



Parcel Map Review Committee Staff Report

Meeting Date: November 10, 2021

Agenda Item: 7B

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0018 Perennial Places

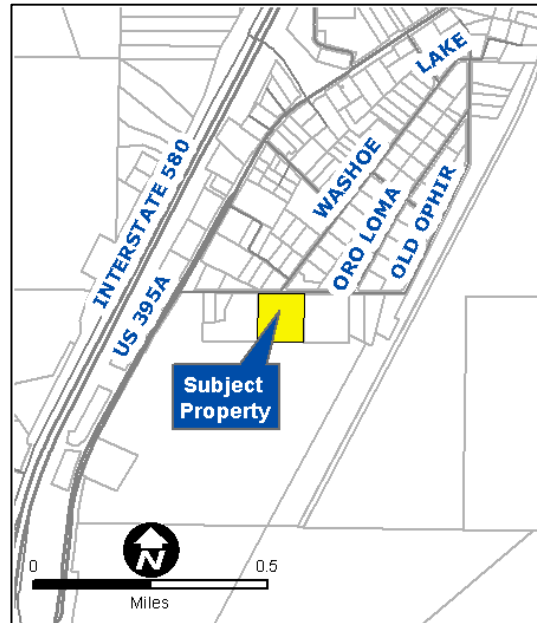
BRIEF SUMMARY OF REQUEST: To approve the parceling of a ±6.41 acre parcel into three ±1 acre parcels and one ±3.41 acre remainder parcel.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.gov

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±6.41 acre parcel into four parcels.

Applicant: Robison Engineering
Property Owner: Perennial Places, LLC
Location: 920 Old Ophir Rd
APN: 050-210-15
Parcel Size: ±6.41
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban
Area Plan: South Valleys
Development Code: Authorized in Article 606, Parcel Maps
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 WTPM19-0018 Perennial Places for Perennial Places LLC, 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(e):

(Motion with Findings on Page 9)

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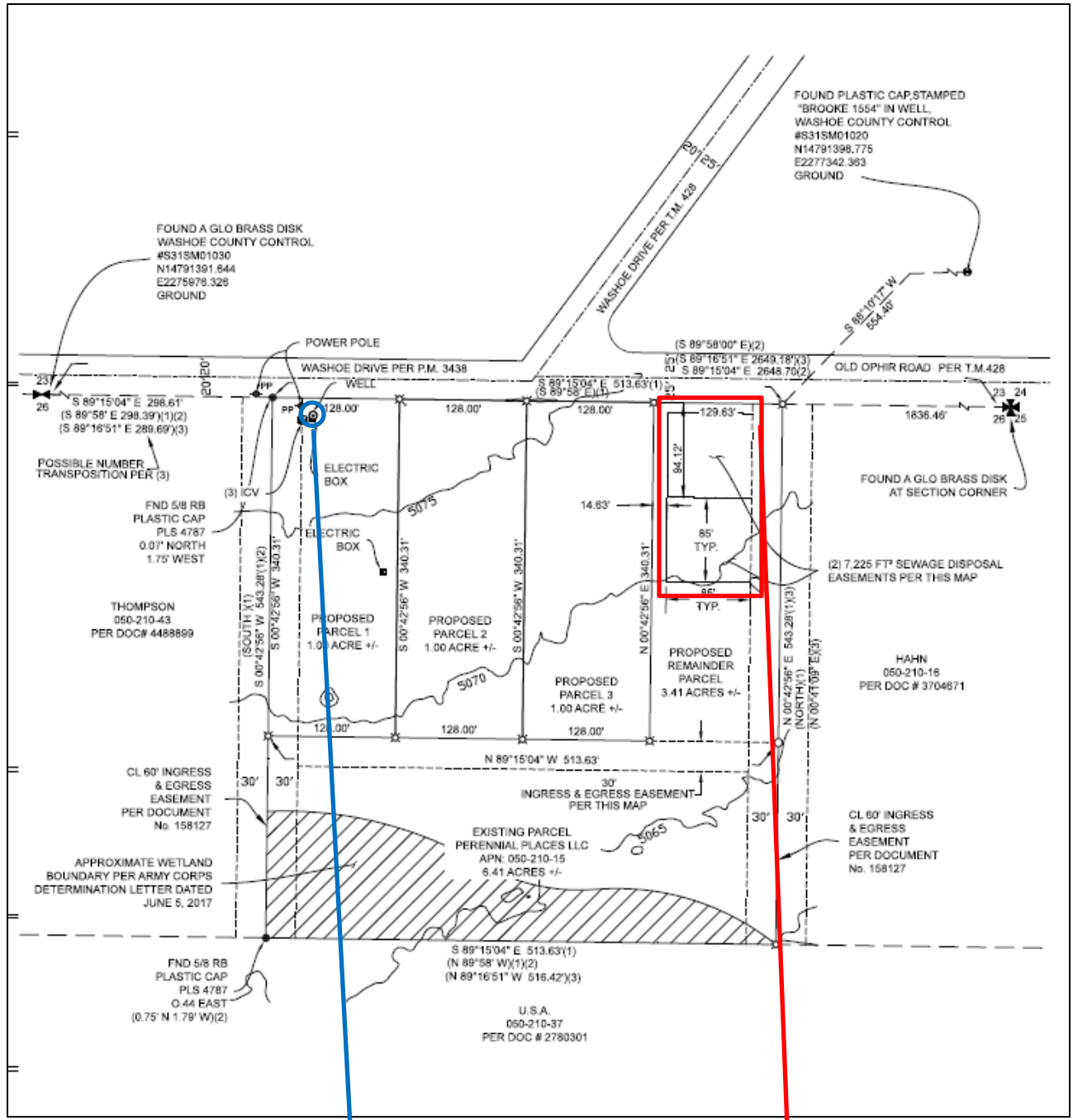
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during 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 on a structure.
- 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.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 month time period and approved and recorded within 2 years shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0018 Perennial Places are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Community Well

Community Sewage Disposal Easement

Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	South Valleys
TMSA	Outside TMSA
Regulatory Zone	Low Density Suburban (LDS)
Maximum Lot Potential	6
Number of Lots on Parcel Map	4
Minimum Lot Size Required	35,000 sf
Minimum Lot Size on Parcel Map	43,560 sf
Minimum Lot Width Required	120 ft
Minimum Lot Width on Parcel Map	128 ft
Development Suitability Map	Most suitable, though areas are within a possible wetland
Hydrographic Basin	Washoe Valley Hydrographic Basin.

The tentative parcel map meets all minimum requirements for the Low Density Suburban (LDS) regulatory zone.

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

Development Information

The subject parcel is currently developed with a single-family house and several detached accessory structures. The required setbacks for Low Density Suburban (LDS) regulatory zone are 30 ft for front and rear yard setbacks and 12 ft for the side yard setbacks. The single-family dwelling and all structures will meet the above-mentioned setbacks.

The parcel currently contains an existing ±875 sq. ft. structure and an existing ±84 sq. ft. structure. These structures are not called out on the proposed parcel map and they do not have any specific construction permits associated with them. However, there is a finalized electrical permit WBLD17-103421 for a pump house on the property dated December 29, 2017. The existing structures meet the required LDS setbacks for proposed parcel 2 and proposed parcel 3 respectively.

The subject area contains potential wetlands on its southwest corner on the 3.41 acre remainder parcel (proposed parcel 4). There are no existing structures that are located within the potential wetlands area. Approval will include a condition stating that any building footprint for remainder parcel 4 must demonstrate that there is a buildable area, subject to setback requirements, that is not located in the delineated wetlands, prior to final recordation.

The currently proposed tentative parcel map provides a sewage disposal easement for a combined cluster septic system and a community well to serve all parcels. Washoe County Health District and Washoe County Engineering have provided comments related to the proposed cluster septic system.

Washoe County Health District comments are based on NDEP Guidance Manual, and NAC445. According to NDEP's Guidance Manual (1.0) for onsite sewage disposal system (Attachment C):

Experience has shown that “large single septic tank” cluster systems are **difficult to oversee** because of the unpredictable flows and sewage characteristics going to the community septic tank. Further, residents are hesitant to provide equal funding for ongoing maintenance when larger populated homes are blamed for problems. In many ways, cluster systems encounter many of the same problems associated with mobile home parks.

NDEP does **not** have statutory or regulatory authority over individual homes. That is why a **legal entity (i.e. city, county)** must possess the permit, as homeowners associations are difficult to regulate and enforce. **If the cluster system fails, there must be an entity with the authority to require the individual homeowners to pay for the necessary repair.**

Unlike a commercial building, where the business can be closed down, **homeowners cannot be immediately evicted**. Engineers should be conservative in selecting a daily design flow, as the application used for community sewer considerations may not be suitable for septic tank treatment.

NAC 445A.9694 states:

A cluster system **may be installed when lot sizes, location or other site conditions make conventional sewage disposal unacceptable** and when a local governing agency or its recognized entity, as listed in subsection 1 of [NAC 445A.231](#), assumes responsibility for the operation and maintenance of a cluster system and the obtaining of a permit for the cluster system from the Division or other administrative authority.

Further, NAC 445A.540 states:

Package plant for sewage treatment: Conditions for issuing permit. A permit to discharge water from a package plant for sewage treatment may not be issued unless **all of the following conditions are met:**

1. Neither of the following is available:
 - (a) Sewerage provided by a public utility; or
 - (b) Sewerage provided by a municipality or other public entity.
2. The applicant fully complies with all of the conditions of [NRS 445A.465](#) to [445A.515](#), inclusive.
3. **The local governing body assumes:**
 - (a) **Responsibility in case of default by the builder or developer for the continued operation and maintenance of the plant in accordance with all of the terms and conditions of the permit.**
 - (b) **The duty of assessing the lands served as provided in subsection 5.**
4. The applicant furnishes the local governing body sufficient surety in the form of a bond, certificate of deposit, investment certificate or any other form acceptable to the governing body, to ensure the continued maintenance and operation of the plant:

- (a) *For 5 years following the date the plant is placed in operation; or*
 - (b) *Until 75 percent of the lots or parcels served by the plant are sold, whichever is later.*
5. *The owners of the lands to be served by the package plant for sewage treatment record a declaration of covenants, conditions and restrictions, which is an equitable servitude running with the land and which must provide that each lot or parcel will be assessed by the local governing body for its proportionate share of the cost of continued operation and maintenance of the plant if there is a default by the applicant or operator of the plant and a sufficient surety, as provided in subsection 4, is not available.*
6. *The declaration of covenants, conditions and restrictions recorded by the owners further provides that if the local governing body determines that:*
 - (a) *The plant is not satisfactorily serving the needs of its users; and*
 - (b) *Sewerage provided by a public utility or a municipality or other public entity is reasonably available, the local governing body may require all users of a package plant for sewage treatment to connect into the available sewers provided by a utility or a municipality or other public entity, and each lot or parcel will be assessed by the local governing body for its proportionate share of the cost of connecting into those sewers. These assessments are not subject to the jurisdiction of the Public Utilities Commission of Nevada.*
7. *Provision has been made for disposition of the plant and the land on which it is situated after the local governing body requires all users to connect into available sewers provided by a public utility or a municipality or other public entity.*
(Added to NRS by [1979, 1913](#); A [1987, 717](#); [1997, 1995](#))

Staff notes that the County would be required to become the provider of last resort for any combined cluster septic system in the event of system failure or otherwise be required to immediately condemn the properties and evict the homeowners in the name of public health. Moreover, the proposed cluster system does not meet the requirement that the site makes conventional sewage unacceptable. Staff opines that neither option is in the best interest of the public health, safety, and welfare.

Therefore, the application has been conditioned to remove all references to a sewage disposal easement in Exhibit A as required by Washoe County Health District. Additionally, the Health District has included a condition requiring individual onsite septic systems for each new parcel created.

South Valleys Area Plan Modifiers

The subject parcel is located within the South Valleys Area Plan. The following is the pertinent policy from the Area Plan:

110.210.05 Water Rights Dedication

The applicant is required to dedicate water rights for each parcel. This parcel is **not** located in the East Washoe Valley 5 Acre Parcel Limitation boundary.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV 14.1	Prior to the recordation of final maps, the State Historic Preservation Office will be contacted.	NA	Staff has required that the applicant contact the State Historic Preservation Office prior to recordation of final map as conditioned in Exhibit A.
SV 24.7	Water rights shall be dedicated to Washoe County for all maps of division	Yes	Staff has required that water rights be dedicated in accordance with code in Exhibit A.
SV 27.2	Land use proposals that include wetlands must demonstrate how they are consistent with Goal 27, Maintain and Enhance Wetland Value	Yes	The proposed application should not impact the potential wetlands identified on the map. There is sufficient developable area to build without impacting wetlands
SV 27.3	Development proposals that impact any area designated as "potential wetlands" must conduct a wetlands delineation study and obtain United States Army Corps of Engineering certification of the wetlands	Yes	Staff has required that the applicant conduct a wetlands delineation study prior to the issuance of the final maps in Exhibit A.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Army Corp of Engineers	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jennifer Thomason Jennifer.C.Thamason@usace.army.mil
BLM – Nevada State Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Environmental Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Steve Shell sshell@water.nv.gov
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Matt Philumalee

