



Subject: Tentative Parcel Map Case Number PM16-002
Applicant: Joe Braninburg
Agenda Item Number: 7A
Project Summary: Request to divide one parcel of ± 3.71 acres (161,537 square feet) into four parcels of 1.43 acres (62,319 square feet); 0.68 acre (29,891 square feet); 0.5 acre (21,780 square feet); and 1.09 acres (47,547 square feet)
Recommendation: Approve with Conditions
Prepared by: Lora R. Robb, Planner
Washoe County Community Services Department
Division of Planning and Development
Phone: 775.328.3627
E-Mail: lrobb@washoecounty.us

Description

Tentative Parcel Map Case Number PM16-002 (Braninburg) – Hearing, discussion, and possible action to approve a parcel map dividing one parcel of ± 3.71 acres into four parcels of 1.43 acres (Parcel 1); 0.68 acre (Parcel 2); 0.5 acre (Parcel 3); and 1.09 acres (Parcel 4).

- Applicant/Property Owner: Joseph Braninburg
- Location: 15355 Toll Road – west side of Toll Road, approximately 660 feet north of Hot Springs Road and Sylvester Road
- Assessor's Parcel Number: 017-110-51
- Parcel Size: ± 3.71 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 606, *Parcel Maps*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T18N, R20E, MDM, Washoe County, NV

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Exhibits

Applicant’s Request to Continue PM16-002 to the May 12, 2016 meeting Exhibit A
Conditions of Approval for PM16-002..... Exhibit B
PM14-001 Staff Report, Dated January 23, 2014..... Exhibit C
PM14-001 Action Order, Dated February 13, 2014 Exhibit D
Agency Comment Letters for PM16-002 Exhibit E

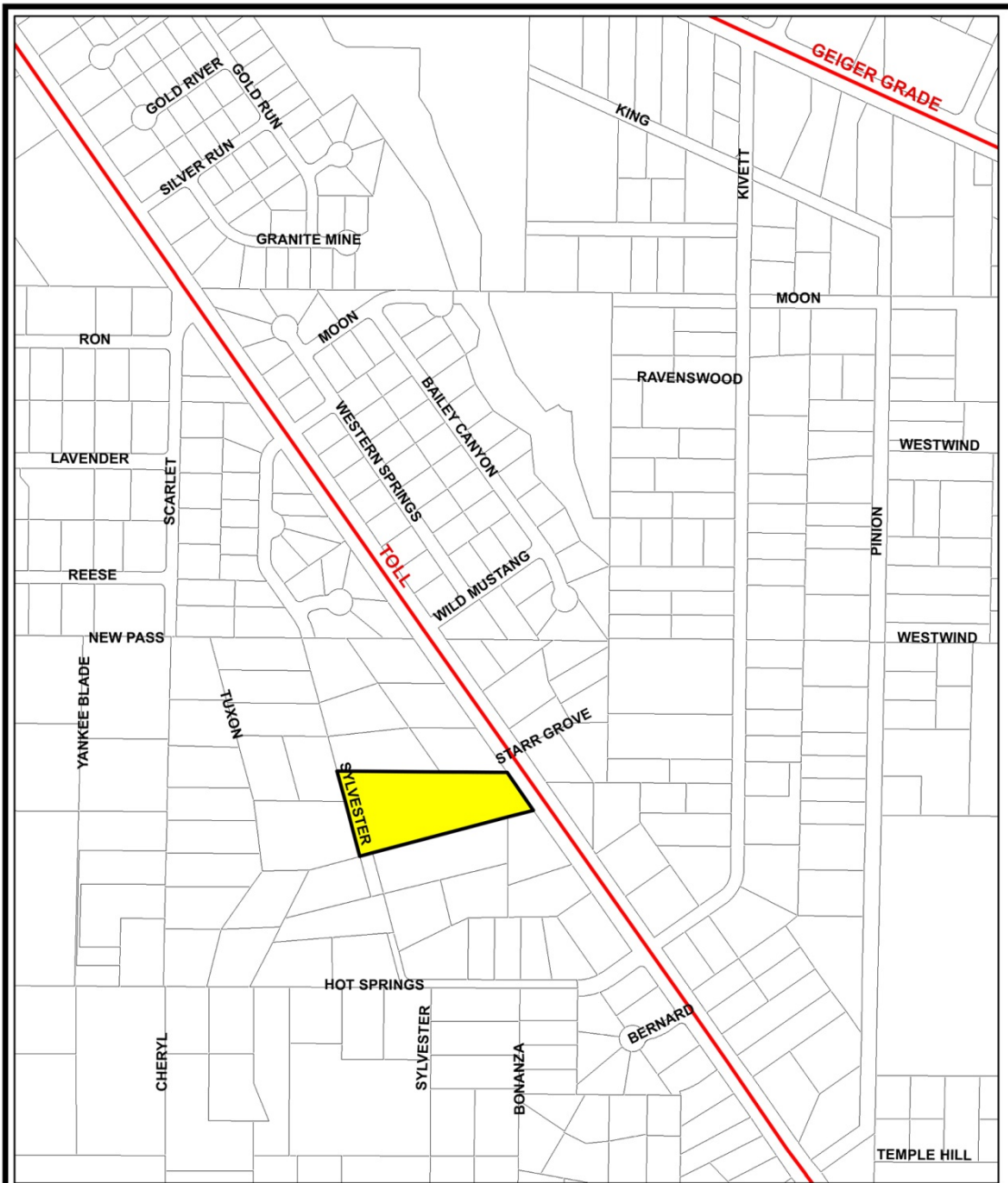
Parcel Map Description

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

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

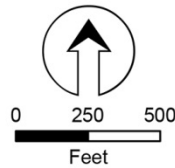
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Development Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review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

The Conditions of Approval for Tentative Parcel Map Case Number PM16-002 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.



Tentative Parcel Map Case No. PM16-002
(Braninburg)

