



Parcel Map Review Committee Staff Report

Meeting Date: March 12, 2015

Subject: Parcel Map Case Number PM15-005
Applicant(s): William and Maryanne Paganetti
Agenda Item Number: 7B
Project Summary: Dividing a 14.2 acre parcel into two parcels consisting of \pm 4.72 acres (Parcel 1) and \pm 9.49 acres (Parcel 2)
Recommendation: Approval with Conditions
Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Division of Planning and Development
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Description

Tentative Parcel Map Case Number PM15-005 (Paganetti) – To divide one 14.2 acre parcel into two parcels consisting of \pm 4.72 acres (Parcel 1) and \pm 9.49 acres (Parcel 2).

- Applicant/Property Owner: William and Maryanne Paganetti
- Consultant: Odyssey Engineering, Inc. – Ryan Sims
- Project Location: 1590 Catalpa Lane – approximately 1,050 feet southeast of the intersection of West Huffaker and Del Monte
- Assessor's Parcel Number: 040-620-16
- Parcel Size: \pm 14.2 Acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 1, T18N, R19E, M.D.M
Washoe County, NV

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Exhibits Contents

Conditions of Approval Exhibit A

Parcel Map

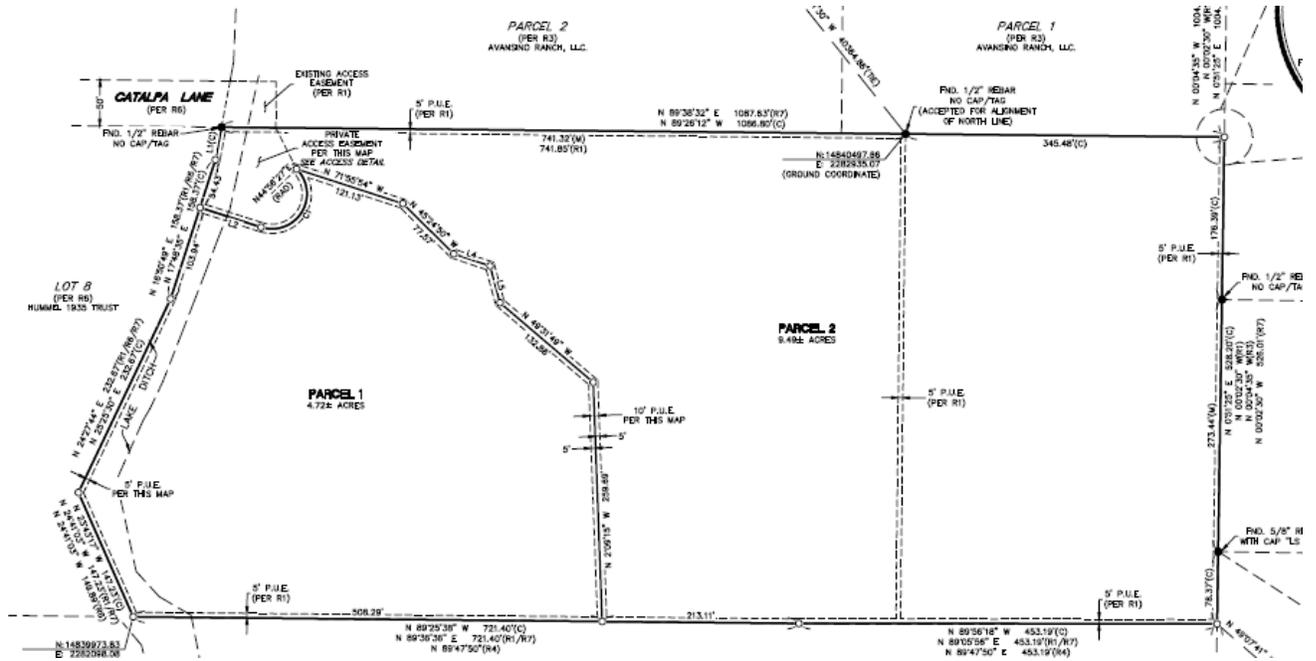
The purpose of a Parcel Map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Development Code, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Development Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The Parcel Map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project.
- Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of Planning and Development Division or the Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number PM15-005 is attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Zoning:	High Density Rural (HDR)
Maximum Lot Potential:	5
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	2 acres
Minimum Lot Size on Parcel Map:	4.72 acres
Minimum Lot Width Required:	150 feet
Minimum Lot Width on Parcel Map:	Over 400 feet

The tentative parcel map meets all minimum requirements for the High Density Rural (HDR) regulatory zone.

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies the subject parcel as having a 100 year flood hazard through much of the property.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin. The subject parcel is inside the Truckee Meadows Service Area (TMSA).

Development Information

The subject parcel being created is developed with a single-family home, several detached accessory structures, a pool, tennis courts, a pond, etc. The required setbacks for High Density Rural (HDR) are 30 feet for front and rear yard setbacks and 15 feet for the side yard setbacks. The single-family dwelling and all structures meet the above-mentioned setbacks.

Reviewing Agencies

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

- Washoe County Planning and Development Division
- Washoe County Engineering Division and Capital Projects
- Truckee Meadows Water Authority
- Washoe County Utility Services
- Washoe County Health District Department
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Washoe County School District
- Regional Transportation Commission

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

- Washoe County Planning and Development requires that the applicant ensure that the existing buildings will meet all required setbacks prior to recordation of the final map.

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

- Washoe County Engineering and Capital Projects requires that the applicant provide documentation for appropriate access, remove fencing from access easements and add FEMA floodplains to the map.

