - How will construction occur and how will it be managed?
 - How will the BLM lands be parceled or disposed of?
 - How will the phasing and development of infrastructure (roads, water, sewer, etc.) occur?
 - What is the status of the State owned property and what are the plans for the BIA/Washoe Tribal land?
 - Will Highway 395 be widened or improved? Will there be a frontage road? What are plans for the Topsy Lane intersection?
 - What will be the policy regarding existing infrastructure (i.e. septic, water, etc.) when new infrastructure is developed? Will there be forced hook-ups? Who pays for infrastructure improvements and hook-ups?
 - What is the development feasibility of the proposed zoning designations?
 - What is the County's ideal vision for the planning area?
 - How will circulation be addressed? A "back" road out of Douglas County to Carson City is needed – use Center Lane?
- To help answer some of these questions, Mike McQueen of the BLM addressed the audience and explained how the BLM would approach the land disposal process. It was noted that it would probably be several years before actual development of any BLM parcels took place.

- Dan Holler, Douglas County Manager, also addressed the audience at this point in an effort to address the aforementioned questions and issues. Dan noted that the provision of infrastructure would influence the phasing and timing of development in the area and that the County would exercise control of design and construction issues during the design review process. Dan informed the audience of initial circulation and improvement plans for the planning area and for Highway 395, which include traffic lights and eventually overpasses for the Topsy Lane and N. Sunridge Drive intersections. Circulation plans will be addressed in more detail later in the planning process and coordination with Carson City will be conducted.
- After further discussion of various issues and questions, the meeting concluded at approximately 8:30 p.m. Attached is a complete listing of key issues and public comments solicited at the meeting. A summary of written comments submitted is also provided.

Next Step

The public involvement process for the North County Specific Plan will continue July 11, 2000 when the planning commission holds a no-action public meeting to review conceptual land use and zoning map alternatives.

North Douglas County Specific Plan
Carson Valley Community Church
June 21, 2000 @ 3:00 p.m.
PUBLIC MEETING COMMENTS

Key Issues Raised During the Public Comment Portion of the Meeting:-

- 1) Move multi-family zoning located in southern portion of planning area to the north or central portions of the planning area.
- 2) Place multi-family zoning around the general commercial zoning and closer to the major road collectors to facilitate more efficient public transportation and to allow seniors or lower income individuals to walk to services.
- 3) Need more access or alternate roadways between Douglas County and Carson City (i.e. north to Carson City and South to Douglas County). Create a "back" road out of Douglas County – perhaps use Center Lane.
- 4) Locate fire station adjacent to Highway 395 (to decrease response time and reduce impacts).
- 5) Place tourist commercial designation on east side of Highway 395 frontage.
- 6) Utilize Planned Unit Development residential concept (facilitate mixed use and density options).
- 7) Need a minimum 40-foot open space buffer north of Haystack Dr.
- 8) Do not place commercial within "loop" area on south corner of N. Sunridge Dr. and Highway 395.
- 9) Proposed tourist commercial land use designation offers variety and is a good idea.
- 10) Create 'neo-traditional' community similar to old Minden with a center core. Place single family residential, open space and some mixed use commercial / multi-family residential in the center of the plan area. Place all other uses along the plan area boundaries with general commercial on backside of hill to the northeast. Leave existing residential as residential! Think people friendly, walkable, hospitable, view enhanced profit food chain!
- 11) Need more percentage of open space in plan area. Environmental aspects need more consideration.
- 12) Leave entire "loop" area north of Haystack Dr. as open space.

- 13) Leave all commercial uses on the west side of Highway 395.
- 14) Replace multi-family zoning with single family residential.
- 15) If developed, create additional height restrictions for multi-family residential.
- 16) Put single family residential 1-acre minimum around existing single family residential on Lyla Lane.
- 17) Decrease proposed residential densities in favor of larger lots and lower densities.
- 18) Create additional height restrictions for all development within the planning area.
- 19) Do not place tourist commercial land uses in the plan area.
- 20) State what the County's ideal vision for the area is.
- 21) Carefully consider the value of existing viewsheds and ridgelines versus value of potential lands to be acquired. Develop conceptual renderings of what final development of the area will look like.
- 22) Address quality of life issues – do not like any of the alternatives proposed.
- 23) No casinos.
- 24) Provide additional open space north of Sunridge development.
- 25) Support Tourist Commercial zoning for entire area surrounding Lyla Way with a buffer.

Key Issues Submitted as Written Comments:

- 1) "The multi-family housing at the south end of the planning area should be moved to the north end (near the general commercial zone) to protect the existing property values of the residents on Haystack and also to protect the property from intruders."
- 2) "I'm concerned with the effect on residential zoning in relation to where it overlays the Schultz ditch in the extreme northeast corner of the SFR zone."
- 3) "Fire station should be next to Highway 395 so access to Highway 395 is instantaneous from which the fire trucks can go either south or north and not have to go through residential areas to go south through Sunridge or north through planned residential uses. Main retail should be on west side only of Highway 395 to avoid

cross highway traffic. Residential area closest to Sunridge should be single family. Multi-family should be moved further north. Keep in mind reducing need to drive and providing for an environment suitable for public transportation. Maximize the sharing of parking (parking lots, being paved, cause drainage problems.)”

- 4) “1) Multiple family units should be surrounding retail area: a) provides a focus for public transportation b) older and lower-income families can walk to stores c) less traffic in general. 2) Needs a central road going north into Carson City. 3) Retail areas should be compared to square footage areas that can be supported by the area population. For example, a supermarket may require \$1 a day in sales per square foot of space. We may want to decrease the retail area. 4) All retail should be on one side of 395. You don’t want a lot of people crossing back and forth.”
- 5) “Move multifamily area to north end of plot plan.”
- 6) “Very concerned with property value going down, extra noise, and privacy that we will loose. We live on Haystack Dr. that backs up to the BLM land. We paid an extra \$1,000 to live in our home and we’re told that BLM owned it so nothing would be built there. We are not happy about this and we expecially do not want any comercial stores on the corner of 395 and N. Sunridge (look on alternative 3). This will block the view of all the homes and we have nothing to hide our view being on a hill and then sloping down and then the property behind us graduating up the hill where the proposed stores would be – we say no way! Our property value will go down!”
- 7) “A large open space is needed just north of Sunridge. Most of these people bought these homes based on being adjacent to BLM land, so that they could walk their large dogs. I’m against having buildings such as schools that must have lights on through the dark hours. Open space is needed where the majority of the houses are on this north end. Also I would like to see the trails stay.”
- 8) “We believe the areas requested for nonprofit churches should be located closer to the residential areas as opposed to intersecting the commercial area.”
- 9) “Put GC on the northeast backside of hill. Put PF, NC, OC, MU, and MFR along boundaries of property. In the center, put SFR, MU, MFR with open space in the center of community along the line of neo-traditional (old Minden). Create something special with great views, buffers, and desire to be part of by the developers. Create a vision a person can see. Leave the current residential as residential. Do not repeat the same junk we see as we drive around the rest of the country. This does not have a vision which was expressed at other meetings. This is from a text book and not people friendly!”
- 10) “I support Tourist Commercial the area surrounding Lyla Lane with a buffer.”

- 11) "Please keep commercial projects along Highway 395, north of Sunridge Ave. Parking lights should be monitored for softer lighting. The buffer zone could be larger, park-like so we can still walk our dogs and children can walk safely. Residential lots would be kept to one-acre lots. No multi-family units. Where will all our wildlife go? There are beautiful wildflowers, sagebrush, rabbits, birds singing, ground squirrels, etc., all lost because of progress!"
- 12) "After reviewing the proposed zoning, we are suggesting that an 'open space' buffer is appropriate along the whole length of the Sunridge development. This would allow the present residents who border the BLM land to access the 'open space' from our back gates as we do today. The width of the open space should be approximately 100 feet."

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to; Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

After reviewing the proposed zoning, we are suggesting that an "open space" buffer is appropriate along the whole length of the Sunridge development. This would allow the present residents who boarder the BLM land to access the "open space" from our back gates as we do today. The width of the open space should be 100 ft.

Tom and Shelley Blotter

3600 Blaystack Dr.

Carson City, NV 89705

267-3947

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to; Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

The Meelli Family Housing at the South End ^(MAP) should be moved to the North End ⁽⁶⁶⁾ to protect the existing property ~~of~~ value of the residents on ~~the~~ ^{the} North End also to protect the property from intruders

Barbara Pitter

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to: Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

I'M CONCERNED WITH THE EFFECT OF
RES. ZONING IN RELATION TO WHERE
IT OVERLAYS THE SCHULTZ DITCH
IN THE EXTREME N E COR OF
ZONE #SFR 8000 - 34 ac &
AND SFR 8000 - 50 ac

PETE BACKSTADT
882-4880

6/21/00

COMMENT SHEET

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to; Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

Fire station should be next to Highway 395 so access to Hwy 395 is instantaneous from which the fire trucks can go either south or north & not have to go through residential areas to go south thru Sunridge or north thru planned residential area.

Main retail should be on west side only of Hwy 395 to avoid cross-highway traffic.

Residential area closest to Sunridge should be single family. Multi-family should be moved further north.

Keep in mind reducing need to drive and providing for an environment suitable for public transportation. Maximize the sharing of parking (parking lots, being paved, car/drainage problems).

Barbara Seman

COMMENT SHEET

W. C. Ruland

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to; Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

- 1) Multiple Family units should be surrounding retail area:
 - a) provides a focus for public transportation
 - b) Older and lower-income families can walk to stores
 - c) Less traffic in general
- 2) Needs a central road going north into Carson City.
- 3) Retail areas should be compared to square footage areas that can be supported by the area population. For example, a supermarket may require \$1⁰⁰⁰/day sales per square foot of space. We may want to decrease the retail area.
- 4) All retail should be on one side of 395. You don't want a lot

North Douglas County Specific Plan

COMMENT SHEET

Please provide below your comments regarding the project or items discussed during the meeting. You may give your comments to us before leaving or mail them to; Lumos and Associates, 5401 Longley Lane, Ste 15, Reno Nv. 89511. Your input will help us create a project that captures the goals and vision of the community. Feel free to use additional pages or the back if necessary.

① MOVE MULTIFAMILY AREA TO NORTH
END OF PLOT PLAN

Ernie Montelone

North Douglas County Specific Plan

COMMENT SHEET

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Very concerned with property value going down, extra noise, & privacy that we will lose. We live on Mayfield Dr that backs up to the BLM land. We paid an extra \$1,000 to live in our home & we were told that BLM owned it so nothing would be built there. We are not happy about this & we especially do not want any commercial stores on the corner of 395 & N. Sunridge (look on Alternative 3) This will block the view of all the homes & we have nothing to hide our view being on a hill & then sloping down & then the property behind us "graduating" up the hill where the proposed stores would be - We say no way! Our property value will go down!

North Douglas County Specific Plan

COMMENT SHEET

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A large open space is needed just north of Sunridge. Most of these people bought these homes based on being adjacent to BLM land, so that they could walk their large dogs. I'm against having buildings, such as schools, that must have lights on through the dark hours. Open space is needed where the majority of the houses are on the north end. Also I would like to see the Trails stay

Eileen Chen
Haystack

North Douglas County Specific Plan

COMMENT SHEET

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Put GC on the NE Backside of hill

Put PF; NC; OC; MU & MFR Along
Boundries of Property -

in the center put SFR; MU; MFR
w/ open space in the center of
community along the line of
neo-traditional (old minden)

Create something special w/
great views; buffers & desire
to be part of by the developers.

Create a vision a person can see.

Leave the current residential - residential

Do not repeat the same junk
we see as we drive around the
rest of the country.

This does not have a vision which
was expressed at other meetings.
This is from a text book & not
people friendly!

North Douglas County Specific Plan

COMMENT SHEET

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Please keep commercial projects along Highway 395, north of Sunridge Ave.

Parking lights should be monitored for softer lighting.

The buffer zone could be larger, parklike so we can still walk our dogs and children can walk safely.

Residential lots would be kept to one acre lots. No multi-family units.

Where will all our wildlife go?

There are beautiful wildflowers, sagebrush, rabbits, birds singing, ground squirrels, etc., all lost because of progress!

Thank you -

Mr. & Mrs. Ray Marcella

PETER G. MORROS
Director
Department of Conservation
and Natural Resources

PAMELA B. WILCOX
Administrator

KLINNY C
Governor



Post-It™ brand fax transmittal memo 7671 # of pages 2

To	Melany Gordon	From	Larry Warner
Co.	Carol	Co.	
Dept.		Phone #	
Fax #		Fax #	

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
Division of State Lands

June 21, 2000

Lawrence Warner
Lumos and Associates
1478-B 4th Street
Minden, Nevada 89423

Dear Mr. Warner:

During the open house session conducted for the North Douglas County Specific Plan today, I had a chance to discuss with you proposed land use designations for 10 acre parcel on which the State of Nevada has a patent from the Bureau of Land Management (BLM) under the Recreational and Public Purpose Act. The legal description of the parcel is: Lots 11, 12, 17 and 18, Section 5, T.14 N., R. 20 E. Current use consists of a storage building with some outside storage on a portion of the property. Additional uses and structures on the property will require BLM approval and must be consistent with the plan of development on file with the BLM. The State is precluded from selling the land, since it was acquired for public purposes. Abandonment of state use would require relinquishment of the property back to the BLM.

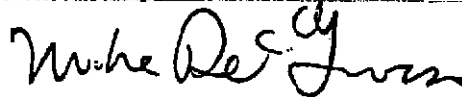
Three of the display maps (Alternatives 1, 2 and 4) indicated a proposed Office Commercial designation for the state property and surrounding properties. Alternative 3 indicated a Tourist Commercial designation for the same area. It is my understanding that a public use, including a storage building, such as that which currently exists on the state property, is not consistent with those designations. The zoning classification(s) which could be applied to implement the plan could also preclude future expansion of public and storage use on the property. It would appear that any of the specific plan designations, other than possibly Public Facility, would be adverse to future state needs for the parcel.

Lawrence Warner
June 21, 2000
p. 2

We hereby request that the state parcel be redesignated on the North Douglas County Specific Plan to a designation that will allow the state to make appropriate use of the undeveloped portion of the parcel, consistent with the uses currently located on the parcel.

Please keep this agency informed of future workshops and hearings regarding the specific plan. Thank you for your attention to this matter.

