



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 16, 2026

Staff Contact: Jennifer Budge, Parks, Recreation and Open Space Director

Agenda Title: For Possible Action: Discussion and possible action regarding (1) a Park Design, Construction and Residential Construction Tax Agreement (“Agreement”) concerning East Lompa Ranch Dog Parks (“Park Property”) between CC Nevada, LLC, a Delaware limited liability company (“Developer”) and Carson City (“City”), and authorization for the Mayor to execute the Agreement after exhibits are finalized with an effective date upon recordation; and (2) authorization for the Director of the Parks, Recreation and Open Space Department (“Director”) to (a) issue a Notice of Completion upon successful construction of the parks by the Developer, (b) accept dedication of the Park Property on behalf of the City, and (c) enter into a maintenance agreement with a maintenance association required to be established by the Developer per the terms of the Agreement. (Jennifer Budge, jbudge@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to approve the Agreement as presented and authorize the Director to issue a Notice of Completion, accept the dedication of the Park Property and enter into a maintenance agreement with a maintenance association on behalf of the City.

Board's Strategic Goal

Quality of Life

Previous Action

September 18, 2025 (Item 17.A) – The Board of Supervisors (“Board”) approved the abandonment of a 60-foot-wide public access easement to allow for the realignment of the future extension of North Lompa Lane from Airport Road through APN 010-741-06.

August 7, 2025 (Item 19.A) – The Board approved the abandonment of a public roadway easement and right-of-way along the west side of Airport Road.

August 7, 2025 (Item 19.B) – The Board adopted Bill No. 104, a zoning map amendment ordinance within the Lompa Ranch North Specific Plan Area.

April 1, 2025 (Item 5.B) – Parks and Recreation Commission approved the East Lompa Ranch Dog Park Concept Plan.

October 19, 2017 (Item 21.A) – The Board of Supervisors (“Board”) adopted Bill No. 127, approving a

development agreement for the Lompa Ranch North Specific Plan Area.

March 17, 2016 (Item 34.A) – The Board adopted the Lompa Ranch North Specific Plan.

Background/Issues & Analysis

The agreement for consideration outlines the terms and conditions governing the design, construction, and long-term maintenance of the Park Property, including a “credit” for the Developer for the Residential Construction Tax (“RCT”), in compliance with the Carson City Municipal Code and the Nevada Revised Statutes, and a required next step as outlined in the Development Agreement and its Conditions of Approval. The Developer is actively conducting all due diligence for the required parcel maps, including offers of dedication for the Park Property, which is why draft legal descriptions are included as placeholders until those documents are finalized.

The Park Property is currently owned by Agua Fria. Agua Fria has already signed the Parcel Map, which includes an offer of dedication to the City for the Park Property. Upon successful completion of construction to the City's standards, the City would accept the offer of dedication of the Park Property.

The Park Property will be 100% maintained in perpetuity by a future maintenance association to be created by the Developer, consistent with the Development Agreement already approved by the Board. Secondary measures were included in the Agreement for the City to impose a Landscape Maintenance District, should the maintenance association dissolve or be unable to perform. The Park Property and its assets will ultimately be owned by the City.

Should the Board approve the Agreement, the next steps anticipated are:

1. Recordation of Parcel Map
2. Finalization of legal exhibits re. the Park Property (upon City approval)
3. Recordation of Park Design and Construction Agreement (upon City approval)
4. Construction of Park Property
5. Creation of a Maintenance Association or a similar instrument by the Developer
6. Execution of the Maintenance Agreement between the City and the Maintenance Association
7. Recordation of Notice of Completion and Acceptance of the dedication of Park Property

Lompa Ranch North overview, Park Property considerations and location:

The Lompa Ranch North Specific Plan Area (“SPA”) is an approximately 251-acre development area encompassing residential, commercial, park spaces, a school site, and connecting pathways. The SPA is located in central Carson City, with land on both the east and west sides of Interstate 580 (I-580), north of East 5th Street and south of Highway 50. The SPA's vision incorporates a ten-acre park on the west side of I-580 and a three-acre park on the east side. This item and the agreement focus solely on the three-acre park site, the Park Property. Once built, the Park Property will be open and available to the public, but 100% maintained by a future Maintenance Association connected with the adjacent apartment complex, consistent with the development agreement and conditions of approval previously approved by the Board.

The Park Property is situated north of East 5th Street and west of the intersection of Airport Road and Butti Way, just across the street from the Nevada Humane Society, with access to the City’s Freeway Multi-Use Path. A planned extension of North Lompa Lane will bisect the Park Property with a small dog park north of the road and a large dog park to the south. A 19-space parking lot will provide safe and adequate parking for both the small dog and large dog parks, with a nearby crosswalk across North Lompa Lane for convenient access to and from each dog park. The Park Property’s design concept was approved by the Parks and Recreation Commission, with support from the Nevada Humane Society.

A copy of the Right of Entry Agreement between the Developer and the property owner, Agua Fria, is attached.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.4983; CCMC Chapter 15.6

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: The Park Property will be 100% maintained in perpetuity by a future maintenance association, with no City contribution. Secondary measures were included in the Agreement for the City to impose a Landscape Maintenance District, should the maintenance association dissolve or be unable to perform. The Park Property and its assets will ultimately be owned by the City.

Alternatives

Do not approve the Agreement and/or the authorization to the Director to issue a notice of completion, accept the dedication, or enter into a maintenance agreement and/or provide alternative direction to staff.

Attachment(s):

[Lompa_Ranch_East_Park_Agreement_FINAL_all_exhibits07082026.pdf](#)

[Executed Access Right of Entry Lompa Ranch Dog Park Re Construction.pdf](#)

[Late Material - Item 19e.pdf](#)

[Additional Late Material - Item 19e.pdf](#)

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)