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June 18, 2026

Randy Hines
Public Works Director
Churchill County
155 N. Taylor Street, Suite 153
Fallon, NV 89406

Subject: Sand Creek Subdivision #2, Phase 1
Tentative Subdivision Map PC25-8

Dear Mr. Hines:

The following are responses to the Conditions of Approval for Sand Creek Subdivision #2, Phase 1 as it applies to the Tentative Subdivision Map application for the Sand Creek Subdivision #2 (PC25-8).

COUNTY ENTITY

- 1) The Tentative Subdivision Map shall be updated within 60 days to reflect requirements of these conditions of approval to the satisfaction of county Department Heads. Disputes shall be resolved by recommendation of the Planning Commission and approval by the BOCC. When done, the Tentative Map shall be printed on mylar and appropriately signed. Failure to update materials in a timely manner may require reconsideration by recommendation of the Planning Commission and approval by the BOCC.
- 2) Phasing of the project shall progress according to the phasing plan. A table of phase improvement sequencing shall be included on the revised Tentative Map, with the following improvement requirements:
 - a. With the filing of the mylar addressing all corrections, the property at the intersection of Allen Road and Birch Lane shall be dedicated to the county to accommodate road and intersection improvements.
To be coordinated with Client
 - b. Improvements interior to the phase shall be provided with the phase. Improvements exterior to the phase that are needed for the phase to function as determined by the Director shall be provided with the phase.
All interior subdivision improvements are included for Sand Creek Subdivision #2, Phase 1.

Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per "Trip Generation Comparison Letter for Sand Creek" dated July 24, 2025, prepared by GCW, Inc., exterior improvements in the form of a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name

Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.”)

- c. With each phase, streets shall be provided with street lighting meeting Churchill County Standards, with locations at intersections and pedestrian crossings at a minimum.

Street lighting is shown on the street improvement plans for Sand Creek Subdivision #2, Phase 1.

- d. The Phase 1 shall include the establishment of a financial arrangement for road maintenance (including stormwater, street lighting, and power costs) that is acceptable to the county. This can include a Special Assessment District, homeowners association, or other alternative.

To be coordinated with Client

- e. Phase 1 shall include the recommended turning improvements at the Wildcat Parkway/Casey Road intersection, as described in the updated traffic study letter and determined to be needed by the Road Supervisor.

Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per “Trip Generation Comparison Letter for Sand Creek” dated July 24, 2025, prepared by GCW, Inc., a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.”)

- f. Phase 5 shall include the extension of Wildcat Parkway through the county’s sewer lift station property to Birch Lane, the extension of Dixie Drive and its canal crossing, improvements to the Wildcat Parkway/ Birch Lane intersection, and associated pedestrian improvements determined to be needed by the Road Supervisor.

Not applicable to Phase 1.

- 3) A variance must be obtained before the first Final Map is recorded to waive the “minimum average width” standard for the subdivision. All lots must conform to all other lot layout standards. Conforming lots shall be shown on the revised Tentative Subdivision Map.

A variance application and letter of justification has been included in the final map application package for Sand Creek Subdivision #2, Phase 1

- 4) The depiction and labeling of any planned abandonment of existing road or utility easements, and the elimination any parcel lines shall be added to the revised Tentative Map to clearly illustrate and document such actions. The 50’ easements for roads and associated utilities shall be abandoned and replaced with 60’ rights-of-way for roads and associated utilities. All abandonment processes shall be completed before or concurrently with the Final Map approvals.

Abandonment of existing easements was documented on the approved Tentative Map.

- 5) The plan and timing for the handling of irrigation facilities, including all recommendations from TCID and BOR, shall be clearly indicated on the revised Tentative Map. All necessary permits for altering facilities shall be obtained during construction of improvements.

Not Applicable. Sand Creek Subdivision #2, Phase 1 does not intersect irrigation facilities.

- 6) The plan for the handling of roads shall be provided on the revised Tentative Map. It shall clearly state what is to be built. Roads shall be built to county standards, with any portions that do not have a county standard designed to a special standard approved by the Director. It shall clearly state what is to be offered for dedication to the county. This can be done in general notes or on each road label.

Road sections for Sand Creek Subdivision #2, Phase 1 meet Churchill County standards for width and dimensions. The geotechnical investigation recommends a thicker paving section, which is reflected in Details 125 and 125A on Sheet C5.3. Public rights-of-way are indicated on the final map for Sand Creek Subdivision #2, Phase 1. Construction of infrastructure to Churchill County standards was also addressed in General Note 8 of the approved tentative map for Sand Creek Subdivision #2.

- 7) The recommendations of agencies that submit comments shall be incorporated into the Tentative Subdivision Map, as determined by the Director.

There are no comments from other agencies.