Source: Planning & Development March 17, 2016

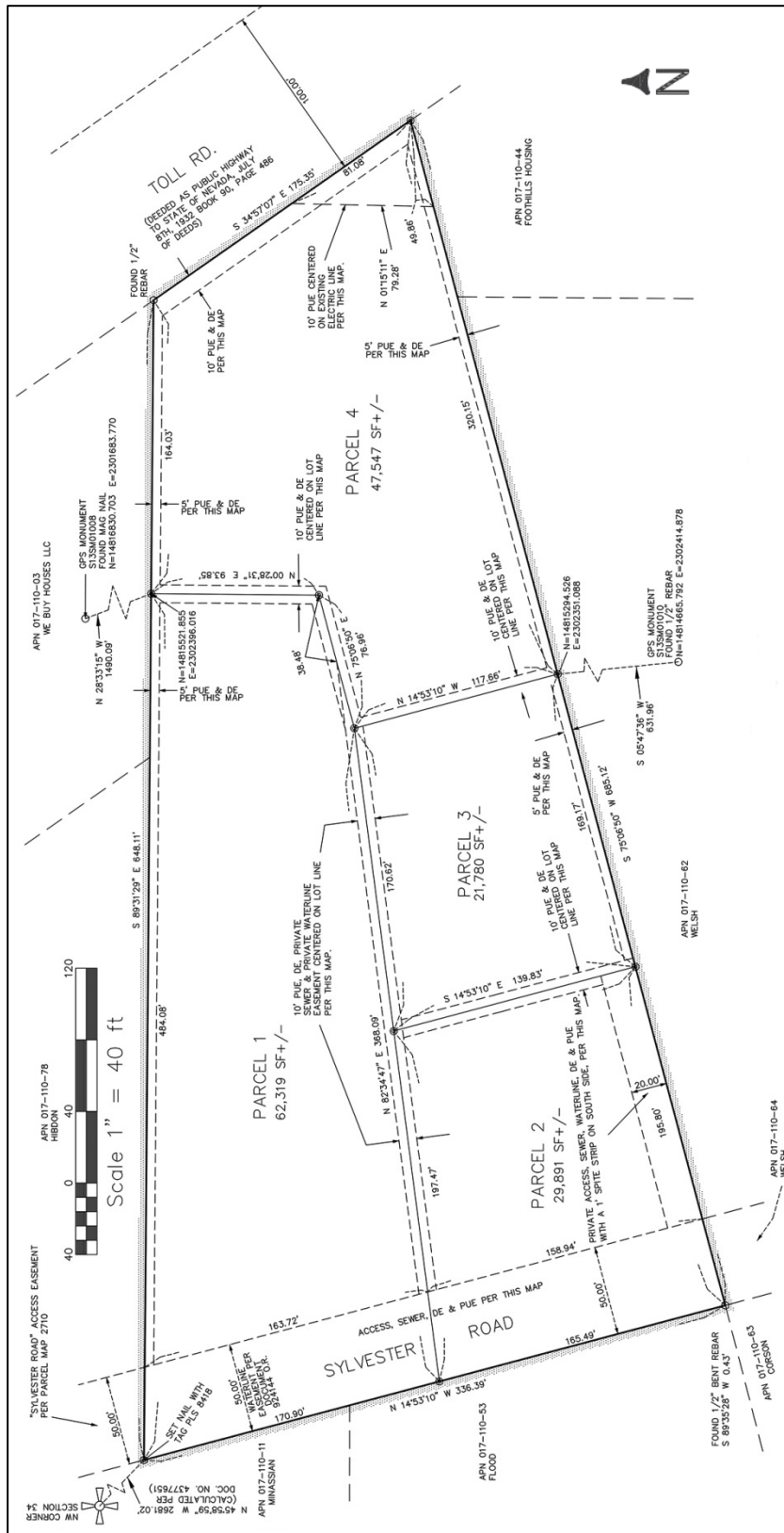


Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Vicinity Map



Site Plan



Aerial Photo

Tentative Parcel Map Evaluation

Regulatory Zone Designation:	Medium Density Suburban (MDS)
Land Use Designation:	Suburban Residential (SR)
Maximum Lot Potential:	7 (Section 110.212.05[a] of the Washoe County Code)
Number of Lots on Parcel Map:	4

Minimum Lot Size Required: 0.5 acre (21,780 square feet) (Section 110.212.05[b][1] of the Washoe County Code)

Minimum Lot Size on Parcel Map: 0.5 acre (21,780 square feet)

Minimum Lot Width Required: 80 feet

Minimum Lot Width on Parcel Map: 93 feet

The tentative parcel map meets all minimum requirements for the Medium Density Suburban regulatory zone in the Southeast Truckee Meadows.

Development Suitability Constraints: The Southeast Truckee Meadows Area Plan Development Suitability Map identifies the subject parcel as being “most suitable” for development.

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

The subject parcel is inside the Truckee Meadows Service Area (TMSA) as well as within the Toll Road Suburban Character Management Area (as defined in the Southeast Truckee Meadows Area Plan).

The application for PM16-002 (Braninburg) can be found online at:

https://www.washoecounty.us/csd/planning_and_development/applications/apps_commish_district_two.php

Southeast Truckee Meadows Area Plan Modifiers

As described above, the following Southeast Truckee Meadows Area Plan Modifiers (Article 212 of the Washoe County Development Code) are applicable to the proposed division of land:

Section 110.212.05 Medium Density Suburban Area Modifier. In addition to the regulations of the regulatory zones described in Article 106, Regulatory Zones, in any area designated Medium Density Suburban in the Southeast Truckee Meadows planning area, the following regulations shall apply.

- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is fourteen thousand three hundred seventy-five (14,375) square feet, with the following exceptions:
 - (1) When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels), and;
 - (2) Exterior lots may have a minimum lot area of fourteen thousand three hundred seventy-five (14,375) square feet when abutting a developed higher intensity land use designation or a ten (10) acre or larger undeveloped Medium Density Suburban development.

Policy SETM 16.3 of the Southeast Truckee Meadows Area Plan requires the dedication of water rights as part of parcel creation.

Staff Comment: Parcels created by this proposed division of land are required to connect to a community water system. Recommended conditions of approval to this effect are included with the staff report.

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
- Utility Services
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- Truckee Meadows Fire Protection District
- Truckee Meadows Water Authority
- Regional Transportation Commission
- Washoe-Storey Conservation District

Six agencies/divisions 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 approved by the Parcel Map Review Committee.

- 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: Lora R. Robb, 328-3627, lrobb@washoecounty.us
- Washoe County Engineering Division provided technical requirements for recordation of the final map including access, easements and drainage.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Utility Services provided requirements for will-serve commitments prior to building on the property.
Contact: Tim Simpson, 775.954.4648, tsimpson@washoecounty.us
- Washoe County Health District provided technical conditions related to drainage ditches and the control of vector-borne diseases.
Contact: Chris Anderson, 775.328.2632, canderson@washoecounty.us and Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- Truckee Meadows Fire Protection District provided requirements concerning access and compliance with applicable fire codes.

Contact: Amy Ray, 775.326.6005, aray@tmfspd.us

- Truckee Meadows Water Authority provided requirements concerning the dedication of water rights.

Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com

- Washoe-Storey Conservation District recommends that future landscape plans include native vegetation and a seed mix approved by the National Resources Conservation Service. Because Washoe County Code does not require the submission of landscape plans as part of the tentative map process, the recommendation will be forwarded to the property owner for consideration. This recommendation is not included in the attached Conditions of Approval.

Contact: Kevin Roukey, 775.857.8500 ext. 131, 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. Conditions of approval, including will-serve requirements for community water and sewer services, were received from several agencies and are incorporated into Exhibit B.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The parcels are located in the service territory of Truckee Meadows Water Authority (TMWA). Washoe County's Utility Division provided a condition that a valid will-serve commitment shall be provided prior to the issuance of any building permits. TMWA provided a condition requiring the dedication of water rights prior to the issuance of a will-serve commitment.
 - c) The availability and accessibility of utilities.

