



# Parcel Map Review Committee Staff Report

**Meeting Date: September 10, 2015**

Subject: Parcel Map Case Number PM15-013  
Applicant: Truckee Meadows Fire Protection District  
**Agenda Item Number: 7A**  
Project Summary: Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ±14.813 acres into two parcels of ±3 acres and ±11.8 acres.  
**Recommendation: Approval with Conditions**  
Prepared by: Kelly Mullin - Planner  
Washoe County Community Services Department  
Division of Planning and Development  
Phone: 775.328.3608  
E-Mail: [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)

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## **Description**

### **Tentative Parcel Map Case Number PM15-013 (Truckee Meadows Fire Protection District)**

– Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ±14.813 acres into two parcels of ±3 acres and ±11.8 acres.

- Applicant: Truckee Meadows Fire Protection District  
Attn: Charles Moore  
1001 E. Ninth St., Bldg. D, 2<sup>nd</sup> floor  
Reno, NV 89512
- Property Owner: South Hills Investment Company  
Attn: Ben Farahi  
3702 S. Virginia Street, Ste. G2  
Reno, NV 89502
- Location: Southeast corner of Foothill Road and Broken Hill Road
- Assessor's Parcel Number: 044-300-10
- Parcel Size: ±14.813
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, Parcel Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 7 and 8, T18N, R20E, MDM, Washoe County, NV

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**Exhibits**

Conditions of Approval..... Exhibit A

Engineering and Capital Projects Letter Dated August 10, 2015 ..... Exhibit B

Health District Letter Dated August 14, 2015 ..... Exhibit C

Regional Transportation Commission Letter Dated August 25, 2015 ..... Exhibit D

Washoe-Storey Conservation District Letter..... Exhibit E

Utility Services Letter Dated September 9, 2015..... Exhibit F

Project Application ..... Exhibit G

Resource Concepts, Inc. Letter Dated July 28, 2015 ..... Exhibit H

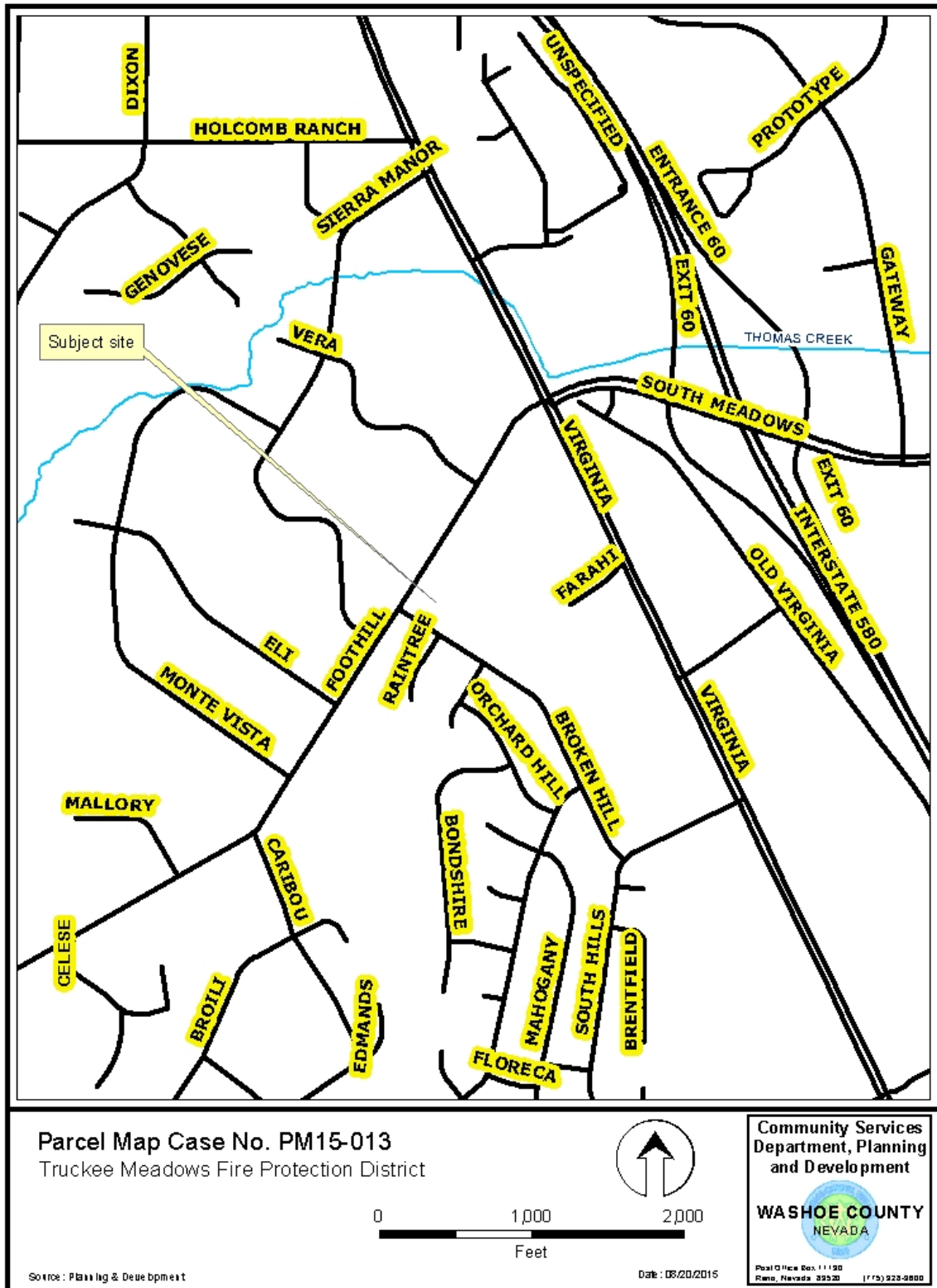
U.S. Army Corps of Engineers Letter Dated June 16, 2015 .....Exhibit I