Sincerely,



Mike Del Grosso
Deputy Administrator

cc: Mike Hillerby, Department of Museums, Library and Arts

North Douglas County Specific Plan
Public Meeting and Workshop
June 21, 2000

SIGN-IN SHEET

NAME	ADDRESS	PHONE
MIKE DELGROSSO	NV DIV. OF STATE LANDS 333 W. NYE LANE Room 118 CARSON CITY, NV 89706	
Robert Pohlman	1777 Evergreen Ct Minden, NV 89423	782-8982
AUL MAZON	1003 Blue Ridge Ct. Las Vegas	
ALFRED J SAZIO	1032 HAYSTACK DR	267-0455
ROBERT & BARBARA SEMANS,	1031 MICA DR.	267-4157
James A. Perovold	BCDC	752-6715
John Rosemary Gunn	2649 Sunnyside Hill CC	267-4797
PABLO VALDES	6777 SADDLE HORSE CC	267 9473
BOB & PARRY PETTEN	1030 HAYSTACK	267-0138
MRS P.C. MOSCHOGLIANIS	1000 SUNNYCREST DR C.C.	267-3155
Donald & Kathleen Schulz	P.O. BOX 12395 Zephyr Cove 89448	583-553-2
BRUCE & NAN MONTEITH	1025 RIDGEVIEW CT. CC.	267-3509
DON WINNE	912 W. Telegraph St CC NV	89703
F. Winterberg	5395 Goldenrod Drive Reno NV	89511
Jim Mcowan	P.O. BOX 1914 C.C. NV	89702
Mary Harmon	3598 Haystack CC NV	89705
Shane Levering	983 Shadow Ln CC NV	89705
William K. Knecht	1399 AMERICAN WAY Wellington	89444
Brian Henderson	1003 BLUERIDGE CT / CC NV	89705
Joanna Bowman (REALTOR)	RE/MAX Realty Affiliates Gardnerville	
Kelly Bullis	981 Sunburst Dr. CC-89705	267-4807
Eileen Cohen	3586 Haystack Dr	
Pat & Antoinette Marcella,	996 HAYSTACK DR	267-2935

North Douglas County Specific Plan
Public Meeting and Workshop
June 21, 2000

SIGN-IN SHEET

NAME	ADDRESS	PHONE
HENRY WEILER	1010 HAYSTACK DR	267-5736
MARKE SOITKIN	PO Box 3390 Stateline	
Chris Koning	1000 Haystack Dr	
Joi Davis	897 Meadow Vista CC NV 89705	267-4860
CHRIS BIRAFEO	P.O. BOX 2285 M. NOBEN	782-3656
Shelley Blotter	3600 Haystack Dr (R), 89705	267-3947
Metcalf	3700 Lyla Ln CC 89705	882-1015
NH METCALF	3714 Lyla Ln. CC 89705	267-5532
Martha David	1051 Topsy Ln (PO Box 214 Carson City NV 89702)	889-0525
Douglas Ryan E Powell	486 Ridgeview DR. (Corpus Christi Church) NV	882-2944
John Guss	3757 Lyla Ln CARSON CITY	8970
DARIN DINKMORE		
SULLIVAN	3726 Lyla Ln.	
ROY MASHOP	982 BLUE RIDGE DR CARSON	267-9427
DON WINNE	912 W Telegraph St. CC 89703	
NEIL MEHRINGER	3753 3753 Lyla Lane CC	267-1130
Jeff Calloway	1014 Ridgeview DR CC NV	267-2989
Dave Fairbank	224 Kingsbury NV	588-7300
Debbie Vessler	1099 Ross Ln.	267-2724
Rob Lauder	3362 Co-tee, CC NV 89701	885-7626
EARL ISAACSON	INDIAN HILLS / SHEPHERD OF SERRA	
F. CORDR	3592 Haystack	267-2990
Craig April Whitener	1004 Haystack dr.	267-5712

COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

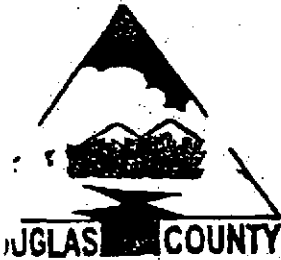
Bob Nunes
DIRECTOR

775-782-9005

775-782-9010

FAX: 775-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement



AGENDA

DOUGLAS COUNTY PLANNING COMMISSION

JULY 11, 2000



The regular meeting of the Douglas County Planning Commission will be held on **Tuesday, July 11, 2000**, beginning at **1:00 p.m.** The meeting will be in the Courtroom of the Douglas County Administrative Building, 1616 Eighth Street, Minden, Nevada. The time of agenda items is approximate. The Planning Commissioners reserve the right to take items in a different order to accomplish business in the most efficient manner. There will be a recess for dinner after Item VIII and the Planning Commission will reconvene at **6:00 p.m.** for Item IX (Draft Open Space Plan). **Given the nature of Item IX, it is possible that a quorum of the Douglas County Board of Commissioners may be present for and participate in the consideration of this item. This notification constitutes notice within the meaning of Nevada Revised Statutes 241.020 for this gathering of the members of the Douglas County Board of Commissioners.

Notice to Persons with Disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Clerk's Office in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-9012 at least 20 hours in advance.

- I. **Pledge of Allegiance.**
- II. **Call to Order and Determination of Quorum.**
- III. **Approval of Agenda.**
- IV. **Disposition of June 13, 2000 Planning Commission Meeting Minutes.**
- V. **Public Comment (Items which are not specifically listed on the Agenda).**

VI. Public Hearings - Discussion and Possible Action.

(1) DA 00-064 - Variance

Applicant: Barton Memorial Hospital
Owner: Barton Memorial Hospital
Request: Variance to increase the maximum size of a single above ground fuel storage tank from 1,050 gallons to 3,000 gallons for use by the existing Care Flight helicopter operation. Community Development staff is recommending approval; however, the Planning Commission may approve, modify, or deny the request.
Location: 1107 Highway 395 - APN 1220-10-610-010
Case
Planner: Dale Conner (Direct Line: 782-6212)

(2) AP 00-003 - Appeal of Decision (DA 00-085)

Applicant: DGD Development
Owner: DGD Development
Request: Appeal of Decision of a Minor Design Review, DA 00-085, for the construction of a 53,000 square foot addition to an existing commercial complex, adjoining the existing Target store. The applicant is appealing conditions of approval numbers 1(A), 1(E), 2, 15 and 20 pursuant to the Minor Design Review approval letter dated June 7, 2000. Community Development staff is recommending that the Planning Commission deny the appeal and uphold the conditions of approval. The Planning Commission may approve, modify or deny the appeal request.
Location: North Valley Plaza, Jacks Valley Road (APN 13-110-18)
Case
Planner: Lee Plemel (Direct Line: 782-6218)

→ Continued

(3) Presentation and discussion of the draft land use and zoning maps for the North County Specific Plan.

Applicant: Douglas County Community Development Department
Request: Review and solicit public comments on the draft land use and zoning maps for the North County Specific Plan area. (Final action will be considered by the Planning Commission and Board of Commissioners at their August and September 2000 meetings.)
Location: The North County Specific Plan area encompasses approximately 640 acres and is generally located on the east and west sides of US Highway 395, north of the Sunridge Subdivision and Jacks Valley Road.
Case
Planner: Pete Wysocki (Direct Line: 782-6213)

VII. Planning Matters - Discussion and Possible Action.

- (4) Nominations for the 2000 Award of Excellence for Project Design.

VIII. Administrative.

- (5) Discussion regarding any correspondence received since the June 13, 2000 Planning Commission meeting.

*** Item IX will not be heard until 6:00 p.m.

IX. Public Hearing - Discussion and Possible Action.

- (6) Draft Open Space and Agricultural Lands Protection Implementation Plan

X. Adjournment.

Copies of this notice are posted at the Douglas County Administrative Building, Judicial and Law Enforcement Center, Douglas County Administration Building - Lake Tahoe, Genoa Post Office, Gardnerville Post Office, Minden Post Office, Round Hill Post Office, Kingsbury Post Office, Glenbrook Post Office, and the Douglas County Libraries - Minden and Zephyr Cove.

TIMING FOR AGENDA ITEMS IS APPROXIMATE UNLESS OTHERWISE INDICATED

**DOUGLAS COUNTY
PLANNING COMMISSION**

AGENDA ACTION SHEET

1. **TITLE/RECOMMENDATION:** Discussion on the draft Land Use and Zoning Maps for the North County Specific Plan area. Staff recommends that the Planning Commission: 1) Review the draft Land Use and Zoning Maps for the North County Specific Plan area; 2) Solicit public comments; 3) Give any direction to staff the Planning Commission deems appropriate.

 2. **PREPARED BY:** *Pete Wysocki, AICP - Community Development Department*

 3. **MEETING DATE:** *July 11, 2000* **TIME REQUIRED:** *1 hour*

 4. **AGENDA:** *Public Hearing* **PUBLIC HEARING REQ'D:** *Yes*

 5. **BACKGROUND INFORMATION:** *Please see the attached staff report.*

 6. **COMMITTEE/TOWN/GID/OTHER AGENCY REVIEW OR APPROVAL:** *N/A*

 7. **REVIEWED BY:**
 [Signature] Planning Manager

 8. **ACTION:**
 _____ Approved
 _____ Approved With Modifications
 _____ Denied
 _____ Continued
-

COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

775-782-9005
775-782-9010
FAX: 775-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement



GLASER COUNTY

MEMORANDUM

Date: July 11, 2000

To: Douglas County Planning Commission

From: Pete Wysocki, AICP, Senior Planner
Direct Line 782-6213

Subject: Presentation of the draft Land Use and Zoning Maps for the North County Specific Plan

I. RECOMMENDATION

1) Review the draft Land Use and Zoning Maps for the North County Specific Plan area; 2) Solicit public comments; 3) Give any direction to staff the Planning Commission deems appropriate.

II. BACKGROUND

In 1998, the BLM had indicated the desire to dispose of approximately 440 acres of BLM land in north Douglas County. In order to develop a land use plan for the BLM land, the County has proceeded to prepare a specific plan for the area. The North County Specific Plan area is approximately 624 acres and is generally located north of the Sunridge subdivision and Jacks Valley Road. The North County Specific Plan area includes the 440 acres of BLM land on the east side of Highway 395, approximately 35 acres of USFS land on the west of Highway 395 and several privately owned parcels. In April 2000, the County hired Lumos and Associates to assist the County in the preparation of the North County Specific Plan and assist the BLM in the preparation of a BLM plan amendment and an environmental assessment.

The BLM identified the 440 acres as land suitable for disposal or exchange in 1983. This means that the BLM can sale or exchange this land with private property owners for other land or purchase of conservation easements; hence, allowing private development on the 440 acres. Currently, the BLM land is zoned FR-40. On the east side of Highway 395 there are 17

privately owned parcels that are zoned FR-19. Approximately 9 of those parcels contain single-family residences. One parcel is owned by the State of Nevada (State Archives). The USFS parcel on the west side of Highway 395 is currently zoned Office Commercial, while the privately owned parcels are zoned General Commercial.

As the Planning Commission may be aware, the area generally north of Jacks Valley Road and north of North Sunridge Drive has generated a lot of development interest. In order to have orderly development in this area, the North County Specific Plan will achieve the following:

1. Establish land use and zoning;
2. Provide general layout and capacities for water and sewer lines;
3. Identify drainage areas;
4. Establish connection points with Highway 395 and a layout of collector roads;
5. Prepare an Environmental Assessment of the BLM land; and
6. Prepare a BLM plan amendment to allow future private development on the BLM land.

To date, 3 public workshops were held (May 10, May 17 and June 21) on the North County Specific Plan, specifically to obtain public comments on the potential land uses within the planning area. All workshops were held at the Carson Valley Community Church, located off North Sunridge Drive. The workshops were very well attended. Minutes and comments from the meetings are attached to this report. Four alternative land use and zoning maps were presented to the public at the June 21 meeting. Based on those 4 maps and the public comments, 2 maps have been prepared for the Planning Commission to review. The Planning Commission may pick one of the 2 alternatives, a combination of the two, or provide additional input and recommend changes. Once the final draft land use and zoning maps are prepared, the consultants will begin work on the water, sewer and road layout.

The final draft land use and zoning maps and the draft Specific Plan are scheduled to be reviewed by the Planning Commission at the August 8, 2000 meeting as part of a Master Plan Land Use Map and Zoning Map amendment application. The Board of Commissioners is scheduled to review the Plan and the Master Plan Land Use and Zoning Map amendment application at their September 7, 2000 meeting.

An archeological survey of the area has been completed. Some Washoe Tribe artifacts have been discovered. However, overall, no endangered or sensitive plant or animal species have been identified.

III. DISCUSSION

Staff and the consultants will discuss the thought process behind the draft maps at the meeting. However, while reviewing the maps, the Planning Commission should consider the following:

- ❖ As it currently exists, the BLM land has been identified for disposal. Most likely, the land will be exchanged allowing private development. The County has an opportunity to establish zoning that is felt to be most desirable and compatible for the entire planning area and avoid piecemeal development without identified infrastructure needs.
- ❖ This area of the County is ideal for regional commercial development due to its proximity to Carson City and Lake Tahoe, and the existing surrounding higher density development.
- ❖ Future development should be compatible with the topography and surrounding land uses.
- ❖ Access to Highway 395 is limited to Topsy Lane and North Sunridge Drive. Vista Grande Boulevard will be extended along the westerly boundary of the planning area and be connected to Topsy Lane. NDOT is scheduled to install a traffic light at Topsy Lane in 2001.
- ❖ The purpose of the North County Specific Plan is general in nature in that it will establish the zoning and provide a general layout of the infrastructure. The intent of the Plan is not to create design standards for the area. Design standards for the area can be adopted in the future after this Plan is adopted. However, staff feels that the current Design Criteria and Improvements Standards manual will be used effectively to ensure appealing and compatible development.
- ❖ Multi-family residential development is needed in Douglas County. There are only approximately 5 vacant parcels in Carson Valley that are currently zoned MFR, including only 1 (1.4 acres) parcel in the Indian Hills area.
- ❖ Since the proposed land use and zoning boundaries do not follow any particular property lines they should be flexible (to a degree) so that detailed adjustments can be made in the future as part of specific development applications.
- ❖ Value of the BLM land is directly related to the zoning established by the County. A higher value of the land will yield a higher selling price allowing for acquisition of more agricultural land or conservation easements.
- ❖ There are currently 5 patent application pending with the BLM for church facilities. The church sites are located throughout the planning area.
- ❖ Regardless of the zoning, the existing single-family residential uses should be allowed to continue.
- ❖ Buffering between the existing single-family residential uses and future commercial uses should be provided via open space belts or setback requirements.

DOUGLAS COUNTY PLANNING COMMISSION
MEETING OF AUGUST 8, 2000

2) Northwest corner of Muller Lane and Highway 395

Case

Planner: Lee Plemel (Direct Line: 782-6218)

Lee Plemel, Community Development addressed the Board concerning this issue. There was a film presentation. The issues of this application are the justification of the expansion of a commercial area for the community and the second issue is the expansion of the development along the agricultural corridor between Minden and Indian Hills area. Staff recommends that this be continued at the applicant's request.

Valida McMichael stated that she is opposed because of the water issue.

Chairman Hellman asked if the rumor that Park Cattle Co. is negotiating with WalMart is true?

Dan Holler stated that WalMart is interested in Douglas County and has looked at approximately six sites.

Mark Neuffer asked for clarification of the restriction of 450 acres of agricultural land within the floodplain for agricultural uses.