Staff Comment: Existing and proposed utility easements to serve the newly created parcels are identified in 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. Truckee Meadows Fire Protection District and Washoe County Engineering Division provided conditions of approval regarding general access.
 - e) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land is less than the maximum allowable density for the Medium Density Suburban regulatory zone in the Southeast Truckee Meadows. The proposal meets all minimum 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: Conditions of approval are included from the Truckee Meadows Fire Protection District and Washoe County Engineering Division regarding review and approval of access to the created parcels as part of the final map.

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

Staff Comment: The Southeast Truckee Meadows Area Plan Development Suitability Map identifies the subject parcel as being "most suitable" for development.

- 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. Conditions of approval were received and are included as Exhibit B to this staff report.

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

Staff Comment: Truckee Meadows Fire Protection District requires any development on the property to meet the requirements of Washoe County Code Chapter 60 including compliance with the Wildland Urban Interface Code and water provision for fire suppression. The Fire Protection District requires proposed access to the parcels be shown on the final map.

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

Staff Comment: Existing and proposed utility easements which could provide for CATV conduit and pull wire 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

Agencies that reviewed the application recommended conditions in support of approval of the tentative parcel map. Therefore, after analysis and review, Parcel Map Case Number PM16-002 is 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 with conditions Parcel Map Case Number PM16-002 for

Joseph Braninburg, and that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30: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 signed by and filed with the Secretary to the Parcel Map Review Committee and mailed to the applicant, 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 signed by and filed with the Secretary to the Parcel Map Review Committee, and mailed to the applicant.

xc: Applicant/Property Owner: Joseph Braninburg, 15850 Rocky Vista Rd, Reno NV 89521, braninburgconstruction@gmail.com

From: [Joe Braninburg](#)
To: [Robb, Lora R](#)
Subject: Re: PM16-002
Date: Monday, March 28, 2016 9:44:22 AM

Yes I would like to postpone the parcel map meeting of April 14 to May12 thank you Joe Braninburg

Sent from my iPhone

On Mar 25, 2016, at 10:50 AM, Robb, Lora R <LRobb@washoecounty.us> wrote:

Hello Mr. Braninburg,

In order to postpone your parcel map request to subdivide APN 017-110-51 into four parcels, I need an email or letter from you. If you can indicate you'd like to postpone from the April 14, 2016 meeting of the Parcel Map Review Committee to the May 12, 2016 meeting, I should have time to work out concerns with fire access and water rights allocations.

Thank you very much,
Lora

Lora R. Robb

Planner | Washoe County Community Services Department | Planning & Development Division
lrobb@washoecounty.us | o 775.328.3627 | 1001 E. Ninth St., Bldg. A | PO Box 11130, Reno NV 89520

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Conditions of Approval

Parcel Map Case Number PM16-002

The tentative parcel map approved under Parcel Map Case Number PM16-002 shall be carried out in accordance with the Conditions of Approval approved by the Washoe County Parcel Map Review Committee on May 12, 2016. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Washoe County 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: Lora R. Robb, Planner, 775.328.3627, lrobb@washoecounty.us

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

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM16-002 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 Health District must be met prior to recordation of a final map.

- e. Any regulations, procedures and conditions adopted by the Truckee Meadows Fire Protection District must be met prior to recordation of a final map.
 - 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.
2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact: Mike Gump, PLS, 775.328.2315, mgump@washoecounty.us

- a. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
 - b. Comply with the conditions of the Washoe County technical check for this map.
 - c. Grant easements for snow storage and signage.
 - d. Add a note on the map stating "Any access from Toll Road requires review and approval from the Washoe County Engineer."
3. The following condition is a requirement of Utility Services staff, which shall be responsible for determining compliance with this condition.

Contact: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- a. Sanitary sewer will be provided by Washoe County and treatment will be at the South Truckee Meadows Water Reclamation Facility. All fees shall be paid in accordance with Washoe County Ordinance prior to the release of any building permit.
- b. Applicant shall add the following note to the map: Each parcel created by this map shall have a separate sewer service line.
- c. Applicant shall provide a valid will-serve commitment letter from the water purveyor prior to issuing any building permit.

Washoe County Health District

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

**Contact: James English, 775.328.2610, jenglish@washoecounty.us or
Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us**

- a. The proposed parcels must be served by public water and public sewer.
- b. If roadside ditches are proposed, the Washoe County Health District will require 4-6 inch cobble rock in the flow line of the ditches to reduce the downstream transport of sediment per Health Regulations Governing the Prevention of Vector-Borne Diseases (040.021).
- c. Vegetation growing in the flow line shall be removed on annual basis with the reciprocal access easement owners per Health Regulations Governing the Prevention of Vector-Borne Diseases (040.022).
- d. Prior to the sign off of the building plans, the above detail design is required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases program is required for the above conditions.

Truckee Meadows Fire Protection District

5. The following conditions are requirements of Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.com

- a. Any developments on the property shall meet the requirements of Washoe County Code 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression.
- b. Plans for development of parcels shall be submitted for review and approval to TMFPD.
- c. The final map shall show proposed access to these properties.

Truckee Meadows Water Authority

6. The following conditions are requirements of Truckee Meadows Water Authority (TMWA), which shall be responsible for determining compliance with these conditions.

Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com

- a. 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.
- b. Any Well Capacity and Transmission Capacity credits, being a part of the Galena Water Enterprises, LLC, County of Washoe Agreement (reference date of October 30, 2002), may not be applicable to this parcel map.

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



Parcel Map Review Committee Staff Report

Meeting Date: February 13, 2014

Subject: Parcel Map Case No. PM14-001

Applicant: Braninbury & Hyytinen

Agenda Item No.: **A**

Project Summary: To divide one parcel of ± 3.71 acres into four parcels.

Recommendation: **Approval with Conditions**

Prepared by: Sandra Monsalve, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description:

PARCEL MAP CASE NO. PM14-001 (Braninburg & Hyytinen) – To divide one parcel totaling approximately ± 3.71 acres into four parcels of ± 1.50 acres (Parcel 1), ± 0.75 acres (Parcel 2), ± 0.75 acres (Parcel 3), and ± 0.70 acres (Parcel 4).

- Applicant/Property Owner: Joseph Braninburg & Niilo Hyytinen
15850 Rocky Vista Road, Reno, NV 89521
- Consultant: Brown Surveying, Attn: David Brown
P.O. Box 70035, Reno, NV 89570
- Location: 15355 Toll Rd, west side of Toll Rd., approximately 660 feet north of Hot Springs Rd., & Sylvester Rd.
- Assessor's Parcel No.: 017-110-51
- Parcel Size: ± 3.71 acres
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- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 606, Parcel Maps
- Commission District: 2– Commissioner Humke
- Section/Township/Range: Within Section 34, T18N, R20E, MDM
Washoe County, NV.

