



Date: ~~February 13, 2024~~ March 4, 2024

To: Kat Oakley, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: **WTM23-001** (85 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of an 85-lot subdivision and is located on approximately 19.926 acres at the southeast corner of Pan American Drive and the future Lear Boulevard. The parcel numbers include the following: 080-461-08. The Engineering and Capital Projects Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Krater Consulting Group, PC.

Sanitary sewer service will be provided by Washoe County.

For questions related to sections below, please see the staff's name referenced.

GRADING (COUNTY CODE 110.438)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the approval of the final map and subsequent individual building permits.
2. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer and/or surveyor licensed in the State of Nevada.
3. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
4. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to **approval of each associated final finalization of any portion of the tentative** map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

5. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. ~~The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.~~
6. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
7. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
8. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
9. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
10. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
11. A 10-foot public utility easement (PUE), ~~public use easement for sidewalks, and Washoe County a 10-foot Washoe County easement for~~ traffic control signage, ~~and plowed snow storage and sidewalks, and a 10-foot United States Postal Service facilities~~ easement shall be granted adjacent to all rights-of-way.
12. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
13. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County. If Phase 1 assessment results in recommendations including the requirement to complete next phase assessment, the applicant shall be required to follow the recommendations. The County must review and approve the recommendations in Phase 1 to determine the next steps.

DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
2. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
3. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
4. Any increase in storm water runoff flow rate resulting from the development based on the 5-year and 100-year storm(s) shall be retained onsite.
5. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be

developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.

6. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
7. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
8. The following note shall be added to each final map; "All properties, regardless of if they are located within or outside of a FEMA Special Flood Hazard Area, 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."
9. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
10. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office and County Engineer.
11. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within the Common Area shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
12. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts. Any retained volume shall be designed to percolate in accordance with Northern Nevada Public Health requirements. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the retention/detention basin.
13. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10-day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.
14. The project shall mitigate the loss of Swan Lake flood storage volume for any portion of the development where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation at a rate of 1.3:1 and as approved by the County Engineer. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be

performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.

15. The project shall mitigate the loss of Swan Lake flood pool surface area for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Prior to the approval of the first final map, it shall be demonstrated that the volume of storm water lost due to evaporation for the post-development condition shall be greater than or equal to the pre-development condition.
16. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall ~~acknowledgenot-protest~~ the ~~possible~~ formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
17. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Conditions:

1. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications. The applicant shall comply with Washoe County Development Code Section 110.436.20 (e) Streets Adjacent to Property Boundaries. The adjacent streets, Lear Boulevard and Pan American Way, shall be constructed to the following minimum standards and the County Engineer, with consideration of input from the City of Reno, shall determine compliance with this condition:
 - Lear Boulevard – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 5-foot sidewalk along the southern side of the roadway and exclude curb, gutter, and sidewalk along the northern side of the roadway.
 - Pan American Way – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 4-foot sidewalk along the eastern side of the roadway and a concrete curb section without sidewalk along the western side of the roadway.
2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
3. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. ~~No tree shall overhang the curb line of any public street.~~

4. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
5. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
6. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
7. Sidewalks shall be constructed on both sides of all streets within the development **to the approval of the County Engineer**.
8. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
9. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
10. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
11. A 20' setback is required between the back of the sidewalk and the front of the garage.
12. The project traffic impact study shall be updated to provide future conditions analysis for 2050 projections without project traffic and plus project traffic and recommended mitigations to the satisfaction of the County Engineer.
13. Prior to final map recordation, all right-of-way for Lear Boulevard and Pan American Way required to support the proposed improvements, including drainage ditches, shall be offered for dedication to Washoe County.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

Conditions:

1. All sanitary sewer connection fees shall be paid to the City of Reno prior to issuance of Certificate of Occupancy for any building permits. Documentation of receipt of payment to City of Reno shall be provided to Washoe County with application of building permits.
2. A sanitary sewer will-serve from Washoe County shall be obtained prior to approval of each subdivision map.
3. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
4. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.

5. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
6. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
7. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
8. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the sanitary sewer collection system.
9. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
10. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
11. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
12. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
13. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
14. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
15. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes.
16. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project.
17. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations.
A reimbursement agreement will be developed as appropriate to the approval of the County Engineer.



