



Parcel Map Review Committee Staff Report

Meeting Date: January 11, 2018

Agenda Item: 7B

STAFF REPORT CASE NUMBER: WTPM17-0022

BRIEF SUMMARY OF REQUEST: Divide a 1.93 acre parcel into 3 parcels

STAFF PLANNER: Planner's Name: Eva M. Krause
Phone Number: 775.328.3628
E-mail: ekrause@washoecounty.us

APPLICANT/PROPERTY OWNER: Joseph Braninburg

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a 1.93 acre parcel into 3 parcels of ±0.5 acres (21,795 sq. ft.), ±0.5 acre (21,823 sq. ft.) and ±0.93 acres (40,483 sq. ft.).

- ♦ Location: 15430 Sylvester Road, Reno, Nevada 89521
- ♦ APN: 017-110-62
- ♦ Parcel Size: 1.93 acres
- ♦ Master Plan: Suburban Residential
- ♦ Regulatory Zone: Medium Density Suburban
- ♦ Area Plan: Southeast Truckee Meadows
- ♦ CAB: South Truckee Meadows/Washoe Valley
- ♦ Dev Code: Authorized in Article 606, Parcel Maps
- ♦ Comm. District: 2 – Commissioner Lucey
- ♦ Sec/Town/Range: Section 34, T18N, R20E, MDM, Washoe County, NV



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0022 for Joseph Braninburg, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

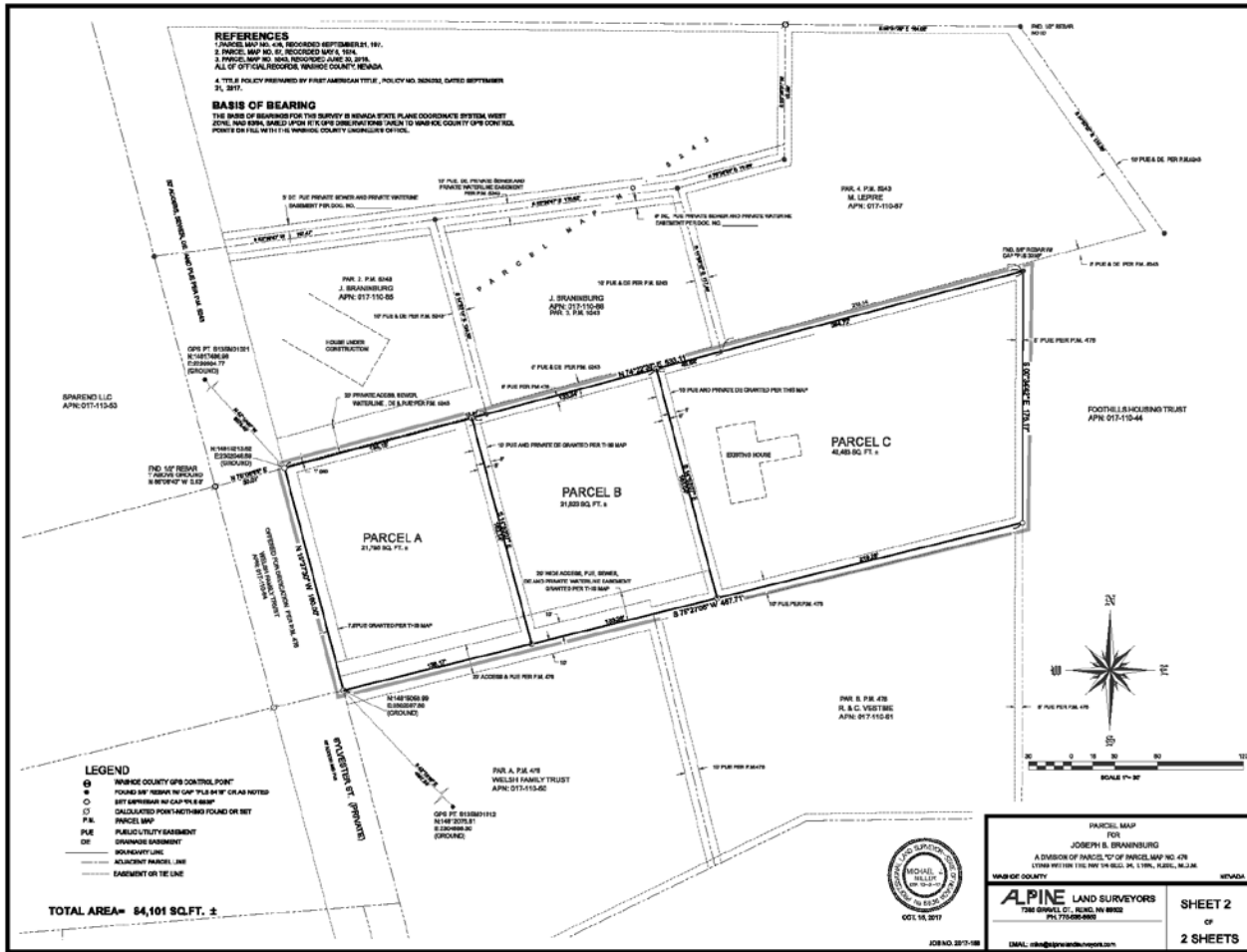
(Motion with Findings on Page 8)

