



Parcel Map Review Committee Staff Report

Meeting Date: August 13, 2015

Subject: Parcel Map Case Number PM15-010
Applicant/Property Owner: Joseph L. Bengoechea
Agenda Item Number: 7A
Project Summary: To divide a ±0.644 acre parcel (±28,072 square feet) into two parcels each consisting of ±0.322 acres (±14,036 square feet)
Recommendation: Approval with Conditions
Prepared by: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
775.328.3771
Phone: 775.328.3771
E-Mail: gsannazzaro@washoecounty.us

Description

Parcel Map Case Number PM15-010 (Bengoechea) – Hearing, discussion, and possible action to approve a parcel map dividing a ±0.644 acre parcel (±28,072 square feet) into two parcels each consisting of ±0.322 acres (±14,036 square feet).

- Applicant/Property Owner: Joseph Bengoechea
- Consultant: Randy Meyer
- Location: 347 Brownlee Lane, Sun Valley
- Assessor's Parcel Number: 085-640-38
- Parcel Size: ±0.644 (±28,072 square feet)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley (Inactive)
- Development Code: Authorized in *Article 606, Parcel Maps*
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM, Washoe County, NV

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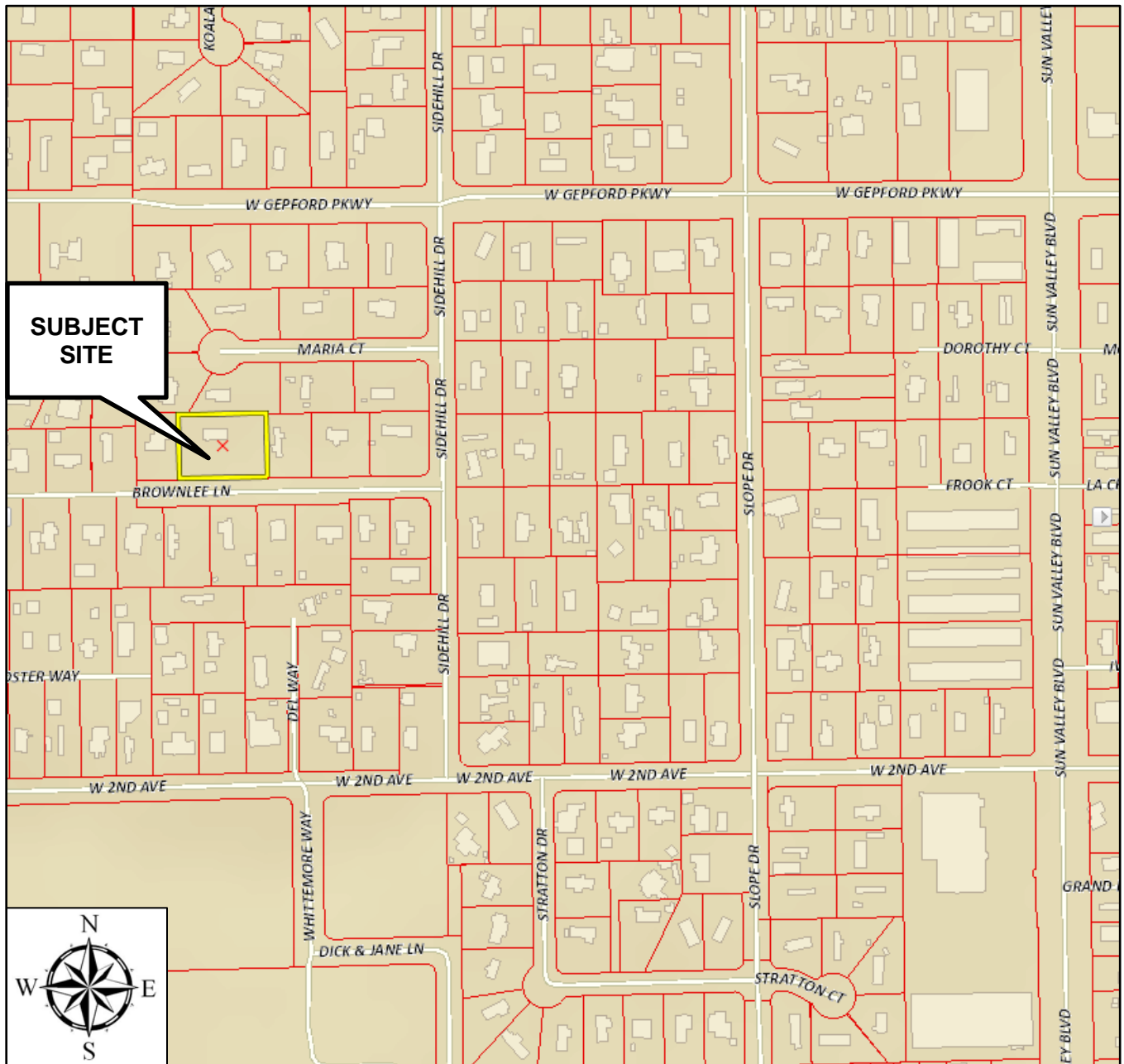
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Parcel Map Purpose

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:

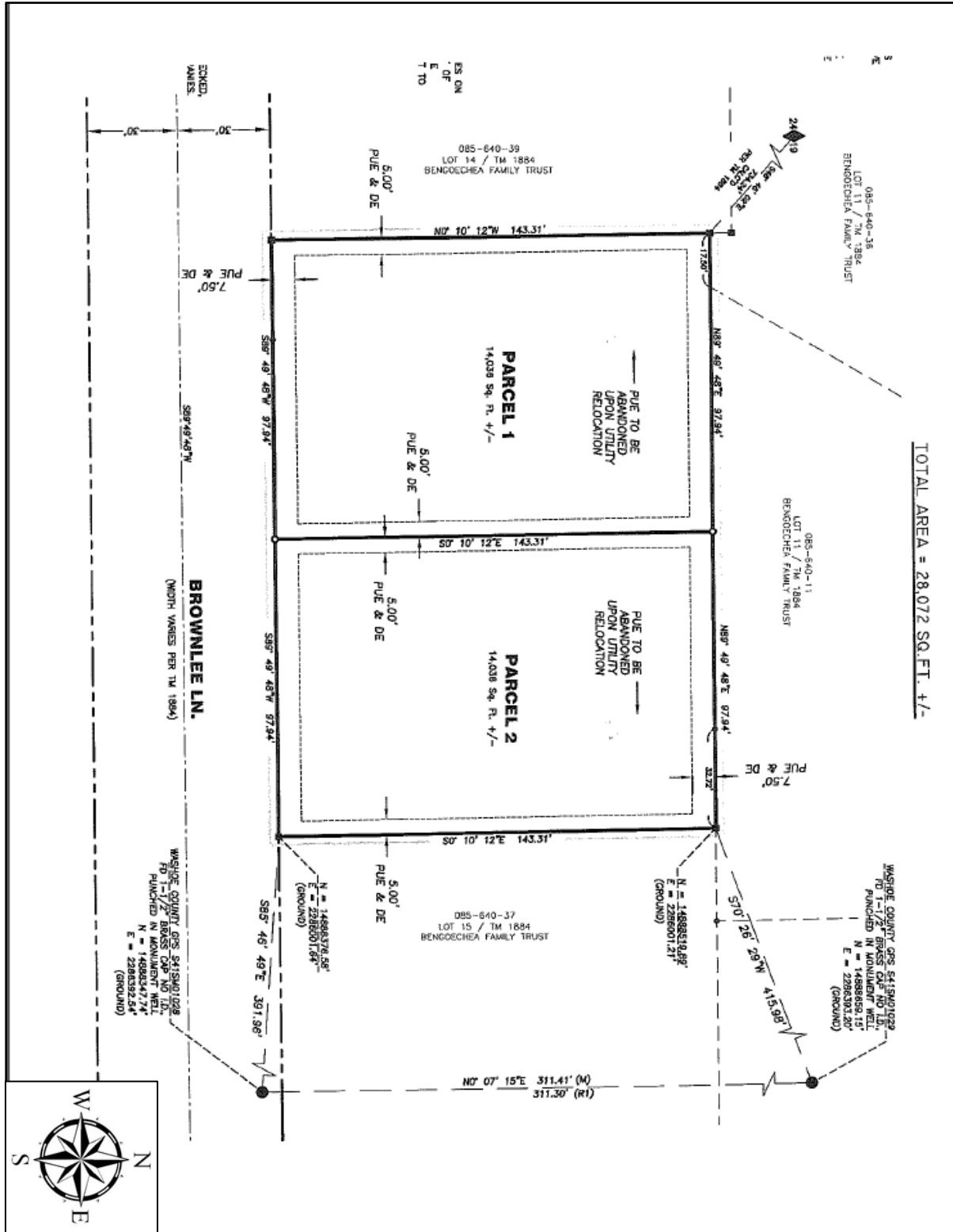
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be 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 PM15-010 is attached to this staff report and will be included with the Action Order if granted approval.