Conditions of Approval

Tentative Subdivision Map Case Number WTM23-001

The project approved under Tentative Subdivision Map Case Number WTM23-001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 5, 2024. 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.

Unless otherwise specified, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision 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 subdivision 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 subdivision 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 subdivision 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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (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, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (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 and 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 map pursuant to NRS 278.330 and 278.335; and
- (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.

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

Washoe County Planning and Building Division

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

Contact Name – Kat Oakley, Planner, 775.328.3628, koakley@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative

map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- e. In accordance with NRS 278.360 and Article 610 of the Washoe County Development Code, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. The date of the signing of the final map by the Director of Planning and Building constitutes the presentation date of the final map. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- g. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM23-001 for Learner-Lemmon** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **February 6, 2024**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR **WTM23-001** MUST BE APPROVED AND ACCEPTED FOR RECORDATION AND SIGNED BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **WTM23-001** APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. **[If the TM**

had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL **APPLICABLE** CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR WTM23-001 MUST BE APPROVED AND ACCEPTED FOR RECORDATION AND SIGNED BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- h. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the

specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- i. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

~~j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.~~

- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- n. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Building. All landscaping shall meet the planting and irrigation standards of Article 412 and the letter(s) shall certify that such standards are met. Any landscaping plans and the letter shall be **wet-stamped signed and sealed by a professional landscape architect licensed in the State of Nevada.**
- o. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- p. Failure to comply with the conditions of approval shall render this approval null and void.
- q. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space

- area. The maintenance plan for the common open space area shall, as a minimum, address the following:
- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. ~~All open space shall be identified as common open space on the final map and shall be privately maintained and perpetually funded by the homeowners association.~~ The deed to the open space and any common area shall reflect perpetual dedication **for those respective purposes. for that purpose. The common open space shall be privately maintained and perpetually funded by the homeowners association.** The maintenance of the common open space, common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No **unauthorized** motorized vehicles shall be allowed on the platted common area.
 8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 11. Notice must be provided of the existence of livestock and the potential for noise and odor in the entirety of the North Valleys Planning Area, including the subject site.
 12. Xeriscape best management practices will be established and lawns discouraged.
- ~~r. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose.~~
- s. To fulfill 2010 Master Plan policy LUT.17.5, at least 1 canopy tree shall be planted within each front yard within the tentative map. These trees will be reflected in final landscaping plans and meet the planting standards of WCC 110.412.60. All front yard trees shall be

installed before a certificate of occupancy is issued for each residential lot **or an appropriate financial surety provided.**

- t. All disturbed slopes shall be revegetated with a seed mix reviewed by the Washoe Story Conservation District and approved by planning.
- u. Prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe Storey Conservation District.
- v. To fulfill policies NV.6.1 and NV 6.2 of the North Valleys Area Plan, the following standards are applicable to proposed development within the subdivision and will be assessed at the building permit stage of review:
 - 1. Setbacks and driveway design shall be varied throughout the development.
 - 2. No more than 25% of total residential units shall be constructed in the same architectural elevation.
 - 3. All exterior lighting must show how it is consistent with current best practice “dark-sky” standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
 - 4. Landscape designs must be established that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- w. An interpretive sign shall be placed in the pocket park that provides information regarding cultural and historic resources near the site. This sign will be developed in consultation with a professional archaeologist. Any applicable tribal agencies will also be contacted and consulted in the development of the interpretive sign.
- x. A bike rack shall be installed in the pocket park.

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 Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the final map and subsequent individual building permits.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer and/or surveyor licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to **approval of each associated final finalization-of-any-portion-of-the-tentative** map. Grading shall comply with

best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

- e. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open spaces shall be privately maintained and perpetually funded by the Homeowners Association. ~~The maintenance of the common open space shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.~~
- f. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A 10-foot public utility easement (PUE), **public use easement for sidewalks, and Washoe County a 10-foot Washoe County easement for traffic control signage, and plowed snow storage and sidewalks, and a 10-foot United States Postal Service facilities easement** shall be granted adjacent to all rights-of-way.
- l. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
- m. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County. If Phase 1 assessment results in recommendations including the requirement to complete next phase assessment, the applicant shall be required to follow the recommendations. The County must review and approve the recommendations in Phase 1 to determine the next steps.
- n. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- o. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- p. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- q. Any increase in storm water runoff flow rate resulting from the development based on the 5-year and 100-year storm(s) shall be retained onsite.
- r. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be

developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.