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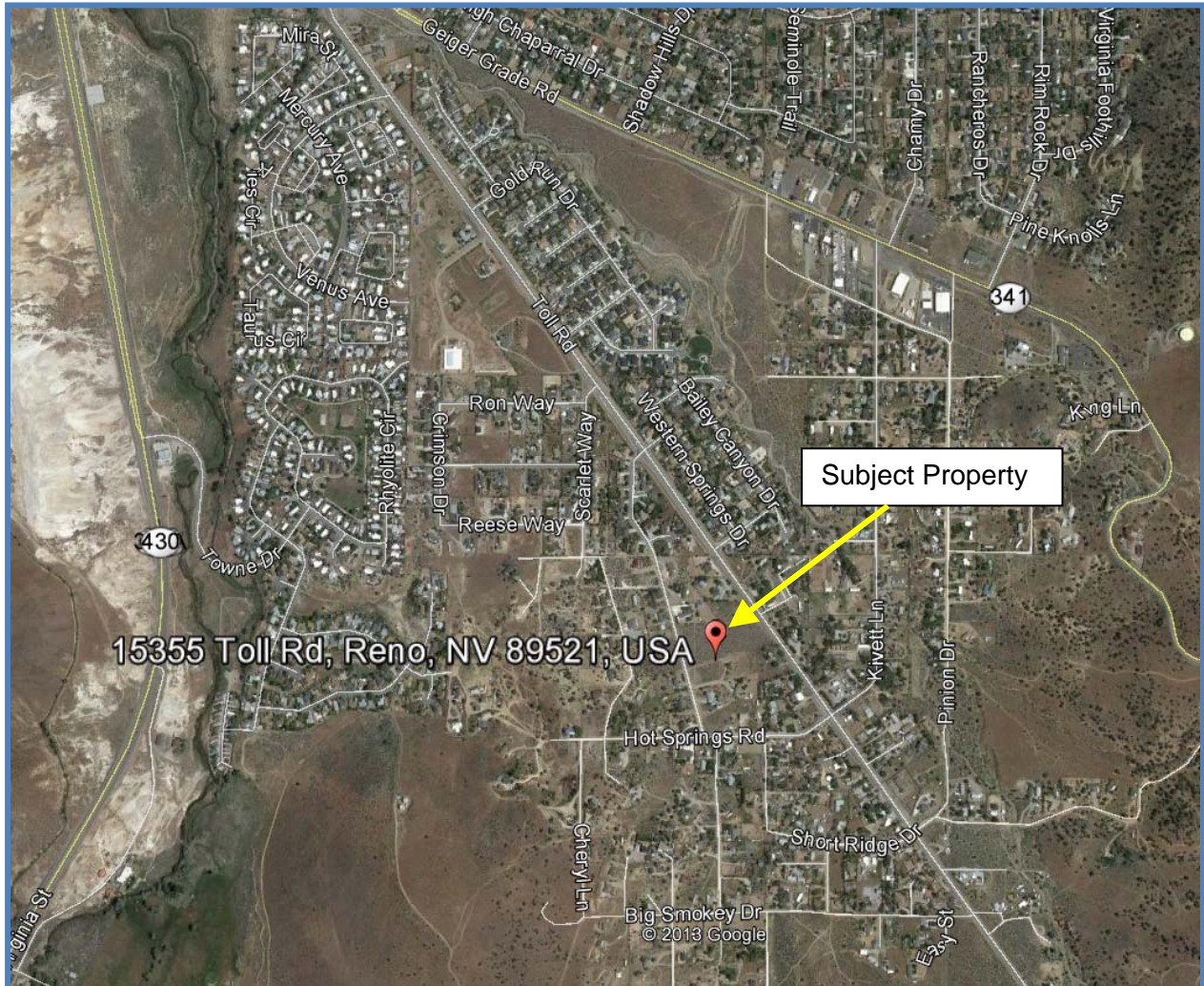
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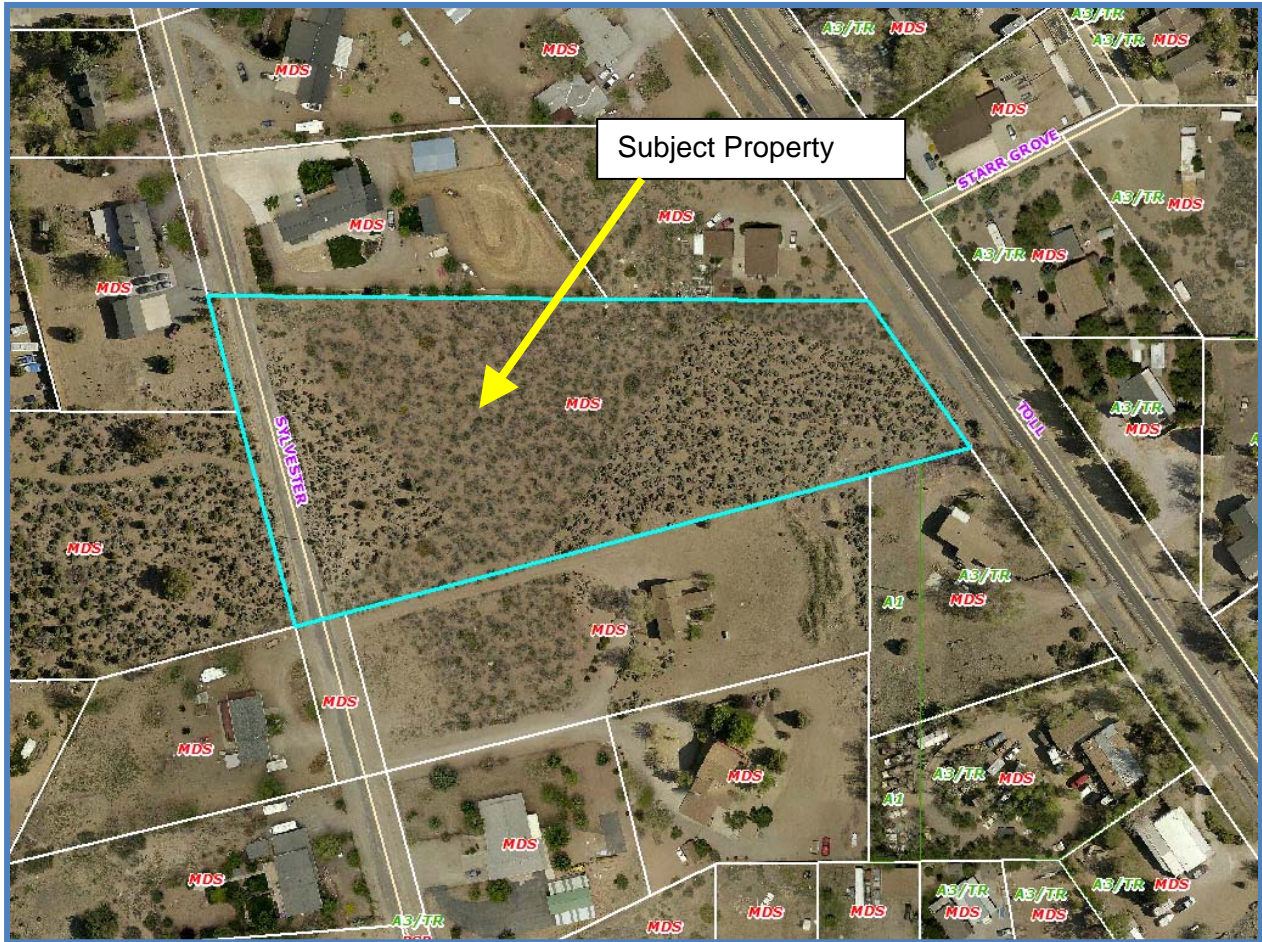
The Conditions of Approval for Parcel Map Case Number PM14-001 is attached to this staff report and will be included with the Action Order.