				mphilumalee@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jim English jenglish@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) 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: Washoe County Health District has provided conditions of approval requiring septic systems for each individual parcel in Exhibit A in order to meet the applicable environmental and health laws. **The currently proposed map with a cluster septic system is not supported by Washoe County Health District in conformance with 445A.9694 and NAC 445A.540.**
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: Washoe County Health District and Washoe County Water Rights have provided conditions of approval related to wells and water rights in Exhibit A. Washoe County Health District has provided conditions specific to becoming a permitted public water system.
 - c) The availability and accessibility of utilities.

Staff Comment: The proposed lots will be served by extension of the existing NV Energy infrastructure adjacent to the newly created parcels. No other utilities are available and therefore the proposed parcels require well and septic. Washoe County Health District has provided conditions of approval requiring septic systems for each individual parcel in Exhibit A in order to meet the applicable environmental and health laws. **The currently proposed map with a cluster septic system is not supported by Washoe County Health District.**
 - 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 would create 3 additional lots within a developed area that currently has access to schools, police, and fire services. The

application was reviewed by police and fire and no recommended conditions of approval were received.

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

Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan as conditioned in Exhibit A.

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

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Streets and Highways Plan. All appropriate easements shall be provided prior to approval of the final map and are included as conditions in Exhibit A.

- g) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The proposed division of land will not have a substantial effect on the existing public streets. There is no need for new streets or highways to serve the parcels.

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

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and US Army Corps of Engineering (USACE). The USACE required the completion of a full wetlands delineation study and may be required to obtain Section 404 permits as outlined in Exhibit A.

- 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 application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District who provided no comments. Staff notes that all development activities will need to meet the currently adopted fire code.

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

Staff Comment: The application does not require an CATV conduit and pull wire. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the Washoe County Parks Department and conditions are provided in Exhibit A.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM19-0018 Perennial Places 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 WTPM19-0018 Perennial Places for Perennial Places LLC, 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(e):

- 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 parcels of land being created;
 - 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 division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - 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
 - l) 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.

Applicant/Owner: Perennials Places, LLC
Attn: Brian Hunt
217 Bret Harte Ave
Reno, NV 89509

Representatives: Robison Engineering
C/O Ryan Switzer
PO Box 1505
Sparks NV, 89432



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0018

The tentative parcel map approved under Parcel Map Case Number WTPM19-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 10, 2021. 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.

- **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

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

Contact: Dan Cahalane, Planner, 775.328.3628, dcahalane@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.
- b. 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.
- c. 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.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0018 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

- 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.
- h. The applicant shall, prior to final recordation, complete a full wetlands delineation study and secure all required Army Corps of Engineering Permits, if applicable.
- i. The applicant shall, prior to final recordation, include a building footprint for parcel #4 that demonstrates that there is buildable area, subject to setback requirements, that is not located in the delineated wetlands.
- j. Applicant shall provide evidence of permit for existing structures or apply for a building permit for the existing structures prior to recordation.
- k. Applicant shall submit proof of contact with State Office of Historical Preservation to Washoe County Planning staff prior to final recordation in accordance with SV policy 14.1.
- l. Should the applicant pursue an HOA provided public water system, the applicant shall be required to design and construct all water delivery facilities to TMWA standards and specifications, regardless of whether TMWA will provide water service to the development and submit an irrevocable offer of dedication of all the water delivery facilities to TMWA, which offer may be accepted or rejected by TMWA. If said offer is rejected, the offer of dedication shall be deemed to remain open and TMWA may at any later date and without further action by the owner, accept the dedication of such facilities per Washoe County Development Code 110.422.25.

Washoe County Engineering and Capital Projects

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

Contact: Matt Philumalee, mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add a graphic border around the proposed division.
- c. Dash all lines that are not a part of the division.
- d. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- e. Prior to final parcel map approval, provide a copy of the Army Corps of Engineers wetland boundary determination letter. Each parcel created by this parcel map shall have buildable areas located outside of the wetland delineation.
- f. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- g. All boundary corners must be set.

- h. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- i. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
- j. Add a Security Interest Holder's Certificate to the map if applicable.
- k. Grant easements for snow storage and signage.
- l. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- m. If individual septic systems on each lot are required by Health Division, remove sewage disposal easements on the remainder parcel.