Keith Rubin, R.O. Anderson Engineering, representing the applicant explained as part of the overall proposal we are working with staff on a draft specific plan that would actually implement this Master Plan amendment we are seeking by offering a conservation easement along the Carson River of 450 acres which would retire them for development. Sewer would be connected to a planned sewer line coming down from Genoa Lane.

Valida McMichael stated that if you give them infrastructure, they will come.

MOTION by Hayes/Gardner to continue item #8 DA 00-096-Master Plan Amendment; carried unanimously.

- (9) **DA 00-086 – Master Plan Map Amendment and Zoning Map Amendment**
Applicant: Douglas County Community Development Department
Request: Adoption of the North County Specific Plan, establishing Commercial, Residential and Community Facilities land use designations and General Commercial, Neighborhood Commercial, Tourist Commercial, Office Commercial, Single-Family Residential 8,000, Single-Family Residential 12,000, Multi-Family Residential, and Public Facilities zoning districts on approximately 624 acres located in the Indian Hills/Jacks Valley Community Plan Area. The Community Development Department

DOUGLAS COUNTY PLANNING COMMISSION
MEETING OF AUGUST 8, 2000

recommends that the Planning Commission recommend approval of the request to the Board of Commissioners. However, the Planning Commission may approve, deny or modify the request.

Location: Generally north of North Sunridge Drive and Jacks Valley Road, directly south of Carson City.

Case

Planner: Pete Wysocki (Direct Line: 782-6213)

Pete Wysocki, Community Development stated that staff submitted two alternative zoning maps for the North County Specific Plan at the last Planning Commission Meeting. Since that time staff has taken the Board's direction together with public comment. It was the consensus of the Board to use Alternative Map #2 with various minor modifications.

Carol Dodson, Lumos & Associates presented to the Board the North County's Specific Plan as well as the Master Plan Amendment that is associated with it. The Plan is organized into six chapters with an extensive appendix. Chapter 1 is the Plan definition; Chapter 2 is the Environmental Resources; Chapter 3 is the Land use and design; Chapter 4 is the Traffic and Circulation; Chapter 5 is the Public Services and Facilities and Chapter 6 is the Conclusion/Consistent with the Master Plan. There was a film presentation that outlined the different zoning boundaries. We tried to keep the Plan flexible.

We tried to accommodate the non-conforming areas the best we could because they are established uses in those areas and there was a lot of public input with respect to that. We tried to help them to transition through this process overall.

Glen Martel, Project Engineer addressed the Board regarding traffic and circulation. Once again, the zones are very flexible. There are four engineering sections to look at. Transportation, water, wastewater area and the storm drainage will be the main focus. Transportation is basically flow areas. There is no water service on the east side with the exception of private wells. One option is expanding the area from Indian Hills, agreement with Carson City and the other is to develop a site internally specifically for this area. With the wastewater issue, there are a few private septic systems, expanding with Indian Hills, joining with Carson City or the North Valley Plant. The storm drainage will follow the existing flow with maintenance as needed.

Carol Dodson stated that all planning projects need continual fine tuning. With the Plan's adoption it will insure the public services and facilities are provided as well as the land uses be similar to surrounding areas and patterns adjacent to the site overall. A staff report was handed out to the Board delineating some changes the staff would like to see included in the draft plan.

DOUGLAS COUNTY PLANNING COMMISSION
MEETING OF AUGUST 8, 2000

Mike McQueen, BLM Planner stated that BLM does support the idea of County planning on this land prior to the disposal of the land in any way, shape or form. Part of the plan amendment would enable BLM to purchase conservation easements on the floodplain on the Carson River. By putting County planning on this, we should get a more true value from those lands.

Rick Gardner suggested more verbiage concerning the flexibility of the zoning.

Dan Holler stated that when the land is laid out, that is when the flexibility will come into play.

Valida McMichael stated her concerns regarding SFR and quality MFR. This is an opportunity to take SFR and change it to MFR.

Michael Hayes stated that he agrees with Valida McMichael regarding the needs of MFR. This is an opportunity to do this.

Mark Neuffer asked that if the plan is adopted as written, what happens to someone who wants more MFR and less SFR, are we locked in? Is it our roll here today to amend these different zones? I would like to increase the MFR zoning.

Mark Neuffer indicated on the map, all of the SFR 8,000 and 12,000 change to MFR.

Mimi Moss indicated that public input said that they wanted one acre lots on the eastside. There was no support for MFR.

Valida McMichael stated that her take on public comment was that they did not want any development. We need to get the most bounce for our dollar. MFR will solve many needs for Douglas County and SFR does not.

PUBLIC COMMENT

Suzie Warren, realtor in the area, sold many units in the area. Many of the investors paid extra for the view. They were told there would be no MFR, there would be a 200' buffer zone. They were willing to allow the plan change at that point. We need to keep the integrity of the community. The public must have some type of say in what happens to our community. There are areas that are already zoned for MFR.

Staff explained some of the discrepancies wherein the public was duly noticed and supplied with a draft map of the project and the alternative plans that were before the Board regarding the buffer zone 200' or 50'.

DOUGLAS COUNTY PLANNING COMMISSION
MEETING OF AUGUST 8, 2000

Robert Morris stated that the public has a right to petition.

Mike McQueen, BLM stated that the public would have input on the design and buffer zone accommodating the PF.

Debra Mehringer stated she has been involved with this project from the very beginning. What we are seeing in this draft plan is not what the public has indicated they wanted. The County is looking at numbers, dollars and revenue. They are not building it on the people's say. We purchased our land at a prime rate. We like it the way it is. If we wanted a city environment, we would move there. We don't want a small L.A. in Douglas County. Highway 395 cannot handle increased traffic. This project is moving too fast, environmental impact needs more research. The public is not being heard. We need to work together to make this work. This land use plan was not made with public input.

Al Sassian is opposed to the MFR.

Diane Fournier resident of Sunridge addressed the Board. We are all aware that there has to be development. No one who lives in the area has ever said they want MFR. There are other areas in Douglas County that are already MFR zoned. She is very opposed to MFR. This area was zoned as SFR, leave it that way. There are many decisions to be thought through and more information is necessary. It is now zoned residential, don't change it to multi-family residential.

Chairman Hellman explained that this is BLM land and what the Board is trying to do is hard zone the land. This will enable the BLM to move through their process and put it out to competitive bid to sell. This will also enable conservation easements to be purchased in the Carson Valley.

Jerry Vacaro addressed the Board stating that he concurs with Ms. Mehringer concerns. He is opposed to MFR. It is inconsistent with existing zoning. We are asking you to make a plan consistent with the public comment.

Lynn Gus stated that when building their home three years ago the zoning has been changed twice. Now it is being change again to commercial.

Valida McMichael stated that last month the Planning Commission was given two alternatives. One showed the existing residential properties as residential. One showed the residential properties as commercial. We were informed by staff that the existing residents preferred commercial zoning. When we incorporated the two alternatives we moved the line over to make the existing residential, commercial instead of residential. I am now hearing that you want to remain residential. There is a conflict.

FEB-20 01 MON 0:55 AM DOUGLAS CO CLERK THE CO. 102010

DOUGLAS COUNTY PLANNING COMMISSION
MEETING OF AUGUST 8, 2000

Pete Wysocki clarified his statement of last month's meeting and he said that the Metcalf family recognized the benefit of going commercial.

Jay Lather stated the reason for changing the zoning was a benefit to the homeowners.

Dan Holler stated that the homeowner does not have to use land as commercial. You can use it as residential. You don't have to go to that use.

Valida McMichael said the set backs are larger for commercial than they are for residential. The homeowners may have a problem with that.

Mike McQueen, BLM brought up the question that the public has asked, "Why are you doing this without a developer in place?" In 1982 BLM identified all these lands available for disposal. We have three methods for disposal, sale, exchange and RMPP. If we go sale, the money goes to Treasury, it leaves the County. Our intent in engaging the County in the zoning process was to avoid BLM creating a hodge/podge development. The intent was to have a better product in the end, to have a land layout in total.

Dan Holler stated that there is a time pressure on this project. There are patents for churches. The concerns for us was traffic, roads, water, sewer issues and exchange purposes. There is interest in the layout from potential developers. There is much frustration when the public states they are not being heard. The County is trying to listen to all sides. We definitely hear concerns on the issues of MFR and buffer zones. The County recognizes the traffic issue on Hwy. 395. Without this development Hwy 395 will end up being a major collector street. We need to have something else in terms of an access point into Douglas County from Carson City on a long term perspective. We have tried to look at the project in other terms than dollars and cents.

MOTION by Gardner/Neuffer to approve Building Application D A 00-086 – Master Plan Map Amendment and Zoning Map Amendment by adopting Resolution PC 2000-06 Adopting the North Douglas County Specific Plan and Master Plan Land Use Designation as set forth in the Plan with the following changes:

1. The 3.4.2 on page 27 of the Plan we adopt the Transitional Zone Option 1) A maximum variance of 20% of the total area being proposed.
2. There is a recommendation that the Planning Commission has an appetite to increase the MFR up to 20% and that 20% would include the SFR 8,000 at the north end of the project. Use flexibility to tie the two SFR 8,000 parcels together through the open space; carried unanimously.

Michael Hayes stated that this is a decision that will ultimately be made by the

DOUGLAS COUNTY PLANNING COMMISSION
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Board of County Commissioners. I think that having up to 20% of that area for MFR is a modest amount of MFR. It is a good start.

Mark Neuffer realizes the MFR is a hot, emotional issue but it is not responsible to take it out and leave it out of a 600 acre specific plan. I am a proponent of the MFR.

Devere Dressler feels it is exclusionary. MFR must stay in.

Valida McMichael states she has trust in staff to come up with a good mixed use of Multi Family Housing.

Mimi Moss stated that what staff would like is to have a land use plan that meets the Planning Commission's criteria and take it to the Board and then the 20% flexibility on a transitional zone apply to that.

Valida McMichael stated that the SFR to the north is Indian land, leave it alone. The SFR to the south, the 8,000 that buffers to the open space, leave that alone. In between the two, come up with 20% of MFR.

Jay Lather stated that nobody wants to see this area developed. It is something that the Planning Commission must review as part of this governmental entity. We have to proceed with this plan. We tried to accommodate every argument to accomplish this goal.

MOTION by Gardner/Hayes to forward Resolution PC 2000-6 to the Douglas County Board of Commissioners; carried unanimously.

MOTION by Gardner/Hayes to approve of an ordinance adopting consistency zoning for the project area set forth in North Douglas County Specific Plan; carried unanimously.

(10)Review of the Draft Open Space Plan.

Mimi Moss addressed the Board regarding the Open Space Plan schedule. This will be the last time the Planning Commission will review the Open Space Plan in this type of forum. The County Commissioners will hear this August 24th and the potential adoption at their following meeting in the valley. The Planning Commission is asked to discuss and propose changes regarding the text at this time. With your changes forward your recommendation to the Board for approval.

Rich Gardner stated his concerns regarding the TDR Program. We have been told to create this tool box. In this Open Space Plan we have the tools that will go into the tool box. One concern is whether the TDR Program will work and the second is the conceptual sales tax.

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in the middle which is owned by the Park Family and being entertained by WalMart and when the sewer for this is going to run two miles to Genoa Lane, but there won't be any development when you have the infrastructure there, which is highway, sewer line and water line and you just took \$100,000 and the public input from Minden and said "thank you very much", but this project has not even been to Minden. It doesn't sound right! They are short circuiting the process. If you were to give direction, it would be to start with the Town of Minden, Master Plan Amendment, a request that the urban service area be changed, public hearings and when it comes to you, you have a tidy package. You owe the Town of Minden more than this.

Toni Markle stated that she hopes that if the Board turns this project down, they don't send it to Gardnerville.

It is the general consensus of the Board that this project may have merit, however it needs to go through the proper process. The issues is received and filed.

DISCUSSION AND POSSIBLE ACTION ON DEVELOPMENT APPLICATION 00-086 FOR DOUGLAS COUNTY, ADOPTING THE NORTH COUNTY SPECIFIC PLAN, INCLUDING A MASTER PLAN LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT, AND ESTABLISHING LAND USE AND CONSISTENCY ZONING FOR THE NORTH COUNTY SPECIFIC PLAN AREA

Pete Wysocki introduced Carol Dodson and Glen Martell of Lumos & Associates and Mike McQueen from BLM to answer questions regarding this item. He gave a quick background of the project proposed for the North County. This is a planning document and should be flexible. The BLM is in support of the proposed zoning and the adoption of the Specific Plan.

Carol Dodson, Director of Planning with Lumos & Associates addressed the Board regarding the Specific Plan as well as the associated Master Plan. The purpose of the Specific Plan was to propose Master Plan Land Use Map and Zoning Map amendments for the project area and to evaluate infrastructure needs for future development. Also, the establishment of hard zoning on the BLM land increases the market value of the land.

She reiterated land use and zoning maps outlining the various zoning. There is a mixture of commercial, multi-family and high density to

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provide a variety of good land use. Open space is a very important issue to keep in mind while planning a project.

Glen Martell; Project Engineer, Lumos & Associates addressed the Board regarding traffic, transportation, water, sewer, storm drainage and soils. He described how they are appropriate and fit into the Master Plan. He summarized the future of signalization of the area. He summarized the future needs of pump stations. He summarized the utilization of a drainage path and open space to work together.

Carol Dodson stated that the adoption of the Specific Plan will alter the previous land use designation as well as the service boundaries. Therefore, a Master Plan Amendment has been requested.

Dan Holler addressed the Board regarding five specific issues. The existing church is interested in a 50' open space for a trail access and 100' of no build area. We could probably move up to that 200' previously discussed and IHGID has expressed interest in maintaining it. The area that is currently occupied by the Sheriff's Sub-Station, we might extend the public facility area down to make room for a fire station versus the open space issue there. There are 9.12 acres proposed for another church. They have asked for an extension to 12 acres. The public has requested the MFR be reduced. The recommendation would be to do the Master Plan Modification but leave the zoning of the residential at one or two acres. The recommendation may be to take out the MFR but if a developer comes in with a MFR issue, it must go through the process.

Commissioner Kite stated that the public says that if the MFR goes away the problems go away.

Commissioner Curtis concurs with Commissioner Kite. As a community, we probably do need MFR but I have no appetite for it.

Chairman Etchegoyhen stated that if the community really does not want MFR, then so be it. We need to choose the zoning we want or else it will be planned for us.

Robert Pulman asked the Board to please consider zoning 35-40 acres PF to hopefully build a non-profit hospital.

Susan Neighbors asked why did the Planning Commission think it was an ideal area for MFR? When there is more density, there is more crime and then more taxes.

FEB 20 01 MON 07:30 AM

DOUGLAS COUNTY BOARD OF COMMISSIONERS
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Pete Wysocki stated that typically MFR is located next to high density development such as Sunridge. It is usually located near a major transportation route where you can have egress and ingress without additional traffic going through smaller neighborhoods. It is usually used as a buffer between commercial and single family.

Reed McKenzie stated he doesn't think MFR should be in that area. He owns a larger lot and the smaller ones are creeping closer to him. It detracts from his area.

