

## MEMORANDUM

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Date: April 21, 2023  
To: Darren Anderson, Carson City Public Works  
From: NCE  
Subject: East William Complete Streets and Utility Undergrounding Project: Right-of-Way Technical Memorandum

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Carson City has retained NCE on behalf of the East William Complete Streets and Utility Undergrounding (project) to inform a future National Environmental Protection Act (NEPA) action. The area of focus for this technical memorandum is right-of-way, as described below.

### ***Project Description***

The project will provide roadway, bicycle, pedestrian, safety, beautification, and utility improvements to East William Street, creating an efficient multimodal roadway along one of Carson City's primary commercial corridors. The project specifically includes pavement rehabilitation and reconstruction treatments throughout the corridor, access management infrastructure to improve safety and circulation for commercial driveways and side streets, enhanced street lighting, a signalized pedestrian crossing, bus stop amenities to support a planned transit line along the corridor, electric vehicle charging stations at Mills Park, sidewalk infrastructure to establish compliance with the Americans with Disabilities Act (ADA), traffic signal infrastructure upgrades, added bike facilities, landscaping and streetscape beautification, undergrounding of overhead power and communication lines and upgrades to water, sewer, and storm water utility systems, including low-impact-development (LID) storm water infrastructure.

### **RIGHT-OF-WAY**

The project will be mostly located within the existing Carson City right-of-way. Some permanent and temporary easements will be required for construction of the project. This road segment was formerly part of US 50 and was relinquished to Carson City by NDOT in 2009. No permanent right-of-way is required for the project.

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## PERMANENT AND TEMPORARY EASEMENTS

In the project, 19 permanent easements (PE), 2 permanent utility easements (PUE), and 35 temporary construction easements (TCE) on 27 parcels are proposed. Table 1 below provides the assessor parcel number, type of easement, owner information, and address.

**Table 1. Easement Locations**

<b>APN No.</b>	<b>Easement Type</b>	<b>Property Owner</b>	<b>Address</b>
001-178-07	TCE	Jacksons Food Stores Inc	1102 North Carson Street
001-178-07	PE	Jacksons Food Stores Inc	1102 North Carson Street
001-184-07	PE	Rosenthal, Donald M 55% Et Al	1020 North Carson Street
002-102-31	TCE	Rancho Plaza LLC	2100 East William Street
002-123-05	TCE	Ortega, Jacobo	910 East William Street
002-123-06	TCE	Integrity NV Properties LLC	1281 North Roop Street
002-123-07	TCE	Carson City NV I SGF LLC	1000 East William Street
002-144-09	TCE1	Nancy Kay Sweetland Revocable Trust	402 East William Street
002-144-09	TCE2	Nancy Kay Sweetland Revocable Trust	402 East William Street
002-144-09	PE	Nancy Kay Sweetland Revocable Trust	402 East William Street

<b>APN No.</b>	<b>Easement Type</b>	<b>Property Owner</b>	<b>Address</b>
002-144-13	TCE1	Center 50 LLC	444 East William Street
002-144-13	TCE2	Center 50 LLC	444 East William Street
002-144-13	PE1	Center 50 LLC	444 East William Street
002-144-13	PE2	Center 50 LLC	444 East William Street
002-145-01	TCE	BOAC Ltd	600 East William Street
002-145-01	PE	BOAC Ltd	600 East William Street
002-154-03	TCE1	Linda E Stephan Trust	1101 North Carson Street
002-154-03	TCE2	Linda E Stephan Trust	1101 North Carson Street
002-155-06	TCE	The B Group LLC	220 East William Street
002-155-06	PE1	The B Group LLC	220 East William Street
002-155-06	PE2	The B Group LLC	220 East William Street
002-155-06	PE3	The B Group LLC	220 East William Street
002-156-05	TCE	VRAM Properties LLC	302 East William Street
002-156-06	TCE	Faber, Sherrie M	306 East William Street