Washoe County Health District

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

Contact: James English, 775.328.2610, jenglish@washoecounty.us

- a. WCHD **does not support** a "cluster septic system" design for the proposed tentative parcel map.
- b. WCHD will only support the proposed parcel map if individual onsite septic systems are proposed for each lot, and all easements and references for a cluster system or other community septic system are removed from the proposal.
- c. If the applicant is proposing a single community well the following requirements apply for any future parcel map approval:
 - i. A single well must be located on a commonly owned parcel;
 - ii. All associated water lines must be in public utility easements clearly identified and labeled on the proposed parcel map;
 - iii. Any single community well may be required to become a permitted public water system in accordance with NAC 445A if changes or modification to the parcel or usage require additional permitting.
- d. WCHD **will** support a parcel map proposing individual domestic water wells for each parcel with no additional easements.
- e. The following notes are required to be placed on the parcel map for signature by WCHD:
 - i. All parcels are to be served by an individual onsite sewage disposal system;
 - ii. All parcels are to be served by an individual domestic well (unless all conditions above are met for a community well)

Washoe County Water Resource Coordinator

4. The following condition is a requirement of the Washoe County Water Resource Coordinator, which shall be responsible for determining compliance with this condition.

Contact: Vahid Behmaram, 775.328-3600, vbehmaram@washoecounty.us

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells or a single community well as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Washoe County Parks Department

5. The following condition is a requirement of the Washoe County Parks Department, which shall be responsible for determining compliance with this condition.

Contact: Sophia Kirschenman, 775.328-3623, skirschenman@washoecounty.us

- a. Prior to recordation of the final map, the applicant shall provide the referenced Army Corps of Engineers letter along with any other wetlands documentation, including the existing wetlands delineation, to the Washoe County Planning Division for review.
- b. The final map shall depict the exact wetlands boundary and a 50-ft. buffer zone along the edge of the wetlands.
- c. The final map shall include a note which states: "No development shall occur within the wetlands or wetlands buffer zone prior to securing the required Clean Water Act Section 404 permit(s) from the Army Corps of Engineers".

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: September 24, 2021

TO: Dan Cahalane, Planner - Department of Community Services

FROM: Matt Philumalee, PLS, Engineering and Capital Projects Division

SUBJECT: Parcel Map for: Perennial Places, LLC
Parcel Map Case No.: WTPM19-0018
APN: 050-210-15
Review Date: September 24, 2021

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

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Dash all lines that are not a part of the division.
4. Add the following note to the map: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
5. Prior to final parcel map approval, provide a copy of the Army Corps of Engineers wetland boundary determination letter. Each parcel created by this parcel map shall have buildable areas located outside of the wetland delineation.
6. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
7. All boundary corners must be set.
8. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

WTPM19-0018
EXHIBIT B

Memo to: Dan Cahalane, Planner
Subject: Parcel Map Case No.: WTPM19-0018
Date: September 24, 2021
Page: 2

9. Add the following note to the map: A Department of the Army permit is required prior to filling any of the waters of the United States, including wetlands.
10. Add a Security Interest Holder's Certificate to the map if applicable.
11. Grant easements for snow storage and signage.
12. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
13. If individual septic systems on each lot are required by Health Division, remove sewage disposal easements on the remainder parcel.

September 30, 2021

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

RE: Perennial Places, LLC; 050-210-15
Tentative Parcel Map; WTPM19-0018

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) WCHD does not support a “cluster septic system” design for the proposed tentative parcel map.
 - a. Per NAC 445A.9694 “a cluster system may be installed when sizes, location or other site conditions make conventional sewage disposal unacceptable and when a local governing agency or its recognized entity, as listed in subsection 1 of NAC 445A,231 assumes responsibility for the operation and maintenance of a cluster system ...”
 - b. This proposal does not satisfy the definition for a cluster system, as there is adequate area, lot size and the existing site conditions do not preclude any potential onsite sewage disposal system. Furthermore, any onsite sewage disposal system would require review and approval through the Health District to ensure any potential additions, modification, or proposed increase in occupancy or usage would be reviewed upon application.
- b) WCHD will only support the proposed parcel map if individual onsite septic systems are proposed for each lot, and all easements and references for a cluster system or other community septic system are removed from the proposal.
- c) If the applicant is proposing a single community well the following requirements apply for any future parcel map approval:
 - a. A single well must be located on a commonly owned parcel;
 - b. All associated water lines must be in public utility easements clearly identified and labeled on the proposed parcel map;
 - c. Any single community well may be required to become a permitted public water system in accordance with NAC 445A if changes or modification to the parcel or usage require additional permitting.
- d) WCHD will support a parcel map proposing individual domestic water wells for each parcel with no additional easements.