Richard Bramen stating this proposed project will cut major migration of the mule deer. BLM and Forest Service owns no land in Nevada. High density housing is defined as slum and opposes any high density housing.

Al Sazio stated that Sunridge and the golf course is nestled away from the traffic and city lights. Now there is this proposed development. Our open space is limited to the drainage ditch. Where is the open space for the animals? The traffic is bottle necked now, what will it be like with this project? The population will not be able to support the proposed commercial zoning. We don't need this development there.

Roger Smith addressed his concerns regarding the projected traffic flow. If we have this development, it will be unsafe for the children to go to the park.

Ken Crater addressed the Board representing Home Depot. Their store has been very successful and sales tax has increased 10% in Douglas largely attributable to that site. They support the preparation of the Specific Plan, it eliminates the fear of the unknown. However, it will be a substantial generator of traffic. This will require additional traffic signals. Look at traffic signal progression. Allow acreage for interchange. Home Depot would like to work with the County to help this project progress smoothly.

Commissioner Weissinger asked if Home Depot has addressed concerns regarding debris and trash around their site and resident concerns about lighting, those types of issues?

Ken Crater answered he can't answer, but will certainly bring up the issue tomorrow morning. He is in contact with their real estate division and is sure he can get someone's attention.

FEB 20 01 MON 01:59 AM DOUGLAS CO CLERK

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Ron Kruse, Vice Chairman, IHGID addressed Board regarding the buffer. He would like to see the buffer at least 200' or more and IHGID is willing to maintain and create trails. Don't want to see the neighborhood turn into another "Bay Area". We are all here because there is space and room.

Elaine Sule stated that when they purchased in Sunridge there was open space on the golf course surrounding. They purchased for the open space feeling. There were no street lights, they could see the stars at night. We are very opposed to high density development.

Commissioner Weissinger stated that it has been clear from the beginning that the public feels that if MFR was taken out, they could support the project. There was a petition signed to support this strong feeling.

Al Sazio commented that he understood that the decisions from these meetings were from the input of the people. He got a petition together stating the public's input to keep open space, no development whatsoever but he has not heard any mention of this. We were told from the beginning there would be 50% open space. The public input was thrown in the garbage can. It seems this project is a pre-set deal. It will be done regardless of the wishes of people. There are four Commissioners making the decisions for a majority of us. The District Attorney said that you can't change zoning without noticing the people. We were double crossed. The day after you sent the map to us, you make up these four maps. You deliberately send us one map and the next day, you change it and come up with these four maps. I come to these meetings, I give my name, I give a long speech and I get a one word thing in the minutes. "I want more space to walk at dog". It's like I'm an idiot up here talking. The last time I went to a meeting, they changed my name to "Al _____".

Chairman Etchegoyhen stated that you are seeing an evolution of these maps because of what the community is saying. I think we are trying to adapt them. We are a representative democracy. The five of us are elected by 42,000 shareholders in this old company we call home. It is in Commissioner Kite's district. It is in an important part of Douglas County. We have to look out for the issues of all of Douglas County. We are trying to find the best place to put something that is coming and trying to do the best job with it. People are coming, it is a matter of where we put them. That is what we are trying to balance. We are not

DOUGLAS COUNTY BOARD OF COMMISSIONERS
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going to develop this and the Valley too, that is the trade off. We are trying to keep what is near and dear. It is complicated issue of balance.

~~Commissioner Weissinger stated that one thing that can't be lost in this process is the fact that if the County was not involved, you would see little bits and pieces of this 440 acres pop up with a little commercial here, a little MFR there and you wouldn't be sitting here with the opportunity to voice your comments. There will be a product no matter what, however with the County involved, it will be a better product.~~

Dan Holler requested from the Board some direction.

Regarding the residential units, is the preference to leave it with the Master Plan designation with residential zoning?

MOTION by Weissinger/Curtis to approve the recommendation of staff to rezone the eight existing residences on Lyla Lane and Topsy from general commercial to SF one acre; carried unanimously.

Regarding the issue of MF;

MOTION by Kite/Curtis to remove all MF from the area; carried unanimously.

MOTION by Kite/Weissinger to approve SF with 8,000' minimum lots, make it all single family and no commercial; carried unanimously.

Regarding the buffer zone being that area that falls directly below the parcel currently owned by the Carson Valley Community Church be a 50' with a 100' setback, the rest of it extending 200' minimum with the opportunity to work with some additional land for a park area.

MOTION by Kite/Curtis to approve a 200' buffer with IHGID responsible for the maintenance of said area; carried unanimously.

In the area where the Sheriff Substation is, we need to provide enough public facility there to accommodate a potential Fire Station.

Pete Wysocki suggested that the 20% modification could play into this issue. It can be adjusted later with the flexibility of the plan.

MOTION by Curtis/Weissinger to approve an open space trail as designated on the map; carried unanimously.

FED 20 01 MON 07:00 AM DOUGLAS CO COMM...
**DOUGLAS COUNTY BOARD OF COMMISSIONERS
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MOTION by Kite/Weissinger to approve Application 00-086 for Douglas County, adopting the North County Specific Plan, including a Master Plan Land Use Map Amendment and Zoning Map Amendment, and establishing land use and consistency zoning for the North County Specific Plan area to include items 1 through 3 of the staff report; carried unanimously.

Pete Wysocki clarified for the public exactly what the current ruling means. There is no multi-family, there is a 200' buffer and Lyla Lane will be zoned SFR 1.

**DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 2000-932,
ADOPTING CONSISTENCY ZONING FOR THE NORTH COUNTY
SPECIFIC PLAN AREA (1ST READING)**

Chairman Etchegoyhen read the ordinance, by title, into the record.

MOTION by Weissinger/Curtis to approve Ordinance 2000-932, adopting consistency zoning for the North County Specific Plan area (1st reading); carried unanimously.

COUNTY MANAGER

The following item #32 was taken out of order from the original agenda.

**DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF THE
COUNTY OPEN SPACE IMPLEMENTATION PLAN**

**DISCUSSION AND POSSIBLE ACTION PRESENTATION OF PROPOSED
LAND EXCHANGE BETWEEN THE BENTLY FAMILY LIMITED
PARTNERSHIP AND THE BUREAU OF LAND MANAGEMENT AND THE
UNITED STATES FOREST SERVICE**

Dan Holler commented on this item brought before the Board. There have been neighborhood meetings and rumors relating to this item and they are probably no where near reality of what is actually being proposed. He asked the Board and the public to listen to representatives from both Bently Family Limited Partnership and the Federal Agencies. We would get a better understanding of what is being proposed and what the steps will be in the process.

Bill Shaw, employee of Donald Bently addressed the Board. He has been involved in this process for the past couple of years. Mr. Bently and his

Appendix B

TRAFFIC CALCULATIONS and SUPPLEMENT

mos and Associates, Inc.

800 E. College Parkway
 Carson City, NV 89706

Phone: 775-883-7077

Fax: 775-883-7114

Mail:

OPERATIONAL ANALYSIS

Intersection:

City/State: Douglas County
 Analyst: Young
 Project No: 4940.000
 Time Period Analyzed: 2010 PM Peak
 Date: 07/25/2000
 East/West Street Name: Jacks Valley Road
 North/South Street Name: U.S. 395

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	500	179	100	356	142	600	250	1039	342	630	2171	450
CF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
15 Vol	132	47	26	94	37	158	66	273	90	166	571	118
Hi Ln Vol												
Grade		0			0			0			0	
Real Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
ParkExist												
NumPark												
Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
Lanes	2	1	1	2	1	1	2	3	1	2	3	1
IGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
OR Vol			50			450			250			300
Adj Flow	526	188	53	375	149	158	263	1094	97	663	2285	158
LnSharedLn												
Opp Turns												
NumPeds			0			0			0			0
NumBus	0	0	0	0	0	0	0	0	0	0	0	0

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound	Westbound	Northbound	Southbound
--	-----------	-----------	------------	------------

	L	T	R	L	T	R	L	T	R	L	T	R
Unit Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arriv. Type	3	3	3	3	3	3	4	4	4	4	4	4
Unit Ext.	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Factor		1.000			1.000			1.000			1.000	
Lost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext of g	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Min g		0.0			0.0			0.0			0.0	

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
SB Left Thru Right Peds		A A A X	A A		NB Left Thru Right Ped	A		A A X
NB Left Thru Right Peds		A		A A	SB Left Thru Right Ped	A	A A X	
NB Right					EB Right			
SB Right					WB Right			
Green		15.0	8.0	12.0		14.0	15.0	35.0
Yellow		4.0	0.0	4.0		5.0		4.0
All Red		1.0	0.0	1.0		1.0	0.0	1.0

Cycle Length: 120.0 secs

VOLUME ADJUSTMENT WORKSHEET

Appr./ Movement	Mvt Volume	PHF	Flow Rate	No. Lanes	Lane Group	RTOR	Adjusted Flow Rate In Lane Grp	Prop. Left Turns	Prop. Right Turns
Eastbound									
Left	500	0.95	526	2	L		526		
Thru	179	0.95	188	1	T		188		
Right	100	0.95	53	1	R	50	53		
Westbound									
Left	356	0.95	375	2	L		375		
Thru	142	0.95	149	1	T		149		
Right	600	0.95	158	1	R	450	158		
Northbound									

Left	250	0.95	203	2	L		203
Thru	1039	0.95	1094	3	T		1094
Right	342	0.95	97	1	R	250	97

Northbound

Left	630	0.95	663	2	L		663
Thru	2171	0.95	2285	3	T		2285
Right	450	0.95	158	1	R	300	158

* Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

Pr/ Ideal	Group	Sat	f W	f HV	f G	f P	f BB	f A	f LU	f RT	f LT	Adj Sat Flow
Northbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950	3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000	1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----	1615
Westbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950	3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000	1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----	1615
Southbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950	3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	0.91	1.000	1.000	5187
R	1900	1.000	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----	1615

CAPACITY ANALYSIS WORKSHEET

Pr/ Lane	Mvmt Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Capacity (c)	Group-- v/c Ratio
Northbound							
Pri.							
L		526	3502	# 0.15	0.250	876	0.60
T		188	1900	0.10	0.183	348	0.54
R		53	1615	0.03	0.183	296	0.18
Westbound							
Pri.							

ec.							
Left	L	375	3502	0.11	0.142	496	0.76
Thru	T	149	1900	0.08	0.117	222	0.67
Right	R	158	1615	# 0.10	0.117	188	0.84

Northbound

ec.							
Left	L	263	3502	# 0.08	0.133	467	0.56
Thru	T	1094	5187	0.21	0.308	1599	0.68
Right	R	97	1615	0.06	0.308	498	0.19

Southbound

ec.							
Left	L	663	3502	0.19	0.308	1080	0.61
Thru	T	2285	5187	# 0.44	0.433	2248	1.02
Right	R	158	1615	0.10	0.433	700	0.23

Sum (v/s) critical = 0.76
 Post Time/Cycle, L = 5.00 sec Critical v/c(X) = 0.80

LEVEL OF SERVICE WORKSHEET

Appr/ Lane	Ratios		Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Res Del d2	Res Del d3	Lane Group		Approach	
	v/c	g/C							Delay	LOS	Delay	LOS
Eastbound												
	0.60	0.250	39.7	1.000	876	0.19	1.2	0.0	40.9	D		
	0.54	0.183	44.4	1.000	348	0.14	1.7	0.0	46.1	D	42.3	D
R	0.18	0.183	41.4	1.000	296	0.11	0.3	0.0	41.7	D		
Westbound												
	0.76	0.142	49.5	1.000	496	0.31	6.6	0.0	56.1	E		
	0.67	0.117	50.8	1.000	222	0.24	7.7	0.0	58.5	E	56.8	E
	0.84	0.117	51.9	1.000	188	0.38	27.4	0.0	79.3	E		
Northbound												
	0.56	0.133	48.7	1.091	467	0.16	1.6	0.0	54.7	D		
	0.68	0.308	36.4	0.979	1599	0.25	1.2	0.0	36.8	D	40.3	D
R	0.19	0.308	30.5	0.979	498	0.11	0.2	0.0	30.1	C		
Southbound												
L	0.61	0.308	35.4	0.979	1080	0.20	1.0	0.0	35.7	D		
	1.02	0.433	34.0	0.857	2248	0.50	23.2	0.0	52.3	D	48.6	D
	0.23	0.433	21.4	0.857	700	0.11	0.2	0.0	18.5	B		

Intersection Delay = 47.1 (sec/veh) Intersection LOS = D

mos and Associates, Inc.

800 E. College Parkway
 Carson City, NV 89706

Phone: 775-883-7077

Fax: 775-883-7114

Mail:

OPERATIONAL ANALYSIS

Intersection:
 City/State: Douglas County, NV
 Analyst: Young
 Project No: 4940.000
 Time Period Analyzed: 2010 PM Peak w/ Project
 Date: 07/25/2000
 East/West Street Name: Topsy Lane
 North/South Street Name: U.S. 395

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	400	130	260	331	131	572	190	1650	299	545	2660	420
IF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
15 Vol	105	34	68	87	34	151	50	434	79	143	700	111
H1 Ln Vol												
Grade		0			0			-4			4	
leal Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
arkExist												
NumPark												
Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
NO. Lanes	2	1	1	2	1	1	2	3	1	2	3	1
IGConfig	L	T	R	L	T	R	L	T	R	L	T	R
ane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
OR Vol			130			450			150			50
Adj Flow	421	137	137	348	138	128	200	1737	157	574	2800	389
InSharedLn												
op Turns												
NumPeds			0			0			0			0
umBus	0	0	0	0	0	0	0	0	0	0	0	0

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound	Westbound	Northbound	Southbound
--	-----------	-----------	------------	------------

	L	T	R	L	T	R	L	T	R	L	T	R
Unit Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arriv. Type	3	3	3	3	3	3	4	4	3	4	4	4
Unit Ext.	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Factor		1.000			1.000			1.000			1.000	
Lost Time	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	2.0	3.0	3.0	3.0
Ext of g	4.0	4.0	4.0	4.0	4.0	2.0	4.0	4.0	2.0	4.0	4.0	4.0
Red Min g		0.0			0.0			0.0			0.0	

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
WB Left Thru Right Peds	A				NB Left Thru Right Ped	A		A A X
WB Left Thru Right Peds	A	A	A	A	SB Left Thru Right Ped	A	A	A A X
WB Right					EB Right			
WB Right					WB Right			
Green	16.0	2.0	16.0		9.0	13.0	53.0	
Yellow	4.0		4.0		4.0	0.0	4.0	
All Red	1.0	0.0	1.0		1.0	0.0	1.0	

Cycle Length: 129.0 secs

VOLUME ADJUSTMENT WORKSHEET

Appr./ Movement	Mvt Volume	PHF	Flow Rate	No. Lanes	Lane Group	RTOR	Adjusted Flow Rate In Lane Grp	Prop. Left Turns	Prop. Right Turns
Eastbound									
Left	400	0.95	421	2	L		421		
Thru	130	0.95	137	1	T		137		
Right	260	0.95	137	1	R	130	137		
Westbound									
Left	331	0.95	348	2	L		348		
Thru	131	0.95	138	1	T		138		
Right	572	0.95	128	1	R	450	128		

Northbound

Left	190	0.95	200	2	L	200
Thru	1650	0.95	1737	3	T	1737
Right	299	0.95	157	1	R	150

Northbound

Left	545	0.95	574	2	L	574
Thru	2660	0.95	2800	3	T	2800
Right	420	0.95	389	1	R	50

* Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

Propr/ Ideal	Lane Sat	f	f	f	f	f	f	f	f	f	Adj Sat
Group Flow	W	HV	G	P	BB	A	LU	RT	LT		Flow
Eastbound											Sec LT Adj/LT Sat:
	1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950	3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000	1900
	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----	1615
Westbound											Sec LT Adj/LT Sat:
	1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950	3502
	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000	1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----	1615
Northbound											Sec LT Adj/LT Sat:
L	1900	1.000	1.000	1.020	1.000	1.000	1.00	0.97	----	0.950	3572
	1900	1.000	1.000	1.020	1.000	1.000	1.00	0.91	1.000	1.000	5291
	1900	1.000	1.000	1.020	1.000	1.000	1.00	1.00	0.850	----	1647
Southbound											Sec LT Adj/LT Sat:
	1900	1.000	1.000	0.980	1.000	1.000	1.00	0.97	----	0.950	3432
	1900	1.000	1.000	0.980	1.000	1.000	1.00	0.91	1.000	1.000	5083
R	1900	1.000	1.000	0.980	1.000	1.000	1.00	1.00	0.850	----	1583

CAPACITY ANALYSIS WORKSHEET

Propr/ Lane	Adj	Adj Sat	Flow	Green	--Lane Group--
Mvmt Group	Flow Rate	Flow Rate	Ratio	Ratio	Capacity v/c
	(v)	(s)	(v/s)	(g/C)	(c) Ratio
Eastbound					
Pri.					
Sec.					
Left L	421	3502	# 0.12	0.132	462 0.91
Thru T	137	1900	0.07	0.132	250 0.55
Right R	137	1615	0.08	0.132	213 0.64
Westbound					
Pri.					

