



**LYON COUNTY BOARD OF COUNTY COMMISSIONERS
THURSDAY, FEBRUARY 01, 2024
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

AMENDED

Join Zoom Meeting:

<https://us02web.zoom.us/j/83368686463?pwd=ZlVGaWFOT3pGUjJPWWV0VmZRQ0N5dz09>

Meeting ID: 833 6868 6463 / Passcode: 896135

Mobile: 1-253-215-8782 / 1-346-248-7799

County Commission meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by raising your hand. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. Then to unmute yourself, dial *6.

Written public comments may be mailed to the Lyon County Manager's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to countyclerks@lyon-county.org, be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Board of Commissioners within 24 hours after the meeting.

AGENDA

**(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).**

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

BOARD OF COMMISSIONERS CONVENING AS OTHER BOARDS - *Members of the Board of County Commissioners also serve as the Liquor Board, Central Lyon Vector Control District Board, Mason Valley Mosquito Abatement District Board, Walker River Weed Control District Board, Willowcreek General Improvement District Board, the Silver Springs General Improvement District Board, and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.*

NOTE: THIS MEETING MAY BREAK BETWEEN 11:30 - 1:30 FOR LUNCH

1. Roll Call

2. Invocation given by Irene Albritton of First Christian Church

3. Pledge of Allegiance

4. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

5. For Possible Action: Review and adoption of agenda

6. Presentation of awards and/or recognition of accomplishments

7. Commissioners/County Manager reports

8. Elected Official's reports

8.a. For Report Only: Dayton Justice Court statistics report.

- [December Criminal and Civil Statistics](#)

8.b. For Report Only: Canal Township Justice Court statistics report.

- [December 2023 Statistics](#)

9. Appointed Official's reports

10. Advisory Board reports

11. CONSENT AGENDA (Action Will be Taken on All Items) - *All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with*

one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

- 11.a. For Possible Action: Review and accept claims and financial reports.
 - [Cash Report January 15, 2024](#)
 - [Claims Report January 1, 2024 to January 15, 2024](#)
- 11.b. For Possible Action: Review and accept travel claims.
 - [Travel Report January 1, 2024 to January 15, 2024](#)
- 11.c. For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.
 - [Secured Factual Corrections](#)
- 11.d. For Possible Action: Approve the January 18, 2024 Minutes.
 - [January 18, 2024 Minutes](#)
- 11.e. For Possible Action: Approve the purchase of a vehicle maintenance shop lift in the amount of \$13,000 to be funded from a budget transfer from the General Fund contingency.
- 11.f. For Possible Action: Accept grant award from Aging and Disability Services Division (ADSD), State of Nevada, for FY2024 Nutrition Services Incentive Program (NSIP) in the amount of \$20,808.00.
 - [FY24 Nutrition Services Incentive Program Grant Award](#)

REGULAR AGENDA - *(Action will be taken on all items unless otherwise noted)*

12. Public Hearing on Planning Items

- 12.a. For Possible Action: Approve a Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels on the north side of Hwy 50, east and west of Traditions Parkway, to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.
 - [Staff Report](#)
 - [Backup](#)
 - [Public Comment](#)
- 12.b. For Possible Action: Approve a request for a two-year Extension of Time, until February 1, 2026, to submit a final subdivision map, or the first in a series of final subdivision maps for the Estates at Sutro tentative subdivision, to create 96 single family residential lots on approximately 47.99 acres. The Tentative Subdivision Map was approved on February 6, 2020 and amended on October 19, 2023 (APN: 016-403-27), PLZ-2023-084.
 - [Staff Report](#)
 - [Backup](#)

13. Community Development

- 13.a. For Possible Action: Approval to release the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision and replace it with a new Maintenance Bond from the new owner of those lots

created on Subdivision Map #676375, in the same amount.

- [Backup](#)

14. Comptroller

- 14.a. For Possible Action: Approve an additional \$30,000 towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency.

15. Advisory Boards

- 15.a. For Possible Action: Approve to change the meeting day of the Silver City Advisory Board to the 2nd Thursday of the month at 7:00 pm.

- [Letter of Transmittal](#)

16. County Manager

- 16.a. For Possible Action: Approve and authorize the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration. The application is for \$150,000 with a \$10,000 County match, for the design of the South Partial Parallel Taxiway at the Silver Springs Airport.

- [Silver Springs Airport Parallel Taxiway Design Preliminary Grant Application](#)

- 16.b. For Possible Action: Appoint a Director of North Lyon County Fire Protection District.

- [North Lyon County Fire Protection District Director Application Package](#)
- [North Lyon County Fire Protection District January 11, 2024 Draft Minutes](#)
- [NRS 474.145 - Vacancies](#)

17. Agenda Requests - *Administrative Policies and Procedures 1.05, A Commission Member or elected/appointed department head may request an item be considered on a future agenda either by making an oral request at a County Commission meeting or submitting the request in writing to the County Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.*

18. Commissioner Comments

19. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

20. Closed Session pursuant to NRS 241.015(3)(b)(2) - *To receive information from the District Attorney or counsel regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter, and pursuant to NRS 288.220, to receive a report on the status of ongoing labor negotiations; and direct staff accordingly.*

21. Adjourn

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) 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 Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is
Available at www.lyon-county.org**

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

8.a

Subject:

For Report Only: Dayton Justice Court statistics report.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [December Criminal and Civil Statistics](#)

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 12/1/2023 - 12/31/2023

Felony Case Types (Dictionary, p.1-5)

Criminal Caseload
(Dictionary p. 10-13)

	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Motor Vehicle - Other	Other Felony
1. Begin Pending													
a. Active	3	0	0	0	1	11	11	4	0	1	0	1	1
b. Inactive	8	1	0	0	1	17	4	0	2	1	0	0	1
2. New Filings													
a. Charges	1	0	0	0	0	2	2	1	0	0	0	0	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Disposition (Entry of Judgment)													
a. Original	1	0	0	0	0	1	1	0	0	1	0	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	0	0	0	0	0	0	2	0	0	0	0	0	0
7. End Pending													
a. Active	3	0	0	0	1	12	10	5	0	0	0	1	1
b. Inactive	8	1	0	0	1	17	6	0	2	1	0	0	1
8. Set for Judicial Review	0	0	0	0	0	0	0	0	0	0	0	0	0
9. Age of Active Pending Caseload													
i. Original. 0-90 days	1	0	0	0	0	4	5	2	0	0	0	0	0
ii. Original. 91-180 days	0	0	0	0	1	4	0	0	0	0	0	1	1
iii. Original. 181-365 days	2	0	0	0	0	2	2	0	0	0	0	0	0
iv. Original. > 365 days	0	0	0	0	0	1	3	1	0	0	0	0	0
v. Reopened. 0-60 days	0	0	0	0	0	1	0	0	0	0	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	0	0	0	0	0	0	0	0
vii. Reopened. > 180 days	0	0	0	0	0	0	0	2	0	0	0	0	0
10. Time to Disposition													
a. Original. Mean Number of days	432	0	0	0	0	65	43	0	0	345	0	0	0
b. Original. Median Num. of days	432	0	0	0	0	65	43	0	0	345	0	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0	0	0

Nevada Trial Courts

Criminal Statistics Reporting
Caseload Worksheet

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 12/1/2023 - 12/31/2023

Gross Misdemeanor Case Types (Dictionary, p.1-5)

Criminal Caseload (Dictionary p. 10-13)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - Other	Other Gross Misdemeanors
	1. Begin Pending										
a. Active	1	0	0	0	1	1	1	0	0	0	1
b. Inactive	2	0	0	0	4	6	0	0	0	0	0
2. New Filings											
a. Charges	1	0	0	0	0	1	0	0	0	0	0
3. Reopened	0	0	0	0	0	0	0	1	0	0	0
4. Reactivated	0	0	0	0	0	0	0	0	0	0	0
5. Disposition (Entry of Judgment)											
a. Original	0	0	0	0	0	0	0	0	0	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	0	0	0	0	0	0	0	0	0	0	0
7. End Pending											
a. Active	2	0	0	0	1	2	1	1	0	0	1
b. Inactive	2	0	0	0	4	6	0	0	0	0	0
8. Set for Judicial Review	0	0	0	0	0	0	0	0	0	0	0
9. Age of Active Pending Caseload											
i. Original. 0-90 days	2	0	0	0	0	1	0	0	0	0	0
ii. Original. 91-180 days	0	0	0	0	0	0	1	0	0	0	0
iii. Original. 181-365 days	0	0	0	0	1	0	0	0	0	0	1
iv. Original. > 365 days	0	0	0	0	0	0	0	0	0	0	0
v. Reopened. 0-60 days	0	0	0	0	0	0	0	1	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	0	0	0	0	0	0
vii. Reopened. > 180 days	0	0	0	0	0	1	0	0	0	0	0
10. Time to Disposition											
a. Original. Mean Number of days	0	0	0	0	0	0	0	0	0	0	0
b. Original. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 12/1/2023 - 12/31/2023

Misdemeanor, Traffic, and Civil Infraction Case Types (Dictionary, p.1-5)

Criminal Caseload
(Dictionary p. 10-13)

	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Other Misdemeanor	Traffic Misdemeanor	Traffic Civil Infraction	Parking	Other Civil Infraction
1. Begin Pending															
a. Active	14	20	0	8	28	37	6	10	39	3	30	614	0	0	0
b. Inactive	9	12	0	6	23	15	0	9	24	1	9	82	0	0	0
2. New Filings															
a. Charges	4	8	0	1	8	2	0	0	5	1	4	66	0	0	0
3. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4. Reactivated	0	0	0	1	3	0	0	0	0	0	0	3	0	0	0
5. Disposition (Entry of Judgment)															
a. Original	3	3	0	0	2	1	1	0	7	0	4	26	0	0	0
b. Reopened	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6. Placed on Inactive Status	1	1	0	4	1	1	0	0	0	0	0	1	0	0	0
7. End Pending															
a. Active	14	24	0	6	36	37	5	10	37	4	30	657	0	0	0
b. Inactive	10	13	0	9	21	16	0	9	24	1	9	80	0	0	0
8. Set for Judicial Review	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0
9. Age of Active Pending Caseload															
i. Original. 0-90 days	3	12	0	3	16	9	2	1	17	2	5	101	0	0	0
ii. Original. 91-180 days	0	7	0	1	3	6	0	3	7	1	5	30	0	0	0
iii. Original. 181-365 days	2	4	0	0	5	11	1	0	4	0	6	22	0	0	0
iv. Original. > 365 days	8	1	0	2	12	11	2	6	7	1	14	498	0	0	0
v. Reopened. 0-60 days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
vi. Reopened. 61-180 days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
vii. Reopened. > 180 days	1	0	0	0	0	0	0	0	2	0	0	6	0	0	0
10. Time to Disposition															
a. Original. Mean Number of days	36	167	0	0	225	308	171	0	100	0	167	34	0	0	0
b. Original. Median Num. of days	1	75	0	0	225	308	171	0	71	0	187	23	0	0	0
c. Reopened. Mean Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Reopened. Median Num. of days	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11. Self-Represented Litigants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Court: DAYTON JUSTICE COURT

Court ID: J031102

Page 4 of 7

Date: 12/1/2023 - 12/31/2023

Criminal Case Dispositions (Dictionary p. 16-19)	Felony Case Types (Dictionary, p.1-5)												
	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Motor Vehicle - Other	Other Felony
Non-Trial Disposition													
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0
Default Judgement (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0	0	0
Nolle Prosequi (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (after diversion)	0	0	0	0	0	0	0	0	0	0	0	0	0
Contested Civil Infraction													
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0	0	0
Preliminary Hearing													
Waiver of Preliminary Hearing	1	0	0	0	0	1	1	0	0	1	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	1	0	0	0	0	1	1	0	0	1	0	0	0
Trial Dispositions													
Bench Trial													
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	0	0
Jury Trials													
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL DISPOSITIONS	1	0	0	0	0	1	1	0	0	1	0	0	0

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 12/1/2023 - 12/31/2023

Criminal Case Dispositions (Dictionary p. 16-19)	Gross Misdemeanor Types (Dictionary, p.1-5)										
	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Child Abuse and Neglect	Protection Order Violation	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - Other	Other Gross Misdemeanor
Non-Trial Disposition											
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0
Default Judgment (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0
Nolle Prosequi (before trial)	0	0	0	0	0	0	0	0	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (before trial)	0	0	0	0	0	0	0	0	0	0	0
Dismissed (after diversion)	0	0	0	0	0	0	0	0	0	0	0
Contested Civil Infraction											
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0
Preliminary Hearing											
Waiver of Preliminary Hearing	0	0	0	0	0	0	0	0	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
Trial Dispositions											
Bench Trial											
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
Jury Trials											
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0
GRAND TOTAL DISPOSITIONS	0	0	0	0	0	0	0	0	0	0	0

Court: DAYTON JUSTICE COURT

Court ID: J031102

Page 6 of 7

Date: 12/1/2023 - 12/31/2023

Misdemeanor, Traffic, And Cibil Infraction Case Types (Dictionary, p.1-5)

Criminal Case Dispositions (Dictionary p. 16-19)	Crimes Against Persons	Domestic Violence	Older/Vulnerable Person(s) Abuse	Protection Order Violations	Crimes Against Property	Drugs	Weapons	Public Order	Motor Vehicle - DUI	Motor Vehicle - Reckless Driving	Other Misdemeanor	Traffic Misdemeanor	Traffic Civil Infractions	Parking	Other Civil Infractions
	Non-Trial Disposition														
Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Default Judgement (Civil Infraction Only)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uncontested Civil Violation (Civil Infrac. Only)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bail Forfeitures	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
Nolle Prosequi (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transferred (before/during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (before trial)	0	2	0	0	0	0	0	0	0	0	1	6	0	0	0
Guilty Pleas with Sentence (before trial)	3	1	0	0	2	0	1	0	6	0	0	10	0	0	0
Dismissed (after diversion)	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Contested Civil Infraction															
FTA Default Judgment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Dismissed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Civil Infraction Committed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Preliminary Hearing															
Waiver of Preliminary Hearing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dismissed (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Guilty Pleas with Sentence (during prelim.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bindover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	3	3	0	0	2	0	1	0	6	0	3	26	0	0	0
Trial Dispositions															
Bench Trial															
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquittal	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conviction	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
Total Bench Trial Dispositions	0	0	0	0	0	1	0	0	1	0	1	0	0	0	0
Jury Trials															
Dismissed (during trial)	0	0	0	0	0	0	0	0	0	0	0				
Acquittal	0	0	0	0	0	0	0	0	0	0	0				
Guilty Plea with Sentence (during trial)	0	0	0	0	0	0	0	0	0	0	0				
Conviction	0	0	0	0	0	0	0	0	0	0	0				
Total Jury Trial Dispositions	0	0	0	0	0	0	0	0	0	0	0				
GRAND TOTAL DISPOSITIONS	3	3	0	0	2	1	1	0	7	0	4	26	0	0	0

Nevada Trial Courts

Court: DAYTON JUSTICE COURT

Court ID: J031102

Date: 12/1/2023 - 12/31/2023

Additional Criminal Caseload Statistics (p. 5-9)

Contested Civil Infraction Hearings	0
Bench Trials	3
Jury Trials	0
DV Misd Charges (District Court Only)	

Death Penalty (Rule 250) Statistics (p. 6)

NOI to Seek Death Penalty Filed	0
NOI Withdrawn	0
Death Penalty Imposed	0

Mental Competency Statistics (p. 6)

Orders for Mental Competency Evaluation	0
Mental Competency Hearing	0
Findings of Incompetence	0

Court Interpreter Statistics (p. 6)

Cases with Court Interpreters	1	
Languages Used by Party	Spanish	1
	Tagalog	0
	Chinese (Mandarin/Cantonese)	0
	American Sign Language	0
	Other Languages	0

Additional Criminal Proceedings (p. 7-9)

Extraordinary Writs	
Search Warrants Requests	3
Pre-trial Custody Hearings	0
Probable Cause Findings/Hearings	21
Extradition Hearings	0
72-Hour Hearings	0
Arraignment Hearings	41
Preliminary Hearings	0
Sentencing Hearings	24
Grand Jury Proceedings	

Post-Adjudication Case Activity

Remanded Cases	0
Request for Modification of Sentence	0
Sentencing Violation	0
Post-Conviction Relief	0

Preliminary Hearing Continuances (p.9)

Court Need	0
Prosecution Request	0
Defendant Request (pro per)	0
Defense Attorney Request	0
Other	0
Total Prelim Hearing Continuances	0

Trial Continuances (p.9)

Court Need	0
Prosecution Request	0
Defendant Request (pro per)	0
Defense Attorney Request	0
Other	0
Total Trial Continuances	0

Court: DAYTON JUSTICE COURT Court ID: J031102

Date: 12/1/2023 to 12/31/2023

Justice/Municipal Court Case Types - Civil (Dictionary, p.25-27)

Civil Caseload
(Dictionary p. 29-31)

Real Property Case			Tort Case					Contract Case							Protection Orders			
Landlord/Tenant Case (Summary Eviction)	Unlawful Detainer Complaint (Writs of Restitution)	Other Real Property Case	Auto Negligence Case	Negligence Case		Intentional Misconduct Case	Other Tort Case	Credit Card Collection Case	Payday Loan Collection Case	Debt Collection Agency Case	Other Debt Collection Case	Contract Buyer/Plaintiff Case	Other Contract Case	Contested Liens Case	Other Civil Matters	Small Claims Case	Request for DV Protection Order	Request for Protection Order (Non-DV)

1. Begin Pending

a. Active																		
b. Inactive																		

2. New Filings

8	0	0	0	0	0	0	0	0	18	0	7	0	0	0	1	0	2	2	10
---	---	---	---	---	---	---	---	---	----	---	---	---	---	---	---	---	---	---	----

3. Reopened

0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

4. Reactivated

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

5. Dispositions (Entry of Judgment)

a. Original	5	0	0	0	0	0	0	0	15	0	0	4	0	0	0	0	0	2	8
b. Reopened																			

6. Placed on Inactive Status

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

7. End Pending

a. Active																		
b. Inactive																		

8. Set for Review

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Additional Civil Caseload Statistics (Dictionary, p.28-29)

Limited Jurisdiction Courts Only											
Civil Writs (Related to an Existing Case)	Remitted/Remanded Civil Cases	Jury Trials	Non-Jury (Bench) Trials	Satisfaction of Judgment	Inmate Requests/Filings	Contempt and Preliminary Injunctions	Renewal of Judgment	Orders to Seal Records	Sexual Assault Protection Orders	Request for Extended DV Protection Orders	Request for Extended Protection Orders (Non-DV)
8	0	0	0	5	0	0	7	0	0	0	0

Court: DAYTON JUSTICE COURT
Date: 12/1/2023 to 12/31/2023

Court ID: J031102

Prepared by:
Approved by:

ANGELICA M.
Carmin Ketchum

Justice/Municipal Court Case Types - Civil (Dictionary, p.25-27)

Civil Manner of Disposition
(Dictionary p. 33-35)

Civil Manner of Disposition (Dictionary p. 33-35)	Real Property Case			Tort Case				Contract Case					Contested Liens Case	Other Civil Matters	Small Claims Case	Protection Orders	
	Landlord/Tenant Case (Summary Eviction)	Unlawful Detainer Complaint (Writs of Restitution)	Other Real Property Case	Auto Negligence Case	Premises Liability Case	Other Negligence Case	Intentional Misconduct Case	Other Tort Case	Credit Card Collection Case	Payday Loan Collection Case	Debt Collection Agency Case	Other Debt Collection Case				Contract Buyer Plaintiff Case	Other Contract Case

Non-Trial Dispositions

Other Manner of Disposition	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Voluntary Dismissal	0	0	0	0	0	0	0	0	6	0	0	1	0	0	0	0	0	0	0
Involuntary Dismissal	0	0	0	0	0	0	0	0	2	0	0	1	0	0	0	0	0	0	0
Transferred (before trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Judgment on Arbitration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stipulated Dismissal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stipulated Judgment	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Default Judgment	4	0	0	0	0	0	0	0	7	0	0	1	0	0	0	0	0	0	0
Motion to Dismiss by the Defendant(s)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Summary Judgment	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Trial Dispositions	5	0	15	0	0	4	0												

Non-Jury (bench) Trial Dispositions

Disposed After Trial Start (bench trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Judgment Reached (bench trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Bench (Non-Jury) Trial Dispositions	0																		

Jury Trial Dispositions

Disposed After Trial Start (jury trial)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Verdict Reached	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Jury Trial Dispositions	0																		

Protection Orders Dispositions

Denied without Hearing																	0	2
Granted without Hearing																	2	6
Denied with Hearing																	0	0
Granted with Hearing																	0	0
Total Protection Order Dispositions																	2	8

Grand Total Dispositions

Grand Total Dispositions	5	0	15	0	0	4	0												
---------------------------------	----------	----------	----------	----------	----------	----------	----------	----------	-----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

Civil High Risk Orders Report

Court: DAYTON JUSTICE COURT Court ID: J031102

For Dates Between: 12/1/2023 And 12/31/2023

Caseload Worksheet

New Filings:	0
Reopened:	0

Disposition Worksheet

Other Manner of Disposition:	0
Voluntary Dismissal:	0
Involuntary Dismissal:	0
Transferred (before trial)	0
Denied Without Hearing:	0
Granted Without Hearing:	0
Denied With Hearing:	0
Granted With Hearing:	0

Statistics Worksheet

Extended High Risk P/O Granted:	0
Extended High Risk P/O Denied:	0
Extended High Risk P/O Other:	0
High Risk P/O Leo:	0
High Risk P/O Family:	0

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

8.b

Subject:

For Report Only: Canal Township Justice Court statistics report.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [December 2023 Statistics](#)



CANAL TOWNSHIP JUSTICE COURT

565 East Main Street
Fernley, Nevada 89408
775-575-3355 / Fax 775-575-3359

LORI MATHEUS
JUSTICE OF THE PEACE

To: Lyon County Commissioners
Andrew Haskin, County Manager

From: Lori Matheus, Justice of the Peace 

Date: January 16, 2024

Subject: December 2023 Statistics for Canal Township Justice Court

Attached please find the December 2023 Clerk's Report to Auditor of Costs and Fees Collected, Minimum Accounting Standards (MAS) Collection Report and Case Statistics.

If you have any questions, please feel free to contact me.

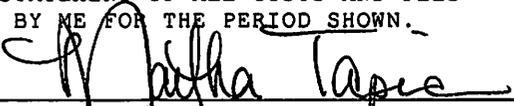
Approved by State Board of Accounts for LYON County - 2023

To Auditor of LYON County, NEVADA
Collecting for Period: 11/30/2023 thru 12/29/2023

Account	Prior Collections	Collections This Period	Year To Date Collections
3F - TOWN FINE	0.00	0.00	0.00
3F AA FEE - GENETIC #30255	357.00	228.00	585.00
3F AA FEE - JUSTICE #30043	819.00	567.00	1,386.00
3F AA FEE - JUVENILE #30048	234.00	162.00	396.00
3F AA FEE - STATE (A #30428	0.00	0.00	0.00
3F AA FEE - STATE (G #30430	5,637.00	4,211.00	9,848.00
3F ALCOHOL DETECTION #10107	0.00	0.00	0.00
3F ALTERNATIVE SENTE #10097	0.00	0.00	0.00
3F ATTORNEY FEE REIM #10103	0.00	0.00	0.00
3F ATTORNEY GENERAL COURT COSTS	0.00	0.00	0.00
3F BAIL FORFEITURES #10100	6,483.00	1,790.00	8,273.00
3F BAILIFF FEES #10102	5,430.00	987.00	6,417.00
3F BOND FILING FEE V #30434	650.00	175.00	825.00
3F BOND PROCESSING F #10097	487.50	131.25	618.75
3F CENSUS FEE #30427	367.00	60.00	427.00
3F CHEMICAL ANALYSIS #10108	415.00	85.00	500.00
3F CIVIL FEES #10097	20,850.00	3,806.25	24,656.25
3F CIVIL FEES - COUR #30042	8,615.63	1,477.75	10,093.38
3F CIVIL PENALTY #10097	425.00	6,625.00	7,050.00
3F COLLECTION FEE #10097	0.00	0.00	0.00
3F COUNTY FINE #10099	1,574.00	720.00	2,294.00
3F COURT FACILITY FE #30044	1,180.00	765.00	1,945.00
3F CREDIT CARD PROCE #10097	0.00	0.00	0.00
3F DEPARTMENT OF WILDLIFE - CIVIL PENALT	0.00	0.00	0.00
3F DUI SCHOOL	0.00	0.00	0.00
3F DUI SPECIALTY COU #30426	0.00	0.00	0.00
3F DUI SPECIALTY COU #30426	0.00	0.00	0.00
3F EVALUATION FEE	0.00	0.00	0.00
3F FELONY/GROSS MISD FORF - SPECIALTY CO	0.00	0.00	0.00
3F FELONY/GROSS MISD FORF - VICTIMS OF C	0.00	0.00	0.00
3F FINE - STATE OF N #30421	4,799.00	700.00	5,499.00
3F GPS FEE #10107	0.00	0.00	0.00
3F INTERPRETER FEES	0.00	0.00	0.00
3F MARRIAGE FEE #30435	0.00	0.00	0.00
3F MISCELLANEOUS FEE #10114	3,619.24	832.00	4,451.24
3F PENALTY FEE #10097	0.00	0.00	0.00
3F PREVENTION/TREATM #10098	3,670.00	600.00	4,270.00
3F SERVICE FEES TO SHERIFF'S OFFICE	0.00	0.00	0.00
3F SMALL CLAIMS FEE #10097	1,070.25	63.75	1,134.00
3F SPECIALTY COURT F #30428	828.00	537.00	1,365.00
3F STATE CONTRACTORS BOARD COURT COSTS	0.00	0.00	0.00
3F STATE PERMANENT S #30613	0.00	400.00	400.00
3F TRANSCRIPT FEES T #10097	0.00	0.00	0.00
3F WITNESS FEES #00134115	0.00	0.00	0.00
3F WORKERS COMP #10097	0.00	0.00	0.00
DEPARTMENT OF WILDLIFE - CIVIL PENALTIES	0.00	0.00	0.00
Totals:	67,510.62	24,923.00	92,433.62

State of NEVADA LYON County, SS:

I SWEAR THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF ALL COSTS AND FEES BELONGING TO THE ABOVE NAMED COUNTY COLLECTED BY ME FOR THE PERIOD SHOWN.



 CLERK OF THE FERNLEY JUSTICE COURT -
 CANAL TOWNSHIP COURT

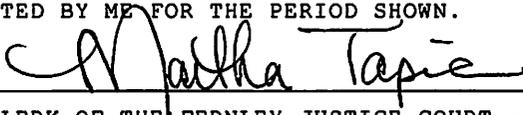
Approved by State Board of Accounts for LYON County - 2023

To Auditor of LYON County, NEVADA
Collecting for Period: 11/30/2023 thru 12/29/2023

Account	Prior Collections	Collections This Period	Year To Date Collections
3F DOMESTIC VIOLENCE #30429	35.00	0.00	35.00
Totals:	35.00	0.00	35.00

State of NEVADA LYON County, SS:

I SWEAR THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF ALL COSTS AND FEES BELONGING TO THE ABOVE NAMED COUNTY COLLECTED BY ME FOR THE PERIOD SHOWN.



 CLERK OF THE FERNLEY JUSTICE COURT -
 CANAL TOWNSHIP COURT

MAS Collections Report: 12/1/2023 TO 12/31/2023
J031101 - FERNLEY JUSTICE COURT - CANAL TOWNSHIP

Number of cases in which court costs, fees, and fines were assessed during the reporting period: 153

Court Fines and Fees

	Dollar Amount	Percent of Assessed
Dollar amount assessed:	\$30,075.00	
Dollar amount collected:	\$6,215.00	20.67%
Dollar amount waived/suspended:	\$2,306.00	7.67%
Dollar amount of jail time served credit given:	\$1,155.00	3.84%
Dollar amount of community service credit given:	\$0.00	0.00%
Total of collections, waived and credited amounts:	\$9,676.00	26.54%

	Dollars Collected	Percentage Collected
0-30 Days:	\$5,470.00	88.01%
31-60 Days:	\$125.00	2.01%
61-90 Days:	\$25.00	0.40%
91-120 Days:	\$50.00	0.80%
Over 120 Days:	\$545.00	8.77%
Total:	\$6,215.00	100.00%

Note: Aging calculated from date cost docket assessed to date of receipt/payment in this reporting period.

Days Outstanding	Amount Owed	Amount Outstanding	Percentage Outstanding
0-30 Days:	\$2,345.00	\$2,240.00	2.91%
31-60 Days:	\$775.00	\$750.00	0.98%
61-90 Days:	\$985.00	\$810.00	1.05%
91-120 Days:	\$475.00	\$410.00	0.53%
Over 120 Days:	\$82,577.00	\$72,654.05	94.52%
Total:		\$76,864.05	100.00 %

**Note: The amounts above exclude restitution and bail holding.
The percentage is calculated by amount outstanding divided by the grand total of amount outstanding.**

**CANAL TOWNSHIP JUSTICE COURT
STATISTICS FY 23/24**

TOTAL FINES AND FEES COLLECTED	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Fines and Fees	\$13,325.06	\$12,540.00	\$10,520.00	\$15,443.53	\$15,682.03	\$24,923.00							\$92,433.62
Domestic Violence Fees	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							\$35.00
Civil Infractions	\$19,640.00	\$17,050.00	\$11,260.00	\$13,824.00	\$10,119.00	Included above							\$71,893.00

CASELOAD COUNT BY AGENCY	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Lyon County District Attorney	23	16	29	15	9	11							103
Lyon County Sheriff's Department	23	17	16	15	17	29							117
Nevada Highway Patrol	19	9	29	39	117	133							346
Department of Wildlife	0	0	0	0	0	0							0
Gaming Control Board	0	0	0	0	0	0							0
TOTAL CASE COUNT BY AGENCY	65	42	74	69	143	173	0	0	0	0	0	0	566

CASE TYPES	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Criminal Cases	49	31	46	33	24	33							216
Traffic Cases	16	11	28	36	59	31							181
General Civil	22	23	31	34	38	24							172
Summary Eviction	34	31	36	48	36	28							213
Protective Orders	22	17	20	15	10	24							108
Small Claims	2	1	2	4	9	1							19
Civil Traffic Infractions	69	39	37	51	55	109							360
TOTAL CASE TYPES	214	153	200	221	231	250	0	0	0	0	0	0	1269

CLOSED CIVIL/CRIMINAL CASES	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
	120	303	99	99	101	147							869

OTHER - COURT ACTIVITY	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Remanded Cases	1	1	1	3	0	1							7
Bench Trials	2	0	0	0	0	0							2
Jury Trials	0	0	0	0	0	0							0
Search Warrant Requests	12	9	11	4	3	5							44
Probable Cause Findings	32	17	28	21	19	24							141
72 Hour-Hearings	3	2	0	1	0	0							6
Arraignment Hearings	43	38	34	38	22	28							203
Preliminary Hearings	2	0	0	1	1	3							7
Sentencing Hearings	22	43	17	26	20	14							142
Revocation Hearings	0	0	0	0	0	0							0

**CANAL TOWNSHIP JUSTICE COURT
STATISTICS FY 23/24**

CASE TYPE - FELONY	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Crimes Against Persons	3	4	2	3	1	2							15
Domestic Violence	2	0	0	0	0	0							2
Elder Abuse	0	0	0	0	0	0							0
Child Abuse and Neglect	0	0	0	0	0	0							0
Protection Order Violation	0	0	0	0	0	0							0
Crimes Against Property	5	2	8	3	5	2							25
Drugs	5	2	0	4	2	5							18
Weapons	0	1	0	1	0	0							2
Motor Vehicle - DUI	0	0	0	0	0	0							0
Motor Vehicle - Reckless	0	0	0	0	0	0							0
Motor Vehicle - Other	1	1	0	0	0	0							2
Public Order	0	1	0	0	0	0							1
Other Felonies	0	0	0	3	1	0							4

CASE TYPE-GROSS MISDEMEANOR	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Crimes Against Persons	0	0	0	0	0	0							0
Domestic Violence	0	0	0	0	0	0							0
Elder Abuse	0	0	0	0	0	0							0
Child Abuse and Neglect	0	0	0	0	0	0							0
Protection Order Violation	0	0	0	0	0	0							0
Crimes Against Property	1	2	4	1	0	0							8
Drugs	2	0	0	0	0	0							2
Weapons	0	0	0	1	0	1							2
Motor Vehicle - Other	0	0	1	0	0	0							1
Public Order	0	0	0	0	0	0							0
Other Gross Misdemeanors	0	0	1	1	0	0							2

CASE TYPE - MISDEMEANOR	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	TOTALS
Bail Forfeitures - Traffic Citations	12	14	7	9	11	9							62
Crimes Against Persons	1	2	1	1	1	2							8
Domestic Violence	6	3	3	3	3	7							25
Elder Abuse	0	0	0	0	0	0							0
Protection Order Violation	1	0	1	2	0	0							4
Crimes Against Property	4	1	3	3	2	2							15
Drugs	8	4	6	1	2	5							26
Weapons	0	0	0	0	0	0							0
Public Order	2	1	2	1	1	0							7
Other Non-Traffic Misdemeanors	0	0	1	1	5	0							7
Motor Vehicle - DUI	0	2	1	1	2	2							8
Motor Vehicle - Reckless	0	1	0	2	0	1							4
Traffic	17	11	27	34	0	0							89
Parking	0	0	0	0	0	0							0

**CANAL TOWNSHIP JUSTICE COURT
STATISTICS FY 23/24**

0

CIVIL FILINGS	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	June-24	
Landlord/Tenant - Summary Eviction	34	31	36	47	36	28							212
Unlawful Detainer - Writs of Restitution	0	0	0	0	0	0							0
Other Real Property Case	0	0	0	1	0	0							1
Auto Negligence Case	0	0	0	0	0	0							0
Premises Liability Case	0	0	0	0	0	0							0
Other Negligence Case	0	0	0	0	0	0							0
Intentional Misconduct Case	0	0	0	0	0	0							0
Other Tort Case	0	0	0	0	0	0							0
Credit Card Collection Case	21	17	29	26	31	0							124
Pay Day Loan Collection Case	0	0	0	2	0	0							2
Debt Collection Agency Case	0	0	0	0	1	1							2
Other Debt Collection Agency Case	1	3	2	3	3	2							14
Contract Buyer/Plaintiff Case	0	2	0	1	0	1							4
Other Contract Case	0	1	0	2	2	2							7
Contested Liens Case	0	0	0	0	0	0							0
Petition to Seal Records	0	0	0	0	0	0							0
Other Civil Matters	0	0	0	0	0	0							0
Small Claims Case	2	1	2	3	9	1							18
Request for DV Protection Order	11	5	8	5	2	10							41
Request for Protection Order (Non-DV)	11	12	12	10	8	14							67
Civil Writs (Related to an Existing Case)	14	9	4	21	29	2							79
Remitted/Remanded Civil Cases	0	0	0	0	0	0							0
Jury Trials	0	0	0	0	0	0							0
Non-Jury Bench Trials	0	4	6	6	3	4							23
Satisfaction of Judgment	1	4	3	5	8	0							21
Inmate Requests/Filings	0	0	0	0	0	0							0
Contempt and Preliminary Injunctions	0	0	0	0	0	0							0
Renewal of Judgment	3	7	0	3	3	0							16
Sexual Assault Protection Order	0	0	0	0	0	0							0
Extended DV Protection Orders Granted	0	2	0	3	2	0							7
Extended DV Protection Orders Denied	2	6	2	0	1	1							12
Extended DV Protection Orders Other	2	0	1	1	0	0							4
Extended Protection Orders (non-DV)Granted	3	4	2	2	2	2							15
Extended Protection Orders (non-DV)Denied	10	1	7	2	4	3							27
Extended Protection Orders (non-DV)Other	1	1	0	1	0	1							4
Order to Seal Records	0	1	0	0	0	0							1

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.a

Subject:

For Possible Action: Review and accept claims and financial reports.

Summary:

Under NRS 244, the Comptroller approves bills for payment and the Board reviews the claims report.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Accept claims and financial reports.

ATTACHMENTS

- [Cash Report January 15, 2024](#)
- [Claims Report January 1, 2024 to January 15, 2024](#)

CASH REPORT

January 15, 2024

<u>LYON COUNTY</u>	<u>BALANCE</u>	<u>CUSTODIAL FUNDS</u>	<u>BALANCE</u>
Governmental Funds			
General	17,018,582.96	DNA Testing	2,755.52
Park Construction Tax	1,008,525.37	Western Nevada Regional Youth Center	1,287,593.69
Cooperative Extension	547,544.91	Mason Valley Swimming Pool District	3,146,507.00
Unemployment	424,377.53	Silver Springs/Stagecoach Hospital	1,982,589.82
Room Tax	85,014.14	Fernley Swimming Pool District	3,489,611.91
County Stabilization	3,450,000.00	City of Fernley	1,812,564.62
Aid to Domestic Violence	685.00	<u>Mason Valley Fire Protection District</u>	
Vehicle Acquisition	585,800.40	General Fund	228,855.19
Fair and Rodeo	238,956.22	Ambulance Fund	1,536,503.79
Justice Court Special Assessment	1,022,864.19	Acquisition Fund	305,834.81
District Court Restricted Fees	757,227.25	Emergency Fund	16,324.78
Juvenile Probation Special Assessment	225,638.53	North Lyon County Fire Protection District	584,791.95
Library Gift	10,747.06	<u>Smith Valley Fire Protection District</u>	
Mining Claim Map	20,259.07	General Fund	351,226.57
911 Surcharge	729,059.21	Emergency Fund	382,703.69
Animal Control Donations	112,766.88	Acquisition Fund	1,209,526.75
Road	923,636.17	Stagecoach General Improvement District	32,555.98
R T C	13,876,454.64	South Lyon Hospital District	1,473,937.25
Road Improvement	1,391,311.75	State of Nevada	1,877,837.69
Opioid Settlement	463,042.25	City of Yerington	80,626.68
General Indigent	372,977.43	Fish and Game	4,823.25
Medical Indigent	5,482,388.41	Walker River Irrigation District	157,753.87
Senior Services	723,567.54	Range Improvement	408.07
Senior Services Donations	182,357.47	Lyon County Bond	635,945.96
Capital Improvements	25,295,436.32	Coroner Estate Proceeds	3,886.96
Subtotal Governmental Funds	74,949,220.70	County Trust Property & Inmate Trust	513,361.74
Enterprise Funds			
Dayton Water Utility	12,961,169.13	Social Security Payees/Public Guardianships	311,625.90
Dayton Sewer Utility	19,035,924.24	<u>Central Lyon County Fire Protection District</u>	
Subtotal Enterprise Funds	31,997,093.37	General Fund	1,563,387.13
Component Unit Funds			
Mason Valley Mosquito Control District	826,034.56	Ambulance Fund	112,542.56
Central Lyon County Vector Control District	470,287.30	Carson Water Sub-Conservancy District	91,259.77
Walker River Weed Control District	251,955.64	Dayton Valley Ground Water	5,973.06
Silver Springs General Improvement District	4,319,892.36	Smith Valley Artesia	15,182.72
Willowcreek General Improvement District	801,910.44	Mason Valley Artesia	54,998.97
Subtotal Component Unit Funds	6,670,080.30	Churchill Valley Ground Water	2,261.63
		Truckee Carson Irrigation District	53,676.48
		Brady Hot Springs Ground Water	-
		Fernley Ground Water	6,473.82
		<u>Lyon County School District</u>	
		General Fund	3,032,166.90
		Debt Service Fund	2,349,454.02
Total Lyon County	113,616,394.37	Total Custodial Funds	28,717,530.50

(cash balances with a debit balance are overdrawn (negative cash))

<u>SUMMARY</u>		<u>BANK ACCOUNTS AND PETTY CASH</u>	
Lyon County	113,616,394.37	Wells Fargo Bank Checking	36,219,886.82
Custodial Funds	28,717,530.50	US Bank Investment	76,087,372.60
Unallocated Cash		Local Government Investment Pool	31,495,379.80
Unapportioned Secured Taxes	-	Inmate Trust	744.65
Unapportioned Unsecured Taxes	-	Fernley Swimming Pool Imprest	300.00
Unapportioned Purchase Cards	(14,825.31)	Dayton Utilities Imprest	500.00
Unapportioned Interest	1,492,972.31	Silver Springs GID Imprest	500.00
		Petty Cash	7,388.00
TOTAL	143,812,071.87	TOTAL	143,812,071.87

**CLAIMS REPORT
JANUARY 1 THROUGH JANUARY 15, 2024**

<u>LYON COUNTY</u>	<u>BILLS</u>	<u>PAYROLL</u>	<u>TRUST AND AGENCY</u>	<u>BILLS</u>	<u>PAYROLL</u>
Governmental Funds					
General	594,435.71	1,379,138.24	DNA Testing		
Employee Benefits			Western Regional Youth Facility	10,092.56	80,155.53
Park Construction Tax			Mason Valley Swimming Pool District	5,456.78	
Co-Op Extension	479.14		Silver Springs/Stagecoach Hospital	2,541.98	3,641.99
Unemployment			Fernley Swimming Pool	22,812.51	24,087.68
Room Tax	282.07		City of Fernley		
Aid to Domestic Violence			Mason Valley Fire Protection District	11,187.85	46,158.52
Vehicle Acquisition			North Lyon County Fire Protection District		
Fair and Rodeo			Smith Valley Fire Protection District	14,662.33	7,489.57
Capital Improvements	855,109.47		Stagecoach General Improvement District		
Justice Court Special Assessment	950.00		South Lyon Hospital District	171,993.14	
District Court Restricted Fees			State of Nevada	16,311.64	
Juvenile Probation Special Assessment		1,253.35	City of Yerington		
County Library Gift			Fish and Game		
911 Surcharge	30,403.67		Walker River Irrigation District	197,386.52	
Mining Claim Map			Range Improvement		
Road	42,821.99	64,373.13	Lyon County Bond		
R T C	18,499.50		Coroner Estate Proceeds		
Road Improvement	102,734.42		County Trust Property		
Opioid Settlement		11,048.81	Social Security Payee Program	4,187.30	
General Indigent	34,748.58	82,135.71	Central Lyon County Fire Protection District		
Medical Indigent	13,250.00	8,396.26	Carson Water Sub-Conservancy District		
Senior Services	19,055.21	66,401.31	Dayton Valley Ground Water		
Senior Services Donations	459.18		Smith Valley Artesia		
Animal Control Donations			Mason Valley Artesia		
Enterprise Funds			Churchill Valley Ground Water		
Dayton Water Utility	30,528.27	73,163.56	Truckee Carson Irrigation District	24,992.45	
Dayton Sewer Utility	38,815.66	60,276.37	Fernley Ground Water		
Component Unit Funds			Brady Hot Springs Ground Water		
Mason Valley Mosquito Control District	119.38	4,954.07	Lyon County School District		
Central Lyon Vector Control District					
Walker River Weed Control District			Subtotal	481,625.06	161,533.29
Silver Springs General Improvement District	12,795.30		SUMMARY		
Willowcreek General Improvement District	26,681.00		Lyon County	1,822,168.55	1,751,140.81
Subtotal	1,822,168.55	1,751,140.81	Trust & Agency	481,625.06	161,533.29
			TOTAL	2,303,793.61	1,912,674.10

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.b

Subject:

For Possible Action: Review and accept travel claims.

Summary:

The Board of Commissioners has requested to have the travel report presented to them. It is not required by statute.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Accept travel claims.

ATTACHMENTS

- [Travel Report January 1, 2024 to January 15, 2024](#)

LYON COUNTY TRAVEL REPORT

January 1-15, 2023

<u>Department / Name</u>	<u>Description</u>	<u>Amount</u>
Sheriff		
Ted Ziegenfuss	Glock Armorer Course Las Vegas, NV 01/22-01/24/2024 - Per Diem, Lodging	640.42
Brad Pope	Funeral Services Las Vegas, NV 12/10/2024 - Lodging	253.88
Mitchell Brantingham	Funeral Services Las Vegas, NV 12/10/2024 - Lodging	253.88
Herberth Parada	Funeral Services Las Vegas, NV 12/7/2023 - Lodging	247.04
Anthony Cupp	Taser Instructor Sacramento, CA 12/19-12/21/2024 - Lodging	239.46
Commissioners		
Andrew Haskin	NACO 2024 Annual Conference Washington DC 02/09-02/14/2024 - Airfare	1,188.17
Tamara Hendrix	NACO 2024 Annual Conference Washington DC 02/09-02/14/2024 - Airfare	1,188.17
Scott Keller	NACO 2024 Annual Conference Washington DC 02/09-02/14/2024 - Airfare, Registration	1,188.17
District Court		
Sara Glover	Dayton Juvenile Court 12/06 & 12/20/2023 - Mileage	136.24
Sara Glover	Fernley Juvenile Court 12/14 & 12/28/2023 - Mileage	123.14
Fernley Justice Court		
Alejandro Potichkin	Law Enforcement Risk Management Training Las Vegas, NV 12/05-12/07/2023 - Lodging	158.94
Utilities		
Darrin Stanley	Basic Work Zone Traffic Control Reno, NV 12/05/2023 - Registration	40.00
Planning		
Audrey Allan	Planning Commission Meeting 01/09/2024 - Mileage	63.92
Michael Carlson	Planning Commission Meeting 01/09/2024 - Mileage	62.98
Loretta Sell	Planning Commission Meeting 01/09/2024 - Mileage	44.22
Constantine Kuzmicki	Planning Commission Meeting 01/09/2024 - Mileage	37.52
Mark Jones	Planning Commission Meeting 01/09/2024 - Mileage	38.99
Ralph Ewing	Planning Commission Meeting 01/09/2024 - Mileage	62.98
Parks		
Heidi Bohard	Cemetery Mark a Plot Silver City, NV 10/16/2023 - Mileage	12.70
Heidi Bohard	UPS Carson City, NV 12/13/2023 - Mileage	13.82
Heidi Bohard	Meeting with Douglas Yerington, NV 12/21/2023 - Mileage	66.29
Juvenile Probation		
Samantha Ugalde	Fernley Juvenile Court 12/28/2023 - Mileage	50.44
Victoria Kubis	Fernley Juvenile Court 12/28/2023 - Mileage	20.31
Ron Crain	Transport Minor Caliente, NV 12/22/2023 - Per Diem	54.00
Matt Clapham	Arrest & Control Training Silver Springs, NV 01/02/2024 - Per Diem	13.00
Victoria Kubis	Train New Staff Fernley, NV 01/09/2024 - Mileage	9.72
Abram Minnitte	Transport Minor Fallon, NV 01/01/2024 - Per Diem	13.00
		<u>6,221.40</u>

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.c

Subject:

For Possible Action: Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Approve the changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.

ATTACHMENTS

- [Secured Factual Corrections](#)



Meeting: 2/1/2024

LYON COUNTY

The Assessor's Office deems the following Secured Property accounts to be factual corrections:

Acct #	Name/Owner	Reason for Deletion	Tax Dist.	Tax. Year.	Tax Amount
019-131-02	REESE, CHAD	APPLY DV EXEMPT	8.8	2023-2024	\$574.95
018-212-08	SAYLES, PIERRE	APPLY DV EXEMPT	9.2	2023-2024	\$57.03
020-892-14	LOZANO, EMMETT	APPLY DV EXEMPT	6.0	2023-2024	\$328.96
019-457-11	RICE, DEVIN	APPLY DV EXEMPT	8.8	2023-2024	\$1,119.24
020-632-16	LOVE, NATHAN	APPLY DV EXEMPT	6.0	2023-2024	\$331.15
016-252-05	CARMONA, ESLY	APPLY V EXEMPT	8.7	2023-2024	\$114.99
022-301-24	FOSTER, CASEY	APPLY DV EXEMPT	6.0	2023-2024	\$1,045.91
022-531-01	MORROW, AARON	APPLY DV EXEMPT	6.0	2023-2024	\$1,114.98
					\$4,687.21

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.d

Subject:

For Possible Action: Approve the January 18, 2024 Minutes.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Approve the January 18, 2024 Minutes.

ATTACHMENTS

- [January 18, 2024 Minutes](#)

**Board of County Commissioners
Lyon County, Nevada**

The Honorable Board of Lyon County Commissioners met this day, Thursday, January 18, 2024 at 9:00 A.M. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Roll Call

Present: Chair David Hockaday, Vice-Chair Wes Henderson, Commissioner Scott Keller, Commissioner Tammy Hendrix and Commissioner Robert Jacobson

Staff Present: County Manager Andrew Haskin, Comptroller Josh Foli and District Attorney Steve Rye

2. Invocation given by Travis Walker of the Smith Valley Baptist Church

3. Pledge of Allegiance

4. Public Participation

Comm. Hockaday asked for public comment.

Mary Ann Sichak shared her opinion of the speed modification made on Miller Lane.

5. For Possible Action: Review and Adoption of Agenda

Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to approve the agenda as presented, Comm. Jacobsen seconded, and the motion passed 5-0.

6. Time Certain

- 6.a. Time Certain at 9:05 AM: For Possible Action: Proclaim the month of January as National Radon Action Month (NRAM) in Lyon County. (Requested by Chris Kelly of UNR)**
 - Proclamation for Radon**

University of Nevada, Reno, Northern Area Director, Holly Gatzke, gave a presentation discussing the proclamation for the month of January as National Radon Action Month in Lyon County.

Comm. Hockaday asked for public comment and there was none.

Comm. Jacobsen moved to proclaim the month of January as National Radon Action Month (NRAM) in Lyon County, Comm. Henderson seconded and the motion passed 5-0.

- 6.b. For Time Certain at 9:05 AM: For Presentation Only: Holly Gatzke, Northern Area Director, will be providing a presentation updating the Lyon County Board of County Commissioners regarding program highlights and reorganization of the Extension model for UNR Lyon County Extension during the past six months.**

Northern Area Director, Holly Gatzke, gave a presentation updating the commissioners regarding program highlights and reorganization of the Extension model for UNR Lyon County Extension during the past six months.

Commissioner Hockaday asked for public comment and there was none..

Commissioners thanked Holly Gatzke for her presentation and the continued efforts made by her and fellow staff.

6.c. For Time Certain at 9:15 AM: For Presentation Only: Update from the Bureau of Land Management (BLM) on current activities.

• BLM Report

John Palma from the Bureau of Land Management gave a presentation with recent updates on current activities.

Comm. Henderson asked what the horse population is. John Palma responded that he will bring those numbers back at a later time.

Commissioners expressed their concerns with the removal of the El Dorado Dam.

Comm. Hockaday asked for public comment and there was none.

Commissioners thanked John Palma for his presentation.

7. Presentation of awards and/or recognition of accomplishments

There were none at this time.

8. Commissioners/County Manager Reports

Comm. Hendrix attended the Silver Springs Advisory Board meeting, the Lyon County Planning Commission meeting, the Carson Water Subconservancy District meeting and the United States Department of Agriculture and Department of Energy Listening Session.

Comm. Henderson attended the Nevada Association of Counties Public Lands Steering Committee meeting, the Carson Area Metropolitan Planning Organization meeting and the Lyon County Planning Commission.

Comm. Keller attended the Lyon County Planning Commission, the Carson Water Subconservancy District meeting as well as the United States Department of Agriculture and Department of Energy Listening Session.

Comm. Jacobsen attended the Nevada Association of Counties Foundational Public Health Services and thanked the organizers for putting that together. He also met with the Junior Probation Office and Nevada Works.

Comm. Hockaday attended the Walker River Irrigation District meeting, the Local Emergency Planning Committee meeting as well as the Mason Valley and Smith Valley Conservation Dinner's that were held together.

County Manager Andrew Haskin attended the Health District Study kickoff meeting. He stated that there was a snow day last week and thanked the essential workers that were still working that day.

9. Elected Official's Reports

9.a. For Presentation Only: The Lyon County Sheriff's Office 2023 Annual Report.

• Annual Report 2023

Sheriff Brad Pope gave a presentation reviewing events and statistics from 2023.

Comm. Hockaday asked for public comment and there was none.

Commissioners thanked Sheriff Brad Pope and his staff for their continued efforts.

10. Appointed Official's Reports

Community Development Director Louis Cariola stated that the Planning Department is still looking for a Senior Planner and thanked his staff for their hard work. He also stated that a new contract starting March 1, 2024 with Waste Management will include improvements based on community feedback and contract compliance.

Commissioners thanked Louis Cariola for reporting and update from Waste Management.

Comptroller Josh Foli stated he will be coming back to the board with an agenda item to discuss adding a bay to the maintenance shop. He also stated he was added to the Local Government Finance Committee.

11. Advisory Board Reports

There were none at this time.

12. CONSENT AGENDA

Comm. Hockaday asked for public comment and there was none.

Comm. Hendrix moved to approve the Consent Agenda Items 12.a. through 12.j., Comm. Keller seconded, and the motion passed 5-0.

12.a. For Possible Action: Review and accept travel claims.

Travel claims total as of December 31st, 2023 was \$5,534.94.

12.b. For Possible Action: Review and accept claims and financial reports.

The cash balance as of December 31st, 2023 was \$137,416,758.73. County claims totaled \$3,635,985.47 and payroll totaled \$1,264,397.30.

12.c. For Possible Action: Approval of changes on Assessor's tax roll due to correction in assessments and review of tax roll changes.

Secured Property corrections totaled \$6,467.83 and Unsecured Factual Corrections totaled \$255.17.

12.d. For Possible Action: Approve January 4, 2024 Minutes.

The January 4, 2024 Minutes were approved.

12.e. For Possible Action: Approve an interlocal agreement with the Office of the Attorney General, in the amount of \$2,037.77, that defines the framework to oversee the Nevada Statewide Victim Notification System.

- Nevada Statewide Victim Notification System Interlocal Agreement

12.f. For Possible Action: Accept Grant Award from the State of Nevada Department of Public Safety Office of Criminal Justice Assistance in the amount of \$59,504 for the purchase of hand held drug analyzers.

- Criminal Justice Assistance Drug Analyzer Grant

12.g. For Possible Action: Accept a grant from the Department of Justice (DOJ) Bureau of Justice Assistance in the amount of \$17,258, to retrofit approximately 27 patrol vehicles with a safer system to store patrol rifles.

- Department of Justice Grant

12.h. For Possible Action: Accept grant award from Nevada Department of Business & Industry, Housing Division for FY2024-2025, in the amount of \$49,700, for the Emergency Solutions Grant, to provide case management to homeless persons and families who are at risk of homelessness.

- FY24-25 Emergency Solutions Grant NOSA

12.i. For Possible Action: Approve a budget transfer from the General Fund contingency in the amount of \$3,100 to pay for a secondary internet connection for the County for the remainder of the current fiscal year.

12.j. For Possible Action: Approve Detention Facility Inspection Report submitted by Commissioner Hockaday.

- Detention Facility Quarterly Inspection Report December 2024

****END OF CONSENT AGENDA**
REGULAR AGENDA**

13. Utilities

13.a. For Presentation Action: Project update from the Utilities Engineer for the fourth quarter of 2023.

- Projects Update

Utilities Engineer Kishora Panda gave a presentation on the recent updates from the 2023 fourth quarter.

Utilities Director David Bruketta provided clarification to current staffing.

Comm. Hockaday asked for public comment and there was none.

Commissioners thanked Kishora Panda for his presentation.

14. Community Development

14.a. For Presentation Only: Discussion on Transfer of Development Rights, a voluntary and incentive based process by which property owners may transfer development potential from lands with significant conservation values to lands considered more appropriate for development.

Community Development Director Louis Cariola gave a presentation discussing the Transfer of Development Rights.

Commissioners shared their support and concerns with the Transfer of Development Rights.

Comm. Hockaday asked for public comment and there was none.

Commissioners thanked Louis Cariola for his presentation.

15. Sheriff

15.a. For Possible Action: Approve amendment to the Food Service Agreement with Trinity Food Services, to increase meal cost by five (5) cents. This is an increase of approximately \$5,475 to be funded from a budget transfer from the General Fund contingency.

• Amendment to Trinity Food Service Agreement

Sheriff Brad Pope gave a presentation discussing the Food Service Agreement with Trinity Food Services.

Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to approve amendment to the Food Service Agreement with Trinity Food Services, to increase meal cost by five (5) cents, Comm. Hendrix seconded, and the motion passed 5-0.

16. Advisory Board

16.a. For Possible Action: Provide direction to staff for the appointment process to Citizen Advisory Boards. (Requested by Comm. Keller)

• Lyon County CAB Ordinance

• CAB Bylaws

• RES. 21-16 Central Lyon County Parks & Recreation Board

• CAB Handbook

County Manager Andrew Haskin gave a presentation on the current resignation process and provided the procedure for accepting application.

Commissioners and staff discussed how much time should be taken for application submission and consideration. Commissioners stated they would like to see Advisory Board vacancies advertised in as many places as possible. It was also clarified that any adjustments are at the discretion of the County Manager and staff.

Comm. Hockaday asked for public comment.

Jim Davis recommended there be a signup form online for people to list themselves as interested.

No action was taken on this item.

16.b. For Possible Action: Appoint a chairman for the first meeting of the Dayton Regional Advisory Board.

- **Letter of Transmittal**

Comm. Hockaday asked for public comment and there was none.