- s. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
- t. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- u. The following note shall be added to each final map; "All properties, regardless of if they are located within or outside of a FEMA Special Flood Hazard Area, 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."
- v. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- w. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office and County Engineer.
- x. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within the Common Open Space shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
- y. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts. Any retained volume shall be designed to percolate in accordance with Northern Nevada Public Health requirements. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the retention/detention basin.
- z. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10-day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.
- aa. The project shall mitigate the loss of Swan Lake flood storage volume for any portion of the development where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation at a rate of 1.3:1 and as approved by the County Engineer. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.

- bb. The project shall mitigate the loss of Swan Lake flood pool surface area for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Prior to the approval of the first final map, it shall be demonstrated that the volume of storm water lost due to evaporation for the post-development condition shall be greater than or equal to the pre-development condition.
 - cc. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall **not protest acknowledge** the **possible** formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
 - dd. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
3. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name – Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- a. The adjacent streets, Lear Boulevard and Pan American Way, shall be constructed to the following minimum standards and to the approval of the County Engineer:
 - 1. Lear Boulevard – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 5-foot sidewalk along the southern side of the roadway and exclude curb, gutter, and sidewalk along the northern side of the roadway.
 - 2. Pan American Way – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 4-foot sidewalk along the eastern side of the roadway and a concrete curb and gutter section, without sidewalk, along the western side of the roadway.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. **No tree shall overhang the curb line of any public street.**
- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. Sidewalks shall be constructed on both sides of all streets within the development **to the approval of the County Engineer.**

- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. A 20' setback is required between the back of the sidewalk and the front of the garage.
- l. Prior to final map recordation, all right-of-way for Lear Boulevard and Pan American Way required to support the proposed improvements, including drainage ditches, shall be offered for dedication to Washoe County.

Washoe County Utilities

4. The following conditions are requirements of Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name—Alexander Mayorga, P.E., 775.328.2313, amayorga@washoecounty.gov

- a. All sanitary sewer connection fees shall be paid to Washoe County prior to issuance of Certificate of Occupancy for any building permits. Documentation of receipt of payment to Washoe County shall be provided to Washoe County with application of building permits.
- b. A sanitary sewer will-serve from Washoe County shall be obtained prior to approval of each subdivision map.
- c. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- d. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- e. Improvement plans shall be submitted and approved by Washoe County Community Services Department ("CSD") prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- f. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- g. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- h. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the sanitary sewer collection system.
- i. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.

- j. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - 1. the estimated sewage flows generated by this project,
 - 2. projected sewage flows from potential or existing development within tributary areas,
 - 3. the impact on capacity of existing infrastructure,
 - 4. slope of pipe, invert elevation and rim elevation for all manholes,
 - 5. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- l. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- m. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- n. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- o. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes.
- p. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project.
- q. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations.
A reimbursement agreement will be developed as appropriate to the approval of the County Engineer.

Northern Nevada Public Health

- 5. The following conditions are requirements of Northern Nevada Public Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Northern Nevada Public Health. Any conditions set by NNPH must be appealed to the District Board of Health.

Contact Name – Jim English, EHS Supervisor, 775.900.7239, jenglish@nnph.org

- a. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by NNPH of a grading permit application.
 - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.
- c. The following must be submitted with the final map application for review and approval:
 - i. Construction plans for the development must be submitted to NNPH for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of NNPH.
 - ii. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction of NNPH an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - 1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to NNPH that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - 3. The developer must bear the cost of the inspections; and
 - 4. The developer may select a third-person inspector but the selection must be approved by NNPH or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
 - iii. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to NNPH. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - 1. A copy of this letter must be included with the final map submittal.
 - iv. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to NNPH.
 - 1. A copy of this letter must be included with the final map submittal.
 - v. The final map submittal must include a letter from Nevada Division of Environmental Protection to NNPH certifying their approval of the final map.
 - vi. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
 - vii. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.