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 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.

Vicinity Map



Subject Parcel



Analysis

The applicant is proposing to divide the subject parcel into four (4) separate parcels, ranging in size from $\pm 30,857$ square feet up to $\pm 65,340$ square feet (1.50 acres). The subject property is currently undeveloped. The proposed parcels will be serviced by community water and sewer, to be provided by the South Truckee Meadows General Improvement District (STMGID). The applicant has indicated proof of permitted water rights, Permit # 61265 through 61270, for a total of approximately 2.24 ac/ft. of water.

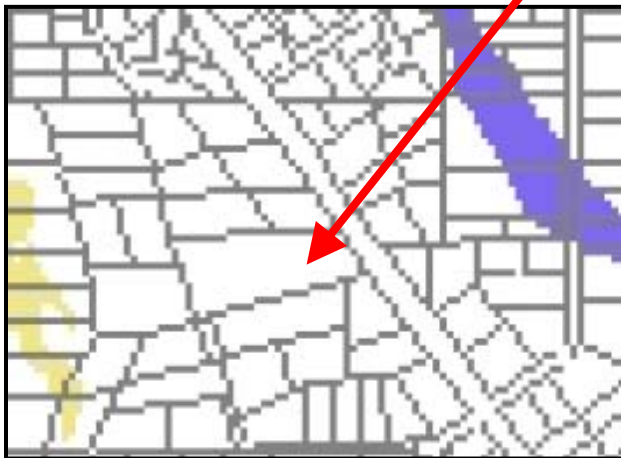
Tentative Parcel Map Evaluation

Land Use Designation:	Medium Density Suburban (MDS)
Maximum Lot Potential:	2 (SETM Modifiers Section 110.212.05)
Number of Lots on Parcel Map:	4
Minimum Lot Size Required:	14,375 square feet (0.33 acres)
Minimum Lot Size on Parcel Map:	$\pm 30,857$ square feet (± 0.70 acres)
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	± 102.63 feet

Development Code:

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

Development Suitability Constraints: The Southeast Truckee Meadows Area Plan, Development Suitability Map, identifies the subject parcel as being "Most Suitable" for Development.



Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin. The subject parcels are within the Truckee Meadows Services Area (TMSA).

Reviewing Agencies

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

- Washoe County Engineering and Capital Projects – Land Development
- Washoe County Engineering and Capital Projects – Roads
- Engineering and Capital Projects – Surveyor
- Engineering and Capital Projects – Water Rights
- Engineering and Capital Projects – Water/Sewer
- Washoe County District Health Department, Environmental Health Division
- Truckee Meadows/Sierra Fire Protection Districts

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

Contact: Sandra Monsalve, 328-3608 smonsalve@washoecounty.us

- Washoe County Engineering and Capital Projects addressed access, easements, and compliance with the technical check for this map.

Contact: Leo Vesely, 328-2041 lvesely@washoecounty.us

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

- Washoe County Water Resources provided comments/conditions related to the dedication of water rights, specifically, that water rights dedication has taken place.

Contact: Alan Reich, 945-4600 areich@washoecounty.us

- Washoe County District Health Department, Environmental Health Division provided conditions/comments related to the parcel split.

Contact: Wes Rubio 328-2635 wrubio@washoecounty.us

- Truckee Meadows Fire Protection District (TMFPD) indicated that all development shall meet the requirements of WCC 60.

Contact: Amy Ray, 326-6005 ARay@tmfpd.us

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the amendment of conditions to the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number PM14-001 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that after considering 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 PM14-001 which has determined that the following criteria is or will be adequately provided for pursuant to Washoe County Development Code, Section 110.606.30(i):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. 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;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. 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;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. Recreation and trail easements.

Subdivision improvement considerations for second or subsequent parcel maps pursuant to Section 110.606.30(d) and which are in addition to the criteria listed above. (N/A for this parcel map)

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.

xc:

Applicant/Property Owner: Joseph Braninburg & Niilo Hyytinen
15850 Rocky Vista Road, Reno, NV 89521

Consultant: Brown Surveying, Attn: David Brown
P.O. Box 70035, Reno, NV 89570



Parcel Map Review Committee Action Order

Parcel Map Case No. PM14-001 (Braninburg and Hyytinen)

Decision: Approval with Conditions
Decision Date: February 13, 2014
Applicant/Property Owner: Joseph Braninburg & Niilo Hyytinen
15850 Rocky Vista Road
Reno, NV 89521
Assigned Planner: Sandra Monsalve
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3608
E-Mail: smonsalve@washoecounty.us

Project Description: PARCEL MAP CASE NO. PM14-001 (Braninburg & Hyytinen) – To divide one parcel totaling approximately ± 3.71 acres into four parcels of ± 1.50 acres (Parcel 1), ± 0.75 acres (Parcel 2), ± 0.75 acres (Parcel 3), and ± 0.70 acres (Parcel 4).

- Location: 15355 Toll Rd, west side of Toll Rd., approximately 660 feet north of Hot Springs Rd., & Sylvester Rd.
- Assessor's Parcel No.: 017-110-51
- Parcel Size: ± 3.71 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Master Plan Land Use: Suburban Residential (SR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 606, Parcel Maps
- Commission District: 2– Commissioner Humke
- Section/Township/Range: Within Section 34, T18N, R20E, MDM
Washoe County, NV.

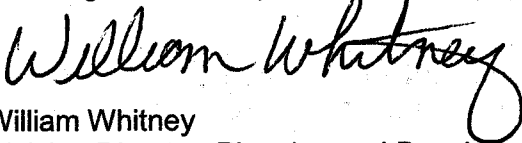
Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 30 days after the date of decision, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 606, Parcel Maps, of the Washoe County Development Code.

To: Braninburg and Hyyinen
Subject: Parcel Map Case No. PM14-001
Date: February 14, 2014
Page: 2

This Action Order of approval is granted subject to the Conditions of Approval (attached) and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from Washoe County Building and Safety.