Comm. Hendrix moved to appoint Chris Gonzalez as Chairman for the first meeting of the Dayton Regional Advisory Board, Comm. Henderson seconded, and the motion passed 5-0.

16.c. For Possible Action: Appoint up to three members to the Dayton Regional Advisory Board with one term expiring December 31, 2025, and two terms expiring December 31, 2024.

- **Jim Davis, Application**
- **Ronald Wyman, Application**

Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to appoint Jim Davis to the Dayton Regional Advisory Board with a term expiring December 31, 2025 and to appoint Ronald Wyman to the Dayton Regional Advisory Board with a term expiring December 31, 2024, Comm. Hendrix seconded, and the motion passed 5-0.

16.d. For Possible Action: Acknowledge the resignation of Michael Irvine and Stacey Sell from the Silver Springs Advisory Board.

- **Michael Irvine, Resignation**
- **Stacey Sell, Resignation**

Comm. Hockaday asked for public comment and there was none.

Comm. Hendrix moved to acknowledge the resignation of Michael Irvine and Stacey Sell from the Silver Springs Advisory Board, Comm. Jacobsen seconded, and the motion passed 5-0.

16.e. For Possible Action: Appoint up to two members to the Silver Springs Advisory Board with one term expiring December 31, 2024, and the other term expiring December 31, 2025.

- **Adam McGuire, Application**

Comm. Hockaday asked for public comment and there was none.

Comm. Hendrix moved to appoint Adam McGuire to the Silver Springs Advisory Board with a term expiring December 31, 2025, Comm. Keller seconded, and the motion passed 5-0.

17. County Manager

17.a. For Possible Action: Approve Purchase Agreement and Escrow Instructions between Lyon County and Stan Lucas for Lyon County to purchase a 7.4 acre parcel in the Traditions Project for \$3,991,250, to be created from APN 016-406-03, for the Dayton Government Complex Project.

- **Stan Lucas Traditions Purchase Agreement**

County Manager Andrew Haskin gave a presentation discussing the Purchase Agreement and Escrow Instructions between Lyon County and Stan Lucas for Lyon County to purchase a 7.4 acre parcel in the Traditions Project.

District Attorney Steve Rye reviewed and provided clarifications for the purchase agreement.

Project 1 Developer Don Smit provided project updates and thanked the Commissioners and staff for their efforts on this project.

Commissioners commented that they would like to see this agreement completed as soon as possible and they are looking forward to the completion of this project.

Comm. Hockaday asked for public comment and there was none.

Comm. Henderson moved to approve Purchase Agreement and Escrow Instructions between Lyon County and Stan Lucas for Lyon County to purchase a 7.4 acre parcel in the Traditions Project for \$3,991,250, to be created from APN 016-406-03, for the Dayton Government Complex Project, Comm. Keller seconded, and the motion passed 5-0.

17.b. For Possible Action: Review potential Lyon County requests for Community Project Funding from the Nevada Congressional Delegation and provide direction to the County Manager on which requests should be included and how they should be ranked.

County Manager Andrew Haskin gave a presentation discussing potential Lyon County requests for Community Project Funding from the Nevada Congressional Delegation.

Comm. Hockaday asked for public comment and there was none.

Commissioners stated they would like to see this brought back

Comm. Hockaday moved to direct staff to prioritize and put it together, Comm. Henderson seconded, and the motion passed 5-0.

18. Agenda Requests

Commissioner Hendrix stated she would like an agenda item to discuss reestablishing the Mason Valley Advisory Board.

Comm. Jacobson stated he would like an agenda item for an update from Waste Management regarding the Silver Springs Transfer Station Plans.

19. Commissioners Comments

Comm. Jacobson stated he appreciates all the efforts from the members of the Advisory Boards and he is sorry to hear individuals are leaving disgruntled.

21. Public Participation

Comm. Hockaday asked for public comment and there was none.

22. Closed Session pursuant to NRS 241.015(3)(b)(2)

There was a closed session at 12:35pm.

23. Adjourn

Meeting was adjourned at 12:59pm.

LYON COUNTY BOARD OF COMMISSIONERS

DAVE HOCKADAY, Chairman

ATTEST

STACI LINDBERG, Lyon County Clerk/Treasurer

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.e

Subject:

For Possible Action: Approve the purchase of a vehicle maintenance shop lift in the amount of \$13,000 to be funded from a budget transfer from the General Fund contingency.

Summary:

The vehicle maintenance shop currently has one bay without a lift. Due to the number of vehicles being maintained and the low number of mechanics, it is recommended that we add a lift to the bay so that it may be utilized by the mechanics. This allows additional indoor space for a vehicle to be disassembled and waiting for parts, which will allow the mechanics to be more productive. It also adds a functional bay for when a mechanic is added in the future.

Financial Department Comments:

This would be funded from a budget transfer from the General Fund contingency.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Approve the purchase of a vehicle maintenance shop lift in the amount of \$13,000 to be funded from a budget transfer from the General Fund contingency.

ATTACHMENTS

-

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

11.f

Subject:

For Possible Action: Accept grant award from Aging and Disability Services Division (ADSD), State of Nevada, for FY2024 Nutrition Services Incentive Program (NSIP) in the amount of \$20,808.00.

Summary:

This is an annual Notice of Grant Award (NGA) for the Nutrition Services Incentive Program (NSIP) funding, in the amount of \$20,808.00, and is utilized to offset the cost of food for meal preparation at Dayton, Fernley, Silver Springs and Yerington Senior Centers.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Accept grant award from Aging and Disability Services Division (ADSD), State of Nevada, for FY2024 Nutrition Services Incentive Program (NSIP) in the amount of \$20,808.00.

ATTACHMENTS

- [FY24 Nutrition Services Incentive Program Grant Award](#)



State of Nevada
 Department of Health and Human Services
Aging and Disability Services Division
 (hereinafter referred to as the Department)

Agency Ref. #: 11-001-57-NX-24
 Budget Account: 3278
 Category: 17
 GL: 8584
 Job Number: 9305324

NOTICE OF SUBAWARD

Program Name: ADSD Office of Community Living (OCL) Grants Management Contact Name: Laurienne Riley, LRiley@adsd.nv.gov	Subrecipient's Name: Lyon County Contact Name: David Hockaday, County Commission Chair / dhockaday@lyon-county.org
Address: 3208 Goni Road, #I-181 Carson City, NV 89706	Address: 27 South Main Street Yerington, NV 89447-2571
Subaward Period: 10/01/2023 - 09/30/2024 Subaward Type: Categorical	Subrecipient's: EIN: <u>88-6000097</u> Vendor #: <u>T40156600</u> UEI: <u>UT4JJJ9N6L69</u>

Purpose of Award: Fiscal Year 2024 NSIP funding to purchase domestically produced food such as milk, fruit, vegetables, or protein products that are used in the subrecipient's Older Americans Act, Title III-C meal program(s).

Region(s) to be served: Statewide Specific county or counties: Lyon

Approved Budget Categories:	
1. Personnel	\$0.00
2. Travel	\$0.00
3. Operating	\$20,808.00
4. Equipment	\$0.00
5. Contractual/Consultant	\$0.00
6. Training	\$0.00
7. Other	\$0.00
TOTAL DIRECT COSTS	\$20,808.00
8. Indirect Costs	\$0.00
TOTAL APPROVED BUDGET	\$20,808.00

AWARD COMPUTATION:	
Total Obligated by this Action:	\$ 20,808.00
Cumulative Prior Awards this Budget Period:	\$ 0.00
Total Federal Funds Awarded to Date:	\$ 20,808.00
Total State Funds Awarded to Date:	\$ 0.00
Total Funds Awarded:	\$ 20,808.00
Match Required <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Amount Required this Action:	\$ 0.00
Amount Required Prior Awards:	\$ 0.00
Total Match Amount Required:	\$ 0.00
Research and Development (R&D) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Federal Budget Period: 10/01/2023 - 09/30/2025	
Federal Project Period: 10/01/2023 - 09/30/2025	

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
Administration for Community Living (ACL); Older Americans Act, Nutrition Services Incentive Program (NSIP)	100%	93.053	N/A	2401NVOANS-01	12/12/2023

Agency Approved Indirect Rate: N/A **Subrecipient Approved Indirect Rate:** N/A

Terms and Conditions:
 In accepting these grant funds, it is understood that:

- This award is subject to the availability of appropriated funds.
- Expenditures must comply with any statutory guidelines, the DHHS Grant Instructions and Requirements, ADSD Requirements and Procedures for Grant Programs (RPGPs), and the State Administrative Manual.
- Expenditures must be consistent with the narrative, goals and objectives, and budget as approved and documented.
- Subrecipient must comply with all applicable Federal and State regulations.
- Quarterly progress reports are due by the 15th of each month following the end of the quarter, unless specific exceptions are provided in writing by the grant administrator.
- Financial Status Reports and Requests for Reimbursements must be submitted monthly or quarterly, unless specific exceptions are provided in writing by the grant administrator.

Incorporated Documents:	Section E:
Section A: Grant Conditions and Assurances;	Audit Information Request;
Section B: Description of Services, Scope of Work and Deliverables;	Section F: Current/Former State Employee Disclaimer; and
Section C: Budget and Financial Reporting Requirements;	Section G: DHHS Confidentiality Addendum.
Section D: Request for Reimbursement;	

Authorized Subrecipient Official's Name, Title: David Hockaday, County Commission Chair -OR- Authorized Signer (Print Name and Title): _____	Signature	Date
Jeffrey S. Duncan, Agency Manager For Dena Schmidt, ADSD Administrator		1/22/2024

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION A

GRANT CONDITIONS AND ASSURANCES

General Conditions

1. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Recipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Department of Health and Human Services (hereafter referred to as "Department") shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Recipient is an independent entity.
2. The Recipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Recipient's performance or nonperformance of the services or subject matter called for in this Agreement.
3. The Department or Recipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, and signed by a duly authorized representative of both organizations. Such amendments shall not invalidate this Agreement, nor relieve or release the Department or Recipient from its obligations under this Agreement.
 - The Department may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the Department and Recipient.
4. Either party may terminate this Agreement at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Work in Section B may only be undertaken with the prior approval of the Department. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, reports, or other materials prepared by the Recipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Recipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.
 - The Department may also suspend or terminate this Agreement, in whole or in part, if the Recipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Department may declare the Recipient ineligible for any further participation in the Department's grant agreements, in addition to other remedies as provided by law. In the event there is probable cause to believe the Recipient is in noncompliance with any applicable rules or regulations, the Department may withhold funding.

Grant Assurances

A signature on the cover page of this packet indicates that the applicant is capable of and agrees to meet the following requirements, and that all information contained in this proposal is true and correct.

1. Adopt and maintain a system of internal controls which results in the fiscal integrity and stability of the organization, including the use of Generally Accepted Accounting Principles (GAAP).
2. Compliance with state insurance requirements for general, professional, and automobile liability; workers' compensation and employer's liability; and, if advance funds are required, commercial crime insurance.
3. These grant funds will not be used to supplant existing financial support for current programs.
4. No portion of these grant funds will be subcontracted without prior written approval unless expressly identified in the grant agreement.
5. Compliance with the requirements of the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).
6. Compliance with the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted there under contained in 28 CFR 26.101-36.999 inclusive, and any relevant program-specific regulations.
7. Compliance with the Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended— Contracts and sub-grants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
8. Compliance with Title 2 of the Code of Federal Regulations (CFR) and any guidance in effect from the Office of Management and Budget (OMB) related (but not limited to) audit requirements for grantees that expend \$750,000 or more in Federal awards during the grantee's fiscal year must have an annual audit prepared by an independent auditor in accordance with the terms and requirements of the appropriate circular. **To acknowledge this requirement, Section E of this notice of subaward must be completed.**
9. Certification that neither the Recipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. This certification is made pursuant to regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67 § 67.510, as published as pt. VII of May 26, 1988, Federal Register (pp. 19150-19211).
10. Compliance with the Consolidated Appropriations Act, 2023, PL 117-328.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

11. Compliance with the Trafficking Victims Protection Act of 2000, Section 106 (g), as amended (22 U.S.C. 7104(g)).
12. No funding associated with this grant will be used for lobbying.
13. Disclosure of any existing or potential conflicts of interest relative to the performance of services resulting from this grant award.
14. Provision of a work environment in which the use of tobacco products, alcohol, and illegal drugs will not be allowed.
15. Should the collection of information require the use of an information technology system (2 CFR 200.58), the grant recipient and subrecipient(s) will be expected to adhere to the NIST Cybersecurity Framework to help ensure the security of any system used or developed by the grant recipient or subrecipient(s). In particular, if the data to be collected includes Personally Identifiable Information (PII, 2CFR 200.79) or Protected PII (2 CFR 200.82), the grant recipient and subrecipient(s) must apply the appropriate security controls required to protect the privacy and security of the collected PII and/or Protected PII.
16. An organization receiving grant funds through the Nevada Department of Health and Human Services shall not use grant funds for any activity related to the following:
 - Any attempt to influence the outcome of any federal, state or local election, referendum, initiative or similar procedure, through in-kind or cash contributions, endorsements, publicity or a similar activity.
 - Establishing, administering, contributing to or paying the expenses of a political party, campaign, political action committee or other organization established for the purpose of influencing the outcome of an election, referendum, initiative or similar procedure.
 - Any attempt to influence:
 - The introduction or formulation of federal, state or local legislation; or
 - The enactment or modification of any pending federal, state or local legislation, through communication with any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation, including, without limitation, efforts to influence State or local officials to engage in a similar lobbying activity, or through communication with any governmental official or employee in connection with a decision to sign or veto enrolled legislation.
 - Any attempt to influence the introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity through communication with any officer or employee of the United States Government, the State of Nevada or a local governmental entity, including, without limitation, efforts to influence state or local officials to engage in a similar lobbying activity.
 - Any attempt to influence:
 - The introduction or formulation of federal, state or local legislation;
 - The enactment or modification of any pending federal, state or local legislation; or
 - The introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity, **by preparing, distributing or using** publicity or propaganda, or by urging members of the general public or any segment thereof to contribute to or participate in any mass demonstration, march, rally, fundraising drive, lobbying campaign or letter writing or telephone campaign.
 - Legislative liaison activities, including, without limitation, attendance at legislative sessions or committee hearings, gathering information regarding legislation and analyzing the effect of legislation, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.
 - Executive branch liaison activities, including, without limitation, attendance at hearings, gathering information regarding a rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity and analyzing the effect of the rule, regulation, executive order, program, policy or position, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.
17. An organization receiving grant funds through the Nevada Department of Health and Human Services may, to the extent and in the manner authorized in its grant, use grant funds for any activity directly related to educating persons in a nonpartisan manner by providing factual information in a manner that is:
 - Made in a speech, article, publication, or other material that is distributed and made available to the public, or through radio, television, cable television or other medium of mass communication; and
 - Not specifically directed at:
 - Any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation;
 - Any governmental official or employee who is or could be involved in a decision to sign or veto enrolled legislation; or
 - Any officer or employee of the United States Government, the State of Nevada or a local governmental entity who is involved in introducing, formulating, modifying or enacting a Federal, State or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity.

This provision does not prohibit a recipient or an applicant for a grant from providing information that is directly related to the grant or the application for the grant to the granting agency.

To comply with reporting requirements of the Federal Funding and Accountability Transparency Act (FFATA), the sub-grantee agrees to provide the Department with copies of all contracts, sub-grants, and or amendments to either such documents, which are funded by funds allotted in this agreement.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION B

Description of Services, Scope of Work and Deliverables

Lyon County, hereinafter referred to as Subrecipient, agrees to provide the following services and reports according to the identified timeframes:

Scope of Work for Lyon County

Indicate the staff responsible for each of the following:

Compliance Item	Due Date	Indicate Subrecipient Staff Responsible (Name and Title)
Reporting Schedule	Each report applicable to funded service, as outlined at http://adsd.nv.gov/uploadedFiles/adsdnvgov/content/Programs/Grant/Reporting/ReportingSchedule.pdf	Rebecca Williams Senior Services Division Manager
SAMS and/or Service-Specific Report	10 th calendar day following the month of service	Rebecca Williams Senior Services Division Manager
Request for Reimbursement	15 th calendar day following the month or quarter of service	Jennifer Thomas Administrative Services Division Manager
Request for Reimbursement – Advance	15 th calendar day before the month of service	Jennifer Thomas Administrative Services Division Manager
General Service Specifications	Ongoing throughout subaward period – General guidelines for service provision	Rebecca Williams Senior Services Division Manager
Nutrition Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision to ensure meals are NSIP-eligible.	Rebecca Williams Senior Services Division Manager
NSIP Funding	Funds may only be used to purchase domestically produced food such as milk, fruit, vegetables, or protein products for the subrecipient's Title III-C meal program(s).	Rebecca Williams Senior Services Division Manager
NV DHHS Grant Instructions and Requirements (GIRS) - and - ADSD Requirements and Procedures for Grant Programs (RPGPs)	Ongoing throughout subaward period – General guidelines for management of the subaward GIRS: https://dhhs.nv.gov/uploadedFiles/dhhsnvgov/content/Programs/Grants/GrantInstructionsandRequirementsRevisedOctober2020.pdf RPGPs: https://adsd.nv.gov/uploadedFiles/agingnvgov/content/Programs/Grant/FiscalRequirements.pdf	Rebecca Williams Senior Services Division Manager

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION C

Budget and Financial Reporting Requirements

Identify the source of funding on all printed documents purchased or produced within the scope of this subaward, using a statement similar to: "This publication (journal, article, etc.) was supported by the Nevada State Department of Health and Human Services through Grant Number 11-001-57-NX-24 from the Aging and Disability Services Division (ADSD). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Department nor ADSD.

Any activities performed under this subaward shall acknowledge the funding was provided through the Department by Grant Number 11-001-57-NX-24 from Aging and Disability Services Division (ADSD).

Subrecipient agrees to adhere to the following budget:

Subrecipient Name: Lyon County	Subaward & Service Type: NSIP; Categorical
---------------------------------------	---

PROPOSED BUDGET NARRATIVE
Nutrition Services Incentive Program (NSIP)

Operating	Total: \$20,808.00
Domestically produced food such as milk, fruit, vegetables, or protein products that are used in an Older Americans Act, Title III-C meal.	\$20,808.00

Administrative Expenses or Federal Indirect Cost Rate (FICR)	Total: N/A
---	-------------------

TOTAL BUDGET REQUEST	\$20,808.00
-----------------------------	--------------------

PROPOSED BUDGET SUMMARY
Nutrition Services Incentive Program (NSIP)

<u>A. FUNDING SOURCES</u>	<i>ADSD Funds</i>	MATCH	N/A	N/A	N/A	TOTAL
PENDING OR SECURED	Pending	N/A	N/A	N/A	N/A	
ENTER TOTAL FUNDING	\$20,808.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,808.00

EXPENSE CATEGORY

Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel/Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operating	\$20,808.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,808.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual/Consultant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Indirect	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL EXPENSE	\$20,808.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,808.00
----------------------	--------------------	---------------	---------------	---------------	---------------	--------------------

Total Indirect Cost	N/A
Indirect % of Budget	N/A

Total Agency Budget	\$20,808.00
ADSD Percent of Agency Budget	100%

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

- Department of Health and Human Services policy allows no more than 10% flexibility of the total, not to exceed amount of the subaward, within the approved Scope of Work/Budget. Subrecipient will obtain written permission to redistribute funds within categories. **Note: the redistribution cannot alter the total not to exceed amount of the subaward. Modifications in excess of 10% require a formal amendment.**
- Equipment purchased with these funds belongs to the federal or state program from which this funding was appropriated and shall be returned to the program upon termination of this agreement.
- Travel expenses, per diem, and other related expenses must conform to the procedures and rates allowed for State officers and employees. It is the Policy of the Board of Examiners to restrict contractors/ Subrecipients to the same rates and procedures allowed State Employees. The State of Nevada reimburses at rates comparable to the rates established by the US General Services Administration, with some exceptions (State Administrative Manual 0200.0 and 0320.0).

The Subrecipient agrees:

To request reimbursement according to the schedule specified below for the actual expenses incurred related to the Scope of Work during the subaward period.

- Total reimbursement through this subaward will not exceed \$20,808.00;
- Requests for Reimbursement will be accompanied by supporting documentation, including a line-item description of expenses incurred;
- Additional expenditure detail will be provided upon request from the Department.

Additionally, the Subrecipient agrees to provide:

- A complete financial accounting of all expenditures to the Department within 30 days of the CLOSE OF THE SUBAWARD PERIOD. Any un-obligated funds shall be returned to the Department at that time, or if not already requested, shall be deducted from the final award.
- Any work performed after the BUDGET PERIOD will not be reimbursed.
- If a Request for Reimbursement (RFR) is received after the 45-day closing period, the Department may not be able to provide reimbursement.
- If a credit is owed to the Department after the 45-day closing period, the funds must be returned to the Department within 30 days of identification.

The Department agrees:

- Identify specific items Aging and Disability Services Division must provide or accomplish to ensure successful completion of this project, such as:
 - Providing technical assistance, upon request from the Subrecipient;
 - Providing prior approval of reports or documents to be developed;
 - Forwarding a report to another party, i.e. Administration for Community Living (ACL).
- The Department reserves the right to hold reimbursement under this subaward until any delinquent forms, reports, and expenditure documentation are submitted to and accepted by the Department.

Both parties agree:

- Aging and Disability Services Division will conduct programmatic and financial monitoring of the project on an annual basis or as determined necessary based on a risk assessment.
- The Subrecipient will, in the performance of the Scope of Work specified in this subaward, perform functions and/or activities that could involve confidential information; therefore, the Subrecipient is requested to fill out Section G, which is specific to this subaward, and will be in effect for the term of this subaward.
- All reports of expenditures and requests for reimbursement processed by the Department are SUBJECT TO AUDIT.
- This subaward agreement may be TERMINATED by either party prior to the date set forth on the Notice of Subaward, provided the termination shall not be effective until 30 days after a party has served written notice upon the other party. This agreement may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Agreement shall be terminated immediately if for any reason the Department, state, and/or federal funding ability to satisfy this Agreement is withdrawn, limited, or impaired.

Financial Reporting Requirements

- A Request for Reimbursement is due on a monthly or quarterly basis, based on the terms of the subaward agreement, no later than the 15th of the month.
- Reimbursement is based on actual expenditures incurred during the period being reported.
- Payment will not be processed without all reporting being current.
- Reimbursement may only be claimed for expenditures approved within the Notice of Subaward.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

Agency Ref. #: _____
Budget Account: _____
GL: _____
Draw #: _____

**SECTION D
Request for Reimbursement**

Program Name:	Subrecipient Name:
Address:	Address:
Subaward Period:	Subrecipient's: EIN: Vendor #:

FINANCIAL REPORT AND REQUEST FOR REIMBURSEMENT

(must be accompanied by expenditure report/back-up)

Month(s) Calendar year

Approved Budget Category	A Approved Budget	B Total Prior Requests	C Current Request	D Year to Date Total	E Budget Balance	F Percent Expended
1. Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
2. Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
3. Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
4. Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
5. Contractual/Consultant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
6. Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
7. Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
8. Indirect	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-

MATCH REPORTING	Approved Match Budget	Total Prior Reported Match	Current Match Reported	Year to Date Total	Match Balance	Percent Completed
<i>INSERT MONTH/QUARTER</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-

I, a duly authorized signatory for the applicant, certify to the best of my knowledge and belief that this report is true, complete and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the grant award; and that the amount of this request is not in excess of current needs or, cumulatively for the grant term, in excess of the total approved grant award. I am aware that any false, fictitious or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims, or otherwise. I verify that the cost allocation and backup documentation attached is correct.

Authorized Signature _____ Title _____ Date _____

FOR DEPARTMENT USE ONLY

Is program contact required? Yes No Contact Person: _____

Reason for contact: _____

Fiscal review/approval date: _____

Scope of Work review/approval date: _____

ASO or Chief (as required): _____ Date _____

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION E

Audit Information Request

1. Non-Federal entities that **expend** \$750,000.00 or more in total federal awards are required to have a single or program-specific audit conducted for that year, in accordance with 2 CFR § 200.501(a).
2. Did your organization expend \$750,000 or more in all federal awards during your organization's most recent fiscal year? YES NO
3. When does your organization's fiscal year end? June
4. What is the official name of your organization? Lyon County Human Services
5. How often is your organization audited? Annually
6. When was your last audit performed? November 2023
7. What time-period did your last audit cover? July 1, 2022 - June 30, 2023
8. Which accounting firm conducted your last audit? Sciarani & Co.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION F

Notification of Utilization of Current or Former State Employee

For the purpose of State compliance with NRS 333.705, subrecipient represents and warrants that if subrecipient, or any employee of subrecipient who will be performing services under this subaward, is a current employee of the State or was employed by the State within the preceding 24 months, subrecipient has disclosed the identity of such persons, and the services that each such person will perform, to the issuing Agency. Subrecipient agrees they will not utilize any of its employees who are Current State Employees or Former State Employees to perform services under this subaward without first notifying the Agency and receiving from the Agency approval for the use of such persons. This prohibition applies equally to any subcontractors that may be used to perform the requirements of the subaward. The provisions of this section do not apply to the employment of a former employee of an agency of this State who is not receiving retirement benefits under the Public Employees' Retirement System (PERS) during the duration of the subaward.

Are any current or former employees of the State of Nevada assigned to perform work on this subaward?

- YES If "YES", list the names of any current or former employees of the State and the services that each person will perform.
NO

Subrecipient agrees that if a current or former state employee is assigned to perform work on this subaward at any point after execution of this agreement, they must receive prior approval from the Department.

Name	Services
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Subrecipient agrees that any employees listed cannot perform work until approval has been given from the Department.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

SECTION G

Confidentiality Addendum

BETWEEN

Nevada Department of Health and Human Services

Hereinafter referred to as "Department"

and

Lyon County

Hereinafter referred to as "Subrecipient"

This CONFIDENTIALITY ADDENDUM (the Addendum) is hereby entered into between Department and Subrecipient.

WHEREAS, Subrecipient may have access, view or be provided information, in conjunction with goods or services provided by Subrecipient to Department that is confidential and must be treated and protected as such.

NOW, THEREFORE, Department and Subrecipient agree as follows:

I. **DEFINITIONS**

The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear.

1. **Agreement** shall refer to this document and that agreement to which this addendum is made a part.
2. **Confidential Information** shall mean any individually identifiable information, health information or other information in any form or media.
3. **Subrecipient** shall mean the name of the organization described above.
4. **Required by Law** shall mean a mandate contained in law that compels a use or disclosure of information.

II. **TERM**

The term of this Addendum shall commence as of the effective date of the primary inter-local or other agreement and shall expire when all information provided by Department or created by Subrecipient from that confidential information is destroyed or returned, if feasible, to Department pursuant to Clause VI (4).

III. **LIMITS ON USE AND DISCLOSURE ESTABLISHED BY TERMS OF CONTRACT OR LAW**

Subrecipient hereby agrees it shall not use or disclose the confidential information provided, viewed or made available by Department for any purpose other than as permitted by Agreement or required by law.

IV. **PERMITTED USES AND DISCLOSURES OF INFORMATION BY SUBRECIPIENT**

Subrecipient shall be permitted to use and/or disclose information accessed, viewed or provided from Department for the purpose(s) required in fulfilling its responsibilities under the primary agreement.

V. **USE OR DISCLOSURE OF INFORMATION**

Subrecipient may use information as stipulated in the primary agreement if necessary for the proper management and administration of Subrecipient; to carry out legal responsibilities of Subrecipient; and to provide data aggregation services relating to the health care operations of Department. Subrecipient may disclose information if:

1. The disclosure is required by law; or
2. The disclosure is allowed by the agreement to which this Addendum is made a part; or
3. The Subrecipient has obtained written approval from the Department.

VI. **OBLIGATIONS OF SUBRECIPIENT**

1. **Agents and Subcontractors.** Subrecipient shall ensure by subcontract that any agents or subcontractors to whom it provides or makes available information, will be bound by the same restrictions and conditions on the access, view or use of confidential information that apply to Subrecipient and are contained in Agreement.

**STATE OF NEVADA
DEPARTMENT OF HEALTH AND HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD**

2. **Appropriate Safeguards.** Subrecipient will use appropriate safeguards to prevent use or disclosure of confidential information other than as provided for by Agreement.
3. **Reporting Improper Use or Disclosure.** Subrecipient will immediately report in writing to Department any use or disclosure of confidential information not provided for by Agreement of which it becomes aware.
4. **Return or Destruction of Confidential Information.** Upon termination of Agreement, Subrecipient will return or destroy all confidential information created or received by Subrecipient on behalf of Department. If returning or destroying confidential information at termination of Agreement is not feasible, Subrecipient will extend the protections of Agreement to that confidential information as long as the return or destruction is infeasible. All confidential information of which the Subrecipient maintains will not be used or disclosed.

IN WITNESS WHEREOF, Subrecipient and the Department have agreed to the terms of the above written Addendum as of the effective date of the agreement to which this Addendum is made a part.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

12.a

Subject:

For Possible Action: Approve a Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels on the north side of Hwy 50, east and west of Traditions Parkway, to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Staff Report](#)
- [Backup](#)
- [Public Comment](#)



LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING

CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET

YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

WEBSITE: www.lyon-county.org

STAFF REPORT AND PLANNING COMMISSION ACTION

PLZ-2023-079: Request for a Commercial Subdivision Tentative Map to merge five (5) existing parcels to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16).

Proposed Action: Approve Commercial Tentative Subdivision Map.

Meeting Date: February 1, 2024

Owner(s): Stan Lucas

Applicant(s): Property Owner

Representative: Don Smit, Project One

Location: Generally located on the north side of US 50 at the intersection with Traditions Parkway in Dayton.

Parcel Number: 016-401-93, 016-401-97, 016-406-03, 016-406-11, and 029-782-16

Master Plan: Commercial, Commercial – Mixed Use, and Suburban Residential

Zoning: Community Commercial, Neighborhood Residential, and Split Zoned containing Multi-Family Residential, Community Commercial, Commercial Mixed-Use Suburban and Neighborhood Residential

Flood Zone(s): X-Shaded (0.2 Percent Annual Chance Flood Hazard) per FIRM 32019C0289F

Case Planner: Lisa Nash

REQUEST

The applicant requests to merge five (5) existing parcels to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.

PLANNING COMMISSION RECOMMENDATION

At the January 9, 2024 Planning Commission meeting, by a unanimous vote (7 Ayes; 0 Nay; 0 Abstentions), the Planning Commission motioned to forward a recommendation of approval to the Board of County Commissioners for the request for a Commercial Subdivision Tentative Map to merge five (5) existing parcels on the north side of Hwy 50, east and west of Traditions Parkway, to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079. The recommendation was based on the findings listed in the staff report and the amended conditions of approval.

STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners approves the tentative commercial subdivision map request based on the Findings as listed in the staff report as the request would be in general conformance with the 2020 Comprehensive Master Plan designation for the property.

RECOMMENDED MOTION: APPROVAL

If the Board of County Commissioners determines that they will approve the requested tentative commercial subdivision map application, then the Board should make a motion similar to the following.

The Board of County Commissioners finds that:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this title;
2. If located within a planned unit development, the tentative subdivision map conforms to the density requirements, lot dimension standards and other design standards regulations approved for the planned unit development;
3. The tentative subdivision map conforms to public facilities and improvement standards contained in this title;
4. The tentative subdivision map conforms to the improvement and design standards contained in this title and adopted design criteria and improvement standards;
5. If applicable, that a phasing plan has been submitted and is deemed acceptable;
6. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer;
7. The project complies with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
8. The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
9. There is adequate access and availability to public services such as schools, police protection, transportation, recreation and parks;
10. The project is in general conformity with the Lyon County Comprehensive Master Plan, the local community plan, if adopted, and the master plan of streets and highways;
11. The project will have no adverse impacts, or provides adequate mitigation of adverse impacts, to existing public streets;

12. The physical characteristics of the land such as floodplain, slope and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated;
13. The project demonstrates availability and accessibility of fire protection services, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

Based on the aforementioned Findings, I move that the Lyon County Board of Commissioners approve the Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton, subject to the recommended conditions of approval (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.

RECOMMENDED CONDITIONS OF APPROVAL

1. Approval of the tentative map shall not constitute acceptance of the final map. **Approval of the tentative map shall lapse unless the final map, the first in a series of final maps or records of surveys is approved and recorded for the initial phase within four (4) years of tentative subdivision map approval,** and the final map or record of survey for each subsequent phase must be approved and recorded within two (2) years following recording of the final map or record of survey for the previous phase. The Board may grant a single extension of two (2) years for final map or record of survey approval for each phase.
2. The applicant shall comply with all Federal, State, County and special purpose district regulations.
3. The developer shall provide the proposed Covenants, Conditions and Restrictions (“CC&Rs”), landscape maintenance association/homeowners association agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all common areas and storm drainage facilities (easements, channels and basins) as well as any other provisions necessary for the subdivision as approved, for review by the Community Development Director, the Utilities Director, the County Engineer and District Attorney’s Office. The approved legal instrument shall be signed and recorded prior to approval of a final map, the first in a series of final maps, or records of surveys, for the project parcels.
4. The entity created to administer the CC&Rs, the “Management Association”, will also review development proposals for compliance with the “Traditions Commercial Center Master Plan Design Guidelines” architectural and landscape standards, which were submitted by the applicant to supplement Lyon County Code requirements. Developers will be required to include review approvals from the Management Association in the application materials for any required entitlements (to include but not limited to Administrative Design Reviews (ADRs), Conditional Use Permits (CUPs), Variances, etc.) for applicable development.
5. The Traditions Commercial Center Master Plan Design Guidelines (TCCMPDG) overseen by the Management Association are an internal guideline for the development. The conditions and standards included in the TCCMPDG document can be more stringent or restrictive than Lyon County Development Code but can’t waive any requirements included in Lyon County Development Code.
6. Any proposed land use will be required to be an allowed use within the zoning districts as outlined in the Lyon County Land Use Tables (Title 15, Chapter 320). Any required permits/approvals required for a land use will need to be submitted to the Planning Department prior to submission of any required site improvement or building permits. This will include, but not be limited to, Conditional Use Permits (CUPs), Administrative Design Reviews (ADRs), Zoning Map Amendments, Variances, etc.

7. Prior to issuance of each Final Map or record of survey, the applicant shall submit for the County's approval a landscape/treatment development plan for all common areas within that map/survey area.
8. The applicant shall submit and receive approval of a street-naming application prior to submittal of an application for a final map, first in a series of final maps, or records of surveys. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Roads Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.
9. Before requesting a Will-Serve Letter for the final subdivision map, the developer must submit an LCUD application for water and sewer service and meet the requirements outlined in County Code, Title 9. The applicant shall provide written evidence (i.e. 'will-serve' letters) demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to recordation of a final subdivision map, first in a series of final maps, or records of surveys for this project.
10. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map(s) or records of surveys.
11. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 15 of the Lyon County Code.
12. Required recording fees to be paid at time of recording map.
13. No lot shall be sold until a final subdivision map(s) or record of survey has been approved and recorded.
14. No building permits shall be accepted for processing until a final subdivision map or a record of survey has been approved and recorded.
15. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting a final subdivision map(s) or record of survey for recordation.
16. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Community Development Department prior to final subdivision map(s) or record of survey recordation.
17. The applicant shall provide the final subdivision map(s) or record of survey to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 15.607.08(B) of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
18. The applicant shall comply with County requirements, in accordance with Chapter 15.234 of the Lyon County Code, mandating that a site improvement permit(s) be obtained for any disturbance occurring on the subject site.
19. Site improvement permit applications shall also include documentation of approval of a Stormwater Pollution Prevention Plan ("SWPPP") permit and a Surface Area Disturbance ("SAD") permit with the Nevada Department of Environmental Protection (NDEP) as well as approval of the tentative subdivision map from NDEP. Construction (including grading) cannot begin unless civil improvement plans have been reviewed and approved by the NDEP.
20. Prior to recordation of the Final Map(s) or Record of Survey, the applicant will need to include documentation of review by NDEP of civil improvement plans and final map(s) or record of survey.

21. The site improvements required by the terms of Title 15 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map(s) or record of survey, has been paid.
22. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.
23. The applicant shall comply with Lyon County requirements as set forth in the adoption of Title 15 and as set forth in Title 15 of the Lyon County Code including, but not limited to:
 - a. The developer shall obtain all necessary encroachment permits and approvals as well as coordinate and comply with the requirements of the Roads Department;
 - b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;
 - c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;
 - d. The developer shall attain a Floodplain Development Permit from the County before construction or development begins within any area of special flood hazard established in subsection 15.800.07A of Lyon County Code. The permit shall be for all structures, including manufactured homes and accessory structures whether a building permit is required or not required as defined herein or in chapter 1200 of Lyon County Code, appendix A, and for all development, including fill and other activities, including river bank and stream bank erosion repair activities, as defined in chapter 1200 of Lyon County Code, Appendix A.
 - e. The developer shall install street lighting in compliance with the requirements of the Roads Department;
 - f. The developer shall submit a detailed geotechnical report with the final map(s) or record of survey for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;
 - g. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision's streets and roadways until such time that the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision; and
 - h. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed commercial subdivision. The County rejects the offer of dedication at this time and will not accept the offer of dedication until the one year maintenance bond is released and dedication is approved by the County Roads Department Director, County Engineer, the County Utilities Department Director and the Community Development Director within the respective phase developed and the improvements are inspected and approved by the County.
 - i. Maintenance of off-street parking areas within the Traditions Commercial Center remain the responsibility of the property owners or managers and will not be maintained by the County.
 - j. Maintenance of parks within the Traditions Commercial Center development remain the responsibility of the property owners or managers and will not be maintained by the County.
24. Site Improvement/Building Permit applications shall also include documentation that the project satisfies Nevada Department of Transportation (NDOT) requirements for off-site traffic improvements (if any are warranted or required). The applicant shall be responsible for any off-site traffic improvements (if any are warranted or required) based on recommendations included in the Traffic Impact Study and/or as directed by the Lyon County Road Department.
25. The applicant shall comply with Lyon County's Dayton Valley Drainage Master Plan. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Guidelines to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final

subdivision map(s) or record of survey. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.

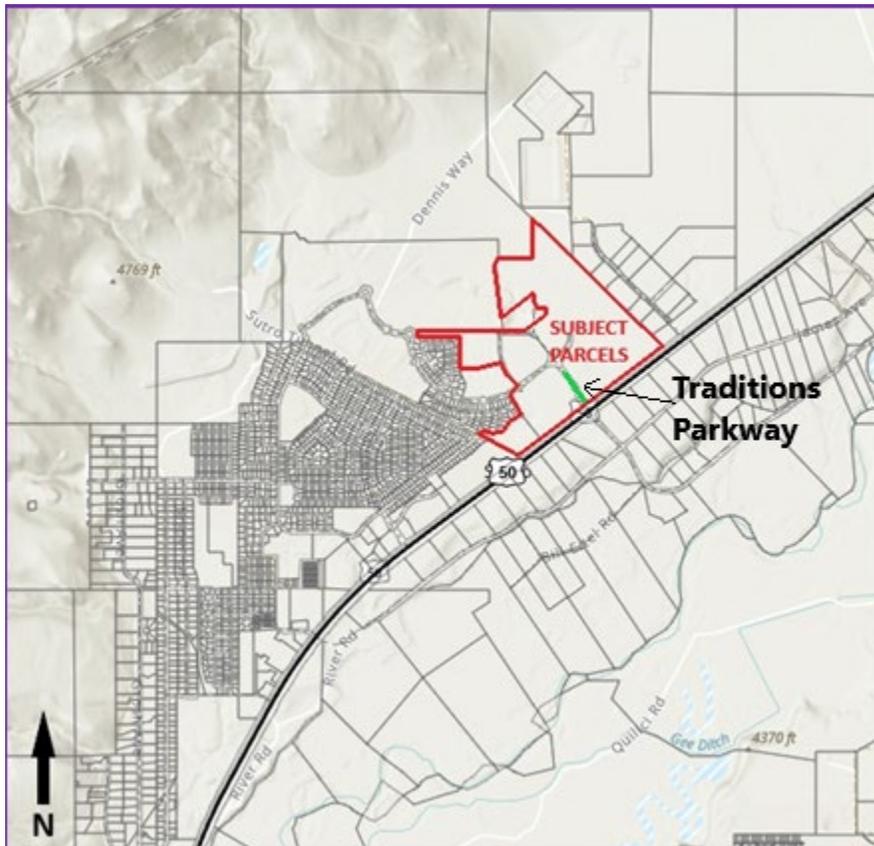
- a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map, first in a series of final maps or records of surveys for this project.
 - b. The applicant shall provide documentation that easements have been recorded to permit discharge of project-generated stormwater to all off-site properties receiving stormwater discharges prior to recordation of a final subdivision map, first in a series of final maps or records of surveys for this project.
 - c. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Roads Department Director, the County Utilities Department Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a final subdivision map, first in a series of final maps or records of surveys for this project.
 - d. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Roads Department Director, the County Utilities Department Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge have been designed and installed prior to approval of a final subdivision map, first in a series of final maps or records of surveys for this project.
 - e. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Department Director, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map, first in a series of final maps or records of surveys for this project.
 - f. Debris grates are required at the pipe inlets of the retention/detention basins.
26. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, the County Road Department Director, Utilities Director, Building Official, Central Lyon County Fire Protection District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final subdivision map, first in a series of final maps or records of surveys. There may be temporary restrictions to obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed/installed to satisfaction of the Community Development Director, the Building Official, the County Engineer, the County Road Superintendent, the Utilities Department Director, the Facilities Department Director, Central Lyon County Fire Protection District, their respective designees or other authorized County personnel, as applicable prior to the issuance of a Certificate of Occupancy will be allowed in a single family residence for this project or if done in phases, that portion of the project.
27. The applicant shall comply with all applicable building and fire code requirements.
28. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
- a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.
 - b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
 - c. Prior to any combustible materials being brought on site, all required fire hydrants are to be installed and fully operating.

29. Distinct and legible “temporary” addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
30. The applicant will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.
31. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:
 - a. No loud music;
 - b. No alcohol or drugs;
 - c. Dispose of personal trash and site debris;
 - d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and
 - e. No burning of construction or other debris on the property.
32. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

BACKGROUND AND PROPERTY INFORMATION

Location, Access, and Size

The project site is 125.13 acres in size (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), and is generally located north of US Highway 50, east and west of Traditions Parkway.



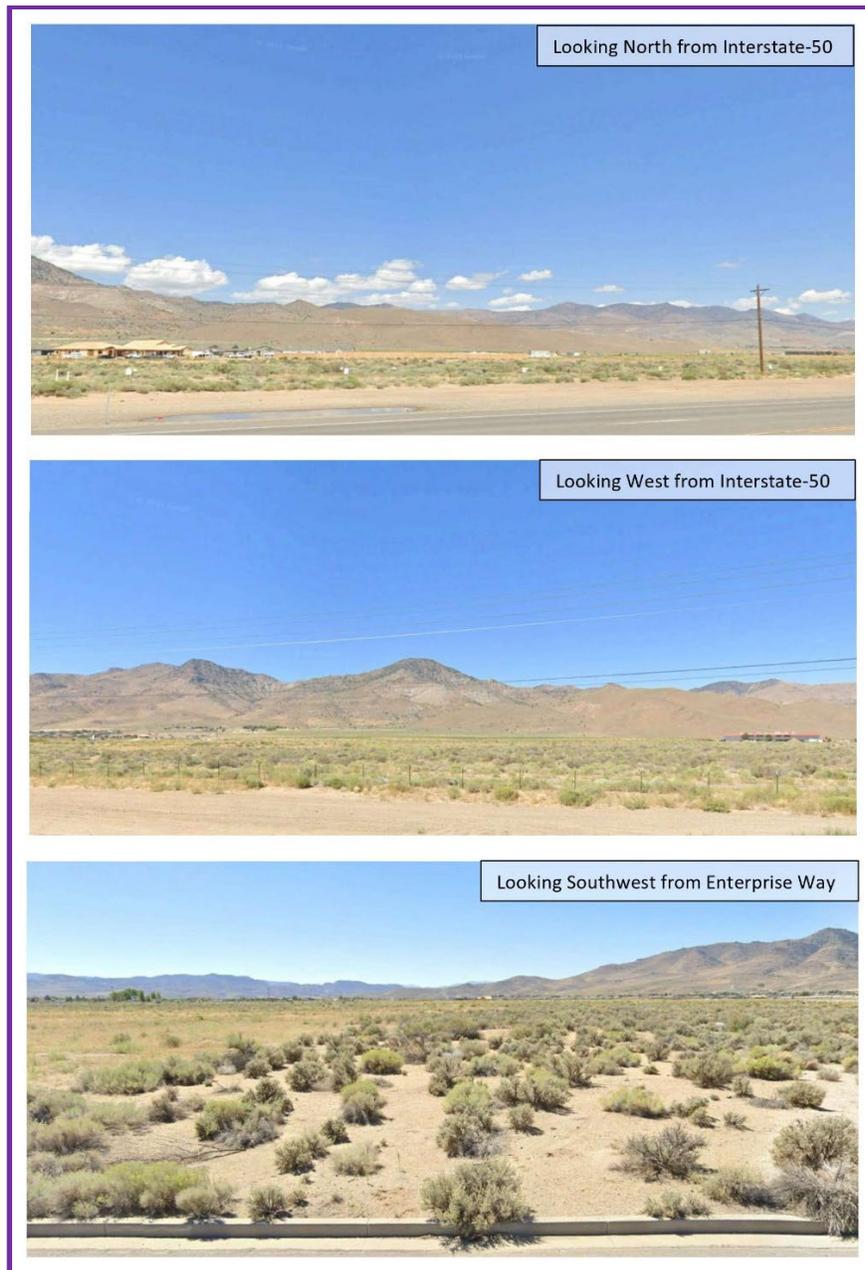
Vicinity Map

Current Use and Topography

The project site is currently undeveloped, as are lands to the north and west. There are single-family residential developments to the south and west of the subject parcels. Heavy Industrial and Commercial uses are present to the east of the project site. The images below and on the following page were supplied by the applicant.



Site Pictures



Site Pictures

Utilities

Water Service and Sewer Service

The subject parcel is within the Lyon County Utility Department’s (LCUD) service boundary for both water and sewer service. Future development will be required to construct infrastructure to connect to LCUD facilities.

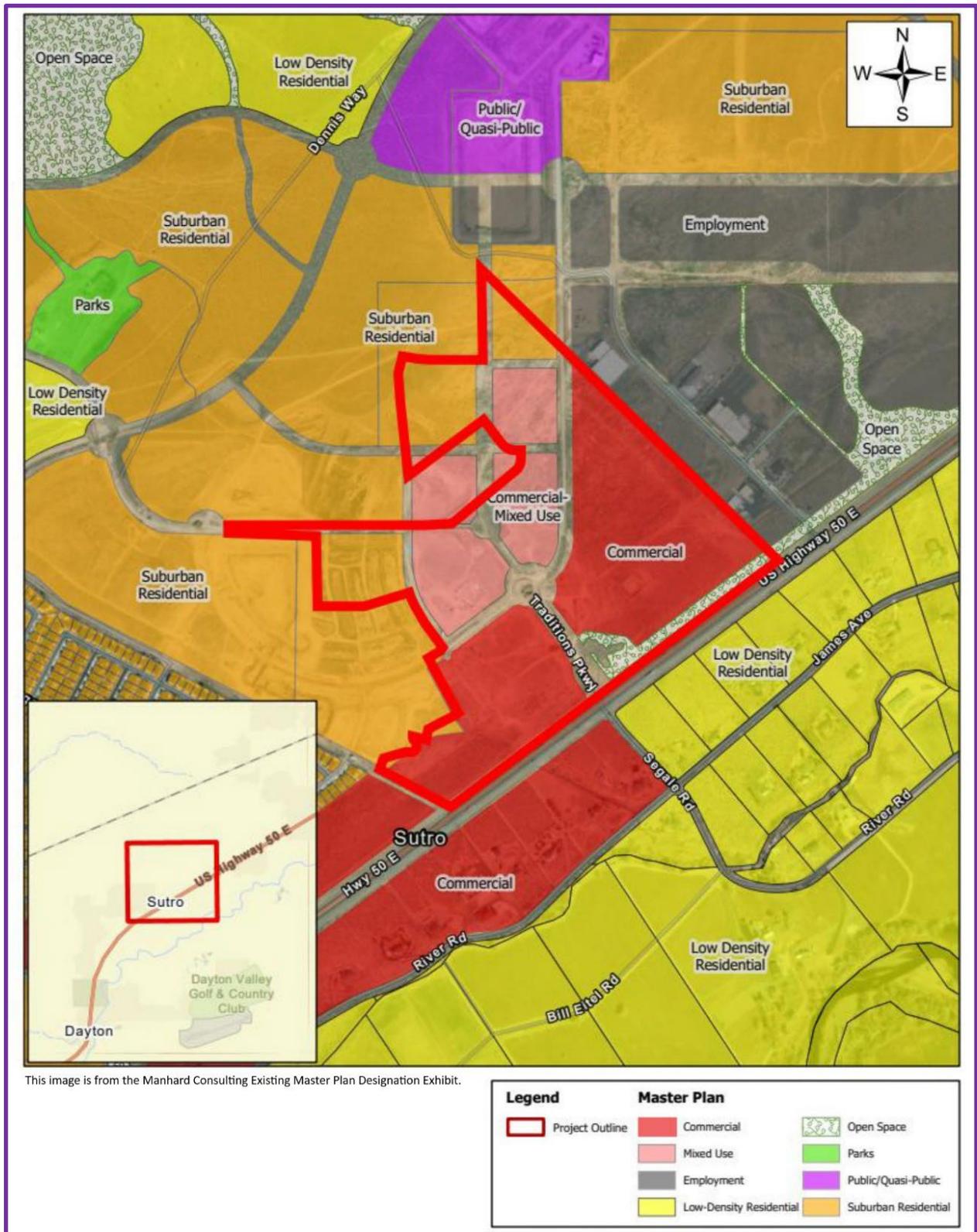
Police and Fire

The Lyon County Sheriff Department provides police protection services to the area. The closest police station is the Dayton Substation and is approximately 3 miles away.

The Central Lyon County Fire Protection District (CLCFPD) provides paramedic, advanced life support, and fire prevention and suppression services to the Dayton Area and will serve this project area. The nearest fire station is approximately 0.5 miles away.

Master Plan Designation

The Master Plan designations for the site are Commercial, Commercial – Mixed Use, and Suburban Residential.

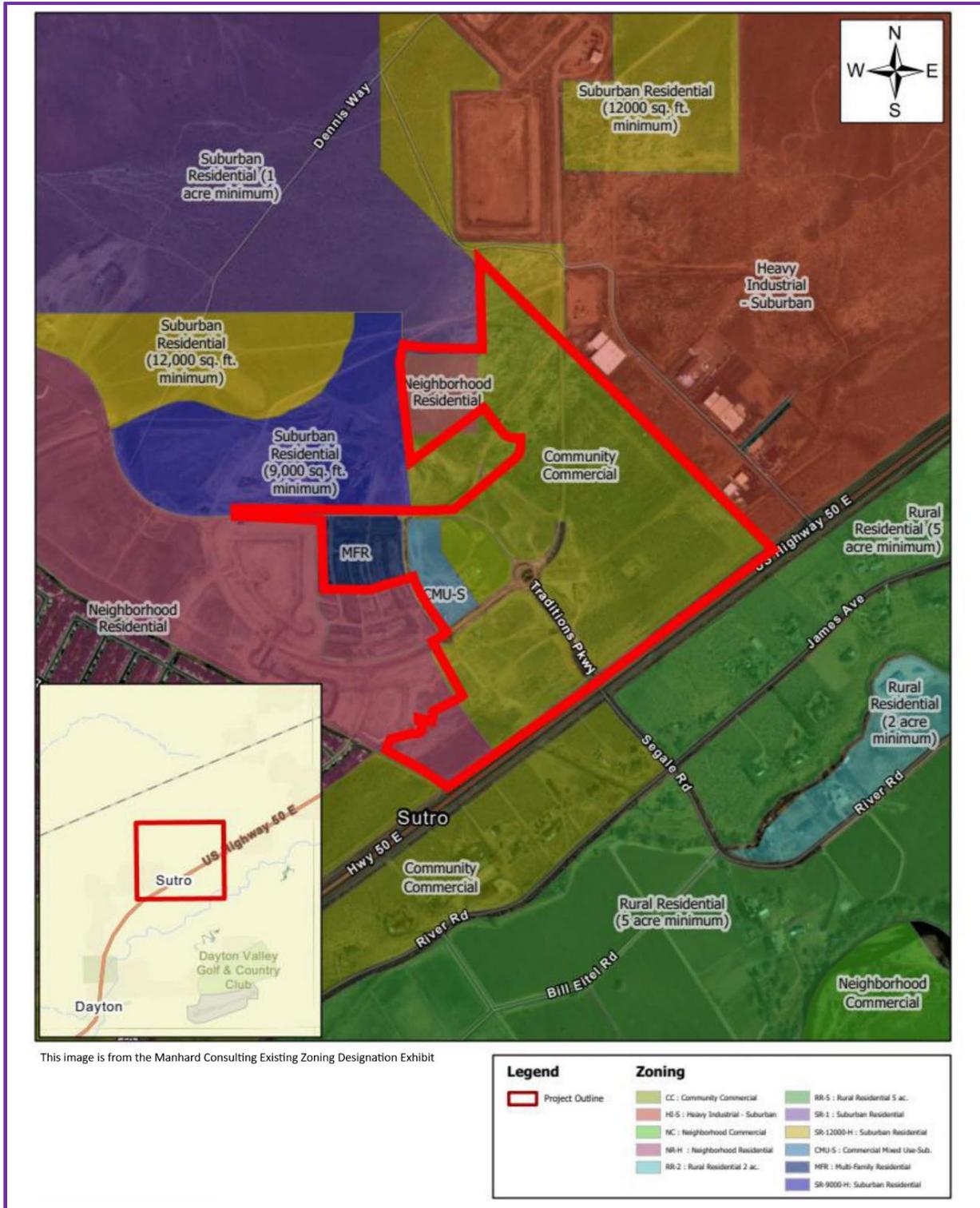


This image is from the Manhard Consulting Existing Master Plan Designation Exhibit.

Dayton Land Use Map

Zoning

The zoning designations include Community Commercial, Neighborhood Residential, and split zoned parcels containing Multi-Family Residential, Community Commercial, Commercial Mixed-Use Suburban and Neighborhood Residential zoning districts.



Zoning Map

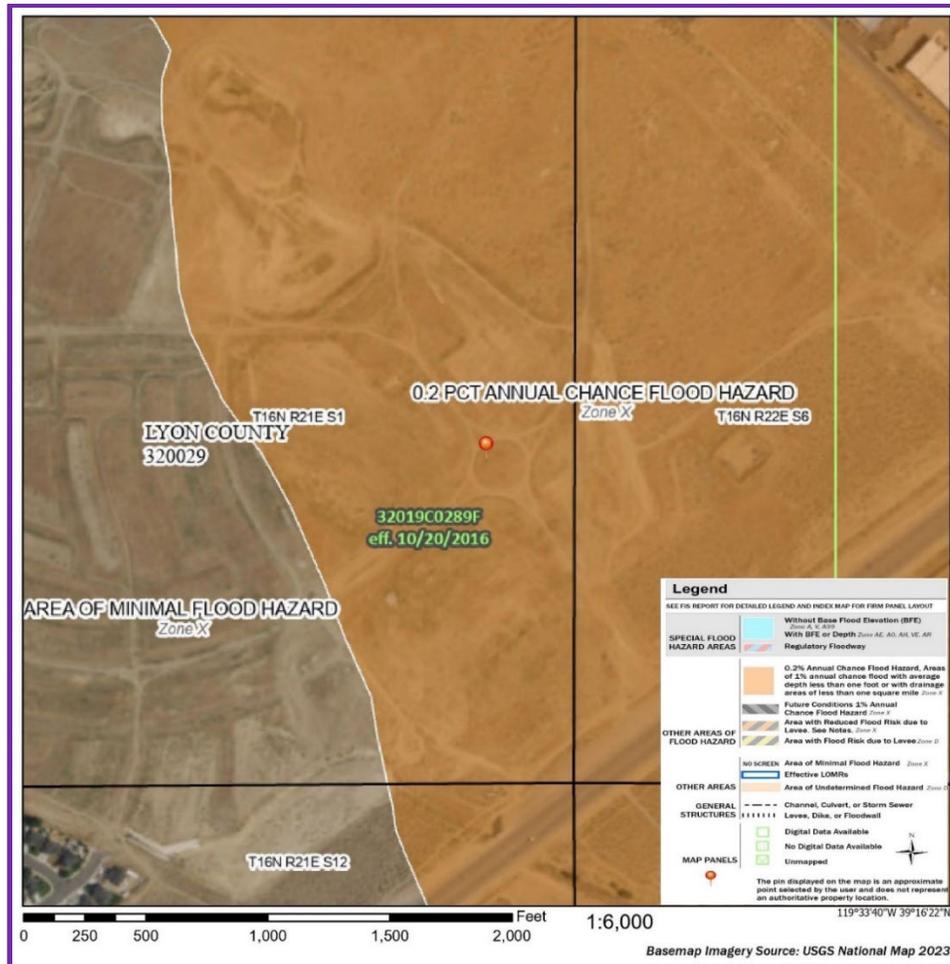
Concurrent Applications

Lyon County is in the final stages of processing a Boundary Line Adjustment (BLA) map which will create a new 7.40 acre parcel from APN 016-406-03, for the proposed Lyon County Government Complex (PLZ-2023-036). New Assessor Parcel Numbers will be assigned after the BLA records which should occur early in 2024.