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Site Plan

Tentative Parcel Map Evaluation

- Regulatory Zone: Medium Density Suburban (MDS)
- Maximum Lot Potential: 3
- Number of Lots on Parcel Map: 3
- Minimum Lot Size Required: 0.5 acre (21,780 square feet) (WCC Section 110.212.05[b][1])
- Minimum Lot Size on Parcel Map: 0.5 acres (21,795 sq. ft.)
- Minimum Lot Width Required: 80 feet
- Minimum Lot Width on Parcel Map: ±136 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone within the Southeast Truckee Meadows Area Plan.

Development Suitability Constraints: The Development Suitability Map, a part of the Southeast Truckee Meadows Area Plan, identifies the subject parcel as most suitable for development.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision **is not** a second or subsequent division of a parcel map approved within the last five years.

Southeast Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Toll Road Suburban Character Management Area a part of the Southeast Truckee Meadows Area Plan. The following is the pertinent regulation from the Southeast Truckee Meadows Area Plan modifiers and a policy from the Southeast Truckee Meadows Area Plan:

Section 110.212.05 Medium Density Suburban Area Modifier. In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
 - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
 - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

Staff Comment: The proposed subdivision abuts developed Medium Density Suburban properties that are ½ acre or greater in lot size, therefore each parcel created by the proposed parcel map is required to be ½ acre or greater in size. Both properties being created by this parcel map are ½ acre or larger in size and conform to the 2 units per acre density requirement.

Southeast Truckee Meadows Area Plan Policy(ies)

SETM.16.3 The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are

consistent with the water use standards set by the State Engineer and/or Washoe County.

Staff Comment: Water services to the 2 parcels shall be provided by Truckee Meadows Water Authority (TMWA). The applicant is responsible for complying with TMWA regulations and requirements.

Development Information

The subject parcel is currently developed with a single family house. The required setbacks for the Medium Density Suburban regulatory zone are 20 feet for front and rear yard setbacks and 8 feet for the side yard setbacks. The single family dwelling and all structures will continue to comply with all above-mentioned setbacks following the creation of the new parcels.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
 - Water Management Planner Coordinator
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Five out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Building Division, Planning Program requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Eva Krause, 328-3628, ekrause@washoecounty.us

- Washoe County Water Management Planner Coordinator provided conditions related to water service.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided conditions related to upgrading access to accommodate emergency vehicles, verifying well meets Health Department requirements, and corrections and additions to the final map.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Engineering and Capital Projects Division requires payment of sewer fees, extension of sanitary sewer main, connecting the existing house to sewer prior to recording map and will serve letter from TMWA.

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- Washoe County Health District provided conditions related to connecting to municipal sewer.

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) 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.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the Health District and recommended conditions of approval were provided.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The parcel map shall contain TMWA's note and acknowledgment regarding necessary conditions for provision of water service or a will serve letter from TMWA is required prior to recording final map.
 - c) The availability and accessibility of utilities.

Staff Comment: Appropriate utilities are available on site or will be provide during development.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map will create two new parcels, which is anticipated to have minimal impact on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms to the applicable provisions of the Washoe County Development Code and Master Plan, to include the Southeast Truckee Meadows Area Plan.

- f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the Engineering and Capital Projects Division and Truckee Meadows Regional Transportation Commission. The proposal is in conformance with the Master Plan for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects and the Truckee Meadows Regional Transportation Commission. No recommendations for new streets or highways to serve the subdivision were received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The project site is identified as being most suitable for development by the Southeast Truckee Meadows Area Plan.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

- j) The availability and accessibility of fire protection 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.

Staff Comment: The project was reviewed by the Truckee Meadows Fire Protection District. No recommendations for denial were received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Utility easements are provided along the all property line of the proposed subdivision.

- l) Recreation and trail easements.