Washoe County
Community Services Department
Planning and Development Division



William Whitney
Division Director, Planning and Development

WW/SM/dc

Attachments:

- Conditions of Approval

Xc:

Consultant: Brown Surveying
Attn: David Brown
P.O. Box 70035
Reno, NV 89570

Action Order xc: District Attorney's Office, Gregory Salter, Esq.; Assessor's Office, Carol Buonanoma; Assessor's Office, Theresa Wilkins; Water Resources, Vahid Behmaram; Water Resources, John Cella; Engineering Division, Mike Gump; Truckee Meadows Fire Protection District, Amy Ray;

Conditions of Approval

Parcel Map Case Number PM14-001

The project approved under Parcel Map Case No. PM14-001 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on February 13, 2014. 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 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 Planning & Development

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

Contact Name – Sandra Monsalve, AICP, Senior Planner, 775.328.3608

- 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 twenty-two (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

THIS PARCEL MAP CASE NO. PM14-001 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.

BILL WHITNEY, DIRECTOR,
WASHOE COUNTY 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. Any regulations, procedures and conditions adopted by the Truckee Meadows Fire Protection District must be met prior to recordation of a final map.
- 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.

Washoe County Engineering and Capital Projects

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

Contact Name – Mike Gump, PLS, 775.325.8033

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

- a. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. The applicant shall submit plans for review and approval.
- b. Comply with conditions of the Washoe County technical check for this map.
- c. Grant easements for snow storage and signage.
- d. Add a note on the map stating "Any access from Toll Road requires review and approval from the Washoe County Engineer."
- e. New easements to state: "Per this Map."

Washoe County Water Resources

3. The following conditions, as applicable, are requirements of Water Resources, which shall be responsible for determining compliance with these conditions.

Contact Name – Alan Reich, 775.954.4600

- a. Water rights in accordance with Article 422 of the Washoe County Development Code and the Southeast Truckee Meadows Area Plan shall be dedicated to Washoe County prior to the recordation of the parcel map. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the Community Services Department (CSD). A Credit for Domestic Well approved by the State of Nevada Division of Water Resources may be utilized to satisfy the water rights requirements for one parcel.
- b. Under the Utility Companies Certificate on the map, remove the signature block for Washoe County Department of Water Resources, and add signature blocks for Washoe County Community Services Department and South Truckee Meadows General Improvement District.
- c. Correct the Water Right Dedication Certificate name from "Washoe County Department of Water Resources" to Washoe County Community Services Department."
- d. The applicant shall apply for annexation into the South Truckee Meadows General Improvement District (STMGID) in accordance with the STMGID Annexation Policy Guidelines and pay all fees associate therewith for all parcels.
- e. A 30-foot wide public sanitary sewer easement shall be granted to Washoe County from the existing sanitary sewer main in Sylvester Road eastward along the common property line between Parcels 1, 2, and 3 extending to Parcel 4 for the purpose of constructing a public sewer main to serve the parcels.

- f. Improvement plans for water and sewer service shall be submitted and approved by the CSD prior to recordation of the parcel map. They shall be in compliance with Washoe County Design Standards, NAC445A, and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- g. The Applicant shall construct and/or provide the financial assurance for the construction of the water and sewer improvements to serve all newly created parcels per Washoe County standard details prior to the recordation of the parcel map. The financial assurance must be in a form and amount acceptable to the County.
- h. The Developer shall pay a facility plan fee in the amount of \$75.00 per newly created parcel in accordance with Washoe County Ordinance prior to the approval of the map.
- i. All fees shall be paid in accordance with Washoe County Ordinance prior to the recordation of the parcel map.

Washoe County District Health Department, Environmental Health Division

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

Contact Name – Wes Rubio, 775.328.2635

- a. The applicant must put a “Note” on the map indicating the following:
 - “Any changes in the proposal, water service, or sewer service will require additional review by the Health District and may require an updated parcel map to be submitted indicating how all proposed parcels will meet the minimum requirements.”
- b. The applicant must comply with all District Health Department regulations and/or requirements; to be determined by District Health.

Truckee Meadows Fire Protection District (TMFPD)

- 5. The following condition(s) is/are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, Fire Marshal, 775.326.6005.

- a. This parcel map is located within the moderate zone of the Wildland Urban Interface (WUI). All roadways, turn-arounds, access to homes, signage, etc. shall be in compliance with Washoe County Code 60 and the WUI.
- b. Plans and/or permits for the residence shall be obtained and approved prior to construction in accordance with Washoe County Code 60.

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: March 16, 2016

TO: Department of Community Services, Lora Robb

FROM: Mike Gump, PLS, Engineering Division

***SUBJECT Parcel Map for: Braninburg, Joseph Bell
Parcel Map Case No.: PM 16-002
APN: 017-110-51
Review Date: 3/14/16
Existing Zoning/Land Use Designation:***

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. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.
2. Comply with the conditions of the Washoe County technical check for this map.
3. Grant easements for snow storage and signage.
4. Add a note on the map stating "Any access from Toll Road requires review and approval from the Washoe County Engineer".



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

March 17, 2016

To: Lora Robb, Planner
From: Timothy Simpson, P.E., Environmental Engineer II
Subject: PM16-002, Joseph Braninburg, Parcel 017-110-51

The Community Services Department (CSD) has reviewed the subject application and has the following comments:

1. The applicant is proposing to divide a 3.71 acre parcel into four parcels. The project is located at 15355 Toll Road in the Southeast Truckee Meadows plan area.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the South Truckee Meadows Water Reclamation Facility (STMWRF).

The Community Services Department (CSD) recommends approval provided the following conditions are met:

1. All fees shall be paid in accordance with Washoe County Ordinance prior to the release of any building permit.
2. Add the following note to the map "Each parcel created by this map shall have a separate sewer service line."
3. The applicant shall provide a valid water will-serve letter prior to the release of any building permit.

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

March 23, 2016

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

RE: Joseph Braninburg; APN: 017-110-51
Tentative Parcel Map; PM16-002

Dear Ms. Robb:

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 above project is proposing to create 4 parcels; all parcels are proposed to be served by municipal water and sewer.
2. If roadside ditches are proposed the Health District will require 4-6 inch cobble rock in the flow line of the ditches to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
3. Vegetation growing in the flow line shall be removed on annual basis with the reciprocal access easement owners (Health Regulations Governing the Prevention of Vector-Borne Diseases (040.022)).
4. Prior to the sign off of the building plans the above detail designs are required on the plans and a scheduled compliance inspection with the Vector-Borne Diseases Program is required for the above condition(s).

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

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

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

JE/JS:/je

cc: File - Washoe County Health District

ec: Joe Braninburg; braninburgconstruction@gmail.com

ENVIRONMENTAL HEALTH SERVICES
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520
775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



PM16-002
EXHIBIT E

Public Health
Prevent. Promote. Protect.

Amy Ray
Fire Marshal



Tim Leighton
Division Chief

Charles A. Moore
Fire Chief

April 6, 2016

Washoe County Community Services Department
1001 East Ninth Street
Reno, NV 89512

Re: Tentative Parcel Map PM16-002 (Joseph Braninburg)

The Truckee Meadows Fire Protection District (TMFPD) will approve the above Tentative Parcel Map PM16-002 with the following conditions:

- Any developments on the property shall meet the requirements of WCC 60. This may include, but is not limited to, the requirements for exterior construction and defensible space/open space planning in accordance with the *Wildland Urban Interface Code*, access requirements, and water for fire suppression.
- Plans for development of parcels shall be submitted for review and approval to TMFPD.
- The final map shall show proposed access to these properties.