## **Parcel Map**

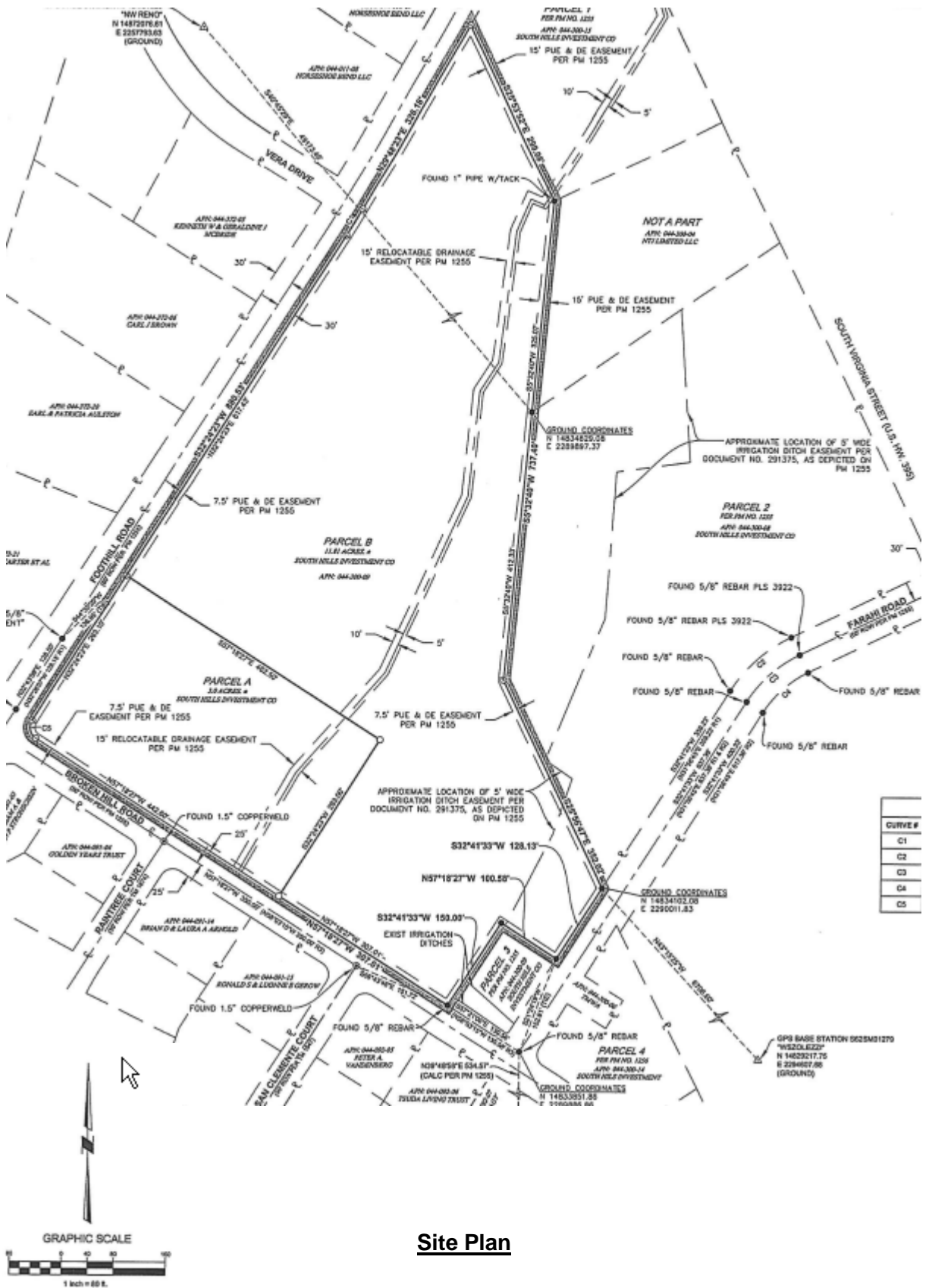
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted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

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

The Conditions of Approval for Tentative Parcel Map Case Number PM15-013 is attached to this staff report and will be included with the Action Order.



Vicinity Map



**Site Plan**

### **Tentative Parcel Map Evaluation**

Land Use Designation:	Medium Density Suburban (MDS)
Maximum Lot Potential:	44
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	12,000 sq. ft.
Minimum Lot Size on Parcel Map:	3.0 acres (130,680 sq. ft.)
Minimum Lot Width Required:	80
Minimum Lot Width on Parcel Map:	±263

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

Development Suitability Constraints: The Southwest Truckee Meadows Development Suitability Map, a part of the Southwest Truckee Meadows Area Plan, identifies portions of the subject parcel as containing potential wetlands. However, the applicant has provided the results of a wetlands delineation study (Exhibit H) completed in July 2015 that indicated no wetlands are present on the proposed new parcel. A letter from the U.S. Army Corps of Engineers (Exhibit I) agreed with this assessment.

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

### **Southwest Truckee Meadows Area Plan Modifiers**

There are no Southwest Truckee Meadows Area Plan Modifiers (Article 214 of the Washoe County Development Code) applicable to the proposed division of land.

### **Development Information**

The subject parcel is currently undeveloped.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Development
  - Engineering and Capital Projects
  - Parks and Open Spaces
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
  - Vector-Borne Diseases Program
  - Environmental Health Services
- Truckee Meadows Fire Protection District

- Nevada Department of Transportation (NDOT)
- State of Nevada Water Resources
- Regional Transportation Commission (RTC)

Six agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Kelly Mullin, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)**

- Washoe County Engineering Division provided several technical requirements for recordation of the final map.

**Contact: Mike Gump, 775.328.2041, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- Washoe County Utility Services provided a requirement for a will-serve commitment prior to building on the property.

**Contact: Tim Simpson, 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- Washoe County Health District provided technical conditions related to water, sewer and drainage.

**Contact: Chris Anderson, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us) and  
Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- Regional Transportation Commission provided technical requirements related to maintaining access standards and arterial capacity. These will be applied to future development on the parcel.

**Contact: Debra Goodwin, 775.335.1918, [dgoodwin@rtcwashoe.com](mailto:dgoodwin@rtcwashoe.com)**

- Washoe-Storey Conservation District provided comments and proposed conditions related to future development on the property. Although the proposed conditions are not applicable to the current parcel map request, they may be relevant to future development proposals.

**Contact: Kevin Roukey, 775.232.1571, [kevinjr\\_51@att.net](mailto:kevinjr_51@att.net)**

### **Staff Comment on Required Findings**

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

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

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
- Staff Comment: The proposed map was provided to all relevant public health and safety agencies. No recommendations of denial were received. Conditions of approval were received.
- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
- Staff Comment: Truckee Meadows Water Authority did not provide any comments on the proposed development. Per a condition by the Washoe County Health District, all development is required to be connected to community water systems.
- c) The availability and accessibility of utilities.
- Staff Comment: Existing utility easements to serve the newly created parcel are shown on the submitted application.
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
- Staff Comment: The proposed map was provided to relevant reviewing agencies. No recommendations for denial were received.
- e) Conformity with the zoning ordinances and master plan.
- Staff Comment: The proposed division of land is less than the allowable density and meets all dimensional requirements.
- f) General conformity with the governing body's master plan of streets and highways.
- Staff Comment: The proposed division of land complies with the policies of the Land Use and Transportation Element of the Washoe County Master Plan.
- 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: No additional street improvements are necessitated by the proposed division of land; however, improvements may be necessary upon subsequent development.
- h) Physical characteristics of the land such as floodplain, slope and soil.
- Staff Comment: The Southwest Truckee Meadows Development Suitability Map identifies a portion of the subject parcels as being within a potential wetland area. However, the applicant has provided the results of a wetlands delineation study and a letter from the U.S. Army Corps of Engineers indicating that no wetlands are present on the subject parcels.
- 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 proposed map was provided to relevant reviewing agencies. No recommendations for denial were received.
- 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 proposed map was provided to the Truckee Meadows Fire Protection District for review. No comments were received.

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

Staff Comment: Existing utility easements to serve the newly created parcel are shown on the submitted application.

- l) Recreation and trail easements.

Staff Comment: No recreation or trail easements are proposed for this division of land.

### **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 PM15-013 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Possible Motion**

I move that after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number PM15-013 for Truckee Meadows Fire Protection District, 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 considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
  - e) Conformity with the zoning ordinances and master plan;
  - f) General conformity with the governing body's master plan of streets and highways;
  - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
  - h) Physical characteristics of the land such as floodplain, slope and soil;
  - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
  - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
  - k) Community antenna television (CATV) conduit and pull wire; and
  - l) Recreation and trail easements.

**Appeal Process**

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

xc:     Applicant:         Truckee Meadows Fire Protection District  
                                  Attn: Charles Moore  
                                  1001 E. Ninth St., Bldg. D, 2nd floor  
                                  Reno, NV 89512

Property Owner: South Hills Investment Company  
                                  Attn: Ben Farahi  
                                  3702 S. Virginia Street, Ste. G2  
                                  Reno, NV 89502

Representatives: CFA  
                                  Attn: Angela Fuss and Bob LaRivere  
                                  1150 Corporate Blvd.  
                                  Reno, NV 89502



# Conditions of Approval

Parcel Map Case Number PM15-013

The tentative parcel map approved under Parcel Map Case Number PM15-013 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on September 10, 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

**Washoe County Planning and Development**

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

**Contact: Kelly Mullin, Planner, 775.328.3608, [kmullin@washoecounty.us](mailto:kmullin@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. PM15-013 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.

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WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
  - e. The applicant has indicated that approval for grading improvements will be sought via the review process for a proposed use requiring a separate special use permit; not during the parcel map review process. 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. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.
2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mike Gump, PLS, 775.325.8033, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Add granting of the 10' snow storage & signage easement to the Owner's Certificate.
  - b. All boundary corners must be set.
  - c. Place a note on the map stating that the natural drainage will not be impeded.
  - d. Comply with the conditions of the Washoe County technical check for this map.
  - e. Easements for snow storage and signage along Foothill Rd. and Broken Hill Rd. (10').
3. The following condition is a requirement of Utility Services, which shall be responsible for determining compliance with this condition.

**Contact: Tim Simpson, P.E., 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- a. Applicant shall provide a valid will-serve commitment letter from the water and sewer purveyor prior to issuing any building permit.
4. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: Chris Anderson, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us) or  
Jim Shaffer, 775.785.4599, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)**

- a. The following note shall be added to the Parcel Map:
  - 1) All existing and future parcels to be developed shall be served by Public Water and Sewer.

- b. This Division requires Low Impact Development designs to minimize water pollution from the proposed project (Low Impact Development Manual, 3.7, p 3-81).
- c. All surface drainage improvements, including in the 15 foot drainage easement, shall be designed to prevent ponding (Vector-Borne Diseases Regulation 040.021).

\*\*\* End of Conditions \*\*\*



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: August 10, 2015  
TO: Department of Community Services  
FROM: Mike Gump, PLS, Engineering Division  
***SUBJECT: 2nd Parcel Map for: South Hills Investment Co.  
Parcel Map Case No.: PM15-013  
APN: 044-300-10  
Review Date: 8/11/15  
Existing Zoning/Land Use Designation:***

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

1. Add granting of the 10' snow storage & signage easement to the Owner's Certificate.
2. All boundary corners must be set.
3. Place a note on the map stating that the natural drainage will not be impeded.
4. Comply with the conditions of the Washoe County technical check for this map.
5. Easements for snow storage and signage along Foothill Rd. and Broken Hill Rd. (10').

# WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

August 14, 2015

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

RE: Truckee Meadows Fire Protection District; 044-300-10  
Parcel Map; PM15-013

Dear Ms. Mullin:

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

1. The following note shall be added to the Parcel Map:
  - a. All existing and future parcels to be developed shall be served by Public Water and Sewer.
2. This Division requires Low Impact Development designs to minimize water pollution from the proposed project (Low Impact Development Manual, 3.7, p 3-81).
3. All surface drainage improvements, including in the 15 foot drainage easement, shall be designed to prevent ponding (Vector-Borne Diseases Regulation 040.021).