Staff Comment: The project was reviewed by Washoe County Regional Parks and Open Space. No recommendations for denial were received.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map, or provided no comment. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0022 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0022 for Joseph Braninburg, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) 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;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body's master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection 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;
 - k) Community antenna television (CATV) conduit and pull wire; and

- I) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

xc: Applicant/Owner: Joseph Braninburg, 15850 Rocky Vista Rd. Reno, NV 89521,
braninburgconstruction@gmail.com

Consultant: Michael J. Miller, P.L.S. Alpine Land Surveyors, 7395 Gravel Ct., Reno, NV
89502; mike@alpinelandsurveyors.com



Conditions of Approval

Parcel Map Case Number WTPM17-0022

The tentative parcel map approved under Parcel Map Case Number WTMP17-0022 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 11, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- 1. The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Eva Krause, AICP, Planner, 775.328.3628, ekrause@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0022 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
2. The following conditions are requirements of the Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us

- a. The Parcel Map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provision of water services to the 2 newly created parcels. Or a valid will serve from TMWA for the 2 new parcels is also acceptable.

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us

- a. Comply with the condition of the Washoe County technical check for this map.
- b. Correct bearing on map.
- c. Add a section corner tie.
- d. Remove structures from map.
- e. Change the parcel designations.
- f. Remove structures, trees, poles and hydrants from the map.
- g. Any access way shall be upgraded to gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
- h. Add a Security Interest Holder's Certificate to the map, if applicable.
- i. Confirm that the existing well meets the Health Department requirements.

4. The following conditions are requirements of the Engineering and Capital Projects, Utility Service, which shall be responsible for determining compliance with these conditions.

Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us

- a. All fees shall be paid in accordance with Washoe County Sanitary Sewer Ordinance.
- b. The sanitary sewer main shall be extended a minimum of 0 feet past the property line of parcel C and the existing house on parcel C shall connect to sewer prior to CSD signing the final map.
- c. The applicant shall provide a valid water will-serve letter prior to the release of any building permit.

Washoe County Health District, Environmental Health Services (WCHD)

5. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. The existing SFD on the proposed Parcel C is served by an onsite sewage disposal system and therefore must be connected to municipal sewer prior to WCHD signing of the Mylar. Or the parcel map must be re-configured so that the proposed Parcel C with the existing SFD will have a total of 1 or more acres to be in compliance with the District Board of Health Regulation Governing Sewage, Wastewater, and Sanitation.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 25, 2017

TO: Eva Krause, AICP, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTMP17-0022 (Braninburg)

Project description:

The applicant is proposing a tentative parcel map to divide a 1.93 acre parcel into 3 parcels of ± 0.47 acres (20,469 sq. ft.), ± 0.46 acres (20,234 sq. ft.) and ± 0.99 acres (43,371 sq. ft.). Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by Washoe County.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will serve from TMWA for the 2 newly created parcel is also acceptable.



WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

Community Services
Department
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 11-28-17
TO: Department of Community Services, Eva Krause
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: Parcel Map for: Joseph Braninburg
Parcel Map Case No.: WTPM17-0022
APN: 017-110-62
Review Date: 11-28-17

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Correct bearings on map.
3. Add a section corner tie.
4. Remove structures from map.
5. Change the parcel designations.
6. Remove structures, trees, poles and hydrants from the map.
7. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
8. Add a Security Interest Holder's Certificate to the map if applicable.
9. Confirm that existing well meets Health Department requirements.

WTPM17-0022
EXHIBIT C



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

December 15, 2017

To: Eva Krause, AICP, Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTMP17-0022, Braninburg, Parcel 017-110-62

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to divide a 1.93 acre parcel into three parcels. The project is located at 15430 Sylvester Road in the Southeast Truckee Meadows plan area.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the South Truckee Meadows Water Reclamation Facility (STMWRF).

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. All fees shall be paid in accordance with Washoe County Sanitary Sewer Ordinance.
2. The sanitary sewer main shall be extended a minimum of 10 feet past the property line of parcel C and the existing house on parcel C shall connect to sewer prior to the CSD signing the final map.
3. The applicant shall provide a valid water will-serve letter prior to the release of any building permit.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

November 14, 2017

Eva Krause, AICP, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Braninburg; APN 017-110-62
Tentative Parcel Map; WTPM17-0022

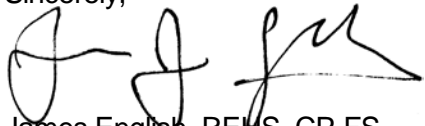
Dear Ms. Krause:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above tentative parcel map and has the following comments regarding this proposal:
 - a. The existing SFD on the proposed Parcel C is served by an onsite sewage disposal system and therefore must connect to municipal sewer prior to WCHD signing of the Mylar.
 - i. Or the parcel map must be re-configured so that the proposed Parcel C with the existing SFD will have a total acreage of 1 or more acres to be in compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr