



Parcel Map Review Committee Staff Report

Meeting Date: May 12, 2016

Subject: Tentative Parcel Map Case Number PM16-006
Applicant: TL Mt. Rose Estates, LP
Agenda Item Number: 7C
Project Summary: To divide a ±6.65 acre property into two parcels of ±3.90 and ±2.75 acres
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Tentative Parcel Map Case Number PM16-006 (TL Mt. Rose Estates) – Hearing, discussion, and possible action to approve a parcel map dividing a ±6.65 acre property into two parcels of ±3.90 and ±2.75 acres.

- Applicant/Property Owner: TL Mt. Rose Estates, LP
- Location: Northern Terminus of Callahan Road
- Assessor's Parcel Number: 150-460-05
- Parcel Size: 6.65 Acres
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: High Density Rural (HDR) and General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 35, T18N, R19E, MDM, Washoe County, NV

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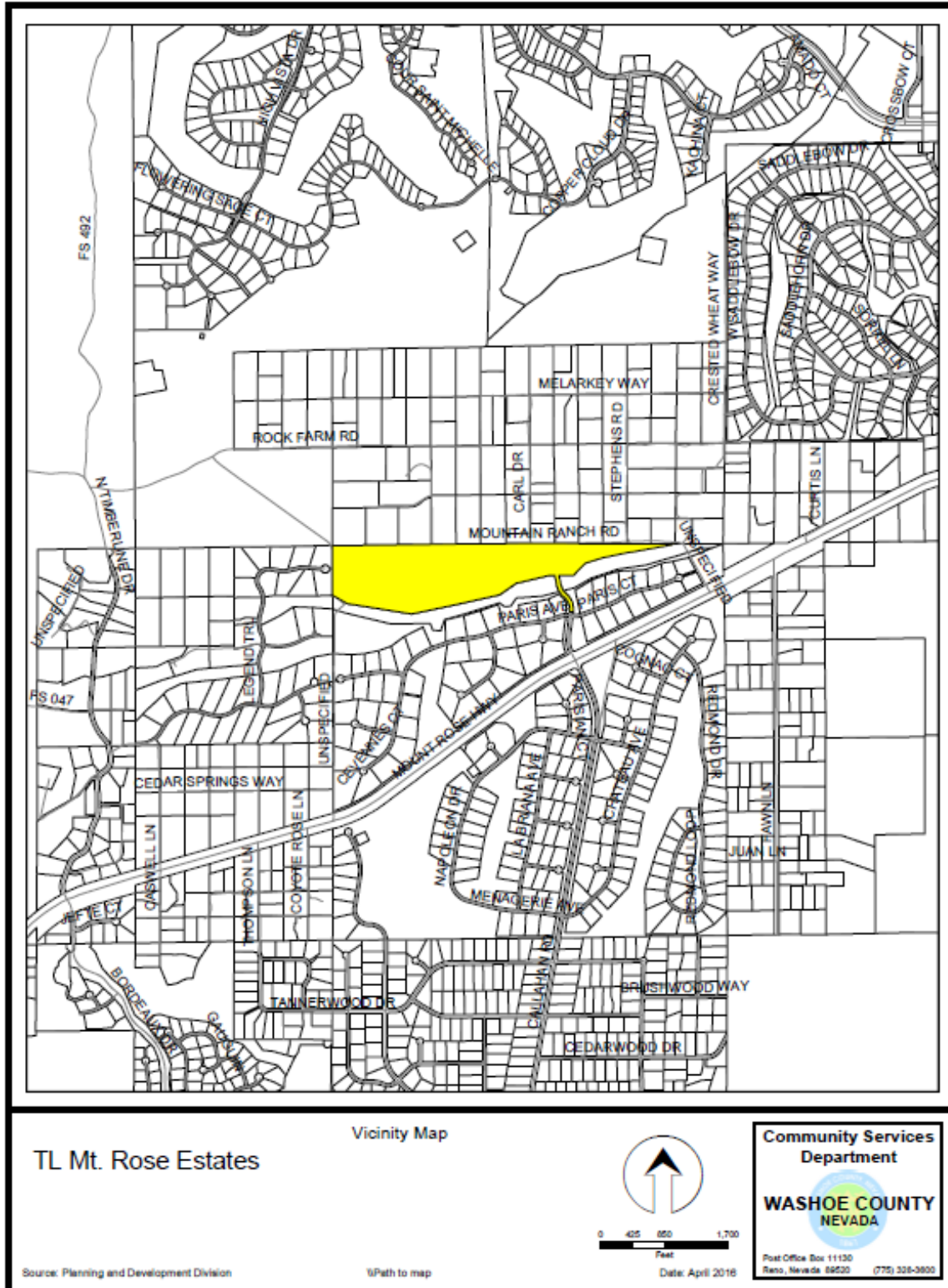
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Parcel Map

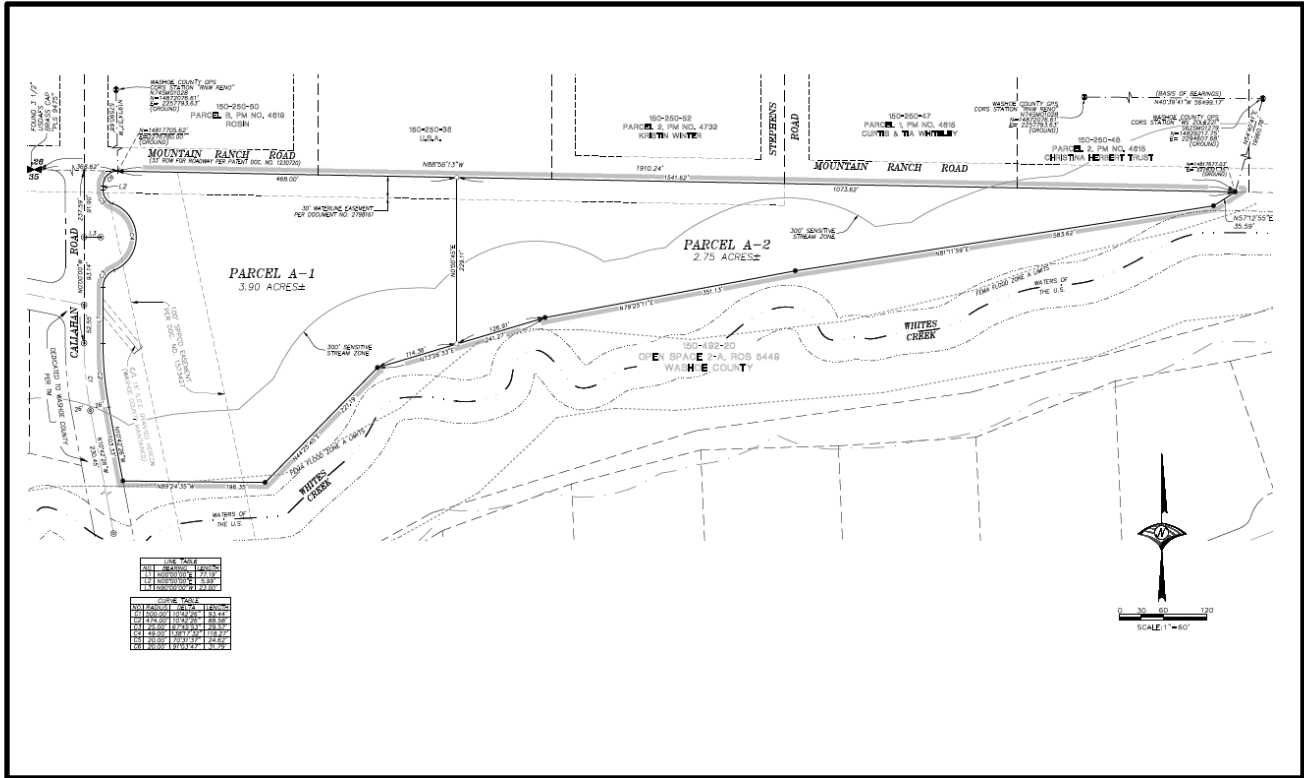
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted to the Planning and Development 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 subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided 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 Development 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 Planning and Development Division or the 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 the two year time period 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 PM16-006 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Background

The applicants are asking to parcel a 6.65 acre property into two parcels. The property has a regulatory zone of High Density Rural (HDR) and the request meets all requirements of the HDR regulatory zone. The tentative parcel map is being processed subsequent to the division of a tentative map (Monte Vista at Mt. Rose Estates) and the subject parcel cannot be recorded until the subject 6.65 acre property has been created through the recordation of the final Monte Vista at Mt. Rose subdivision map. Staff has included a condition (2(a) of the attached conditions) requiring the recordation of the subdivision tract map prior to recordation of the final parcel map.

Tentative Parcel Map Evaluation

Land Use Designation: High Density Rural (HDR) and General Rural (GR)

Maximum Lot Potential: 2 lots

Number of Lots on Parcel Map: 2 lots

Minimum Lot Size Required: 2 acres

Minimum Lot Size on Parcel Map: 2.5 acres

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: Approximately 200 feet

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) and General Rural (GR) regulatory zones.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as having slopes in excess of 15%.

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

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

Development InformationThe subject parcel is currently vacant but there is an approved water treatment facility that will be constructed and operated by the Truckee Meadows Water Authority (TMWA) on parcel A-1. The proposed parcel map is necessary for TMWA to begin such development.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
 - Utilities
 - Water Management
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Vector-Borne Diseases Program

- Environmental Health Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Six 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 Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Trevor Lloyd, 328-3620, tlloyd@washoecounty.us

- Washoe County Engineering and Capital Projects addressed access and drainage and requires the recordation of the recordation of the Monte Vista subdivision prior to recordation of this parcel map.

Contact: Mike Gump, 328-2315, mgump@washoecounty.us

- Washoe County Health District addressed water and sewer needs and vector issues.

**Contact: James English, 775-328-2610, jenglish@washoecounty.us
Jim Shaffer, 785-4599, jshaffer@washoecounty.us**

- Washoe County Water Management Planner requires a note on the map providing for TMWA water service.

Contact: Vahid Behmaram, 954-4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

Section 110.606.30 (i) of Article 606, *Parcel Maps*, within the Washoe County Development Code, 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: The proposed maps have been reviewed by the relevant agencies and no recommendations for denial were received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: TMWA is the service provider for community water.
 - c) The availability and accessibility of utilities.
Staff Comment: The TMWA is the service provider for community water. NV Energy is the service provider for electricity. Washoe County is the provider of sewer services

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: Truckee Meadows Fire Protection District and the Washoe County Sheriff provides emergency service for the area. It is not anticipated that the project will generate any students or need for public parks.

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

Staff Comment: The subject parcel conforms to requirements of the High Density Rural (HDR) Regulatory zone and to the Washoe County Master Plan.

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

Staff Comment: There are no streets or highways that will be significantly impacted by the addition of one parcel.

- 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: This parcel map will not significantly impact existing public streets, or require new streets or highways.

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

Staff Comment: The subject site is not identified as being within a FEMA flood zone according to the Southwest Truckee Meadows Development Suitability Map.

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

Staff Comment: The recommendations and comments of Reviewing Agencies meet the requirements of Nevada Revised Statutes.

- 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: Truckee Meadows Fire Protection District (TMFPD) is the designated fire protection agency for this area.

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

Staff Comment: Access to cable and/or satellite TV is available in the area.

- l) Recreation and trail easements.

Staff Comment: These lots are not intended to be used for residential purposes, however, there are several public parks within close proximity of the subject site.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Tentative Parcel Map Case Number PM16-006 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM16-006 for TL Mt. Rose Estates, LP,

subject to the conditions of approval as listed in the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Development 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
 - 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 after 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: TL Mt. Rose Estates, LP
Attn: Rich Balestreri
3300 Douglas Blvd. Ste. 450
Roseville, CA 95661

Representatives: Wood Rodgers, Inc.
Attn: Dan Bigrigg
5440 Reno Corporate Drive
Reno, NV 89511

Representatives: Wood Rodgers, Inc.
Attn: Steve Strickland
5440 Reno Corporate Drive

Reno, NV 89511

Staff Report xc: William Whitney, Director of Planning and Development Division



Conditions of Approval

Parcel Map Case Number PM16-006

The tentative parcel map approved under Parcel Map Case Number PM16-006 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on May 12, 2016. 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 Development 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 Development

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

Contact: Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@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 Development 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 Development 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 DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-006 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 DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT 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 Development 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. Compliance shall be determined by the Planning and Development Division.

- 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. Compliance shall be determined by the Planning and Development Division.
 - h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
2. 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, 775.328.2315, mgump@washoecounty.us

- a. Recordation of the adjacent tract map, with bonding for the bridge, shall be recorded before this parcel map can be recorded.
 - b. Provide documented access to Parcel A-2.
 - c. If Parcel A-2 is to be common area, this must be indicated on the map.
 - d. Remove the note relating to the 15 foot SDE and "Washoe County Maintained" from the map.
 - e. Identify shown line work south of Whites Creek on the map.
 - f. Add a drainage easement for surface drainage on note 3.
 - g. Place a note on the map stating that the natural drainage will not be impeded.
 - h. 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.
 - i. Provide evidence of documented access that favors the applicant.
 - j. Comply with the conditions of the Washoe County technical check for this map.
 - k. Add a Security Interest Holder's Certificate to the map, if applicable.
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
Jim Shaffer, 775.785-4599; jshaffer@washoecounty.us**

- a. All proposed parcels are to be served by municipal water and sewer.
- b. The proposed water treatment plan requires plans to be submitted to the WCHD for review and approval for the construction, design, and treatment of water.
- c. If the parcel (A-2) for the common area of Monte Vista at the Estates at Mt. Rose requires mechanical slope stabilization all voids in the stabilization process filled to a

depth of 3-4 inches with mixed aggregate rock 3/4 inch to 1 1/2 inches in size (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.0865).

- d. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

*** End of Conditions ***

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

May 3, 2016

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

RE: TL Mt. Rose Estates; APN: 150-460-05
Tentative Parcel Map; PM16-006

Dear Mr. Lloyd:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. Approval by this Division is subject to the following conditions:

1. All proposed parcels are to be served by municipal water and sewer.
2. The proposed water treatment plan requires plans to be submitted to the WCHD for review and approval for the construction, design, and treatment of water.
3. If the parcel (A-2) for the common area of Monte Vista at the Estates at Mt. Rose requires mechanical slope stabilization all voids in the stabilization process filled to a depth of 3-4 inches with mixed aggregate rock 3/4 inch to 1 1/2 inches in size (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.0865).
4. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

Cc: File - Washoe County Health District
Wood Rodgers – Steve Strickland – sstrickland@woodrodgers.com

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520

775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health

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PM16-006
EXHIBIT B

Public Health
Prevent. Promote. Protect.

OFFICIAL NOTICE OF SUBMITTAL OF TENTATIVE PARCEL MAP

DATE: April 29, 2016

You are hereby notified that the **Washoe County Parcel Map Review Committee** will consider an application for a parcel map in your area. This map is a subsequent division of a parcel created within the last five years. The meeting will be held at the following time and location:

1:30 p.m., Thursday, May 12, 2016

Community Services Department – Planning and Development, Mount Rose Conference Room, Bldg A, Rm. 275, 1001 E. Ninth St., Reno, NV 89520

Re: Tentative Parcel Map Case Number PM16-006 (TL Mt. Rose Estates) – Hearing, discussion, and possible action to approve a parcel map dividing a ±6.65 acre property into two parcels of ±3.90 and ±2.75 acres.

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- Location: Northern Terminus of Callahan Road
- Assessor's Parcel Number: 150-460-05
- Parcel Size: 6.65 Acres
- Master Plan Category: Suburban Residential (SR) and Rural (R)
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- Development Code: Authorized in Article 606 Parcel Maps
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- Section/Township/Range: Section 35, T18N, R19E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3620
- E-mail: tlloyd@washoecounty.us

Subdivision improvement requirements may also be considered for second or subsequent parcel maps pursuant to NRS 278.462. Any tentative parcel map may be subject to conditions relating to the above items as are reasonably necessary. Unless the Parcel Map Review Committee finds that they are not appropriate, subdivision improvements shall be required for this tentative parcel map.

Should you wish to comment on the project, you may attend the meeting, or submit written comments to the staff member named above, Community Services Department, Planning & Development Division, 1001 East Ninth Street, Reno, Nevada, 89520, at or before the meeting. Alternately, you may convey your comments electronically via fax to (775) 328-6133 or email: plncntr@washoecounty.us. Please include the staff planner's name with your comments.