The County Commissioners approved the Purchase Agreement and Escrow Instructions between Lyon County and Stan Lucas for the 7.40 acre parcel for the Government Complex Project at the Lyon County Board of Commissioners meeting on January 18, 2024.

Flood zone

The site is located in an X-Shaded zone per the FEMA Flood Insurance Rate Map (FIRM) 32019C0289F (effective date 10/20/2016) meaning development will be subject to Title 15, section 15.800.12.



FEMA Map

TENTATIVE MAP

The applicant proposes a Tentative Commercial Subdivision Map to create the Traditions Commercial Center. The following description was provided by the applicant.

“The Traditions Commercial Center is a proposed development to serve the growing community by providing commercial uses for the surrounding residential development. This project will create the road network for the future Lyon County Government Center and will provide a variety of retail, commercial,

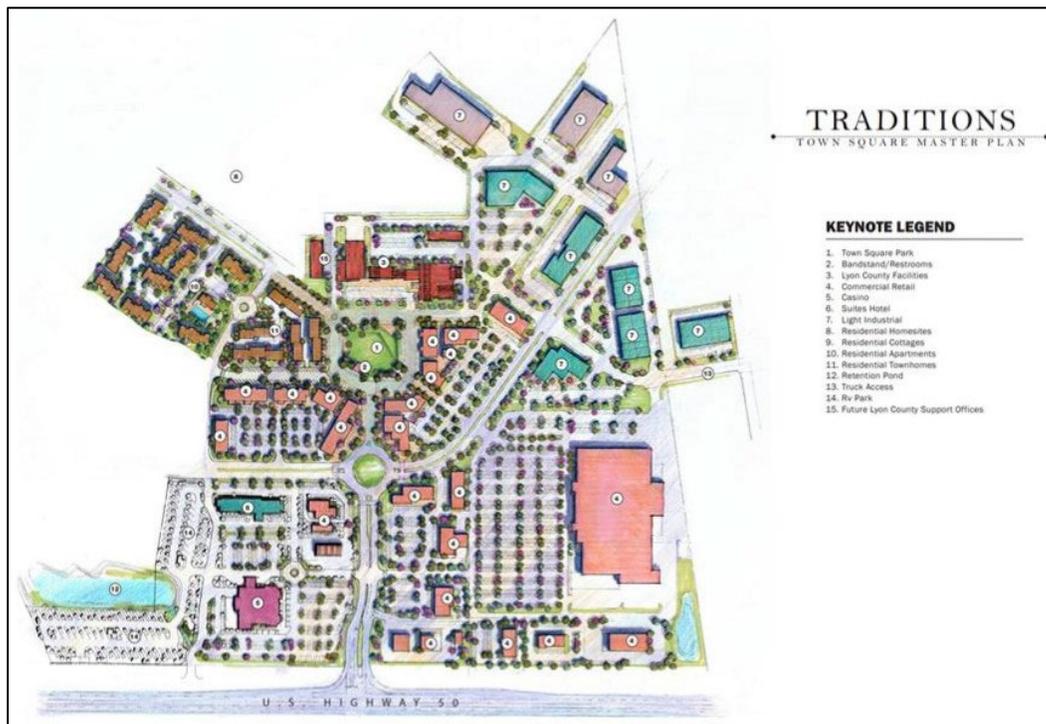
office, light industrial and multi-family residential opportunities designed to accentuate each other and create a vibrant new town. These opportunities include:

- An Anchor Tenant to provide everyday necessities to current and future residents.
- A Hotel, Casino*, and RV Park to cater to tourists and residents by providing accommodations and entertainment.
- Adequate space for Convenience Stores/Gas Stations, Office Space, Commercial, Retail, Light Industrial, and Flex Space uses.
- Future residential housing opportunities with adequate open space and amenities
- A Town Square Park, a central gathering area for recreation.

A Commercial Subdivision Map for this project will provide the mechanism for new parcels to be created via record of survey in accordance with NRS 278.325. The Commercial Subdivision Map along with the design guidelines and associated reports provide an efficient path to realize this project.”

* A Special Use Permit (PLZ-08-0055) for a 79,000 square foot casino with future hotel expansion of 250 rooms on a 10.75 acre portion of Traditions was approved by the Lyon County Board of Commissioners on July 3, 2008. The Special Use Permit (SUP) was extended yearly per the original conditions of approval, drafted in accordance with the County's previous development code, Title 10. The conditions are still applicable and the applicant has annually provided correspondence to the County demonstrating active pursuit of the Traditions development, with the Casino site as part of the larger plan. As a result, the County recognizes the conditional approval as being active.

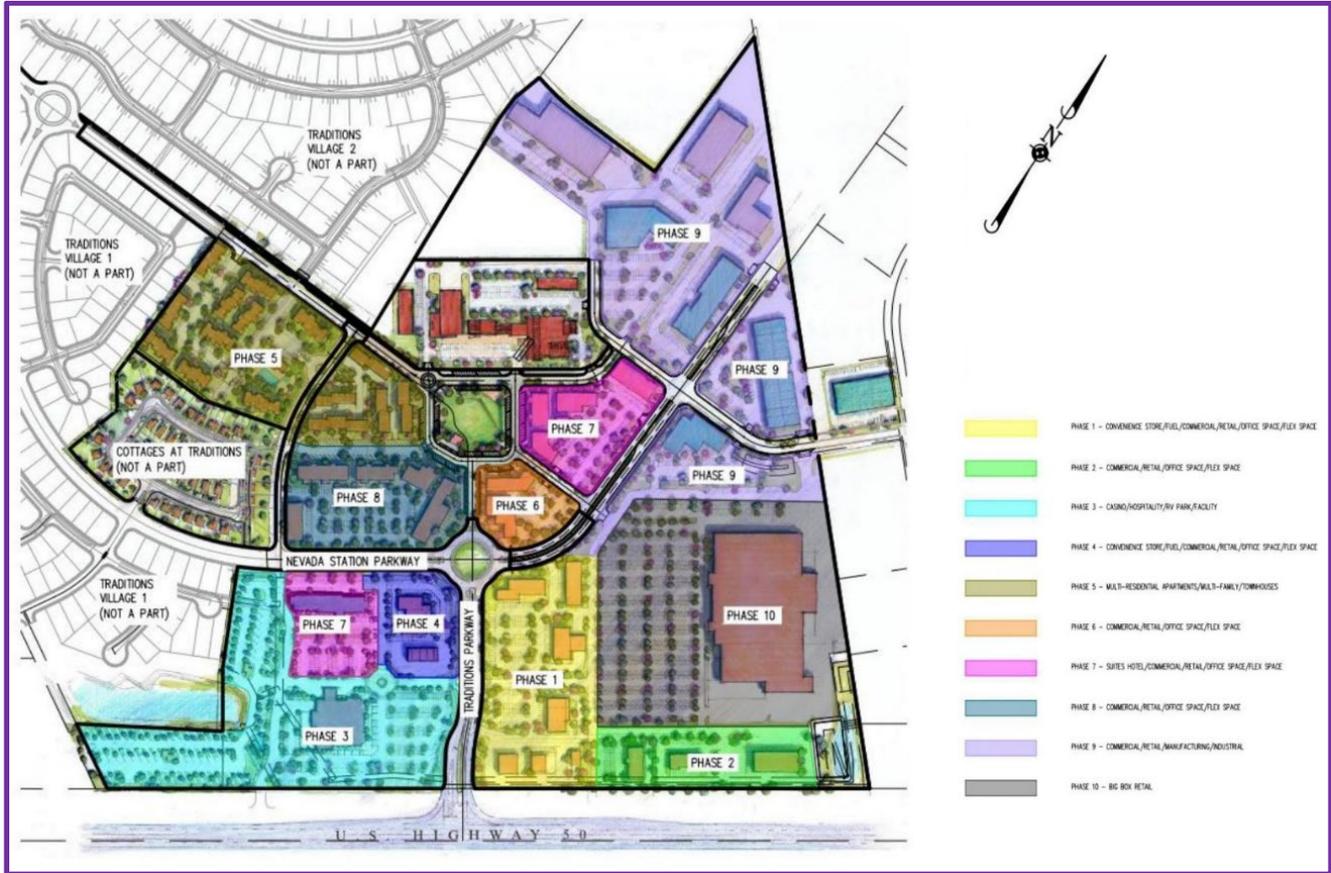
The preliminary site plan is shown below.



This image is from the Manhard Consulting Site Plan Exhibit
Preliminary Site Plan

Phasing Plan

The project is planned to be developed in ten (10) phases. The phasing plan is shown below.



This image is from the Manhard Consulting Phasing Exhibit.

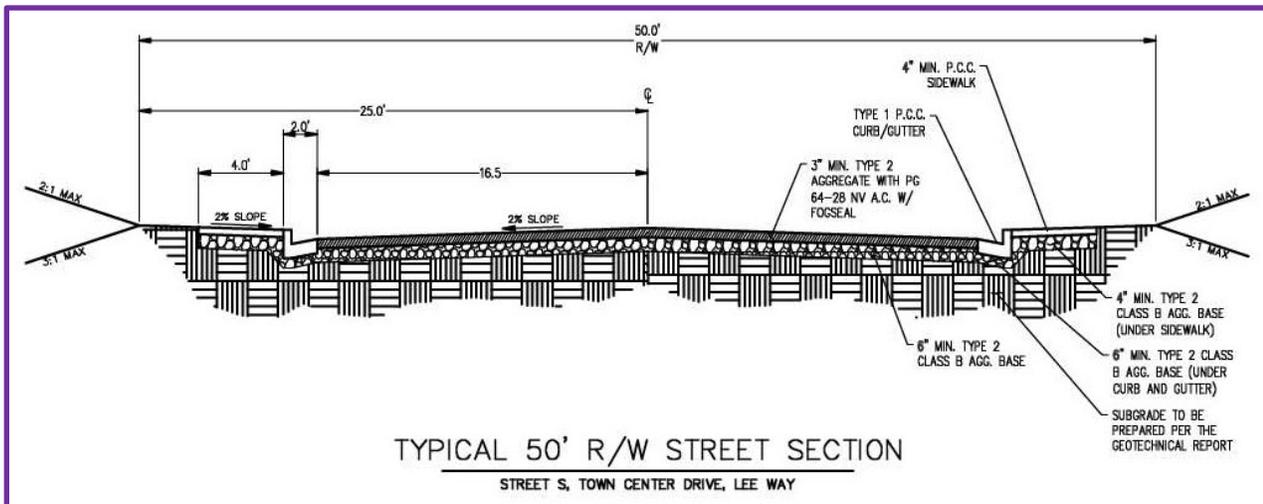
Preliminary Phasing Plan

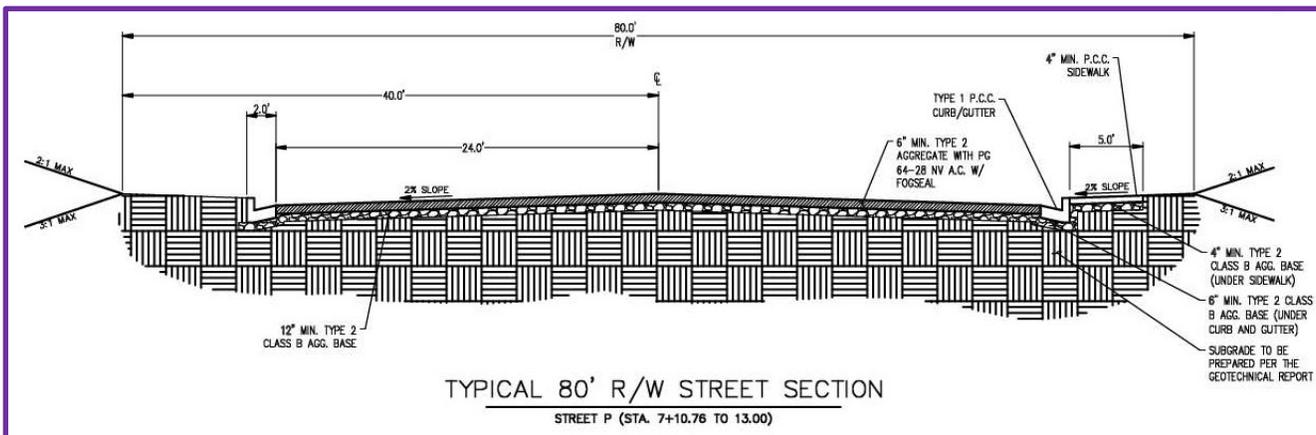
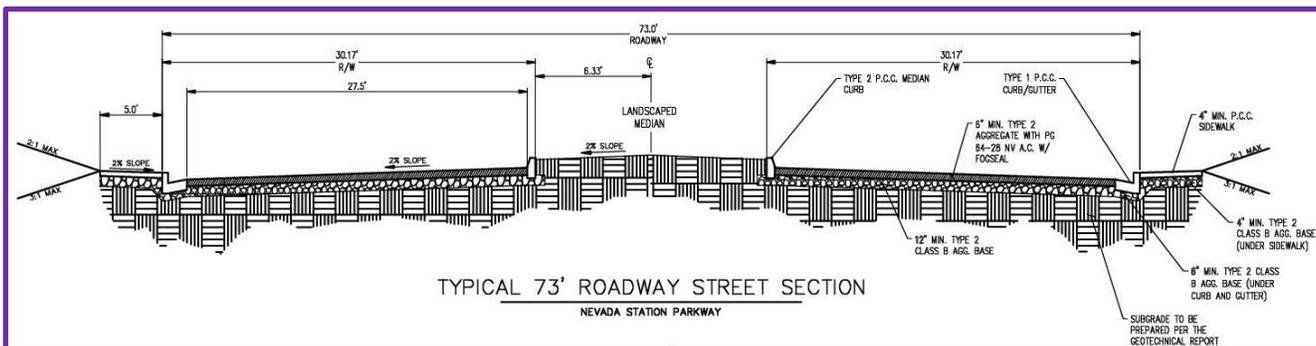
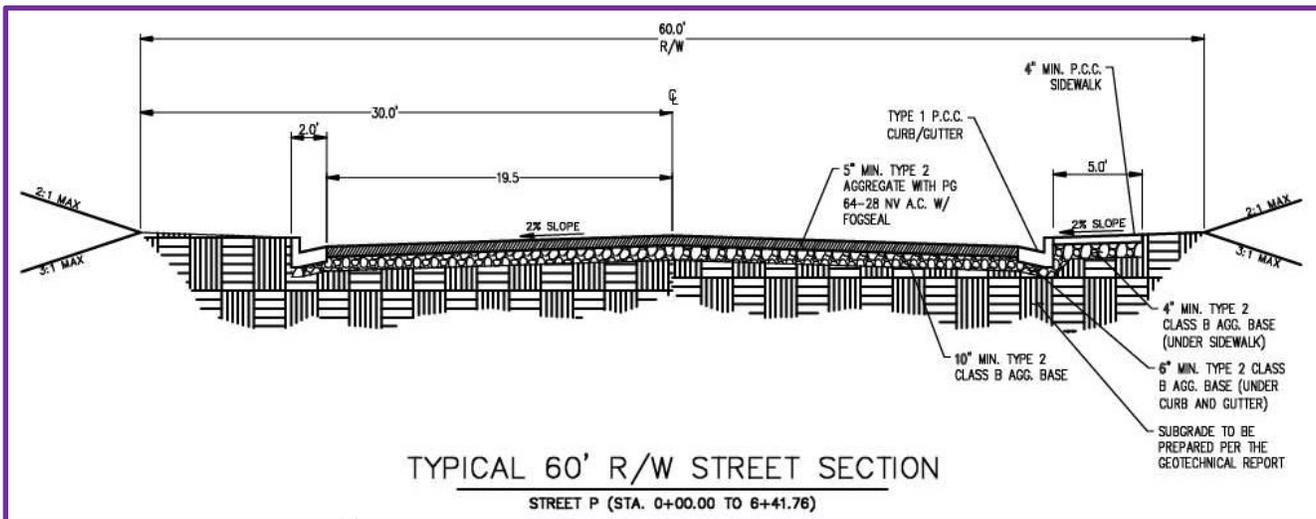
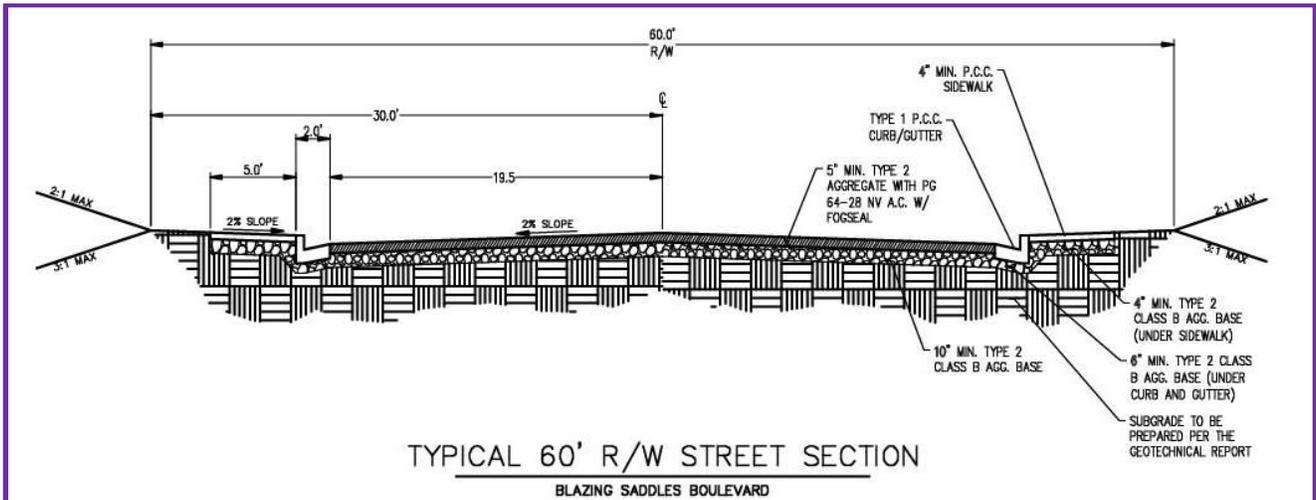
Parking

Street layouts in the Tentative Commercial Subdivision Map meet County standards as depicted below and the following page.

Typical Street Layouts

Street layouts in the Tentative Commercial Subdivision Map meet County standards as depicted below and the following page.





STAFF REVIEW AND COMMENTS

The proposed Tentative Subdivision Map for the subject parcel is first reviewed by staff and the Planning Commission, who make recommendations to the Board of Commissioners. The Board makes the final vote on whether or not to approve the request.

FINDINGS FOR REVIEWING A TENTATIVE SUBDIVISION MAP REQUEST

Chapter 15.607.03 of the Lyon County Code lists the findings that the County must consider when reviewing a tentative subdivision map application. Findings must be considered and supported by a statement of evidence, facts and conclusions. Staff has included those three Findings in **bold type** below. Each Finding is listed with the applicant's response in *italics* and then staff's comments. Underlined sections of the Applicant's response are especially pertinent to the Staff Comment that follows.

- 1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this title;**

Applicant's Response

The existing project area has a mix of zoning designations including Community Commercial, Neighborhood Residential, and Multi-Family Residential. The intended commercial, multi-family residential, light industrial, and public facility uses will be designed to meet the development standards and other requirements associated with the existing zoning designations, including use, density, and design.

Staff Comment

The applicant's response is correct. The zoning designations include Community Commercial, Neighborhood Residential, and split zoned parcels containing Multi-Family Residential, Community Commercial, Commercial Mixed-Use Suburban and Neighborhood Residential zoning districts. This finding is met.

- 2. If located within a planned unit development, the tentative subdivision map conforms to the density requirements, lot dimension standards and other design standards regulations approved for the planned unit development;**

Applicant's Response (underline added)

N/A- The proposed project is not located within a planned unit development.

Staff Comment

The applicant is correct. This Finding is not applicable.

- 3. The tentative subdivision map conforms to public facilities and improvement standards contained in this title;**

Applicant's Response

The tentative subdivision map conforms to all public facilities and improvement standards contained in the Lyon County Code.

Staff Comment

The subject parcels' access from Traditions Parkway and location within LCUD service boundaries ensures compliance with the County's adequate public facilities provisions. Will-serve letters from private utilities were also submitted. This Finding is made in the affirmative.

4. The tentative subdivision map conforms to the improvement and design standards contained in this title and adopted design criteria and improvement standards;

Applicant's Response

The tentative subdivision map conforms to Lyon County improvement and design standards contained in the land use and development code. The Traditions Commercial Center Master Plan Design Guidelines have also been submitted to incorporate additional standards throughout the project.

Staff Comment

The tentative map configuration is consistent with Title 15 and County Development Standards. The Traditions Commercial Center Master Plan Design Guidelines were submitted with the application and may apply some stricter standards for allowed land use, architecture, and landscaping, but do not supersede Lyon County Development Code. Additionally, approval by the Management Association must be included in required land use permits (CUPs, ADRs, ZMAs, etc.). Based on the Conditions of Approval 4, 5 and 6, Staff believes this Finding is met.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable;

Applicant's Response

A phasing plan has been submitted that shows ten phases, with each phase able to be constructed independently. The Phasing Plan is intended to support the Commercial Tentative Subdivision Map and may be modified depending on the actual development conditions; each phase will be in accordance with the Lyon County Code.

Staff Comment

The proposed phasing plan is acceptable per Nevada Revised Statutes and Lyon County Code. This Finding is made in the affirmative.

6. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer;

Applicant's Response (underline added)

There are no delinquent taxes or assessments on the land to be subdivided. Information from the Lyon County Treasurer has been included with the application package.

Staff Comment

The applicant is correct. The Finding is made in the affirmative.

7. The project complies with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

Applicant's Response

The tentative subdivision map has been designed to comply with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water and sewage disposal.

Staff Comment

Future development on the site will require approvals from State entities, including the Division of Environmental Protection (NDEP) for grading and the Division of Water Resources for water rights. As conditioned and processed through the pending Final Map process, staff feels this Finding may be made in the affirmative.

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

Applicant's Response (underline added)

An intent to serve letter from Lyon County utilities will be provided with review of this application, which will indicate the availability of water which meets applicable health standards and in sufficient quantity for the reasonably foreseeable needs of the subdivision.

Staff Comment

The Intent-to-Serve letter from Lyon County's Utilities Department notes that sufficient water rights will need to be attained to record final maps, with connection to the LCUD water system required. As conditioned and processed through the pending Final Map process, staff feels this Finding may be made in the affirmative.

9. There is adequate access and availability to public services such as schools, police protection, transportation, recreation and parks;

Applicant's Response (underline added)

As detailed in the project description and the Subdivision Feasibility Analysis, the project has adequate access and availability to public services such as schools, police protection, transportation, recreation, and parks.

Staff Comment

The availability of public services is described in the **BACKGROUND AND PROPERTY INFORMATION** section of this report. The Finding is made in the affirmative.

10. The project is in general conformity with the Lyon County Comprehensive Master Plan, the local community plan, if adopted, and the master plan of streets and highways;

Applicant's Response (underline added)

The tentative subdivision map reflects the Commercial, Commercial Mixed use, and Suburban Residential development pattern as described in the 2020 Lyon County Master Plan. Chapter 3 of the Master Plan describes the Commercial Land Use as intended to provide a range of services, varying in scale and character, and the Commercial Mixed Use Land Use allows for an encourages a broader mix of uses, including high density residential. Suburban Residential Land Use generally as medium density residential neighborhoods, including uses such as single-family residences, duplexes, and attached housing. The project site is also within the Dayton Suburban Character District. The Master Plan encourages new residential development in suburban areas that can be served by municipal water and sewer, and discourages low-density rural development in these areas. The project is also in conformance with the master plan of streets and highways.

Staff Comment

The applicant's statement above is correct. The **TENTATIVE MAP** section of this report includes cross sections of the proposed roadways, demonstrating compliance with the County's Development Standards and Master Plan. This Finding is made in the affirmative.

11. The project will have no adverse impacts, or provides adequate mitigation of adverse impacts, to existing public streets.

Applicant's Response (underline added)

A Traffic Impact Study is provided with this application and includes a list of recommended project-specific improvements that will mitigate adverse impacts to existing public streets.

Staff Comment

The Traffic Impact Study for this map compliments others submitted that address the US 50 and Traditions Parkway intersection. The project is anticipated to generate approximately 7,293 net new Daily trips, 613 net new AM peak hour trips, and 601 net new PM peak hour trips to the external roadway network. The following sections are excerpts from the Traffic Impact Study, Conclusions Section, dated September 27, 2023.

“All Under Baseline (Opening Year) conditions, the study intersections are anticipated to operate within policy level of service thresholds (LOS D or better) during the AM and PM peak hours.

Under Baseline (Opening Year) Plus Project conditions, the study intersections are anticipated to operate within policy level of service thresholds (LOS D or better) during the AM and PM peak hours.

Under Future Year conditions (without project), the overall US 50/Fortune Drive intersection and certain turning movements at the US 50/Enterprise Way intersection are anticipated to operate at poor levels of service (LOS E/F).

Under Future Year Plus Project conditions, the overall US 50/Fortune Drive intersection continues to operate at a poor levels of service (LOS E). Capacity improvements at this intersection should be undertaken by NDOT as regional improvements since the poor future operating conditions will occur for Future Year conditions (without this project).“

The report also makes the following comments/recommendations.

“A traffic signal is recommended at the US 50/Traditions Parkway/Segale Road intersection and will be constructed by the project. A detailed traffic signal warrant study is provided as a separate report for the purpose of documenting that signal warrants are met. Traffic signal plans are also provided separately.

Striping modifications are recommended for the southbound approach of the US 50/Traditions Parkway/Segale Road intersection with installation of the traffic signal. The striping improvements should include one left turn lane, one shared left turn-through lane, and one right turn lane in order to provide additional left turn capacity and better southbound through movement lane alignment with Segale Road.”

The County recognizes that NDOT has jurisdiction over access and improvements impacting US 50 and supports their determinations. As conditioned, this Finding is made in the affirmative.

12. The physical characteristics of the land such as floodplain, slope and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated; and

Applicant's Response (underline added)

All physical characteristics of the land such as floodplain, slope, and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated. A detailed conceptual drainage study and geotechnical study have been submitted with this application and include any necessary mitigation measures.

Staff Comment

The common areas of the proposed Tentative Subdivision Map will include valley gutters and curb and gutters that discharge to catch basins and discharge into two existing retention facilities constructed with Traditions Village 1 and Village 2 and a new retention pond to be constructed in the southeast corner of the site. Prior to recording of a Final Map, the technical studies will be reviewed for compliance with Lyon County Drainage Guidelines (revised September 20, 2018) and the Dayton Valley Drainage Master Plan, per Recommended Condition 25 of this report. As conditioned and processed, this Finding is made in the affirmative.

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

Applicant's Response

The project will comply with conditions related to fire protection services, including but not limited to, the availability and accessibility of water and services for the prevention and containment of fires.

Staff Comment

Per Recommended Conditions 26, 27, and 28 of this report, the applicant must demonstrate compliance with all Central Lyon County Fire Protection District standards. As conditioned and processed, this Finding is made in the affirmative.

Alternatives to Approval

Alternative for Continuance

If the Board of County Commissioners determine that there is insufficient information with which to make a decision on the application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed project, then the Board of County Commissioners should make the appropriate findings and move to continue the Public Hearing for the application to a future date with concurrence from the applicant.

If so, then the Board of County Commissioners may wish to consider a motion similar to the following:

The Lyon County Board of Commissioners finds that:

- A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Conditional Use Permit application.

Based on the aforementioned Finding, and with the applicant's concurrence, the Board of County Commissioners continues the Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079, for ___ days.

Alternative Motion for Denial

If after review and public comment the Board of County Commissioners determines that they should recommend denial of the application, then the Board of County Commissioners may wish to consider a motion similar to the following:

The Lyon County Board of Commissioners has considered:

15.607.03: TENTATIVE SUBDIVISION MAP FINDINGS:

The Board in rendering a decision on the tentative subdivision map shall base its decision on the requirements of Nevada Revised Statutes and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this title;
2. If located within a planned unit development, the tentative subdivision map conforms to the density requirements, lot dimension standards and other design standards regulations approved for the planned unit development;
3. The tentative subdivision map conforms to public facilities and improvement standards contained in this title;
4. The tentative subdivision map conforms to the improvement and design standards contained in this title and adopted design criteria and improvement standards;
5. If applicable, that a phasing plan has been submitted and is deemed acceptable;
6. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the County Treasurer;
7. The project complies with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
8. The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
9. There is adequate access and availability to public services such as schools, police protection, transportation, recreation and parks;
10. The project is in general conformity with the Lyon County Comprehensive Master Plan, the local community plan, if adopted, and the master plan of streets and highways;
11. The project will have no adverse impacts, or provides adequate mitigation of adverse impacts, to existing public streets;
12. The physical characteristics of the land such as floodplain, slope and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated;
13. The project demonstrates availability and accessibility of fire protection services, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands. (Ord. 603, 11-1-2018)

After consideration of the above-listed Findings, the Lyon County Board of Commissioners has determined that the Commercial Subdivision Tentative Map would not be in conformance with the above-listed considerations and recommends denial of the Commercial Subdivision Tentative Map request from Stan Lucas to merge five (5) existing parcels to establish an approximately 125.13 acre commercial subdivision, creating the boundaries of the Traditions Commercial Center to allow for future commercial, retail, office, light industrial and multi-family residential development including a site for new Lyon County offices in Dayton (APNs 016-401-93 and -97, 016-406-03 and -11, 029-782-16), PLZ-2023-079.

TRADITIONS COMMERCIAL CENTER TENTATIVE COMMERCIAL SUBDIVISION MAP

November 2023



Prepared For:

STAN LUCAS

490 Hot Springs Road, Carson City 89706

Prepared By:



Manhard.
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

TABLE OF CONTENTS

Project Location..... 3
 Existing Conditions 4
 Master Plan and Zoning Designations 4
 Background 9
 Application Request 9
 Project Description 9
 Not-Applicable Letter..... 9
 Design Guidelines..... 12
 Traffic 12
 Utilities and Public Services..... 13
 Hydrology 13
 Phasing 13
 Tentative Map Findings 15

LIST OF FIGURES

Figure 1: Project Location..... 3
 Figure 2: Surrounding Property Designations..... 4
 Figure 3: Existing Master Plan Designation 5
 Figure 4: Existing Zoning Designation..... 6
 Figure 5: Site Photos 7
 Figure 6: Town Square Park 10
 Figure 7: Site Plan..... 11
 Figure 8: Trip Generation Estimates 12
 Figure 9: Phasing Plan 14

APPENDICES

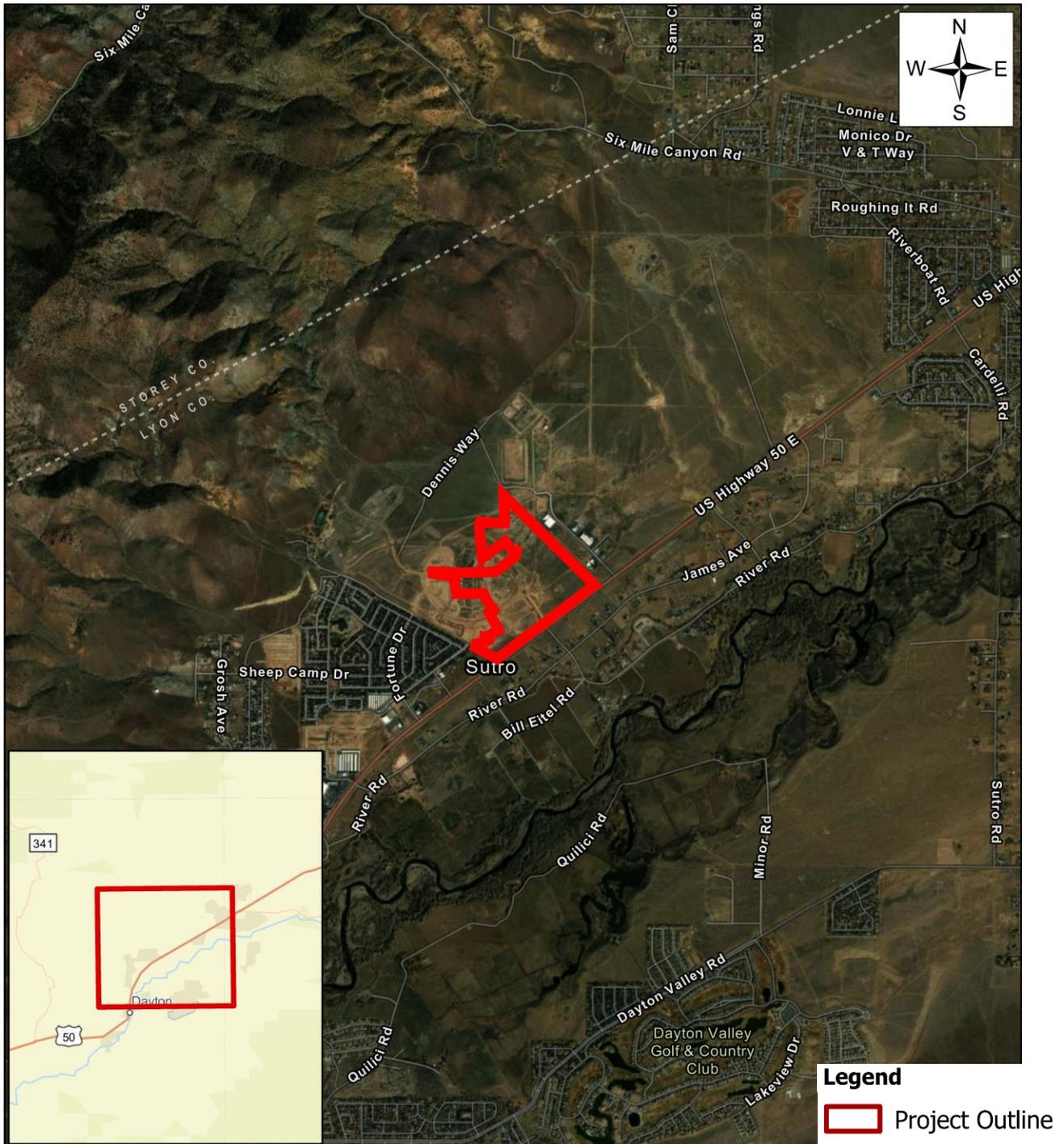
- TM Application & Supporting Information
- Map/Plan Set
- Vicinity Map
- Title Reports
- Legal Descriptions
- Will Serve Letters
- Grading Plan (in the Tentative Map Plan Set)
- Drainage/Hydrology Report
- Traffic Study
- Soils Report
- Area Study
- Traverse Calculations



PROJECT LOCATION

The project site is +/-117.76-acres (APNs 016-401-97, 016-406-11, 016-401-93, 029-782-16 and a portion of 016-406-03,) located on the north side of US 50 east and north of Traditions Parkway.

Figure 1: Project Location



EXISTING CONDITIONS

The project site is currently undeveloped and is surrounded by Heavy Industrial- Suburban land uses to the east, and currently undeveloped land to the north and west. The surrounding area to the south contains single family residences.

Figure 2: Surrounding Property Designations

Direction	Existing Zoning	Existing Master Plan	Current Land Use
North	Suburban Residential (SR-12,000), Suburban Residential (SR-1)	Employment, Suburban Residential	Undeveloped
East	Heavy Industrial- Suburban (HI-S)	Employment	Industrial, Commercial
South	Community Commercial (CC), Rural Residential (RR-5)	Low Density Residential, Commercial	Single Family Residential
West	Neighborhood Residential (NR)	Suburban Residential, Commercial	Single-Family Residential

MASTER PLAN AND ZONING DESIGNATIONS

As shown in Figure 3 below, the existing Master Plan designations are Commercial, Commercial – Mixed Use, and Suburban Residential. The existing zoning designations (Figure 4) include a mix of Community Commercial, Neighborhood Residential, and Split Zoned. The split zoned parcels contains Multi-Family Residential, Community Commercial, Commercial Mixed-Use Suburban and Neighborhood Residential. The proposed project is consistent with the Master Plan and Zoning designations.

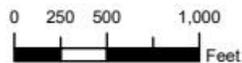
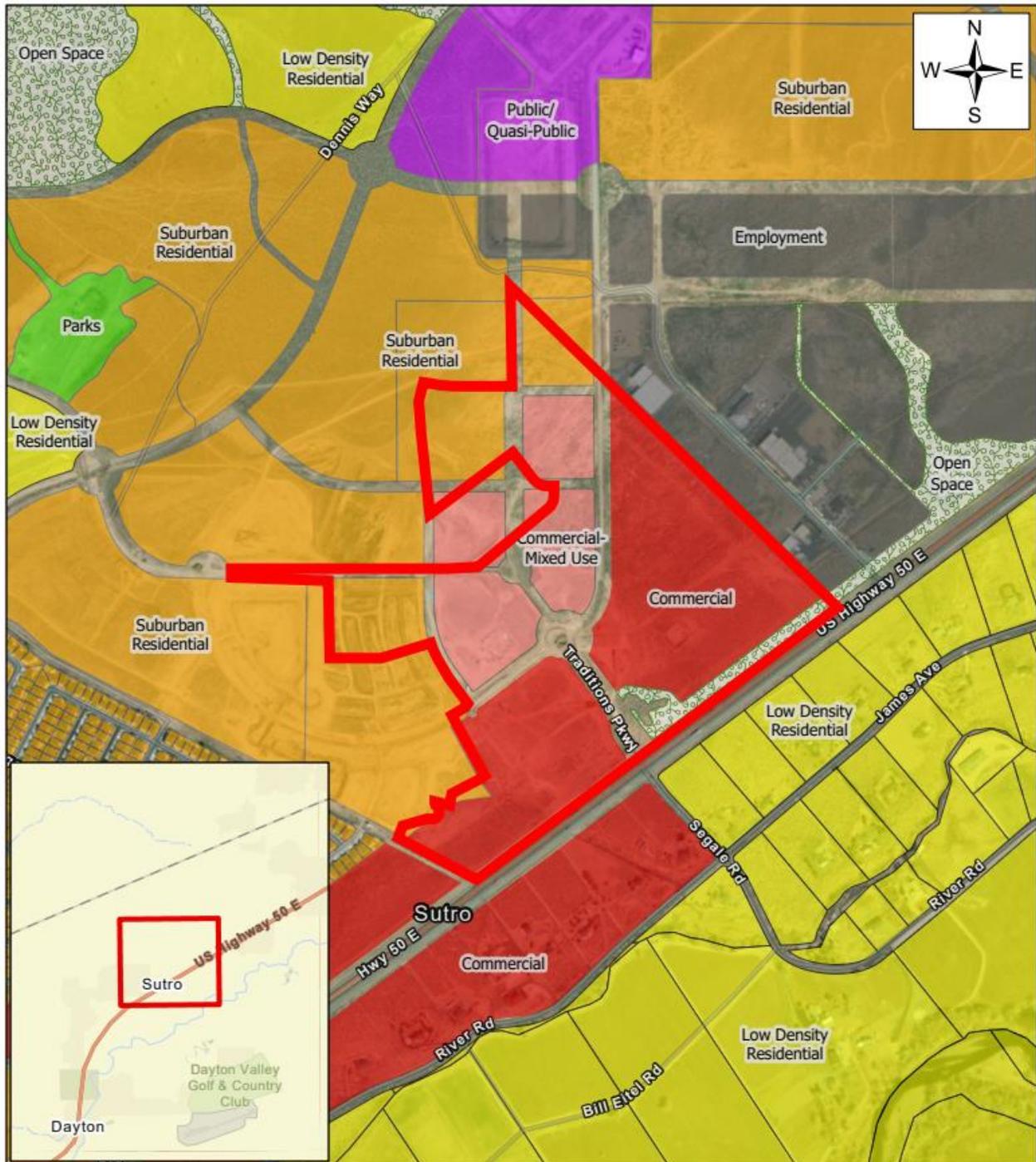
NOT-APPLICABLE LETTER

The following items are not applicable to this submittal:

- NDEP Recommendations/Approval – will follow NDEP Tentative Subdivision Map Review
- NDOW Recommendations/Approval – will follow NDOW Tentative Subdivision Map Review

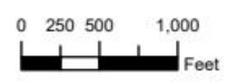
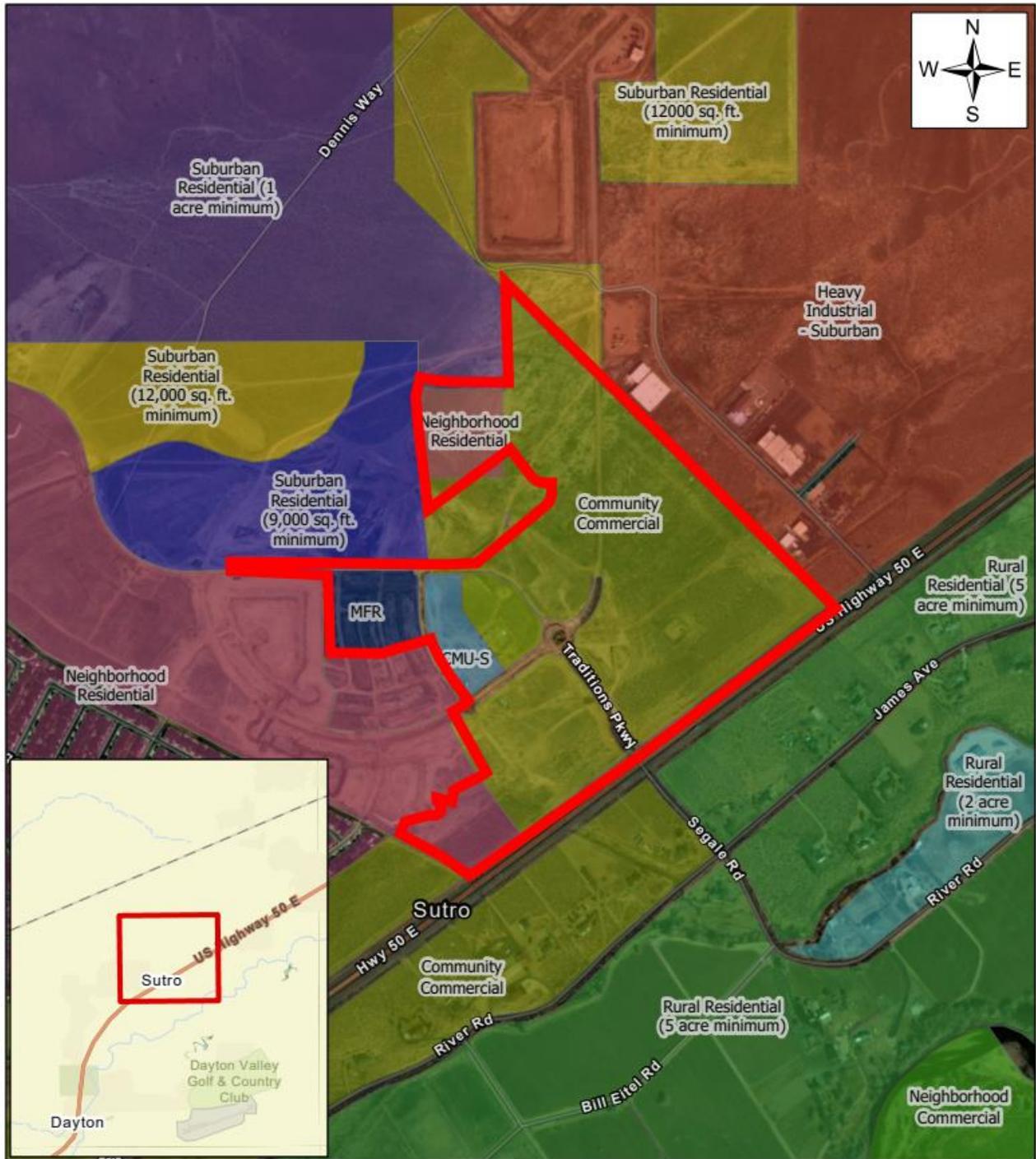


Figure 3: Existing Master Plan Designation



Legend		Master Plan			
	Project Outline		Commercial		Open Space
	Mixed Use		Parks		Public/Quasi-Public
	Employment		Low-Density Residential		Suburban Residential

Figure 4: Existing Zoning Designation



Legend	Zoning
Project Outline	CC : Community Commercial
	HI-S : Heavy Industrial - Suburban
	NC : Neighborhood Commercial
	NR-H : Neighborhood Residential
	RR-2 : Rural Residential 2 ac.
	RR-5 : Rural Residential 5 ac.
	SR-1 : Suburban Residential
	SR-12000-H : Suburban Residential
	CHU-S : Commercial Mixed Use-Sub.
	MFR : Multi-Family Residential
	SR-9000-H : Suburban Residential



Looking North from Interstate-50



Looking West from Interstate-50



Looking Southwest from Enterprise Way



BACKGROUND

- PLZ-23-0060: Traditions Commercial Center – Site Improvement Plans
 - The application for Tradition Commercial Center Site Improvement Plans was submitted in advance of this submittal so that the county could begin their review process. The future Lyon County government site will be served by this road network and it was determined that this approach would be best to minimize delay to the government site development.
- Boundary Line Adjustment for Stan Lucas

APPLICATION REQUEST

The enclosed application is a request for:

- A **Tentative Commercial Subdivision Map** to create the Traditions Commercial Center.

PROJECT DESCRIPTION

The Traditions Commercial Center is a proposed development to serve the growing community by providing commercial uses for the surrounding residential development. This project will create the road network for, the future Lyon County Government Center and will provide a variety of retail, commercial, office, light industrial and multi- family residential opportunities designed to accentuate each other and create a vibrant new town. These opportunities include:

- An Anchor Tenant to provide everyday necessities to current and future residents.
- A Hotel, Casino, and RV Park to cater to tourists and residents by providing accommodations and entertainment.
- Adequate space for Convenience Stores/Gas Stations, Office Space, Commercial, Retail, Light Industrial, and Flex Space uses.
- Future residential housing opportunities with adequate open space and amenities
- A Town Square Park, a central gathering area for recreation.

A Commercial Subdivision Map for this project will provide the mechanism for new parcels to be created via record of survey in accordance with NRS 278.325. The Commercial Subdivision Map along with the design guidelines and associated reports provide an efficient path to realize this project.



Figure 6: Town Square Park



TRADITIONS

TOWN SQUARE MASTER PLAN

KEYNOTE LEGEND

1. Town Square Park
2. Bandstand/Restrooms
3. Lyon County Facilities
4. Commercial Retail
5. Casino
6. Suites Hotel
7. Light Industrial
8. Residential Homesites
9. Residential Cottages
10. Residential Apartments
11. Residential Townhomes
12. Retention Pond
13. Truck Access
14. RV Park
15. Future Lyon County Support Offices

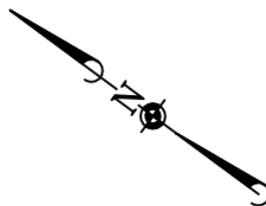


Figure 7: Site Plan

DESIGN GUIDELINES

The Traditions Commercial Center Master Plan – Design Guidelines are provided with this submittal as a separate document. These design guidelines apply to this project as well as the future Lyon County Government Site as outlined within the design guidelines document. In instances where the design guidelines and title 15 differ, the standards of the design guidelines will apply. Where the design guidelines are silent, Title 15 will apply.

Landscaping standards are addressed in the design guidelines. Landscape plans were submitted with PLZ-23-0060: Traditions Commercial Center – Site Improvement Plans.

TRAFFIC

This project includes a “Traffic Impact Study for Traditions Town Center Phases 1-3” conducted in September of 2023 by Headway Transportation and a “Traffic Signal Warrant Study- US 50/Traditions Parkway/Segale Road” by Headway Transportation in September 2023.

The current Tentative Map request consists of 10 phases over an approximate 20-year period. The Traffic Impact Analysis provides traffic related impacts and mitigations associated with the Lyon County Government Site and the first 2 proposed project phases. These will consist of approximately 72,750 square feet of government office buildings and approximately 65,640 square feet of commercial/retail buildings that include a drive-in bank, fast food restaurant with drive-through, convenience store/gas station, shopping plaza, and automatic car wash.

As shown in Figure 8, the initial phases of the project are expected to generate approximately 11,808 total Daily, 889 total AM peak hour, and 993 total PM peak hour trips. After accounting for pass-by trips, the project is anticipated to generate 7,293 net new Daily, 613 net new AM peak hour trips, and 601 net new PM peak hour trips.

Figure 8: Trip Generation Estimates

Land Use (ITE Code)	Size ¹	Trips				
		Daily	AM	AM In/Out	PM	PM In/Out
Government Office (730)	72.75 ksf	1,644	243	182/61	124	31/93
Shopping Plaza (821)	45.94 ksf	3,102	79	49/30	239	117/122
Drive-in Bank (912)	9.33 ksf	936	93	54/39	196	98/98
Fast Food w/ Drive-Thru (934)	6.00 ksf	2,804	268	137/131	198	103/95
Conv. Store/Gas Station (945)	12 vfp	3,182	192	96/96	222	111/111
Automatic Car Wash (948)	1.00 ksf	140	14	7/7	14	7/7
Total Trip Generation		11,808	889	525/364	993	467/526
Pass-By Trips		-4,515	-276	-138/-138	-392	-196/-196
Total New Trips		7,293	613	387/226	601	271/330

Notes: 1. ksf = 1,000 square feet, vfp = vehicle fueling positions
Source: Headway Transportation, 2023

Traffic memos updating the Traffic Study will be required for each new commercial parcel as they are created to ensure levels of service are maintained through the life of the project.



UTILITIES AND PUBLIC SERVICES

Water

A 12" water main is proposed in Nevada Station Parkway, Street P, Street S and Traditions Square, providing a looped system.

Sewer

The property is located within the Lyon County Utilities Sewer Service Area. The proposed roadways contain nine 8-inch sanitary sewer stubs in various locations for future developments to tie into. The proposed sanitary sewer stub located at the Industrial lift station is planned to convey flows from the future Traditions Commercial Subdivision. The future flows that will be conveyed within the proposed sewer main to the mentioned stub at the lift station include commercial and industrial areas totaling to 80,685 gpd. Full flow calculations were performed for the proposed 8-inch sewer mains as described in the sewer report provided in the appendix. The calculations demonstrate that the pipes meet Lyon County Standards of 2 fps, when flowing full, and that the peak flows shown above are well below the full flow capacity for all proposed pipes. Where pipes did not meet the minimum velocity created by the future peak flows, the sanitary sewer main was increased to a slope of 1-percent.

HYDROLOGY

A complete Hydrology Report can be found in the Appendix.

PHASING

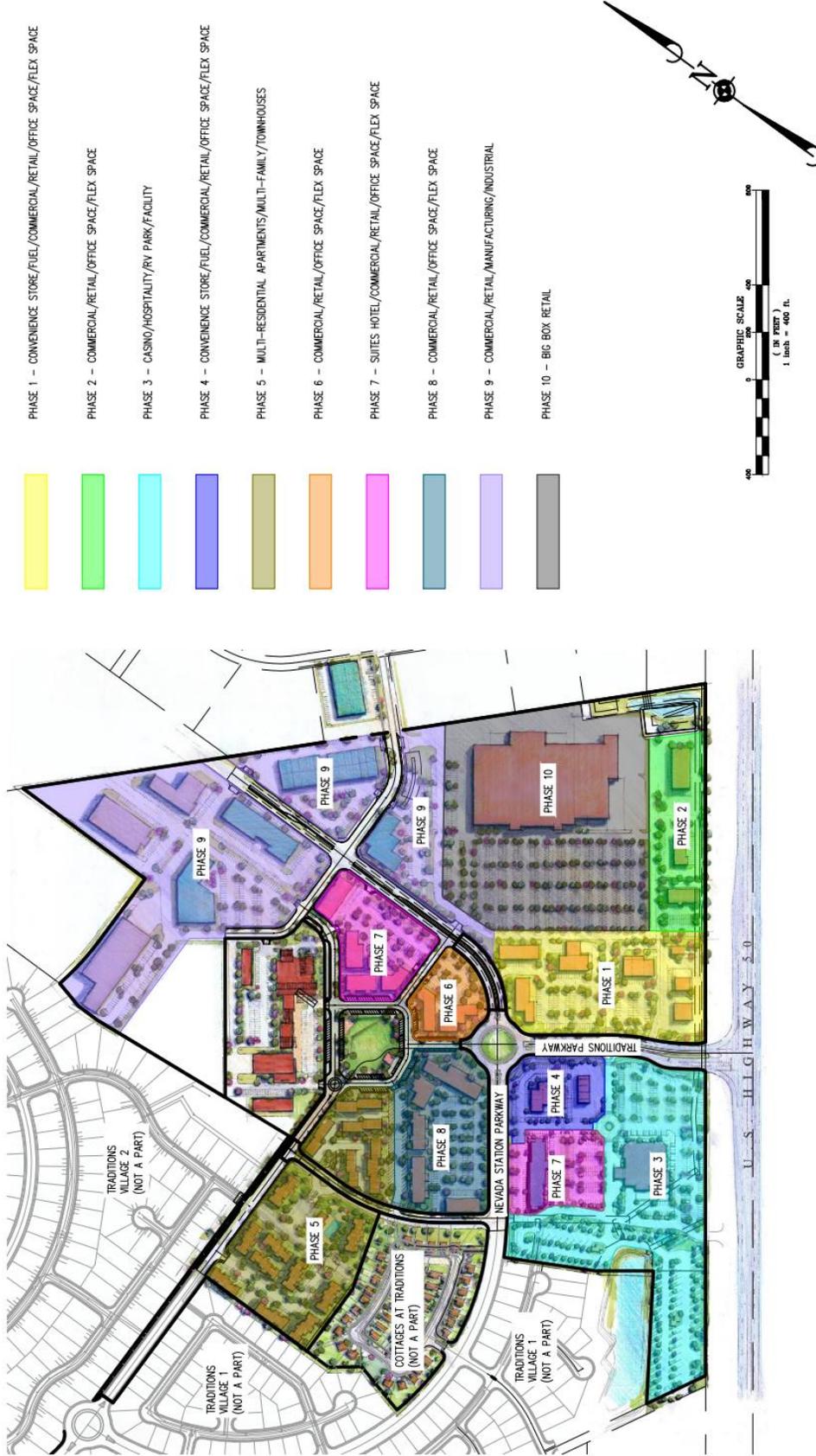
This project will be developed in ten (10) phases as depicted in the Phasing Plan located in the appendix. The Phasing Plan is intended to support the Tentative Commercial Subdivision Map and may be modified depending on the actual development conditions.

In accordance with NRS.278.360, unless a longer time is provided in an agreement pursuant to NRS 278.0201 or 278.350: The applicant shall present a final map to the governing body or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map.

In accordance with NRS 278.325, commercial subdivision parcels will be created by record of survey.



Figure 9: Phasing Plan



TENTATIVE MAP FINDINGS

15.607.03 Tentative subdivision map findings

The project has been designed to meet the following tentative subdivision map findings:

1. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this title;

The existing project area has a mix of zoning designations including Community Commercial, Neighborhood Residential, and Multi-Family Residential. The intended commercial, multi-family residential, light industrial, and public facility uses will be designed to meet the development standards and other requirements associated with the existing zoning designations, including use, density, and design.

2. If located within a planned unit development, the tentative subdivision map conforms to the density requirements, lot dimension standards and other design standards regulations approved for the planned unit development;

N/A- The proposed project is not located within a planned unit development.

3. The tentative subdivision map conforms to public facilities and improvement standards contained in this title;

The tentative subdivision map conforms to all public facilities and improvement standards contained in the Lyon County Code.

4. The tentative subdivision map conforms to the improvement and design standards contained in this title and adopted design criteria and improvement standards;

The tentative subdivision map conforms to Lyon County improvement and design standards contained in the land use and development code. The Traditions Commercial Center Master Plan Design Guidelines have also been submitted to incorporate additional standards throughout the project.

5. If applicable, that a phasing plan has been submitted and is deemed acceptable;

A phasing plan has been submitted that shows ten phases, with each phase able to be constructed independently. The Phasing Plan is intended to support the Commercial Tentative Subdivision Map and may be modified depending on the actual development conditions; each phase will be in accordance with the Lyon County Code.

6. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;

There are no delinquent taxes or assessments on the land to be subdivided. Information from the Lyon County Treasurer has been included with the application package.



7. The project complies with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community, or public sewage disposal and, where applicable, individual systems for sewage disposal;

The tentative subdivision map has been designed to comply with all environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water and sewage disposal.

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

An intent to serve letter from Lyon County utilities will be provided with review of this application, which will indicate the availability of water which meets applicable health standards and in sufficient quantity for the reasonably foreseeable needs of the subdivision.

9. There is adequate access and availability to public services such as schools, police protection, transportation, recreation and parks;

As detailed in the project description and the subdivision feasibility analysis, the project has adequate access and availability to public services such as schools, police protection, transportation, recreation, and parks.