Please contact me with any questions at (775) 326-6005.

Thank you,

Amy Ray
Fire Marshal

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

1001 E. Ninth St. Bldg D 2nd Floor • Reno, Nevada 89512 • PO Box 11130 • Reno, Nevada 89520
Office 775.326.6000 Fax 775.326.6003

**PM16-002
EXHIBIT E**

From: [Edmunson, Heather](#)
To: [Robb, Lora R](#); [Enloe, John](#); [Behmaram, Vahid](#)
Cc: [Crook, Elizabeth](#); [Nelson, David](#); [Erwin, John](#); [Lloyd, Trevor](#)
Subject: RE: PM16-002 Braninburg
Date: Wednesday, April 13, 2016 11:17:24 AM

Hi Lora,

Here is our revised language. Please know that we will be contacting Mr. Braninburg directly to request a meeting with him to further discuss "Item b."

Truckee Meadows Water Authority

2. The following conditions are requirements of Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com

- a. 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..

- b. Any Well Capacity and Transmission Capacity credits, being a part of the Galena Water Enterprises, LLC -County of Washoe Agreement (reference date of October 30, 2002), may not be applicable to this parcel map.

Thank you!

Heather

Heather Edmunson, SR/WA, R/W-NAC

Land Agent

Truckee Meadows Water Authority

1355 Capital Blvd. | P.O. Box 30013, Reno, NV 89502

O: (775) 834-8071, M: (775) 762-4162

hedmunson@tmwa.com | www.tmwa.com



From: Robb, Lora R [mailto:LRobb@washoecounty.us]
Sent: Thursday, March 24, 2016 10:48 AM
To: Enloe, John; Behmaram, Vahid; Kleiber, Levi; Edmunson, Heather
Cc: Crook, Elizabeth; Nelson, David; Erwin, John; Lloyd, Trevor
Subject: RE: PM16-002 Braninburg

All,

I spoke with Mr. Braninburg this morning and he is willing to postpone consideration of his parcel map application to the May 12, 2016 meeting of the Parcel Map Review Committee.

That means I will need TMWA's comments on the application no later than April 14 so they can be included with the item at the May meeting. Please keep in touch with me if that isn't doable.

Thank you all,
Lora

From: Enloe, John [<mailto:jenloe@tmwa.com>]
Sent: Thursday, March 24, 2016 10:22 AM
To: Behmaram, Vahid; Kleiber, Levi (TMWA); Edmunson, Heather
Cc: Crook, Elizabeth; Nelson, David; Erwin, John; Robb, Lora R; Lloyd, Trevor
Subject: RE: PM16-002 Braninburg

Heather and Levi, please see me on this.

Vahid is correct in that this is a unique situation under the GWE agreement (which TMWA did not assume under the merger with DWR) with a number of complications, so we all need to be clear what we're requiring and agreeing to.

John Enloe, P.E.
Director, Natural Resources
Truckee Meadows Water Authority
1355 Capital Blvd. | Reno, NV 89502
O: (775) 834-8250, M: (775) 722-7134
jenloe@tmwa.com | www.tmwa.com



From: Behmaram, Vahid [<mailto:VBehmaram@washocounty.us>]
Sent: Thursday, March 24, 2016 10:18 AM
To: Kleiber, Levi; Edmunson, Heather
Cc: Enloe, John; Crook, Elizabeth; Nelson, David; Erwin, John; Robb, Lora R; Lloyd, Trevor
Subject: FW: PM16-002 Braninburg

Hello All: I am familiar with TMWA policies on parcel maps, and aware of the standard **language** below. however, there are some complicating circumstances to be considered.

The applicant Joe Braninburg has TWO (2) water rights allocations from the Galena Water Enterprises, meaning $1.12 \times 2 = 2.24$ ac.ft of ground water, together with Supply, and transmission capacity (all banked with TMW). Also I believe the parcel has or will receive a "Domestic Well Credit" sufficient to supply water rights to one of the 4 parcels proposed. I am not sure if any

additional water rights will be necessary to supply all four (4) parcels.

Here is the complications: if we DEFER water rights dedication and allocation to this parcel map application and the parcels are created and are sold individually, and each new owner approaches TMWA at various times in the future for water service THEN HOW ARE THE WATER RIGHTS TO BE DIVIDED ?? WHO GETS WHAT ?? WHICH PARCEL WILL GET THE BENEFIT OF THE DOMESTIC WELL CREDIT, WHO BENEFITS FROM THE Galena Water Enterprises credit, and who pays for any additional water rights if deemed necessary by TMWA ????

I am not questioning TMWA policy, but this is a unique parcel map application which requires some thought and possibly a different approach.

If Joe B. will retain all four parcels and will apply for building permits and build on each of the 4 parcels and THEN proceeds to sell, this problem will go away.

Vahid Behmaram
Water Management Planner Coordinator
Washoe County Community Services Department
P.O. Box 11130, Reno NV 89520-0027
1001 East Ninth Street, Reno NV 89512
Telephone (775)954-4647, Fax (775)328-6133
vbehmaram@washoecounty.us

Hi Heather, Hi Levi,

I was expecting something along the lines of a condition like TMWA provided for PM15-008 (Dynamic Diversified):

Truckee Meadows Water Authority

2. The following conditions are requirements of Truckee Meadows Water Authority, which shall be responsible for determining compliance with these conditions.

Contact: Levi Kleiber, 775.834.8069, lkleiber@tmwa.com

- a. 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..

But maybe that requirement doesn't apply to PM16-002 (Brininburg)? Please confirm if water rights

dedication to TMWA is required as part of the final parcel map. In case you need it, the link to the original application, including the applicant's information on water rights, is here:

https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_two/pm16-002w.pdf

Thank you,
Lora

From: Edmunson, Heather [<mailto:hedmunson@tmwa.com>]
Sent: Tuesday, March 22, 2016 8:10 AM
To: Robb, Lora R
Cc: Kleiber, Levi (TMWA); Duncan, Amanda
Subject: FW: PM16-002 Braninburg

Hi Lora,

All of the conditions related to Water Resources under Paragraph 3 no longer apply since it is now TMWA service territory. We will change the notes on the map here at TMWA to our applicable language when it comes over for map review and comment. Please let us know if that matters to your Review Committee.

