



Parcel Map Review Committee Staff Report

Meeting Date: December 10, 2015

Subject: Tentative Parcel Map Case Number: PM15-019
Applicant: Ponderosa Ranch, LLC
Agenda Item Number: 7A
Project Summary: Divide 144.60 acre parcel into 2 parcels, one 18.646 acre parcel and one 125.95 acre parcel
Recommendation: Approval with Conditions
Prepared by: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3628
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Tentative Parcel Map Case Number PM15-019 (Bull Wheel/Flume Trail) – Hearing, discussion, and possible action to approve a parcel map, dividing a 144.60 acre parcel into one 18.646 acre parcel to be held by the Nevada Land Trust for the benefit of, and ultimate conveyance to, the United States Forest Service for purposes of passive recreation and public use and one 125.95 acre parcel to remain with the applicant.

- Applicant: Ponderosa Ranch LLC
- Property Owner: Ponderosa Ranch LLC
- Location: East of Ponderosa Ranch Road and Tunnel Creek Road
- Assessor's Parcel Number: 130-010-10
- Parcel Size: 144.60
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 606 Parcel Map
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 23 and 24, T16N, R18E, MDM, Washoe County, NV

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Exhibits Contents

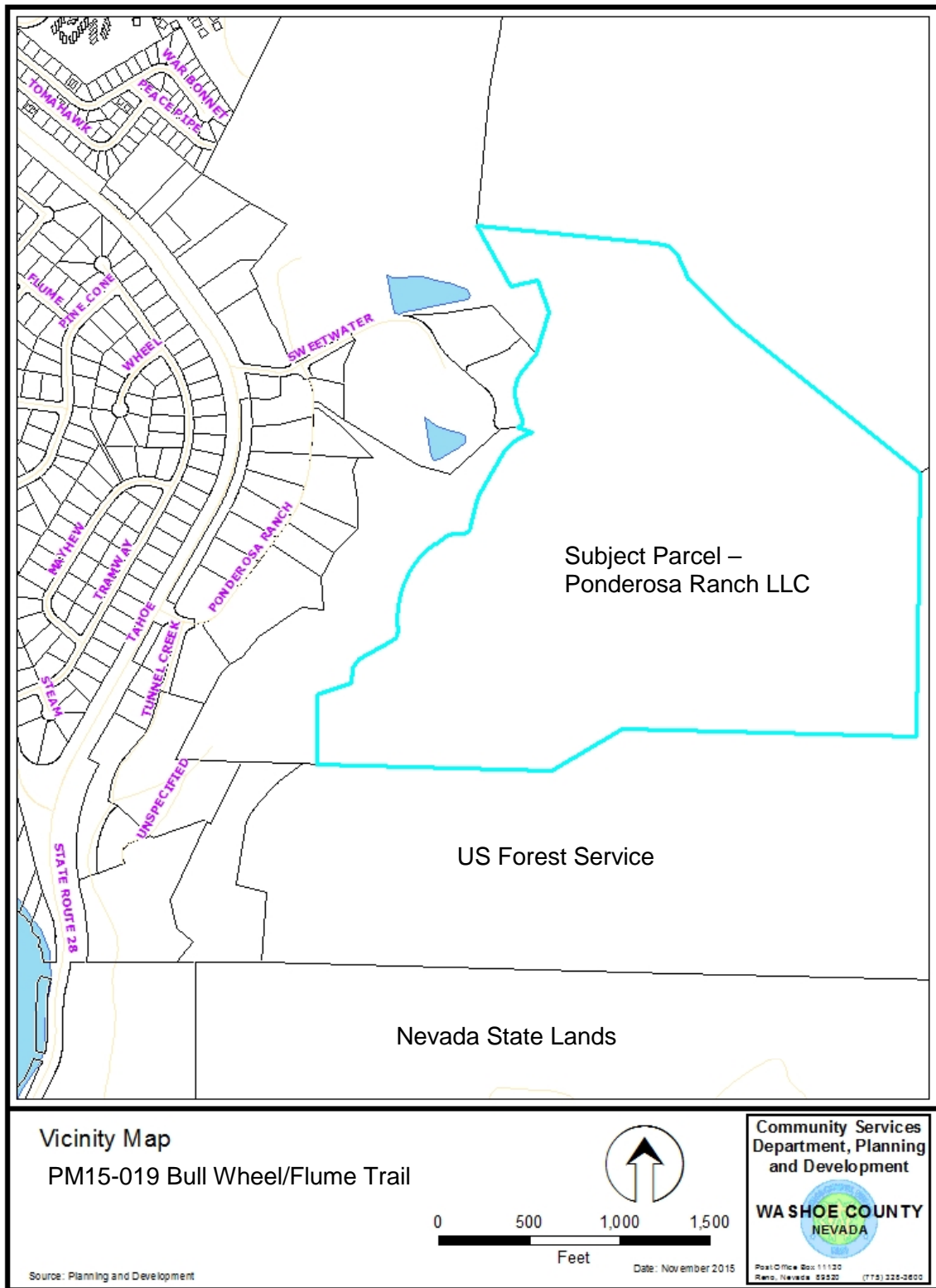
Conditions of Approval..... Exhibit A
Engineering, County Surveyor Exhibit B
Parks and Open Space Exhibit C
District Health Exhibit D
Nevada State Lands Exhibit E
Project Application Exhibit F