Sec.							
Left	L	348	3502	0.10	0.186	652	0.53
Thru	T	138	1900	0.07	0.147	280	0.49
Right	R	128	1615	# 0.08	0.140	225	0.57

Northbound

Pri.							
Sec.							
Left	L	200	3572	# 0.06	0.078	277	0.72
Thru	T	1737	5291	0.33	0.419	2215	0.78
Right	R	157	1647	0.10	0.411	677	0.23

Southbound

Pri.							
Sec.							
Left	L	574	3432	0.17	0.217	745	0.77
Thru	T	2800	5083	# 0.55	0.519	2640	1.06
Right	R	389	1583	0.25	0.519	822	0.47

Sum (v/s) critical = 0.81
 Post Time/Cycle, L = 13.00 sec Critical v/c(X) = 0.90

LEVEL OF SERVICE WORKSHEET

Appr/ Lane	Ratios		Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Res Del d2	Res Del d3	Lane Group		Approach	
	v/c	g/C							Delay	LOS	Delay	LOS
Eastbound												
	0.91	0.132	55.3	1.000	462	0.43	22.2	0.0	77.4	E		
	0.55	0.132	52.4	1.000	250	0.15	2.5	0.0	54.9	D	71.9	E
R	0.64	0.132	53.1	1.000	213	0.22	6.5	0.0	59.6	E		
Westbound												
L	0.53	0.186	47.4	1.000	652	0.14	0.9	0.0	48.3	D		
T	0.49	0.147	50.6	1.000	280	0.11	1.4	0.0	51.9	D	49.3	D
R	0.57	0.140	51.9	1.000	225	0.16	3.4	0.0	55.3	E		
Northbound												
L	0.72	0.078	58.1	1.118	277	0.28	8.9	0.0	73.9	E		
T	0.78	0.419	32.5	0.874	2215	0.33	1.9	0.0	30.3	C	34.8	C
R	0.23	0.411	24.7	1.000	677	0.11	0.2	0.0	24.9	C		
Southbound												
L	0.77	0.217	47.5	1.044	745	0.32	5.0	0.0	54.5	D		
T	1.06	0.519	31.0	0.736	2640	0.50	36.2	0.0	59.1	E	58.3	E
R	0.47	0.519	19.8	0.736	822	0.11	0.4	0.0	15.0	B		

Intersection Delay = 51.2 (sec/veh) Intersection LOS = D

mos and Associates, Inc.

800 E. College Parkway
 Carson City, NV 89706

Phone: 775-883-7077

Fax: 775-883-7114

Mail:

OPERATIONAL ANALYSIS

Intersection:

City/State: Douglas County

Analyst: Young

Project No: 4940.000

Time Period Analyzed: 2010 PM Peak

Date: 07/26/2000

East/West Street Name: Topsy

North/South Street Name: Commercial

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	488	101	488	24	56	24	514	1	42	42	1	556
CVF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
15 Vol	128	27	128	6	15	6	135	1	11	11	1	146
Ln Vol												
Grade		0			0			0			0	
Deal Sat	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
WorkExist												
NumPark												
Heavy Veh	0	0	0	0	0	0	0	0	0	0	0	0
Lanes	2	1	1	1	1	1	2	1	1	1	1	1
LGConfig	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
OR Vol			200			0			0			200
Adj Flow	514	106	303	25	59	25	541	1	44	44	1	375
SharedLn												
Opp Turns												
NumPeds			0			0			0			0
NumBus	0	0	0	0	0	0	0	0	0	0	0	0

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound	Westbound	Northbound	Southbound
--	-----------	-----------	------------	------------

	L	T	R	L	T	R	L	T	R	L	T	R
nit Unmet	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
rriv. Type	3	3	3	3	3	3	3	3	3	3	3	3
nit Ext.	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Factor		1.000			1.000			1.000			1.000	
ost Time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
xt of g	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
ed Min g		0.0			0.0			0.0			0.0	

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
B Left		A	A		NB Left	A	A	
Thru			A		Thru		A	A
Right			A		Right		A	A
Peds		X	X		Ped	X	X	
B Left		A			SB Left	A		
Thru			A		Thru		A	
Right			A		Right		A	
Peds			X		Ped		X	
B Right					EB Right			
B Right					WB Right			
Green		10.0	4.0	10.0		8.0	2.0	17.0
Yellow		3.0	3.0	3.0		3.0	3.0	3.0
All Red		1.0	1.0	1.0		1.0	1.0	1.0

Cycle Length: 75.0 secs

VOLUME ADJUSTMENT WORKSHEET

Appr./ Movement	Mvt Volume	PHF	Flow Rate	No. Lanes	Lane Group	RTOR	Adjusted Flow Rate In Lane Grp	Prop. Left Turns	Prop. Right Turns
Eastbound									
Left	488	0.95	514	2	L		514		
Thru	101	0.95	106	1	T		106		
Right	488	0.95	303	1	R	200	303		
Westbound									
Left	24	0.95	25	1	L		25		
Thru	56	0.95	59	1	T		59		
Right	24	0.95	25	1	R	0	25		
Northbound									

Left	514	0.95	541	2	L	541
Thru	1	0.95	1	1	T	1
Right	42	0.95	44	1	R	0 44
Northbound						
Left	42	0.95	44	1	L	44
Thru	1	0.95	1	1	T	1
Right	556	0.95	375	1	R	200 375

* Value entered by user.

SATURATION FLOW ADJUSTMENT WORKSHEET

Pr/ Ideal	Grp	Sat	f	f	f	f	f	f	f	f	f	Adj Sat
Flow	W	HV	G	P	BB	A	LU	RT	LT			Flow
Northbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950		3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000		1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----		1615
Westbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	----	0.950		1805
T	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000		1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----		1615
Southbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.00	0.97	----	0.950		3502
T	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000		1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----		1615
Northbound												
L	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	----	0.950		1805
T	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	1.000	1.000		1900
R	1900	1.000	1.000	1.000	1.000	1.000	1.00	1.00	0.850	----		1615

CAPACITY ANALYSIS WORKSHEET

Pr/ Lane	Adj	Adj Sat	Flow	Green	--Lane Group--	
Mvmt Group	Flow Rate (v)	Flow Rate (s)	Ratio (v/s)	Ratio (g/C)	Capacity (c)	v/c Ratio
Northbound						
Pri.						
L	514	3502	0.15	0.253	887	0.58
Thru	106	1900	0.06	0.253	481	0.22
Right	303	1615	# 0.19	0.253	409	0.74
Westbound						
Pri.						

ec.									
eft	L	25	1805	# 0.01	0.147	265	0.09		
hru	T	59	1900	0.03	0.147	279	0.21		
ight	R	25	1615	0.02	0.147	237	0.11		

orthbound
ri.

ec.									
eft	L	541	3502	# 0.15	0.200	700	0.77		
hru	T	1	1900	0.00	0.320	608	0.00		
ight	R	44	1615	0.03	0.320	517	0.09		

outhbound
ri.

ec.									
eft	L	44	1805	0.02	0.120	217	0.20		
hru	T	1	1900	0.00	0.240	456	0.00		
ight	R	375	1615	# 0.23	0.240	388	0.97		

Sum (v/s) critical = 0.59
 Lost Time/Cycle, L = 8.00 sec Critical v/c(X) = 0.66

LEVEL OF SERVICE WORKSHEET

Appr/ Lane Grp	Ratios		Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental		Res Del d3	Lane Group		Approach	
	v/c	g/C				Factor	Del d2		Delay	LOS	Delay	LOS
Eastbound												
	0.58	0.253	24.5	1.000	887	0.17	1.0	0.0	25.5	C		
	0.22	0.253	22.1	1.000	481	0.11	0.2	0.0	22.4	C	24.9	C
	0.74	0.253	25.7	1.000	409	0.30	7.1	0.0	32.8	C		
Westbound												
	0.09	0.147	27.7	1.000	265	0.11	0.2	0.0	27.8	C		
	0.21	0.147	28.2	1.000	279	0.11	0.4	0.0	28.6	C	28.3	C
	0.11	0.147	27.7	1.000	237	0.11	0.2	0.0	27.9	C		
Northbound												
	0.77	0.200	28.4	1.000	700	0.32	5.4	0.0	33.8	C		
	0.00	0.320	17.3	1.000	608	0.11	0.0	0.0	17.4	B	33.7	C
	0.09	0.320	17.8	1.000	517	0.11	0.1	0.0	17.9	B		
Southbound												
	0.20	0.120	29.8	1.000	217	0.11	0.5	0.0	30.2	C		
	0.00	0.240	21.7	1.000	456	0.11	0.0	0.0	21.7	C	30.0	C
	0.97	0.240	28.2	1.000	388	0.47	36.8	0.0	65.0	E		

Intersection Delay = 29.4 (sec/veh) Intersection LOS = C

Analyst Young
 Date 10/19/00

MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Name of Div/pt North County Specific Plan
 Time Period PM Peak

LAND USE A Commercial

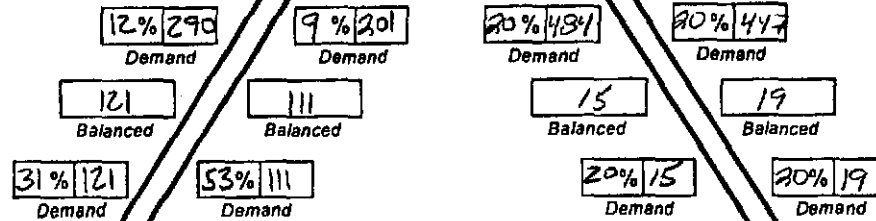
ITE LU Code <u>820</u>			
Size _____			
Exit to External	2282		
Enter from External	2103		
	Total	Internal	External
Enter	2233	130	2103
Exit	2418	136	2282
Total	4652	266	4385
%	100%	6%	94%

LAND USE B Res

ITE LU Code <u>210</u>			
Size _____			
Exit to External	92		
Enter from External	259		
	Total	Internal	External
Enter	391	132	259
Exit	210	118	92
Total	601	250	351
%	100%	42%	58%

LAND USE C Public (Assume Commercial)

ITE LU Code <u>560/521</u>			
Size _____			
Enter from External	53		
Exit to External	64		
	Total	Internal	External
Enter	75	22	53
Exit	94	30	64
Total	169	52	117
%	100%	31%	69%



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	2103	259	53	2415
Exit	2282	92	64	2438
Total	4385	351	117	4853
Single-Use Trip Gen. Estl.	4652	601	169	5422

Source: Kaku Associates, Inc.

INTERNAL CAPTURE	10%
------------------	-----

**Douglas County
North County Specific Plan
Trip Generation**

Topsy Lane

ITE Land Use	Land Use	Area		Units-SF/ Total		ADT		AM Peak Hour				PM Peak Hour			
		(Acres)	Acres	SF/Units	Rate	Rate	Hour	% In	% Out	Rate	Hour	% In	% Out		
560	Public Facilities (Church) (SF)	0	3500	0	9.11	0	0.72	0	0	0	0.66	0	0	0	
	Public Facilities (Archive)	10													
521	Public Facilities (School) (Students)	0													
820	Commercial (Shopping Center) (SF)	83.85	9500	796,576	$\ln(T)=0.643\ln(x)+5.866$	25,886	$\ln(T)=0.596\ln(x)+2.329$	550	336	215	$\ln(T)=0.660\ln(x)+3.403$	2,470	1,186	1,284	
210	Single Family Residential (8,000 SF) (Units)	63.13	4	253	9.57	2,417	0.75	189	47	142	1.01	255	163	92	
210	Single Family Residential (12,000 SF) (Units)	22.31	3	87	9.57	641	0.75	50	13	38	1.01	68	43	24	
	Sub-Total					28,943		790	396	394		2,793	1,392	1,401	
	Subtract 10% Capture Rate					26,049		711	356	355		2,513	1,253	1,261	

Jacks Valley Road

ITE Land Use	Land Use	Area		Units-SF/ Total		ADT		AM Peak Hour				PM Peak Hour			
		(Acres)	Acres	SF/Units	Rate	Rate	Hour Rate	Hour	% In	% Out	Hour Rate	Hour	% In	% Out	
560	Public Facilities (Church) (SF)	30	3500	105,000	9.11	957	0.72	76	41	35	0.66	69	37	32	
	Public Facilities (Archive)	0													
521	Public Facilities (School) (Students)	44.42		500	3.24	1,620	0.92	460	278	184	0.2	100	38	62	
820	Commercial (Shopping Center) (SF)	69.47	9500	659,965	$\ln(T)=0.643\ln(x)+5.866$	22,936	$\ln(T)=0.596\ln(x)+2.329$	492	300	192	$\ln(T)=0.660\ln(x)+3.403$	2,182	1,047	1,134	
210	Single Family Residential (8,000 SF) (Units)	56.69	4	227	9.57	2,170	0.75	170	43	128	1.01	229	147	82	
210	Single Family Residential (12,000 SF) (Units)	16.16	3	48	9.57	464	0.75	36	9	27	1.01	49	31	18	
	Sub-Total					28,147		1,234	669	565		2,629	1,301	1,328	
	Subtract 10% Capture Rate					25,332		1,111	602	509		2,366	1,170	1,196	
	Total					51,381		1,821	958	864		4,880	2,423	2,456	

Left Turn Lane Length Calculations

U.S. 395 - Topsy Intersection

	Volume	K	Cycle Length	p	L
Eastbound	190	2	130	0	343
Westbound	331	2	130	0	598
Northbound	190	1.5	130	0	257
Southbound	545	1.5	130	0	738

U.S. 395 - Commercial Intersection

	Volume	K	Cycle Length	p	L
Eastbound	488	2	75	0	508
Westbound	24	2	75	0	25
Northbound	514	2	75	0	535
Southbound	42	2	75	0	44

U.S. 395 - Jacks Valley Intersection

	Volume	K	Cycle Length	p	L
Eastbound	500	2	130	0	903
Westbound	356	2	130	0	643
Northbound	250	1.5	130	0	339
Southbound	630	1.5	130	0	853

*Appendix C***CULTURAL RESOURCE INVENTORY - "RESULTS"**

The following represents the "results" section of the *Class III Cultural Resource Inventory for the North Douglas County Specific Plan Project* conducted by Western Cultural Resources Management, Inc. Consult the Bureau of Land Management, Carson City Office for a copy of the report in its entirety.