<b>APN No.</b>	<b>Easement Type</b>	<b>Property Owner</b>	<b>Address</b>
002-156-06	PE	Faber, Sherrie M	306 E William Street
002-161-02	TCE	Castellanos, Jessie	301 East William Street
002-161-02	TCE	Castellanos, Jessie	301 East William Street
002-161-02	TCE	Castellanos, Jessie	301 East William Street
002-161-07	TCE	Virginia & Truckee Round House PR	201 East William Street
002-161-07	PE	Virginia & Truckee Round House PR	201 East William Street
002-161-08	PUE	Hall Family Trust	305 East William Street
002-161-08	TCE	Hall Family Trust	305 East William Street
002-161-09	TCE	Bladow Properties	309 East William Street
002-165-03	TCE	MAPP Enterprises Inc	1017 North Carson Street
002-165-03	TCE	MAPP Enterprises Inc	1017 North Carson Street
002-165-03	PE	MAPP Enterprises Inc	1017 North Carson Street
002-165-04	PUE	Bigue, Marcel V Living Trust	1000 North Plaza Street

<b>APN No.</b>	<b>Easement Type</b>	<b>Property Owner</b>	<b>Address</b>
002-165-04	TCE	Bigue, Marcel V Living Trust	1000 North Plaza Street
002-171-07	TCE	Pederson, Eric D & Et Al	415 East William Street
002-171-07	PE1	Pederson, Eric D & Et Al	415 East William Street
002-171-07	PE2	Pederson, Eric D & Et Al	415 East William Street
002-171-10	TCE	US Bank of Nevada	1001 North Stewart Street
002-171-10	PE	US Bank of Nevada	1001 North Stewart Street
002-171-10	TCE	US Bank of Nevada	1001 North Stewart Street
002-172-01	TCE	Smith's Food & Drug Centers Inc	505 East William Street
002-172-01	PE1	Smith's Food & Drug Centers Inc	505 East William Street
002-172-01	PE2	Smith's Food & Drug Centers Inc	505 East William Street
002-172-12	TCE	Smith's Food King Prop, Inc	599 East William Street
002-172-12	PE1	Smith's Food King Prop, Inc	599 East William Street

<b>APN No.</b>	<b>Easement Type</b>	<b>Property Owner</b>	<b>Address</b>
002-172-12	TCE	Smith's Food King Prop, Inc	599 East William Street
002-172-14	TCE	EURONEV Ltd	777 East William Street
002-172-14	TCE	EURONEV Ltd	777 East William Street
002-172-14	PE	EURONEV Ltd	777 East William Street
002-181-01	*See Footnote	Parks Dept, City of Carson City	851 East William Street
002-368-21	TCE	JJC HEN LLC	1882 East William Street
002-368-25	TCE	CVD Holdings LLC	1830 East William Street
002-368-27	TCE	EC and JA Wooley Revocable Trust 2000	1820 East William Street

\*Improvements will be located on City owned parcel. No easement is required.

The permanent easements are required for the construction and maintenance of sidewalk, curb and gutter, pedestrian ramps, lighting, driveway, utility, landscaping, bus stop, and signal modification improvements. Temporary construction easements are required for the construction of said improvements.

Existing property improvements within the easements include landscaping and concrete and asphalt hardscape such as, curb and gutter, pedestrian ramps, a seat wall, sidewalk and driveways. These improvements will be replaced with a variety of hardscape including concrete sidewalk, pedestrian ramps, and asphalt driveways. The easements will not permanently displace parking. Parking on APN 002-123-07 may be temporarily impacted during construction of utility improvements and parking on APN 002-154-03 may be temporarily impacted during replacement of an existing retaining wall. Contract documents will include provisions requiring the Contractor

minimize inconvenience to the business owners and coordinate construction activity to minimize or avoid conflicts with special access needs of adjacent properties during construction.

Construction of improvements within the easements may temporarily impact access to businesses. Contract documents will include provisions requiring the Contractor to make special considerations for local access to and from properties adjacent to the construction zone. These provisions shall provide and maintain a minimum of one (1) access to each business and/or private property adjacent to construction at all times, except for driveway closures during paving operations. In all cases, driveway access shall be restored quickly as soon as the conditions allow.

The Project design includes access management strategies to improve safety, sight distances, and reduce conflict points between cars, pedestrians, and bicyclists. The access management strategy includes recommendations for the removal or consolidation of driveways within the City right-of-way that do not meet Carson City Municipal Code. Improvements within the easements will not permanently affect access to business or residences unless the improvements are part of the overall Project access management strategy.

All reasonable opportunities to minimize the impacts to private property will be taken during the final design stage.