Thanks,

Heather

Heather Edmunson, SR/WA, R/W-NAC
Land Agent
Truckee Meadows Water Authority
1355 Capital Blvd. | P.O. Box 30013, Reno, NV 89502
O: (775) 834-8071, M: (775) 762-4162
hedmunson@tmwa.com | www.tmwa.com



From: Kleiber, Levi
Sent: Tuesday, March 22, 2016 7:45 AM
To: Edmunson, Heather; Duncan, Amanda
Subject: FW: PM16-002 Braninburg

FYI

From: Robb, Lora R [<mailto:LRobb@washoecounty.us>]
Sent: Tuesday, March 15, 2016 8:44 AM
To: Vesely, Leo; Simpson, Tim; Gump, Mike; English, James; Rubio, Wesley S; Shaffer, Jim; dgoodwin@rtcwashoe.com; rkapuler@rtcwashoe.com; kevinjr_51@att.net; kathy.tilton@nv.usda.gov; Kleiber, Levi
Cc: Fagan, Donna
Subject: PM16-002 Braninburg

Hi everyone,

I am emailing because I believe you received an agency review request for Parcel Map 16-002 (Braninburg).

It has come to my attention the parcel map is a repeat of a request made in 2014 that expired. Please see attached for the 2014 approval with conditions.

Thank you,

Lora R. Robb

Planner | Washoe County Community Services Department | Planning & Development Division

lrobb@washoecounty.us | o 775.328.3627 | 1001 E. Ninth St., Bldg. A | PO Box 11130, Reno NV 89520



Connect with us: [cMail](mailto:lrobb@washoecounty.us) | [Facebook](#) | [Twitter](#) | <http://www.washoecounty.us>



**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
Director**

**Tory Friedmen
Supervisor**

**Spencer Scott
Supervisor**

**John Muntin
Supervisor**

**OPEN
City Appointee**

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

March 30, 2016

**Subject: March Agency Review – Case Nos. – DL16-001 (Symbio Development);
PM16-002 (Joseph Braninburg); PM16-003(Norine Gallagher)**

Laura et al,

Thank you for providing us the March Agency Review and the opportunity to review and provide comments. We have reviewed the subject proposed projects as requested and we have the following comments:

Division of Land Case Number DL16-001 (Symbio Development)

The proposed project is divide one existing 65.28-acre parcel into two separate parcels of 59 acres and 576.28 acres. The project is located at 5500 Shawna Lane, in Section 1, Township 17 North, Range 19 East, M.D.M, in Washoe County, NV. We have the following comments on this proposed project.

1. Regarding Supplemental Information item 3 - The applicant states that the properties will remain undeveloped and that any further development intends to follow Washoe County Tentative and Final Map process. We recommend the County condition the approval to ensure that any future development include contact and coordination with the Washoe-Storey Conservation District for a detailed review of their development plans.
2. Regarding Supplemental Information Attached – Matera Property Tax Verification (Declaration of Covenants; Matera Ridge Site Plan; and Sheet 2 of 2 (Manhard Consulting) - The information the applicant submitted states in the Property Tax Verification, item 24 – Easement to construct, operate and maintain electrical facilities incidental to Sierra Pacific Power Company... The Matera Site Plan and Sheet 2 of 2 plan drawing from Manhard Consulting indicated the 10.00' Electric Power and Communication as well as two other parcels. The first for AT&T Communications of Nevada (ATT) and the second for the Truckee Meadows Water Authority (TMWA). The TMWA site also shows and access utility easement that is not described in the Title document. Because the property abuts Galena Creek on the southwest corner our concern with these areas are:
 - a. How are these access roads and easements maintained?
 - b. Are they frequently checked for erosion and sediment load entering the drainage the feeds into Galena Creek?
 - c. Are there any BMPs in-place?
 - d. If future residential development is planned how will this impact the local sub-watershed?
 - e. The ATT site has no access maintenance road. Is access being gained by vehicles cutting through open terrain?

We recommend that the County condition the permit to require that a drainage plan and hydrology analysis be prepared and submitted for review by the resource agencies to ensure there are no significant impacts to the Galena Creek watershed and the Steamboat Creek watershed.

We also recommend the County require by condition that the applicant provide, in the Conditions and Covenants, a dedicated maintenance easement for an access road to the ATT site.

Tentative Parcel Map Case Number PM16-002 (Joseph Braninburg)

The proposed project is to approve a request to parcel a +/-3.71-acre property into four parcels of +/- 0.5 acres, 0.68-acres, +/- 1.09-acres and +/- 1.43-acres. The project is located at 15355 Toll Road, in Section 34, Township 18 North, Range 20 East M.D.M. in Washoe County, NV. We have the following comments on this proposed project.

1. Supplemental Information items - Because the applicant is applying for a Tentative Parcel Map they have not provided any information regarding methodology planned to prevent soil erosion. It is clear however that they intend to develop the four resulting sites into residential lots. We recommend the County condition the permit to require when the project properties come in with a development plan that the applicant coordinate with the Washoe-Storey Conservation District to develop the landscaping plan to include native vegetation and a seed mix approved by NRCS.

Tentative Parcel Map Case Number SB16-003 (Norine M. Gallagher)

The proposed project is to approve a request to parcel a +/- 4.17-acre property into four parcels of 1-acre, 1-acre, +/- 1.03 acres and +/- 1.18 acres. The project is located at 320 U.S. Highway 395 South, in Section 23, Township 17 North, Range 19 East, in Washoe County, NV. We have the following comments on this proposed project.

1. Supplemental Information item 9 - The applicant indicates there the property contains no wetlands. However, after review of aerial photographs of the project site and the Plan Drawing (Sheet 2 of 2) submitted by Wood Rodgers which clearly indicates that Browns Creek is contained within the boundaries of the existing parcel and would pass through the back yards of three of the new parcels. Browns Creek is within HUC 16050102 and flows into Little Washoe Lake; then into Steamboat Creek which is a tributary of the Truckee River; which then flows into Pyramid Lake.

This means this stream is a jurisdictional water of the United States under Section 404 of the Clean Water Act and regulated by the U.S. Army Corps of Engineers (USACE) and under Section 401 of the Clean Water Act regulated by the Nevada Division of Environmental Protection (NDEP). It is apparent that the applicant intends to develop the resulting four parcels into residential lots. We request the County condition the approval that when the plans for development the applicant be required to provide an Jurisdictional Determination identifying the limits of the stream environment zone and any adjacent wetlands, approved by the U.S. Army Corps of Engineers, and that if the proposed development includes the altering of Browns Creek that would involve the placement of dredged or fill material, the applicant would need to get the appropriate permits and approvals from the USACE and NDEP and any other State or local agencies. to coordinate with the Washoe-Storey Conservation District and NRCS to review and approve the proposed revegetation of any excavated areas and approve a seed mix to ensure that native species are utilized.

2. Engineering Plans Set – Aerial Overlay – The proposed project is adjacent to Browns Creek channel that has connectivity to the Truckee River. Although this application is just for a Tentative Parcel Map, neither the application nor the plan drawings submitted contain any information regarding planning, installation and maintenance of Best Management Practices. We request the County require the applicant to provide this information for review and

comments. This is a critical element due to the fact that the site is adjacent to stream environment zone.

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.

Sincerely,

Kevin J. Roukey, District Coordinator
Washoe/Storey Conservation District