If you have any questions regarding the foregoing, please call Chris Anderson at 328-2632 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

Chris Anderson, P.E.  
Registered Engineer  
Land Development Program  
Environmental Health Services

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

CA/JS:ca

Cc: File - Washoe County Health District

## ENVIRONMENTAL HEALTH SERVICES

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

775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)

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**PM15-013**  
Public Health  
**EXHIBIT C**





August 25, 2015

FR: Chrono/PL 183-15

Ms. Kelly Mullin, Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: PM15-013 (Truckee Meadows Fire Protection District)**

Dear Kelly,

The applicant is requesting approval of a parcel map dividing one parcel of approximately 14.8 acres into two parcels of 3 acres and 11.8 acres. The property is located on the southeast corner of Foothill Road and Broken Hill Road.

The 2035 Regional Transportation Plan (RTP) identifies Foothill Road from Broken Hill Road to South Virginia Street as an arterial with low access control (LAC). To maintain arterial capacity, the following RTP access management standards need to be adhered to.

Access Management Standards-Arterials <sup>1</sup> and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing from other driveways.

A site plan identifying potential future accesses was not included with the project application. All access spacing should be based on the parcel prior to dividing and may require cross access easements to maintain the above RTP access standards.

The policy Level of Service (LOS) standard for Foothill Road is D. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

Thank you for the opportunity to comment on this project. If you have any questions, please feel free to contact me at 335-1918.

Sincerely,



Debra Goodwin  
Planning Administrator

DG/jm

Copies: Bill Whitney, Washoe County Community Services Department  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
David Jickling, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission

804 Truckee Meadows Fire Protection District



**Washoe-Storey  
Conservation  
District**

**Natural Resource  
Conservation Service  
1365 Corporate Blvd.  
Reno, NV 89502**

**Tel: (775) 857-8500  
ext. 131  
Fax: (775) 857-8525**

**Board of Supervisors:**

**Bret Tyler  
Chairman**

**James Shaffer  
Secretary  
County Appointee**

**Kevin Roukey  
Treasurer**

**Tory Friedmen  
Supervisor**

**Spencer Scott  
Supervisor**

**OPEN  
Supervisor  
City Appointee**

**Kelly Mullin, Planner  
Washoe County Community Services Department  
Planning and Development Division  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512**

**Subject: August Agency Review – Case Nos. PM15-013 - Tentative Parcel Map  
Case Number (Truckee Meadows Fire Protection District)**

Kelly,

Thank you for providing us the August Agency Review and the opportunity to review and provide comments. We have reviewed the Tentative Parcel Map Case Number PM15-013 (Truckee Meadows Fire Protection District (TMFPD)).

We have the following comments:

**PM15-013 – Tentative Parcel Map Case Number - Truckee Meadows Fire  
Protection District**

The proposed project is to split parcel 044-300-10 a 14.8 acre parcel, into two parcels; Parcel 1 – 3 acres and Parcel 2 – 11.8 acres respectively

Although this application is for Tentative Parcel Map, the application indicates that the applicant plans on constructing a Fire Station for the Truckee Meadows Fire Protection District that would involve soil disturbance during construction. We recommend that the county approving the Tentative Parcel Map the applicant should be required to comply with the following special conditions that:

1. Require that prior to construction the applicant provide detail plans for the construction of the TMFPD facilities.
2. The plans must include details on what type of BMP’s will be utilized and their placement for mitigation of soil erosion.
3. The applicant must provide evidence that they are applying for any and all necessary permits from all Federal, state and local agencies and that they have been issued prior to construction.

We also have the following comments on the Application and Tentative Parcel Map Application Supplemental Information Form:

1. The proposed project is located upstream of a designated FEMA Flood Zone and there is no mention of this on the entire application There is no mention of the applicant’s mitigation measures to stay out of the flood zone or prevent flooding of the facilities. Of primary concern is the potential of any proposed sanitary sewer line.
2. Any proposed plan drawings should clearly show how the storm water drainage will handle parking lot and unit run offs. All runoff handled by surface flow. If the untreated runoff from the parking lot and facility is allowed to drain directly into the Thomas it would degrade water quality downstream, which is part of the NDOT water quality treatment mitigation for U.S. 395. We recommend that the County require the applicant to submit a detailed grading

plan and SWPP that clearly show the BMPs to be utilized during construction and during operation of the facility to minimize impacts to water quality from storm water runoff.

3. Item 9 – Does the property contain Wetlands? – The applicant did not reply to this question and provided no support to either reply. It appears that the site does include potential wetlands. The USGS Soils Survey for the property in question indicates that the site contains 7.3 acres of Cradlebaugh Loam, soil series 230, which is listed as a Hydric Soil in the Hydric Soils of the United States, USDA Publication 1491. Because the project area has potential wetlands on site and because it has a direct connection to the Truckee River (Thomas Creek to Steamboat Creek to Truckee River) these may be jurisdictional water of the United States (wetlands) under Section 404 of the Clean Water Act.

Our review included coordination with the U.S Army Corps of Engineers (USACE) and we found that the property has been delineated in April 2005 and the USACE made issued an Approved Jurisdictional Determination of Non-Jurisdiction for a 50 acre parcel that includes the parcel in question. This determination was verified again in August 2010 and again in April 2015. Although this negates the need for a permit from the USACE under Section 404 the applicant may need to obtain approvals from other State Agencies such as NDEP.

4. Item 11 – Regarding “is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge”, the applicant checked no. In our review of the area there is a wetland and ground water recharge area on the project site that would qualify as a Significant Hydrologic Resource under Article 418 of the Washoe County Development Code. We recommend that to ensure native species of trees shrubs and grasses are planted on the project that the County require the applicant, by Special Condition to the permit, submit their proposed planting plan to the Washoe/Storey Conservation District, who in coordination with the USDA Natural Resources Conservation Service, will review and approve the plants and seed mix to be used.

These are our comments and recommendations for the subject projects. We appreciate the opportunity to provide comments and recommendations on projects that may have impacts on our natural resources. Should you have any further questions, please contact Kevin J. Roukey by phone at 775-232-1571 or email [kevinjr\\_51@att.net](mailto:kevinjr_51@att.net).

Sincerely,

Kevin J. Roukey  
District Director  
Washoe/Storey Conservation District  
7968 Del Fuego Drive  
Sparks, NV 89436-6448  
775-232-1571



Washoe County  
Community Services  
Department

4930 Energy Way  
Reno, NV 89502  
Tel: 775-954-4600  
Fax: 775-954-4610

September 9, 2015

TO: Kelly Mullin, Planner, Community Services Department  
FROM: Timothy Simpson, P.E., Environmental Engineer II, CSD  
SUBJECT: PM15-013 (Truckee Meadows Fire Protection District) APN: 044-300-10

*The Community Services Department (CSD) has reviewed the referenced proposal and has the following comments:*

1. The applicant is proposing to divide a vacant 14.8 acre parcel into two parcels current zoned as medium density suburban (MDS).
2. The applicant lists domestic water services to be provided by Truckee Meadows Water Authority and sewer utility services to be provided by Washoe County.

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

1. Applicant shall provide a valid will-serve commitment letter from the water and sewer purveyor prior to issuing any building permit.



Utility Services

**PM15-013  
EXHIBIT F**

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

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

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

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

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

- c. Washoe County Capital Improvements Program project?

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

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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



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

--

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

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

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14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

--

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

--

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

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

## Grading

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

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

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

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

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

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

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

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

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

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

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

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone : \_\_\_\_\_ Fax: \_\_\_\_\_  
Private Citizen Agency/Organization

## Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)


If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

## Location

Project Name: \_\_\_\_\_  
Reno Sparks Washoe County  
Parcel Numbers: \_\_\_\_\_  
Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP OWN OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THERE ARE NO SECURITY INTEREST HOLDERS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED 2015, FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

WILLIAM BERNARD, TITLE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY CERTIFICATES**

THE UTILITY EASEMENTS SHOWN HEREON ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

CHARTER COMMUNICATIONS \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

NEVADA BELL TELEPHONE CO. \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
D.B.A. AT&T NEVADA

SILVER PACIFIC POWER COMPANY \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
D.B.A. NV ENERGY

TRUCKEE MEADOWS WATER AUTHORITY \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

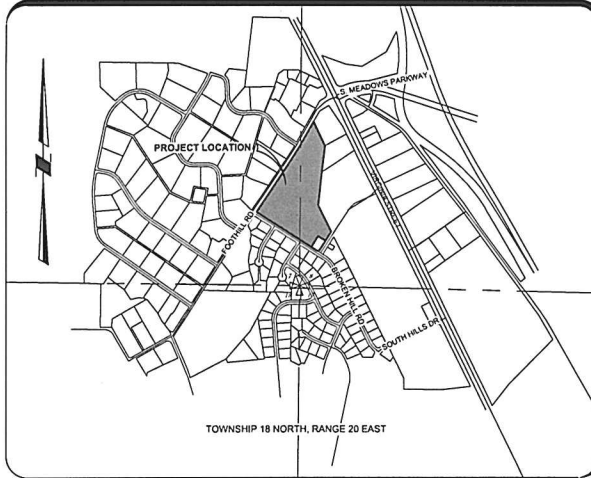
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**

I, ROBERT O. LORVIERE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 7 & THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 20 EAST M.D.M., COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 18, 2015.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ROBERT O. LORVIERE ~ PLS 8661

**OWNERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278.010 TO 278.630 INCLUSIVE, AND HEREBY GRANTS TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION, AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER.

SOUTH HILLS INVESTMENT COMPANY, A NEVADA GENERAL PARTNERSHIP

BY: NAME \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ 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 COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

X:\PROJECTS\15023.00\DWG\SURV\V-PM-FRESTATION 14.DWG <HHHH> 7/23/2015 9:50 PM

**TAXATION CERTIFICATE** (APN: 044-300-10)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURE USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER

SIGNATURE \_\_\_\_\_ PRINT NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

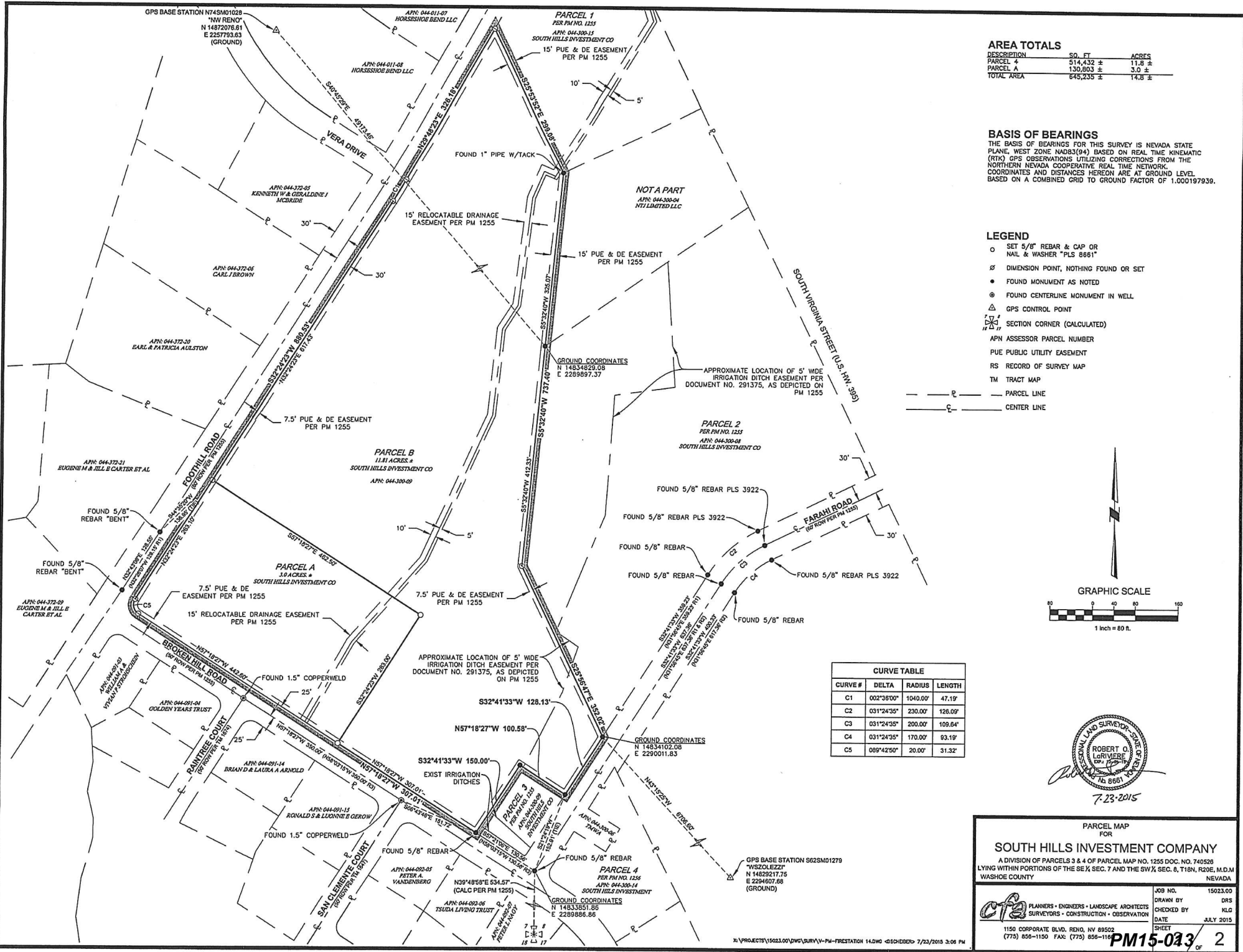
**REFERENCES**

1. PARCEL MAP NO. 1255 RECORDED MAY 27, 1981 AS DOCUMENT NO. 740526, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
2. PARCEL MAP NO. 1256 RECORDED MAY 27, 1981 AS DOCUMENT NO. 740527, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
3. TRACT MAP NO. 1647 RECORDED APRIL 1977 AS DOCUMENT NO. 466649, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
4. SECOND AMENDED TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY OF NEVADA, COMMITMENT NO. 121-2475073, DATED MAY 20, 2015 AT 8:30 AM.

**NOTES**

1. PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED 7.5' FEET IN WIDTH COINCIDENT WITH ANY PUBLIC RIGHT OF WAYS AND 15' FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
3. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE FOR USE THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. WITH DEVELOPMENT, INCREASED DRAINAGE SHALL NOT CROSS PROPERTY LINES WITHOUT PROPER EASEMENTS.
5. FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF RENO WITH A WILL SERVE LETTER.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT. ANY UNPAID CHARGES DUE THE WASHOE COUNTY SEWER & WATER DISTRICT.
8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE PUE ADJACENT TO THE STREET TO SERVE EACH PARCEL SEPARATELY.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. NOTICE OF ATTACHMENT OF TAX LIEN ON AGRICULTURAL AND OPEN SPACE REAL PROPERTY IN WASHOE COUNTY, AS THE SAME IS DEFINED AND PROVIDED FOR IN NRS 361A.010, ET. SEQ. RECORDED JULY 17, 2014, IN BOOK N/A, PAGES 1-21 AS INSTRUMENT NO. 4374067.
11. AN EASEMENT FOR A WATER DITCH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 10, 1903 IN BOOK NO. 24, PAGE 290 AS INSTRUMENT NO. N/A OF DEED RECORDS.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT", EXECUTED BY AND BETWEEN T.R. HOLCOMB ESTATES COMPANY, A CORPORATION AND NICK GINNOCHIO, RECORDED JUNE 10, 1930 IN BOOK NO. J, PAGE 332 AS INSTRUMENT NO. 51479 OF BONDS OF AGREEMENTS.
13. AN EASEMENT FOR COMMUNICATION, ELECTRIC POWER LINE AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1950 IN BOOK NO. 256, PAGE 138 AS INSTRUMENT NO. 185284 OF DEED OF RECORDS.
14. AN EASEMENT FOR AN IRRIGATION DITCH, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE AND CLEANING OF SAID DITCH AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1954 IN BOOK NO. 363, PAGE 514 AS INSTRUMENT NO. 234665 OF DEED RECORDS.
15. AN EASEMENT FOR DITCH AND INCIDENTAL PURPOSES, RECORDED OCTOBER 03, 1958 IN BOOK NO. 490, PAGE 181 AS INSTRUMENT NO. 291375 OF DEED RECORDS.
16. AN EASEMENT FOR AN IRRIGATION, WATER CANAL AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1975 IN BOOK 913, PAGE 756 AS INSTRUMENT NO. 376279 OF OFFICIAL RECORDS.
17. AN EASEMENT FOR IRRIGATION, WATER CANAL AND INCIDENTAL PURPOSES, RECORDED APRIL 23, 1973 IN BOOK NO. 725, PAGE 370 AS INSTRUMENT NO. 283615 OF OFFICIAL RECORDS.
18. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP NO. 1255 REFERENCED IN THE LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY. REFERENCE IS MADE TO SAID PLAT FOR PARTICULARS.
19. A DOCUMENT ENTITLED "DEED RESTRICTION", RECORDED SEPTEMBER 09, 1998, IN BOOK 5378, PAGE 734 AS INSTRUMENT NO. 2251308 OF OFFICIAL RECORDS.