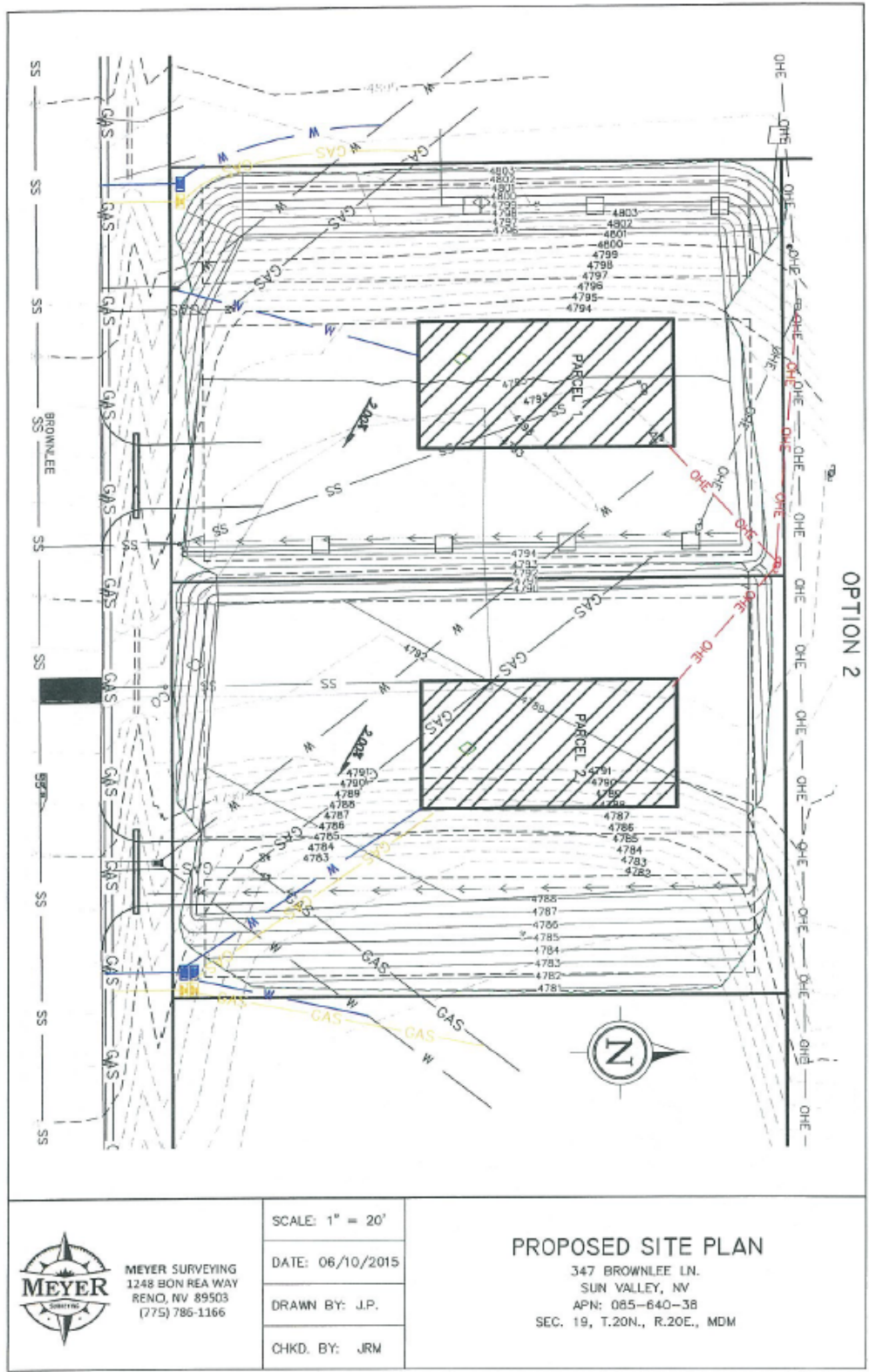


Vicinity Map

The subject parcel is addressed as 347 Brownlee Lane. It is situated in Sun Valley between W. 2nd Avenue (to the south) and W. Gepford Parkway (to the north); and is approximately 365 feet west of the Brownlee Lane/Sidehill Drive intersection.



Site Plan



Grading Site Plan

Tentative Parcel Map Evaluation

Land Use Designation:	Medium Density Suburban (MDS)
Maximum Lot Potential:	Two lots
Number of Lots on Parcel Map:	Two lots
Minimum Lot Size Required:	12,000 square feet
Minimum Lot Size on Parcel Map:	±14,036
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	±97.94 feet

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

Development Suitability Constraints: The Sun Valley Development Suitability Map, a part of the Sun Valley Area Plan, identifies the subject parcel as “*most suitable*” for development.

Hydrographic Basin: The subject parcel is within the Sun Valley Hydrographic Basin.

FEMA Flood Zone: The subject parcel is not identified as being in a FEMA Flood Zone.

The subject parcel is within the Truckee Meadows Service Area (TMSA) and the provider for water and sewer service is the Sun Valley General Improvement District.

Development Information

The subject parcel has an existing mobile home cement pad; however, there are no existing structures onsite. The required setbacks for the Medium Density Suburban (MDS) Regulatory Zone are 20 feet for front and rear yards and 8 feet for side yards.

Sun Valley Area Plan Policies (a part of the Washoe County Master Plan)

- SUN.4.5 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring and during the winter shall be treated to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate.

Sun Valley Area Plan Modifiers (a part of the Washoe County Development Code)

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation: Washoe County Community Services Department

- Planning and Development Division

- Engineering and Capitol Projects Division
- Washoe County District Health
 - Environmental Health Services/Vector-Borne Diseases Program
 - Air Quality Management
- Sun Valley General Improvement District (SVGID)
- Truckee Meadows Fire Protection District
- Washoe County School District
- Regional Transportation Commission (RTC)
- State of Nevada Environmental Protection Agency
- NV Energy

A **summary** of each Reviewing Agency's comments and/or recommended conditions of approval and their contact information is provided below. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the tentative map is 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: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- **Washoe County Engineering** has issued several conditions which include, but are not limited to clean-up of the subject parcel, adding easements to the map, making some language changes, making changes to certificates on the map, and adding notes to the parcel map.

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

- **Washoe County Health District, Environmental Health Services** is requiring that drainage swales be lined with course aggregate to reduce the transport of sediment and any future development must comply with regulations issued by the Vector-Borne Diseases Program.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
Chris Anderson, 775.328.2632, canderson@washoecounty.us

- **Washoe County Health District, Utility Services** is requiring a signature block for Sun Valley General Improvement District, advises that no permanent structures are allowed within any County maintained utility easements, and states that prior to issuance of any building permits the applicant shall provide a will-serve letter from the water and sewer purveyor.

Contact: Timothy Simpson, 775.954.4648, tsimpson@washoecounty.us

- **Sun Valley General Improvement District (SVGID)** stated they will require compliance with all applicable regulations and policies of their General Improvement District.

Contact: Jon Combs, 775.673.2220, jcombs@svgid.com

- **Truckee Meadows Fire Protection District** requires a fire hydrant and compliance with WCC Chapter 60.

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

- **Washoe-Storey Conservation District** recommended that Washoe County require the following from the applicant: (1) inspections for on-site hazardous and toxic waste and all trash, debris and waste be removed; (2) on-site soils be tested for contamination; (3) the proposed drainage culverts be sized to pass expected storm flows; and (4) a revision to the proposed swales and their drainage design so that the flow is toward the roadside ditch fronting Brownlee Lane.

Contact: Kevin J. Roukey, 775.232.1571, kevinjur_51@att.net

Staff Comment: Washoe-Storey Conservation District's letter of recommendations to Washoe County was distributed to the Washoe County Health District and to Washoe County Engineering. The Health District responded stating they did a site visit and found the property to be cleared of trash and debris to their specifications. They stated that an old boat and three tractor tires remain on the property. A condition of approval is being recommended by Planning and Development to remove the boat and tires prior to recordation of the final map. The Engineering Division provided conditions of approval that address drainage design.

Regional Transportation Commission (RTC) replied stating that they have no comment or conditions regarding this application.

Contact: Debra Goodwin, 775.335.1918

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 Washoe County Health District reviewed the application and provided conditions of approval. The Sun Valley General Improvement District (SVGID), which shall be the service provider for community water and sewer, provided a statement that the project will be required to meet all applicable regulations and policies of the SVGID.

- b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: The Sun Valley General Improvement District shall be the service provider for community water and community sewer.

- c) The availability and accessibility of utilities.

Staff Comment: The Sun Valley General Improvement District is the service provider for community water and community sewer for the subject site. NV Energy is the service provider for electricity. There are various communication services available in the Sun Valley area for phone, internet, and television connections.