1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- viii. Prior to approval of the final map, the applicant must submit to NNPH the final map fee.
- ix. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

State Division of Water Resources

6. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.
Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, sshell@water.nv.gov
 - a. A will serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Truckee Meadows Fire Protection District

7. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.
Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us
 - a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***



Conditions of Approval

Tentative Subdivision Map Case Number WTM23-001

The project approved under Tentative Subdivision Map Case Number WTM23-001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 5, 2024. 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.

Unless otherwise specified, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision 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 subdivision 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 subdivision 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 subdivision 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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (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, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (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 and 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 map pursuant to NRS 278.330 and 278.335; and
- (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.

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

Washoe County Planning and Building Division

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

Contact Name – Kat Oakley, Planner, 775.328.3628, koakley@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- d. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative

map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- e. In accordance with NRS 278.360 and Article 610 of the Washoe County Development Code, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. The date of the signing of the final map by the Director of Planning and Building constitutes the presentation date of the final map. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- f. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- g. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM23-001 for Learner-Lemmon** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **February 6, 2024**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR **WTM23-001** MUST BE APPROVED AND ACCEPTED FOR RECORDATION AND SIGNED BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **WTM23-001** APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. **[If the TM**

had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL APPLICABLE CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR WTM23-001 MUST BE APPROVED AND ACCEPTED FOR RECORDATION AND SIGNED BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

KELLY MULLIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- h. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the

specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- i. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- l. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by Planning and Building. All landscaping shall meet the planting and irrigation standards of Article 412 and the letter(s) shall certify that such standards are met. Any landscaping plans and the letter shall be signed and sealed by a professional landscape architect licensed in the State of Nevada.
- m. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. The deed to the open space and any common area shall reflect perpetual dedication for those respective purposes. The common open space shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common open space, common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No unauthorized motorized vehicles shall be allowed on the platted common area.
 8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 11. Notice must be provided of the existence of livestock and the potential for noise and odor in the entirety of the North Valleys Planning Area, including the subject site.
 12. Xeriscape best management practices will be established and lawns discouraged.
- p. To fulfill 2010 Master Plan policy LUT.17.5, at least 1 canopy tree shall be planted within each front yard within the tentative map. These trees will be reflected in final landscaping plans and meet the planting standards of WCC 110.412.60. All front yard trees shall be installed before a certificate of occupancy is issued for each residential lot **or an** appropriate financial surety provided.
 - q. All disturbed slopes shall be revegetated with a seed mix reviewed by the Washoe Story Conservation District and approved by planning.
 - r. Prior to the issuance of building or grading permits, the applicant shall prepare a noxious weed management plan in consultation with the Washoe Storey Conservation District.

- s. To fulfill policies NV.6.1 and NV 6.2 of the North Valleys Area Plan, the following standards are applicable to proposed development within the subdivision and will be assessed at the building permit stage of review:
 - 1. Setbacks and driveway design shall be varied throughout the development.
 - 2. No more than 25% of total residential units shall be constructed in the same architectural elevation.
 - 3. All exterior lighting must show how it is consistent with current best practice “dark-sky” standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
 - 4. Landscape designs must be established that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- t. An interpretive sign shall be placed in the pocket park that provides information regarding cultural and historic resources near the site. This sign will be developed in consultation with a professional archaeologist. Any applicable tribal agencies will also be contacted and consulted in the development of the interpretive sign.
- u. A bike rack shall be installed in the pocket park.

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 Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the final map and subsequent individual building permits.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer and/or surveyor licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to approval of each associated final map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open spaces shall be privately maintained and perpetually funded by the Homeowners Association.
- f. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.

- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
- i. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- k. A 10-foot public utility easement (PUE), public use easement for sidewalks, and Washoe County traffic control signage and plowed snow storage easement shall be granted adjacent to all rights-of-way.
- l. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.
- m. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County. If Phase 1 assessment results in recommendations including the requirement to complete next phase assessment, the applicant shall be required to follow the recommendations. The County must review and approve the recommendations in Phase 1 to determine the next steps.
- n. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- o. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- p. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- q. Any increase in storm water runoff flow rate resulting from the development based on the 5-year and 100-year storm(s) shall be retained onsite.
- r. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's storm water basin(s) and drainage channel(s) shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
- s. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
- t. Prior to placement of any fill material within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- u. The following note shall be added to each final map; "All properties, regardless of if they are located within or outside of a FEMA Special Flood Hazard Area, 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.”