COUNTY RECORDER'S CERTIFICATE FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ A.M./P.M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. COUNTY RECORDER _____ BY DEPUTY _____ FEE: _____	PARCEL MAP FOR <b>SOUTH HILLS INVESTMENT COMPANY</b> A DIVISION OF PARCELS 3 & 4 OF PARCEL MAP NO. 1255 DOC. NO. 740526 LYING WITHIN PORTIONS OF THE SE 1/4 SEC. 7 AND THE SW 1/4 SEC. 8, T18N, R20E, MDM WASHOE COUNTY NEVADA JOB NO. 15023.00 DRAWN BY DRS CHECKED BY KLG DATE JULY 2015 SHEET _____ 1150 CORPORATE BLVD. RENO, NV 89502 (775) 856-1150 FAX: (775) 856-1150 <b>PM15-013</b> of <b>2</b>
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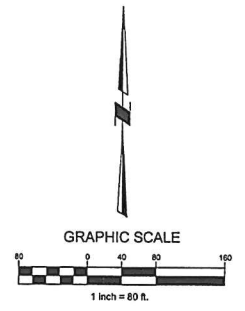


**AREA TOTALS**

DESCRIPTION	SQ. FT	ACRES
PARCEL 4	514,432 ±	11.8 ±
PARCEL A	130,803 ±	3.0 ±
TOTAL AREA	645,235 ±	14.8 ±

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

- LEGEND**
- SET 5/8" REBAR & CAP OR NAIL & WASHER "PLS 8861"
  - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
  - FOUND MONUMENT AS NOTED
  - ⊙ FOUND CENTERLINE MONUMENT IN WELL
  - △ GPS CONTROL POINT
  - ⊠ SECTION CORNER (CALCULATED)
  - APN ASSESSOR PARCEL NUMBER
  - PUE PUBLIC UTILITY EASEMENT
  - RS RECORD OF SURVEY MAP
  - TM TRACT MAP
  - P — PARCEL LINE
  - C — CENTER LINE



**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	002°36'00"	1040.00'	47.19'
C2	031°24'35"	230.00'	126.09'
C3	031°24'35"	200.00'	109.64'
C4	031°24'35"	170.00'	93.19'
C5	089°42'50"	20.00'	31.32'

ROBERT O. LORIMERE  
 STATE OF NEVADA  
 LICENSE NO. 15866  
 7.23.2015

**PARCEL MAP FOR SOUTH HILLS INVESTMENT COMPANY**  
 A DIVISION OF PARCELS 3 & 4 OF PARCEL MAP NO. 1255 DOC. NO. 740526  
 LYING WITHIN PORTIONS OF THE SE 1/4 SEC. 7 AND THE SW 1/4 SEC. 8, T18N, R20E, M.D.M  
 WASHOE COUNTY NEVADA

JOB NO.	15023.00
DRAWN BY	DRS
CHECKED BY	KLG
DATE	JULY 2015
SHEET	

1150 CORPORATE BLVD. RENO, NV 89502  
 (775) 856-1150 FAX: (775) 856-1150

**PM15-043** of 2

**EXHIBIT G**

X:\PROJECTS\15023.00\DWG\SURV\PM-PM-FRESTATION 14.0W (2)15023.DWG 7/23/2015 3:08 PM





July 28, 2015

Truckee Meadows Fire Protection District  
1001 East 9th Street, Building D – 2nd Floor  
Reno, Nevada 89512

Re: Wetland Delineation @ Foothill/Broken Hill Road Parcel

Attention: Captain Moore

Resource Concepts Inc (RCI) has completed the wetland delineation of the 3.0 acre parcel located at the intersection of Foothill and Broken Hill roads. The “Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid Wet Region” December 2006 was used to guide this evaluation.

A wetland delineation evaluated the presence of wetland vegetation, hydric soils and groundwater in the project area. Wetland delineations are best conducted in the late spring/early summer when the vegetation has emerged and maybe flowering. This wetland delineation was conducted in accordance with our July 20, 2015 letter proposal, which noted the ongoing drought and late July summer conditions. The wetland delineation focused on the vegetation and presence/absence of wetland species within the 3.0 acre parcel. The soil evaluation and potential presence/absence of hydric soil characteristics was developed to supplement the findings of the plant survey. The July 2015 geotechnical study conducted on the parcel by Construction Material Engineering (CME) reported that ground water was not present in five (5) soil pits to a depth of 10-13 feet. The report did not identify the evidence of any ground water within the soil pits.

The attached aerial photo illustrates the 3.0 acre parcel’s location at the intersection of Foothill and Broken Hill Roads and identifies site features and delineation activities discussed in this letter report. Please note that fill material has been deposited on the parcel. The CME report notes the fill material includes broken concrete and asphalt waste.

**Vegetation:** Attached is a table of the plants found throughout the parcel. Additional plants found only in the drainages along Foothill Road and Broken Hill Road were also sampled. The plants were identified as upland or facultative species. There were no obligate species (wetland plants) found on the parcel.

Truckee Meadows Fire Protection District  
Attention: Captain Moore  
July 28, 2015  
Page 2

**Soils:** A soil evaluation was conducted at six sites shown on the figure and presented in the attached Table of Soil Data. Soil sample sites 1, 4, 5 and 6 are located in upland sites. Soil sample sites 2 and 3 are located in or adjacent to the small drainage conveyance. The drainage conveyance transports storm water from the residential community west and southwest of the parcel. There was no muck, peat, organic soil material, rotten eggs odor or redox layers observed in the soil pits. Per the Munsell Soil Color Chart, the chroma was greater than 2 for all soil samples, therefore the soils found on the parcel are not identified as hydric soils.

**Groundwater:** The CME geotechnical investigation, conducted in July 2015, reported that ground water was not present in five (5) soil pits to a depth of 10-13 feet. The report did not identify the evidence of any ground water within the soil pits.

**Summary:** In consideration of the vegetation, soils and ground water findings present above, it is concluded there are no wetlands within the 3.0 acre parcel.

Thank you for using RCI to conduct this wetland delineation. Please contact me if you have any questions.

Sincerely

A handwritten signature in blue ink that reads "W. Marvin Tebeau". The signature is written in a cursive, flowing style.

W. Marvin Tebeau, CEM  
Principal Environmental Specialist

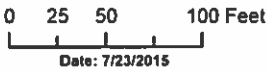
WMT:jm

Attachments



**Legend**

- Vegetation/Soil Test Spots
- ↔ Drainage Conveyance
- Fill Material
- Parcel Boundary (3.00 Ac.)