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

Staff Comment: Truckee Meadows Fire Protection District provides emergency service for the area and there is a fire station at the corner of Sun Valley Boulevard and Quartz Lane. The subject site is zoned for Lois Allen Elementary, Traner Middle School and Hug High School; RTC has a bus route on Sun Valley Boulevard and there are several public parks, and a public swimming pool in the Sun Valley area.

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

Staff Comment: The subject parcel conforms to requirements of the Medium Density Suburban (MDS) Regulatory zone and to the Washoe County Master Plan.

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

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

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

Staff Comment: The proposal of one additional parcel will not significantly impact existing public streets, or require new streets or highways.

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

Staff Comment: The subject site is not identified as being within a FEMA flood zone and proposed grading shall satisfy Washoe County Development Code regulations.

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

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

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

Staff Comment: Truckee Meadows Fire Protection District (TMFPD) responded to this application and provided conditions of approval. The TMFPD has a fire station in Sun Valley at Sun Valley Boulevard and Quartz Lane.

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

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

- l) Recreation and trail easements.

Staff Comment: There are several public parks, and a public swimming pool in the Sun Valley area.

- 2) 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.

Staff Comment: This is a first parcel map. It is not a second or subsequent parcel map.

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

Consultant:

Meyer Surveying
Attn: Randy Meyer
1248 Bon Rea Way
Reno, NV 89503



Conditions of Approval

Parcel Map Case Number PM15-010

The tentative parcel map approved under Parcel Map Case Number PM15-010 (Bengoechea) shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on August 13, 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 Reviewing 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, with the exception of the following.

- **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: Grace Sannazzaro, Planner, 775.328.3771, gsannazzaro@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. It has been reported that a boat and three tractor tires remain on the subject site. Prior to recording of the final map, the boat and all tires shall be removed from the subject site.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-010 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

- e. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- f. The applicant shall provide verification to the Planning and Development Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- g. 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.
- h. 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.
- i. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects Division, which is responsible for determining compliance with these conditions.

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

- a. Change “to be abandoned upon utility relocation” to “per this map” and add notaries to all signatures in the Utility Certificate; also add relinquishment to the Utility Certificate.
- b. Remove County Surveyor’s Certificate.
- c. Add a Title Company Certificate.
- d. Add snow storage and signage easements to the Owner’s Certificate and the map.
- e. Add the Truckee Meadows Water Authority (TMWA) to the Utility Certificate.
- f. Identify new easements “per this map”.

- g. All cut and fill slopes must comply with County Code requirements for property line setbacks from top of slope and/or toe of slope.
- h. Remove all debris, shed, and fence from the proposed division.
- i. Place a note on the map stating that the natural drainage will not be impeded.
- j. Construct or bond to construct two buildable sites before approval or recordation of this map.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Add a Security Interest Holder's Certificate to the map, if applicable.
- m. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.
- n. Grant 10 foot wide easements for snow storage and signage along Brownlee Lane.

Washoe County Health District

3. The following conditions are requirements of Environment Health Services, a division of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

Contact: Jim Shaffer 775.785.4599 jshaffer@washoecounty.us
Chris Anderson 775.328.2632 canderson@washoecounty.us

- a. The Vector-Borne Diseases Program requires the use of 1-1/2 inch course aggregate in the flow line of the lot drainage swales to reduce the transport of sediment (040.021).
- b. 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).

Washoe County Utility Services

4. The following conditions are requirements of Utility Services, a division of the Washoe County Health District, which shall be responsible for determining compliance with these conditions.

Contact: Timothy Simpson, 775.954.4648, tsimpson@washoecounty.us

- a. A signature block shall be added for Sun Valley General Improvement District (SVGID) in the Utility Companies Certificate.
- b. No permanent structures (including retaining or rockery walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- c. Applicant shall provide a valid will-serve commitment letter from the water and sewer purvey or prior to issuing of any building permit.

Sun Valley General Improvement District

5. The following condition is a requirement of the Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with this condition.

Contact: Jon Combs, 775.673.2220, jcombs@svgid.com

- a. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.

Truckee Meadows Fire Protection District

6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which is responsible for determining compliance with these conditions.

Contact: Amy Ray, Fire Marshal, 775.326.6005, aray@tmfpd.us

- a. Plans and/or permits for the residence shall be obtained and approved prior to construction in accordance with Washoe County Code, Chapter 60.
- b. A fire hydrant is required to be installed for this property.

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: July 14, 2015

TO: Department of Community Services, Grace Sannazzaro

FROM: Mike Gump, PLS, Engineering Division

***SUBJECT: Parcel Map for: Bengoechea
Parcel Map Case No.: PM15-010
APN: 085-640-38
Review Date: 7/14/2015
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. Change “to be abandoned upon utility relocation” to “per this map” and add notaries to all signatures in the Utility Certificate; also add relinquishment to the Utility Certificate.
2. Remove County Surveyor’s Certificate.
3. Add a Title Company Certificate.
4. Add snow storage and signage easements to the Owner’s Certificate and the map.
5. Add TMWA to the Utility Certificate.
6. Identify new easements “per this map”.
7. All cut and fill slopes must comply with County Code requirements for property line setbacks from top of slope and/or toe of slope.
8. Remove all debris, shed and fence from the proposed division.
9. Place a note on the map stating that the natural drainage will not be impeded.
10. Construct or bond to construct two buildable sites before approval or recordation of this map.
11. Comply with the conditions of the Washoe County technical check for this map.
12. Add a Security Interest Holder’s Certificate to the map if applicable.
13. Provide driveway culverts of reinforced concrete pipe or poly-vinyl chloride. No corrugated metal pipes allowed.
14. Grant 10’ wide easements for snow storage and signage along Brownlee Ln.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

July 13, 2015

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

RE: Bengoechea Property; 347 Brownlee Lane, Sun Valley; APN 085-640-38
Parcel Map; PM15-010

Dear Ms. Sannazzaro:

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 Vector-Borne Diseases Program requires the use of 1-1/2 inch course aggregate in the flow line of the lot drainage swales to reduce the transport of sediment (040.021).
2. 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 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



Washoe County
Community Services
Department

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

July 31, 2015

TO: Roger Pelham, Senior Planner, Community Services Department
FROM: Timothy Simpson, P.E., Environmental Engineer II, CSD (*Utility Division*)
SUBJECT: PM15-010 (Joseph L. Bengoechea) APN: 085-640-38

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

1. The applicant is proposing to divide a 28,072 square foot parcel into two. The subject property is currently located at 347 Brownlee Lane within the Sun Valley General Improvement District (SVGID).
2. The applicant lists domestic water and sewer utility services to be provided by Sun Valley General Improvement District.