RESULTS

Field survey revealed that the central portion of the project area has been disturbed by off-road recreational use, the dumping of yard and construction debris and numerous two track roads. Also, an improved dirt road (Topsey Lane) and a paved road (North Sunridge Drive) bisect the project area from east to west.

The cultural resource inventory identified a total of seven previously undocumented sites and one previously recorded site (Figure 3). In addition, 20 isolated artifacts and 2 isolated features were discovered. Evidence of an historic road depicted on GLO Plat Map dating to 1866 and bisecting Section 5 from west to east was not observed during any of the north/south orientated transects. The seven sites consist of a depression with associated structural lumber and refuse, one large and two smaller diffuse refuse scatters, a ditch segment, a sparse scatter of basalt and chert flakes with an associated rock feature, an extensive bedrock milling feature containing 25 mortars and 3 grinding slicks and a rock concentration, and a dense distribution of obsidian and chert flaked stone debitage and tool fragments. These resources are summarized and discussed below. The site records are included in the Appendix.

SITE SUMMARIES

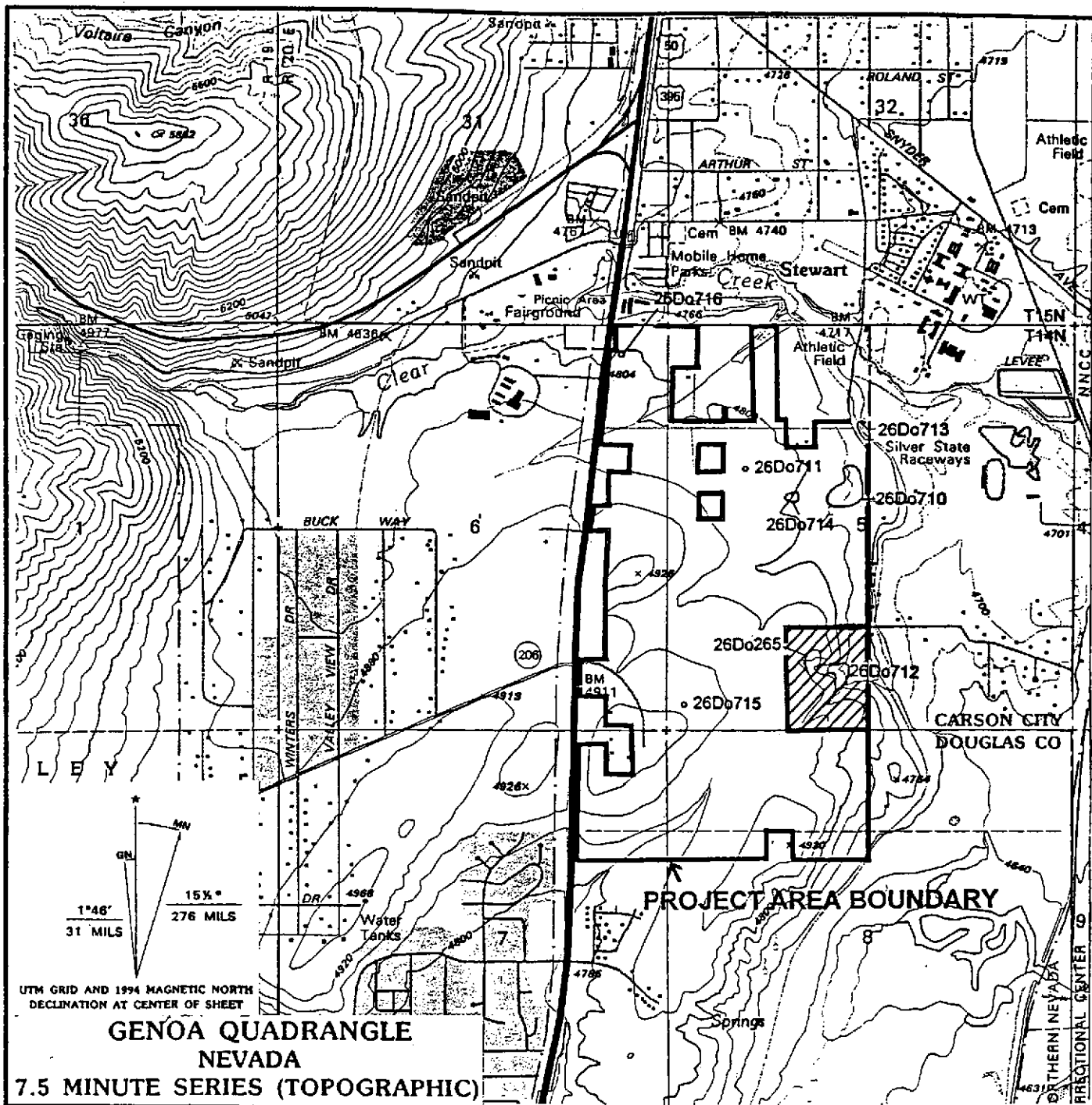
Smithsonian Number: 26Do265

Agency Number: CrNV-3-1118

Site Type: Bedrock Milling Feature

Cultural/Temporal Affiliation: The advent of mortar technology is associated with the Late Archaic and post dates 1200 B.P. (Elston et al. 1994:1-21, 1-24).

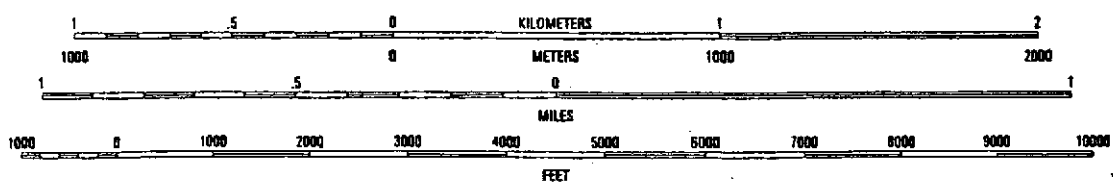
Site Description: This site, described as consisting of 17 bedrock mortars, was first recorded by Brian Hatoff (1978). Eight additional mortars, and three grinding slicks were incorporated into an IMACS short-form that was prepared by BLM archaeologists in the Spring of 2000 (McCabe and Lasell 2000). A complete IMACS form was prepared by WCRM during this project to further describe the milling features and document an associated rock feature located approximately 80 m to the north. The site is situated at the edge of an easterly trending ridge of the Carson Range. This



NORTH DOUGLAS COUNTY SPECIFIC PLAN PROJECT SITE LOCATION MAP

○ • SITE LOCATION ▨ 30 ACRE PARCEL TO BE TRANSFERRED TO THE BUREAU OF INDIAN AFFAIRS

SCALE 1:24 000



QUADRANGLE LOCATION

location overlooks the Carson River flood plain located to the east. Moderately incised seasonal drainages are located to the north and south. The site consists of 25 bedrock mortars, 3 grinding slicks and one rock concentration. Thirteen of the mortars are formed in natural depressions that range in size from 80 to 21 cm in diameter. Larger conical shaped mortars (n=6) (Numbers 1-3, 7, 8 and 12) are from 24 to 15 cm in diameter with depths from 13 to 10 cm. Nine mortars are cup shaped with diameters from 20 to 10 cm and depths ranging from 6 to 3 cm. The remaining 10 mortars are shallow saucer shaped depressions from 5 to 15 cm in diameter with depths of 1 to 3 cm. No artifacts were observed. Slope-wash, exacerbated by off-road recreational use is present on the west side of the exposed bedrock. These sediments may be obscuring additional milling features or artifacts. Wyman Sargeant, a member of the Washoe Tribe of Nevada and California, identified a concentration of stones located on the ridge immediately north of the feature as possibly marking the location of a burial (Notes on file at Nevada State Museum, Carson City). A single concentration of 7 cobbles is present on this ridge, approximately 80 m at 5 degrees from the center of the milling feature. Presumably this is the feature that was referred to by Sargeant. The site boundaries were expanded to include this feature.

Bedrock mortars have been interpreted as marking camp sites (Freed 1966:75), therefore this locale may have functioned as, or be part of a large campsite. Although artifacts are rare on the site, an obsidian projectile point mid-section was observed as a result of a field review conducted by the BLM on October 19, 2000. Ethnographic data gathered by Rucks indicates that large numbers of mortars reflect the social aspects associated with milling activities, in which a large group of women participated (1995:126). Contemporary Washoe related that mortars were primarily used in the processing of pine nuts and acorns, although other plants such as grasses, roots, and unspecified medicines were once processed (Rucks 1995:67,102-103). McCarthy (1993:283 in Rucks 1995:65) presents data indicating that the smooth slick adjacent to work areas is the result of acorn oil. Therefore the slicks present at this site may be the result of processing acorn, that was either acquired directly or by trade from the west slopes of the Sierra Nevada, or Sierra Valley area to the north. Ethnographic evidence gathered by McCarthy on the processing of acorn provides some insight into the depths of the mortars. Shallow mortars (starter mortars) less than 5.5 cm in depth were used for breaking up the nut meats, mortars from 5.5 to 9.5 cm in depth were used to grind the nuts into a fine flour. Deeper mortars over 9.5 cm in depth are too deep for oily acorn flour and were used for less oily resources such as seeds and berries (McCarthy 1993:282). Therefore, the varying depths of the mortars at this site may reflect the processing of a variety of plant resources

Site Condition: Although impacted by off road vehicle use, the overall site condition is good.

Expected Project Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: Significant, Eligible. This extensive milling feature site qualifies as a short-term residential site discussed in the prehistoric context of this report. In consultation with the BLM, the Washoe Tribe of Nevada and California have expressed that they consider the feature to be of importance to their tribal history (Bowyer personal communication with Ed Stoner June 2000). As such, the site qualifies under Criterion a. Specific individuals associated with the site were not identified, thereby precluding the resource from qualifying under Criterion b. Unique methods of construction are not present, therefore the site does not meet the requirements of Criterion c. Regarding archaeological deposits, no artifacts have been observed at the site either during the initial recordation by Hatoff in 1978, subsequent recordings conducted by BLM archaeologists in March of 2000, or during this project. While relic collectors may have removed many artifacts from the site, which is easily accessed, it seems likely that some small number of artifacts would remain and may be buried under alluvial deposits at the base of the milling feature. Therefore, block exposures around the feature have the potential to yield archaeobotanical remains that may be used to address mobility and land-use, and possibly lithic materials that may further define lithic resources and technology. Studies by McCarthy (1993) have indicated that resource specific milling tasks are reflected by the size and type of the individual milling feature. Therefore, an in depth analysis of the patterning among the individual milling features coupled with ethnographic data, and consultation with Washoe elders, may provide additional data that can be used to interpret task specific activities and subsistence resources that were prepared at this site. Because the site has the potential to further an understanding of prehistory it is recommended eligible under Criterion d.

Management Recommendations: This site is recommended eligible to the NRHP under Criteria a and d. The site and 30 acres encompassing the site (Figure 3) will be transferred to the Bureau of Indian Affairs (BIA). The BIA will hold the land in trust for the Washoe Tribe of Nevada and California. The transfer of the 30 acres encompassing the site from one federal agency to another does not constitute an adverse effect. It is not known what uses, if any, the Washoe Tribe of Nevada and California will make of the land. Any future projects, however, which may constitute a federal undertaking will be addressed by the BIA.

Smithsonian Number: 26Do710

Agency Number: BLM No. CrNV-03-5328

Site Type: Historic Refuse

Cultural/Temporal Affiliation: Historic European American - Late 19th Century to 1960s.

Site Description: This site, consisting of an extensive historic refuse deposit within 10 concentrations (A-J), is located to the east of Center Road south of Carson City and west of the Carson River. The site dimensions are 135 m E-W and 150 m N-S. The entrance to the historic Schulz Ranch is located directly to the east of the site, although interviews with Rose Parker (2000 personal communication) failed to reveal a connection with the ranch. Vegetation within and surrounding the site consists of tall sagebrush, bitterbrush, wild peach, rabbit brush, and cheat grass. The artifact concentrations are dominated by household items, and lack industrial constituents. The debris found on the site is consistent with domestic and ranch activities. Tin cans (500 +) are dominated by sanitary cans, with tobacco tins with hinged lids, key wind coffee tins, and smaller (less than 4 inch tall) solder dot milk tins. The majority of the tins have been opened with a rotary opener. All of the glass and ceramic artifacts are fragmented. Colors of the glass are clear, brown, green, amethyst, dark blue, white, aqua, light aqua, light amber, and "uranium" or "Vaseline" green that fluoresces under black light. Miscellaneous artifacts are galvanized wash tubs, car parts, gray enamel ware, barrel hoops, bailing wire, shoe and other leather fragments, metal corset stays, a 15 gallon drum, upholstery spring, metal strapping, hack saw blade, wire nails, cut nails, cast iron stove fragments, galvanized pipe fittings, bolts, ash shovel, Model A rim (missing wooden spokes). Abundant coal slag or "clinkers" indicates that a coal fired stove was periodically cleaned and dumped with the household refuse at the site. Burned, misshapen, glass is located in Concentration D. It is likely that the glass was burned prior to its disposal. Non-artifactual constituents consist of juvenile cow bone. All of these constituents appear to be limited to the surface.