Date: 7/23/2015

**Wetland Delineation**  
 Truckee Meadow Fire Protection District



Document Path: R:\projects\Truckee\_Meadows\_Fire\_Protection\_District\15\_223\_1\MXDs\Washoe\_Parcel.mxd

**List of plants**  
**Foothill and Broken Hill Rd Parcel**

Common Name	Scientific Name	Description	Location
Puncturevine	<i>Tribulus terrestris</i>	UPL	Throughout site
Rubber rabbitbrush	<i>Ericameria nauseosa</i>	UPL	Throughout site
Western Tansymustard	<i>Descurainia pinnata</i>	UPL	Throughout site
Russian Thistle	<i>Salsola tragus</i>	UPL	Throughout site
Cheatgrass	<i>Bromus tectorum</i>	UPL	Throughout site
Curlydock	<i>Rumex crispus</i>	FAC	Drainage by Foothill Rd
Musk thistle	<i>Carduus nutans</i>	UPL	Drainage by Foothill Rd
Milkweed	<i>Asclepias L.</i>	UPL	Throughout site
Bee plant	<i>Cleome Serrulata</i>	UPL	Drainage to Broken Hill Rd
Annual Kochia	<i>Bassia</i>	UPL	Throughout site
Lambsquarter	<i>Chenopodium</i>	FACU	Throughout site
Bindweed	<i>Convolvulus arvensis</i>	FAC	Drainage to Broken Hill Rd
Common Purslane	<i>Portulaca oleracea</i>	FAC	Drainage to Broken Hill Rd

The information found on these plant species is located at <http://plants.usda.gov/java/>  
The plants listed are primarily upland plant species which are not found in a wetland habitat.

**Soil Pit Results**  
**Foothill and Broken Hill Rd Parcel**

Site Location	Soil Description	Munsell Color Wet	Munsell Color Dry	Hydric
Site #1 (limited to 15")	Cobble, slightly moist	10YR 4/4	10YR 5/3	No
Site #2	Light in color	10YR 4/3	10YR 4/4	No
Site #3	Darker in color, slightly moist	7.5YR 4/3	7.5YR 4/4	No
Site #4	Cobble, slightly moist	10YR 3/3	10YR 4/3	No
Site #5 (limited to 15")	Cobble, very dry	10YR 4/3	10YR 6/3	No
Site #6 (limited to 15")	Cobble, little to no moisture	10YR 3/3	10YR 5/3	No

Per Munsell Soil Color Chart, chroma showed to be greater than 2. The soils are not identified as hydric soil.



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT  
1325 J STREET  
SACRAMENTO CA 95814-2922

June 16, 2015

Regulatory Division (SPK-2003-25075)

South Hills Investment Company  
Attn: Mr. Bob Farahi  
3702 South Virginia, Suite F-2  
Reno, Nevada 89502

Dear Mr. Farahi:

We are responding to your agent's April 27, 2015, request for an approved jurisdictional determination for the Foothill Road and South Virginia Monarch-02 site. The approximately 50-acre site is located in Section 8, Township 18 North, Range 20 East, Mount Diablo Meridian, Latitude 39.436381°, Longitude -119.769948°, Reno, Washoe County, Nevada.

Based on the delineation provided in April 2005, the March 18, 2005 *South Hills Investment Company* figures, information provided by your consultant in May 2010, and information provide by your agent in April 2015, the U.S. Army Corps of Engineers concurs with the conclusions of your agent's 2015 determination that there are no waters of the United States, including wetlands, present within the survey area. Therefore this parcel is not regulated under Section 404 of the Clean Water Act. While no Department of the Army permit would be required to develop this parcel, you may need to obtain other Federal, State, or local authorizations.

This determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331.

A Notification of Appeal Process (NAP) and Request for Appeal (RFA) form is enclosed. If you request to appeal this determination you must submit a completed RFA form to the South Pacific Division Office at the following address: Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPDPDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the NAP. Should you decide to submit an RFA form, it must be received at the above address by 60 days from the date of this letter. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

You should provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

**PM15-013**  
**EXHIBIT I**



This determination has been conducted to identify the limits of Corps of Engineers' Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

We appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*. Please refer to identification number SPK-2003-25075-NO in any correspondence concerning this project. If you have any questions, please contact me at our Reno Regulatory Field Office, 300 Booth Street, Room 3050, Reno, Nevada 89509, by telephone at 775-784-5304, or by email at [Kristine.S.Hansen@usace.army.mil](mailto:Kristine.S.Hansen@usace.army.mil). For more information regarding our program, please visit our website at [www.spk.usace.army.mil/Missions/Regulatory.aspx](http://www.spk.usace.army.mil/Missions/Regulatory.aspx).

Sincerely,



Kristine S. Hansen  
Senior Project Manager, Nevada-Utah Branch  
Regulatory Division

cc:

Ms. Sarah Brown, Stantec Consulting Services, [sarah.brown@stantec.com](mailto:sarah.brown@stantec.com)  
Ms. Leana Rosetti, USEPA, Wetlands Office, [rosetti.leana@epa.gov](mailto:rosetti.leana@epa.gov)  
Mr. Cliff Lawson, Nevada Division of Environmental Protection, Bureau of Water Pollution Control, [clawson@ndep.nv.gov](mailto:clawson@ndep.nv.gov)

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: South Hills Investment Company Attn: Mr. Bob Farahi	File No.: SPK-2003-25075-NO	Date: June 16, 2015
Attached is:	See Section below	
<input type="checkbox"/>	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/>	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/>	PERMIT DENIAL	C
<input checked="" type="checkbox"/>	APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/>	PRELIMINARY JURISDICTIONAL DETERMINATION	E

**SECTION I** - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at [http://www.usace.army.mil/cecw/pages/reg\\_materials.aspx](http://www.usace.army.mil/cecw/pages/reg_materials.aspx) or Corps regulations at 33 CFR Part 331.

**A: INITIAL PROFFERED PERMIT:** You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT:** You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL:** You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**D: APPROVED JURISDICTIONAL DETERMINATION:** You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION:** You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.