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

1. A signature block shall be added for Sun Valley General Improvement District (SVGID) in the Utility Companies Certificate.
2. No permanent structures (including retaining or rockery walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
3. Applicant shall provide a valid will-serve commitment letter from the water and sewer purveyor prior to issuing any building permit.



Utility Services

**PM15-010
EXHIBIT B**

From: Jon Combs <jcombs@svgid.com>
Sent: Tuesday, July 14, 2015 11:54 AM
To: Sannazzaro, Grace
Subject: RE: PM15-010 Conditions

Grace,

The only comment from SVGID is the contractor follow all rules and regulations of SVGID.

Thank you,
Jon Combs
SVGID, Field Supervisor
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775) 673-2220 Fx: (775) 673-7708
www.svgid.com

Amy Ray
Fire Marshal



Tim Leighton
Deputy Fire Chief

Charles A. Moore
Fire Chief

July 7, 2015

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

Re: Parcel Map Case Number PM 15-010 (Bengoechea)

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

- Plans and/or permits for the residence shall be obtained and approved prior to construction in accordance with Washoe County Code 60.
- A fire hydrant is required to be installed for this property.

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

**PM15-010
EXHIBIT B**



REGIONAL TRANSPORTATION COMMISSION

Public Transportation · Streets and Highways · Planning

July 8, 2015

FR: Chrono/PL 183-15

Mr. Bill Whitney, Division Director
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: AP 15-005 (Lord of Mercy Lutheran Church)
PM15-010 (Bengoechea)
PM15-011 (Steidley and Levie – 1st and 2nd maps)

Dear Bill,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Debra". The signature is fluid and cursive, with the first letter being a large, stylized "D".

Debra Goodwin
Planning Administrator

DG/jm

Copies: Trevor Lloyd, Washoe County Community Services Department
Grace Sannazzaro, Washoe County Community Services Department
Roger Pelham, Washoe County Community Services Department
Marchon Miller, Regional Transportation Commission
Tina Wu, Regional Transportation Commission

/Washoe County no comment 071315



**Washoe-Storey
Conservation
District**

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

July 20, 2015

Subject: PM15-010 (Joseph L. Bengoechea)

Thank you for providing us the July 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:

Case No. PM15-010 (Joseph L. Bengoechea)

The proposed project is to approve of a parcel map dividing a ±0.644 acre parcel into two parcels each consisting of ±0.322 acres. The project is located at 347 Brownlee Lane, Sun Valley, NV. It was noted during an on-site inspection that the project area contains a large amount of trash and debris and vehicles. We have the following comments on this proposed project.

1. We recommend that the County require, prior to approval of the parcel division, the applicant to have the entire property inspected for any hazardous and toxic waste and have all trash, debris and waste properly disposed of at an approved repository.
2. We also recommend that the County require the applicant to have the soils tested prior to any grading or excavation is begun to ensure that none of the debris and vehicles have contaminated the soils. If contaminated soils are found then they need to be removed from the site and disposed of in an approved manner.
3. The Proposed Site Plan drawing indicates that drainage culverts will be installed under the two new driveway accesses. We recommend that the County require the applicant to submit the specifications of these culverts to the County for approval to ensure they are sized to pass expected storm flows.
4. Item 21 – The applicant states that the Fill slopes will be at 3:1 and the Cut slopes will be 2:1 horizontal cross slope = 2%, erosion control will be by earthen swale. Review of the Proposed Site Plan and the Profile View of the Tiered Lots does not indicate any earthen swales between the lots nor between the adjacent lots. We recommend the County require the applicant to revise the drawings to indicate the proposed swales and that their drainage design be shown to flow toward the roadside ditch fronting Brownlee Lane.

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

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

RE: Washoe-Storey Conservation District Comments dated July 20, 2015

From: Dougan, Mark E
Sent: Monday, July 27, 2015 8:23 AM
To: Sannazzaro, Grace; Anderson, Christopher
Cc: Franklin, Luke A.
Subject: RE: PM15-010 (Bengoechea)

Hi Grace-

Chris Anderson accompanied me two weeks ago to re-visit the site and the property has been cleared to our specifications.

When we address a complaint, we mainly focus on any large areas of solid waste which in this particular case was the front and rear yards. The property owner decided to completely remove the dwelling in addition to the solid waste leaving the property in a clean state with the exception of an old boat and three tractor tires. There was no indication of any kind of soil contamination say from used car oil or anti-freeze that was apparent during my site visits to the property.

The complaint has been closed and the property has been sufficiently addressed to meet our standards. Should you wish to have even more extensive soils testing performed on this parcel, that request would need to be channeled from your office to the property owner directly.

If you should have any further questions, please feel free to contact me-

All the best-

-Mark

Mark Dougan, MBA, REHS

Environmental Health Specialist | Environmental Health Division | Washoe County Health District
mdougan@washoecounty.us | O: (775) 328-2434 | D: (775) 328-2680 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE



ORIGINAL

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.

Project Information		Staff Assigned Case No.: <u>PM15-010</u>	
Project Name: Parcel Map for Joseph L. Bengoechea			
Project Description: A division of Parcel 17-A as shown on Record of Survey 5636			
Project Address: 347 Brownlee Ln.			
Project Area (acres or square feet): 28.072 sq.ft.			
Project Location (with point of reference to major cross streets AND area locator): Sun Valley, NV. Approx. 1500' west of the intersection of Gepford Pkwy & Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
085-640-38 (17)	28,072 sq.ft.		
	20		
Section(s)/Township/Range: Sec.19, T.19N., R20E., MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). APD# BL14-007(CDR 0002399)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Joseph L. Bengoechea		Name: Meyer Surveying	
Address: 3355 Prescott Way		Address: 1248 Bon Rea Way	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89503
Phone: (775) 786-1638	Fax:	Phone: (775)786-1166	Fax:
Email: n/a		Email: rmeyer@meyersurvey.com	
Cell: (775) 250-2205	Other:	Cell: (775) 830-3690	Other:
Contact Person: Joe Bengoechea		Contact Person: Randy Meyer	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Joseph L. Bengoechea		Name:	
Address: 3355 Prescott Way		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: (775) 786-1638	Fax:	Phone:	Fax:
Email: n/a		Email:	
Cell: (775) 250-2205	Other:	Cell:	Other:
Contact Person: Joe Bengoechea		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(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)?

The purpose of this Parcel Map is to divide Parcel 17-A per ROS 5636 into 2 equal parcels.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-640-38	230: Mobile Home	28,072 sq.ft.

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

Vacant mobile home pad. There are no existing structures on this site.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	14,036 sq.ft.	14,036 sq.ft.		
Minimum Lot Width	97.94'	97.94'		

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Utilities:

a. Sewer Service	Yes - Sun Valley GID
b. Electrical Service/Generator	Yes - NV Energy
c. Water Service	Yes - Sun Valley GID

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 checked="" type="checkbox"/> Public water	Provider:	Sun Valley GID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Sun Valley GID

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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 #	TBD	acre-feet per year	
b. Certificate #	TBD	acre-feet per year	
c. Surface Claim #	TBD	acre-feet per year	
d. Other, #	TBD	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):

N/A

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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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 checked="" 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:

The proposed lots will be the same use and development standard as the adjacent lots. The proposed grading will match the adjacent lots.

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 checked="" 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?

No.

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 checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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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?

1,200 cu.yds. balanced cut and fill.

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?

No export or import. 1,200 Cut - 1,200 Fill
Cut from westerly slope to fill Pad on Parcel 1
Cut From existing pad to build the pad on Parcel 2 and fill slope.

Yes the site is visible from Brownlee Ln. and the adjacent properties. The disturbed area is already part of an existing development that has been graded no mitigation is proposed.

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?

No export or import. 1,200 Cut - 1,200 Fill
Cut from westerly slope to fill Pad on Parcel 1
Cut From existing pad to build the pad on Parcel 2 and fill slope.

Yes the site is visible from Brownlee Ln. and the adjacent properties. The disturbed area is already part of an existing development that has been graded no mitigation is proposed.

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?

Fill 3:1; Cut 2:1 horizontal cross slope = 2%, erosion control by earthen swale.

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?

No

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?

No

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

Remove 2 - Elm 12"

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?

None

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

None

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

None

28. Surveyor:

Name	John R. Meyer
Address	1248 Bon Rea Way Reno, NV 89503
Phone	(775) 786-1166
Cell	(775) 830-3690
E-mail	rmeyer@meyersurvey.com
Fax	
Nevada PLS #	20793

TOTAL AREA = 28,072 SQ.FT. +/-

S
E
:
E

085-640-36
LOT 11 / TM 1884
BENGOECHEA FAMILY TRUST

085-640-11
LOT 11 / TM 1884
BENGOECHEA FAMILY TRUST

WASHOE COUNTY GPS S41SM01029
FD 1-1/2" BRASS CAP NO I.D.,
PUNCHED IN MONUMENT WELL
N = 14888659.15'
E = 2286393.20'
(GROUND)

24
S65° 15' 02"E
74.42'
PER TM 1884

7.50'
PUE & DE

S70° 26' 29"W 415.98'

N89° 49' 48"E 97.94'

N89° 49' 48"E 97.94'

N = 14888519.89'
E = 2286001.21'
(GROUND)

PUE TO BE
ABANDONED
UPON UTILITY
RELOCATION

PUE TO BE
ABANDONED
UPON UTILITY
RELOCATION

PARCEL 1
14,038 Sq. Ft. +/-

PARCEL 2
14,038 Sq. Ft. +/-

085-640-39
LOT 14 / TM 1884
BENGOECHEA FAMILY TRUST

085-640-37
LOT 15 / TM 1884
BENGOECHEA FAMILY TRUST

N0° 10' 12"W 143.31'

S0° 10' 12"E 143.31'

S0° 10' 12"E 143.31'

N0° 07' 15"E 311.41' (M)
311.30' (Rt)

5.00'
PUE & DE

5.00'
PUE & DE

5.00'
PUE & DE

5.00'
PUE & DE

N = 14888376.58'
E = 2286001.64'
(GROUND)

S89° 49' 48"W 97.94'

S89° 49' 48"W 97.94'

S85° 46' 49"E 391.96'

S89° 49' 48"W

BROWNLEE LN.

(WIDTH VARIES PER TM 1884)

WASHOE COUNTY GPS S41SM01028
FD 1-1/2" BRASS CAP NO I.D.,
PUNCHED IN MONUMENT WELL
N = 14888347.74'
E = 2286392.54'
(GROUND)