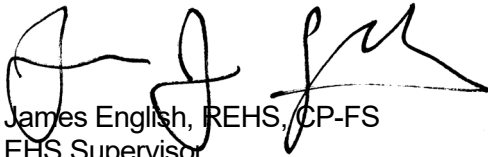


The following notes are required to be placed on the parcel map for signature by WCHD:

- All parcels are to be served by an individual onsite sewage disposal system;
- All parcels are to be served by an individual domestic well (unless all conditions above are met for a community well)

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'James English', written over a faint circular stamp.

James English, REHS, CP-FS
EHS Supervisor
Environmental Health
Washoe County Health District



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

October 30, 2019

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places, LLC)

Project description:

The applicant is proposing to approve the division of a ± 6.41 Low Density Suburban (LDS) parcel into four (LDS) parcels. Three of the parcels are ± 1 acres with a remainder parcel of ± 3.41 acres.

The property is currently vacant, and is located at 920 Old Ophir Rd, Assessor's Parcel Number: 050-210-15. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

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

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

created parcels and one existing or remains thereof. This parcel map will create 3 newly created parcels which will require the relinquishment of 6.00 acre-feet of ground water rights.

- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

1001 EAST 9TH STREET
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: November 12, 2019

SUBJECT: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places, LLC)



Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to Tentative Parcel Map Case Number WTPM19-0018:

If approved, this tentative parcel map would divide a ±6.41-acre parcel into three ±1-acre parcels, with a remainder ±3.41-acre lot. The Development Suitability Map in the South Valleys Area Plan identifies potential wetlands on the subject property. However, per a note on the proposed map, wetlands have previously been delineated and an approximate wetland boundary has been identified, per an Army Corps of Engineer letter dated June of 2017. Wetlands serve a variety of important ecosystem functions, including storing floodwaters, providing habitat areas, and filtering water. As such, it is critical to protect and maintain any remaining wetlands in the region. Therefore, the Parks Program offers the following conditions of approval:

1. Prior to recordation of the final map, the applicant shall provide the referenced Army Corps of Engineers letter along with any other wetlands documentation, including the existing wetlands delineation, to the Washoe County Planning Division for review.
2. The final map shall depict the exact wetlands boundary and a 50-ft. buffer zone along the edge of the wetlands.
3. The final map shall include a note which states: "No development shall occur within the wetlands or wetlands buffer zone prior to securing the required Clean Water Act Section 404 permit(s) from the Army Corps of Engineers".



INTEGRITY



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QUALITY PUBLIC SERVICE

WTPM19-0018
EXHIBIT B

From: [Thomason, Jennifer C CIV USARMY CESPK \(USA\)](#)
To: [Cahalane, Daniel](#)
Subject: Tentative Parcel Map Case Number WTPM19-0018 (Perennial Places) –
Date: Thursday, October 7, 2021 2:27:18 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Dan,

This project may require authorization from our office if the project will result in the discharge of dredged or fill material into waters of the US, which includes rivers, streams, wetlands and other aquatic resources. Please let me know if you need anything further.

Thanks,

Jennifer C. Thomason
Senior Project Manager
Nevada-Utah Regulatory Section
300 Booth Street, Room 3050
Reno, Nevada 89509

Ph: 775-784-5304

Cell: 775-686-9622- Primary number during COVID-19 Response

UPCOMING LEAVE: OCTOBER 11-15, 2021- NO ACCESS TO EMAIL/PHONE

Business hours: Monday-Friday, 8AM-2PM Pacific Time

In response to COVID-19, Regulatory Division staff are teleworking from home or other approved location. We will do our best to administer the Regulatory Program in an effective and efficient manner. Priority will be given to health and safety activities and essential infrastructure. Action on your permit application or other request may be delayed during this emergency. We appreciate your patience over the next several weeks.

Let us know how we're doing. Please complete the survey at:

<https://regulatory.ops.usace.army.mil/ords/f?p=136:4>

From: [Steve Shell](#)
To: [Cahalane, Daniel](#)
Subject: FW: October Agency Review Memo
Date: Wednesday, November 6, 2019 10:59:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[October Agency Review Memo.pdf](#)

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WTPM19-0018, Perennial Places, LLC

Washoe County Article 422 requires a dedication of 2.0 acre-feet annually for each parcel supplied water by a domestic well.