10. The project is in general conformity with the Lyon County Comprehensive Master Plan, the local community plan, if adopted, and the master plan of streets and highways;

The tentative subdivision map reflects the Commercial, Commercial Mixed use, and Suburban Residential development pattern as described in the 2020 Lyon County Master Plan. Chapter 3 of the Master Plan describes the Commercial Land Use as intended to provide a range of services, varying in scale and character, and the Commercial Mixed Use Land Use allows for an encourages a broader mix of uses, including high density residential. Suburban Residential Land Use generally as medium density residential neighborhoods, including uses such as single-family residences, duplexes, and attached housing. The project site is also within the Dayton Suburban Character District. The Master Plan encourages new residential development in suburban areas that can be served by municipal water and sewer, and discourages low-density rural development in these areas. The project is also in conformance with the master plan of streets and highways.

11. The project will have no adverse impacts, or provides adequate mitigation of adverse impacts, to existing public streets;

A Traffic Impact Study is provided with this application and includes a list of recommended project-specific improvements that will mitigate adverse impacts to existing public streets.

12. The physical characteristics of the land such as floodplain, slope and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated; and



All physical characteristics of the land such as floodplain, slope, and soil have been considered and provisions to adequately mitigate adverse impacts of development on the environment have been incorporated. A detailed conceptual drainage study and geotechnical study have been submitted with this application and include any necessary mitigation measures.

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

The project will comply with conditions related to fire protection services, including but not limited to, the availability and accessibility of water and services for the prevention and containment of fires.



TRAFFIC IMPACT STUDY FOR TRADITIONS TOWN CENTER PHASES 1 - 3

September 27, 2023

PREPARED FOR:

Stan Lucas c/o Project One

PREPARED BY:



Headway Transportation, LLC
5482 Longley Lane, Suite B, Reno, Nevada 89511
775.322.4300
www.HeadwayTransportation.com

YOUR QUESTIONS ANSWERED QUICKLY

Why did you perform this study?

This Traffic Impact Study evaluates the potential traffic impacts associated with the proposed Traditions Town Center Phases 1 - 3 project in Lyon County, Nevada. This study of potential transportation impacts was undertaken for planning purposes and to assist in determining what traffic controls or mitigations may be needed to reduce potential impacts, if any are found.

What does the project consist of?

The project consists of approximately 72,750 square feet of government office buildings and approximately 65,640 square feet of commercial/retail buildings that include a drive-in bank, fast food restaurant with drive-through, convenience store/gas station, shopping plaza, and automatic car wash.

How much traffic will the project generate?

The project is anticipated to generate approximately 7,293 net new Daily, 613 net new AM peak hour trips, and 601 net new PM peak hour trips.

How will project traffic affect the roadway network?

Under Baseline (Opening Year) Plus Project conditions, the study intersections are anticipated to operate within policy level of service thresholds (LOS D or better) during the AM and PM peak hours.

Under Future Year Plus Project conditions, the US 50/Fortune Drive intersection is anticipated to operate at level of service E overall during the AM peak hour. Capacity improvements at this intersection for 20-year horizon conditions should be undertaken by NDOT as regional improvements since the poor future operating conditions will occur for Future Year conditions (without this project).

Under Future Year Plus Project conditions, the northbound approach at the US 50/Traditions Parkway/Segale Road intersection and the southbound right turn and eastbound left turn movements at the US 50/Enterprise Way intersection are anticipated to operate at LOS E or F during the AM and/or PM peak hours. No mitigation is recommended for these approaches/movements since they serve low traffic volumes which result in reasonable v/c ratios and acceptable queue lengths.

Are any improvements recommended?

A traffic signal is recommended at the US 50/Traditions Parkway/Segale Road intersection and is proposed to be constructed by the project. The recommendation for signalization is consistent with the US 50 Operational Study and was approved by NDOT in a letter dated March 29, 2023. A detailed traffic signal



warrant study is provided as a separate report for the purpose of documenting that signal warrants are met. Traffic signal plans are also provided separately.

Striping modifications are recommended for the southbound approach of the US 50/Traditions Parkway/Segale Road intersection with installation of the traffic signal. The striping should include one left turn lane, one shared left turn-through lane, and one right turn lane in order to provide additional left turn capacity and better southbound through movement lane alignment with Segale Road. Traffic signal plans are provided separately showing these striping modifications.

A single, three-leg, commercial access intersection is recommended on Traditions Parkway north of US 50. The Traditions Parkway/Commercial Access intersection should contain stop sign control at the westbound approach and serve left-in, right-in, and right-out movements only (left-out movement prohibited).

A northbound right-turn lane is recommended at the Traditions Parkway/Commercial Access intersection. The right-turn lane should be 265 feet in total length with 165 feet of full lane width and 100 feet of taper.

A southbound left-turn lane is recommended at the Traditions Parkway/Commercial Access intersection. The left-turn lane should be 265 feet in total length with 215 feet of full lane width and 50 feet of taper.



TABLE OF CONTENTS

Introduction 1

Analysis Methodology..... 1

Existing Conditions..... 5

Baseline (Opening Year) Conditions..... 7

Project Conditions..... 10

Baseline (Opening Year) Plus Project Conditions..... 13

Future Year Conditions 15

Future Year Plus Project Conditions 18

Conclusions 21



LIST OF FIGURES

1. Regional Project Location
2. Project Location
3. Preliminary Site Plan
4. Baseline Traffic Volumes, Lane Configurations, and Controls
5. Project Trip Distribution and Assignment
6. Baseline Plus Project Traffic Volumes, Lane Configurations, and Controls
7. Future Year Traffic Volumes, Lane Configurations, and Controls
8. Future Year Plus Project Traffic Volumes, Lane Configurations, and Controls

LIST OF APPENDICES

- A. Existing Traffic Volume Count Sheets
- B. Baseline LOS Calculations
- C. Baseline Plus Project LOS Calculations
- D. Future Year LOS Calculations
- E. Future Year Plus Project LOS Calculations



INTRODUCTION

This report presents the findings of a Traffic Impact Study completed to assess the potential traffic impacts on local intersections associated with the Traditions Town Center Phases 1 – 3 project in Lyon County, Nevada. This traffic impact study has been prepared to document existing traffic conditions, quantify traffic volumes generated by the proposed project, identify potential impacts, document findings, and make recommendations to mitigate impacts, if any are found. The location of the project is shown on **Figures 1 and 2** and the preliminary site plan is shown on **Figure 3**.

The project consists of approximately 72,750 square feet of government office buildings and approximately 65,650 square feet of retail/commercial buildings that include a drive-in bank, fast food restaurant with drive-through, convenience store/gas station, shopping plaza, and automatic car wash. The project is located on the north side of US 50 east and north of Traditions Parkway in Lyon County, NV. The study intersections (shown on **Figure 2**) were identified as those most likely to be impacted by project traffic. The following intersections are included in this study:

- ▶ US 50/Fortune Drive
- ▶ US 50/Traditions Parkway/Segale Road
- ▶ US 50/Enterprise Way
- ▶ Traditions Parkway/Nevada Station Parkway
- ▶ Traditions Parkway/Commercial Access

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

- ▶ Baseline (Opening Year) Conditions – Existing conditions plus trip generation estimates from the approved Traditions Village 1, Traditions Village 2, and Estates at Sutro projects
- ▶ Baseline (Opening Year) Plus Project Conditions
- ▶ Future Year Conditions – 20 year horizon based on *US 50 Corridor Study* volumes plus trip generation estimates from approved projects not included in the *US 50 Corridor Study*
- ▶ Future Year Plus Project Conditions

ANALYSIS METHODOLOGY

Level of service (LOS) is a term commonly used by transportation practitioners to measure and describe the operational characteristics of intersections, roadway segments, and other facilities. This term equates seconds of delay per vehicle at intersections to letter grades “A” through “F” with “A” representing optimum conditions and “F” representing breakdown or over capacity flows.



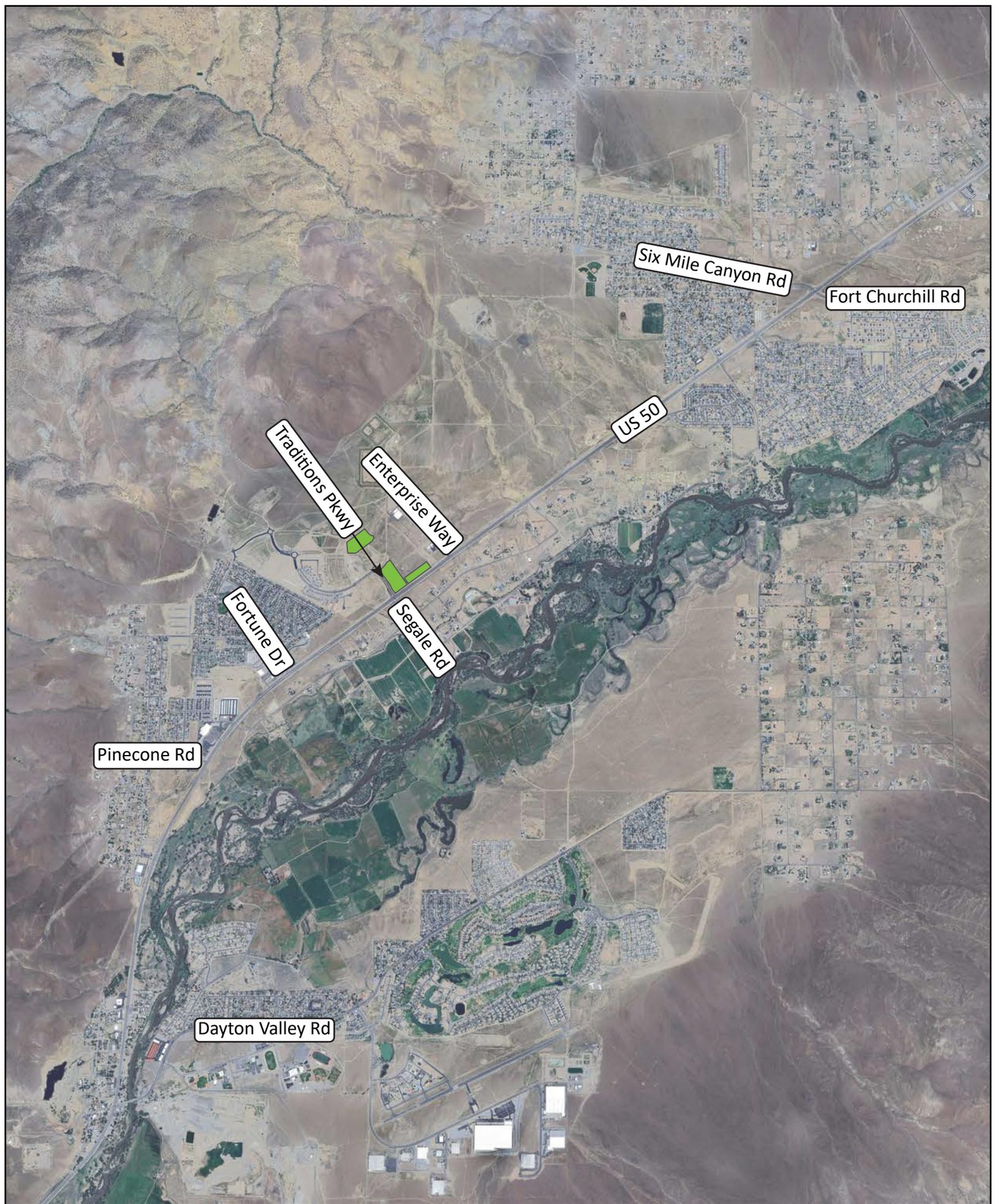


Figure 1

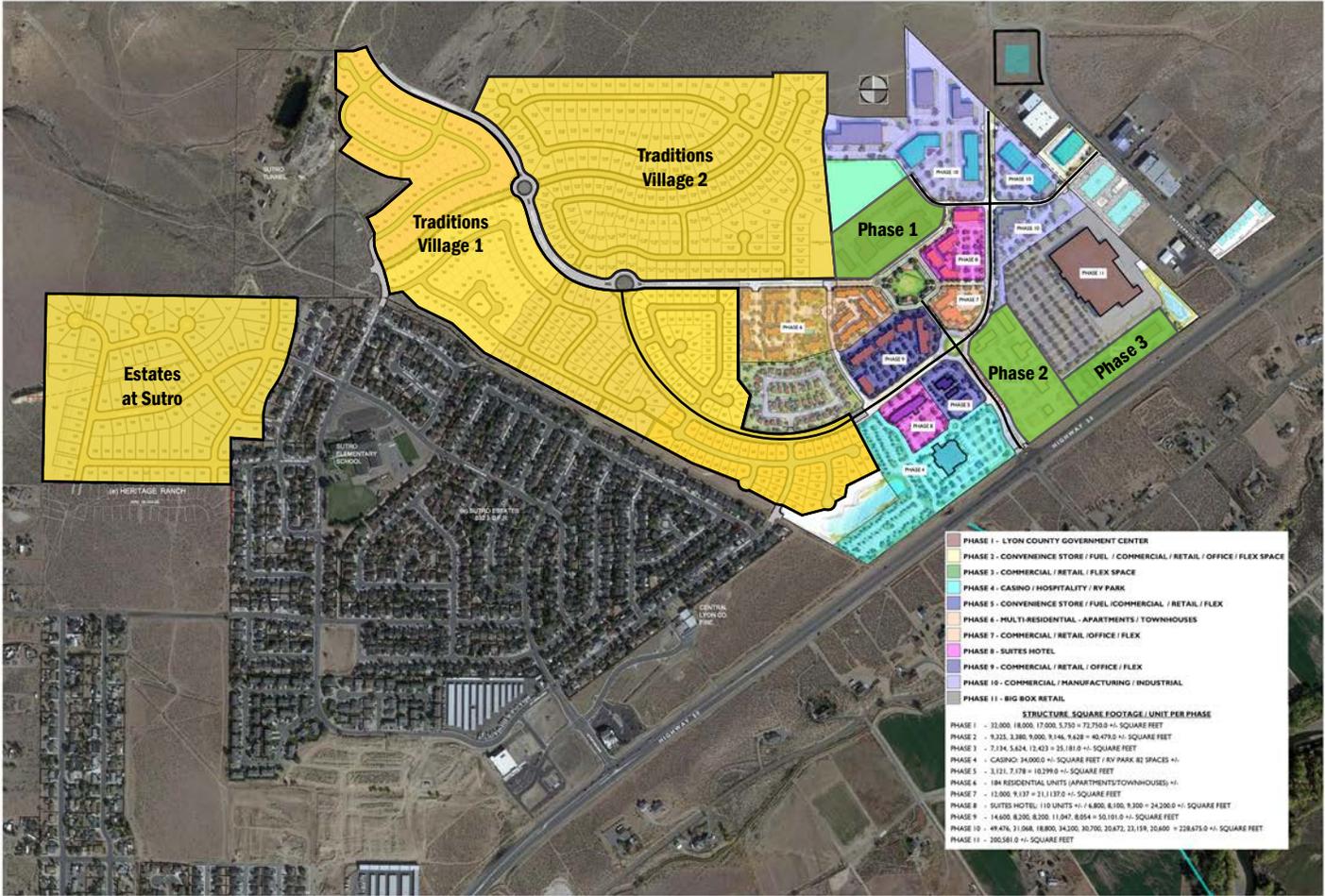
Traditions Town Center Ph: 100 -3
 Traffic Impact Study
 Regional Project Location



 - Project Site



- Study Locations**
- ① US 50 / Fortune Dr
 - ② US 50 / Traditions Pkwy / Segale Rd
 - ③ US 50 / Enterprise Way
 - ④ Traditions Pkwy / Nevada Station Pkwy
 - ⑤ Traditions Pkwy / Commercial Access



proje^{ct} one
 1627
 properties
 dayton, nv

1627
 PROPERTIES
 DAYTON, NV
 hwy 50 & traditions pkwy
 hwy 50 & enterprise way
 dayton, nevada 89403

MR. STAN LUCAS
 08.23.2023

1627
 1627 A2.1.3
 dws
 dws
 08.23.2023



TRADITIONS -
 SUTRO ESTATES &
 ENTERPRISE WAY
 a2.1.3.

TRADITIONS 1 & 2
 VILLAGE 1 & 2 (202.79 ACRES ±)
 TRADITIONS TOWN CENTER / CASINO-HOTEL
 9.9%, 17.04 & 81.82 ACRE COMMERCIAL (108.82 ACRES ±)

ESTATES AT SUTRO
 47.99 ACRES ±

ENTERPRISE WAY
 45 ENTERPRISE WAY - 2.84 ACRES ±
 35 ENTERPRISE WAY - 2.00 ACRES ±
 23 ENTERPRISE WAY - 3.00 ACRES ±
 10 ENTERPRISE WAY - 1.49 ACRES ±

OVERALL SITE ~ JUNE 04, 2023
 80' 1" = 300'



- Project Site
- Other Approved/Planned Projects

Intersections

The complete methodology for intersection level of service analysis is established in *the Highway Capacity Manual (HCM), 6th Edition* published by the Transportation Research Board (TRB). **Table 1** presents the delay thresholds for each level of service grade at signalized and unsignalized intersections.

Table 1: Level of Service Definition for Intersections

Level of Service	Brief Description	Average Delay (seconds per vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Free flow conditions.	< 10	< 10
B	Stable conditions with some affect from other vehicles.	10 to 20	10 to 15
C	Stable conditions with significant affect from other vehicles.	20 to 35	15 to 25
D	High density traffic conditions still with stable flow.	35 to 55	25 to 35
E	At or near capacity flows.	55 to 80	35 to 50
F	Over capacity conditions.	> 80	> 50

Source: *Highway Capacity Manual, 6th Edition*

Level of service calculations were performed for the study intersections using the Synchro 11 software package with analysis and results reported in accordance with *HCM, 6th Edition* methodology.

Level of Service Policy

Lyon County

The Lyon County Master Plan establishes LOS “D” as the level of service standard.

Nevada Department of Transportation

The Nevada Department of Transportation (NDOT) *Traffic Impact Study Requirements* publication states:

Level of service “C” will be the design objective for capacity and under no circumstances will less than level of service “D” be accepted for site and non-site traffic

Hence, LOS “D” was used as the threshold criteria for this analysis. If an intersection operates at LOS “E/F” without the project, then the project impacts should be mitigated to pre-project conditions.

EXISTING CONDITIONS

Roadway Facilities

A brief description of the key roadways in the study area is provided below.



US 50 in the study area is a four-lane, east-west highway with two lanes in each direction and a center two-way left turn lane with striped left turn pockets at major intersections. *US 50* is classified as an “Other Principal Arterial” per NDOT roadway classification. The posted speed limit is 45 mph at the Fortune Drive intersection and 60 mph at the Traditions Parkway/Segale Road and Enterprise Way intersections.

Fortune Drive is a four-lane, north-south roadway with two lanes in each direction north of *US 50*. Fortune Drive has a posted speed limit of 25 mph.

Traditions Parkway is a four-lane, north-south roadway with two lanes in each direction between *US 50* and Nevada Station Parkway. Traditions Parkway has a posted speed limit of 35 mph. Segale Road aligns with Traditions Parkway on the opposite side of *US 50*.

Segale Road is a two-lane, north-south roadway with one lane in each direction. Segale Road has a posted speed limit of 25 mph.

Enterprise Way is a two-lane, north-south roadway with one lane in each direction north of *US 50*. Enterprise Way has a posted speed limit of 25 mph.

Nevada Station Parkway is a four-lane, east-west roadway with two lanes in each direction plus a center two-way left turn lane west of Traditions Parkway. Nevada Station Parkway has a posted speed limit of 35 mph.

Alternative Mode Facilities

Sidewalk exists on the east and west sides of Fortune Drive, on the north and south sides of Nevada Station Parkway, and on the east and west sides of Traditions Parkway for approximately 350 feet south of Nevada Station Parkway. Traditions Parkway and Nevada Station Parkway contain striped edge lines but bicycle pavement markings and signs do not exist. Lyon County does not provide fixed route bus service.

Crash History

Vehicle crash data at the *US 50* intersections with Fortune Drive, Traditions Parkway/Segale Road, and Enterprise Way was obtained from NDOT for the most recent 5 year period available (January 2016 to January 2021). A total of seventeen (17) crashes were reported at the *US 50*/Fortune Drive intersection including nine (9) “Property Damage Only” (PDO) crashes and eight (8) “Injury” crashes. A total of six (6) crashes were reported at the *US 50*/Traditions Parkway/Segale Road intersection including three (3) “Property Damage Only” (PDO) crashes and three (3) “Injury” crashes. A total of three (3) crashes were reported at the *US 50*/Enterprise Way intersection including two (2) “Property Damage Only” (PDO) crashes and one (1) “Injury” crash. The crashes do not appear to show any significant trends that would require mitigation. A traffic signal is planned at the *US 50*/Traditions Parkway/Segale Road intersection based on the *US 50* Operational Study.



BASELINE (OPENING YEAR) CONDITIONS

The Baseline conditions assume planned/approved development projects and roadway improvements will be in place/constructed prior to this project. The following planned/approved, but not yet fully built projects were included in the Baseline conditions analysis:

- ▶ Traditions Village 1 – 312 single family homes (currently under construction)
- ▶ Traditions Village 2 – 196 single family homes
- ▶ Estates at Sutro – 96 single family homes

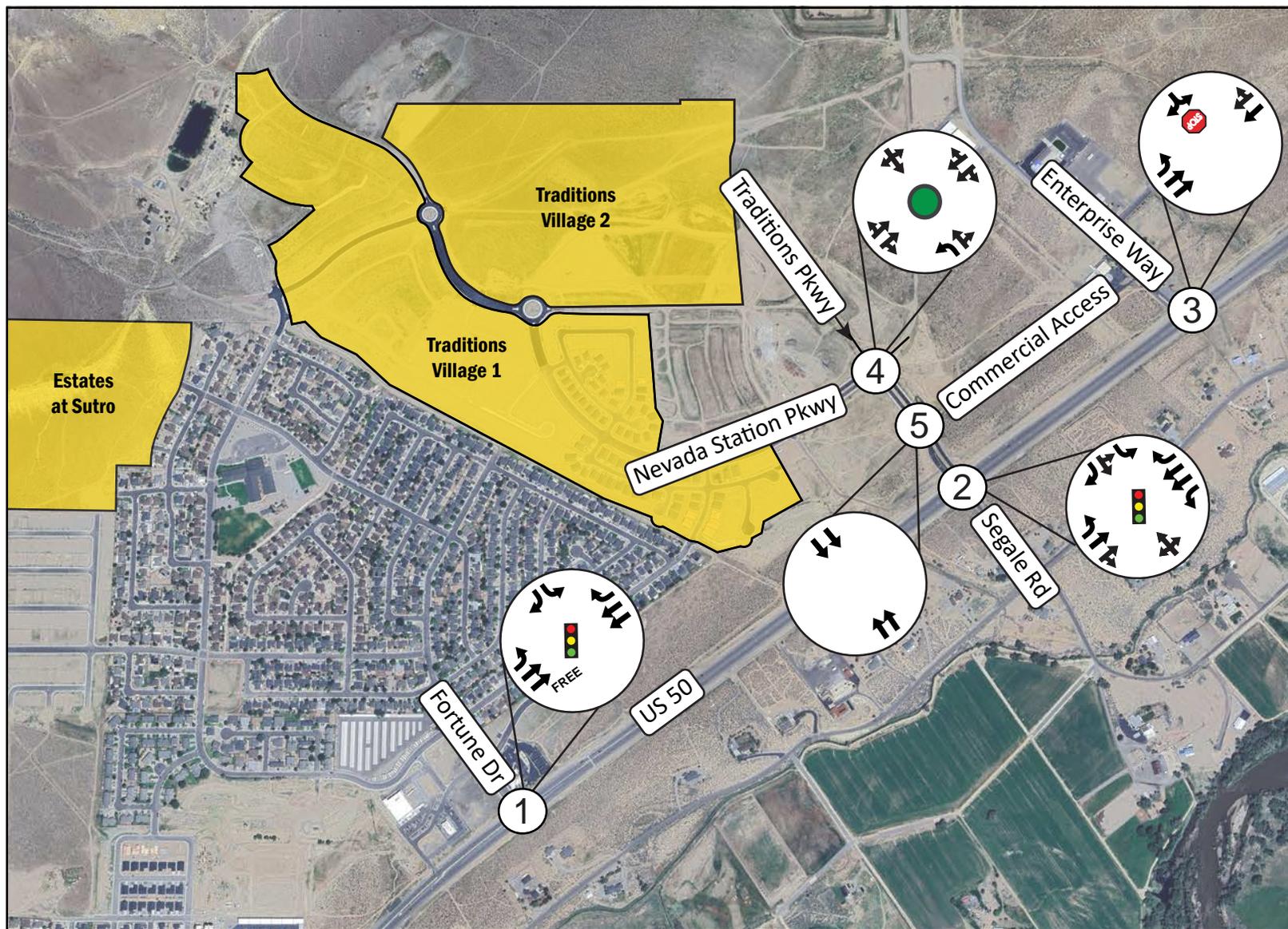
A traffic signal is anticipated to be constructed by this project by completion of the above planned/approved projects. A detailed traffic signal warrant study is provided as a separate report for the purpose of documenting that signal warrants are met for baseline conditions. Additionally, traffic signal design plans are provided separately which identify striping improvements on Traditions Parkway. The lane improvements include one left turn lane, one shared left turn-through lane, and one right lane in order to provide additional left turn capacity and better southbound through movement lane alignment with Segale Road.

Traffic Volumes

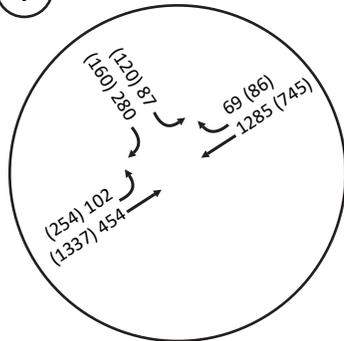
Existing AM and PM peak hour traffic volumes were collected at the US 50 intersections with Fortune Drive and Traditions Parkway/Segale Road on May 11, 2023 and existing AM and PM peak hour traffic volumes were collected at the US 50/Enterprise Way intersection on April 12-13, 2022. The Lyon County School District was in session during the count periods. The traffic volume count sheets are provided in **Appendix A**. Traffic volumes in May are well above the Annual Average Daily Traffic (AADT) based on the nearest NDOT ATR Stations to the east and west of the study intersections, therefore, no seasonal adjustments were made to the existing traffic counts. However, through traffic volumes at the US 50/Enterprise Way intersection were adjusted upward to balance with the peak hour traffic counts at the adjacent US 50/Traditions Parkway/Segale Road intersection.

Baseline traffic volumes were ultimately developed by adding traffic from the approved projects listed above to the existing traffic counts. It is important to note that the existing traffic volumes on Traditions Parkway were observed to be work vehicles associated with construction of Traditions Village 1. These existing work vehicles on Traditions Parkway were not included in the baseline traffic volumes because construction will have been completed. **Figure 4** shows the Baseline peak hour traffic volumes.

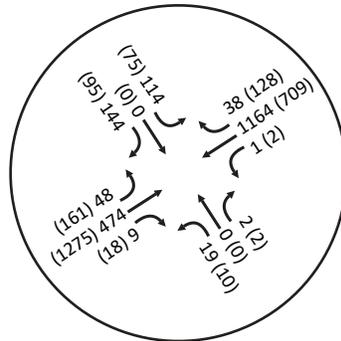




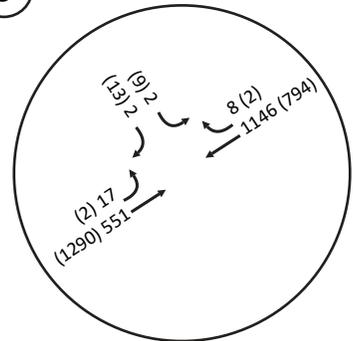
1 US 50 / Fortune Dr



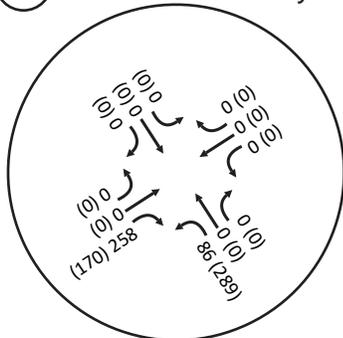
2 US 50 / Traditions Pkwy / Segale Rd



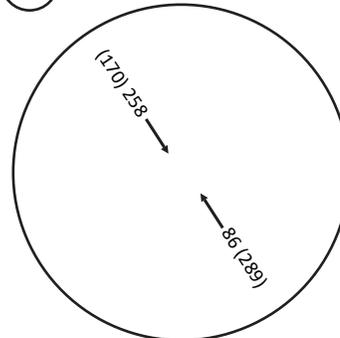
3 US 50 / Enterprise Way



4 Traditions Pkwy / Nevada Station Pkwy



5 Traditions Pkwy / Commercial Access



Intersection Level of Service Analysis

AM and PM peak hour intersection level of service analysis was performed for the study intersections based on the baseline traffic volumes, the existing peak hour factors from the counts, and the lane configurations and controls shown on **Figure 4**. **Table 2** shows the baseline condition level of service results and the technical calculations are provided in **Appendix B**.

Table 2: Baseline Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	US 50/Fortune Dr	Signal				
	Overall		31.1	C	18.7	B
	Southbound Approach		38.3	D	22.3	C
	Eastbound Left		40.5	D	26.6	C
	Westbound Approach		28.5	C	15.0	B
2	US 50/Traditions Pkwy/Segale Rd	Signal				
	Overall		16.7	B	17.2	B
	Northbound Approach		35.8	D	36.8	D
	Southbound Approach		27.4	C	24.2	C
	Eastbound Approach		11.3	B	17.9	B
3	US 50/Enterprise Wy	Side-Street Stop				
	Overall		0.2	A	0.2	A
	Southbound Approach		19.2	C	15.2	C
	Eastbound Left		11.8	B	9.5	A
4	Traditions Pkwy/Nevada Station Pkwy	Round-About				
	Overall		4.0	A	4.3	A
	Northbound Approach		3.3	A	4.7	A
	Southbound Approach		0.0	A	0.0	A
	Eastbound Approach		4.2	A	3.6	A
	Westbound Approach	0.0	A	0.0	A	

Notes: 1. Delay is reported in seconds/vehicle for the overall intersections, each approach for signalized intersections and roundabouts, and the worst approach/movement for side street stop controlled intersections.
Source: Headway Transportation, 2023

As shown in **Table 2**, the study intersections are anticipated to operate at overall LOS C or better during the AM and PM peak hours which is within level of service policy thresholds. In addition, all intersection approaches are anticipated to operate within level of service policy thresholds during the AM and PM peak hours.



PROJECT CONDITIONS

Trip Generation

Trip generation rates from the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) were used to develop trip generation estimates for the proposed project based on the Government Office Building (730), Shopping Plaza (821), Drive-In Bank (912), Fast Food Restaurant with Drive-Through (934), Convenience Store/Gas Station (945), and Automatic Car Wash (948) land uses.

The trip generation accounts for pass-by trips as outlined in the *Trip Generation Handbook, 3rd Edition*. Pass-by trips generated by the shopping plaza, drive-in bank, fast food restaurant with drive-through, and convenience store/gas station land uses are made by drivers already on the roadway network that divert to the project site on their way to another destination. **Table 3** shows the Daily, AM peak hour, and PM peak hour trip generation estimates for the project.

Table 3: Trip Generation Estimates

Land Use (ITE Code)	Size ¹	Trips				
		Daily	AM	AM In/Out	PM	PM In/Out
Government Office (730)	72.75 ksf	1,644	243	182/61	124	31/93
Shopping Plaza (821)	45.94 ksf	3,102	79	49/30	239	117/122
Drive-In Bank (912)	9.33 ksf	936	93	54/39	196	98/98
Fast Food w/ Drive-Thru (934)	6.00 ksf	2,804	268	137/131	198	103/95
Conv. Store/Gas Station (945)	12 vfp	3,182	192	96/96	222	111/111
Automatic Car Wash (948)	1.00 ksf	140	14	7/7	14	7/7
Total Trip Generation		11,808	889	525/364	993	467/526
Pass-By Trips		-4,515	-276	-138/-138	-392	-196/-196
Total New Trips		7,293	613	387/226	601	271/330

Notes: 1. ksf = 1,000 square feet, vfp = vehicle fueling positions
 Source: Headway Transportation, 2023

As shown in **Table 3**, the project is expected to generate approximately 11,808 total Daily, 889 total AM peak hour, and 993 total PM peak hour trips. After accounting for pass-by trips, the project is anticipated to generate 7,293 net new Daily, 613 net new AM peak hour trips, and 601 net new PM peak hour trips.

Trip Distribution

Project trips were distributed to the adjacent roadway network based on existing traffic volumes, the locations of complimentary land uses, and anticipated travel patterns. Project trips were distributed based on the following:



- ▶ 60% to/from the east on US 50
- ▶ 35% to/from the west on US 50
- ▶ 4% to/from the west on Nevada Station Parkway
- ▶ 1% to/from the south on Segale Road

Figure 5 shows the project trip distribution and assignment.

Project Access

Access to the site will be provided from the existing US 50/Traditions Parkway/Segale Road intersection and from Nevada Station Parkway to the west (see **Figure 3** for the project site plan).

Direct access to the Lyon County office facility will be provided from the extension of Traditions Parkway north of Nevada Station Parkway.

The preliminary site plan shows that two driveways are proposed on the east side of Traditions Parkway to provide access to the commercial land uses. Based on the preliminary site plan, the northerly commercial access on Traditions Parkway will allow full movements and the southerly commercial access will be limited to right-in/right-out movements only.

Access spacing on Traditions Parkway was subsequently reviewed based on Lyon County access management standards. Traditions Parkway has a right-of-way width of approximately 80 feet and therefore meets Lyon County's "minor arterial" roadway classification per the 2020 Lyon County Master Plan. The access management guidelines in the 2020 Lyon County Master Plan specify the following for minor arterials:

- ▶ 300 feet minimum driveway spacing (right in/out only with deceleration lane),
- ▶ No full movement driveways,
- ▶ No more than 1 driveway per property on the arterial, and
- ▶ Left turn in movement at major driveway is acceptable

Based on the above access management criteria, only one project access is allowed on Traditions Parkway. The northerly commercial access on Traditions Parkway meets the 300 feet minimum Lyon County spacing standard and a southbound left turn ingress movement is allowed. However, based on the Lyon County access management guidelines, the left turn egress movement is not permitted at the northerly access and the proposed southerly access is not allowed. The Traditions Parkway/Commercial Access intersection was therefore analyzed with two through lanes and one right turn lane at the northbound approach, one left turn lane and two through lanes at the southbound approach, and one right turn lane with stop control at the westbound approach. The site plan will be revised in the future to reflect the Lyon County access standards.



BASELINE (OPENING YEAR) PLUS PROJECT CONDITIONS

Traffic Volumes

Project trips (**Figure 5**) were added to the Baseline traffic volumes (**Figure 4**) to develop the Baseline Plus Project traffic volumes, shown on **Figure 6**.

Intersection Level of Service

AM and PM peak hour intersection level of service analysis was performed for the study intersections based on the Baseline Plus Project traffic volumes, the existing peak hour factors from the counts, and the lane configurations and controls shown on **Figure 6**. **Table 4** shows the Baseline Plus Project level of service results and the technical calculations are provided in **Appendix C**.

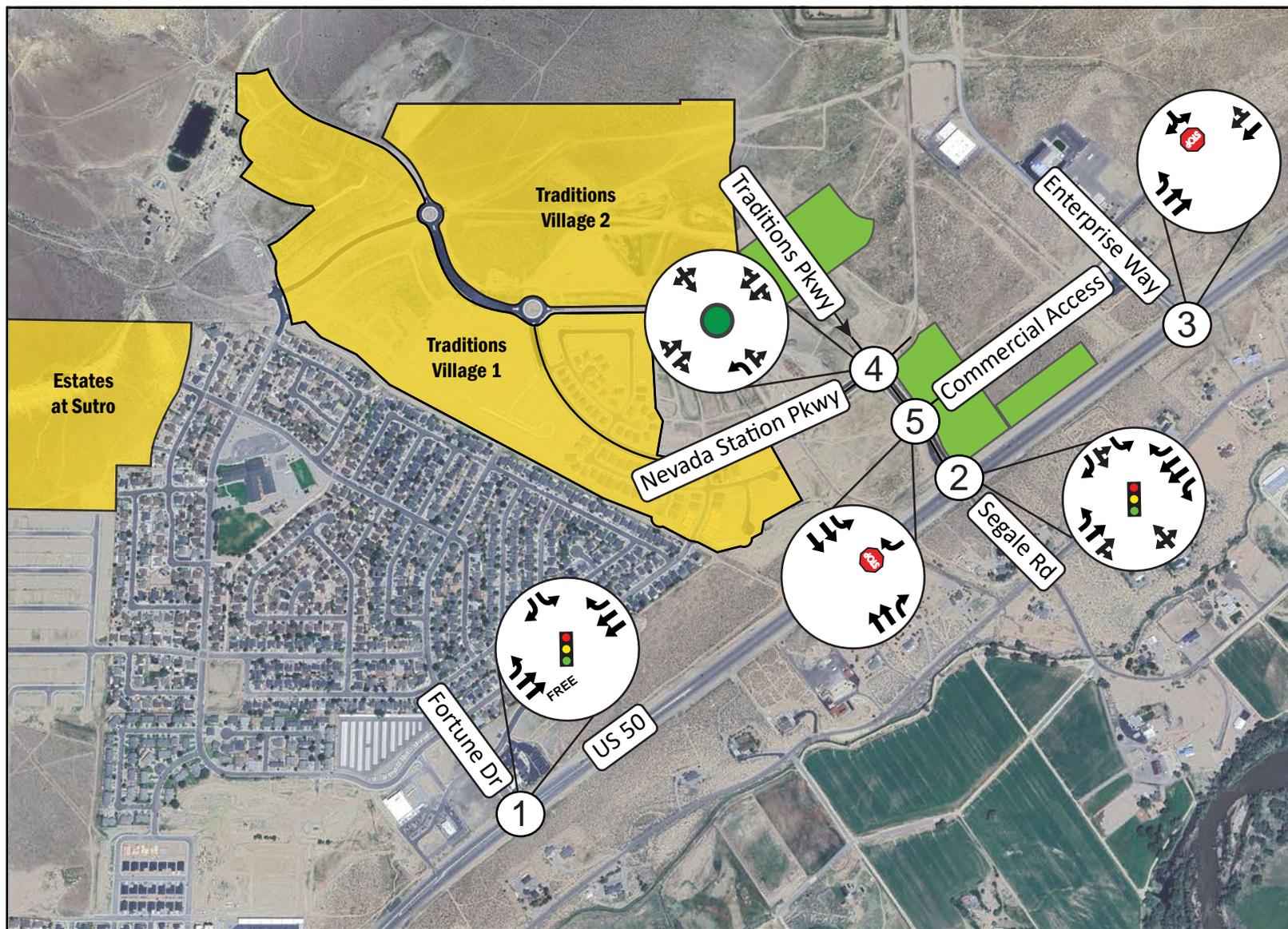
Table 4: Baseline Plus Project Intersection Level of Service

Int. ID	Intersection	Control	Baseline				Baseline Plus Project			
			AM		PM		AM		PM	
			Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS
1	US 50/Fortune Dr	Signal								
	Overall		31.1	C	18.7	B	33.1	C	19.2	B
	Southbound Approach		38.3	D	22.3	C	44.3	D	22.7	C
	Eastbound Left		40.5	D	26.6	C	46.1	D	27.3	C
	Westbound Approach		28.4	C	15.0	B	29.3	C	16.0	B
2	US 50/Traditions Pkwy/Segale Rd	Signal								
	Overall		16.7	B	17.2	B	29.5	C	24.5	C
	Northbound Approach		35.8	D	36.8	D	45.9	D	45.8	D
	Southbound Approach		27.4	C	24.2	C	34.9	C	31.2	C
	Eastbound Approach		11.3	B	17.9	B	24.8	C	21.6	C
	Westbound Approach		17.8	B	14.6	B	30.6	C	27.0	C
3	US 50/Enterprise Wy	Side Street Stop								
	Overall		0.2	A	0.2	A	0.1	A	0.2	A
	Southbound Approach		19.2	C	15.2	C	24.0	C	17.3	C
	Eastbound Left		11.8	B	9.5	A	13.5	B	10.2	B
4	Traditions Pkwy/Nevada Station	Round-About								
	Overall		4.0	A	4.3	A	5.3	A	7.8	A
	Northbound Approach		3.3	A	4.7	A	4.8	A	8.3	A
	Southbound Approach		0.0	A	0.0	A	4.4	A	6.5	A
	Eastbound Approach		4.2	A	3.6	A	6.5	A	6.4	A
	Westbound Approach		0.0	A	0.0	A	5.2	A	6.3	A
5	Traditions Pkwy/Commercial Access	Side Street Stop								
	Overall		N/A	N/A	N/A	N/A	2.1	A	2.9	A
	Southbound Left		N/A	N/A	N/A	N/A	8.9	A	9.4	A
	Westbound Approach		N/A	N/A	N/A	N/A	11.4	B	13.4	B

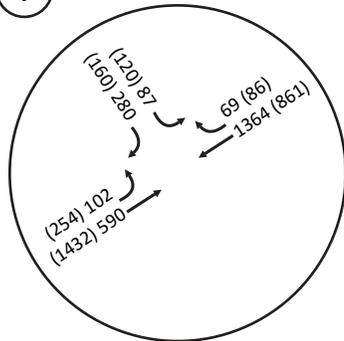
Notes: 1. Delay is reported in seconds per vehicle for the overall intersection for signalized intersections, and for the worst approach/movement for side street stop controlled intersections.

Source: Headway Transportation, 2023

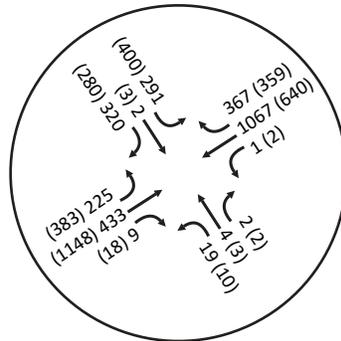




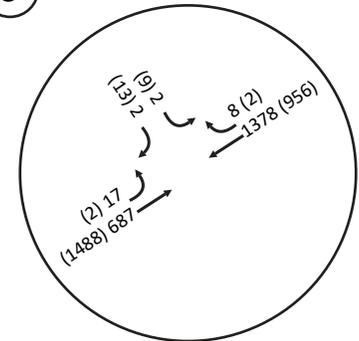
1 US 50 / Fortune Dr



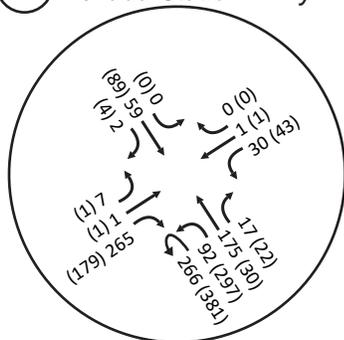
2 US 50 / Traditions Pkwy / Segale Rd



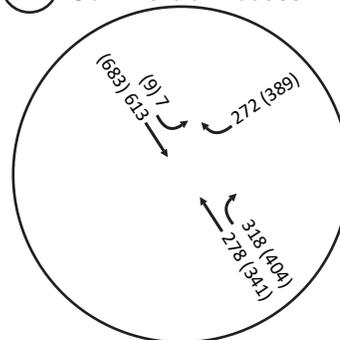
3 US 50 / Enterprise Way



4 Traditions Pkwy / Nevada Station Pkwy



5 Traditions Pkwy / Commercial Access



As shown in **Table 4**, the study intersections are anticipated to operate at overall LOS C or better during the AM and PM peak hours which is within level of service policy thresholds. In addition, all intersection approaches are anticipated to operate within level of service policy thresholds during the AM and PM peak hours.

It is important to note that the single eastbound left turn lane at the US 50/Traditions Parkway/Segale Road intersection is anticipated to serve 383 vehicles during the PM peak hour which is above the 300 vph rule-of-thumb threshold for typically requiring dual left turn lanes. However, the single left turn lane is anticipated to operate with reasonable v/c ratios and acceptable queue lengths. Dual left turn lanes are not recommended with Phases 1 through 3.

FUTURE YEAR CONDITIONS

The Future Year analysis estimates operating conditions for the 20-year horizon (Beyond Opening Year).

Planned Roadway Improvements

Planned roadway improvements in the study area were based on the *US 50 Corridor Study*. This study includes three build alternatives with improvements for the overall corridor, the Arterial Alternative, Parkway Alternative, and Controlled Access Alternative. Improvements at the US 50 intersections with Fortune Drive, Traditions Parkway/Segale Road, and Enterprise Way are included in the Arterial Alternative which was used for this study based on input from NDOT staff.

It is important to note that the improvements identified in the *US 50 Corridor Study* do not include westbound right turn deceleration lanes at the US 50 intersections with Fortune Drive and Traditions Parkway/Segale Road. NDOT's access management standards specify that right turn lanes are warranted at signalized intersections if the right turn volume equals or exceeds 100 vph and the posted speed limit is 45 mph or higher. Westbound right turn deceleration lanes are warranted at the US 50/Fortune Drive and US 50/Traditions Parkway/Segale Road intersections based on the Future Year traffic volumes and the posted speed limits on US 50. It is anticipated that these right turn lanes will ultimately be provided for 20-year horizon conditions (without the project) by NDOT as regional improvements.

Planned/Anticipated Developments & Traffic Volume Forecasts

The *US 50 Corridor Study - Pine Cone Road to Neigh Road Traffic Report* (CA Group, Inc.) includes analysis of multiple intersections including the US 50 intersections with Fortune Drive, Traditions Parkway/Segale Road, and Enterprise Way. The study considers improvement alternatives to accommodate Future Year (2040) traffic volume forecasts that were developed using a regional growth rate and trip generation estimates from planned projects in the area. "Appendix 3 – 2040 Traffic Forecasting and Assumptions" of the *US 50 Corridor Study* includes a detailed description of how the forecasts were developed.



The Future Year (2040) traffic volumes from the *Corridor Study Traffic Report* were used as a starting point to develop Future Year (2043) forecasts for this report. The following steps were taken to develop Future Year traffic volumes at the study intersections:

1. The *US 50 Corridor Study* includes three build alternatives with improvements for the overall corridor – the Arterial Alternative, Parkway Alternative, and Controlled Access Alternative. Based on input from NDOT staff the Arterial Alternative was assumed for this study. The traffic volume forecasts for the Arterial Alternative were developed using a regional growth rate and trip generation estimates for numerous planned projects.
2. Since the traffic volume forecasts in the *US 50 Corridor Study* represent the year 2040, a 2 percent per year growth rate (consistent with the *US 50 Corridor Study*) was applied to the forecasts for 3 years to develop 20 year horizon (2043) forecasts.
3. The *US 50 Corridor Study* traffic volume forecasts include trip generation estimates/traffic volumes for Traditions Village 1 but not for the approved Traditions Village 2 and Estates at Sutro projects. Trip generation estimates from these projects were therefore added to the Future Year forecasts.

Figure 7 shows the Future Year peak hour traffic volumes.

Intersection Level of Service

AM and PM peak hour intersection level of service analysis was performed for the study intersections based on the Future Year traffic volumes, lane configurations, and controls shown on **Figure 7**. **Table 5** shows the Future Year condition level of service results and the technical calculations are provided in **Appendix D**.

As shown in **Table 5**, the overall US 50/Fortune Drive intersection and certain movements are anticipated to operate at level of service E/F during the AM peak hour. The poor level of service is primarily due to the high southbound right turn volume on Fortune Drive. The southbound Fortune Drive approach currently contains a hatched-out lane which can be converted to a second right turn lane. With dual southbound right turn lanes and protected plus overlap phasing, the overall US 50/Fortune Drive intersection and all approaches are anticipated to operate within policy level of service thresholds. Capacity improvements for 20-year horizon conditions should be undertaken by NDOT as regional improvements since the poor future operating conditions will occur unrelated to this project.

The southbound right and eastbound left turn movements at the US 50/Enterprise Way intersection are anticipated to operate at LOS E and F, respectively, during the AM peak hour unrelated to this project. It is important to note that these movements serve relatively low traffic volumes and acceptable queue lengths are anticipated for each movement.



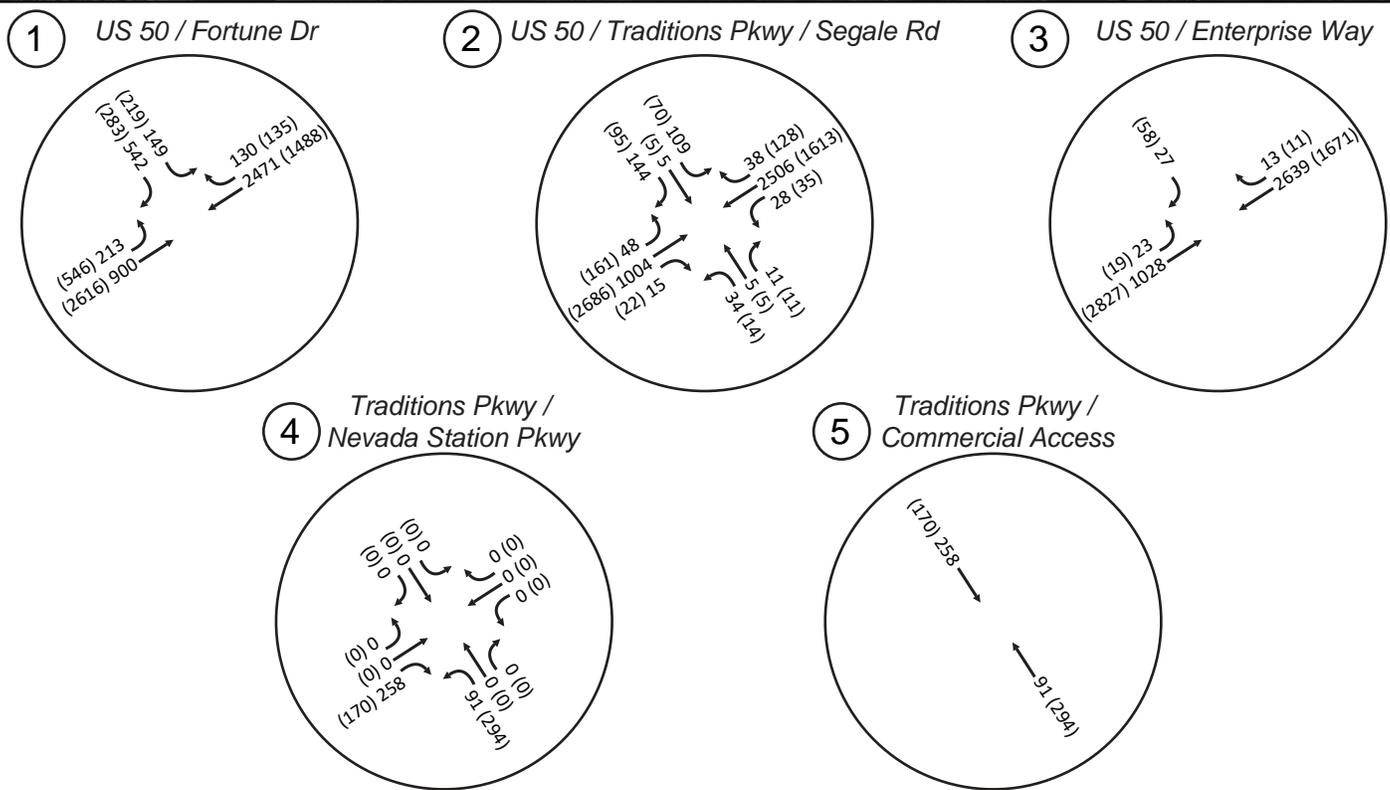
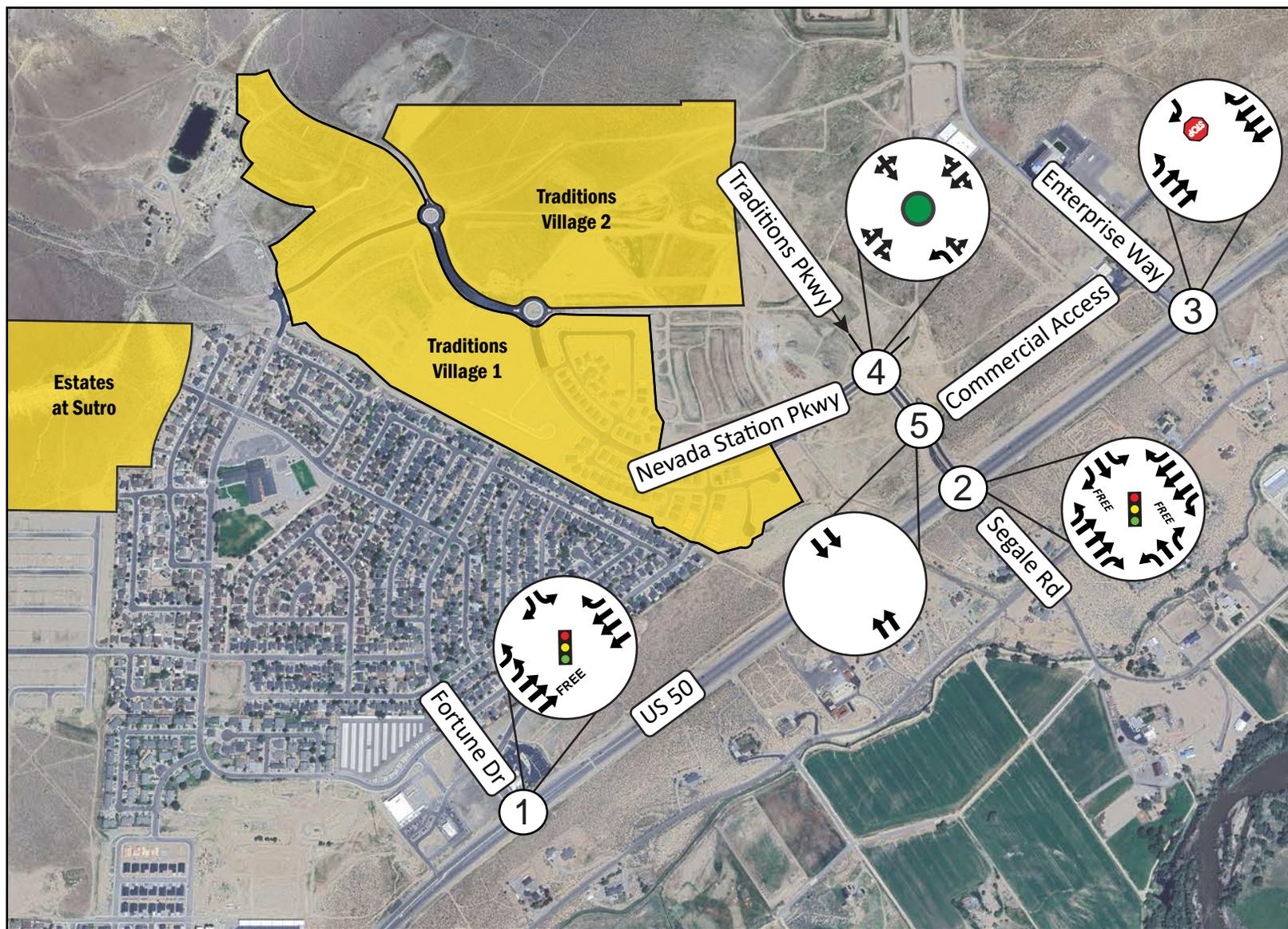


Table 5: Future Year Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	US 50/Fortune Dr	Signal				
	Overall		70.8	E	30.8	C
	Southbound Approach		>120.0	F	35.7	D
	Eastbound Left		98.3	F	46.8	D
	Westbound Approach		51.2	D	23.8	C
2	US 50/Traditions Pkwy/Segale Rd	Signal				
	Overall		18.2	B	17.4	B
	Northbound Approach		50.6	D	46.9	D
	Southbound Approach		53.7	D	54.8	D
	Eastbound Approach		11.9	B	17.3	B
	Westbound Approach		18.8	B	15.6	B
3	US 50/Enterprise Wy	Side-Street Stop				
	Overall		1.2	A	0.4	A
	Southbound Right		47.2	E	24.1	C
	Eastbound Left		>120.0	F	30.2	D
4	Traditions Pkwy/Nevada Station	Round-About				
	Overall		4.0	A	4.3	A
	Northbound Approach		3.3	A	4.7	A
	Southbound Approach		0.0	A	0.0	A
	Eastbound Approach		4.2	A	3.6	A
	Westbound Approach		0.0	A	0.0	A

Notes: 1. Delay is reported in seconds/vehicle for the overall intersections, each approach for signalized intersections and roundabouts, and the worst approach/movement for side street stop controlled intersections.

Source: Headway Transportation, 2023

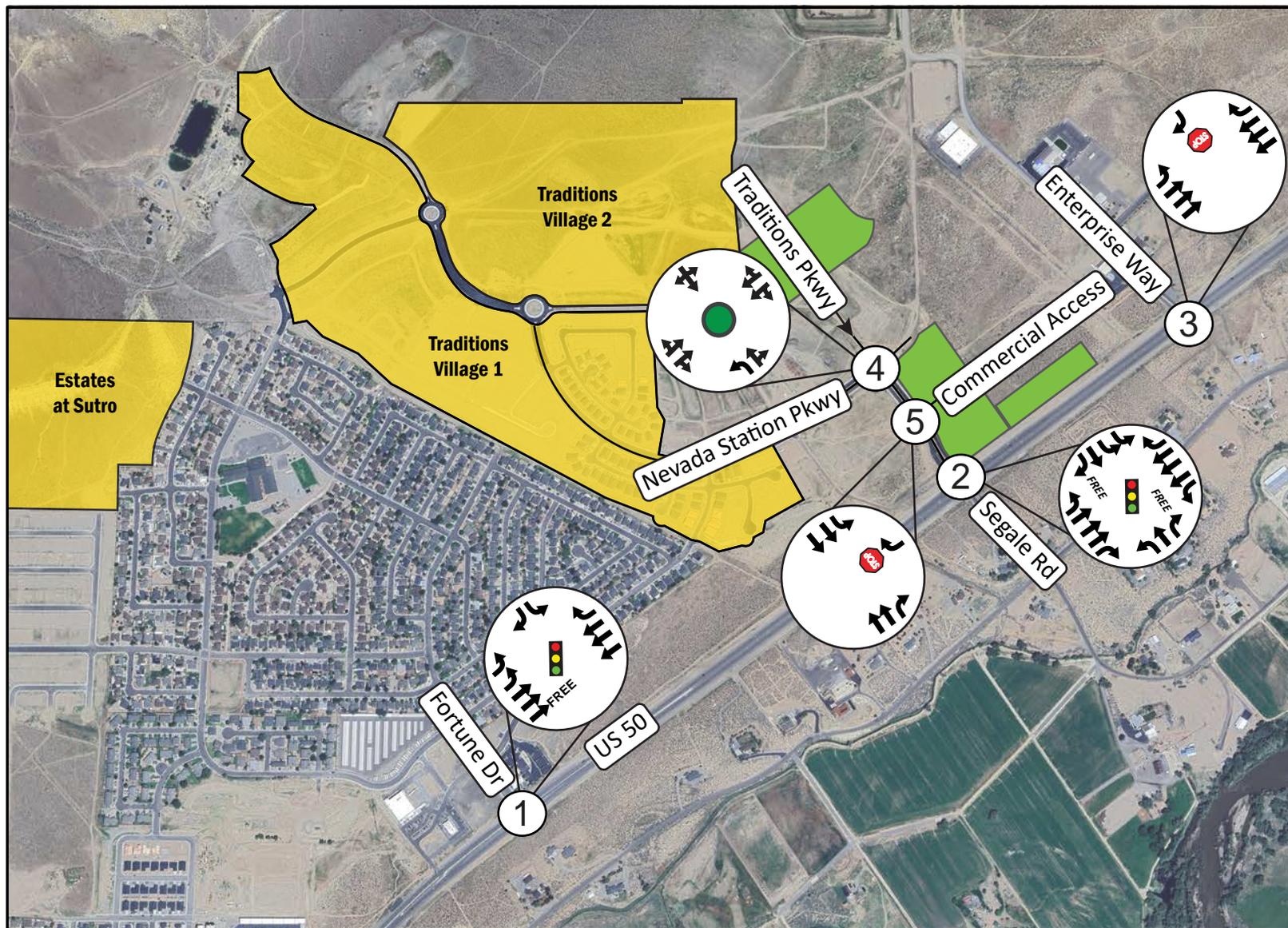
FUTURE YEAR PLUS PROJECT CONDITIONS

Traffic Volumes

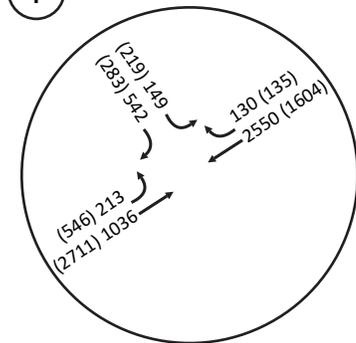
Project trips (**Figure 5**) were added to the Future Year traffic volumes (**Figure 7**) to develop the Future Year Plus Project conditions traffic volumes, shown on **Figure 8**. The southbound approach at the US 50/Traditions Parkway/Segale Road intersection contains width for dual left turn lanes, one through lane, and one right turn lane so these lanes are assumed to be in place for Future Year Plus Project conditions. This capacity improvement should be undertaken in conjunction with the Segale Road improvements identified in NDOT's *US 50 Corridor Study*.

AM and PM peak hour intersection level of service analysis was performed for the study intersections based on the Future Year Plus Project traffic volumes, lane configurations, and controls shown on **Figure 8**. **Table 6** shows the Future Year Plus Project level of service results and the technical calculations are provided in **Appendix E**.

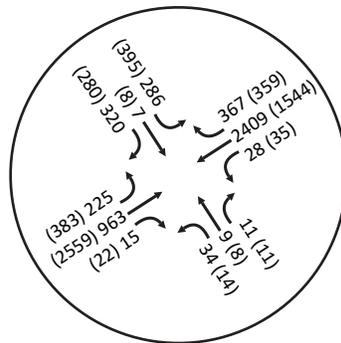




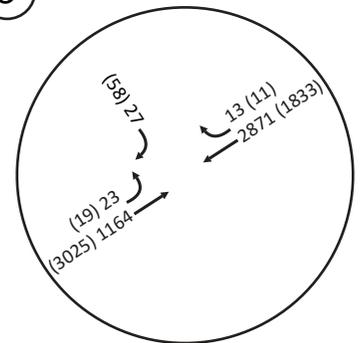
1 US 50 / Fortune Dr



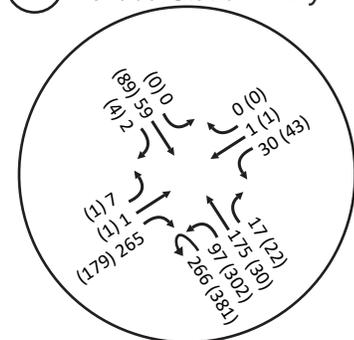
2 US 50 / Traditions Pkwy / Segale Rd



3 US 50 / Enterprise Way



4 Traditions Pkwy / Nevada Station Pkwy



5 Traditions Pkwy / Commercial Access

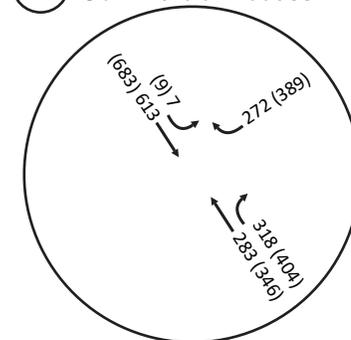


Table 6: Future Year Plus Project Intersection Level of Service

Int. ID	Intersection	Control	Future Year				Future Year Plus Project			
			AM		PM		AM		PM	
			Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS	Delay ¹	LOS
1	US 50/Fortune Dr	Signal								
	Overall		70.8	E	30.8	C	74.5	E	32.9	C
	Southbound Approach		>120.0	F	35.7	D	>120	F	36.5	D
	Eastbound Left		98.3	F	46.8	D	>120	F	49.2	D
	Westbound Approach		51.2	D	23.8	C	52.6	D	26.8	C
2	US 50/Traditions Pkwy/Segale Rd	Signal								
	Overall		18.2	B	17.4	B	37.6	D	35.6	D
	Northbound Approach		50.6	D	46.9	D	58.6	E	49.3	D
	Southbound Approach		53.7	D	54.8	D	54.8	D	47.6	D
	Eastbound Approach		11.9	B	17.3	B	20.3	C	31.3	C
	Westbound Approach		18.8	B	15.6	B	43.6	D	40.4	D
3	US 50/Enterprise Wy	Side Street Stop								
	Overall		1.2	A	0.4	A	1.6	A	0.4	A
	Southbound Right		47.2	E	24.1	C	59.1	F	27.7	D
	Eastbound Left		>120.0	F	30.2	D	>120	F	36.5	E
4	Traditions Pkwy/Nevada Station	Round-About								
	Overall		4.0	A	4.3	A	5.2	A	7.7	B
	Northbound Approach		3.3	A	4.7	A	4.8	A	8.2	A
	Southbound Approach		0.0	A	0.0	A	4.3	A	6.5	B
	Eastbound Approach		4.2	A	3.6	A	6.3	A	6.3	B
	Westbound Approach		0.0	A	0.0	A	5.1	A	6.2	C
5	Traditions Pkwy/Commercial Access	Side Street Stop								
	Overall		N/A	N/A	N/A	N/A	2.1	A	2.9	A
	Southbound Left		N/A	N/A	N/A	N/A	8.8	A	9.4	A
	Westbound Approach		N/A	N/A	N/A	N/A	11.1	B	13.5	B

Notes: 1. Delay is reported in seconds/vehicle for the overall intersections, each approach for signalized intersections and roundabouts, and the worst approach/movement for side street stop controlled intersections.

Source: Headway Transportation, 2023

As shown in **Table 6**, the overall US 50/Fortune Drive intersection is anticipated to operate at level of service E during the AM peak hour. As previously stated, dual southbound right turn lanes and protected plus overlap phasing is anticipated to provide acceptable level of service at the US 50/Fortune Drive intersection. Capacity improvements for 20-year horizon conditions should be undertaken by NDOT as regional improvements since the poor future operating conditions will occur unrelated to this project.

The northbound approach at the US 50/Traditions Parkway/Segale Road intersection and the southbound right turn and eastbound left turn movements at the US 50/Enterprise Way intersection are anticipated to operate at LOS E or F during the AM and/or PM peak hours. However, these movements/ approaches to serve low traffic volumes which result in reasonable v/c ratios and queue lengths. No improvements are recommended at these locations related to the Traditions project.



CONCLUSIONS

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

- ▶ The project consists of approximately 72,750 square feet of government office building floor area and 65,650 square feet of commercial building area that includes a drive-in bank, fast food restaurant with drive-through, convenience store/gas station, shopping plaza, and automatic car wash.
- ▶ The project is anticipated to generate approximately 7,293 net new Daily trips, 613 net new AM peak hour trips, and 601 net new PM peak hour trips to the external roadway network.
- ▶ Under Baseline (Opening Year) conditions, the study intersections are anticipated to operate within policy level of service thresholds (LOS D or better) during the AM and PM peak hours.
- ▶ Under Baseline (Opening Year) Plus Project conditions, the study intersections are anticipated to operate within policy level of service thresholds (LOS D or better) during the AM and PM peak hours.
- ▶ Under Future Year conditions (without project), the overall US 50/Fortune Drive intersection and certain turning movements at the US 50/Enterprise Way intersection are anticipated to operate at poor levels of service (LOS E/F).
- ▶ Under Future Year Plus Project conditions, the overall US 50/Fortune Drive intersection continues to operate at a poor levels of service (LOS E). Capacity improvements at this intersection should be undertaken by NDOT as regional improvements since the poor future operating conditions will occur for Future Year conditions (without this project).
- ▶ Under Future Year Plus Project conditions, the northbound approach at the US 50/Traditions Parkway/Segale Road intersection and the southbound right turn and eastbound left turn movements at the US 50/Enterprise Way intersection are anticipated to operate at LOS E/F. Mitigation is not recommended for these approaches/movements since they serve low traffic volumes which result in reasonable v/c ratios and acceptable queue lengths.
- ▶ A traffic signal is recommended at the US 50/Traditions Parkway/Segale Road intersection and will be constructed by the project. A detailed traffic signal warrant study is provided as a separate report for the purpose of documenting that signal warrants are met. Traffic signal plans are also provided separately.
- ▶ Striping modifications are recommended for the southbound approach of the US 50/Traditions Parkway/Segale Road intersection with installation of the traffic signal. The striping improvements should include one left turn lane, one shared left turn-through lane, and one right turn lane in order to provide additional left turn capacity and better southbound through movement lane alignment with Segale Road. Traffic signal plans are provided separately showing these lane striping improvements.



- ▶ A single, three-leg, commercial access intersection is recommended on Traditions Parkway north of US 50. The Traditions Parkway/Commercial Access intersection should contain stop sign control at the westbound approach and serve left-in, right-in, and right-out movements only (left-out movement prohibited).
- ▶ A northbound right-turn lane is recommended at the Traditions Parkway/Commercial Access intersection. The right-turn lane should be 265 feet in total length with 165 feet of full lane width and 100 feet of taper.
- ▶ A southbound left-turn lane is recommended at the Traditions Parkway/Commercial Access intersection. The left-turn lane should be 265 feet in total length with 215 feet of full lane width and 50 feet of taper.





September 27, 2023

Jeff Graham
Traffic Engineer
District II
Nevada Department of Transportation

TRAFFIC SIGNAL WARRANT STUDY – US 50/TRADITIONS PARKWAY/SEGALE ROAD

Dear Mr. Graham,

Signalization of the US 50/Traditions Parkway/Segale Road intersection is planned by NDOT based on the *US 50 Operational Study, Lyon County, Pine Cone Road to Neigh Road*, as stated in Table 2 of the report and shown in both the Arterial and Parkway concepts.

In a letter from NDOT to Solaegui Engineers dated March 29, 2023, NDOT concurred with the implementation of a traditional full access, four leg signalized intersection at the US 50/Traditions Parkway/Segale Road intersection once signal warrants are met. That letter is provided as **Attachment A**.

This purpose of this letter report is to define specifically when a traffic signal will be warranted at the US 50/Traditions Parkway/Segale Road intersection in association with the Traditions Town Center project.

Three analysis scenarios are presented in this report: 1) an evaluation of traffic signal warrants based on existing traffic volumes and the existing lane configurations, 2) an evaluation of traffic signal warrants based on baseline traffic volumes that include three approved residential projects (Traditions Village 1, Traditions Village 2, and the Estates at Sutro) and the existing lane configurations, and 3) a scenario where existing plus Traditions Town Center project traffic reaches the level where a traffic signal would be warranted. The conclusions of the warrant study are provided on page 26 of this analysis.

INTRODUCTION

The following warrants were analyzed based on guidance in the current edition of the Federal Highway Administration (FHWA) *Manual on Uniform Traffic Control Devices (MUTCD)*, the national standard for determining if a signal is appropriate based on nine potentially applicable warrants. A signal may be justified if any one of the signal warrants are met.

- ▶ Warrant 1, Eight-Hour Vehicular Volume
- ▶ Warrant 2, Four-Hour Vehicular Volume
- ▶ Warrant 3, Peak Hour
- ▶ Warrant 4, Pedestrian Volume
- ▶ Warrant 5, School Crossing

Headway Transportation, LLC
5482 Longley Lane, Suite B, Reno, Nevada 89511
775.322.4300
www.HeadwayTransportation.com

- ▶ Warrant 6, Coordinated Signal System
- ▶ Warrant 7, Crash Experience
- ▶ Warrant 8, Roadway Network
- ▶ Warrant 9, Intersection Near a Grade Crossing

The existing lane configuration for the US 50/Traditions Parkway/Segale Road intersection is shown in **Exhibit 1**.



Exhibit 1 – Existing Intersection Configuration

The Traditions Parkway and Segale Road approaches are currently STOP sign controlled. US 50 eastbound has three entering lanes (one left turn lane, one through lane, one shared through-right turn), US 50 westbound has four entering lanes (one left turn lane, two through lanes, and one right turn lane), Segale Road has one lane (shared left/through/right) and Traditions Parkway has three entering lanes (one left turn lane, one through lane, and one right turn lane). With signalization, it is proposed that the Traditions Parkway approach be restriped to contain one left turn lane, one shared left turn-through lane, and one right lane in order to provide additional left turn capacity and better through movement lane alignment with Segale Road. The posted speed limit on US 50 (the major street) is 60 miles per hour.

SIGNAL WARRANT ANALYSIS – EXISTING CONDITIONS

The signal warrant analysis for existing conditions was performed using intersection turning movement counts that were collected on Thursday, May 11, 2023 from 6:00 AM to 7:00 PM. The existing count data is provided in **Attachment B** and summarized in **Table 1**. Traffic volumes in the month of May are well above the Annual Average Daily Traffic (AADT) volumes based on the nearest NDOT ATR Stations to the east and west of the study intersection so no adjustments were made to the existing traffic counts.



Table 1. Existing Traffic Volumes

Time	Major Street (US 50 EB & WB Total)	Minor Street (Segale NB Approach)	Minor Street (Traditions SB Left)
6 AM – 7 AM	1,311	16	1
7 AM – 8 AM	1,645	21	1
8 AM – 9 AM	1,275	16	4
9 AM – 10 AM	1,161	16	3
10 AM – 11 AM	1,125	20	0
11 AM – 12 PM	1,191	19	3
12 PM – 1 PM	1,258	16	2
1 PM – 2 PM	1,224	15	3
2 PM – 3 PM	1,363	13	6
3 PM – 4 PM	1,586	21	6
4 PM – 5 PM	1,927	19	3
5 PM – 6 PM	1,888	4	2
6 PM – 7 PM	1,211	10	1

Traditions Parkway contains separate left turn/through/right turn lanes, but only the left turn volume is applicable to the warrant analysis since the right turn movement enters the major street with minimal conflict and very little traffic was observed for the through movement. Segale Road contains a single lane, so the full approach volume was used in the warrant analysis. Only the higher volume minor street approach volume was used. The warrant analysis for existing conditions is therefore based on 2 or more lanes on the major approach and 1 lane on the higher volume minor street approach.

Warrant 1, Eight-Hour Vehicular Volume

Criteria

“The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

- A. *The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or*
- B. *The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.*

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.



If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.”

The criteria volumes are shown in **Table 4C-1**.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% ^a	80% ^b	70% ^c	56% ^d	100% ^a	80% ^b	70% ^c	56% ^d
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

^a Basic minimum hourly volume

^b Used for combination of Conditions A and B after adequate trial of other remedial measures

^c May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

^d May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Evaluation

The Warrant 1 results are shown below. No hours meet Condition A or Condition B at the 70% factor thresholds.

Warrant 1 is NOT MET for existing conditions.



MUTCD WARRANT 1, EIGHT-HOUR VEHICULAR VOLUME

Number of Lanes for Moving Traffic on Each Approach	
Major Street:	2 or More Lanes
Minor Street:	1 Lane

Built-up Isolated Community With Less Than 10,000 Population or Above 40 MPH on Major Street?

Combination of Conditions A and B Necessary?*:

**Only applicable for Warrant 1 if after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems. See Section 4C.02 of the 2009 MUTCD for application.*

Condition A - Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or More	1	600	480	420	336	150	120	105	84
2 or More	2 or More	600	480	420	336	200	160	140	112
1	2 or More	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or More	1	900	720	630	504	75	60	53	42
2 or More	2 or More	900	720	630	504	100	80	70	56
1	2 or More	750	600	525	420	100	80	70	56

Condition A Evaluation

Number of Unique Hours Met: Condition A Satisfied?

Condition B Evaluation

Number of Unique Hours Met: Condition B Satisfied?

Combination of Condition A and Condition B Evaluation

Number of Unique Hours Met for Condition A:

Number of Unique Hours Met for Condition B:

Combination of Condition A and Condition B Satisfied?

Warrant 2, Four-Hour Vehicular Volume

Criteria

“The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in Figure 4C-1 for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.

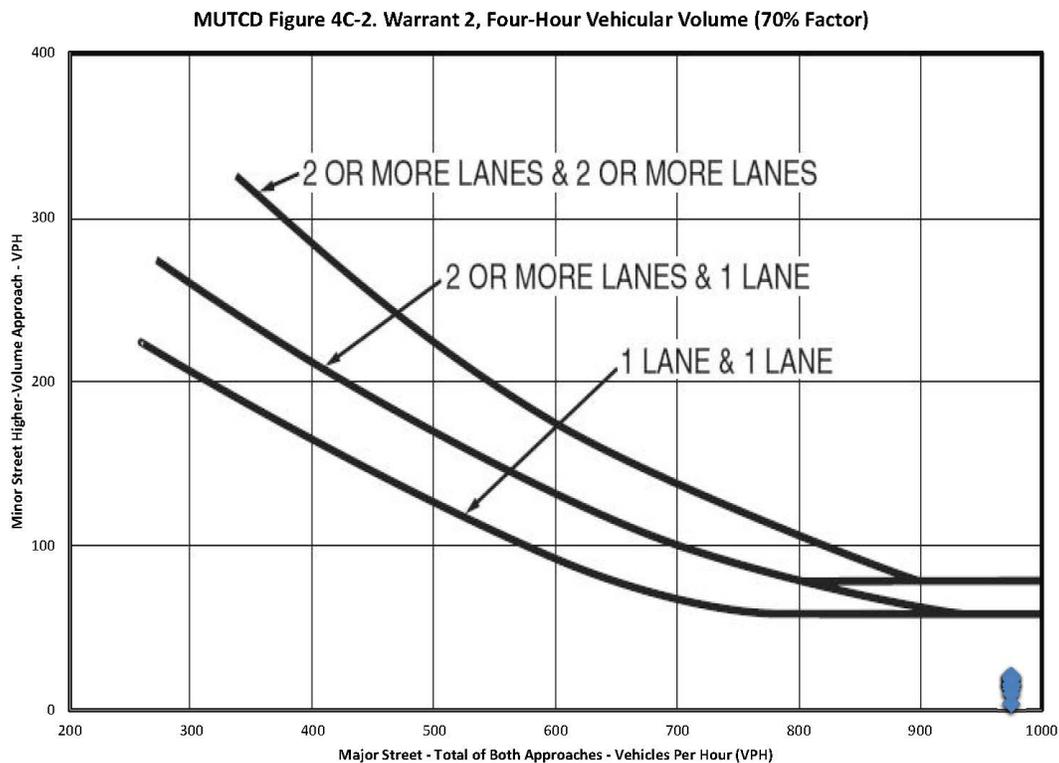


If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-2 may be used in place of Figure 4C-1.”

Evaluation

Using Figure 4C-2 for speeds higher than 40 mph (70% factor), we plotted the points for major/minor street traffic for each of the hours evaluated. As shown below, none of the points (hours) fall above the curve (2 or more lanes & 1 lane). It is important to note that the major street traffic volumes exceed the 1,000 vph graph limit for all hours. For presentation purposes, the major street volumes were reduced to below 1,000 vph in order for the plotted points to be visible on the graph.

Warrant 2 is NOT MET for existing conditions.



Warrant 3, Peak Hour

Criteria

“The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.



The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:

A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:

- 1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and*
- 2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and*
- 3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.*

B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.

If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in the second category of the Standard.

If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.”

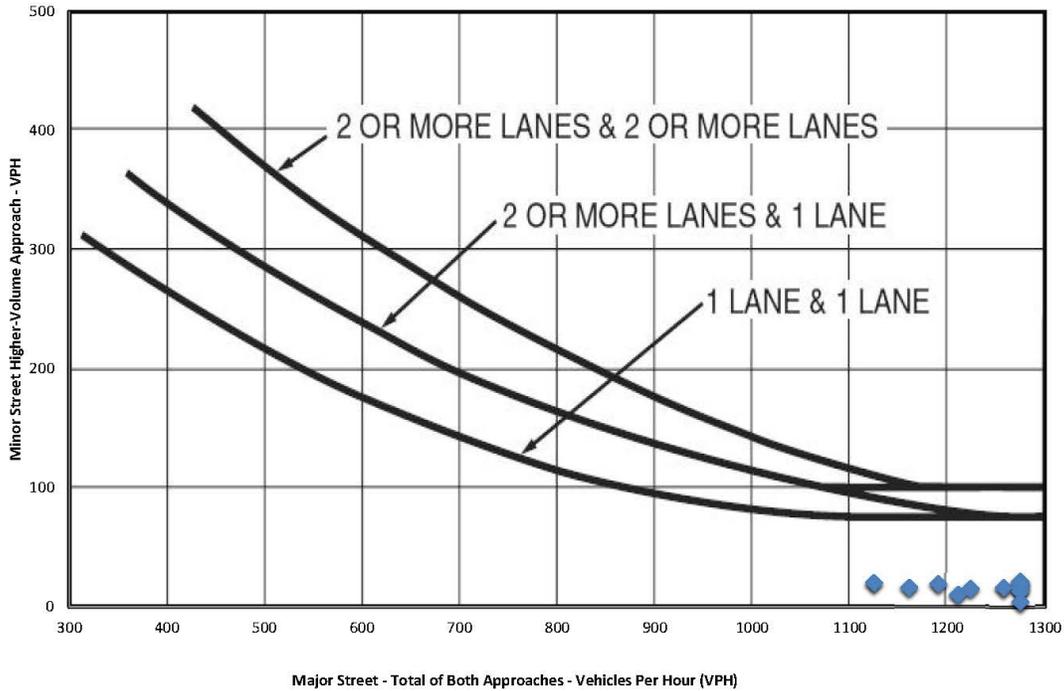
Evaluation

This warrant applies to direct access to facilities that attract/discharge a large number of vehicles in a short period of time and is not applicable to the study location. The minor street does not exceed the volume threshold for Category A and as shown in Figure 4C-4 below, none of the points (hours) fall above the curve (2 or more lanes & 1 lane). It is important to note that the major street traffic volumes exceed the 1,300 vph graph limit for most of the hours. For presentation purposes, the applicable major street volumes were reduced to below 1,300 vph in order for the plotted points to be visible on the graph.

Warrant 3 is NOT MET for existing conditions because it is not applicable.



MUTCD Figure 4C-4. Warrant 3, Peak Hour (70% Factor)



Warrant 4, Pedestrian Volume

Criteria

“The Pedestrian Volume signal warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street.

The need for a traffic control signal at an intersection or midblock crossing shall be considered if an engineering study finds that one of the following criteria is met:

A. For each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-5; or

B. For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-7.

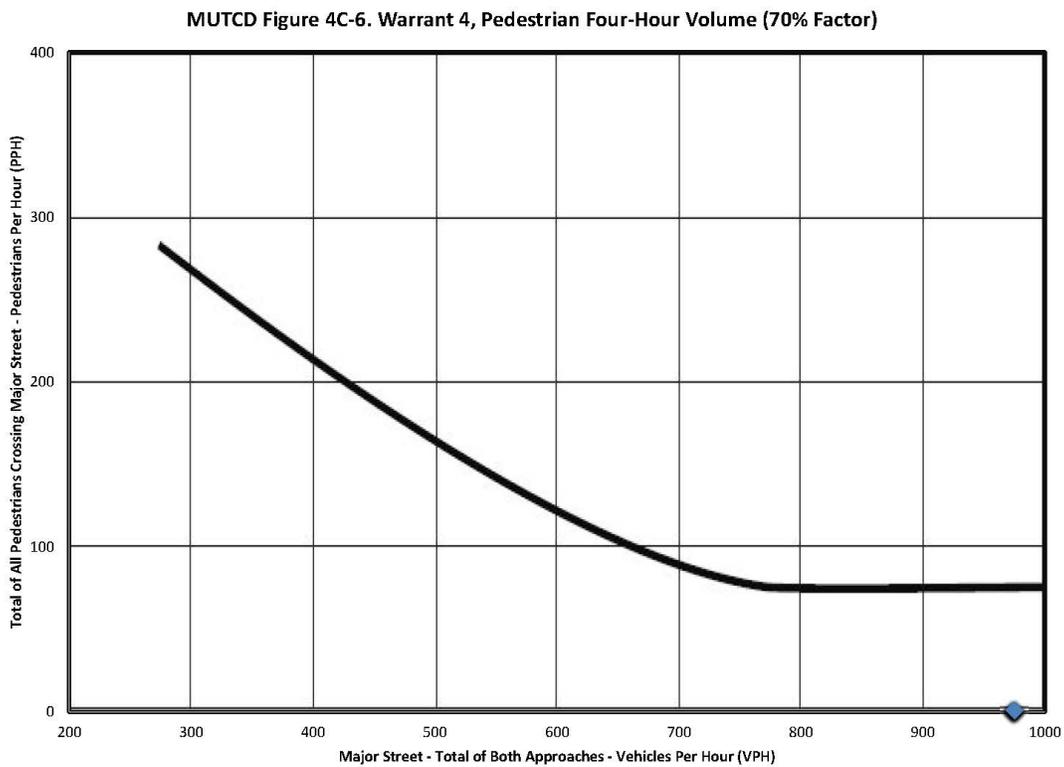
If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 35 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-6 may be used in place of Figure 4C-5 to evaluate Criterion A in Paragraph 2, and Figure 4C-8 may be used in place of Figure 4C-7 to evaluate Criterion B in Paragraph 2.”

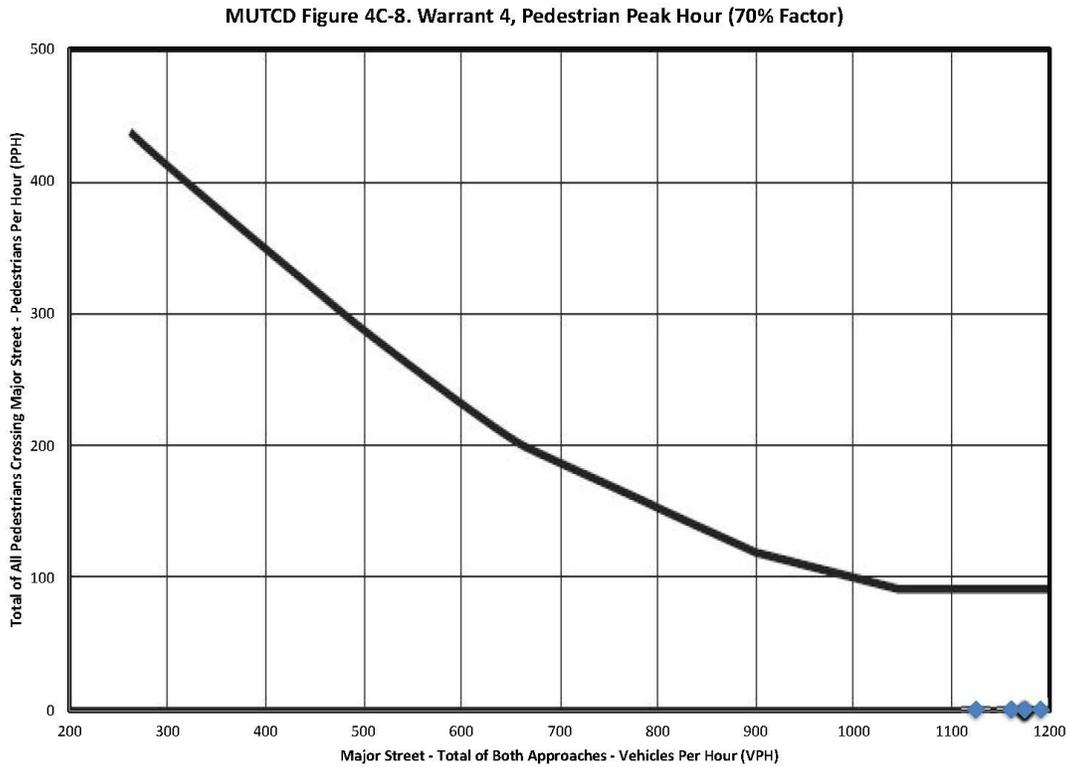


Evaluation

The warrant requires that the number of pedestrian crossings per hour on the major road, for four (4) hours of the day, fall above the curve in Figure 4C-6. The number of crossings of the major street that occur in the peak hour must fall above the curve in Figure 4C-8. No pedestrian activity was observed crossing the major street (US 50) at the intersection during the hourly count periods. It is important to note that the major street traffic volumes exceed the 1,000 vph graph limit on Figure 4C-6 for all hours and the 1,200 vph graph limit on Figure 4C-8 for almost all hours. For presentation purposes, the major street volumes were reduced to below the graph limits in order for the plotted points to be visible on the graphs.

Warrant 4 is NOT MET for existing conditions.





Warrant 5, School Crossing

Criteria

According to the MUTCD, this warrant is intended for “application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal.”

Evaluation

The criteria for the School Crossing traffic signal warrant is similar to Warrant 4, based primarily on pedestrian volumes. School children were not observed crossing the subject intersection during school arrival or departure periods.

Warrant 5 is NOT MET for existing conditions.

Warrant 6, Coordinated Signal System

Criteria

“Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.



The need for a traffic control signal shall be considered if an engineering study finds that one of the following criteria is met:

- A. On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.*
- B. On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.”*

Evaluation

One signalized intersection exists on US 50 in the vicinity of the Traditions Parkway/Segale Road intersection, at US 50/Fortune Drive approximately 3,600 feet to the west. Since there are no adjacent signals, no platooning exists at the signalized US 50/Fortune Drive intersection. The US 50/Fortune Drive intersection is a High-T configuration with signal controls for the westbound through movement but not the eastbound through movement. A traffic signal at the US 50/Traditions Parkway/Segale Road intersection could provide some degree of platooning and progressive operation for the westbound through movement approaching the US 50/Fortune Drive intersection.

Warrant 6 is NOT MET for existing conditions, although some benefit could potentially be derived.

Warrant 7, Crash Experience

Criteria

“The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal. The need for a traffic signal shall be considered if an engineering study finds that all of the following criteria are met:

- A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and*
- B. Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or property damage apparently exceeding the applicable requirements for a reportable crash; and*
- C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major-street and the higher-volume minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant. These major-*



street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

If the posted or statutory speed limit or the 85th percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of <10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.”

Evaluation

NDOT provides an online database of vehicle crash data for the latest five-year period from January 1, 2016 to January 1, 2021. The NDOT data indicates that a total of 6 crashes were reported at the intersection during the five-year study period. However, only 3 crashes occurred within a 12-month period which is below the 5 crash minimum threshold identified under criteria B above. In addition, the traffic and pedestrian volumes do not meet the thresholds identified under criteria C.

Warrant 7 is NOT MET for existing conditions.

Warrant 8, Roadway Network

Criteria

“Installing a traffic control signal at some intersections might be justified to encourage concentration and organization of traffic flow on a roadway network.

The need for a traffic control signal shall be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:

- A. The intersection has a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or*
- B. The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).*

A major route as used in this signal warrant shall have at least one of the following characteristics:

- A. It is part of the street or highway system that serves as the principal roadway network for through traffic flow.*
- B. It includes rural or suburban highways outside, entering, or traversing a city.*
- C. It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.”*



Evaluation

US 50 is classified as an “Other Principal Arterial” on NDOT’s Roadway Functional Classification maps. Traditions Parkway is currently constructed to Lyon County arterial street standards and as such is a “major regional facility” as defined in the 2020 Lyon County Master Plan. US 50 and Traditions Parkway both meet the characteristics of a major route.

US 50 currently has an entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and as demonstrated later in this report, Warrant 1, 2, or 3 will be met within the 5-year horizon so criteria A is met. In addition, NDOT provides an online database of traffic volumes and both 2018 and 2022 traffic count data on US 50 east and west of Traditions Parkway/Segale Road indicates entering traffic volumes greater than 1,000 vph for 9 hours on a Saturday which exceeds the 5 hour threshold so criteria B is also met.

Warrant 8 is MET for existing conditions.

Warrant 9, Intersection Near a Grade Crossing

Criteria

This warrant is intended for intersections where the proximity of a railroad crossing is the principal reason for consideration of a traffic signal.

Evaluation

There is no railroad crossing in the study area, therefore this warrant is not applicable.

Warrant 9 is NOT MET for existing conditions.

In summary, the following MUTCD traffic signal warrants are met at the US 50/Traditions Parkway/Segale Road intersection for the existing traffic volumes and the existing lane configurations:

- ▶ Warrant 8 (Roadway Network)

SIGNAL WARRANT ANALYSIS – BASELINE CONDITIONS

The signal warrant analysis for baseline conditions was performed by adding traffic volumes generated by three approved residential projects (Traditions Village 1, Traditions Village 2, and Estates at Sutro) to the existing traffic volumes. Traditions Village 1 is currently under construction and approved for 312 single family homes, Traditions Village 2 is approved for 196 single family homes, and the Estates at Sutro is approved for 96 single family homes. Average daily traffic volumes for these residential projects were obtained from their approved traffic studies. Hourly trips generated by these projects were developed based on hourly percentages of daily traffic for the single family detached housing land use obtained from *ITE Trip Generation*.



The hourly trips were subsequently assigned to the US 50/Traditions Parkway/Segale Road intersection based on the trip distribution percentages and access routes presented in the respective traffic studies. Traditions Parkway is the higher volume minor street for baseline conditions. **Table 2** shows the Baseline Traffic Volumes used in the warrant analysis.

Table 2. Baseline Traffic Volumes

Time	Major Street (US 50 EB & WB Total)	Minor Street (Traditions SB Left)
6 AM – 7 AM	1,345	57
7 AM – 8 AM	1,712	96
8 AM – 9 AM	1,358	83
9 AM – 10 AM	1,234	55
10 AM – 11 AM	1,217	54
11 AM – 12 PM	1,309	49
12 PM – 1 PM	1,384	55
1 PM – 2 PM	1,358	58
2 PM – 3 PM	1,519	59
3 PM – 4 PM	1,777	60
4 PM – 5 PM	2,157	71
5 PM – 6 PM	2,107	70
6 PM – 7 PM	1,398	57

The warrant analysis for baseline conditions is again based on 2 or more lanes on the major street approach (US 50) and 1 lane on the higher volume minor street approach. Traditions Parkway is the higher volume minor street in this scenario and contains separate left/through/right turn lanes but only the left turn movement is applicable since the right turn movement enters the major street with minimal conflict and insignificant traffic was observed and is projected for the through movement.

Warrant 1, Eight-Hour Vehicular Volume

Criteria

Refer to page 3 for the criteria for Warrant 1.

Evaluation

The results are shown on the following page. No hours are met for Condition A and 12 hours of the day are met for Condition B at the 70% volume, which exceeds the eight hours needed to meet the volume criteria.

Warrant 1 is MET for baseline conditions.



MUTCD WARRANT 1, EIGHT-HOUR VEHICULAR VOLUME

Number of Lanes for Moving Traffic on Each Approach	
Major Street:	2 or More Lanes
Minor Street:	1 Lane

Built-up Isolated Community With Less Than 10,000 Population or Above 40 MPH on Major Street?	Yes
---	-----

Combination of Conditions A and B Necessary?*:

**Only applicable for Warrant 1 if after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems. See Section 4C.02 of the 2009 MUTCD for application.*

Condition A - Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or More	1	600	480	420	336	150	120	105	84
2 or More	2 or More	600	480	420	336	200	160	140	112
1	2 or More	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or More	1	900	720	630	504	75	60	53	42
2 or More	2 or More	900	720	630	504	100	80	70	56
1	2 or More	750	600	525	420	100	80	70	56

Condition A Evaluation

Number of Unique Hours Met: Condition A Satisfied?

Condition B Evaluation

Number of Unique Hours Met: Condition B Satisfied?

Combination of Condition A and Condition B Evaluation

Number of Unique Hours Met for Condition A:

Number of Unique Hours Met for Condition B:

Combination of Condition A and Condition B Satisfied?

Warrant 2, Four-Hour Vehicular Volume

Criteria

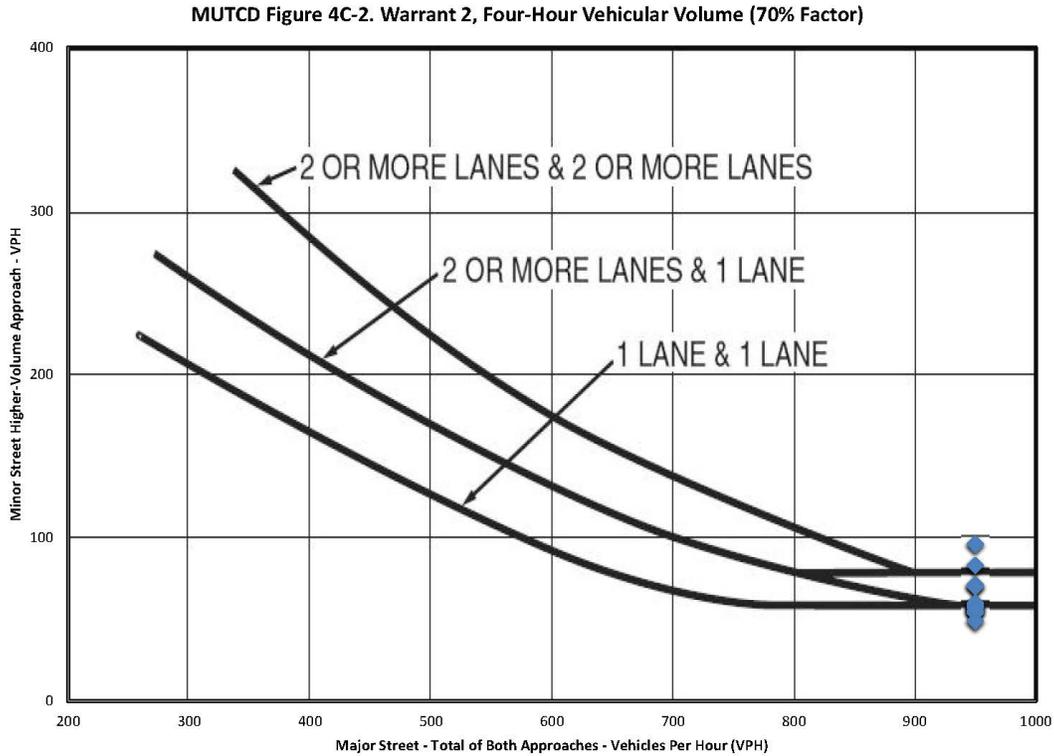
Refer to pages 5 and 6 for the criteria for Warrant 2.

Evaluation

Using Figure 4C-2 for speeds higher than 40 mph, we plotted the points for major/minor street traffic for each of the hours evaluated. As shown below, 5 of the points (hours) fall above the curve (2 or more lanes & 1 lane). It is important to note that the major street volumes exceed the 1,000 vph graph limit for all hours. The major street volumes were therefore reduced to below 1,000 vph in order for the plotted points to be visible on the graph.



Warrant 2 is MET for baseline conditions.



Warrant 3, Peak Hour

Criteria

Refer to pages 6 and 7 for the criteria for Warrant 3.

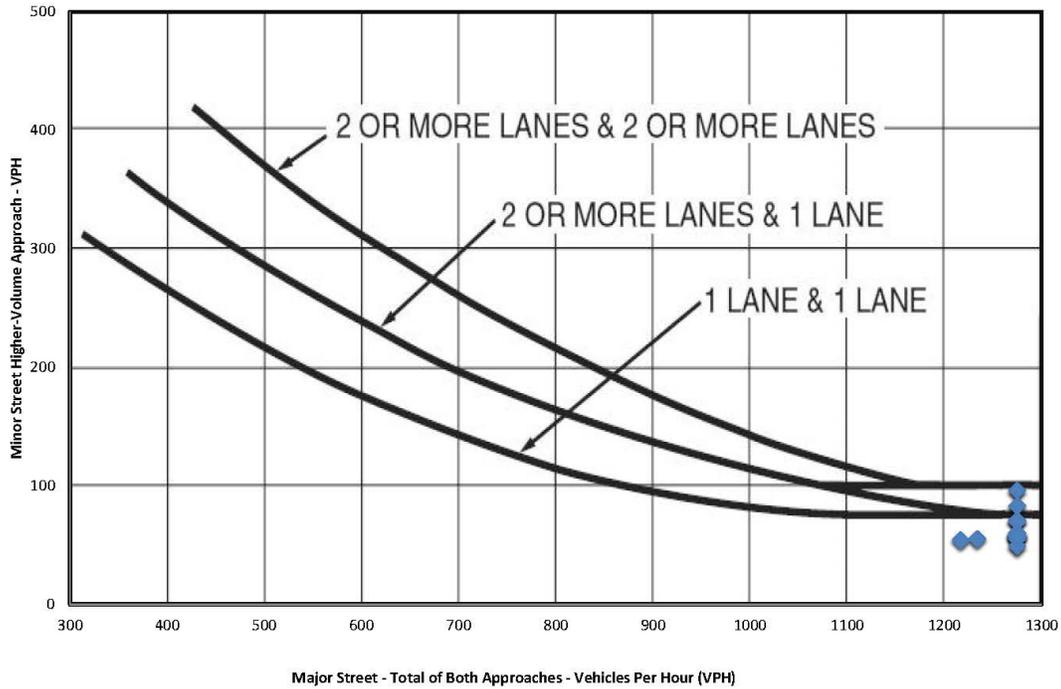
Evaluation

As shown in Figure 4C-4 below, 2 of the points (hours) fall above the curve (2 or more lanes & 1 lane). It is important to note that the major street volumes exceeded the 1,300 vph graph limit for many of the hours. The applicable major street volumes were therefore reduced to below 1,300 vph in order for the plotted points to be visible on the graph. This warrant applies to direct access to facilities that attract/discharge a large number of vehicles in a short period of time and is not applicable to the study location.

Warrant 3 is NOT MET for baseline conditions because it is not applicable.



MUTCD Figure 4C-4. Warrant 3, Peak Hour (70% Factor)



Warrant 4, Pedestrian Volume

Criteria

Refer to page 8 for the criteria for Warrant 4 and Figures 4C-6 and 4C-8.

Evaluation

The warrant requires that the number of pedestrian crossings per hour on the major road, for four (4) hours of the day, fall above the curve in Figure 4C-6. The number of crossings of the major street that occur in the peak hour must fall above the curve in Figure 4C-8. No pedestrian activity was observed crossing the major street at the intersection during the hourly count periods and the approved projects are not expected to generate any notable pedestrian volume at the subject intersection.

Warrant 4 is NOT MET for baseline conditions.

Warrant 5, School Crossing

Criteria

Refer to page 10 for the criteria for Warrant 5.



Evaluation

The criteria for the School Crossing traffic signal warrant is similar to Warrant 4, based primarily on pedestrian volumes. School children were not observed crossing the subject intersection during school arrival or departure periods.

Warrant 5 is NOT MET for baseline conditions.

Warrant 6, Coordinated Signal System

Criteria

Refer to pages 10 and 11 for the criteria for Warrant 6.

Evaluation

One signalized intersection exists on US 50 in the vicinity of the Traditions Parkway/Segale Road intersection, at US 50/Fortune Drive approximately 3,600 feet to the west. Since there are no adjacent signals, no platooning exists at the signalized US 50/Fortune Drive intersection. The US 50/Fortune Drive intersection is a High-T configuration with signal controls for the westbound through movement but not the eastbound through movement. A traffic signal at the US 50/Traditions Parkway/Segale Road intersection could provide some degree of platooning and progressive operation for the westbound through movement approaching the US 50/Fortune Drive intersection.

Warrant 6 is NOT MET for baseline conditions, although some benefit could potentially be derived.

Warrant 7, Crash Experience

Criteria

Refer to pages 11 and 12 for the criteria for Warrant 7.

Evaluation

Warrant 7 is not met under existing conditions. This warrant is based on crash history and is therefore not applicable to baseline conditions.

Warrant 7 is NOT MET for baseline conditions.

Warrant 8, Roadway Network

Criteria

Refer to page 12 for the criteria for Warrant 8.



Evaluation

US 50 is classified as an “Other Principal Arterial” on NDOT’s Roadway Functional Classification maps. Traditions Parkway is currently constructed to Lyon County arterial street standards and as such is a “major regional facility” as defined in the 2020 Lyon County Master Plan. US 50 and Traditions Parkway both meet the characteristics of a major route.

US 50 currently has an entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and as demonstrated in this report, Warrant 1, 2, or 3 will be met within the 5-year horizon so criteria A is met. In addition, NDOT provides an online database of traffic volumes and both 2018 and 2022 traffic count data on US 50 east and west of Traditions Parkway/Segale Road indicates entering traffic volumes greater than 1,000 vph for 9 hours on a Saturday which exceeds the 5 hour threshold so criteria B is also met.

Warrant 8 is MET for baseline conditions.

Warrant 9, Intersection Near a Grade Crossing

Criteria

Refer to page 13 for the criteria for Warrant 9.

Evaluation

There is no railroad crossing in the study area, therefore this warrant is not applicable.

Warrant 9 is NOT MET for baseline conditions.

In summary, the following MUTCD traffic signal warrants are met at the US 50/Traditions Parkway/Segale Road intersection for the baseline traffic volumes and existing lane configurations:

- ▶ Warrant 1 (Eight-Hour Vehicular Volume)
- ▶ Warrant 2 (Four-Hour Vehicular Volume)
- ▶ Warrant 8 (Roadway Network)

It is important to note that Warrants 1 and 2 are not met for baseline conditions when analyzed with the proposed Traditions Parkway lane configuration that includes one left turn lane, one shared left turn-through lane, and one right turn lane (2 lanes on the minor street approach).

SIGNAL WARRANT ANALYSIS – EXISTING PLUS PROJECT CONDITIONS

The existing plus project signal warrant analysis was performed by adding traffic volumes generated by Traditions Town Center Phases 1 and 2 to the existing traffic volumes. Phase 1 will contain a Lyon County Government Center with approximately 72,750 square feet of building floor area and Phase 2 will include approximately 40,460 square feet of retail floor area.



Average daily traffic volumes for the office and retail and uses were obtained from the Traditions Town Center Phases 1 – 3 traffic study. Hourly trips generated by these projects during the highest hours of the day were developed based on hourly percentages of daily traffic for the government office building, shopping plaza, drive-in bank, fast food restaurant with drive-through, convenience store/gas station, and Automatic Car Wash land uses obtained from *ITE Trip Generation*. The hourly trips were then assigned to the US 50/Traditions Parkway/Segale Road intersection based on the trip distribution percentages presented in the Traditions Town Center Phases 1 - 3 traffic study. **Table 3** shows the Existing Plus Traditions Town Center (Phases 1 and 2) traffic volumes used in the warrant analysis.

Table 3. Existing Plus Traditions Town Center (Phases 1 and 2) Traffic Volumes

Time	Major Street (US 50 EB & WB Total)	Minor Street (Traditions SB Left)
6 AM – 7 AM	1,359	40
7 AM – 8 AM	1,814	77
8 AM – 9 AM	1,511	106
9 AM – 10 AM	1,336	114
10 AM – 11 AM	1,322	141
11 AM – 12 PM	1,434	191
12 PM – 1 PM	1,467	216
1 PM – 2 PM	1,424	183
2 PM – 3 PM	1,564	189
3 PM – 4 PM	1,765	191
4 PM – 5 PM	2,085	186
5 PM – 6 PM	2,005	182
6 PM – 7 PM	1,310	118

The warrant analysis is based on 2 or more lanes on the major street (US 50) and 2 lanes on the higher volume minor street approach. Traditions Parkway is the higher volume minor street and will ultimately contain one left turn lane, one shared left turn-through lane, and one right turn lane. However, only the left turn volume is used on the analysis since the right turn movement enters the major street with minimal conflict and insignificant traffic was observed and is projected for the through movement.

Warrant 1, Eight-Hour Vehicular Volume

Criteria

Refer to pages 3 and 4 for the criteria for Warrant 1.

Evaluation

The analysis results are shown below. 8 hours are met for Condition A at the 70% volume and 12 hours of the day are met for Condition B at the 70% volume, which both exceed the eight hours needed to meet the volume criteria.

Warrant 1 is MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.



MUTCD WARRANT 1, EIGHT-HOUR VEHICULAR VOLUME

Number of Lanes for Moving Traffic on Each Approach	
Major Street:	2 or More Lanes
Minor Street:	2 or More Lanes

Built-up Isolated Community With Less Than 10,000 Population or Above 40 MPH on Major Street?	Yes
---	-----

Combination of Conditions A and B Necessary?*:

**Only applicable for Warrant 1 if after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems. See Section 4C.02 of the 2009 MUTCD for application.*

Condition A - Minimum Vehicular Volume									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	500	400	350	280	150	120	105	84
2 or More	1	600	480	420	336	150	120	105	84
2 or More	2 or More	600	480	420	336	200	160	140	112
1	2 or More	500	400	350	280	200	160	140	112

Condition B - Interruption of Continuous Traffic									
Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor street approach (one direction only)			
Major Street	Minor Street	100%	80%	70%	56%	100%	80%	70%	56%
1	1	750	600	525	420	75	60	53	42
2 or More	1	900	720	630	504	75	60	53	42
2 or More	2 or More	900	720	630	504	100	80	70	56
1	2 or More	750	600	525	420	100	80	70	56

Condition A Evaluation

Number of Unique Hours Met: Condition A Satisfied?

Condition B Evaluation

Number of Unique Hours Met: Condition B Satisfied?

Combination of Condition A and Condition B Evaluation

Number of Unique Hours Met for Condition A:

Number of Unique Hours Met for Condition B:

Combination of Condition A and Condition B Satisfied?

Warrant 2, Four-Hour Vehicular Volume

Criteria

Refer to pages 5 and 6 for the criteria for Warrant 2.

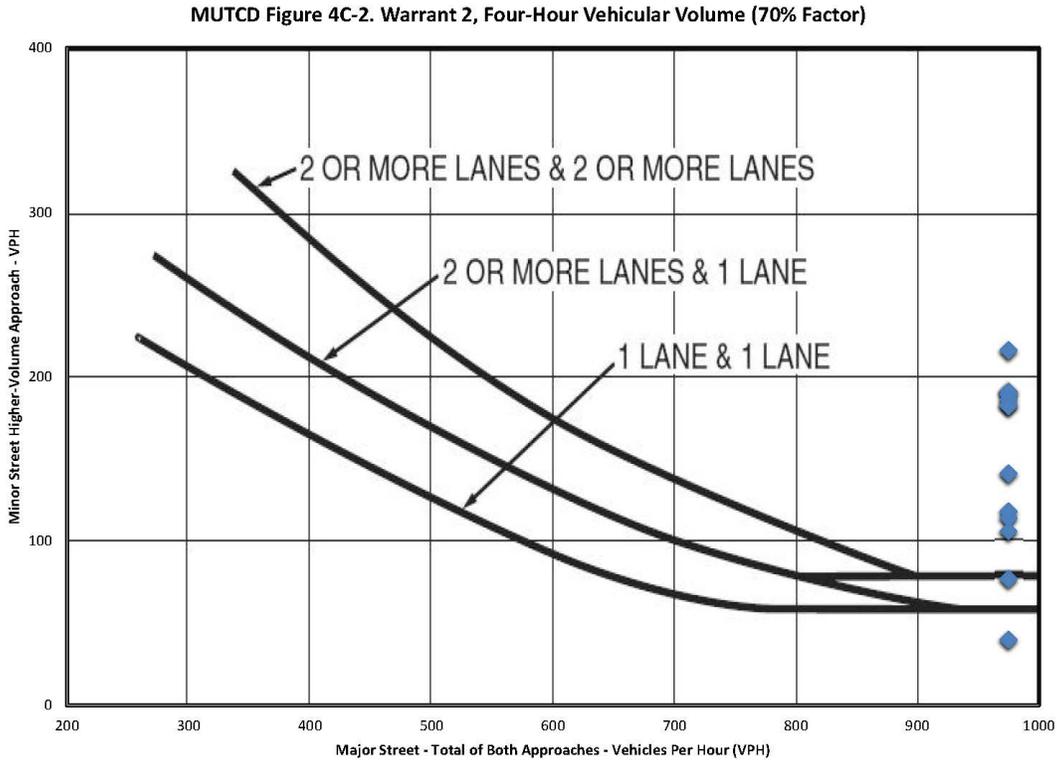
Evaluation

Using Figure 4C-2 for speeds higher than 40 mph, we plotted the points for major/minor street traffic for each of the hours evaluated. As shown below, 11 of the points (hours) fall above the curve (2 or more lanes & 2 or more lanes).



It is important to note that the major street volumes exceeded the 1,000 vph graph limit for all hours. The major street volumes were therefore reduced to below 1,000 vph in order for the plotted points to be visible on the graph.

Warrant 2 is MET for Existing Plus Project (Traditions Town Center Phase 1 and 2) conditions.



Warrant 3, Peak Hour

Criteria

Refer to pages 6 and 7 for the criteria for Warrant 3.