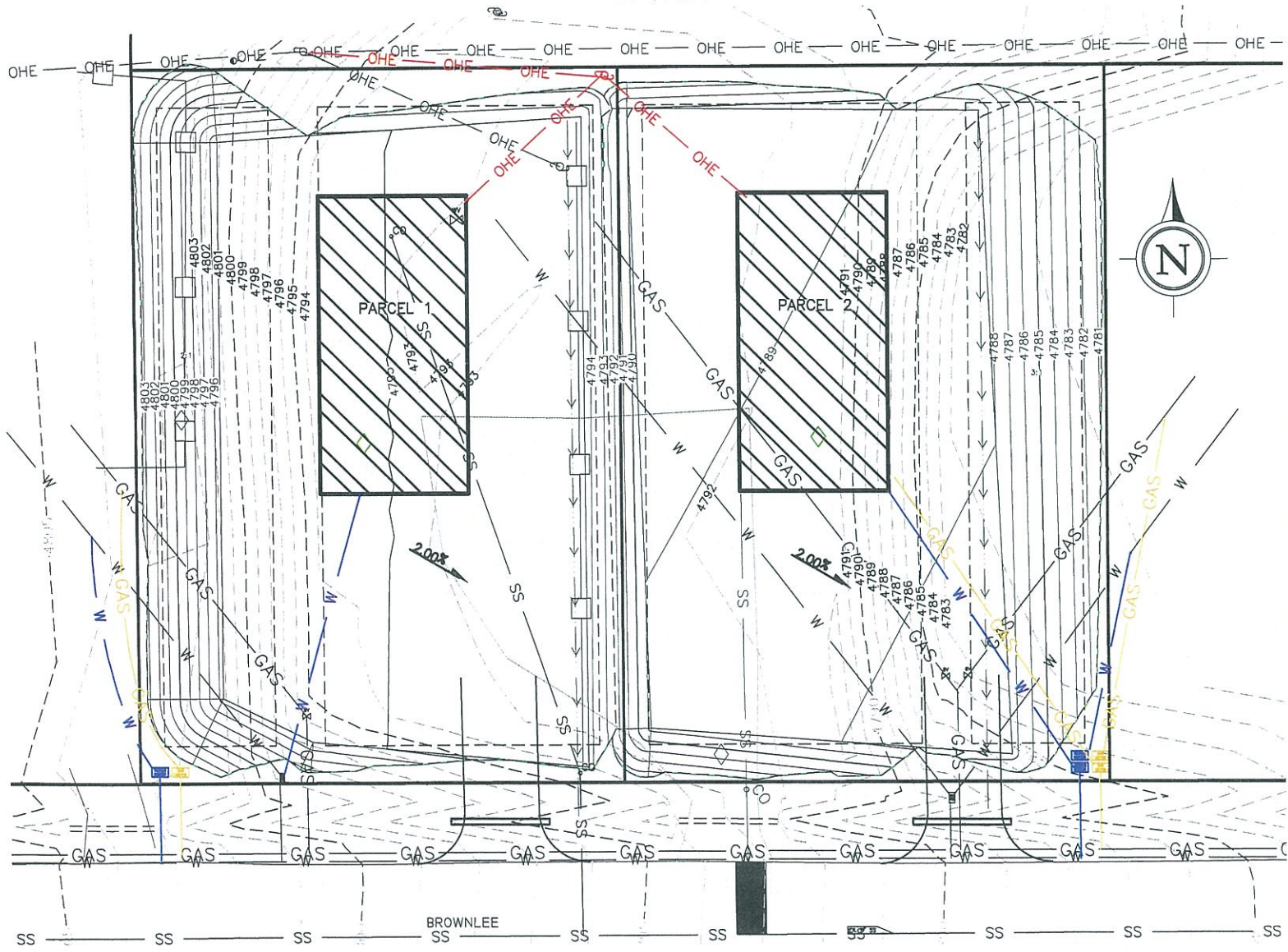
7.50'
PUE & DE

ES ON
OF
E
T TO

ECKED,
ANIES.

30'
30'

OPTION 2



PROPOSED SITE PLAN

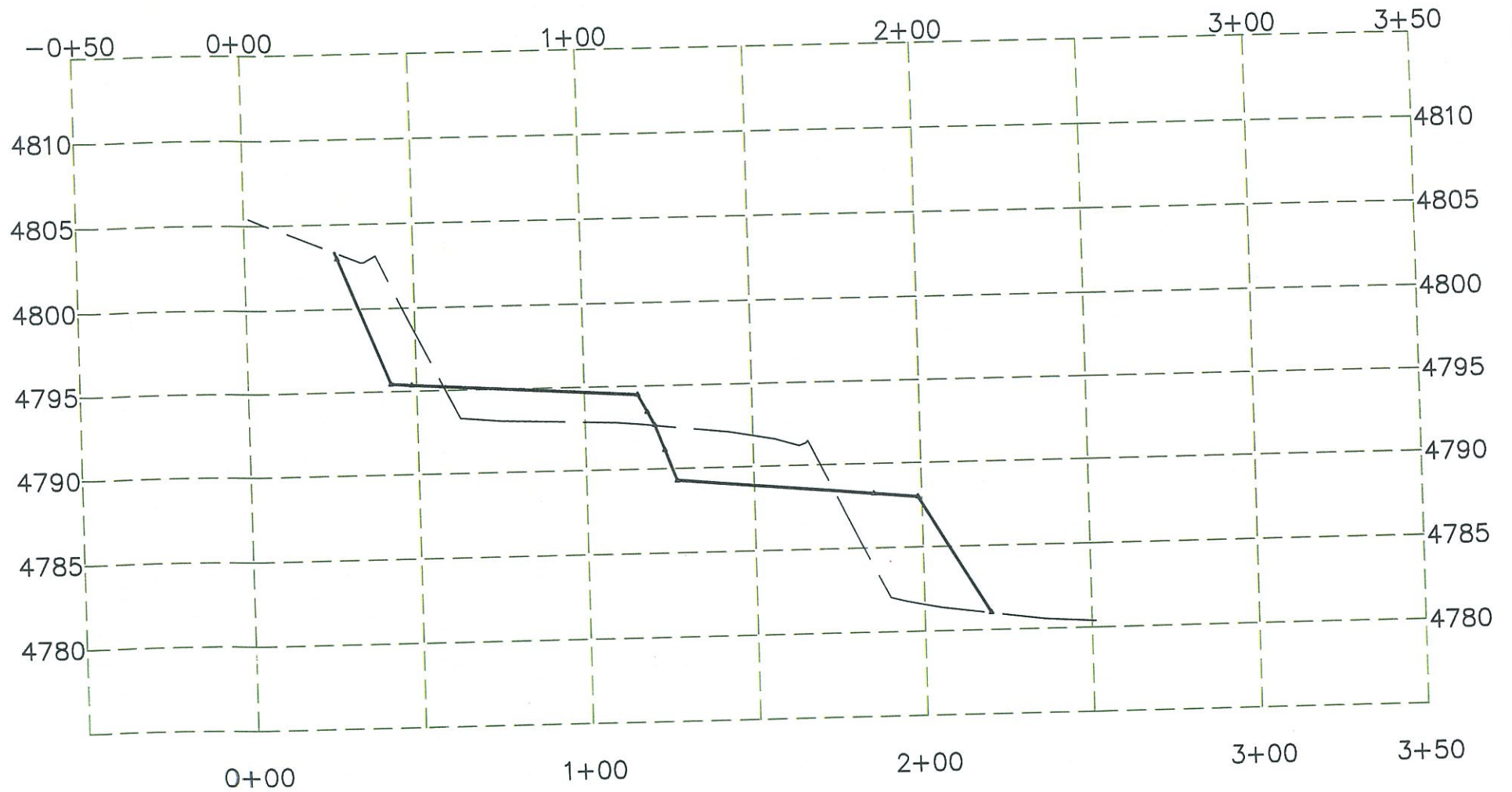
347 BROWNLEE LN.
 SUN VALLEY, NV
 APN: 085-640-38
 SEC. 19, T.20N., R.20E., MDM