Steve Shell
Water Resources Specialist II
Division of Water Resources
775-684-2836

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Monday, October 21, 2019 4:05 PM
To: Steve Shell <sshell@water.nv.gov>
Subject: October Agency Review Memo

Hi Steve,

Please find the attached Agency Review Memo with a case received this month by CSD, Planning and Building.

You've been asked to review items #4, #7 and #8. Click on the highlighted item descriptions for a link to the application.

Please send any comments or conditions to the planner for that item.

Thank you,
Donna



Donna Fagan
Planning and Building Division | Community Services Department
dfagan@washoecounty.us | Office: 775.328.3616
1001 E. 9th Street, Reno, NV 89521



Cahalane, Daniel

From: Rubio, Wesley S
Sent: Thursday, September 30, 2021 9:28 AM
To: Cahalane, Daniel
Subject: RE: WTPM19-0018 Perennial Places
Attachments: osds-engineer-design-manual-5-2017-1.pdf

Hey, as an aside this is from the guidance document that NDEP has on their website. I included the document if you want to have that too:

30. CLUSTER SYSTEMS

Cluster systems are included in the NAC even though they are regulated under an individual permit. Engineers must meet the minimum requirements found in NAC 445A when designing a cluster system. Experience has shown that “large single septic tank” cluster systems are difficult to oversee because of the unpredictable flows and sewage characteristics going to the community septic tank. Further, residents are hesitant to provide equal funding for ongoing maintenance when larger populated homes are blamed for problems. In many ways, cluster systems encounter many of the same problems associated with mobile home parks.

NDEP does not have statutory or regulatory authority over individual homes. That is why a legal entity (i.e. city, county) must possess the permit, as homeowners associations are difficult to regulate and enforce. If the cluster system fails, there must be an entity with the authority to require the individual homeowners to pay for the necessary repair.

Unlike a commercial building, where the business can be closed down, homeowners cannot be immediately evicted. Engineers should be conservative in selecting a daily design flow, as the application used for community sewer considerations may not be suitable for septic tank treatment. Sludge storage and surge prevention (to prevent solids from washing out of the septic tank) must be taken into account. It is recommended that a design flow rate of 500 gallons per house per day be used for sizing the treatment and disposal system. Smaller flows may be justified, however, the local entity who the permit was issued to must be made aware of the possible problems associated with a smaller system.

Wesley Rubio, MPH, REHS

Environmental Health Specialist Supervisor | Environmental Health | Washoe County Health District
wrubio@washoecounty.gov | O: (775) 328-2635 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**

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From: Cahalane, Daniel <DCahalane@washoecounty.gov>
Sent: Thursday, September 30, 2021 9:24 AM
To: Rubio, Wesley S <WRubio@washoecounty.gov>
Subject: RE: WTPM19-0018 Perennial Places

Thanks!



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.gov | Office: 775.328.3628 | Fax: 775.328.6133

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Rubio, Wesley S <WRubio@washoecounty.gov>
Sent: Thursday, September 30, 2021 9:09 AM
To: Cahalane, Daniel <DCahalane@washoecounty.gov>
Subject: RE: WTPM19-0018 Perennial Places

Condition A does not apply, but B does. I will have Jim re-write this one and send it to you today.

Wes

Wesley Rubio, MPH, REHS

Environmental Health Specialist Supervisor | Environmental Health | Washoe County Health District
wrubio@washoecounty.gov | O: (775) 328-2635 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



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From: Cahalane, Daniel <DCahalane@washoecounty.gov>
Sent: Thursday, September 30, 2021 8:33 AM
To: Rubio, Wesley S <WRubio@washoecounty.gov>
Subject: WTPM19-0018 Perennial Places

Hi Wes,

Does this memo still stand on the basis of the last 2 years? I've attached engineering's conditions for you to consider.

Regards,



Let us know how we're doing. Please tell us how we did by taking a quick survey

Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.gov | Office: 775.328.3628 | Fax: 775.328.6133

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NEVADA DIVISION OF

**ENVIRONMENTAL
PROTECTION**

GUIDANCE MANUAL (1.0)

**ON SITE SEWAGE DISPOSAL SYSTEMS
FOR COMMERCIAL APPLICATIONS**

May 2017

**WTPM19-0018
EXHIBIT C**

GUIDANCE MANUAL
ON SITE SEWAGE DISPOSAL SYSTEMS
FOR COMMERCIAL APPLICATIONS

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GUIDANCE MANUAL
ON SITE SEWAGE DISPOSAL SYSTEMS
FOR COMMERCIAL APPLICATIONS

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ON SITE SEWAGE DISPOSAL SYSTEMS
FOR COMMERCIAL APPLICATIONS

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Adverse weather conditions or road restrictions may prevent hauling when necessary and require that the plumbing systems not be used until the holding tank has been pumped.