Contact: Mike Gump 325-8033, mgump@washoecounty.us

- Washoe County Health District – Environmental Health requires that the applicant obtain test trench permits, show septic trench locations, and locations of existing wells, septic tanks and repair areas, etc.

Contact: Chris Anderson 328-2632, canderson@washoecounty.us

- Washoe County Health District – Vector Borne Diseases provided recommendations to the applicant in the event that the applicant chooses to construct a pond.

Contact: Jim Shaffer 785-4599, jshaffer@washoecounty.us

Staff Comment on Required Findings

The Washoe County Development Code, Section 110.606.30 (i) of Article 606, Parcel Maps, requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
Staff Comment: The property is served by private well and septic.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The project area is within the Truckee Meadows Hydrographic Basin.
 - c) The availability and accessibility of utilities.
Staff Comment: NV Energy supplies power to this area.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel maps do not create a need for additional public services.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed parcel map far exceed the zoning requirements for lot size, and conforms to the Southwest Truckee Meadows Area Plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: Each parcel has access from the existing road system. The proposed parcels will each have access to Catalpa Lane.

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

Staff Comment: The proposed parcel map will result in the creation of one new parcel; the effect on the existing public streets will be minimal with no need for new streets or highways to serve this parcel map.

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

Staff Comment: The property is relatively flat but contains a floodplain within much of the property.

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

Staff Comment: The application and proposed parcel map was sent to the required reviewing entities and comments, concerns and conditions they provided have been included in this report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The area is served by the Truckee Meadows Fire Protection District who may request additional improvements before approval of the final map.

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

Staff Comment: Public utility easements are identified on the plan.

- l) Recreation and trail easements.

Staff Comment: The nearest public park/recreation area is the Bartley Ranch Regional Park, located approximately one mile north of the subject property.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number PM15-005 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case No. PM15-005 for Paganetti, which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30:

- 1) General improvement consideration for all parcel maps including but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

- c) The availability and accessibility of utilities;
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

For 30 days following the notification of decision, the decision of the Parcel Map Review Committee may be appealed to the Board of County Commissioners.

Staff Report xc:

Applicant/Owner: William and Maryanne Paganetti
1590 Catalpa Lane
Reno, NV 89511

Representatives: Odyssey Engineering, Inc.
Attn: Ryan Sims
895 Roberta Lane, Suite 104
Sparks, NV 89431



Conditions of Approval

Parcel Map Case Number PM15-005

The Tentative Parcel Map approved under Parcel Map Case Number PM05-005 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on March 12, 2015. 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 parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

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

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

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

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

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

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

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

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

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

Washoe County Community Services Department

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

Contact: Trevor Lloyd, Senior Planner, 775.328.3620, tlloyd@washoecounty.us

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

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-005 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND

DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH
NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County District Health Department must be met prior to recordation of a final map.
- e. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the Major Grading Permit Thresholds listed in Article 438, Grading Standards, the applicant shall apply for a Special Use Permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Development Division.
- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Development Division.
- h. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
- i. The applicant shall deliver to the County, pre-requisite to approval of said parcel map, an approved and recorded "AFFIDAVIT TO RELINQUISH WATER RIGHTS IN FAVOR OF USE OF WATER FOR DOMESTIC WELLS" from the State Engineer.

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

- a. Provide documentation of access on property to the north.
- b. Provide setback dimensions from existing structures to new property line.
- c. Provide constructed access to Parcel 1 and remove fencing within access easement.
- d. Provide access easement excluding the lake ditch easement.
- e. Add a graphic border around the proposed division.
- f. Add a Water Rights Dedication Certificate.

- g. Add the following note to the map: ***The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.***
- h. Add the FEMA floodplains to the map.
- i. Add the following note to the map: ***Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.***
- j. Comply with the conditions of the Washoe County technical check for this map.

Washoe County Health District – Environmental Health

3. The following conditions are requirements of the Environmental Health Division of the Washoe County Health District.

Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us

- a. A test trench permit must be obtained from this Division to determine the suitability of the proposed Parcel 1 for and onsite sewage disposal system (OSDS).
- b. The proposed Parcel 1 & 2 supplementary data shown on Sheet G-2 must be revised for the following:
 - i. Parcel 1 possible septic trench locations revised based on the results of condition 1 above.
 - ii. Parcel 2 must correctly show the existing location of the OSDS components and all wells.
 - iii. Parcel 2 must identify a designated repair area for the OSDS disposal field that conforms to the Regulations for Sewage, Wastewater and Sanitation (SWS Regulations).
 - iv. All features per the SWS Regulations Section 040 must be identified and shown.

Washoe County Health District – Vector Borne Diseases

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

Contact: Jim Shaffer, 775.328.2434, jshaffer@washoecounty.us

- a. If a proposed pond is constructed and or other man-made water impoundment for the site, the design will need to include a graded bottom with 3:1 slopes. The Health District will also require the pond lined with 4"-6" rock one foot above and below the high water mark to prevent vegetation growth along the edge of the pond mitigating insect development (040.035).

- b. Washoe County Health District does recommend aerators in the pond to promote water quality preventing stratification which reduces oxygen levels in the water leading to odors from decaying algae and loss of aquatic life. Aerators prevent the colonization of midges that swarm in entry ways and patio areas creating an annoyance in urban areas (AB249 Aerator Placement Model & Guidelines) (040.013).
- c. An inspection is required during the construction of the pond and at its completion for sign off on the project in that the design standards have been met.
- d. If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call us at 785-4599.

*** End of Conditions ***