SCALE: 1" = 20'
DATE: 06/10/2015
DRAWN BY: J.P.
CHKD. BY: JRM

MEYER SURVEYING
 1248 BON REA WAY
 RENO, NV 89503
 (775) 786-1166



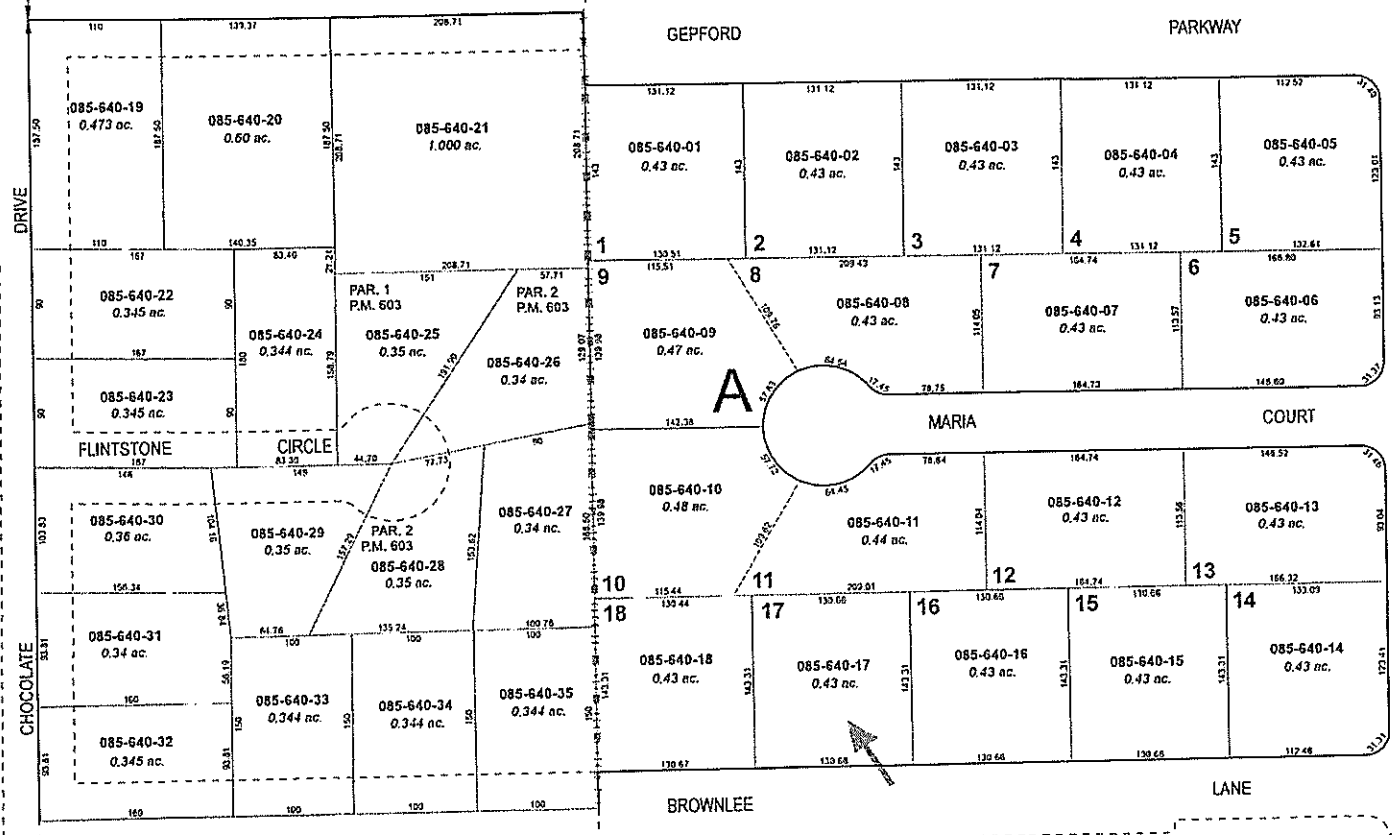
Profile View of TIERED LOTS



N 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 19
T20N - R20E

(#1884)

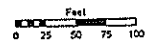
SIDEHILL MOBILE HOME ESTATES



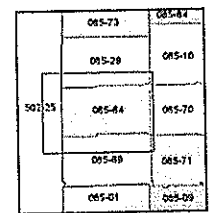
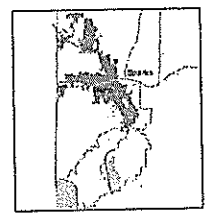
Assessor's Map Number
085-64

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet



created by: TWT 9/12/2011

last updated: _____

see previously shown map(s)

NOTE: This map was prepared by the use of the Washoe County Assessor for assessment and a survey of the premises. It does not represent as to the sufficiency or accuracy of the data obtained thereon.