A continuous contract must be maintained to be sure that pumping service is available and that the sewage can be treated and disposed of properly.

- The high costs associated with routine pumping of a holding tank may increase the likelihood of illegal disposal of the contents.

30. CLUSTER SYSTEMS

Cluster systems are included in the NAC even though they are regulated under an individual permit. Engineers must meet the minimum requirements found in NAC 445A when designing a cluster system. Experience has shown that “large single septic tank” cluster systems are difficult to oversee because of the unpredictable flows and sewage characteristics going to the community septic tank. Further, residents are hesitant to provide equal funding for ongoing maintenance when larger populated homes are blamed for problems. In many ways, cluster systems encounter many of the same problems associated with mobile home parks.

NDEP does not have statutory or regulatory authority over individual homes. That is why a legal entity (i.e. city, county) must possess the permit, as homeowners associations are difficult to regulate and enforce. If the cluster system fails, there must be an entity with the authority to require the individual homeowners to pay for the necessary repair. Unlike a commercial building, where the business can be closed down, homeowners cannot be immediately evicted.

Engineers should be conservative in selecting a daily design flow, as the application used for community sewer considerations may not be suitable for septic tank treatment. Sludge storage and surge prevention (to prevent solids from washing out of the septic tank) must be taken into account. It is recommended that a design flow rate of 500 gallons per house per day be used for sizing the treatment and disposal system. Smaller flows may be justified, however, the local entity who the permit was issued to must be made aware of the possible problems associated with a smaller system.

The Division recognizes that managed decentralized wastewater systems are viable, long-term alternatives to centralized wastewater facilities, particularly in small communities. The above discussion on “large single septic tank” cluster systems should not dissuade the design engineer from pursuing alternatives such as Septic Tank Effluent Gravity sewers (STEG), Septic Tank Effluent Gravity Pressure sewers (STEP), Vacuum sewers, Grinder pump pressure sewers, etc.

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

WTPM19-0018
EXHIBIT D

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.



10/11/19

Professional Land Surveyor

Parcel Map Waiver

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Application Materials:** The completed Parcel Map Waiver Application materials.
5. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
6. **Development Plan Specifications:**
 - a. Record of Survey.
7. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

920 Old Ophir Rd

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

2. Please describe the existing conditions, structures, and uses located at the site:

Abandoned shed, mostly vacant land

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.00 acre	1.00 acre	1.00 acre	3.41 acres
Proposed Minimum Lot Width	128	128	128	128

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	LDS	LDS	LDS	LDS
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	----------------------------------------	---------------------------------------------------------

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	----------------------------------------	---------------------------------------------------------

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No gate

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	----------------------------------------	---------------------------------------------------------

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	----------------------------------------	---------------------------------------------------------

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

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19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

26. How are you providing temporary irrigation to the disturbed area?

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

28. Surveyor:

Name	Eric C. Sage
Address	846 Victorian Ave #20 Sparks NV 89431
Phone	775-852-2251 x701
Cell	530-448-2172
E-mail	sage@robisoneng.com
Fax	
Nevada PLS #	23301

**Parcel Map Waiver Application
Supplemental Information**
(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

Washoe County

a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. What is the location (address or distance and direction from nearest intersection)?

920 Old Ophir Rd

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-15	120-Vacant Single Family	6.41

3. Please describe:

a. The existing conditions and uses located at the site:

Vacant Land

b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Roadway
South	Vacant Land
East	Buildings
West	Buildings

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.00 acre	1.00 acre	1.00 acre	3.41 acres
Proposed Minimum Lot Width	128	128	128	128

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	HOA

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input checked="" type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
-----------------------------------------	------------------------------------	-----------------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	----------------------------------------

Explanation:

--

b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------------------	-----------------------------

Explanation:

[Empty rectangular box for explanation]

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
---------------------------------------------------------------	------------------------------------------------------

Explanation:

[Empty rectangular box for explanation]

9. Surveyor:

Name	Eric C Sage
Address	846 Victorian Ave #20 Sparks NV 89431
Phone	775-852-2251 x701
Fax	
Nevada PLS #	23301