- 8) Changes shall be made to the revised Tentative Map for compliance with Churchill County Code, including but not limited to:

- a. Changes to labels on road easements and improvements shall be made to be consistent with the county's decision on offers to grant easements and dedicate land and facilities.

The final map clearly addresses easements and dedications.

- b. All existing roads connecting to the project roads shall be shown on the map and provided with the easement and road dimensional information on the revised Tentative Map.

Connecting roads are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

- c. All proposed roads shall have the easement/right-of-way width, construction standard, and end of proposed road construction (where applicable) for each road clearly indicated on the revised Tentative Map.

Right-of-way widths are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

- d. Off-site road improvements shall be shown on the map or indicated in notes and shall reference the current traffic study update letter.

See response to comment no. 2.e. above. No offsite road improvements are included with Sand Creek Subdivision #2, Phase 1.

- e. Existing utility easements from previous maps and documents shall be shown on the map, and those that will be abandoned shall be labeled as such.

Existing easements are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

- f. Existing property lines that will be removed from the project shall be labeled as such.
Existing property lines to be removed are shown on the final map.
 - g. A note shall be placed on the typical lot layout diagram indicating that lots must provide for two parking spaces that do not rely on tandem (front to back) parking.
The typical lot layout is shown on Sheet C2.0, and a note regarding off-street parking was included.
 - h. Metes and bounds shall be provided for the project perimeter.
Project perimeter metes and bounds are shown on the Final Map.
 - i. The vicinity map shall be modified to improve readability.
The vicinity map on the Sand Creek Subdivision #2 Tentative Map was improved. Readable vicinity maps have been included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.
 - j. North arrows and scale shall be included on all maps.
All plans include north arrows and scales.
 - k. The legend and map lines shall be modified to clearly distinguish lines for different purposes, including different utility lines, from project parcel lines.
Legends including map lines are included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.
 - l. Add a phasing improvements sequence table to Sheet 1, consistent with conditions of approval.
Phasing was included on the revised Sand Creek Subdivision #2 Tentative Map.
 - m. Add statement of intent regarding proposed deed restrictions, such as home associations, and other matters regarding common areas.
Sand Creek Subdivision #2, Phase 1 plat note 14 addresses homeowner associations and deed restrictions.
 - n. Add project density and percentage of land uses to the Project Information on Sheet 1.
Project density and percentage of land use was added to the Project Information on the Revised Tentative Map for Sand Creek Subdivision #2.
 - o. Provide TCID review number and review comments.
TCID review number is 25-018. The review comments are attached.
- 9) Any final changes required by the County Surveyor shall be made to the revised Tentative Map, including but not limited to the following:
- a. Labeling on the Sheet 1 map that displays phasing and other features.
Sand Creek Subdivision #2 Tentative Map labeling and phasing revisions were included on revised tentative map.
 - b. Accurate naming of the map as a merger and resubdivision, and reference to the legal description document name and number.

The plat for Sand Creek Subdivision #2, Phase 1 is described as a merger and resubdivision.

- c. Modify notes and labels to clearly identify irrigation structures and document their source.
Not applicable to Sand Creek Subdivision #2, Phase 1. Irrigation structures were documented on the approved Sand Creek Subdivision #2 Tentative Map.
 - d. Electronic signatures shall be made larger and more legible.
Electronic signature on Revised Tentative Map for Sand Creek Subdivision #2 is legible. Digital signatures on Sand Creek Subdivision #2, Phase 1 plat and improvements plans are of a legible size.
 - e. Basis of bearing line and monuments shall be clearly indicated.
Basis of bearing line and monuments were clearly indicated on Revised Tentative Map for Sand Creek Subdivision #2 and is also shown on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.
- 10) The improvement plans for off-site and on-site sewer and water infrastructure shall be designed to county standards. In addition:
- a. Existing water and sewer lines lying outside the project that need to be upgraded to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.
 - b. Any sewer lift station upgrades needed to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.
 - c. Any additional water main segments needed to meet looping requirements shall be installed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.
- 11) Final maps shall be submitted and implemented in compliance with Churchill County Code, including but not limited to, water dedication timing, impact fee timing, and infrastructure construction timing.
The final map application for Sand Creek Subdivision #2, Phase 1 has been submitted in compliance with Churchill County Code with respect to timing, water dedication, impact fees, and infrastructure.
- 12) All Final Subdivision Maps shall be in substantial conformance with the approved Tentative Subdivision Map, and subject to the following:
- a. A submittal not in substantial conformance must first be approved as a modified Tentative Map by recommendation of the Planning Commission and approval by the BOCC.
Noted.
 - b. Final maps shall be submitted in numerical order, but consecutive phases may be grouped together.

Noted. The current final map application is the first final map application and is defined as Phase 1.

- c. Final maps for subsequent phases shall not be submitted until infrastructure for the previous phase is constructed.

Noted.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Edward C. Thomas, P.E.
Senior Engineer