Artifacts at the site the vast majority of the refuse at this site appears to post-date the 1930s. This is evidenced by the dominance of solder dot milk tins that are less than 4 inches in height. These cans have been found in assemblages that post date 1931 (Bowyer and Speulda 1996). Other artifacts dating from the 1930s are cone top and flat top beer cans with church key opener. These dates are substantiated by the presence of sanitary tins which date from 1904 (Rock 1990), numerous bottles bearing the 1928-1954 Owens Illinois trademark symbol and Hazel Atlas bottles with a time-frame from 1920-1964. Although cut nails dominate in pre 1890 assemblages and amethyst glass

pre-dates 1920, these items are present in extremely small numbers and may represent recycling and the delayed discard of materials.

Large sanitary cans indicate the presence of a large family group. This is consistent with early farming and ranching households, that were composed of several children, who were considered as assets to the daily operation. The presence of cooking oil containers indicates a diet that included fried foods. Unfortunately, bone was limited to a small number of large mammal long bones and unfused condyle fragments, indicating the butchering of juvenile livestock.

All of the 10 concentrations (A-J) were inventoried in detail. While similarities in the tin can assemblages were noted among the concentrations, specialty items such as nails, a metal file, auto and stove parts, were unique to all of the concentrations. There are approximately 50 pieces of amethyst glass located throughout the site, from a number of vessels including a patent medicine bottle, a jar with a lightning closure, and a tall 5 or 6 paneled jar or vase. The lack of complete or nearly complete ceramics and bottles, coupled with the proximity to development indicates that many items may have been removed by relic hunters.

Finally, it should be noted that a chert projectile point fragment was noted on the site during an onsite visit by the BLM. This point could not be relocated during the onsite visit conducted on October 19th by the BLM and the WCRM Project Manager nor was it relocated during the re-recording of the site by Tom Langheim of WCRM on October 27th, 2000.

Site Condition: Good. Approximately 25 percent of the site area appears to be deflated, with some horizontal mixing of the deposits also present.

Anticipated Project-Related Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: As a refuse dump the site, while apparently linked to the nearby Schulz Ranch, lacks the clear and documentable associations to ranching in the area. As a result the site can not be considered significant under Criteria a or b. The lack of a built environment or evidences of an architectural presence precludes the site from being considered eligible under Criteria c. This site is recommended as eligible for inclusion in the National Register

of Historic Places under Criterion d for the information it holds about local ranching life during the 20th century. The site has clear focus and thus the necessary integrity for inclusion in the NRHP. Moreover, it has the ability to address research concerns iterated in the Refuse Deposits property type discussion including:

The material in the scatter represent does represent a particular theme - agricultural activities and it does indicate participation in world systems, and it is somewhat dominated by goods from the national and/or international markets.

Careful study of the artifacts at the site can help recreate the ranch household and its composition.

The refuse appears to have been derived from a single kind of source - a nearby ranch household.

Finally, under the heading of chronology the material all appears to date from a single period of time (early to mid 20th century) and thus the information held by the site can contribute to our understanding of culture history from that period.

In summary the site lacks the associations and integrity to be recommended as eligible for inclusion in the National Register of Historic Places under Criteria a, b or c but it does hold significant quantities of information and meets the registration requirements for a refuse deposit as outlined in the survey report. Therefore, the site is recommended eligible to the NRHP under Criterion d.

Management Recommendations: According to 36 CFR citation 800.5 (a)(2)(vii) "transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance" constitutes an adverse effect (Federal Register 1999). It is recommended, in order to mitigate adverse effects, that a treatment plan be prepared and implemented prior to the transfer.

Smithsonian Number: 26Do711

Agency Number: CrNV-03-5329

Site Type: Depression with Structural and Refuse Remains

Cultural/Temporal Affiliation: European American - Post 1940

Site Description: This site is situated on lower alluvial fan deposits east of the Carson Range, and upslope of the Carson River flood plain. The site consists of a shallow (one foot deep) depression, 10 feet in length and 65 inches in width. Three 5 by 5 and ½ inch posts and one inch thick nominal lumber, some of which contain wire nails, are associated with the depression. Three sanitary cans and a piece of sheet metal are scattered around the perimeter of the feature. Scattered charcoal is located on the surface within the depression and one piece of lumber is burned on one side. A 25 by 25 cm shovel probe was placed within the feature and excavated to a depth of 20 cm. No cultural material was found within the depression. Sanitary tins post date 1904 (Rock 1990). However, the lack of artifacts with manufacturing end dates preclude accurate dating of the site. Vegetation consists primarily of bitterbrush and tall sagebrush, with lesser quantities of wild peach, rabbit brush and cheat grass. The entire site dimensions are approximately 5 meters in diameter.

Site Condition: The overall site condition is poor (greater than 50 percent disturbed), since fluvial and aeolian processes have eroded the depression. Burned structural materials indicates the fire may have destroyed some of the constituents.

Expected Project Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: Non-Significant, Not Eligible. Since the site cannot be associated with an historical theme, it has limited value in addressing research domains. The artifacts and structural material lack association with a particular event or residence (Criterion a), and cannot be traced to the lives of significant individuals (Criterion b). The minimal structural remains and the depression lack engineered features or architectural elements precluding the site from qualifying under Criterion c. There are no signs of buried materials, associations between the artifact constituents can not be ascertained, and there is a lack of data that may be used to address gender, age, or ethnicity, or remains that might further address lifeways and consumptive habits or changes in these habits over time. Because of these deficiencies the site does not qualify under

Criterion d. Therefore, this site is recommended not eligible for inclusion in the National Register of Historic Places as outlined in Criteria a-d.

Management Recommendations: No further work is recommended.

Smithsonian Number: 26Do712

Agency Number: CrNV-03-5330

Site Type: Historic Refuse Deposit

Cultural/Temporal Affiliation: 20th Century European American

Site Description: This dispersed scatter of historic refuse is located at the base of a steep ridge immediately upslope of the Carson River flood plain. The site is situated at the base of easterly trending slopes that descend from the Carson Range. A seasonal drainage and unimproved dirt road bisect the site from east to west and a second seasonal drainage forms the southern site boundary. Artifacts consist of a gray enamel wash basin, 7 sanitary cans or can lids, 7 solder dot milk tins, 2 lard buckets with bail handle, a section of corrugated riveted pipe, 2 automobile tires (size 6.70-15), a smashed lap seam bucket with modified wire handle, 3 clear glass jar tops with screw lids, and 2 steel beverage cans with church key opening. These artifacts are set on a background scatter of contemporary refuse consisting of aluminum beer cans; clear, green and brown beer bottle fragments, plastic beverage bottles, styrofoam, miscellaneous clothing, plastic fragments, and small pieces of PVC pipe. The refuse appears to represent accumulated debris from numerous dumping events that may date from the 1930s until present. Vegetation consists primarily of tall sagebrush with lesser amounts of wild peach, rabbit brush, bitterbrush, and cheat grass. The site measures 40 m north/south by 40 m east/west.

Site Condition: Site condition is poor since the artifacts are widely scattered possibly as a result of fluvial processes.

Expected Project Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: Non Significant, Not Eligible. Records searches have found no information about this site to indicate its function, purpose or time setting. Without these clear links no associations of the significant events, patterns, trends or persons can be made.

Thus, the site can not be considered significant under Criteria a or b. The lack of a built environment or evidences of an architectural presence the site can not be considered eligible under Criteria c. Finally, the apparent lack of subsurface deposits and the limited and scattered nature of the surface materials indicate that the site does not have the the archaeological data potential to be considered a significant repository of information about 20th century ranching and ranch life in the Carson City area. In summary the site lacks the associations and integrity to be recommended as eligible for inclusion in the National Register of Historic Places under any of the four criteria.

Management Recommendations: No further work is recommended.

Smithsonian Number: 26Do713

Agency Number: CrNV-03-5331

Site Type: Ditch Segment

Cultural/Temporal Affiliation: European American - Late 19th to early 20th Century.

Site Description: This site consists of a hand or machine dug irrigation canal located at the toe of slopes descending from the Carson Range to the west and upslope of the Carson River flood plain to the east, within the Carson Valley. The segment of the canal located within the project is approximately 80 m in length. The depth is currently 2 feet with a width of 12 feet. A one foot high berm 8 feet in width is located on the downslope (northeast) side of the feature. Originally the ditch may have been either hand dug or excavated using a horse drawn scraper or plow. The ditch has been in use since at least the beginning of the 20th Century (Rose Parker, 2000 personal communication). Ms. Parker, who grew up on the ranch and still owns a small portion, also stated that the ditch originates at a small dam located on Clear Creek approximately 1,000 m to the northwest, and is a seasonal source of water for the Schulz Ranch and one other small farm. Other than two smashed sanitary cans and a barrel hoop located within 5 m on the upslope side of the ditch, no artifacts were observed in association with the irrigation segment. Vegetation consists primarily of tall sagebrush, bitterbrush and rabbit brush. Willows are located to the southeast and grasses including bunch grass are within the drainage.

Site Condition: This ditch segment does appear to have been impacted and there is no indication of modifications or realignments, therefore overall condition of this segment is excellent.

Expected Project Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: Non-Significant, Not Eligible. Currently the ditch segment is part of a feeder that diverts water from Clear Creek to the Schulz Ranch and one other small farm located to the east of the project area. Historically, the function was most likely similar to that of today, supplying water during the late spring and early summer to the Schulz Ranch. The physical appearance of the feature suggests that the method of construction was by hand, or horse drawn plow and/or scraper, methods that were common in Carson Valley and throughout Nevada in the late 19th and early 20th Centuries. Although the physical characteristics of the resource provide information concerning the method of construction of small farm irrigation systems in Carson Valley and Nevada, the ditch segment is part of a system that was of nominal importance to the development of farming or ranching in the region and is not therefore eligible under Criterion a. Record searches and interviews indicate that the ditch is associated with the Schulz Ranch, however historic documents and interviews failed to identify significant individuals as outlined in Criterion b. While the segment maintains integrity that reflects the original construction methods, the resource does not possess significant engineered features, or elements that demonstrate an evolution in the construction of irrigation systems constructed during the late 19th and early 20th centuries (Criterion c). Other than the two smashed tins and a barrel hoop, no archaeological deposits that may aid in determining use or method of construction were observed in association with the segment, precluding the segment from qualifying as a contributing element under Criterion d. Therefore, the site is not recommended as eligible under Criteria a-d.

Management Recommendations: No further work is recommended.

Smithsonian Number: 26Do714

Agency Number: CrNV-03-5332

Site Type: Historic Refuse Deposit

Cultural/Temporal Affiliation: 20th Century European-American

Site Description: This sparse scatter of historic refuse is located on a southeast facing slope of the lower easterly facing fan that descends from the Carson Range to the west. The Carson River flood plain is located to the east. An ephemeral wash is located approximately 20 m to the south. Artifacts consist of 2 cooking oil tins, a key wind can top, a 5 gallon kerosene can missing a top, a

tin canister and amethyst, aqua and clear colored glass fragments. The artifacts are widely dispersed in an area measuring 35 m east/west and 10 m north/south, on a southeast/northwest trending 5 degree slope. Vegetation consists of tall sagebrush, bitterbrush, wild peach, rabbit brush and cheat grass.

Site Condition: The artifacts are widely scattered and lack meaningful associations, therefore overall site condition is poor.

Expected Project Impacts: The site may be impacted by commercial and residential development.

Significance and National Register Eligibility: Non Significant, Not Eligible. The artifact assemblage at this site appears to be the remains of sporadic deposits from the early 1900s, based upon the presence of amethyst glass and the widely distributed artifact constituents. The limited number of artifacts, coupled with a lack of household debris, suggests that the cans and glass artifacts are not the result of a residential dump, but rather several small dumping events. Because of a lack of association with an historic theme, the site can not be associated with a specific event or pattern (Criterion a), and cannot be traced to the lives of significant individuals (Criterion b). There are no structures, engineered features or related artifacts associated with the site (Criterion c). There are no signs of buried materials and there is a lack of integrity, since associations between the scattered artifact constituents can not be ascertained. As a result the site lacks data that may be used to address gender, age, or ethnicity, or remains that might further address lifeways and consumptive habits or changes in these habits over time (Criterion d). Therefore, this site is recommended not eligible for inclusion in the National Register of Historic Places as outlined in Criteria a-d.

Management Recommendations: No further work is recommended.

Smithsonian Number: 26Do715

Agency Number: CrNV-03-5333

Site Type: Lithic Scatter

Cultural/Temporal Affiliation: Aboriginal/Unknown

Site Description: This site located on the lower easterly trending alluvial fan of the Carson Range, overlooks the Carson River flood plain located to the east. The site is on barren ground and surrounding vegetation consists primarily of tall sagebrush and bitterbrush, with lesser numbers of wild peach and cheat grass. The site, measuring approximately 6.5 m in diameter consists of 71 pieces of flaked stone debitage dominated by obsidian (n=55, 77 percent), with lesser amounts of chert (n=11, 15 percent), mineralized wood (n=3, 4 percent), basalt (n=1, 2 percent), and sinter (n=1, 2 percent). Thirteen flaked and ground stone tools consist of 1 small andesite pestle fragment, 6 Stage II obsidian biface fragments, 1 Stage III obsidian biface fragment, 1 chert core, 1 mineralized wood core tool, and 2 assayed cobbles of chert and mineralized wood. A shovel probe placed in the center of the artifact concentration indicated that the artifacts are limited to the surface. No artifacts were observed in the road bed along the south side of North Sunridge Drive.

It is clear that the artifacts on the site are in a secondary depositional context. The site was revisited by the WCRM Project Manager and the BLM and the following observations were made: 1) The site is located immediately adjacent to North Sunridge Drive in an area in which the surface was disturbed by blading during road construction; 2) the disturbed area is covered with the same material used to construct the modern roadbed; and 3) the road was built in the late 1990s and the lithic materials observed were deposited after the road was constructed. We can only speculate as to the reasons for this concentration of lithic materials. It is possible that the lithic materials were part of the road building materials and were deposited when the road was constructed. This, however, is unlikely given the concentration and diversity of material types and tools. It is also possible that the site represents the detritus from a modern flintknapper with poor ethics. Finally, it is possible that a local collector abandoned the collection by the roadside.

In summary, the lithic materials that constitute the "site" are in a secondary depositional context and were deposited on artificial fill which is part of a road constructed in the late 1990s.

Site Condition: The site condition is poor, since the artifacts are in a completely secondary depositional context.

Expected Project Impacts: The site may be impacted by residential and commercial development.

Significance and National Register Eligibility: Non-Significant, Not Eligible. Surface examination of the site and surrounding area, and excavation of a small shovel probe indicate that this small dense deposit of flaked stone debitage and tool fragments is limited to the surface and deposited directly on top of road-base gravels. The road was constructed in the late 1990s. Therefore, as redeposited material the artifacts lack association and preclude interpretation of the activities and/or events that they may represent and the data can be used to address changes in mobility and land-use, lithic resources and technology, or trade and exchange as outlined in the research domains for this project. Therefore, the site is recommended not eligible to the NRHP under Criteria a-d.

Management Recommendations: No further work is recommended

Smithsonian Number: 26Do716

Agency Number: CrNV-3-5334

Site Type: Lithic Scatter

Cultural/Temporal Affiliation: Aboriginal/Unknown.