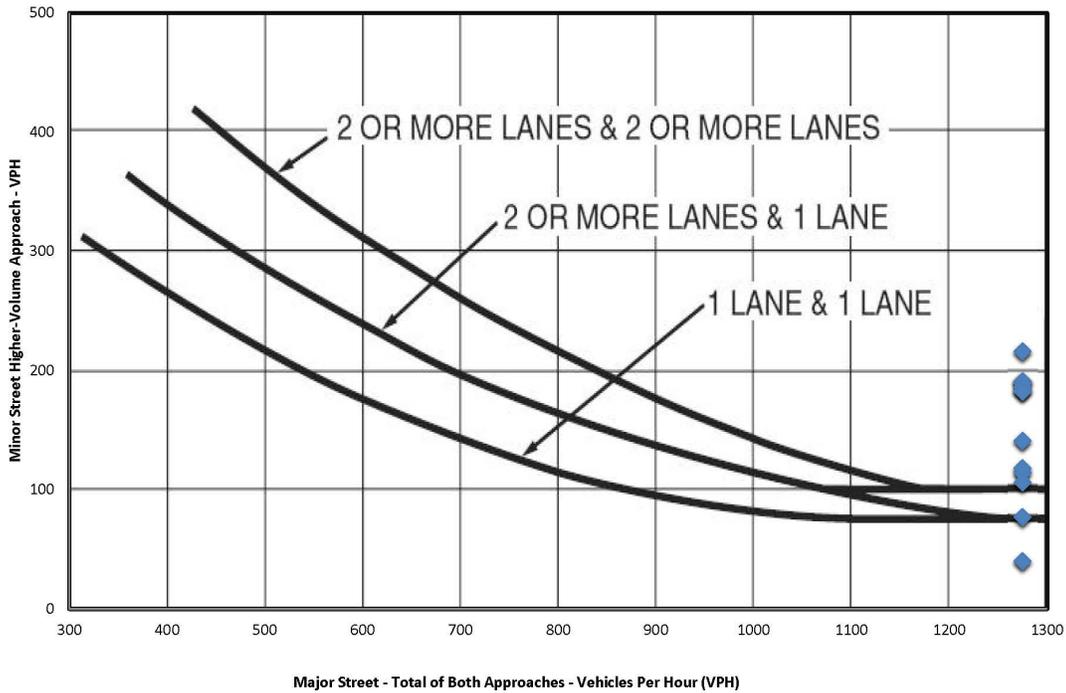
Evaluation

This warrant applies to direct access to facilities that attract/discharge a large number of vehicles in a short period of time and is not particularly applicable to the study location. As shown in Figure 4C-4 below, 11 of the points (hours) fall above the curve (2 or more lanes & 2 or more lanes). It is important to note that the major street volumes exceed the 1,300 vph graph limit for most of the hours. The applicable major street volumes were therefore reduced to below 1,300 vph in order for the plotted points to be visible on the graph.

Warrant 3 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions because it is not applicable.



MUTCD Figure 4C-4. Warrant 3, Peak Hour (70% Factor)



Warrant 4, Pedestrian Volume

Criteria

Refer to page 8 for the criteria for Warrant 4 and Figures 4C-6 and 4C-8.

Evaluation

The warrant requires that the number of pedestrian crossings per hour on the major road, for four (4) hours of the day, fall above the curve in Figure 4C-6. The number of crossings of the major street that occur in the peak hour must fall above the curve in Figure 4C-8. No pedestrian activity was observed crossing the major street at the intersection during the hourly count periods and the approved and proposed projects are not expected to generate any significant pedestrian volume at the subject intersection.

Warrant 4 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.

Warrant 5, School Crossing

Criteria

Refer to page 10 for the criteria for Warrant 5.



Evaluation

The criteria for the School Crossing traffic signal warrant is similar to Warrant 4, based primarily on pedestrian volumes. School children were not observed crossing the subject intersection during school arrival or departure periods.

Warrant 5 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.

Warrant 6, Coordinated Signal System

Criteria

Refer to pages 10 and 11 for the criteria for Warrant 6.

Evaluation

One signalized intersection exists on US 50 in the vicinity of the Traditions Parkway/Segale Road intersection, at US 50/Fortune Drive approximately 3,600 feet to the west. Since there are no adjacent signals, no platooning exists at the signalized US 50/Fortune Drive intersection. The US 50/Fortune Drive intersection is a High-T configuration with signal controls for the westbound through movement but not the eastbound through movement. A traffic signal at the US 50/Traditions Parkway/Segale Road intersection could provide some degree of platooning and progressive operation for the westbound through movement approaching the US 50/Fortune Drive intersection.

Warrant 6 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions, although some benefit could potentially be derived.

Warrant 7, Crash Experience

Criteria

Refer to pages 11 and 12 for the criteria for Warrant 7.

Evaluation

Warrant 7 is not met under existing conditions. This warrant is based on crash history and is therefore not applicable to existing plus project conditions.

Warrant 7 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.

Warrant 8, Roadway Network

Criteria

Refer to page 12 for the criteria for Warrant 8.



Evaluation

US 50 is classified as an “Other Principal Arterial” on NDOT’s Roadway Functional Classification maps. Traditions Parkway is currently constructed to Lyon County arterial street standards and as such is a “major regional facility” as defined in the 2020 Lyon County Master Plan. US 50 and Traditions Parkway both meet the characteristics of a major route.

US 50 currently has an entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and as demonstrated in this report, Warrant 1, 2, or 3 will be met within the 5-year horizon so criteria A is met. In addition, NDOT provides an online database of traffic volumes and both 2018 and 2022 traffic count data on US 50 east and west of Traditions Parkway/Segale Road indicates entering traffic volumes greater than 1,000 vph for 9 hours on a Saturday which exceeds the 5 hour threshold so criteria B is also met.

Warrant 8 is MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.

Warrant 9, Intersection Near a Grade Crossing

Criteria

Refer to page 13 for the criteria for Warrant 9.

Evaluation

There is no railroad crossing in the study area, therefore this warrant is not applicable.

Warrant 9 is NOT MET for Existing Plus Project (Traditions Town Center Phases 1 and 2) conditions.

In summary, the following MUTCD traffic signal warrants are met at the US 50/Traditions Parkway/Segale Road intersection for the existing plus project traffic volumes (Traditions Town Center Phases 1 and 2) and future lane configurations:

- ▶ Warrant 1 (Eight-Hour Vehicular Volume)
- ▶ Warrant 2 (Four-Hour Vehicular Volume)
- ▶ Warrant 8 (Roadway Network)



CONCLUSIONS

For the existing traffic volumes and existing lane configurations, MUTCD traffic signal Warrant 8 (Roadway Network) is met at the US 50/Traditions Parkway/Segale Road intersection.

For the baseline traffic volumes and existing lane configurations, MUTCD traffic signal Warrants 1 (Eight-Hour Vehicular Volume), 2 (Four-Hour Vehicular Volume), and 8 (Roadway Network) are met at the US 50/Traditions Parkway/Segale Road intersection.

For existing plus project traffic volumes (Traditions Town Center Phases 1 and 2) and future lane configurations, MUTCD traffic signal Warrants 1 (Eight-Hour Vehicular Volume), 2 (Four-Hour Vehicular Volume), and 8 (Roadway Network) are met at the US 50/Traditions Parkway/Segale Road intersection. The future lane configurations include the restriping of the Traditions Parkway southbound approach to contain one left turn lane, one shared left turn-through lane, and one right turn lane.

Please do not hesitate to contact us at 775.322.4300 with any questions or concerns regarding this study.

Respectfully,
HEADWAY TRANSPORTATION, LLC



M. Scott Henry, PE

Attachments: A - NDOT Concurrence Letter
B - Existing Count Data



Attachment A

NDOT Concurrence Letter





Joe Lombardo
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti way
Sparks, Nevada 89431

Tracy Larkin-Thomason, P.E., Director

March 29, 2023

Solaegui Engineers Ltd.
715 H St.
Sparks, NV 89431
Attention: Paul Solaegi, PE

RE: Traditions Parkway / US 50 Intersection Letter (Dated 09/23/22)

Mr. Solaegui,

Thank you for submitting your letter dated September 23rd, 2022 regarding the US 50 and Traditions Parkway Intersection. After careful review and consideration, the Nevada Department of Transportation (NDOT) concurs with implementation of a traditional full access, four leg signalized intersection at the US 50 and Traditions Parkway/Segale Road intersection once signal warrants are met. Please note that NDOT may modify intersection controls in the future based on changes in corridor management strategies.

NDOT may require additional changes and/or comments as the permit process progresses. If you have any questions, please feel free to contact Jeff Graham at (775) 834-8382.

Sincerely,

DocuSigned by:
Michael J. Fuess, PE, PTOE
Electronic Signature
District Engineer
8913FCBD00A54B0...
Mike Fuess, PE, PTOE
District Engineer
NDOT District II

MJF:jsg

Enclosure:
Traditions Parkway / US 50 Intersection Letter (Dated 09/23/22)

Cc: Darin Tedford – NDOT Deputy Director
Jeff Lerud – NDOT Deputy Director
Jeff Freeman – NDOT DII Traffic Engineering Supervisor
Sondra Rosenberg – NDOT Assistant Director, Planning
Samuel Ahiamadi – NDOT Traffic Operations
Andrew Haskin – Lyon County Community Development Director
Jeff Graham – NDOT DII Traffic & Operations

NDOT District II Traffic Engineering
NDOT District II Permits Office
File

Attachment B

Existing Traffic Volume Data



US 550 & Traditions Parkway, 13 HR
0 0

Thursday, May 11, 2023

Time	Southbound 0						Westbound 0						Northbound 0						Eastbound 0						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:00 AM	0	1	0	1	0	2	0	0	175	0	0	175	0	1	0	0	0	1	0	2	63	1	0	66	244
6:15 AM	0	0	0	0	0	0	0	0	218	3	0	221	0	2	0	0	0	2	0	4	75	0	0	79	302
6:30 AM	0	0	0	0	0	0	0	0	297	6	0	303	0	6	0	1	0	7	0	7	82	0	0	89	399
6:45 AM	0	0	0	0	0	0	0	2	280	4	0	286	0	6	0	0	0	6	0	5	87	0	0	92	384
Hourly Total	0	1	0	1	0	2	0	2	970	13	0	985	0	15	0	1	0	16	0	18	307	1	0	326	1329
7:00 AM	0	0	0	2	0	2	0	0	327	2	0	329	0	5	0	0	0	5	0	6	82	2	0	90	426
7:15 AM	0	0	0	2	0	2	0	0	340	0	0	340	0	4	0	1	0	5	0	4	118	2	0	124	471
7:30 AM	0	0	0	2	0	2	0	1	281	1	0	283	0	8	0	1	0	9	0	8	131	2	0	141	435
7:45 AM	0	1	0	2	0	3	0	0	209	1	0	210	0	2	0	0	0	2	0	4	121	3	0	128	343
Hourly Total	0	1	0	8	0	9	0	1	1157	4	0	1162	0	19	0	2	0	21	0	22	452	9	0	483	1675

US 550 & Traditions Parkway, 13 HR

0 0

Thursday, May 11, 2023

Time	Southbound 0						Westbound 0						Northbound 0						Eastbound 0						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
8:00 AM	0	1	0	2	0	3	0	1	203	2	0	206	0	3	0	1	0	4	0	2	95	5	0	102	315
8:15 AM	0	0	0	4	0	4	0	0	203	1	0	204	0	3	0	0	0	3	0	10	94	1	0	105	316
8:30 AM	0	1	0	3	0	4	0	0	227	0	0	227	0	6	0	0	0	6	0	4	122	0	0	126	363
8:45 AM	0	2	0	3	0	5	0	0	177	2	0	179	0	2	0	1	0	3	0	3	121	2	0	126	313
Hourly Total	0	4	0	12	0	16	0	1	810	5	0	816	0	14	0	2	0	16	0	19	432	8	0	459	1307
9:00 AM	0	0	0	3	0	3	0	0	177	3	0	180	0	2	0	1	0	3	0	4	107	2	0	113	299
9:15 AM	0	0	0	2	0	2	0	0	165	0	0	165	0	7	0	0	0	7	0	4	98	4	0	106	280
9:30 AM	0	1	0	4	0	5	0	0	188	2	0	190	0	4	0	0	0	4	0	3	106	2	0	111	310
9:45 AM	0	2	0	0	0	2	0	0	169	0	0	169	0	1	0	1	0	2	0	3	123	1	0	127	300
Hourly Total	0	3	0	9	0	12	0	0	699	5	0	704	0	14	0	2	0	16	0	14	434	9	0	457	1189
10:00 AM	0	0	0	3	1	3	0	1	177	0	0	178	0	3	0	1	0	4	0	3	108	1	0	112	297
10:15 AM	0	0	0	6	0	6	0	1	178	0	0	179	0	2	0	1	0	3	0	3	117	1	0	121	309
10:30 AM	0	0	0	2	0	2	0	0	152	0	0	152	0	5	0	2	0	7	0	4	106	3	0	113	274
10:45 AM	1	0	0	2	0	3	0	0	143	0	0	143	0	6	0	0	0	6	0	2	123	2	0	127	279
Hourly Total	1	0	0	13	1	14	0	2	650	0	0	652	0	16	0	4	0	20	0	12	454	7	0	473	1159
11:00 AM	0	2	0	3	0	5	0	1	153	2	0	156	0	5	0	0	0	5	0	3	127	5	0	135	301
11:15 AM	0	0	1	5	0	6	0	1	133	1	0	135	0	7	0	1	0	8	0	3	149	1	0	153	302
11:30 AM	0	1	1	3	0	5	0	0	166	0	0	166	0	2	0	1	0	3	0	5	137	0	0	142	316
11:45 AM	0	0	0	3	0	3	0	0	149	1	0	150	0	3	0	0	0	3	1	4	147	2	0	154	310
Hourly Total	0	3	2	14	0	19	0	2	601	4	0	607	0	17	0	2	0	19	1	15	560	8	0	584	1229
12:00 PM	0	0	0	5	1	5	0	0	155	1	0	156	0	2	0	0	0	2	0	2	140	7	0	149	312
12:15 PM	0	0	0	4	0	4	0	0	155	1	0	156	0	4	0	0	0	4	0	2	161	3	0	166	330
12:30 PM	0	0	0	1	0	1	0	1	139	1	0	141	0	6	0	1	0	7	0	3	158	2	0	163	312
12:45 PM	0	2	0	3	0	5	0	0	155	1	0	156	0	3	0	0	0	3	0	5	163	3	0	171	335
Hourly Total	0	2	0	13	1	15	0	1	604	4	0	609	0	15	0	1	0	16	0	12	622	15	0	649	1289
1:00 PM	0	1	0	4	0	5	0	0	137	1	0	138	0	4	0	0	0	4	0	0	172	1	0	173	320
1:15 PM	0	0	0	2	0	2	0	0	148	3	0	151	0	1	0	1	0	2	0	1	142	6	0	149	304
1:30 PM	0	1	0	4	0	5	0	0	147	1	0	148	0	5	0	2	0	7	0	1	162	3	0	166	326
1:45 PM	0	1	0	2	0	3	0	0	134	1	0	135	0	2	0	0	0	2	0	0	160	4	0	164	304
Hourly Total	0	3	0	12	0	15	0	0	566	6	0	572	0	12	0	3	0	15	0	2	636	14	0	652	1254
2:00 PM	0	0	0	2	0	2	0	0	136	4	0	140	0	5	0	0	0	5	0	3	174	3	0	180	327
2:15 PM	0	1	0	10	0	11	0	0	121	1	0	122	0	1	0	2	0	3	0	1	185	3	0	189	325
2:30 PM	0	2	0	2	0	4	0	1	139	0	0	140	0	2	0	1	0	3	0	1	214	2	0	217	364
2:45 PM	1	3	0	5	0	9	0	3	163	0	0	166	0	2	0	0	0	2	0	2	207	0	0	209	386
Hourly Total	1	6	0	19	0	26	0	4	559	5	0	568	0	10	0	3	0	13	0	7	780	8	0	795	1402
3:00 PM	0	2	0	2	0	4	0	0	173	0	0	173	0	6	0	0	0	6	0	2	172	4	0	178	361
3:15 PM	0	1	0	0	0	1	0	2	166	1	0	169	0	3	0	1	0	4	0	2	212	8	0	222	396
3:30 PM	0	3	0	6	0	9	0	0	156	1	0	157	0	3	0	2	0	5	0	1	245	2	0	248	419
3:45 PM	0	0	0	5	0	5	0	1	155	1	0	157	0	6	0	0	0	6	0	0	275	7	0	282	450
Hourly Total	0	6	0	13	0	19	0	3	650	3	0	656	0	18	0	3	0	21	0	5	904	21	0	930	1626

US 550 & Traditions Parkway, 13 HR

0 0

Thursday, May 11, 2023

Time	Southbound 0						Westbound 0						Northbound 0						Eastbound 0						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	0	0	4	0	4	0	0	162	2	0	164	0	7	0	1	0	8	0	1	271	2	0	274	450
4:15 PM	0	0	0	0	0	0	0	0	179	1	0	180	0	2	0	0	0	2	0	0	325	5	0	330	512
4:30 PM	0	1	0	1	0	2	0	1	167	0	0	168	0	3	0	2	0	5	0	1	304	7	0	312	487
4:45 PM	0	2	0	3	0	5	0	0	176	0	0	176	0	4	0	0	0	4	0	1	319	3	0	323	508
Hourly Total	0	3	0	8	0	11	0	1	684	3	0	688	0	16	0	3	0	19	0	3	1219	17	0	1239	1957
5:00 PM	0	0	0	2	0	2	0	1	162	1	0	164	0	1	0	0	0	1	0	1	312	3	0	316	483
5:15 PM	0	1	0	1	0	2	0	0	178	0	0	178	0	1	0	1	0	2	0	2	290	2	0	294	476
5:30 PM	0	1	1	1	0	3	0	0	174	0	0	174	0	0	0	0	0	0	0	0	312	3	0	315	492
5:45 PM	0	0	0	4	0	4	0	1	158	1	0	160	0	0	0	1	0	1	0	2	281	4	0	287	452
Hourly Total	0	2	1	8	0	11	0	2	672	2	0	676	0	2	0	2	0	4	0	5	1195	12	0	1212	1903
6:00 PM	0	0	0	1	0	1	0	0	128	0	0	128	0	3	0	0	0	3	0	0	220	3	0	223	355
6:15 PM	0	1	0	0	0	1	0	0	94	0	0	94	0	0	0	0	0	0	0	0	213	1	0	214	309
6:30 PM	0	0	0	0	0	0	0	0	114	1	0	115	0	5	1	1	0	7	0	0	189	4	0	193	315
6:45 PM	0	0	0	1	1	1	0	0	92	0	0	92	0	0	0	0	0	0	0	0	151	1	0	152	245
Hourly Total	0	1	0	2	1	3	0	0	428	1	0	429	0	8	1	1	0	10	0	0	773	9	0	782	1224
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

TRADITIONS

commercial center master plan

Design Guidelines

November 2023

Table of Contents

1.0	DESIGN CONCEPT AND PROCEDURE	
	Design Concept	1-1
	Approval Procedure	1-3
2.0	COMMERCIAL CENTER KEY MAP	2-1
3.0	ARCHITECTURAL STYLES	
	Minimum Requirements	3-1
	Territorial	3-2
	Territorial Features	3-2
	Territorial Style Examples	3-3
	Craftsman	3-5
	Craftsman Features	3-5
	Craftsman Style Examples	3-6
	Ranch	3-8
	Ranch Features	3-8
	Ranch Style Examples	3-9
	Long Profile Commercial	3-11
	Territorial Style Long Profile Example	3-11
	Craftsman Style Long Profile Example	3-12
	Ranch Style Long Profile Examples	3-13
	Multi-Family/Single Family Attached Residential	3-15
	Territorial Style Multi-Family Example	3-15
	Craftsman Style Multi-Family Example	3-16
	Ranch Style Multi-Family Example	3-17
	Industrial	3-18
4.0	LANDSCAPE STANDARDS	
	General Standards	4-1
	Commercial and Industrial Standards	4-2
	Multi-Family or Single Family Attached Residential Standards	4-4
	Plant Materials	4-4
5.0	PROHIBITED LAND USES	5-1
6.0	SIGNAGE	6-1

1.0 Design Concept and Procedure

DESIGN CONCEPT

The development of the American landscape from east to west has a strong agricultural, mining, and ranching background. As a result, the civic, commercial, and residential buildings had a very strong individuality and portrayed the cultural heritages, economic status, and/or practical needs of the society in which they were built. These structures, which were found in early Dayton Valley, offer a rich history from which to draw inspiration and direction. The development of the Traditions Commercial Center will build on the aesthetics found in the simplicity and the variety of this undoubtedly diverse early American style.

In designing the Traditions Commercial Center, the intent is not to duplicate the structures of early Dayton Valley, but to remember the context in which we are building. We are reminded of this contextual language by the forms of the lasting and time-honored buildings of the past. A design concept with these images in mind coupled with a modern approach will create a distinction of a modern Dayton theme with rich historical reference.

The Traditions Commercial Center will have a distinct “sense of place” - the feeling that you know where you are and the sensory experience of being there. The sense of place of the Traditions Commercial Center will have an association with the past, not only architecturally, but also socially and culturally, while maintaining a movement toward and connection with the future.

This forward-thinking approach is defined in the use of shapes, forms, and materials that are arranged purposefully in massing and composition:

- Buildings that are stylistically honest and true to their intent
- Buildings in which materials are used literally as they were intended, but with a decidedly current and present-day appeal

Create buildings designed “in the round”, where appropriate:

- Buildings which are designed in whole and not just from how “the front” will look
- Buildings which look at all sides as important and necessary to their integration and contribution to the sense of place

Create a true sense of place in the Traditions Commercial Center:

- Each building has a relationship to one another. Think of the analogy of the head, neck and body, a juxtaposition of forms to compliment the aesthetic value and unique design elements of each structure.

The idea is to present old in a new way; not to imitate the old in image and method of construction, but to use its’ forms, massing and visual interest in creating something new with a focus on individuality. The foundation of this design approach must both reflect the early Dayton Valley settlers (ranchers, miners, and merchants) as well as anticipate the growth and technology needs Lyon County expects in the coming years.

The architecture of the Traditions Commercial Center shall not be ornamented for the sake of ornament, but for a reason. Each element shall have a purpose. For example:

- Buildings are articulated by using awnings and extended overhangs for weather protection
- Dormers as roof accepts and day-lighting or ventilation opportunities
- Cupolas as vents or skylights
- Integrated lighting along facades/walkways/parking areas
- Window shape and size used for day-lighting interiors as well as exterior complements

As an example, a truss attached to the front façade of a building for decoration is not an appropriate design solution. If the truss is to be used as a design feature, the truss must be functional, or at least appear to be functional. Appropriate use of details such as this will prevent the use of details that appear out of place.

Attention to detail is of utmost importance. It is not how much is used, but how it is used. Sometimes, lack of detail in this diverse style is appropriate detail. Do not force details where they don't belong an enlightened sense of design restraint will accomplish the objective.

Color adds visual interest and a sense of place within a large complex of structures. It also helps provide landmarks within a community or complex. Color and texture shall be used in a manner that reflects a pleasing balance of composition. For instance:

- A development with a building of one color next to another building that is white can be much more pleasing than a whole complex that is one color
- A highly textured plaster wall next to stained lapped wood siding instead of a monolithic use of one material, texture or color.

The scale of the buildings shall be at eye level and pedestrian-oriented with respect to such details and finish materials as wood lap siding, board and batten, stone, metal siding and roofing, and colored and textured concrete. Attention must be paid to trim and material transitions, lighting fixtures and signage that is interesting and architecturally complementary to the buildings; paving surfaces such as interlocking pavers and stamped concrete within interesting colors and textures, inviting window and door placements; public seating and gathering areas throughout; and landscaping that is integrated as a part of the overall building's presence on the site.

Pedestrian walkways throughout the site shall be highly noticeable via color, texture and location, thus lessening the impact of the asphalt paving in parking areas.

In summary, site and structures shall be designed following the architectural intent established above. Acknowledgement of the early Dayton Valley influences with innovative uses of materials, massing, color and details, as well as, the common sense use of these standards, will result in a properly balanced community identity and sense of place. The soul of Traditions is in the design of its community as a whole.

Common commercial design flaws not acceptable in the Traditions Commercial Center such as the following:

- Lack of “architectural articulation” (the coherent design of detail, thought and expression of a building as a three-dimensional whole)
- Architectural articulation on only the “front” elevation, negating the sides and rear (not designed in “in the round”)
- Overuse of repetition, creating a loss of direction and sense of place
- Buildings or series of buildings with no thought to massing and aesthetics

APPROVAL PROCEDURE

Applicants shall submit their building, site and landscape design to the management association or Declarant of the conditions, covenants and restrictions (of which these guidelines are a part) for approval with the following items:

1. Overall site design in conformance with these standards and Lyon County Code, Title 15, where applicable.
2. Complete landscape and irrigation plans including proposed plant and mulch materials in conformance with these standards and Lyon County Code, Title 15, where applicable.
3. Proposed building elevations showing all four sides of each proposed building, including proposed colors and materials, in conformance with these standards and Lyon County Code, Title 15, where applicable.
4. Narrative outlining the following:
 - a. Proposed Use
 - b. Which of the three Architectural Styles was chosen
 - c. Which design features from the chosen Architectural Style were selected and how they contribute to the chosen Architectural Style
 - d. How massing, entries/storefronts, windows, exterior trim, roof pitch, color and materials are addressed and how they contribute to the chosen Architectural Style
5. For Industrial buildings only, the following is required in addition to Items 1-3 above:
 - a. Proposed Use
 - b. Narrative outlining the architecture proposed that will complement the Architectural Styles of the Traditions Commercial Center and how the proposed building design meets the standards outlined in Section 3.6 of these guidelines.

2.0 Commercial Center Key Map

The Traditions Commercial Center has a variety of retail, commercial, office, light industrial and multi-family residential opportunities designed to accentuate each other and create a vibrant new town. The key map and legend below identifies these anticipated uses and their proposed locations. All areas and their associated parcels shown on this key map are subject to the standards outlined in this guide, with the exception of the Lyon County and Future Public Facilities as specified below.

LEGEND

- 1 Commercial/Retail/Office
- 2 Casino
- 3 RV Park
- 4 Hotel
- 5 Apartments
- 6 Townhomes
- 7 Light Industrial
- 8 Lyon County Facilities*
- 9 Potential Future Public Facilities**

* Lyon County Facilities are not subject to the Prohibited Land Uses outlined in Section 5 but will instead adhere to the uses allowed in the Public Facilities zoning district.

** The Future Public Facilities site will not be subject to the Prohibited Land Uses outlined in Section 5 but will instead adhere to the uses allowed in the Public Facilities zoning district, provided that the site is owned by Lyon County and developed for its sole use.



TRADITIONS COMMERCIAL CENTER

3.0 Architectural Styles

The Architectural Design Guidelines have been developed as a tool to assist architects, builders, and property owners in creating continuity in their projects while maintaining the integrity of the community atmosphere being established in the Traditions Commercial Center. The standards identified in these guidelines are designed to ensure that the buildings constructed continue to complement each other over time and as future development occurs. By implementing standards right from the beginning, we look to avoid the stark contrast that so often leads to commercial areas with disorganized and cluttered appearances. Design continuity must be maintained throughout to ensure success.

Three distinct Architectural Styles have been selected for development within the Traditions Commercial Center:

- Territorial
- Craftsman
- Ranch

These three styles have been selected for their appropriateness within Northern Nevada and the Dayton Valley because each has roots in Nevada's early history as settlers moved west and began new lives. It is important to reinterpret them with a new stylistic twist that is exciting, interesting, and discernibly today. The ambition is to create a new timelessness within this context.

The following design guidelines ensure that an attractive and harmonious physical environment will be developed both during and after construction. Size, style, color, materials, and other visible elements have been addressed. These guidelines have not been created as a device used to restrict personal preferences, but instead to embrace them while preserving the ideal to which the Traditions Commercial Center strives to achieve.

MINIMUM REQUIREMENTS

The design professional shall demonstrate how the architectural design provided for the chosen Architectural Style (Territorial, Craftsman, Ranch) addresses the typical features outlined in each section. At a minimum, massing, entries/storefronts, windows, exterior trim, roof pitch, color, and materials shall be addressed. Please note that the guide of features for each design style is not all inclusive. The design professional may select features outside of those described and demonstrate how the selected features contribute to the chosen style.

As general rule, it is expected that commercial and residential buildings in high traffic areas will have more articulation than those buildings in lower traffic industrial areas within the Traditions Commercial Center to ensure that visual interest and pedestrian scale are achieved. Long profile commercial buildings must provide ample articulation to ensure that long straight walls are avoided. The design professional shall demonstrate how the proposed design meets this requirement when presenting a design plan for approval.

Adherence to these design standards is required in addition to those standards outlined in Lyon County Code regarding site design and layout, parking, massing, etc. and are specific to the Traditions Commercial Center properties only.

TERRITORIAL architecture is a design style that emerged in the American Southwest during the late 19th and early 20th centuries, drawing inspiration from the Traditional adobe structures of Native America and Spanish Colonial settlements. This architectural style is characterized by its low, horizontal massing, thick adobe or stucco walls, flat roofs with parapets, and an integration with the natural landscape.

Territorial architecture often features prominent courtyards, covered porches, and decorative elements such as carved wooden doors, wrought iron accents, and colorful ceramic tiles, reflecting the regional cultural influences. It embraces simplicity, functionality, and a connection to the surrounding environment, creating a harmonious blend of tradition and innovation.

TERRITORIAL FEATURES

MASSING emphasizes a sprawling, elongated form with a minimal vertical profile. This helps the building blend harmoniously with the surrounding landscape while also creating a sense of groundedness and integration. By minimizing the building's height and opting for a broader footprint, territorial architecture achieves a visually balanced and proportionate massing that complements the natural environment.

ENTRIES AND STOREFRONTS incorporate arched doorways, decorative surrounds, and covered porches for inviting entrances. The style features large windows and glass doors in storefronts, allowing natural light to enter and establishing a connection between the interior and exterior. These elements are adorned with wrought iron grilles and colorful tiles, creating visually appealing and functional spaces.

WINDOW proportions are typically rectangular or arched and may feature decorative elements like shutters or grilles. The trim is comprised of painted wood or steel.

EXTERIOR TRIM decorative accents like carved wooden corbels, brackets, and ornamental details. It adds visual interest, craftsmanship, and cultural richness to the building, enhancing the horizontal lines and texture of the façade.

ROOF PITCHES tend to be low and gently sloping. The style often features flat or slightly pitched roofs with a modest incline. This design choice contributes to the horizontal emphasis of the buildings, creating a harmonious integration with the surrounding landscape. The low roof pitches in territorial architecture not only complement the overall aesthetic of the style but also help to protect the structure from the intense weather conditions.

COLORS are a warm and vibrant color palette inspired by the natural surroundings. Earth tones like adobe red, terracotta, sandy beige, and earthy browns are common, complementing the desert landscape. Accents of vibrant colors through decorative elements add visual interest and cultural flair.

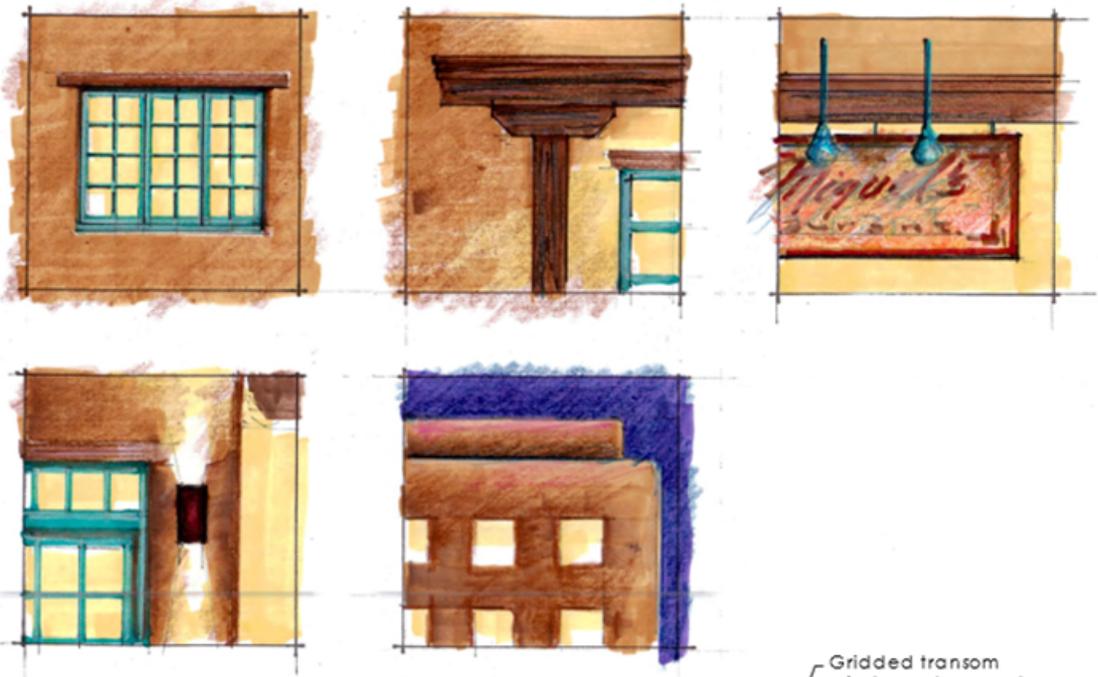
MATERIALS commonly associated with the Territorial style are those that are locally available and suitable for a hot, dry climate. These typically include the following:

- Adobe
- Stucco
- Brick
- Stone
- Wood
- Tile
- Wrought Iron
- Terracotta
- Concrete

TERRITORIAL STYLE



TERRITORIAL STYLE



Natural/earthtones on stucco walls

Trellises with decorative corbels and decorative columns

Gridded transom windows above entry

Industrial style lighting with finishes to reflect "Territorial" style

Exposed structural elements with natural materials

Windows/storefront with interesting mullion pattern



CRAFTSMAN emerged in the late 19th and early 20th centuries as a reaction against the mass-produced, ornate designs of the Victorian era. This architectural style embraces simplicity, craftsmanship, and a connection to nature. Craftsman homes are typically characterized by their low-pitched gable roofs, wide overhanging eaves with exposed rafters, and prominent front porches supported by tapered columns or piers. The exteriors are often clad in natural materials such as wood, stone or brick, reflecting a desire for organic integration with the surroundings.

Craftsman architecture emphasizes intricate detailing and high-quality craftsmanship. It showcases elements like decorative beams, handcrafted woodwork, and built-in cabinetry, all highlighting the skill and artistry of the craftsmen. Interiors feature open floor plans, cozy fireplaces, and an abundance of natural light through large windows, fostering a warm and inviting atmosphere. The use of earthy color palettes, such as warm browns, deep greens, and muted tones, further enhances the organic and harmonious ambiance. Craftsman architecture is rooted in a philosophy that values the beauty of simplicity, natural materials, and fine craftsmanship, creating buildings that exude warmth, character, and a timeless appeal.

CRAFTSMAN FEATURES

MASSING is typically low and long, with long sloping roof lines and wide, sheltering overhangs that make the building appear to nestle into the earth. This tie to the earth is often exaggerated by using an exaggerated foundation feature and pillars that broaden at the base. The entry area is wide enough to feel like an outside room. The exterior finish and details feel “heavy” and are simple rather than ornate.)

ENTRIES AND STOREFRONTS in commercial Craftsman style buildings typically feature prominent and inviting entryways. This can be achieved through the use of covered porches, low-pitched roofs over the entrance, and decorative elements such as columns or exposed rafters.

WINDOW proportions are vertical and rectangular. They will generally be grouped in pairs, but may also be grouped in multiples or simply placed individually. Window types include double-hung, single-hung, and picture, with an emphasis on providing plenty of natural light. Window grids are typically installed in the top sash only of single or double-hung windows and are simple in design.

EXTERIOR TRIM is simple, clean, and without ornamentation. It is generally six inch minimum in width and “butt-jointed” at intersections.

ROOF PITCHES tend to be low slung and shallow to help emphasize a connection to the earth. 4:12 to 6:12 maximum roof slopes are common. Gable-end is the predominate roof style but hip may be incorporated to a limited extent as well. Roof materials range from composition asphalt shingles, flat concrete tiles, and metal. Eaves tend to be open (not boxed or soffited) with exposed square-cut rafter tails.

COLORS can be bold, but also often use earth tones and natural wood.

MATERIALS commonly associated with the Craftsman style emphasize natural materials and handcrafted details. These typically include the following:

- Wood
- Stone
- Brick
- Glass
- Metal
- Slate
- Stucco
- Tile
- Concrete

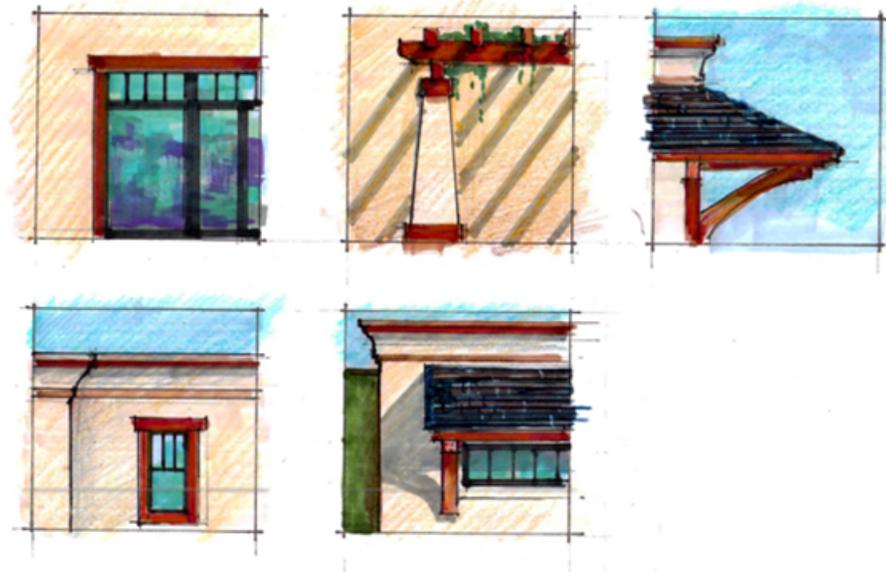
TRADITIONS

commercial center master plan

CRAFTSMAN STYLE



CRAFTSMAN STYLE



Recess elevation facades to define material and design change and create shadows

Painted finishes with pops of bright color can be used to create visual interest

Incorporate decorative elements such as ornate brackets, decorative trim, and handcrafted details to enhance the building's overall appearance.

Use shade awnings to add interest and an opportunity to expose structural elements

Exposed structural elements with natural materials as consistent with "Craftsman" style

Windows/Storefront with interesting mullion pattern

Tapered stucco columns to enhance the grandeur of the building



TRADITIONAL RANCH buildings reflect a hard-working simple life and are often considered an expression of the informality of American Western culture. The honest and straightforward use of exterior materials forms the framework for this simple ideal. Stone, masonry, wood siding (lap, board and batt, horizontal v-groove), plaster, metal and exposed structural posts and beams make up the palette of materials.

There is no extraneous decoration or ornamentation, functional items such as canopy/roof support posts and wood trellises create the only “decoration”. The intent is for owners and builders to capture the excitement and essence of this style in American architecture and not only create a building that is reflective of the past but most importantly uniquely current and timeless in today’s world.

RANCH FEATURES

MASSING is often asymmetrical, horizontal, long, narrow, and low to the ground. However, in some examples, the long low-slung massing may be interrupted by a vertical element, helping to emphasize the asymmetry and create a more interesting composition. Entries and storefronts with deep, shallow-pitch overhangs (2:12 min) and arbors or trellises help to connect the building to the landscape by creating transitional indoor/outdoor spaces. These types of architectural amenities are what soften the edges of the structure.

ENTRIES AND STOREFRONTS usually consist of a simple door and sidelights and are sometimes larger than standard width. Entries and storefronts shall accentuate the massing.

WINDOW proportions are vertical and rectangular or square and can be grouped to create large areas of glazing. They will generally be grouped in pairs, but may also be grouped in multiples or simply be placed individually. Sizes tend to increase when placed individually, but only when in an area of importance. Window grids are not typically installed, but when they are, they are simple in design.

EXTERIOR TRIM is simple, clean and without ornamentation. It is generally from material that is “butt-jointed”.

ROOF PITCHES tend to reflect the utilitarian nature of this building type. Steeply pitched roofs dominate the massing of the roof and building with secondary roof structures having more shallow pitches.

12:12 and 10:12 combined with 4:12 and 2:12 in unison with gable ends and long ridges fit the straightforwardness of this style. Shallow shed roof area abutting the sides of taller building elements represent the functional need for protection but also provide opportunities to create a sense of scale at the pedestrian level. Roofs tend to be primarily gable in design with hip areas used only on shallow pitched secondary roofs or porch overhangs. Gable and Shed dormers may also be introduced along long runs of roof area to serve as visual breaks. It is important to note though, that dormers should not be placed haphazardly. They should integrate into the massing of the roof and building and not appear “planted on”. Roof materials range from composition singles, manufactured concrete tiles, and metal. Eaves tend to be open (not boxed or soffit) with exposed square-cut rafter tails.

COLORS are bold earth tones and primarily stay away from “bright” but may be accented with contrasting non-earth tone colors that don’t overpower the building.

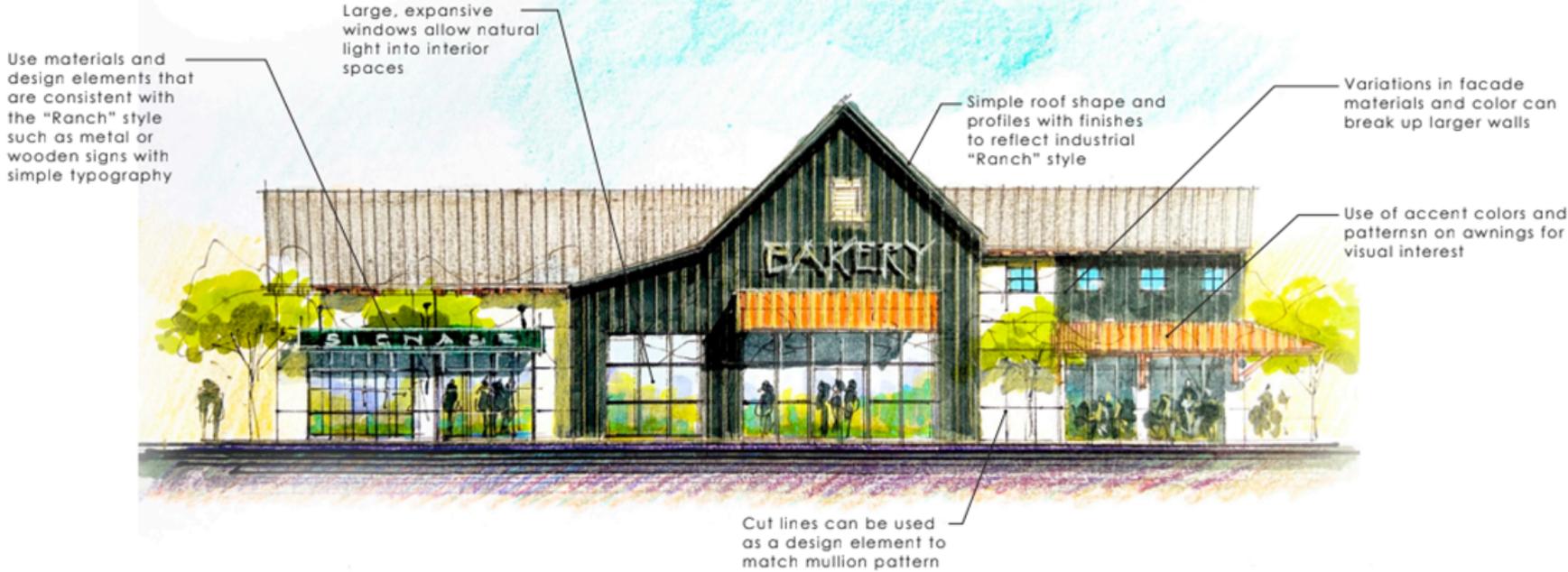
MATERIALS commonly associated with the Ranch style include the following:

- Wood
- Brick
- Stone
- Stucco
- Concrete
- Tile
- Metal
- Glass

TRADITIONS

commercial center master plan

RANCH STYLE



RANCH STYLE



Industrial materials with color finish can be used to create visual interest

Industrial style lighting with finishes to reflect industrial "Ranch" style

Large, poster style signage can be used to create interest

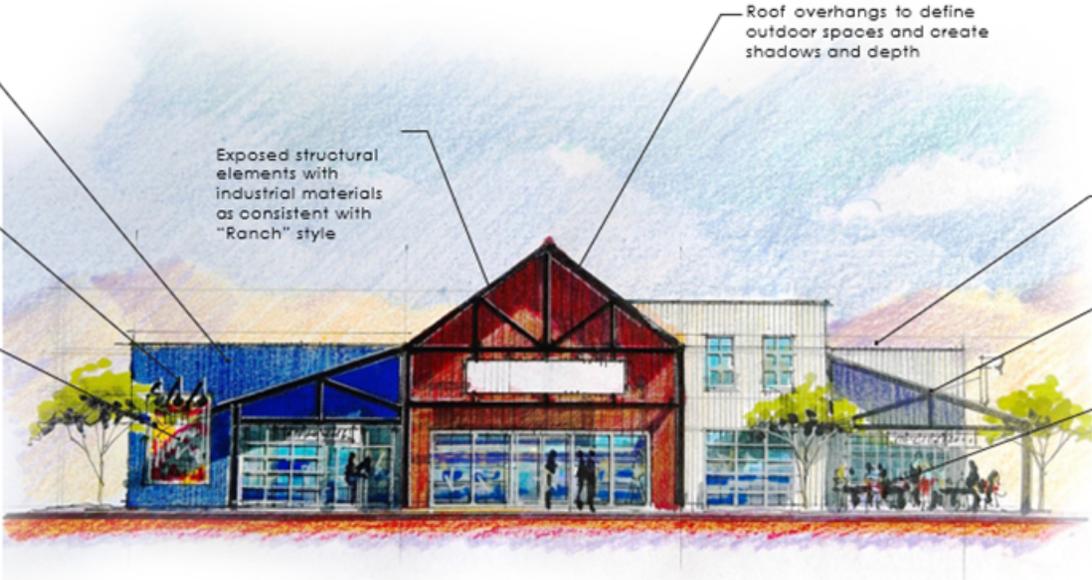
Exposed structural elements with industrial materials as consistent with "Ranch" style

Roof overhangs to define outdoor spaces and create shadows and depth

Variations in parapet and building height create a more dynamic facade

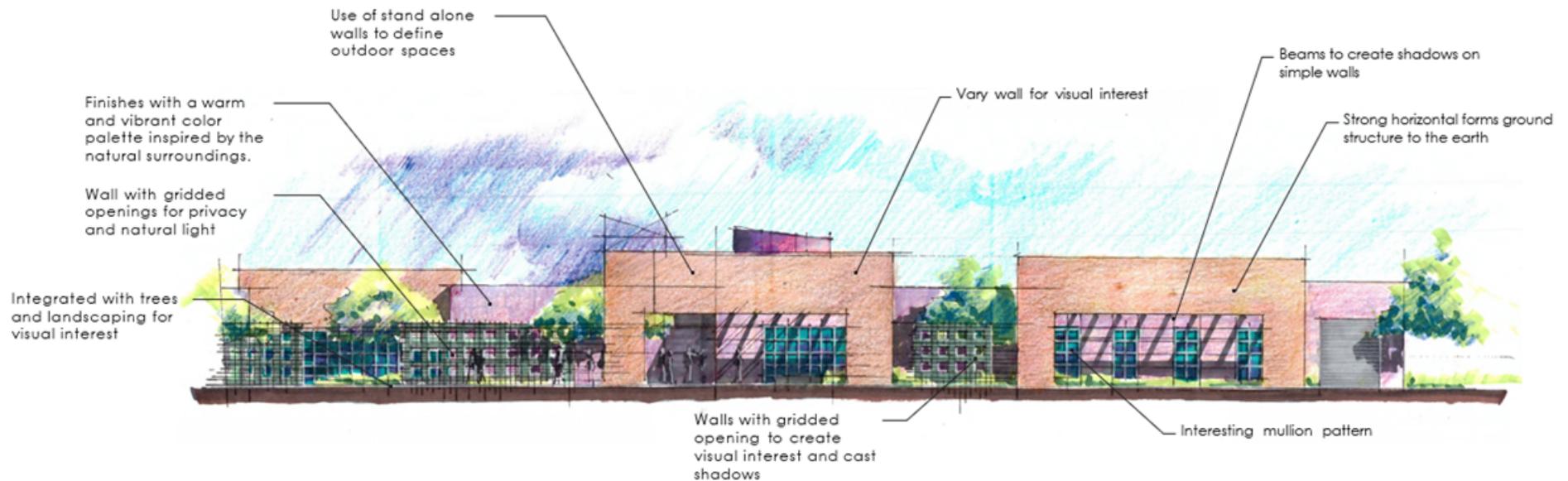
Fabricated wide flange steel awning and pavilion structure

Incorporate outdoor gathering areas to provide additional functionality and encourage outdoor activities

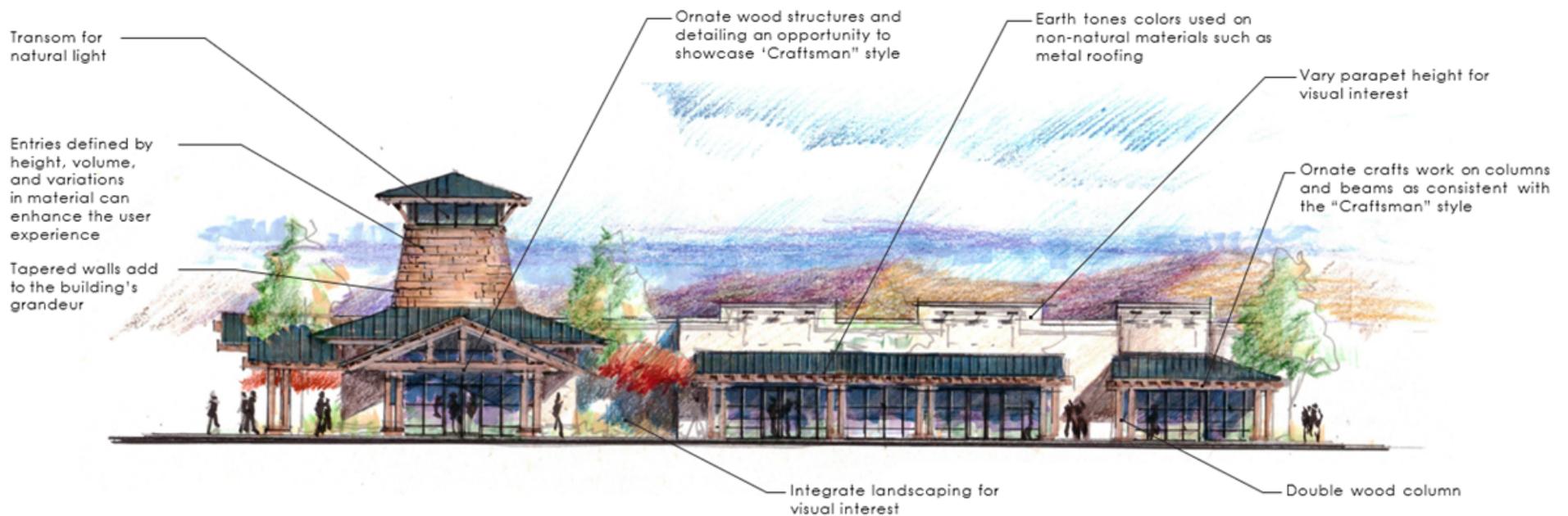


LONG PROFILE or large commercial and municipal buildings can sometimes appear boxy and plain because of their size. Within the selected Architectural Styles for Traditions, it is important to establish visual interest in these building types by breaking up long walls with varying facades and rooflines. This approach will create the feel of smaller, more intimate spaces that are welcoming to visitors and patrons. Examples of how to address long profile buildings within each of the Architectural Styles are provided below and on the following pages.

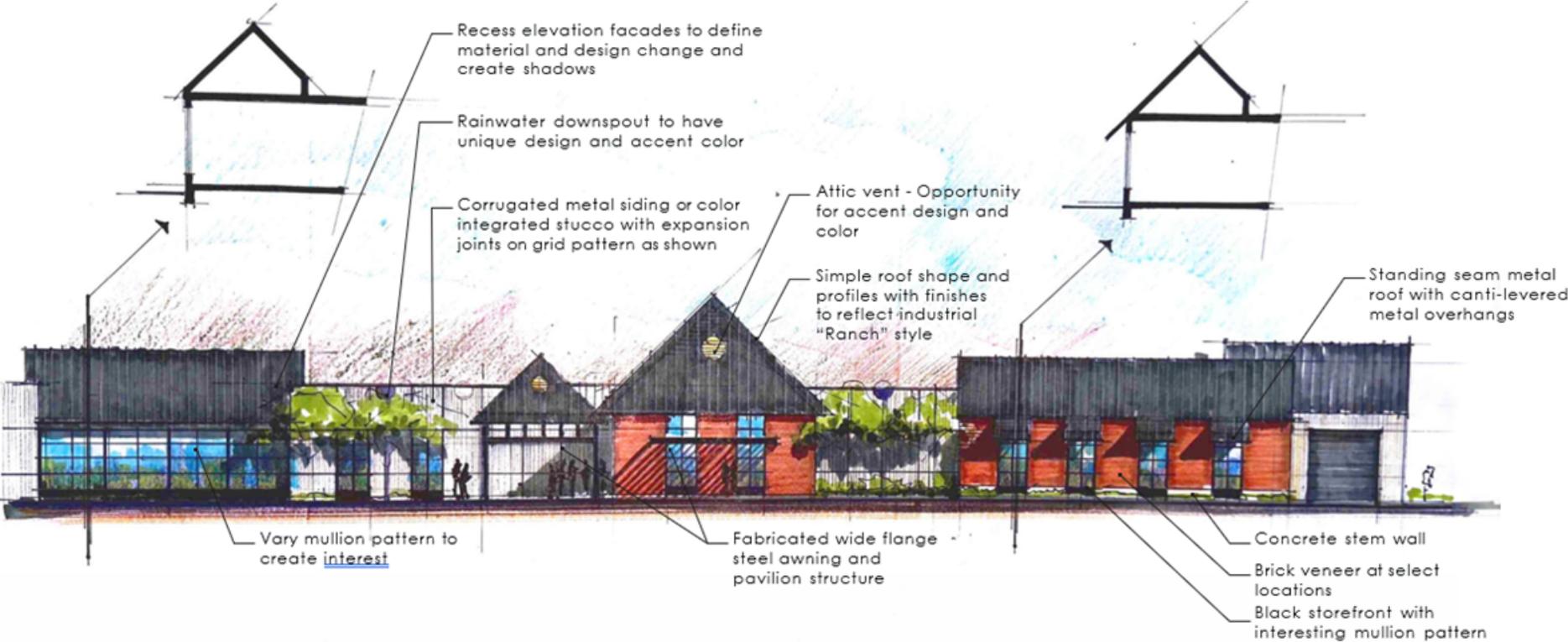
TERRITORIAL STYLE - LONG PROFILE



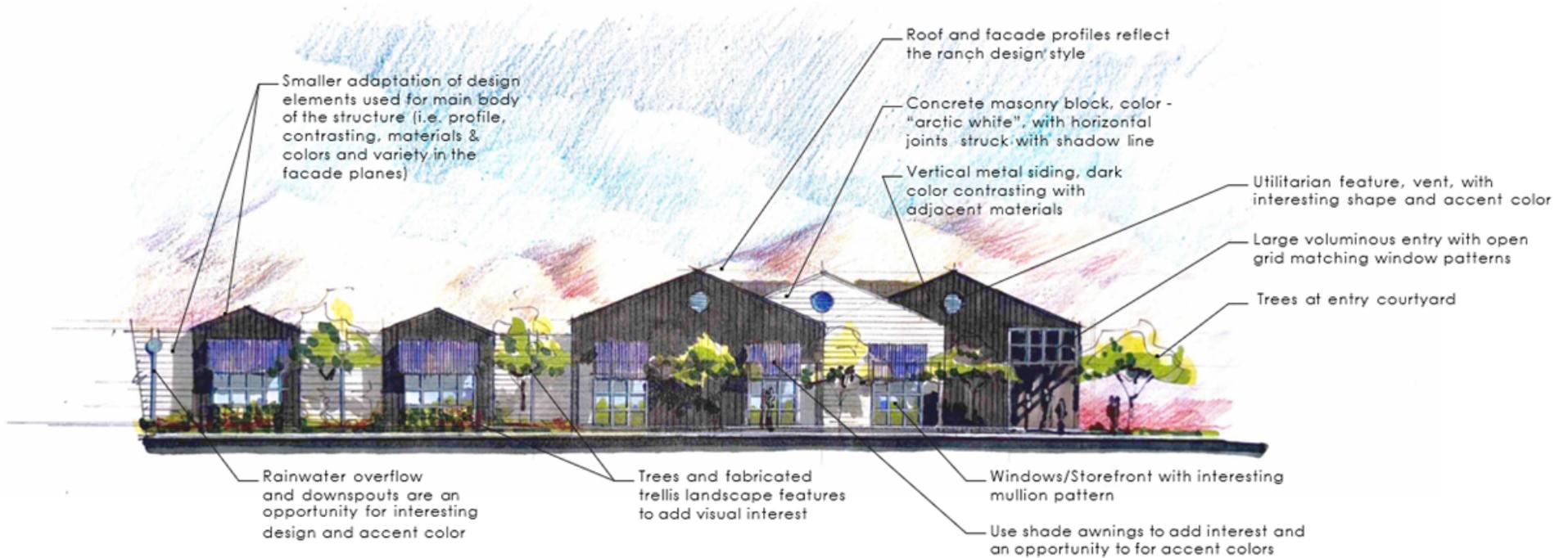
CRAFTSMAN STYLE - LONG PROFILE



RANCH STYLE - LONG PROFILE



RANCH STYLE - LONG PROFILE, CONTINUED



MULTI-FAMILY AND SINGLE FAMILY ATTACHED RESIDENTIAL projects within the Traditions Commercial Center are intended to also utilize one of the three selected Architectural Styles. Just like with commercial or municipal buildings, designers are required to demonstrate how their architectural design meets the intent of the selected style, including addressing the typical features outlined for that style. Examples of the Architectural Styles in a multi-family setting are provided below and on the pages that follow.

TERRITORIAL STYLE - MULTI FAMILY



CRAFTSMAN STYLE - MULTI FAMILY



RANCH STYLE - MULTI-FAMILY

Vary parapet and roof slope to break up long facades

Low-roof to protect entry

Accent colors on doors are an opportunity to designate any and add color for interest

Recess elevation facades to define material and design change and create shadows

Corrugated metal siding or color integrated stucco with expansion joints on grid pattern as shown

Landscaping and trees for visual interest



INDUSTRIAL buildings have traditionally been designed with function as the top priority, and this will remain true in the Traditions Commercial Center. The architecture must be simple, with attention given to the functional details of the building. Industrial buildings in the Traditions Commercial Center are encouraged to pay homage to historic warehouses in their design and must take into consideration the design requirements established for the Traditions Commercial Center, adapt and interpret them for the individual industrial use. They must complement the architecture of the rest of the Traditions Commercial Center without having to mimic literally the architectural forms and features of the three Architectural Styles.

Industrial buildings in the Traditions Commercial Center must adhere to the following guidelines:

The scale of the architecture reflects the use of the building, not the human scale. Industrial buildings are typically in scale with machinery and equipment, not the people who operate the equipment.

Utilitarian forms are typical. Special attention should be paid to the massing of these forms and the profile, or skyline, that is created by the forms.

Because the scale of the building is typically large, the appropriate use of texture and rhythm are important. For example, a large, simple wall can become interesting through the use of a highly textural material or through the rhythmic placement of repetitive windows. Attention must be paid to avoid gratuitously stuck-on ornamentation.

Acceptable materials include, but are not limited to, concrete tilt up, stucco, concrete, brick, CMU, non-reflective metal, stained or painted wood, and painted fiber-cement siding. Where concrete tilt-up is used, visual interest must be maintained through varied relief and modules.

4.0 Landscape Standards

LANDSCAPING plays an important role in the overall aesthetics of a community. The development standards outlined in this section are intended to address the installation and maintenance of landscaping within the Traditions Commercial Center that will enhance the aesthetics of the community while recognizing resource-efficient principles. Water conservation is especially important in this high desert environment. Standards will focus on establishing a balanced approach with a variety of landscape materials, while recognizing appropriate vegetation that will conserve water and thrive in a local setting.

GENERAL STANDARDS

APPLICABILITY. The following landscape standards for the Traditions Commercial Center are applicable to all commercial, multi-family or single family attached residential, and industrial within the Center's boundary in addition to the landscape requirements outlined in Lyon County Code. Where the following standards are silent or in conflict with Lyon County Code, the Lyon County Code shall prevail.

LANDSCAPE PLAN. A landscape plan that meets the requirements of this section and Lyon County Code shall be submitted for review and approval for any development within the Traditions Commercial Center.

LANDSCAPE VARIETY. Development within the Traditions Commercial Center shall incorporate a variety of landscape elements to enhance the building or site, add privacy or shade, screen obtrusive or objectionable features, and take advantage of special site conditions. Landscape elements may include, but not be limited to:

- a. Living plant material;
- b. Decorative pavement
- c. Screening walls;
- d. Planters;
- e. Site furniture; or
- f. Similar details to enhance the project.

All unimproved earth shall be planted, restored, or otherwise protected from erosion. The use of Low Impact Development techniques such as use of native plants, on-site stormwater retention, drip irrigation, and use of pervious paving materials is strongly encouraged to meet the requirements of this section.

MAINTENANCE. Landscaping shall be watered and maintained by the property owner/leaseholder or commercial association (in the case of common areas) as necessary to preserve the intent of any approved landscape plan. A weed barrier is required under all ground cover to prevent weed growth. Ongoing maintenance shall include the replacement of dead or unhealthy plants.

VERTICAL ELEMENTS. Landscape elements shall provide a vertical dimension. Trees, tall shrubs, and grasses shall be used in addition to ground cover and low shrubs.

STREET TREES. Street trees shall be organized in a formal architectural fashion to reinforce, define and connect the spaces and corridors created by buildings and other features along a street.

- a. Placement. Street trees shall be planted a minimum of five feet from the back of walk where sidewalks are situated adjacent to curb and gutter. When landscape areas wider than 10 feet are located within a street frontage, trees may be aggregated in their placement (versus linear). Root barriers shall be installed where trees are within five feet from curb or sidewalk edge.
- b. Spacing. Spacing of street trees shall not exceed two (2) times the tree's mature crown diameter for shade trees and two (2) times the tree's mature base diameter for evergreen trees.
- c. Type. Street trees shall consist of a mixture of canopy shade trees and, where appropriate, evergreen trees. Evergreen trees may not encroach into minimum sight distance requirements.
- d. Location. Street trees are required on both sides of all streets within the Traditions Commercial Center. Streets and driveways that are internal to commercial, multi-family, and industrial projects are not subject to this requirement but instead are subject to parking lot tree requirements for their respective land use type, unless otherwise specified in these guidelines.

COMMERCIAL AND INDUSTRIAL STANDARDS

In addition to those requirements for landscaping outlined in Lyon County Code, the following standards shall apply to development within the Traditions Commercial Center:

1. Minimum Landscape Area. A minimum of 20 percent of the site is required to be landscaped.
2. Minimum Landscape Standards.
 - a. A minimum of one tree and six shrubs for every 500 square feet of required landscape area shall be required.
 - b. A minimum of 25 percent of the required shrubs must be five-gallon container size. The remaining 75 percent may be a minimum of one-gallon container size.
3. Turf Areas. Turf areas shall be limited to no more than 25 percent of the required landscape area, excluding parks and large gathering spaces such as the central Town Square.

4. Alternative Hardscape Materials. Up to 25 percent of the required landscape area may be hardscape materials such as decorative paving such as colors and/or stamped concrete, concrete color or surfacing patterns, pavers or other similar material that adds visual interest to the landscape. Artificial turf may be used.
5. Ground Cover. Ground cover shall be installed in any landscape area not covered by turf or hardscape. Ground cover shall contain decomposed granite, bark or wood chip mulch, crushed limestone, flagstone, loose stone materials or similar ground cover with weed control. Weed barrier fabric shall be installed beneath loose rock mulch. Rocks used on sloped 3:1 or greater shall be fractured at least 3-inch minimum of as specified by a Geotechnical Engineer to stabilize the slope. Decomposed granite, bark/wood mulch, or other similar non-stabilizing materials may not be used on slopes greater than 4:1. White, green, or red/pink color rocks are prohibited. Bare ground is not permitted.
6. Irrigation. Automatic drip or spray irrigation (turf only) is required.
7. Parking Areas.
 - a. Landscape islands shall be provided in all parking areas and shall adhere to the following minimum standards:
 1. One landscape island for every eight parking spaces;
 2. Landscape islands shall be a minimum of five feet wide, exclusive of the curb, and be the full length of a parking space.
 3. Each island shall contain one shade tree. Root barriers shall be installed where trees are within five feet from curb or sidewalk edge.
 4. Ground cover and a minimum of three shrubs shall accompany required shade trees in landscape islands that are five feet wide. Additional shrubs will be required in larger islands. Bare ground is not permitted.
 - b. Where parking areas abut public streets, a minimum 7.5' wide landscape buffer containing trees, shrubs, and ground cover shall be provided between the parking area and public street. Root barriers shall be installed where trees are within five feet from curb or sidewalk edge.

MULTI-FAMILY OR SINGLE FAMILY ATTACHED RESIDENTIAL STANDARDS

In addition to those requirements for landscaping and open space outlined in Lyon County Code, the following standards shall apply to multi-family or single family attached development within the Traditions Commercial Center:

1. MINIMUM LANDSCAPE STANDARDS.

- a. A minimum of one tree and six shrubs for every 200 square feet of required landscape area shall be required.
- b. Turf Areas. Turf areas shall be limited to no more than 25 percent of the required landscape area (not including designated open space amenity areas).
- c. Alternative Hardscape Materials. Up to 25 percent of the required landscape area may be hardscape materials such as decorative paving such as colors and/or stamped concrete, concrete color or surfacing patterns, pavers, or other similar material that adds visual interest to the landscape. Artificial turf may be used.
- d. Ground Cover. Ground cover shall be installed in any landscape area not covered by turf or hardscape. Ground cover shall contain decomposed granite, bark or wood chip mulch, crushed limestone, flagstone, loose stone materials or similar ground cover with weed control. Weed barrier fabric shall be installed beneath loose rock mulch. Rocks used on sloped 3:1 or greater shall be fractured at least 3-inch minimum of as specified by a Geotechnical Engineer to stabilize the slope. Decomposed granite, bark/wood mulch, or other similar non-stabilizing materials may not be used on slopes greater than 4:1. White, green, or red/pink color rocks are prohibited. Bare ground is not permitted.
- e. Irrigation. Automatic drip or spray irrigation (turf only) is required.
- f. A minimum 7.5' wide landscape buffer containing trees, shrubs, and ground cover shall be provided adjacent to public streets. Root barriers shall be installed where trees are within five feet from curb or sidewalk edge.

PLANT MATERIALS

Plant materials shall be adaptable to local conditions. Naturalized plant schemes using native or low water consumptive drought tolerant plant material with a high desert character theme are required. Expansive lawn areas are discouraged except where appropriate in parks and large gathering places such as the central Town Square. A list of appropriate plant materials for the Traditions Commercial Center is provided on the pages that follow. The plant materials suggested have been selected to complement and respect the natural desert surroundings, and the desire to create a low water-consumptive landscape that is filled with interesting but naturally tough plants. This list is not meant to exclude other plant options, which may be provided at the time the landscape plan is presented for approval.

Large Deciduous Trees. These trees are only suitable for park areas, large common areas and oversize parking for islands.

- *Tilia cordata* - Small Leaf Linden
- *Acer campestre* - 'Queen Elizabeth' Hedge Maple
- *Aesculus carnea* - Red Horsechestnut
- *Catalpa speciosa* - Western Catalpa
- *Platanus acerifolia* 'Bloodgood' - London Plane Tree
- *Eleagnus angustifolia* - Russian Olive (only suitable for non-pedestrian or public use)
- *Quercus palustris* - Pin Oak

Large Evergreen Trees. These trees are only suitable for park areas, large common area spaces and oversize parking lot islands.

- *Pinus nigra* - Austrian Pine
- *Pinus nigra* 'Oregon Green' - Oregon Green Austrian Pine
- *Pinus jeffreyi* - Jeffrey Pine
- *Cedrus atlantica glauca* - Blue Atlas Cedar

Medium to Small Deciduous Trees. These trees are suitable for streets, parking lot islands and 7.5' landscape buffer areas.

- *Gleditsia triacanthos inermis* 'Skycole' - Skyline Honeylocust
- *Fraxinus* species - Patmore and Urbanite Green Ash
- *Malus* 'Spring Snow' - Ornamental Crabapple (no mess)

Medium to Small Evergreen Trees. These trees are suitable for streets, parking lot islands and 7.5' landscape buffer areas.

- *Pinus flexilis* 'Vanderwolfe' - Vanderwolfe Pyramid Pine
- *Picea pungens glauca* 'Fat Albert' - Compact Blue Spruce
- *Pinus aristata* - Bristlecone Pine

Large Deciduous Shrubs. These shrubs are useful for screening, massing, backgrounds and larger accent plant material.

- *Acer ginnala* - Amur Maple
- *Cotinus coggygria* 'Royal Purple' - Royal Purple Smoke Bush
- *Caragana arborescense* - Siberian Pea Shrub (only suitable for non-pedestrian or public use areas)
- *Rhus glabra* - Smooth Sumac (requires space to spread and infill)

Large Evergreen to Semi-Evergreen Shrubs. These shrubs are excellent for screening and are also useful for massing, backgrounds and larger accent plant material.

- *Eleagnus commutata* - Silverberry
- *Cotoneaster apiculatus* - Peking Cotoneaster

- *Viburnum rhytidophyllum* 'Allegheny' - Leatherleaf Viburnum

Medium Deciduous Shrubs

- *Rhus trilobata* - Three Leaf Sumac
- *Rhus typhina* 'Bailtiger' - Tiger Eyes Sumac
- *Physocarpus opulifolius* 'Seward' - Summer Wine Ninebark
- *Buddleia* 'Nanho Purple' - Butterfly Bush
- *Photinia x fraseri* - Red Tip Photinia
- *Spirea densiflora* 'Summer Song' - Summer Song Spirea

Medium Evergreen Shrubs

- *Pinus mugo pumilio* - Dwarf Mugo Pine
- *Cytissus scoparius* 'Moonlight' - Scotch Broom
- *Mahonia aquifolium* - Oregon Grape
- *Cortaderia selloana* 'Pumila' - Dwarf Pampas Grass
- *Artemisia tridentata* - Sagebrush

Small Deciduous Shrubs

- *Potentilla* Species - Cinquefoil
- *Berberis thunbergii* 'Orange Rocket' - Orange Rocket Barberry
- *Rhus aromatica* 'Gro Low' - Grow Low Sumac
- *Perovskia atriplicifolia* - Russian Sage
- *Prunus pumila* 'Pawnee Buttes' - Pawnee Buttes Sand Cherry
- *Rosa x* 'Flower Carpet Red' - Flower Carpet Red Rose
- *Euonymus fortunei* 'Colorata' - Purple Leaf Creeper
- *Cornus sericea* 'Elegantissima' - Variegated Red Twig Dogwood
- *Oenothera berlandieri* 'Siskiyou' - Mexican Evening Primrose

Small Evergreen Shrubs

- *Hesperaloe parviflora* - Red Yucca
- *Yucca* species

Ornamental Grasses

- *Panicum virgatum* 'Heavy Metal' - H.M. Switchgrass
- *Panicum virgatum* 'Prairie Fire' - Red Switchgrass

- *Miscanthus gracillimus* - Maiden Grass
- *Cortaderia selloana* 'Pumila' - Dwarf Pampas Grass
- *Calamagrostis arundinacea* 'Karl Foerster' - K.F. Feather Reed Grass
- *Stipa tenuissima* - Mexican Feather Grass

Perennials/Groundcovers

- *Oenothera speciose* - Pink Evening Primrose
- *Achillea* 'Coronation Gold' - C.G. Yarrow
- *Achillea* 'Moonshine' - Moonshine Yarrow
- *Rudbeckia* species - Black Eyed Susan

5.0 Prohibited Land Uses

LAND USES within the Traditions Commercial Center will play an important role in the way that the community develops and ultimately functions over time. Although the underlying zoning will dictate Lyon County's allowed and prohibited land uses on a given parcel, the land uses within the Traditions Commercial Center will be held to a different standard that is better suited to a vibrant downtown and immediate adjacent area.

While a large majority of commercial and some light industrial land uses are appropriate, some are not. The following lists identify land uses that are prohibited or restricted within the Traditions Commercial Center. Please refer to Lyon County Code for definitions of the prohibited uses.

If a land use is not specifically prohibited or limited by the following lists but is similar in nature to one that is listed, the management association or Declarant of the conditions, covenants and restrictions (of which these guidelines are part), shall determine whether the similar use is allowed within the Traditions Commercial Center. In making this determination, the association or Declarant shall have the responsibility to conclude whether the proposed use is similar in nature to an allowed or prohibited use when making this determination.

PROHIBITED LAND USES

- Adult Entertainment
- Aggregate, Sand and Gravel Extraction/Processing (including Asphalt Batch Plants)
- Agricultural Equipment and Truck Sales and Service
- Agricultural Machine Shop
- Agricultural Product Processing
- Agricultural Supplies and Support Services
- Agricultural Tourism
- Agriculture Related Industry (On Farm)
- Animal Keeping - Livestock, Poultry, etc.
- Animal Rescue Facility
- Archery Range (Outdoor)
- Assembly, Heavy
- Campground (not including RV Park)
- Equestrian Facility
- Field Crops
- Fossil or Alternative Fuel Generating Facility, Commercial
- Geothermal Generating Systems
- Golf Course or Driving Range
- Guest/Dude Ranch
- Hazardous Material Storage
- Hazardous Waste Processing
- House of Prostitution
- Kennel
- Manufactured Home/Mobile Home Park
- Manufactured Home Sales, Service or Rental (new and used)
- Manufacturing and Fabrication, Heavy
- Marijuana Cultivation or Processing/Production Facilities
- Meat or Poultry Processing Facility
- Milk Processing, Cheese Manufacturing, etc.
- Mining and Mineral Extraction and Batch Plant
- Outdoor Processing
- Paintball Facility (Outdoor)
- Power Substation
- Power Transmission Lines
- Rodeo
- Salvage Yard
- Shooting Range (Outdoor)
- Skeet/Trap Shooting Range/Course (Outdoor)
- Solar Power Generating Facility
- Stable
- Tank Farm
- Transfer Station
- Truck Stop

- Watchman's Quarters
- Wind Energy Conversion
- Wood Treatment
- Zoo

The follow land uses are not prohibited within the Traditions Commercial Center, but are only allowed within the light industrial areas identified as #7 on the Key Map in Section 2, provided the underlying zoning of the property allows these uses:

- Athletic Fields/Courts
- Automobile, Motorcycle, RV or Boat Repair Shop
- Automobile, Motorcycle, RV or Boat Sales, Service and Rental (new and used)
- Building Material Sales and Storage
- Contractor or Trade Shops/Yards
- Machine Shops, Welding, Plumbing, etc.
- Marijuana Testing Facilities
- Self Storage/RV Storage
- Warehouse and Distribution Facilities

6.0 Signage

PLACEHOLDER FOR FUTURE TRADITIONS COMMERCIAL CENTER SIGNAGE GUIDELINES

To Whom It May Concern:
Re: Stan Lucas Project One Extension of Time

January 24, 2024

My name is Charles Thompson and I reside at 324 Golden Pick Drive in Dayton NV. I am concerned about the request for a two-year extension of time until February 1, 2026. I purchased my house in 2006. My front door faces Discovery Drive and since the project has started, it has been clear that the removal of native plants and sagebrush from the area of construction has created more dirt and dust than I have ever seen in the 18 years I've owned this house.

Nevada Dust Control permit conditions 040.030 states, "The owner operator is required to maintain dust control 24 hours a day and 7 days a week". Nevada is the driest state in the country with an annual average precipitation rate of 10.3". We have had so much dust from the lack of water trucks that our roof is suffering and I've had to pressure wash the entire house several times as well as the deck in our backyard; not to mention the fine silt that has been collecting in the attic vents. If the dirt and dust continues we will have to seek compensation. The contractor has been unable to maintain the dust with the water trucks.

My concern is how they intend to keep the dirt and dust down for the two years they want us to wait. This is especially concerning if and when they try to move spoils from the Sutro mine. Thank you for your time and consideration of my concern.

Respectfully,

Charles S. Thompson Sr.

To Whom It May Concern:
Re: Stan Lucas Project One Extension of Time

January 24, 2024

My name is Charles Thompson and I reside at 324 Golden Pick Drive in Dayton NV. I am concerned about the request for a two-year extension of time until February 1, 2026. I purchased my house in 2006. My front door faces Discovery Drive and since the project has started, it has been clear that the removal of native plants and sagebrush from the area of construction has created more dirt and dust than I have ever seen in the 18 years I've owned this house.

Nevada Dust Control permit conditions 040.030 states, "The owner operator is required to maintain dust control 24 hours a day and 7 days a week". Nevada is the driest state in the country with an annual average precipitation rate of 10.3". We have had so much dust from the lack of water trucks that our roof is suffering and I've had to pressure wash the entire house several times as well as the deck in our backyard; not to mention the fine silt that has been collecting in the attic vents. If the dirt and dust continues we will have to seek compensation. The contractor has been unable to maintain the dust with the water trucks.

My concern is how they intend to keep the dirt and dust down for the two years they want us to wait. This is especially concerning if and when they try to move spoils from the Sutro mine. Thank you for your time and consideration of my concern.

Respectfully,

Charles S. Thompson Sr.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

12.b

Subject:

For Possible Action: Approve a request for a two-year Extension of Time, until February 1, 2026, to submit a final subdivision map, or the first in a series of final subdivision maps for the Estates at Sutro tentative subdivision, to create 96 single family residential lots on approximately 47.99 acres. The Tentative Subdivision Map was approved on February 6, 2020 and amended on October 19, 2023 (APN: 016-403-27), PLZ-2023-084.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Staff Report](#)
- [Backup](#)



LYON COUNTY PLANNING DEPARTMENT

27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6592 (775) 463-6596 FAX

STAFF REPORT

PLZ-2023-084	<u>Extension of Time for Estates at Sutro Tentative Subdivision Map</u>
Meeting Date	<u>February 1, 2024</u>
Owner(s)	<u>Stan Lucas</u>
Applicant	<u>Project One/Susan Pansky</u>
Development Name	<u>Estates at Sutro</u>
Area Location	<u>Dayton</u>
Zoning	<u>NR (Neighborhood Residential – 4,500 sf minimum parcel size) and SR-12,000 (Suburban Residential – 9,000 sf minimum parcel size)</u>
Master Plan	<u>Suburban Residential</u>
Parcel Number	<u>APN 016-403-27</u>

REQUEST

The applicant has requested a two (2) year Extension of Time, until **February 1, 2026**, to record the first in a series of final maps for the Estates at Sutro tentative subdivision map located in Dayton, NV.

Agenda Description

For Possible Action: To approve a request to extend the time period in which to record a final subdivision map, or the first in a series of final subdivision maps, by Stan Lucas for the Estates at Sutro tentative subdivision map. The tentative subdivision map was approved on February 6, 2020, and amended on October 19, 2023, to create 96 single family residential lots on approximately 47.99 acres. The residential lots range in size from 11,085 square feet to 37,567 square feet and 5.67 acres of open space/common area. The site is generally located on the north side of US 50 in the middle-eastern portion of Dayton between Fortune Drive and Retail Road adjacent to the existing Sutro Heights Phase 4 Subdivision to the southeast and the Heritage Ranch Subdivision to the southwest in Dayton (APN: 016-403-27), PLZ-2023-084.

Staff Recommendation

Staff recommends approval of the extension of time request.

FINDINGS AND MOTIONS

If the Board of Commissioners determines that there is sufficient reason to **approve** the requested extension of time for the applicant, the Board may wish to consider a motion similar to the following.

The Lyon County Board of Commissioners finds that:

- A. The requested extension of time is consistent with the applicable provisions of Lyon County Code;
- B. The requested extension of time will not be detrimental to the public health, safety, convenience and welfare; and
- C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners approves the request by Stan Lucas for a two (2) year extension of time (February 1, 2026) to record the final subdivision map or first in a series of final subdivision maps for the Estates at Sutro Subdivision (APN 016-403-27) (PLZ-2023-084).

Alternative Findings and Motions

The alternative motions suggested below are offered for the Board of Commissioner’s consideration.

Alternative for Continuance

If the Board of Commissioners determines that additional information, discussion and public review are necessary for a more thorough review of the requested time extension for the Traditions Village 2 tentative subdivision map, the Board should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Board may wish to consider a motion similar to the following.

The Board of Commissioners finds that:

- A. Additional information, discussion and public review are necessary for a more thorough review of the requested time extension.

Based on the above findings and with the applicant’s concurrence, the Lyon County Board of Commissioners continues the request by Stan Lucas for a two (2) year extension of time (February 6, 2026) to record the final subdivision map or first in a series of final subdivision maps for the Estates at Sutro Subdivision (APN 016-403-27) (PLZ-2023-084) for __ days.

Alternative for Denial

If the Board of Commissioners determines they **do not want to extend** the tentative subdivision map approval for the proposed Traditions Village 2 development, the Board will need to make findings that support denial of the requested time extension. The Board may wish to consider a motion similar to the following.

The Lyon County Board of Commissioners finds that the requested extension of time:

- A. Would be detrimental to the public health, safety, convenience and welfare; and
- B. Would result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, the Lyon County Board of Commissioners denies the request by Stan Lucas for a two (2) year extension of time (February 6, 2026) to record the final subdivision map or first in a series of final subdivision maps for the Estates at Sutro Subdivision (APN 016-403-27) (PLZ-2023-084).

GENERAL INFORMATION

Staff Review and Comments

The Estates at Sutro tentative subdivision map was approved by the Board of Commissioners on February 6, 2020 and amended on October 19, 2023, subject to 32 Conditions of Approval.

Condition #1 of the 2019 tentative subdivision map approval states the following:

- “1. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is presented to the Board of Commissioners **within four (4) years from the date of such approval**, unless a provision for an extension of time has been granted. The Board of County Commissioners, with the recommendation of the Community Development Department, may grant to the developer a single extension of not more than two (2) years within which to record a final map after receiving approval of the tentative map.”*

In the letter submitted requesting the extension of time, the applicant states they have submitted and received approval for the first phase of site improvements but are not ready to begin construction or record a final map because of some design challenges on the site as well as a continued focus on the Traditions project nearby. Construction is anticipated to begin within the next 6 months to ensure that the first Final Subdivision Map records will be completed within the required timeframe.

Staff believes that the three findings supporting an extension of time can be met:

- A. The requested extension of time is consistent with the applicable provisions of Lyon County Code.**

The extension of time request is consistent with the subdivision of land sections of Title 15.

- B. The requested extension of time will not be detrimental to the public health, safety, convenience and welfare.**

The potential impacts to the public were addressed in the original approval of the Tentative Subdivision Map (PLZ-19-0078) and there are no proposed changes to the project that would alter that assessment.

- C. The requested extension of time will not result in material damage or prejudice to other property in the vicinity.**

There are no known damages or prejudices that would arise from the requested time extension to record a Final Map.



December 4, 2023

Mr. Louis Cariola, Community Development Director
 Lyon County Community Development
 27 S. Main Street
 Yerington, NV 89447

RE: Estates at Sutro (PLZ-19-0078), Tentative Map Extension of Time Request

Dear Mr. Cariola:

On behalf of Stan Lucas, the property owner for the Estates at Sutro Tentative Map, I would like to respectfully request a two-year extension of time for recordation of the first final map associated with this project. The Estates at Sutro Tentative Map was approved on February 6, 2020 for 96 single-family residential lots located at the terminus of Sugarloaf Drive, Discovery Drive, and Crown Point Drive in Dayton, Nevada.

We have completed and received approval for the first phase of improvement plans, but are not yet ready to begin construction or record a final map because of some design challenges on the site, as well as our continued focus on the Traditions project nearby. We anticipate construction will begin within the next six months.

Please see a copy of the Estates at Sutro site plan and conditions of approval attached for reference. Thank you for your consideration. If you have questions or concerns, please contact me at (775) 250-7981 or susan@project-one.com.

Sincerely,

A handwritten signature in blue ink that reads "Susan Pansky".

Susan Pansky, AICP
 Representative for Stan Lucas

Attachments:

Estates at Sutro Site Plan
 Estates at Sutro Conditions of Approval



BOARD OF COUNTY COMMISSIONERS
 LYON COUNTY NEVADA
 27 South Main Street
 Yerington, Nevada 89447
 Phone: (775)463-6531 Fax: (775)463-6533

Wes Henderson, District 1
 Scott Keller, District 2
 Tammy Hendrix, District 3
 Robert Jacobson, District 4
 Dave Hockaday, District 5
 Andrew Haskin
 County Manager

October 19, 2023

Project One
 C/o Don Smit
 490 Hot Springs
 Carson City, NV 89706

RE: Request by Stan Lucas for an Amendment to Approval Condition by removing Condition of Approval #22 of PLZ-19-0078, a Tentative Subdivision Map for 96 residential lots in Dayton, approved by the Board of Commissioners on February 6, 2020. The Condition requires attainment of either an easement off-site or execution of a Boundary Line Adjustment in order to provide area for construction of a roadway connection to a future “ring road” contemplated in the Master Plan (APN 016-403-27) PLZ-2023-050.

Dear Mr. Smit:

The Lyon County Planning Commission, at a duly noticed public hearing held on Thursday, **October 19, 2023** considered the above-referenced application.

On the date indicated above, a Notice of Final Action was filed with the Lyon County Clerk, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five day limitation period specified therein.

By a **unanimous** vote (5 Ayes; 0 Nay; 0 Abstentions) the Board of Commissioner **Approved** your request for an Amendment to Approval Condition by removing Condition of **Approval #22 of PLZ-19-0078**, a Tentative Subdivision Map for 96 residential lots in Dayton, approved by the Board of Commissioners on February 6, 2020. The Condition requires attainment of either an easement off-site or execution of a Boundary Line Adjustment in order to provide area for construction of a roadway connection to a future “ring road” contemplated in the Master Plan (APN 016-403-27) PLZ-2023-050. Based on the findings listed in the Staff Report and subject to following conditions of approval:

1. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is presented to the Board of Commissioners within four (4) years from the date of such approval, unless a provision for an extension of time has been granted. The Board of County Commissioners, with the recommendation of the Community Development Department, may grant to the developer a single extension of not more than two (2) years within which to record a final map after receiving approval of the tentative map.
2. The applicant shall comply with all Federal, State, County and special purpose district regulations.

3. The developer shall provide the proposed Covenants, Conditions and Restrictions (“CC&Rs”), landscape maintenance association/homeowners association agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all common areas and storm drainage facilities (easements, channels and basins) as well as any associated landscaping within the common open space lots and storm drainage facilities and other provisions necessary for the subdivision as approved, for review by the Community Development Director, the Utilities Director, the County Engineer and District Attorney’s Office. The approved legal instrument shall be signed and recorded prior to approval of a final map or first in a series of final maps for the project.
4. The applicant shall submit and receive approval of a street-naming application prior to submittal of an application for a final map or first in a series of final maps. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.
5. A phasing plan must be submitted to Lyon County Utilities Department and the Community Development Department that clearly defines the boundaries between the two proposed phases acceptable to the Community Development Director or their designee prior to submittal of a final map or the first in a series of final maps for the project.
6. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
7. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 15 of the Lyon County Code.
8. Required recording fees to be paid at time of recording map.
9. No lot shall be offered for sale or sold until the final subdivision map has been approved and recorded.
10. No building permits shall be accepted for processing until a final subdivision map has been approved and recorded.
11. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final subdivision map for recordation.
12. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Community Development Department prior to final subdivision map recordation.
13. The applicant shall provide written evidence (i.e. ‘will-serve’ letters) demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to recordation of a final subdivision map or first in a series of final maps for this project.
14. The applicant shall provide the final subdivision map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
15. The applicant shall comply with County requirements, in accordance with Chapter 15.234 of the Lyon County Code, mandating that a site improvement permit(s) be obtained for any disturbance occurring on the subject

site. The site improvement permit applications shall also include documentation of approval of a Stormwater Pollution Prevention Plan (“SWPPP”) with the Nevada Department of Environmental Protection (NDEP).

16. Revegetation of disturbed areas for dust control shall commence as soon as practical, but no later than the following fall season, with security bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas. Revegetation shall be a uniform perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for unpaved areas and areas not covered by permanent structures.
17. Slope stabilization for slopes between 3:1 and 2:1 mechanical slopes the standard requirement shall be rock rip-rap containing a minimum of four (4) fractured faces and be placed at a minimum depth of not less than twelve inches/one foot (12”/1’). A minimum of seventy-five percent (75%) of the rip-rap shall be 8-inch diameter rock or greater.
18. The applicant shall obtain any required Air Quality Permit(s) from the (NDEP) and apply appropriate dust abatement processes as part of the development construction prior to any disturbance on the site.
19. The site improvements required by the terms of Title 15 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.
20. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.
21. The applicant shall comply with Lyon County requirements as set forth in the adoption of Title 15 and as set forth in Title 15 of the Lyon County Code including, but not limited to:
 - a. The developer shall obtain all necessary encroachment permits and approvals as well as coordinate and comply with the requirements of the Roads Department;
 - b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;
 - c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;
 - d. Street name signage shall be installed.
 - e. The developer shall install street lighting in compliance with the requirements of the Roads Department;
 - f. The developer shall submit a detailed geotechnical report with the final map(s) for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;
 - g. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision’s streets and roadways until such time as the subdivision is 90% completed and the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision;
 - h. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed subdivision. The County rejects the offer of dedication at this time and will not accept the offer of dedication until at least 90% of the lots within the respective unit have been developed, the improvements are inspected and approved by the County, and the County accepts the improvements for maintenance; and
 - i. The developer shall install Type 3 barriers and cattle guards at the terminus of all streets that terminate at the boundaries of the subject site and vacant undeveloped lands to the satisfaction of the Road Superintendent.

22. ~~The applicant shall have to secure either a sufficient access/open space easement across the adjoining Sutro Tunnel Company property (APN: 016-406-02) or complete a Boundary Line Adjustment between the two adjoining properties to incorporate the acreage into the Estates at Sutro project in order to allow for the construction of the road connection to Rock Creek Parkway and associated open space and parking improvements as shown on the application materials. (Removed per PLZ-2023-050, 10.19.2023)~~
23. The north staging area proposed for the adjoining parcel (APN: 016-406-02) for access onto BLM land will be coordinated at a minimum with BLM, Lyon County Community Development Department and Lyon County Facilities Department. Erosion and debris prevention needs to be considered at the interface with the BLM and future County road to the approval of the Lyon County Road Department Director, the Lyon County Community Development Department Director and the Lyon County Facilities Department Director or their respective designees.
24. The applicant shall revise the tentative subdivision map street and lot layout to incorporate the extension of Rose Peak Road from Heritage Ranch Subdivision to the south into the project.
25. The applicant shall comply with Lyon County's 2018 drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final subdivision map. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.
- a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.
 - b. The applicant shall provide documentation that easements have been recorded to permit discharge of project-generated stormwater to all off-site properties receiving stormwater discharges prior to recordation of a final subdivision map or first in a series of final maps for this project.
 - c. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a final subdivision map or first in a series of final maps for this project.
 - d. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge have been designed and installed prior to approval of a final subdivision map or the first in a series of final maps for this project.
 - e. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.
 - f. Debris grates are required at the pipe inlets of the retention/detention basins.
26. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, the County Road Superintendent, Utilities Director, Building Official, Central Lyon County Fire Protection District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final subdivision map or first in a series of final maps for this project. There may be temporary restrictions to

obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed/installed to satisfaction of the Community Development Director, the Building Official, the County Engineer, the County Road Superintendent, the Utilities Department Director, the Facilities Department Director, Central Lyon County Fire Protection District, their respective designees or other authorized County personnel, as applicable prior to the issuance of a Certificate of Occupancy will be allowed in a single family residence for this project or if done in phases, that portion of the project.

27. The applicant shall comply with all applicable building and fire code requirements.
28. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
 - a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.
 - b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
 - c. Prior to any combustible materials being brought on site the following shall occur:
 - d. All required fire hydrants are to be installed and fully operating.
29. The proposed two to four (2-4) lots where the structures are set back from the public streets may require residential fire sprinklers based on the distance from the street edge/nearest fire hydrant to the structure to the satisfaction of the Central Lyon County Fire Protection District Fire Chief prior to final inspection/issuance of a Certificate of Occupancy.
30. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
31. The applicant will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.
32. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:
 - a. No loud music;
 - b. No alcohol or drugs;
 - c. Dispose of personal trash and site debris;
 - d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and
 - e. No burning of construction or other debris on the property.
33. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

If you have any questions or concerns please feel free to contact the Community Development Department at 775-463-6592.

Sincerely,



Louis Cariola
Community Development Director

cc: File

Clerk's Office

Dayton Regional Advisory Board

Stan Lucas 2850 Temple Avenue Long Beach, CA 90806

Manhard Consulting, Ltd. c/o Corey Dowell 241 Ridge Street, Suite 400 Reno, NV 89501

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

13.a

Subject:

For Possible Action: Approval to release the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision and replace it with a new Maintenance Bond from the new owner of those lots created on Subdivision Map #676375, in the same amount.

Summary:

At the time of recording the Subdivision Map #676375, for Traditions Village 1, Phase 2A, Stan Lucas deposited a 10% Maintenance Bond (cash) to guarantee the quality of the improvements for the development.

The 65 residential lots created on the Subdivision Map were recently sold to Lennar Homes by Deed #677066, recorded December 20, 2023.

Lennar Homes wants to replace the Bond posted by Stan Lucas with their own Maintenance Bond under the same terms as the original. The new bond will be held by the Clerk/Treasurer's office for the remainder of the maintenance period.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

The Lyon County Board of Commissioners approves the replacement of the Maintenance Bond by Lennar Homes, Inc., for the TRADITIONS VILLAGE 1, PHASE 2, Subdivision, Dayton (APN 016-406-15).

ATTACHMENTS

- [Backup](#)



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
 CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

MEETING DATE: FEBRUARY 1, 2024

ITEM # _____

TITLE:

Approval to release the existing Maintenance Bond for the Traditions Village 1, Phase 2 subdivision and replace it with a new Maintenance Bond from the new owner of those lots created on Subdivision Map #676375, in the same amount.

SUMMARY:

At the time of recording the Subdivision Map #676375, for Traditions Village 1, Phase 2A, Stan Lucas deposited a 10% Maintenance Bond (cash) to guarantee the quality of the improvements for the development.

The 65 residential lots created on the Subdivision Map #676375, for Traditions Village 1, Phase 2, were recently sold to Lennar Homes by Deed #677066, recorded December 20, 2023.

Lennar Homes wants to replace the Bond posted by Stan Lucas with their own Maintenance Bond under the same terms as the original. The new bond will be held by the Clerk/Treasurer's office for the remainder of the maintenance period.

RECOMMENDED ACTION:

The Lyon County Board of Commissioners approves the replacement of the Maintenance Bond by Lennar Homes, Inc., for the TRADITIONS VILLAGE 1, PHASE 2, Subdivision, Dayton (APN 016-406-15)

List of Attachments:

Copy of original Maintenance (cash) Bond
 Copy of Deed to Lennar Homes
 Copy of New Maintenance Bond
 Copy of Engineer's Cost Estimate

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

Comerica Bank

CASHIER'S CHECK

000597872

90-3752
1211

NOTICE TO CUSTOMERS: The purchase of an indemnity bond will be required before any cashier's check issued by this bank will be replaced or refunded in the event it is lost, stolen, or destroyed.

DATE 11/07/2023

****216,328 AND 37/100THS

Dollars

\$ ****\$216,328.37

PAY TO THE ORDER OF LYON COUNTY

898 DAC953 597872

Drawer: Comerica Bank

REMITTER STANLEY H LUCAS

Authorized Signature



⑈000597872⑈ ⑆121137522⑆ 1894147642⑈

Comerica Bank

CASHIER'S CHECK

Purchaser's Receipt

NOTICE TO CUSTOMERS: The purchase of an indemnity bond will be required before any cashier's check issued by this bank will be replaced or refunded in the event it is lost, stolen, or destroyed.

90-3752
1211

000597872

11/07/2023

****216,328 AND 37/100THS

Dollars

****\$216,328.37

PAY TO THE ORDER OF LYON COUNTY

898 DAC953 597872

REMITTER STANLEY H LUCAS

COMERICA BANK
EAST LONG BEACH

NOV - 7 2023

BANKING CENTER #600
CSI #2

Drawer: Comerica Bank

NON NEGOTIABLE

MP

Doc #: 677066

12/20/2023 04:07 PM Page: 1 of 3

OFFICIAL RECORD

Requested By: STEWART TITLE COMPANY - NV

Lyon County, NV
Anita Talbot, Recorder

Fee: \$40.00 RPTT: \$26,617.50
Recorded By: csmith

APN: A portion of 016-406-15
Recording requested by
and return to:

Lennar Reno, LLC
9425 Double Diamond Parkway
Reno, Nevada 89521

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, is made this 20 day of December, 2023, by and between STAN LUCAS, a single man, as Grantor, and LENNAR RENO, LLC, a Nevada limited liability company, as Grantee:

WITNESSETH:

That Grantor, in consideration of the sum of Ten and No/100ths Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee and its successors and assigns forever all of the real property located in the County of Lyon, State of Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular any water, water rights, ditches and ditch rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

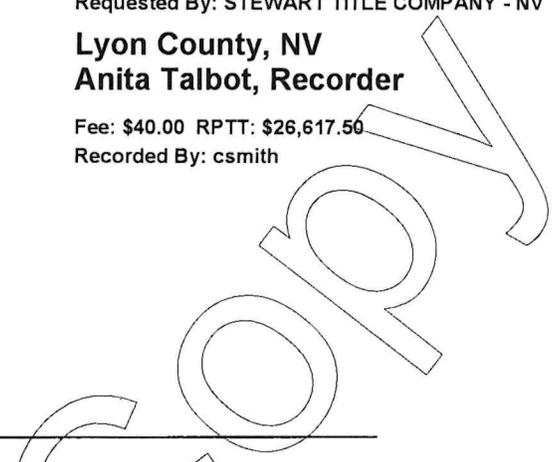
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Grant, Bargain and Sale Deed to be effective as of the day and year first above written.

GRANTOR:

STAN LUCAS

By STAN LUCAS, BY D.W. Smit P.O.A.
Name: DONALD W. SMIT
Title: OWNER REPRESENTATIVE



STATE OF Nevada)
) ss.
COUNTY OF Cannon City)

This instrument was acknowledged before me on December^{20th}, 2023, by Don Smit
Attorney in fact (POA) for Stan Lucas.


NOTARY PUBLIC



Unofficial Copy

EXHIBIT "A"

PROPERTY DESCRIPTION

All that real property situated in Lyon County, Nevada described as follows:

Lots 2-1 through 2-65, inclusive, of TRADITIONS VILLAGE 1 – PHASE 2, according to the Final Map for Traditions Village 1 – Phase 2, recorded in the office of the County Recorder of Lyon County, State of Nevada, on November 28, 2023 as File No. 676375 of Official Records.

Unofficial Copy

Bond No. 72BSBJD5758
Premium: \$541.00 / annum

MAINTENANCE GUARANTY BOND

KNOW ALL BY THESE PRESENTS, That we, Lennar Reno, LLC, 9425 Double Diamond Parkway, Reno, NV 89521, as Principal, and Hartford Fire Insurance Company, a corporation organized and existing under the laws of the State of Connecticut, and fully authorized to transact business in the State of Nevada, as surety, are held and firmly bound unto Lyon County, 27 South Main Street, Yerington, NV 89447, as Obligee, in the penal sum of Two hundred sixteen thousand three hundred twenty eight and 37/100 Dollars (\$216,328.37) to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS Lennar Reno, LLC has constructed a certain subdivision known as Traditions Village 1 – Phase 2.

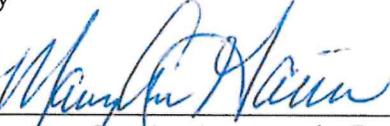
NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principal shall remedy without cost to the Obligee any defect which may develop during a period of Twelve (12) month(s) from date of the completion and acceptance of the work performed, provided such defects are caused by defective or inferior materials or workmanship, then this obligation shall be void, otherwise, it shall be and remain in full force and effect.

Signed, sealed and dated this January 22, 2024.

Lennar Reno, LLC, a Nevada limited liability company
Principal

By: 

Hartford Fire Insurance Company
Surety

By: 
Mary Ann Garcia, Attorney-in-Fact

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH USA LLC

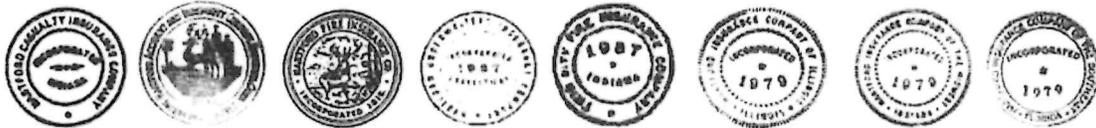
- Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Mary Ann Garcia
of
Houston, TX

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA }
COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

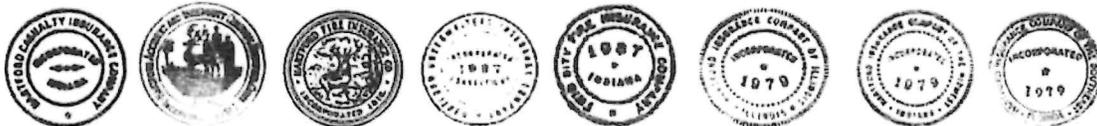


Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of January 22, 2024

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

STATE OF NEVADA—DEPARTMENT OF COMMERCE
INSURANCE DIVISION
No 1892
\$ 200.00

CERTIFICATE OF AUTHORITY

CARSON CITY, NEVADA, APRIL 22, 1975

THE HARTFORD FIRE INSURANCE COMPANY

From the 22nd day of April, 1975 to the first day of March, 1976.

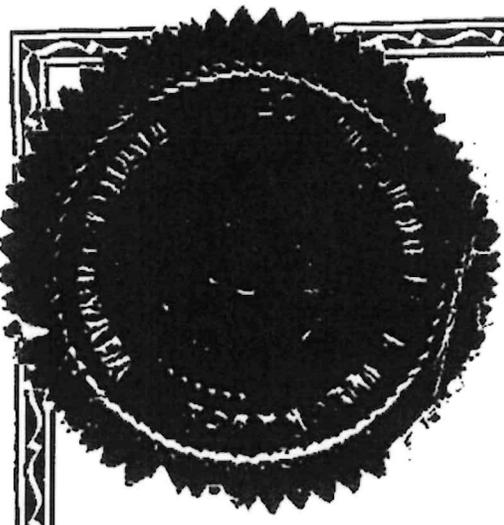
Incorporated in CONNECTICUT
Home office at HARTFORD, CONNECTICUT, having duly qualified and paid the State of Nevada the sum of TWO HUNDRED Dollars,
is hereby licensed to transact a HEALTH INSURANCE
MARINE AND CASUALTY INSURANCE
TRANSPORTATION PROPERTY INSURANCE
SURETY INSURANCE

insurance business in this State, unless authority is revoked for failure to comply with the law.

W. B. G. Felt
Commissioner of Insurance.

Co Id: I 0343

CASUALTY (including Workmen's Compensation - To be effective July 1, 1999)



Project:

Traditions Village 1 - Phase 2

Date:

08/30/23

Prepared By:

HED

Subtotal from Page 1:

\$93,065.87

SANITARY SEWER

<i>Description</i>	<i>Original Estimate Total</i>		<i>% Maintenance Requirement</i>	<i>Total After % Reduction</i>
Manhole 48" Diameter	\$ 75,000.00		10%	\$ 7,500.00
Manhole Cover/Rim 48" Diameter				
Manhole 60" Diameter				
Drop Manhole 48" Diameter				
Drop Manhole 60" Diameter				
Service Laterals 4" Diameter	\$ 117,000.00		10%	\$ 11,700.00
Manhole Type 5				
Sewer Main 8" Diameter	\$ 192,500.00		10%	\$ 19,250.00
Sewer Main 10" Diameter				
Sewer Main 12" Diameter				
Sewer Main 15" Diameter				
Sewer Main 18" Diameter				
Subtotal:				\$ 38,450.00

STORM DRAIN

<i>Description</i>	<i>Original Estimate Total</i>		<i>% Maintenance Requirement</i>	<i>Total After % Reduction</i>
Manhole 48" Diameter	\$ 8,400.00		10%	\$ 840.00
Manhole 60" Diameter	\$ 38,500.00		10%	\$ 3,850.00
Manhole Cover/Rim 60" Diameter				
Manhole Type V				
Catch Basin Type I				
Catch Basin Type II				
Catch Basin Type III				
Catch Basin Type IV	\$ 19,600.00		10%	\$ 1,960.00
Catch Basin Type IV (Dual)	\$ 7,500.00		10%	\$ 750.00
Flared End Section 15"	\$ 1,200.00		10%	\$ 120.00
Flared End Section 24" X 38"	\$ 2,400.00		10%	\$ 240.00
Storm Drain Main 15" Diameter	\$ 49,000.00		10%	\$ 4,900.00
Storm Drain Main 18" Diameter	\$ 17,100.00		10%	\$ 1,710.00
Storm Drain Main 24" Diameter	\$ 107,800.00		10%	\$ 10,780.00
Storm Drain Main 24" X 38"	\$ 39,825.00		10%	\$ 3,982.50
Subtotal:				\$ 29,132.50

Project:

Traditions Village 1 - Phase 2

Date:

08/30/23

Prepared By:

HED

Subtotal from Page 1: \$93,065.87

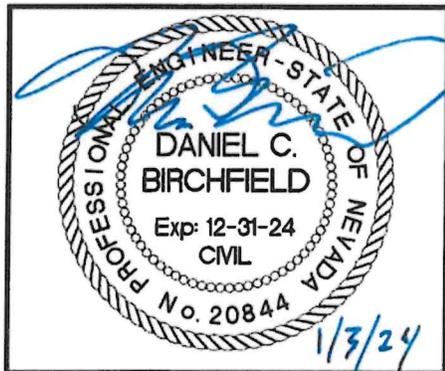
Subtotal from Page 2: \$67,582.50

WATER

Description	Original Estimate Total		% Maintenance Requirement	Total After % Reduction
Air Release Valve	\$ 9,600.00		10%	\$ 960.00
6" Water				
8" Water	\$ 245,000.00		10%	\$ 24,500.00
12" Water				
Gate Valve	\$ 51,300.00		10%	\$ 5,130.00
Single Water Meter	\$ 72,000.00		10%	\$ 7,200.00
Double Water Meter	\$ 93,500.00		10%	\$ 9,350.00
Flush Valve	\$ 19,500.00		10%	\$ 1,950.00
Fire Hydrants & Markers	\$ 49,200.00		10%	\$ 4,920.00
			Subtotal:	\$ 54,010.00

MISCELLANEOUS

Description	Original Estimate Total		% Maintenance Requirement	Total After % Reduction
Erosion Control				
Signage and Striping	\$ 5,000.00		10%	\$ 500.00
Centerline Monuments	\$ 11,700.00		10%	\$ 1,170.00
Pavement Markings				
			Subtotal:	\$ 1,670.00



Engineer's Seal & Signature

Subtotal of Page 3: \$55,680.00

Total of Pages 1, 2 & 3: \$216,328.37

Total: \$216,328.37

Original Estimate Total \$2,163,283.70

Minimum Security Reduction Amount (10% of Original) \$216,328.37

Amount of Security: \$216,328.37

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

14.a

Subject:

For Possible Action: Approve an additional \$30,000 towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency.

Summary:

The Board authorized the purchase of two trucks for Animal Services this year in the amount of \$140,000. The cost of the trucks, including the appropriate boxes on the back, has been priced out at approximately \$170,000. This is \$30,000 more than originally budgeted.

Part of the reason for the additional cost is using boxes that are closer to the ground on the trucks for safety purposes, which increases the weight and requires three-quarter ton trucks. The lower boxes are better for officers under six feet tall.

Financial Department Comments:

This would be funded from a budget transfer from the General Fund contingency.

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Approve an additional \$30,000 towards the purchase of two Animal Services trucks with funding from a budget transfer from the General Fund contingency.

ATTACHMENTS

-

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

15.a

Subject:

For Possible Action: Approve to change the meeting day of the Silver City Advisory Board to the 2nd Thursday of the month at 7:00 pm.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Letter of Transmittal](#)

CITIZEN ADVISORY BOARD LETTER OF TRANSMITTAL

SILVER CITY CAB JAN 18, 2024

Agenda Item:

9. For Discussion and possible action: Changing the day of the week of the Silver City CAB meeting. The recent change from the third Tuesday of the month to the third Thursday sets the meeting on the same day as the BOCC meeting, which presents difficulties for people wishing to attend both meetings. Possible action would include changing the meeting day to the second Thursday of the month, and submitting an appropriate recommendation to the BOCC.

Recommended Motion and/or Report

At their January 4, 2024 meeting the BOCC changed the meeting day of the Silver City Citizen Advisory Board from the third Tuesday of the month to the third Thursday. However, the third Thursday is also meeting day for the BOCC, which presents difficulties for people wishing to attend both meetings. Consequently, a motion was made at the January 18 Silver City CAB meeting to recommend the BOCC change the meeting day from the third Thursday to the second Thursday of the month. The motion was approved 2-0, with one seat vacant.

Advisory Board or public concerns.

There were no concerns expressed or public comment on this agenda item.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

16.a

Subject:

For Possible Action: Approve and authorize the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration. The application is for \$150,000 with a \$10,000 County match, for the design of the South Partial Parallel Taxiway at the Silver Springs Airport.

Summary:

Lyon County applies for an AIP grant annually for improvements to the Silver Springs Airport. One of the requirements of the grant is that the BOCC officially authorize the grant application. This item is not to accept grant funding, it is only to authorize the grant application.

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Approve and authorize the County Manager to sign and submit an Airport Improvement Program (AIP) grant application to the Federal Aviation Administration, in the amount of \$150,000 with a \$10,000 County match, for the design of the South Partial Parallel Taxiway at the Silver Springs Airport.

ATTACHMENTS

- [Silver Springs Airport Parallel Taxiway Design Preliminary Grant Application](#)

Application for Federal Assistance SF-424

*1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

*2. Type of Application

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received:

4. Applicant Identifier:

SPZ

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: Lyon County

*b. Employer/Taxpayer Identification Number (EIN/TIN):
 88-6000097

*c. UEI:
 UT4JJJ9N6L69

d. Address:

*Street 1: 27 South Main Street
 Street 2: _____
 *City: Yerington
 County/Parish: Lyon
 *State: Province: NV
 *Country: USA: United States
 *Zip / Postal Code 89447-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *First Name: Andrew
 Middle Name: _____
 *Last Name: Haskin
 Suffix: _____

Title: County Manager

Organizational Affiliation:
Lyon County

*Telephone Number: 775-463-6531

Fax Number:

*Email: ahaskin@lyon-county.org

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

11. Catalog of Federal Domestic Assistance Number:

20.106

CFDA Title:

Airport Improvement Program

***12. Funding Opportunity Number:**

*Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

***15. Descriptive Title of Applicant's Project:**

Construct Partial Parallel Taxiway (35'x2,900') [Design]

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A	
The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.	
Item 1. Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Item 2. Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Item 3. Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Item 4. Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Item 5. Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes. <input type="checkbox"/> The project is included in an <i>approved</i> PFC application. If included in an approved PFC application, does the application <i>only</i> address AIP matching share? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> The project is included in another Federal Assistance program. Its CFDA number is below.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Item 6. Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals? If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply: <input checked="" type="checkbox"/> De Minimis rate of 10% as permitted by 2 CFR § 200.414. <input type="checkbox"/> Negotiated Rate equal to _____ % as approved by _____ (the Cognizant Agency) on _____ (Date) (2 CFR part 200, appendix VII).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<i>Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.</i>	

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

Lyon County has a compatible land use plan in place.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

None

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

None

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

The project is consistent with local plans.

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

Fair consideration has been given to the local community including airport tenants.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

The airport users have been consulted.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

N/A

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

N/A

PART II – SECTION C (Continued)

9. Exclusive Rights – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

None

10. Land – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

Yes, the most current Exhibit A dated April 2017 has been submitted to the FAA.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

¹ State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.106
2. Functional or Other Breakout:	

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense			\$ 5,000
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			155,000
5. Other Architectural engineering fees			
6. Project inspection fees			
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			
12. Equipment			
13. Miscellaneous			
14. Subtotal (Lines 1 through 13)			\$ 160,000
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			160,000
17. Less: Ineligible Exclusions (Section C, line 23 g.)			
18. Subtotal (Lines 16 through 17)			\$ 160,000
19. Federal Share requested of Line 18			150,000
20. Grantee share			10,000
21. Other shares			
22. TOTAL PROJECT (Lines 19, 20 & 21)			\$ 160,000

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	10,000
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 10,000
25. Other Shares	Amount
a. State	
b. Other	
c. TOTAL - Other Shares	
26. TOTAL NON-FEDERAL FINANCING	\$ 10,000

SECTION E – REMARKS (Attach sheets if additional space is required)
<p>Exhibit A dated April 2017 incorporated by reference.</p> <p>Plans and Specifications dated TBD incorporated by reference.</p>

PART IV – PROGRAM NARRATIVE
(Suggested Format)

PROJECT: Construct Partial Parallel Taxiway (35'x2,900') [Design]

AIRPORT: Silver Springs Airport

1. Objective:

This project involves the design of the partial parallel taxiway on the southwest side of Rwy 6/24.

2. Benefits Anticipated:

This project will enhance access to and from the runway on the southwest side of the airport.

3. Approach: (See approved Scope of Work in Final Application)

See Scope of Work

4. Geographic Location:

Approximately 2 miles west of the town of Silver Springs, Nevada

5. If Applicable, Provide Additional Information:

6. Sponsor's Representative: (include address & telephone number)

Andrew Haskin
27 South Main Street, Yerington, NV 89447
(775) 463-6531

Construction Project Final Acceptance Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d), authorizes the Secretary to require me certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program. General standards for final acceptance and close out of federally funded construction projects are in 2 CFR § 200.343 – Closeout and supplemented by FAA Order 5100.38. The sponsor must determine that project costs are accurate and proper in accordance with specific requirements of the grant agreement and contract documents.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgment and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The personnel engaged in project administration, engineering supervision, project inspection, and acceptance testing were or will be determined to be qualified and competent to perform the work (Grant Assurance).
 Yes No N/A
2. Construction records, including daily logs, were or will be kept by the resident engineer/construction inspector that fully document contractor’s performance in complying with:
 - a. Technical standards (Advisory Circular (AC) 150/5370-12);
 - b. Contract requirements (2 CFR part 200 and FAA Order 5100.38); and
 - c. Construction safety and phasing plan measures (AC 150/5370-2). Yes No N/A
3. All acceptance tests specified in the project specifications were or will be performed and documented. (AC 150/5370-12).
 Yes No N/A

4. Sponsor has taken or will take appropriate corrective action for any test result outside of allowable tolerances (AC 150/5370-12).
 Yes No N/A
5. Pay reduction factors required by the specifications were applied or will be applied in computing final payments with a summary made available to the FAA (AC 150/5370-10).
 Yes No N/A
6. Sponsor has notified, or will promptly notify the Federal Aviation Administration (FAA) of the following occurrences:
- a. Violations of any federal requirements set forth or included by reference in the contract documents (2 CFR part 200);
 - b. Disputes or complaints concerning federal labor standards (29 CFR part 5); and
 - c. Violations of or complaints addressing conformance with Equal Employment Opportunity or Disadvantaged Business Enterprise requirements (41 CFR Chapter 60 and 49 CFR part 26).
- Yes No N/A
7. Weekly payroll records and statements of compliance were or will be submitted by the prime contractor and reviewed by the sponsor for conformance with federal labor and civil rights requirements as required by FAA and U.S. Department of Labor (29 CFR Part 5).
 Yes No N/A
8. Payments to the contractor were or will be made in conformance with federal requirements and contract provisions using sponsor internal controls that include:
- a. Retaining source documentation of payments and verifying contractor billing statements against actual performance (2 CFR § 200.302 and FAA Order 5100.38);
 - b. Prompt payment of subcontractors for satisfactory performance of work (49 CFR § 26.29);
 - c. Release of applicable retainage upon satisfactory performance of work (49 CFR § 26.29); and
 - d. Verification that payments to DBEs represent work the DBE performed by carrying out a commercially useful function (49 CFR §26.55).
- Yes No N/A
9. A final project inspection was or will be conducted with representatives of the sponsor and the contractor present that ensure:
- a. Physical completion of project work in conformance with approved plans and specifications (Order 5100.38);
 - b. Necessary actions to correct punch list items identified during final inspection are complete (Order 5100.38); and
 - c. Preparation of a record of final inspection and distribution to parties to the contract (Order 5100.38);
- Yes No N/A
10. The project was or will be accomplished without material deviations, changes, or modifications from approved plans and specifications, except as approved by the FAA (Order 5100.38).
 Yes No N/A

11. The construction of all buildings have complied or will comply with the seismic construction requirements of 49 CFR § 41.120.

Yes No N/A

12. For development projects, sponsor has taken or will take the following close-out actions:

- a. Submit to the FAA a final test and quality assurance report summarizing acceptance test results, as applicable (Grant Condition);
- b. Complete all environmental requirements as established within the project environmental determination (Order 5100.38); and
- c. Prepare and retain as-built plans (Order 5100.38).

Yes No N/A

13. Sponsor has revised or will revise their airport layout plan (ALP) that reflects improvements made and has submitted or will submit an updated ALP to the FAA no later than 90 days from the period of performance end date. (49 USC § 47107 and Order 5100.38).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this _____ day of _____, _____.

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

Yes No N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

- a. The dangers of drug abuse in the workplace;
- b. The sponsor's policy of maintaining a drug-free workplace;
- c. Any available drug counseling, rehabilitation, and employee assistance programs; and
- d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

Yes No N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).
 Yes No N/A
4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:
 a. Abide by the terms of the statement; and
 b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
 Yes No N/A
5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).
 Yes No N/A
6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:
 a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
 b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.
 Yes No N/A
7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).
 Yes No N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location: Silver Springs Airport
 Address: Silver Springs, Nevada 89429

Location 2 (if applicable)

Name of Location:
 Address:

Location 3 (if applicable)

Name of Location:
 Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



Equipment and Construction Contracts Airport Improvement Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a “covered contract” under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor’s officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

Yes No N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).
- Yes No N/A
3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.
- Yes No N/A
4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:
- a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));
 - b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and
 - c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).
- Yes No N/A
5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:
- a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;
 - b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;
 - c. Publicly opened at a time and place prescribed in the invitation for bids; and
 - d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.
- Yes No N/A
6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:
- a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;
 - b. Plan for publicizing and soliciting an adequate number of qualified sources; and
 - c. Listing of evaluation factors along with relative importance of the factors.
- Yes No N/A
7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).
- Yes No N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):

- a. Only one qualified person/firm submits a responsive bid;
- b. Award is to be made to other than the lowest responsible bidder; and
- c. Life cycle costing is a factor in selecting the lowest responsive bidder.

Yes No N/A

9. All construction and equipment installation contracts contain or will contain provisions for:

- a. Access to Records (§ 200.336)
- b. Buy American Preferences (Title 49 U.S.C. § 50101)
- c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
- d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
- e. Occupational Safety and Health Act requirements (20 CFR part 1920)
- f. Seismic Safety – building construction (49 CFR part 41)
- g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
- h. U.S. Trade Restriction (49 CFR part 30)
- i. Veterans Preference (49 USC § 47112(c))

Yes No N/A

10. All construction and equipment installation contracts exceeding \$2,000 contain or will contain the provisions established by:

- a. Davis-Bacon and Related Acts (29 CFR part 5)
- b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

Yes No N/A

11. All construction and equipment installation contracts exceeding \$3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

Yes No N/A

12. All contracts exceeding \$10,000 contain or will contain the following provisions as applicable:

- a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
- b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
- c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
- d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

Yes No N/A

13. All contracts and subcontracts exceeding \$25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

Yes No N/A

14. Contracts exceeding the simplified acquisition threshold (currently \$250,000) include or will include provisions, as applicable, that address the following:

- a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);
- b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);
- c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);
- d. Conditions specifying administrative, contractual and legal remedies for instances where contractor or vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and
- e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

Yes No N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

Yes No N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).
 Yes No N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).
 Yes No N/A

5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).
 Yes No N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).
 Yes No N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).
 Yes No N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).
 Yes No N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).
 Yes No N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).
 Yes No N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)
 Yes No N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:
 - a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.
 Yes No N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

Yes No N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

Yes No N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

Yes No N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Real Property Acquisition Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on real property acquisition and relocation assistance are in 49 CFR Part 24. The AIP project grant agreement contains specific requirements and assurances on the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), as amended.

Certification Statements

Except for certification statements below marked not applicable (N/A), this list includes major requirements of the real property acquisition project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards.

1. The sponsor's attorney or other official has or will have good and sufficient title as well as title evidence on property in the project.
 Yes No N/A

2. If defects and/or encumbrances exist in the title that adversely impact the sponsor's intended use of property in the project, they have been or will be extinguished, modified, or subordinated.
 Yes No N/A

3. If property for airport development is or will be leased, the following conditions have been met:
 - a. The term is for 20 years or the useful life of the project;
 - b. The lessor is a public agency; and
 - c. The lease contains no provisions that prevent full compliance with the grant agreement. Yes No N/A

4. Property in the project is or will be in conformance with the current Exhibit A property map, which is based on deeds, title opinions, land surveys, the approved airport layout plan, and project documentation.
- Yes No N/A
5. For any acquisition of property interest in noise sensitive approach zones and related areas, property interest was or will be obtained to ensure land is used for purposes compatible with noise levels associated with operation of the airport.
- Yes No N/A
6. For any acquisition of property interest in runway protection zones and areas related to 14 CFR 77 surfaces or to clear other airport surfaces, property interest was or will be obtained for the following:
- a. The right of flight;
 - b. The right of ingress and egress to remove obstructions; and
 - c. The right to restrict the establishment of future obstructions.
- Yes No N/A
7. Appraisals prepared by qualified real estate appraisers hired by the sponsor include or will include the following:
- a. Valuation data to estimate the current market value for the property interest acquired on each parcel; and
 - b. Verification that an opportunity has been provided to the property owner or representative to accompany appraisers during inspections.
- Yes No N/A
8. Each appraisal has been or will be reviewed by a qualified review appraiser to recommend an amount for the offer of just compensation, and the written appraisals as well as review appraisal are available to Federal Aviation Administration (FAA) for review.
- Yes No N/A
9. A written offer to acquire each parcel was or will be presented to the property owner for not less than the approved amount of just compensation.
- Yes No N/A
10. Effort was or will be made to acquire each property through the following negotiation procedures:
- a. No coercive action to induce agreement; and
 - b. Supporting documents for settlements included in the project files.
- Yes No N/A

11. If a negotiated settlement is not reached, the following procedures were or will be used:
- a. Condemnation initiated and a court deposit not less than the just compensation made prior to possession of the property; and
 - b. Supporting documents for awards included in the project files.

Yes No N/A

12. If displacement of persons, businesses, farm operations, or non-profit organizations is involved, a relocation assistance program was or will be established, with displaced parties receiving general information on the program in writing, including relocation eligibility, and a 90-day notice to vacate.

Yes No N/A

13. Relocation assistance services, comparable replacement housing, and payment of necessary relocation expenses were or will be provided within a reasonable time period for each displaced occupant in accordance with the Uniform Act.

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this _____ day of _____, _____.

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Designated Official Representative: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



Selection of Consultants

Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).
 Yes No N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).
 Yes No N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).
 Yes No N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).
 Yes No N/A
5. Sponsor has publicized or will publicize a RFQ that:
a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).
 Yes No N/A
6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).
 Yes No N/A
7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).
 Yes No N/A
8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).
 Yes No N/A
9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).
 Yes No N/A
10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).
 Yes No N/A
11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).
 Yes No N/A
12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)
 Yes No N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

- a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
- b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
- c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

Yes No N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

Yes No N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this day of , .

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor: Lyon County

Airport: Silver Springs Airport

Project Number: 3-32-0023-xxx-2024

Description of Work: Construct Partial Parallel Taxiway (35'x2,900') [Design]

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

Yes No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

Yes No

3. The sponsor or sub-recipient certifies that is has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

Yes No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: Lyon County

Name of Sponsor's Authorized Official: Mr. Andrew Haskin

Title of Sponsor's Authorized Official: County Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



ASSURANCES AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this grant agreement.

B. Duration and Applicability.

1. Airport development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions and assurances of this grant agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.

The preceding paragraph 1 also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. Airport Planning Undertaken by a Sponsor.

Unless otherwise specified in this grant agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 25, 30, 32, 33, and 34 in Section C apply to planning projects. The terms, conditions, and assurances of this grant agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements.

It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance and use of Federal funds for this project including but not limited to the following:

- a. Title 49, U.S.C., subtitle VII, as amended.
- b. Davis-Bacon Act - 40 U.S.C. 276(a), et seq.¹
- c. Federal Fair Labor Standards Act - 29 U.S.C. 201, et seq.
- d. Hatch Act – 5 U.S.C. 1501, et seq.²
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et seq.^{1,2}
- f. National Historic Preservation Act of 1966 - Section 106 - 16 U.S.C. 470(f).¹
- g. Archeological and Historic Preservation Act of 1974 - 16 U.S.C. 469 through 469c.¹
- h. Native Americans Grave Repatriation Act - 25 U.S.C. Section 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended.
- j. Coastal Zone Management Act, P.L. 93-205, as amended.
- k. Flood Disaster Protection Act of 1973 - Section 102(a) - 42 U.S.C. 4012a.¹
- l. Title 49, U.S.C., Section 303, (formerly known as Section 4(f))
- m. Rehabilitation Act of 1973 - 29 U.S.C. 794.
- n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.), prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 - 42 U.S.C. 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968 -42 U.S.C. 4151, et seq.¹
- s. Power plant and Industrial Fuel Use Act of 1978 - Section 403- 2 U.S.C. 8373.¹
- t. Contract Work Hours and Safety Standards Act - 40 U.S.C. 327, et seq.¹
- u. Copeland Anti-kickback Act - 18 U.S.C. 874.1
- v. National Environmental Policy Act of 1969 - 42 U.S.C. 4321, et seq.¹
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.
- x. Single Audit Act of 1984 - 31 U.S.C. 7501, et seq.²
- y. Drug-Free Workplace Act of 1988 - 41 U.S.C. 702 through 706.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

EXECUTIVE ORDERS

- a. Executive Order 11246 - Equal Employment Opportunity¹
- b. Executive Order 11990 - Protection of Wetlands
- c. Executive Order 11998 –Flood Plain Management
- d. Executive Order 12372 - Intergovernmental Review of Federal Programs
- e. Executive Order 12699 - Seismic Safety of Federal and Federally Assisted New Building Construction¹
- f. Executive Order 12898 - Environmental Justice
- g. Executive Order 13788 - Buy American and Hire American
- h. Executive Order 13858 – Strengthening Buy-American Preferences for Infrastructure Projects

FEDERAL REGULATIONS

- a. 2 CFR Part180 – OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Non-procurement).
- b. 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [OMB Circular A-87 Cost Principles Applicable to Grants and Contracts with State and Local Governments, and OMB Circular A-133 - Audits of States, Local Governments, and Non-Profit Organizations].^{4,5,6}
- c. 2 CFR Part 1200 – Non-procurement Suspension and Debarment
- d. 14 CFR Part 13 - Investigative and Enforcement Procedures14 CFR Part 16 - Rules of Practice For Federally Assisted Airport Enforcement Proceedings.
- e. 14 CFR Part 150 - Airport noise compatibility planning.
- f. 28 CFR Part 35- Discrimination on the Basis of Disability in State and Local Government Services.
- g. 28 CFR § 50.3 - U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.
- h. 29 CFR Part 1 - Procedures for predetermination of wage rates.¹
- i. 29 CFR Part 3 - Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.¹
- j. 29 CFR Part 5 - Labor standards provisions applicable to contracts covering federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).¹
- k. 41 CFR Part 60 - Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and federally assisted contracting requirements).¹
- l. 49 CFR Part 18 - Uniform administrative requirements for grants and cooperative agreements to state and local governments.³
- m. 49 CFR Part 20 - New restrictions on lobbying.

- n. 49 CFR Part 21 – Nondiscrimination in federally-assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.
- o. 49 CFR Part 23 - Participation by Disadvantage Business Enterprise in Airport Concessions.
- p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs.^{1,2}
- q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Programs.
- r. 49 CFR Part 27 – Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.¹
- s. 49 CFR Part 28 –Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities conducted by the Department of Transportation.
- t. 49 CFR Part 30 - Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.
- u. 49 CFR Part 32 –Government-wide Requirements for Drug-Free Workplace (Financial Assistance)
- v. 49 CFR Part 37 –Transportation Services for Individuals with Disabilities (ADA).
- w. 49 CFR Part 41 - Seismic safety of Federal and federally assisted or regulated new building construction.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this grant agreement.

FOOTNOTES TO ASSURANCE C.1.

- ¹ These laws do not apply to airport planning sponsors.
- ² These laws do not apply to private sponsors.
- ³ 49 CFR Part 18 and 2 CFR Part 200 contain requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation and circular shall also be applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
- ⁴ On December 26, 2013 at 78 FR 78590, the Office of Management and Budget (OMB) issued the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in 2 CFR Part 200. 2 CFR Part 200 replaces and combines the former Uniform Administrative Requirements for Grants (OMB Circular A-102 and Circular A-110 or 2 CFR Part 215 or Circular) as well as the Cost Principles (Circulars A-21 or 2 CFR part 220; Circular A-87 or 2 CFR part 225; and A-122, 2 CFR part 230). Additionally it replaces Circular A-133 guidance on the Single Annual Audit. In accordance with 2 CFR section 200.110, the standards set forth in Part 200 which affect administration of Federal awards issued by Federal agencies become effective once implemented by Federal agencies or when any future amendment to this Part becomes final. Federal agencies, including the Department of Transportation, must implement the policies and procedures applicable to Federal awards by promulgating a regulation to be effective by December 26, 2014 unless different provisions are required by statute or approved by OMB.

- ⁵ Cost principles established in 2 CFR part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
- ⁶ Audit requirements established in 2 CFR part 200 subpart F are the guidelines for audits.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this grant agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this grant agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.
- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this grant agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.
- b. Subject to the FAA Act of 2018, Public Law 115-254, Section 163, it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this grant agreement without approval by the

Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this grant agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this grant agreement.

- c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
- d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
- e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
- f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations and the terms, conditions and assurances in this grant agreement and shall insure that such arrangement also requires compliance therewith.
- g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. Consistency with Local Plans.

The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. Consideration of Local Interest.

It has given fair consideration to the interest of communities in or near where the project may be located.

8. Consultation with Users.

In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. Public Hearings.

In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. Metropolitan Planning Organization.

In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. Pavement Preventive Maintenance.

With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. Terminal Development Prerequisites.

For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under section 44706 of Title 49, United States Code, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

- a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
- b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of \$2,000 for work on any projects funded under this grant agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor, in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this grant agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in Section 47112 of Title 49, United States Code. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this grant agreement, and, upon approval of the Secretary, shall be incorporated into this grant agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this grant agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.
- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for-
 - 1) Operating the airport's aeronautical facilities whenever required;
 - 2) Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
 - 3) Promptly notifying airmen of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.
- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with

respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to-
 - 1) furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 - 2) charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.
- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees [including, but not limited to maintenance, repair, and fueling] that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.
- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 - 1) If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated

by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

- 2) If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
- 3) Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at Section 47102 of title 49 United States Code), if the FAA determines the airport sponsor meets the requirements set forth in Sec. 813 of Public Law 112-95.
 - b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
 - c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of Section 47107 of Title 49, United States Code.

26. Reports and Inspections.

It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;
- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;
- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this grant agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - 1) all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - 2) all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that –

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein, or rights in buildings of the sponsor as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, it will keep up to date at all times an airport layout plan of the airport showing:
 - 1) boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
 - 2) the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
 - 3) the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
 - 4) all proposed and existing access points used to taxi aircraft across the airport's property boundary. Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity

with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.

- b. Subject to the FAA Reauthorization Act of 2018, Public Law 115-254, Section 163, if a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary (1) eliminate such adverse effect in a manner approved by the Secretary; or (2) bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. **Civil Rights.**

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this grant.

- a. Using the definitions of activity, facility and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR § 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by, or pursuant to these assurances.
- b. **Applicability**
 - 1) **Programs and Activities.** If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.
 - 2) **Facilities.** Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3) **Real Property.** Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

- c. **Duration.**

The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

- 1) So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
- 2) So long as the sponsor retains ownership or possession of the property.

- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this grant agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

“The **(Name of Sponsor)**, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.”

- e. Required Contract Provisions.

- 1) It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.
- 2) It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
- 3) It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
- 4) It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
 - a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order, (1)

- reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund. If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.
- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, (1) upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order: (1) reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund.
 - c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
 - d. Disposition of such land under (a) (b) or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

Engineering and Design Services. If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U. S. C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out the project in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, the advisory circulars listed in the Current FAA Advisory Circulars for AIP projects, dated _____, and included in this grant, and in accordance with applicable state policies, standards, and specifications approved by the Secretary.

35. Relocation and Real Property Acquisition.

- a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
- b. It will provide a relocation assistance program offering the services described in Subpart C and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
- c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1936 (31 U.S.C. 3801).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or

operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

- a. If the airport owner or operator of a medium or large hub airport (as defined in section 47102 of title 49, U.S.C.) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that-
 - 1) Describes the requests;
 - 2) Provides an explanation as to why the requests could not be accommodated; and
 - 3) Provides a time frame within which, if any, the airport will be able to accommodate the requests.
- b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

Lyon County Board of County Commissioners Agenda Summary

Meeting Date: February 1, 2024

Agenda Item Number:

16.b

Subject:

For Possible Action: Appoint a Director of North Lyon County Fire Protection District.

Summary:

Dan McCassie, North Lyon County Fire Protection District Board Chairman, requested item be put on the County Commissioners meeting agenda to have them appoint a Director for the Board. A Meeting held on January 11, 2024

The Board could not come to a consensus.

The decision has been brought to the board for appointment under NRS 474.145 Vacancies.

NRS 474.145 2. "If the remaining directors fail or refuse to appoint a new director within 30 days after the vacancy occurs, the board of county commissioners shall appoint a person to fill the vacancy"

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

Appoint a Director of North Lyon County Fire Protection District

William Botelho Jr., Applicant

Kendall Cameron-Lash, Applicant

Larry Creglow, Applicant

Lee Greglow, Applicant

Roy Eddington Jr., Applicant

Ryen Scannell, Applicant

Deborah Skinner, Applicant

Michael Toombs, Applicant

ATTACHMENTS

- [North Lyon County Fire Protection District Director Application Package](#)
- [North Lyon County Fire Protection District January 11, 2024 Draft Minutes](#)
- [NRS 474.145 - Vacancies](#)



Nevada/Utah

P.O. Box 677345, Dallas, TX 75267-7345

GANNETT

PROOF OF PUBLICATION

Kasey Miller
Kasey Miller
North Lyon County Fire Dept
195 E Main ST
Fernley NV 89408-7644

STATE OF WISCONSIN, COUNTY OF BROWN

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

11/13/2023, 11/17/2023, 11/20/2023, 11/24/2023, 11/27/2023,
12/01/2023, 12/04/2023, 12/08/2023

and that the fees charged are legal.
Sworn to and subscribed before on 12/08/2023

Legal Clerk

Notary, State of WI, County of Brown

12-6-23

My commission expires

Publication Cost:	\$398.04	
Order No:	9517029	# of Copies:
Customer No:	1118804	1
PO #:	BoD Position	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

The North Lyon County Fire Protection District is seeking candidates to fill one (1) vacated Board of Directors position. Candidates must live within the boundaries of the District. Interested parties need to provide the District with a Letter of Interest no later than 4:00 p.m. on Friday December 8, 2023. Appointment will be made at the Board of Directors Meeting on Thursday December 14, 2023, at 6:00 p.m., at 195 East Main Street, Fernley, NV 89408. For complete information call the District Office at 575-3310.

9517029 11/13 - 12/8/23

Kasey Miller

From: William Botelho <wbotelho@att.net>
Sent: Friday, December 8, 2023 3:13 PM
To: Kasey Miller
Subject: Interest in the Fire Board appointment

Hello Kasey,

I am throwing my hat into the ring for the open Board position...thank you!

William Botelho Jr

KENDALL CAMERON-LASH

376 COOK WAY
FERNLEY, NV 89408
(775) 980-7178
kencam@sbcglobal.net

December 8, 2023

NLCFPD Board of Directors
195 East Main Street
Fernley, NV 89408

Dear Board of Directors:

I would like to apply for the position of Board of Directors Member with the North Lyon County Fire Protection District. I have been a Board Member and/or Committee Volunteer for many years. I am also a self-employed business owner for the past 27 years. I have experience in finance, chairing meetings, strategic solutions, fundraising, and community outreach/support. My supervisory and administrative experience, as well as leadership skills, will prove useful to the Board. I am eager to participate in every meeting, willing to prepare ahead, and strive to learn as much as possible.

I feel a successful Fire Board must stay within the scope of community expectations, but not at the expense of daily fire department activities. I see how critical it is for the Fire Board to value their role in supervision and must ensure that taxpayer money is spent in the best interest of the residents of Fernley who they serve. I believe our role as Board Members, especially as individuals who have never served in the fire industry, is to value the input of the professionals we put in place to administer the district and encourage public participation.

I know that I will bring many benefits to the Board with my experience, skills, and willingness to serve the district and community. Looking forward to attending the Board Meeting next week.

Sincerely,

Kendall Cameron-Lash

To whom it may concern,

I have been a resident of Fernley Nevada since it became a city in 2001. I never thought I would live here as long as I have, but the city and area has proven to provide everything a person could need. In 2019 my wife and I brought home a baby girl and then adopted her in 2020. Even in these short five years she has developed several bonds here. I have always thought I should do more for the community and for this reason I would like to express my interest in becoming a member of the North Lyon County Fire District Board of Directors.

I started my fire fighting career on the Grant County District 8 Volunteer Fire Department in Mattawa Washington when I was 18 years old. I moved into District 10 in the same county and immediately joined the volunteer department there and became an EMT. A few years later I relocated to Silver Springs Nevada and joined Central Lyon County Fire Protection District as a volunteer and eventually became a training officer there. In mid-1992 the family and I moved back to Washington and after settling down in Clallam Bay I joined Clallam County Fire District 5 as a volunteer until moving back to Nevada.

I feel to truly be a part of a community one should volunteer their time to aid those in need. I know the guidance of a department is not as dangerous as saving a person from a burning building or standing on a dark road at the scene of an accident, but it is just as important to assure those that do have what they need for equipment and support.

Thank you for your consideration,

Larry Creiglow

1041 Scott Dr.

Fernley, Nv 89408

(775) 225-6431

bowpoacher63@yahoo.com

Lee Creiglow

1090 Green Valley Dr. Fernley, NV 98408*509.361.0343*lcreig@yahoo.com

22 November 2023

Dan McCassie
Chairman, Board of Directors
North Lyon County Fire Protection District
195 E Main St.
Fernley, NV 89408

Dear Chairman McCassie,

I wish to add my name to the list of candidates to fill the open position of Director for the North Lyon County Fire Protection District. I have more than 40 years' experience in the fire service as a volunteer serving in multiple capacities including Firefighter/EMT, Lieutenant, Captain, Battalion Chief and Assistant Chief. Additionally, I served North Lyon County Fire Protection District as a Division Chief/Fire Marshal and former elected board member. I have the experience necessary to serve the district with a clear understanding of the needs of the community and challenges of providing rural fire service delivery.

I also bring to the table more than 30 years' experience in public service as a code administrator/Building Official. I am well versed in the laws and rules governing elected and public officials, the responsibilities, and the limits of their authority. I welcome the opportunity to meet with you and the board to answer any questions you may have and look forward to the opportunity to serve my community, this board, and the district again.

Respectfully submitted,



Lee Creiglow, CBO, BCS

Letter of Intent

To: North Lyon County Fire Protection District
Attn: NLCFPD Board Director, Dan McCassie
Ref: Immediate NLCFPD Director Vacancy
Date: November 10, 2023

Applicant:

Roy Edgington Jr.
516 Pioneer Court, Fernley, Nevada 89408
Resident: Fernley Nevada, since
Phone Number 775-790-5655

I'm writing this letter of intent to the North Lyon County Fire Protection District, Board of Directors. For the immediate board vacancy.

I understand that there is an immediate position as a Board Director. I believe I'm qualified by residing in the Fire District since 1988. I have over 32 years of experience in the Fire Service. I also bring experience as a past elected office within the City of Fernley, former Mayor for the past 8 years, and a City Council member.

I'm familiar with the structure of the North Lyon County Fire Protection District, NRS 494.010.

I was able to successfully pass Federal Grants, through the City of Fernley, for the North Lyon County Fire Protection District, by obtaining necessary emergency equipment, two (2) new ambulances through the Cov-19, Federal Funding Programs, for the Fire District.

I'm available to begin the Directorship. I'm fully aware of the filing with the Secretary of State of Nevada, and with Lyon County Nevada



Roy Edgington Jr.

To Whom It May Concern,

My name is Ryen Scannell; I am writing this to provide my letter of interest in the open position on the Board of Fire Commissioners for the City of Fernley. I am a 5 year resident of Fernley and a father of 3 young children who I look forward to raising in this community for many years. I have a devout belief in service to ones community which was instilled in me during my time in the Boy Scouts of America growing up. This followed me into my adulthood when my passion for community and helping others manifested itself in a career in the Fire Service and EMS.

I currently serve as a FireFighter Paramedic for Truckee Meadows Fire and Rescue (Washoe County). My knowledge and time in the career and my understanding of the operational needs of our community would serve as a great potential boon to the board. In addition to this I work Per Diem with Banner Churchill. Having experience in the importance of long transport also provides me a great insight into the limitations and tactical needs of rural medicine.

With my devotion to community, family, and a focus on providing a quality service for this town I feel that my investment to the board would reap benefits. Fernley is a beautiful town with an amazing community that is going to enter a phase of rapid growth. Infrastructure for our vulnerable populations need a focused eye, and the protection of our youth is tantamount. It would be my goal to ensure the Fire District is supporting this growth and upholding the oath of their station. As a fellow member of the fire service, I hold this oath close to heart, and would desire it to be demonstrated at all ranks of the organization.

I appreciate your consideration and look forward to hearing from you.

-Ryen Scannell
916-698-9849
Scannell.ryen@gmail.com



*Debbie Skinner
3285 Highway 50 A East
Fernley NV 89408
775.530.6893*

8 December 2023

North Lyon Fire Protection District
Board of Directors

To Whom It May Concern:

This is a letter of intent for the open board position, for the North Lyon Fire Protection District.

My name is Debbie Skinner and I have been a resident of Lyon County for most of my life. Furthermore, I have been a resident in Fernley for over 30 years. I am a Mother of three daughters and a Grandmother of three. Over the years I have served on several boards from youth soccer, softball, swim team, City of Fernley Room Tax, as well as been a volunteer in the community.

If I were appointed to the board, I would bring the experience of a business owner, working with budgets as well as the desire to serve the community and along with the checks and balances to ensure that the NFLCD is providing the best service within the community.

I appreciate your consideration and as a side note, I previously served a 4-year elected term on the NLFPD board 2008-2013.

If you have any questions, I can be reached at 775.530.6893

Sincerely,

Deborah Skinner

775.530.6893

North Lyon County Fire Protection District
195 East Main Street
Fernley, NV 89408

Dear Board of Directors,

I am submitting my letter for consideration to fill the vacant Director position.

I reside within the boundaries of the district and am a homeowner in the Desert Lakes Golf Course neighborhood.

My professional experience highlights a diverse background comprised of various leadership positions overseeing large and complex organizations in the Federal Government, Department of Defense, Fallon Paiute Shoshone Tribal Administrator, and Deputy City Manager for City of Fernley. I am a Veteran having served 26 years on Active Duty. In previous positions, I led two large Military Police Departments comprised of Active Duty and Department of the Navy Civilian Police Officers who were under a Collective Bargaining Agreement, Wild Land Fire and Aviation Program Agency Administrator for a program assessed as a model District Fire Program during a post-Large Fire Audit, Chairman for an Interagency Wild Land Fire Dispatch Center operating under a Service First Agreement between BLM, USFS and NDF, exercised executive oversight of all government services to a community including Volunteer Fire Department and sworn Law Enforcement Officer, and I currently work for the Department of the Navy as the Senior Civilian and principle advisor the Commanding Officer to facilitate the integration of shore strategic resource planning efforts across the installation. I have experience in Emergency Management including developing all-hazards Emergency Operations Plans and leading Emergency Operations Center operations. Additionally, I have been assigned additional duties as Budget Officer with primary responsibilities to oversee the planning and execution of a large federal budget. I believe my experience has provided me with a unique and professional set of skills that will bring a refreshing and different perspective to the board and the North Lyon County Fire Protection District.

My formal education includes a Master of Public Administration from National University, San Diego, CA; a Master of Homeland Security from American Military University, Charles Town, WV; a certificate program in Executive Leadership from Cornell University, and a Bachelor of Arts from Limestone College, Gaffney, SC. Additionally, I have completed various leadership and development courses through various agencies, and Intermediate and Advance Incident Management Courses through the Federal Emergency Management Agencies.

I look forward to hearing your decision.

Sincerely,



Michael Toombs

400 Dog Leg Dr.
Fernley NV 89408
775-980-9822
toombsm@gmail.com

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

MINUTES

NORTH LYON COUNTY FIRE PROTECTION DISTRICT

January 11, 2024

- 1. Call to Order**
- 2. Public Comment** (No action will be taken on any subject during public participation until it has been properly placed on an Agenda for a subsequent meeting. Public comments are limited to 3 minutes.)
- 3. CONSENT AGENDA***(All matters listed under the consent agenda are considered routine and may be acted upon by the Board of North Lyon County Fire Protection District with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.)
 - 3a. Review and approve of Board Agenda**
 - 3b. Review and approve Board Minutes**
 - 3c. Review of Summary Reports**
 - 3d. Review and Approval of Written notice of Verbal Warning for Chief Nicholl**
- 4. Discussion and possible action regarding Revenue and Expenditures***
 - 4a. Enterprise Fund Revenue and Expenditures**
 - 4b. General Fund Revenue and Expenditures**
- 5. Presentation – Donation for the Cadet Scholarship Program**
- 6. Discussion and action to appoint new Board of Director***

Chief Nicholl stated that in the past he left the room until the Board had a new Director chosen and excused himself.

Chairman McCassie read the proof of publication; The North Lyon County Fire Protection District is seeking candidates to fill one (1) vacated Board of Directors position. Candidates must live within the boundaries of the district. Interested parties need to provide the District with a Letter of Interest no later than 4:00 p.m. on Friday, December 8, 2023. Appointment will be made at the Board of Directors Meeting on Thursday, December 14, 2023, at 6:00 p.m., at

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

195 East Main Street, Fernley, NV 89408. For complete information call the District Office at 575-3310.

Chairman McCassie called on each candidate to give a brief history of who they are and why they are interested in being on the Board.

#1. Mr. William Botelho Jr., not present.

#2. Mrs. Kendall Cameron-Lash joined the meeting via Zoom, due to caring for her mother in Reno and was unable to get home because of bad weather conditions. She explained that this is her third time applying and the reason that she keeps coming back over the years is because more than anything she is interested in the community expectations and maintaining them. She added that she has experienced our fire personnel in many different settings, and she knows how much our fire personnel mean to the community and how much they have meant to her. Mrs. Lash shared how important this service is to the community, all the issues with the Board, and that she wants to be involved. She stated that she has always supported what the firefighters do and how passionate she is about it. She added that she keeps coming back and getting passed over. She shared that Director Wheeler is not interested in her as a candidate and that Chairman McCassie has been in the past but is not now. She feels that she has a lot to offer the Board, she's been committed, she keeps coming back, she has a great skill set and she can be extremely objective. Mrs. Lash added that she feels that she does a really good job and that is why she keeps coming back.

Chairman McCassie asked the Board if they had any questions or comments.

Director Wheeler asked if she recently posted on Facebook stating that she could not work with any of the current North Lyon County Fire Protection Board Members and she answered that she has posted things on Facebook related to the Fire Board, but she stated that she never said a statement that she wouldn't be able to work with any current Board Member.

Director Murphy stated that he did not have any questions and that the last time that Mrs. Lash applied for one of these seats, he had asked her questions, and he was happy with her responses then. He thanked her for coming back again and giving it a try.

#3. Mr. Larry Creiglow has lived in Nevada for a good portion of his life, and he went to Washington for about 10 years and came back to Fernley in 2001. He explained that he has always been involved in Fire Departments as a volunteer and always enjoyed it. Now that he is older, he can't do it anymore and the best way that he can help the Fire Department now is to be a member of the Board, listen to everybody's input, and make informed decisions.

Chairman McCassie asked the Board if they had any questions or comments.

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

Director Murphy asked Mr. Larry Creiglow what his understanding of NRS.288 was and how it affects our fire district and he responded that he had no idea what that was and that he hadn't researched anything yet because he was not quite sure what it entails. He stated that once things came up, he would then research what every item was.

Director Murphy explained that NRS.288 is the Collected Bargaining Statute that governs and directs labor-management relations in the state of Nevada.

Director Murphy asked if his involvement in the past was with our Fire Department, and he answered that the only involvement he has had with this Fire Department has been some water fights on the Fourth of July.

#4. Mr. Lee Creiglow is a former Board Member who was elected in 2002 when the Board went from a three-person to a five-person Board. Upon that election, he was appointed Chairman of the Board and served for North Lyon County Fire. During that time, he shared that he was a volunteer with the Fernley Volunteer Fire Department and retired from them when he left Fernley as a Battalion Chief. Mr. Lee Creiglow stated that he started in the fire service in 1980 in Eastern Washington. He shared that he has served as a firefighter, Lieutenant, Captain, Assistant Chief, a Volunteer Battalion Chief in Fernley. He added that he was a Division Chief with North Lyon County Fire and when they created the position of Fire Marshall he resigned as a Board Member to pursue a career with the District of Fire Marshall and successfully tested for that position and served for about two and a half years. He recently retired from Grant County Fire District 5 as a Station Lieutenant. He added that he had to leave the fire service to take care of his late wife due to her medical condition. He stated that he has worked in the public sector since 1988 and was a building inspector for Lyon County. While doing so, he was an Assistant Chief in Silver Springs and developed a relationship with then-Chief Jensen and because he worked out of the Fernley office, he was able to respond to incidents through a cooperative agreement. Mr. Lee Creiglow explained that he then went to Stagecoach to be a Captain, and he was a national registered EMT up until a few years ago. He added that he worked as a volunteer EMT in Silver Springs. He is currently an employee of the state of Nevada in the Public Works Department, a senior inspector of the building division working at UNR doing inspections on their new buildings. He stated that he is well versed in what is involved with running a department and running a district. Mr. Lee Creiglow added that he was very involved in some of the discussions with the city when he was a Board Member and an employee, dealing with the city wanting to take over the district. He shared that he is very versed with public meetings, Robert's Rules of Orders and what proper conduct is. Mr. Lee Creiglow shared that he has never worked directly with a full-paid fire department, that he has always been a full volunteer or combination departments, and that he does have some relationship with IAFF. He added that he bought property in Southern Nevada that he has been developing for future retirement because he plans on staying in this state for a while and in Fernley.

Chairman McCassie asked the Board if they had any questions or comments.

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

Director Rodriguez is asking what some of the challenges that he faced were tough to deal with and how they were handled when he was previously on the Board.

Mr. Lee Creiglow explained that as a Board Member, they didn't have tough challenges and that we were going through a growth spurt at the time. He explained that with the retirement of Chief Jensen, they had to hire a new Chief. He stated that Chief Jensen's position here was primarily administrative and he was the only paid employee in the district up until that point. They needed to add career firefighters and they had a great volunteer organization, but it is taxing when a city is growing as fast as we were to expect the volunteers to be able to provide the service to the city required. He added that he was a part of the Board when they started hiring firefighters. He added that he was the project manager of this building, and he drew the plans and helped secure the property at Station 2.

Director Rodriguez asked Mr. Lee Creiglow what his thoughts are on hiring an Assistant Chief.

Mr. Lee Creiglow explained that he doesn't know enough about the operation here today to say if it is time to do that or not. He added that he is all about boots on the ground. At the rate that the city is growing, as a Board member he explained that he would look at how that money could be better spent or if we truly do need an Assistant Chief. He shared that when he was here, he was the second employee of the district as a Division Chief and as a Fire Marshall and then they hired a Training Officer. Now three paid people were expected to be responders as well as employees of the district. He added that he would look at all the ins and outs and see where the needs are and as a Board Member, he would move ahead with that.

Director Murphy asked Mr. Lee Creiglow what his understanding of NRS.288 is beyond the title of the statute, and he responded that he does not have any understanding of that statute as it applies to the state of Nevada. He explained that they have RCW's in the state of Washington that he was familiar with that are probably similarly worded but he does not know that statute for the state of Nevada and that he would before the end of the night.

#5. Mr. Roy Edgington Jr., not present.

#6. Mr. Ryen Scannell has been a Firefighter/Paramedic in Nevada for seven years, and before that, he was a paramedic for thirteen years nationally registered outside of the state. He thinks that overall, he would be an excellent candidate for this position seeing the voice of concerns of the PFNN as well as many of the Laborer Unions within the region have explicit concerns on special understanding within the fire service. He explained that currently serving as a firefighter, he understands the need both tactically and incorporated within what we would provide as a service within North Lyon. Mr. Scannell added that he is a father of three in this community and he understands the importance that this protection district provides to every one of us. Most of us have children and families that live here, and we care about them bravely and deeply. He

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

added that he is currently a private ambulance operator out of Banner Churchill and neighboring Fallon, Churchill County. He hopes that he is considered for this position because he stated he has a lot of skin in the game, and he would like the opportunity to help ensure the safety of the community and the families of this district.

Chairman McCassie asked the Board if they had any questions.

Director Wheeler asked if he lived in the district and Chairman McCassie answered yes, he does.

Director Murphy is asking for his understanding of NRS.288 and Mr. Scannell responded that as far as the direct language is concerned, he is not familiar enough to quote anything. However, the fire department that he currently serves for is a fire protection district as well and they follow 474 guidelines for how their district is run. He added that he thinks he knows the structure enough to where he could adapt the knowledge as he accumulates it and applies it appropriately. Director Murphy asked if he has had any involvement with our department and he responded no.

#7. Mrs. Deborah Skinner is a mother of three and has three granddaughters. She shared that she has served on the Board before and it is something that she is very passionate about. She enjoys being in the community and helping serve others, our fire district does that, and she would like to help contribute to that.

Chairman McCassie asked the Board if they had any questions.

Director Murphy is asking what her understanding is of NRS.288 and how it affects our department. Mrs. Skinner explained that it had been a while, but when she did serve on the Board, they were actively involved in a Collective Bargaining Agreement as well as disciplinary action. She stated that she would say that she has been averse to it and would have to be refreshed on that.

Director Murphy is asking about her previous involvement with our department, being a Board Member, if it was a single term that she served, and if there would be concerns with any time-out issues as far as years of service that she can't provide the district if appointed. Mrs. Skinner responded that she served from 2008 to 2012, at which time she relocated to Eureka County. She added that her husband had taken a position out there and for her daughters to finish high school. She stated that she was not able to be a resident in the district to be able to seek a second term. She shared that she owns two RV Parks, her livelihood is in Fernley, and that she is not going anywhere.

#8. Mr. Michael Toombs has been a resident of the city of Fernley for ten years. Before that, he served on active duty in the U.S. Navy for 26 years as military police. During that time, he had

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

the experience of leading two large Military Police Departments, and his largest was over three hundred active duty and civilian military police officers. He added the majority of that workforce was civilian Department of Navy Officers under the Collective Bargaining Agreement. Once retired he went to Las Vegas and his first job out of retirement was as an Emergency Manager under Clark County at an Emergency Medical Center. He then went to work for the Bureau of Land Management, and his four years there culminated as a District Manager in Winnemucca leading one hundred and twenty employees and overseeing the Public Land Management of 8.4 million acres. During those four years with the Bureau of Land Management, he spent time as a Budget Analyst, a Budget Officer, and a line Officer in the Bureau of Land Management where he also oversaw the Wildland Fire Department for the Winnemucca District Office during the busy 2016-2017 fire season. He is currently the Senior Civilian for the base commander of the Naval Air Station, Fallon. His job there is to be the Senior Advisor to the installation commander and provide guidance and consultation on overseeing ten business lines. In addition to his undergraduate degree, he has a certificate in Executive Leadership from Cornell University, a Masters of Homeland Security from American Military University, and a master's in public administrative from National University in San Diego.

Mr. Toombs stated that he would like to serve because he likes to be active in any community that he is living in, and to be a good citizen you need to be involved in your community. That is what drove him to pursue a second master's degree, to get better educated on how governments operate. He added that he chose to get a master's degree in public administration which led him to his career which led him to the most interaction with North Lyon County Fire, and that was the Deputy City Manager for the City of Fernley.

Chairman McCassie asked the Board if they have any questions.

Director Murphy asked what his understanding is of NRS.288 and Mr. Toombs responded that it is very vague at this moment, and he is not familiar with the actual verbiage, but he is sure that it parallels what our guidelines are regarding good faith bargaining and that it serves both parties and not just management nor the workforce.

Director Murphy asked if his involvement with the department in the past, if he had any time with our department, and if he has been to any meetings previously, and Mr. Toombs responded yes to both. He explained that as the former deputy and City Manager, he interacted routinely with both Chief Nicholl and the firefighters at various events throughout the city, during council meetings, and during business at the station for community engagements and the great things that they do to support our community. He included that during that time it was not as a firefighter but as a Board Member.

Mr. Lee Creiglow asked if the Board was going to go to an executive session to make their decision and Chairman McCassie responded, no that it will be in open form.

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

Chairman McCassie called for a recess at 1850.
Chairman McCassie resumed the meeting at 1859.

Chairman McCassie stated that we are discussing picking a new Board Member.

Chairman McCassie is asking Director Murphy if he has any comments or suggestions.

Director Murphy stated that he has no comments, but he would like to nominate Kendall Cameron-Lash for the vacant Board position. He stated that she has put in several times now and of our candidates next to Bill Botelho, she has been consistent and has a great interest in doing what is expected of that position. For that reason, Director Murphy would like to nominate Kendall for appointment to the vacant North Lyon County Board seat.

Director Rodriguez shared that he found good, strong points with Mr. Michael Toombs. He added that Mrs. Kendall Cameron-Lash has shown a lot of interest, she is familiar with the importance of North Lyon County Fire Protection District and is very committed. He added that he wasn't sure of the comment that was made regarding Facebook.

Chairman McCassie asked Director Wheeler if he had any comments or questions. Director Wheeler stated that if he was going to look at an individual, he would like to nominate Mr. Larry Creiglow.

Chairman McCassie commented that he would like to see a Board Member who is neutral and can grow with this department. He stated that he wants someone who is going to ask a lot of questions. He explained that there is a lot of experience in the room, but it's time to move forward and have somebody who isn't going to sit there and talk about how this is how they did it before. Chairman McCassie stated that he would like to nominate Mr. Larry Creiglow and that he is one of the most neutral candidates in the room.

Director Rodriguez shared that between the two candidates that he has in mind, he would like to second the nomination from Director Murphy choosing Mrs. Kendall Cameron-Lash.

Chairman McCassie added that there is a nomination for Mrs. Kendall Cameron-Lash and Mr. Larry Creiglow. He asked Director Wheeler if he would vote for Kendall Cameron-Lash and both Chairman McCassie and Director Wheeler responded that they would not. Chairman McCassie added that that is why he is looking for someone neutral and not afraid to ask questions.

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

Director Murphy commented that we had a nomination, a second, we can put that to vote, and we can move on to the next.

The motion carries as follows: 2-2-0

Murphy	Aye	McCassie	Nay
Rodriguez	Aye	Wheeler	Nay

Chairman McCassie is asking if they pick a new candidate or if they move forward and have a third or fourth. Director Murphy stated that he would like to nominate Mr. Michael Toombs. He added that he has a great resume and a long history of experience with the public and private, federal sectors combined it sounds like. He mentioned that he hasn't had much experience with Mr. Toombs, but he stated that he sees Chairman McCassie's point about choosing somebody who is neutral and open-minded.

Director Murphy is nominating Mr. Michael Toombs.

Director Rodriguez seconded the motion.

The motion carries as follows: 2-2-0

Murphy	Aye	McCassie	Nay
Rodriguez	Aye	Wheeler	Nay

Chairman McCassie stated that they are still torn, and he doesn't know what else to do.

District Attorney, Aaron Mouritsen shared that in case the Board does not appoint somebody tonight under NRS.474.145.2, it will go to the County Commissioners. At this time, he stated that he could coordinate with Mrs. Kasey Miller and Chief Nicholl to get this on the agenda at the County Commissioners.

Chairman McCassie is asking the Board if they are okay with that decision. Director Rodriguez responded that he was okay with that. Director Murphy stated that he would like to come to a resolution and have an appointment tonight, if possible, Director Wheeler added that he is not okay with that and would like to see it done in-house.

Director Wheeler is nominating Lee Creiglow.

Director McCassie seconded the motion.

The motion carries as follows: 2-2-0

McCassie	Aye	Murphy	Nay
Wheeler	Aye	Rodriguez	Nay

Chairman McCassie stated that since there was no decision made to pick a new Board Member, the County Commissioner will now decide who will fill the vacant Board seat.

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

Director Murphy would like to nominate Mr. Ryan Scannell. Having another fireman on the Board with experience and understanding of the different facets of EMS/Fire in a very similar district. He thinks that there is some benefit to having somebody who's been in a different department that could potentially help this department.

Director Murphy is nominating Mr. Ryan Scannell.

The motion dies for a lack of second. Chairman McCassie added that there is a lack of a second and we will move forward, and the County Commissioners will pick the vacant Board seat.

- 7. Discussion and action to appoint 2024 Board of Positions: Chair, Vice President, Secretary/Treasurer***
- 8. Discussion and possible action to approve FY 2022-2023 Audit***
- 9. Discussion and action regarding Job Descriptions; Firefighter/EMS Provider, Fire Captain***
- 10. Discussion and action regarding Lyon County Emergency Operations Plan***
- 11. Discussion regarding Assistant Fire Chief Recruitment**
- 12. Discussion regarding Apparatus**
- 13. Discussion regarding Fire Riser at Station 61.**
- 14. Discussion regarding Opioid Litigation**
- 15. Discussion and action regarding Workshop for Board S.O.P.'s***
- 16. Reports of Directors, Fire Chief, Fire Marshall, Staff, Volunteers, Local 4547, City of Fernley**
- 17. Public Comment** (No action will be taken on any subject during public participation until it has been properly placed on an Agenda for a subsequent meeting. Public comments are limited to 3-minutes.)
- 18. Adjournment***

North Lyon County Fire Protection District
195 East Main Street
Fernley, Nevada 89408
District Office (775) 575-3310 District Fax (775) 575-3314

NOTE(s): All items indicated by an asterisk (“*”) were Action Items.
A complete and detailed record of this meeting was recorded on Micro SD Recorder January 11, 2024.

Respectfully Submitted by:

 Shannon Moffett, Administrative Assistant
 North Lyon County Fire Protection District

February 8, 2024
 Date

Approval of Minutes

	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>	
___ Approved as Read	___	___	___	___	___
___ Approved with Corrections	___	___	___	___	___

 Dan McCassie, Chairman
 North Lyon County Fire Protection District

February 8, 2024
 Date

NRS 474.145 Vacancies.

1. If a vacancy occurs on the board of directors of a county fire protection district, the remaining directors shall fill the vacancy by appointing a qualified elector to serve during the rest of the term and until his or her successor is elected and qualified.

2. If the remaining directors fail or refuse to appoint a new director within 30 days after the vacancy occurs, the board of county commissioners shall appoint a person to fill the vacancy.

(Added to NRS by 1983, 848)

16.b. Late Backup

NLCFPD Board of Directors Appointment/Board of County Commissioners Meeting February 1

kendall cameron <kencam@sbcglobal.net>

Wed, Jan 31, 2024 at 11:03 AM

To: "whenderson@lyon-county.org" <whenderson@lyon-county.org>, "skeller@lyon-county.org" <skeller@lyon-county.org>, "thendrix@lyon-county.org" <thendrix@lyon-county.org>, "rjacobson@lyon-county.org" <rjacobson@lyon-county.org>, "dhockaday@lyon-county.org" <dhockaday@lyon-county.org>
Cc: "countyclerks@lyon-county.org" <countyclerks@lyon-county.org>

Dear Sirs and Madam,

Due to short notice and scheduling conflicts, I have found it virtually impossible to attend the Board of County Commissioners meeting at 9 a.m., on February 1, 2023. I did want to send brief correspondence regarding my continued interest in serving on the NLCFPD Board of Directors. While my attached Letter of Interest to the Board from December 2023 explains a bit about me, my interest further extends to public/community expectations. Our District personnel are amazing with fire and medical. I have had numerous interactions over two decades, and have always been extremely impressed. Our District personnel are also very engaged and visible during community events/functions, and school activities, and are seen as trusted members of our community. Community expectation is impacted heavily by the decisions of the Fire Board, the Chief, the budget, high employee turnover rates, and current vacancies, I believe seven at this time.

My first interaction with the Board was in June/July of 2020. At that time, they were looking to appoint two vacancies that were held by Members Terrin Hicks and Matt Johnson who had submitted letters of resignation, Terrin for moving out of the area, and Matt for a job change. After submitting my letter of interest and meeting with Members McCassie and Riesen telephonically, through miscommunication, COVID precautions, et cetera, I did not attend the meeting in person, nor via Zoom as I was informed by Member McCassie that they would contact me after the board meeting. The day following the meeting, I reached out to Member McCassie and he told me he and Bill Riesen had intended to appoint me but I had to be physically present at the meeting. Member McCassie apologized for the miscommunication and encouraged me to run for one of the two seats in the 2022 election as the appointed new members, Mike Callagy, Jr., and Greg McCaffrey, will be finishing out the terms of Terrin and Matt, and those seats will be on the ballot in 2022.

The 2022 mid-term election season arrived, and no NLCFPD board seats were on the ballot. I reached out to Member McCassie to ask why with no reply. It was clear to me that the Board/District withheld their knowledge about the vacancies. I reached out to the District following the election and was informed that Greg decided not to continue beyond his term in 2022 and that Mike would "keep his seat" because he had no opponent. I was told the seat held by Greg McCaffrey was open and would be appointed shortly. *****Why were these two seats not on the ballot in 2022?**

In early January of 2023, I was informed that the Board/District still had not put out an ad to attempt to fill the vacated seat. I inquired with Stacy at the County about this. Finally, on February 1, 2023, the Board/District posted the meeting to be held on February 23, 2023, to appoint the seat. I spoke with Member McCassie in the interim and he said there were a couple of really strong candidates and discouraged me from submitting. I submitted my Letter of Interest. The meeting on February 23, 2023, was opened and closed because they did not have a quorum.

Members Wheeler and Callagy were not available. Bill Bothelo, another lady, and I were in attendance. *****Jay Rodriguez was NOT present.** The meeting was moved to March 2, 2023.

On Thursday, March 2, 2023, **Jay Rodriguez was appointed.** In attendance were Bill Bothelo, the same lady from the week prior, Jay Rodriguez, and me. Member Wheeler was in attendance telephonically, and Members Callagy, McCassie, and Murphy were present.

It was during this meeting that Member Wheeler asked me (only me) a technical question about NRS Codes governing the Fire Protection Districts in Nevada. I was unable to answer his question that evening, and that may be why I was not appointed, but I am quite familiar now with the NRS Codes. Since this meeting, I have asked for a copy of the Board's bylaws, Robert's Rules, SOPs, et cetera. I currently have an email out this week that has not been responded to with this same request.

On November 9, 2023, the District again posted to appoint for Member Callagy's now vacant seat since he relocated to Santa Barbara, California on Saturday, August 12, 2023. The vacant seat appointment would be on December 14, 2023. This meeting was canceled.

The meeting was rescheduled for January 11, 2024. In attendance were Larry Creiglow, Lee Creiglow, Mike Toombs, Ryen Scannell, Debbie Skinner, and me via Zoom as I was stuck in Reno due to the snowstorm the day previously. *****Roy Edgington and Bill Bothelo submitted Letters of Interest but did NOT attend this meeting in person or via Zoom.** Members McCassie and Rodriguez were present in person. Members Wheeler and Murphy were present telephonically. I was the first person nominated by Member Murphy and seconded by Member Rodriguez. Members Wheeler and McCassie said no. Larry Creiglow was nominated by Member McCassie, and seconded by Member Wheeler. Members Murphy and Rodriguez said no. Then Mike Toombs and Ryen Scannell by Murphy, Rodriguez, no by Members Wheeler, McCassie, then Lee Creiglow by Wheeler/McCassie, no by Members Murphy, Rodriguez, et cetera. The only one NOT nominated by any Board Member was Debbie Skinner. Again, Mr. Edgington and Bothelo were not in attendance. Member McCassie had not heard from either of them.

I have learned so much going through the nomination process alone over the years, as well as familiarizing myself with NRS Chapter 474:

- You do need to be present at the meeting to be appointed for a seat on the Fire Board. Zoom is an option.
- I have confirmed that both Mike Callagy and Greg McCaffrey's seats should have been on the ballot in 2022 and that the Board/District should have made this announcement but failed to do so. (I have been encouraged by one of our State Assemblymen to file a formal complaint with the Secretary of State after discussing this matter with him this past week.)
- I have learned that the vacant seat appointment that Greg McCaffrey held should have been done within 30 days of the Board/District's knowledge of the vacancy, or the Board of County Commissioners should have appointed this seat when the Fire Board failed to do so.
- I have confirmed when a Fire Board Member moves out of the district, he/she is to resign, as Terrin Hicks did in 2020. Mike Callagy should have resigned at the Fire Board Meeting on August 10, 2023. He officially left the State of Nevada on August 12, 2023. However, he was still voting during the August 17, 2023, Fire Board Meeting via telephone, from his new home in Santa Barbara, California.
- Member Callagy's vacant seat should have been appointed within 30 days of the Board/District's knowledge of its vacancy, or the Board of County Commissioners should have appointed this seat when the Fire Board failed to do so.

The public/community deserves better than a self-serving board and we expect better. The public elects Members to the Board of Directors to serve the District and serve the community at large. The recent appointments could have been avoided if NRS Codes were followed dating back to 2022. This year, three members' terms are up. Do they believe it is okay just to continue their roles on the Board of Directors? Are they aware it is the Board/District's responsibility to make the community aware of the vacancies? When NRS Codes are NOT followed and Board decisions might not align with NRS Codes, the district suffers and then the public suffers. Who holds the Board to account? The Public. Who holds the Chief to account? The Board. When these two things fail, we end up with high turnover rates, vacancies, budgetary issues, overspending, and many additional associated costs. We need to get the Board/District working again for the community it serves to provide the highest level of public safety.

Thank you for your consideration in appointing me to the NLCFPD Board of Directors. I have been consistently interested in this position for several years now, and I do believe my skills, knowledge, and interest in learning all facets of the District will make me the perfect addition to the Board of Directors. If I can answer any questions, please feel free to reach out to me.

Thank you,

Kendall Cameron-Lash

775-980-7178



Fire Board Letter of Interest.docx

69K