- v. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- w. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office and County Engineer.
- x. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within the Common Open Space shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
- y. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts. Any retained volume shall be designed to percolate in accordance with Northern Nevada Public Health requirements. Percolation testing and a gravel backfilled infiltration gallery shall be included in the design of the retention/detention basin.
- z. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10-day storm event. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume or other means subject to approval by the County Engineer.
- aa. The project shall mitigate the loss of Swan Lake flood storage volume for any portion of the development where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation at a rate of 1.3:1 and as approved by the County Engineer. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.
- bb. The project shall mitigate the loss of Swan Lake flood pool surface area for any portion of the development (including Lemmon Drive right-of-way improvements) where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation or future revised 100-year flood plain elevation approved by the County Engineer. Prior to the approval of the first final map, it shall be demonstrated that the volume of storm water lost due to evaporation for the post-development condition shall be greater than or equal to the pre-development condition.
- cc. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall acknowledge the possible formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.

dd. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

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

Contact Name – Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- a. The adjacent streets, Lear Boulevard and Pan American Way, shall be constructed to the following minimum standards and to the approval of the County Engineer:
 1. Lear Boulevard – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 5-foot sidewalk along the southern side of the roadway and exclude curb, gutter, and sidewalk along the northern side of the roadway.
 2. Pan American Way – Street section shall include a 29-foot minimum crowned pavement section with concrete curb, gutter, and 4-foot sidewalk along the eastern side of the roadway and a concrete curb and gutter section, without sidewalk, along the western side of the roadway.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines.
- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/rights-of-way.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- g. Sidewalks shall be constructed on both sides of all streets within the development to the approval of the County Engineer.
- h. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- k. A 20' setback is required between the back of the sidewalk and the front of the garage.

- I. Prior to final map recordation, all right-of-way for Lear Boulevard and Pan American Way required to support the proposed improvements, including drainage ditches, shall be offered for dedication to Washoe County.

Washoe County Utilities

4. The following conditions are requirements of Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name—Alexander Mayorga, P.E., 775.328.2313, amayorga@washoecounty.gov

- a. All sanitary sewer connection fees shall be paid to Washoe County prior to issuance of Certificate of Occupancy for any building permits. Documentation of receipt of payment to Washoe County shall be provided to Washoe County with application of building permits.
- b. A sanitary sewer will-serve from Washoe County shall be obtained prior to approval of each subdivision map.
- c. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- d. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- e. Improvement plans shall be submitted and approved by Washoe County Community Services Department (“CSD”) prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- f. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- g. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- h. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the sanitary sewer collection system.
- i. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- j. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 1. the estimated sewage flows generated by this project,
 2. projected sewage flows from potential or existing development within tributary areas,
 3. the impact on capacity of existing infrastructure,
 4. slope of pipe, invert elevation and rim elevation for all manholes,
 5. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.

- l. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- m. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- n. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- o. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes.
- p. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project.
- q. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. A reimbursement agreement will be developed as appropriate to the approval of the County Engineer.

Northern Nevada Public Health

5. The following conditions are requirements of Northern Nevada Public Health, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in Northern Nevada Public Health. Any conditions set by NNPH must be appealed to the District Board of Health.

Contact Name – Jim English, EHS Supervisor, 775.900.7239, jenglish@nnph.org

- a. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by NNPH of a grading permit application.
 - i. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.
- c. The following must be submitted with the final map application for review and approval:
 - i. Construction plans for the development must be submitted to NNPH for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of NNPH.
 - ii. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction

of NNPH an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:

1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to NNPH that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 3. The developer must bear the cost of the inspections; and
 4. The developer may select a third-person inspector but the selection must be approved by NNPH or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- iii. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to NNPH. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
1. A copy of this letter must be included with the final map submittal.
- iv. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to NNPH.
1. A copy of this letter must be included with the final map submittal.
- v. The final map submittal must include a letter from Nevada Division of Environmental Protection to NNPH certifying their approval of the final map.
- vi. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- vii. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- viii. Prior to approval of the final map, the applicant must submit to NNPH the final map fee.
- ix. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

State Division of Water Resources

6. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, sshell@water.nv.gov

- a. A will serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Truckee Meadows Fire Protection District

7. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***