Site Description: This site is situated on a small knoll and north facing slope that overlooking Clear Creek to the north. This location is on the easterly trending alluvial fan that descends from the Carson Range. The site, measuring 26 m by 22 m, consists of 1 red chert flake, 5 basalt flakes and a concentration of six cobbles (Feature One) from 7 to 23 cm in size arranged in a circular pattern 31 by 32 cm in size. A small probe (Shovel Probe One) placed within the flake distribution failed to identify the presence of subsurface deposits. A second probe (Shovel Probe Two) was placed directly adjacent to the rock cluster. No charcoal, ash, darkened soil or artifacts were identified within this second probe unit, therefore the rock cluster may be a survey or claim marker. The lack of subsurface cultural materials coupled with the dispersed nature of the artifacts suggests that erosional process have compromised site integrity. Vegetation, on site and in the vicinity consists primarily of tall sagebrush with lesser quantities of bitterbrush, wild peach, rabbit brush, and cheat grass.

Site Condition: The diffuse scatter of artifacts coupled with a lack of subsurface deposits indicates that erosional processes have compromised more than 50 percent of the site integrity, therefore overall site integrity is poor.

Expected Project Impacts: Commercial and residential development.

Significance and National Register Eligibility: This small dispersed lithic scatter is probably associated with subsistence procurement or processing, discussed in the prehistoric context of this report. It does not contain data that can be related to significant events in history (Criterion a), or lives of specific individuals as outlined in Criterion b. Other than a small concentration of cobbles that lacked charcoal, ash, changes in soil color, or artifacts, no constructed features were observed, precluding the site from qualifying under Criterion c. Regarding the archaeological deposits, the basalt and chert debitage is widely dispersed and may be the remains of separate events or artifacts from a single event that have become scattered by erosional processes. Further, the site lacks evidence of subsurface deposits, other artifact constituents (e.e., ground stone, shell beads, or large amounts of obsidian) or features that have the potential to provide additional data classes necessary to address chronology, mobility and land-use, lithic procurement and technology, and trade and exchange. Therefore, this site is not recommended eligible to the National Register as outlined in Criterion d.

Management Recommendations: No further work is recommended.

ISOLATED FINDS

A total of 20 isolated artifacts and 2 isolated features were observed during inventory of the North Douglas County Specific Plan Project. The isolated items are primarily historic (n=16) with the remainder (n=4) consisting of prehistoric flaked stone artifacts. Tin cans (n=14) dominant the historic artifacts and consist of 5 gallon fuel cans (n=6), small solder dot milk tins (n=4), hinged tobacco tins (n=2), and one each hole-in-cap tin, and one-pound key wind coffee tin. The remaining historic items are a metal wash basin, that may have been enameled, and five amethyst glass fragments of the same container. Prehistoric artifacts consist of a gold chert utilized flake, an obsidian pressure flake, a basalt flake fragment, and an obsidian Stage II biface fragment (See Appendix) that was associated with yard waste, suggesting a secondary deposition.

Both of the isolated features (Table 5) are claim markers consisting of a dimensioned 4 X 4 post with a single hinged tobacco tin, and aluminum tag attached. These markers were both found lying on the ground and the claim papers were illegible. Nominal sized lumber dates to just before World War II (Howard 1989:16), therefore the claim markers most likely post date 1940.

Table 4 Isolated Artifacts

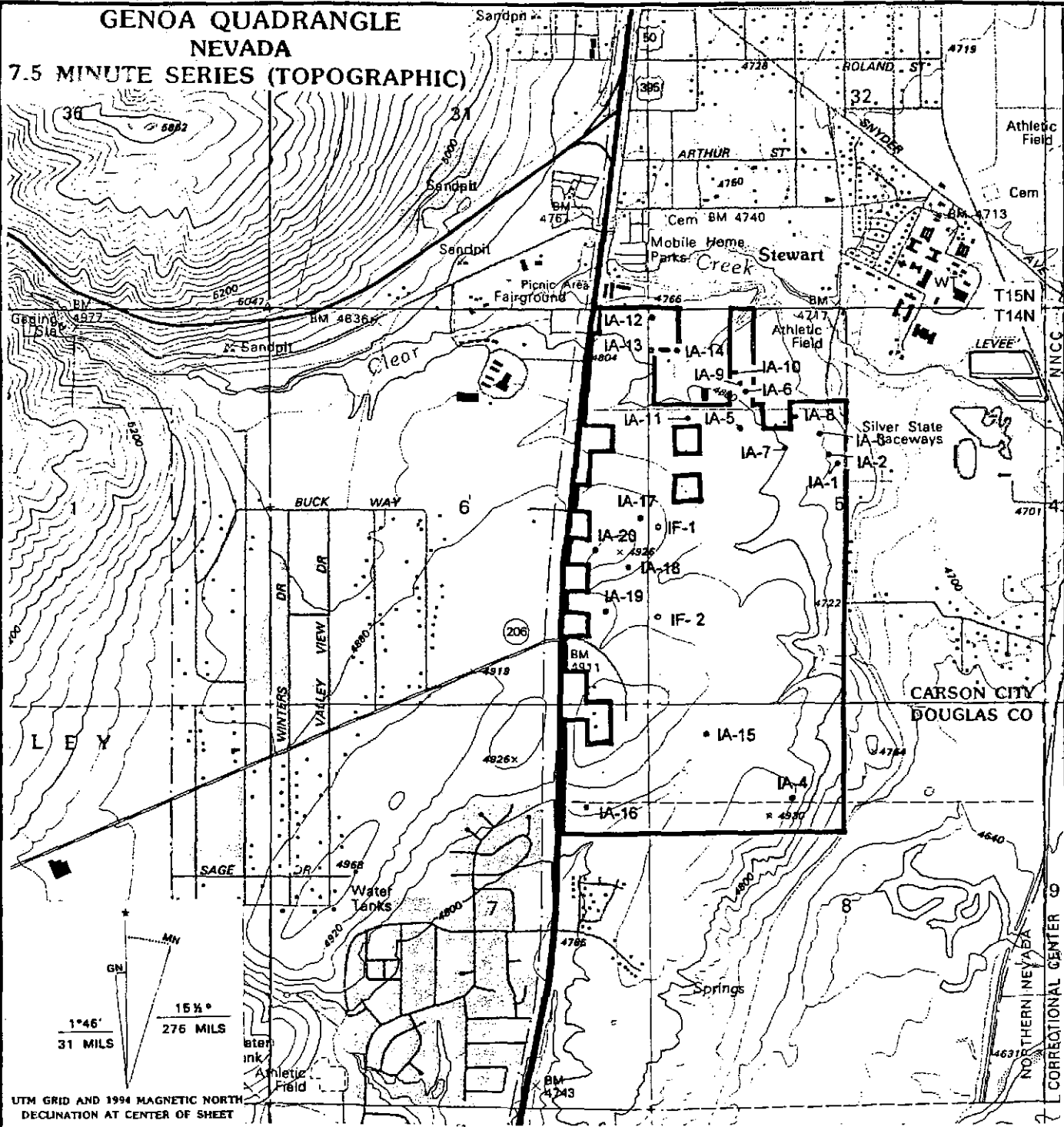
Isolate No.	UTM Coordinates	Legal Location	Description
1	261300 mE 4332230 mN	NW SE SE of Section 5	5 gallon fuel can
2	261260 mE 4332180 mN	NW SE NE of Section 5	Hinged tobacco tin
3	261340 mE 4332240 mN	NW SE NE of Section 5	5 gallon fuel can
4	261100 mE 4330880 mN	NW NE SE of Section 8	Gold chert utilized flake with complex dorsal surface and planar platform. micro chipping on distal margins 26.1 x 27.6 x 7.1 mm
5	260900 mE 4332400 mN	NW SW NE of Section 5	Soldered dot milk can 3 15/16" tall
6	260920 mE 4332520 mN	NW NE SW of Section 5	5 gallon fuel can, missing top
7	261280 mE 4332090 mN	NW SE NW of Section 5	Metal wash basin may have been enameled, rusted 14" diameter x 2 1/2" high

Table 4 Isolated Artifacts (Continued)

Isolate No.	UTM Coordinates	Legal Location	Description
8	261140 mE 4332420 mN	NW SE NE of Section 5	Stage II opaque obsidian biface fragment with remnant notch; snap fracture at each end, missing one margin. 23.1 x 27.6 x 7.7 mm (associated with yard waste)
9	260900 mE 4332540 mN	NW NW SE of Section 5	5 gallon fuel can, missing top
10	260880 mE 4332600 mN	NW NW SE of Section 5	5 gallon fuel can, missing top
11	260690 mE 4332410 mN	NW SW NW of Section 5	5 gallon fuel can, missing top
12	260540 mE 4332830 mN	NW NW NW of Section 5	Obsidian pressure flake, semi-translucent gray; missing distal end
13	260540 mE 4332720 mN	NW NW NW of Section 5	2 ½" Solder dot milk tin
14	260660 mE 4332690 mN	NW NW NW of Section 5	Hole-in-cap can, 4 ½" tall, 3 3/8" diameter
15	260220 mE 4330870 mN	NE NE SW of Section 8	2 ½" Solder dot milk tin
16	260220 mE 4330870 mN	NE NE SW of Section 7	Basalt flake fragment with build up of small step fractures on one side; 1 x 2 cm
17	260490 mE 4332020 mN	SE NE NE of Section 6	1 lb key wind coffee tin
18	260420 mE 4331830 mN	SE NE SE of Section 6	2 ½" Solder dot milk tin
19	260270 mE 4331640 mN	SE SE NW of Section 6	Hinged tobacco tin
20	260280 mE 4331900 mN	SE NE NW of Section 6	5 amethyst glass fragments, largest is 1 x 2 inches; all appear to be from the same container.

Table 5 **Isolated Features**

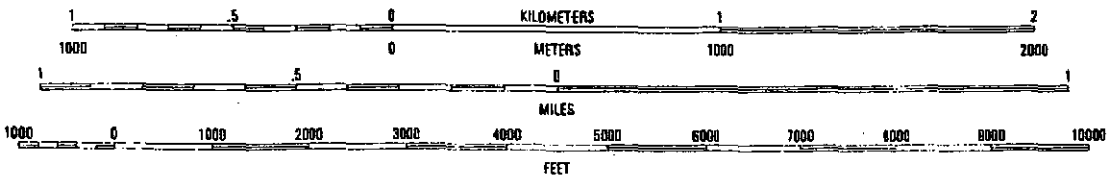
1	260540 mE 4331990 mN	SW NW NW of Section 5	Dimensioned 4" x 4" post with hinged tobacco tin and aluminum tag inscribed with "Location Monument Metal "X" # 9"
2	260520 mE 4331610 mN	SW SW NW of Section 5	Dimensioned 4" x 4" post with hinged tobacco tin and aluminum tag inscribed with "Location Monument Metal "X" # 1"



NORTH DOUGLAS COUNTY SPECIFIC PLAN PROJECT ISOLATE LOCATION MAP

- ISOLATED FEATURE LOCATION
- ISOLATED ARTIFACT LOCATION

SCALE 1:24 000



Beyond the application of the above criteria, a resource must retain sufficient integrity to maintain the character that makes it significant, in order to be considered eligible for nomination to the NRHP. Integrity can be physical or relate to integrity of place and setting in which the site's relationship to the surrounding landscape is considered.

POTENTIAL PROJECT IMPACTS

Upon completion of the proposed land exchange historic properties located within the project will no longer be protected by "Federal ownership or control, without legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance", as outlined in Section 800.5(a)(2) of Section 106 of the National Historic Preservation Act. Therefore, the proposed land exchange has the potential to adversely affect historic properties located within the proposed land exchange.

RECOMMENDATION SUMMARY

Eight sites were identified either within or directly adjacent to the proposed land exchange. (Table 6). Three of these sites are historic refuse deposits (26Do710, 26Do712, and 26Do714); one consists of a depression, structural material, and historic refuse (26Do711); one is segment of an irrigation conveyance system (26Do713); two are prehistoric lithic scatters (26Do715 and 26Do716); and one is a prehistoric milling feature with an associated rock concentration (26Do265). Two of the three historic refuse deposits (26Do712 and 26Do714), the structural remains (26Do711), and the two lithic scatters (26Do715 and 26Do716) are recommended as not eligible to the NRHP, since they: cannot be associated with patterns in history or prehistory (Criterion a), are not associated with a significant individual (Criterion b), contain no engineered or unique architectural features (Criterion c), and do not possess significant archaeological potential (Criterion d), and lack integrity. Although the ditch segment (26Do713) can be linked to historic ranching, it does not display unique elements of construction or design that sets it apart from other early ditch systems in Carson Valley or Nevada (Criterion c, nor was it an extensive system that was of importance in the development of farming and ranching within the region (Criterion a). Further the site lacks an association with historically significant individuals (Criterion b), and archaeological constituents are not present (Criterion d). Site 26Do710, an historic refuse scatter, is recommended eligible to the NRHP under Criterion d because it holds significant quantities of information and meets the registration requirements for a

refuse deposit as outlined above. Pending review by the BLM in consultation with the SHPO it is recommended that prior to transfer of the property from Federal control a treatment plan be developed to mitigate adverse affects at site 26Do710.

Site 26Do265, consists of an extensive milling feature and an associated rock concentration, containing 25 mortars and 3 grinding slicks. The site has been identified as an important element of tribal history by the Washoe Tribe of Nevada and California. In addition, there is a the potential for buried constituents that may further address settlement and land-use, and lithic resource procurement and technology. Also, analysis of patterning among the milling features, coupled with consultation with Washoe tribal members may provide information on subsistence processing activities and work patterns associated with milling activities. Therefore, the site is recommended eligible under Criteria a and d.

A total of 30 acres encompassing site 26Do265 will be transferred from the BLM to the BIA and held in trust for the Washoe Tribe of Nevada and California. This transfer does not constitute an adverse effect since the site will remain under federal management.

Table 6 NRHP Evaluations

Site No. Smithsonian/BLM	Description	NRHP Recommendation	Comments
26Do265 CrNV-03-1118	Prehistoric Milling Site	Eligible under Criteria a and d	No Adverse Effect
26Do710 CrNV-03-5328	Historic Refuse Deposit	Eligible under Criterion d	Mitigation of adverse affects
26Do711 CrNV-03-5329	Historic Depression	Not Eligible under Criteria a-d	Not Applicable
26Do712 CrNV-03-5330	Historic Refuse Deposit	Not Eligible under Criteria a-d	Not Applicable
26Do713 CrNV-03-5331	Historic Ditch	Not Eligible under Criteria a-d	Not Applicable
26Do714 CrNV-03-5332	Historic Refuse Deposit	Not Eligible under Criteria a-d	Not Applicable
26Do715 CrNV-03-5333	Prehistoric Lithic Scatter	Not Eligible under Criteria a-d	Not Applicable
26Do716 CrNV-03-5334	Prehistoric Lithic Scatter	Not Eligible under Criteria a-d	Not Applicable