Parcel Map

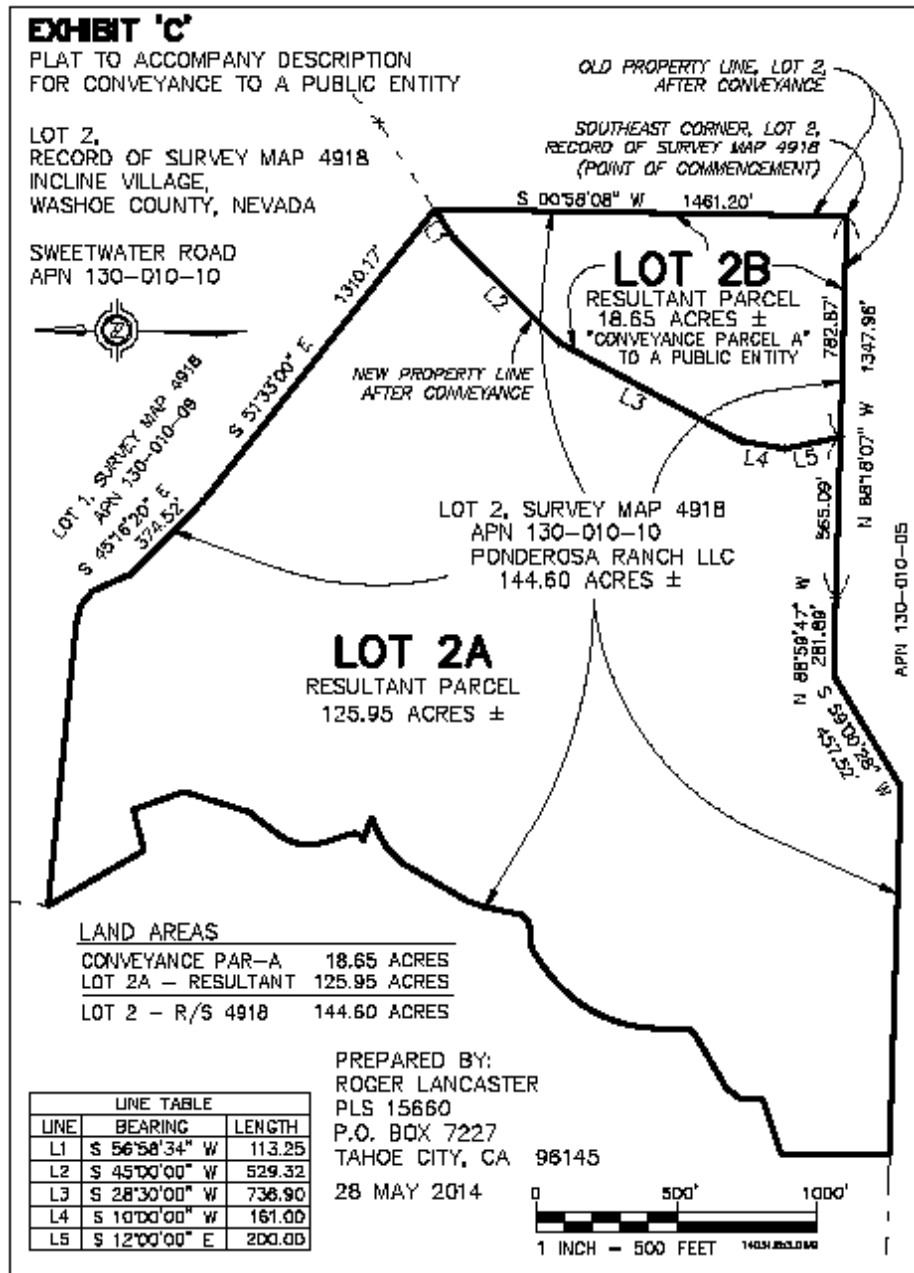
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Article 606, *Parcel Maps*, of the Washoe County Development Code. A tentative parcel map must be submitted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

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

The Conditions of Approval for Tentative Parcel Map Case Number PM15-019 is attached to this staff -report and will be included with the Action Order.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Land Use Designation:	General Rural
Maximum Lot Potential:	3
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	No minimum size for parcels created for public entity
Minimum Lot Size on Parcel Map:	18.646
Minimum Lot Width Required:	660 feet
Minimum Lot Width on Parcel Map:	Approximately 600 feet. A parcel created for a public entity is not required to meet the minimum requirements for the General Rural regulatory zone.
Development Suitability Constraints:	The Tahoe Development Suitability Map, a part of the Tahoe Area Plan, identifies the subject parcel as ranging from suitable for development to slopes in excess of 30%.
Hydrographic Basin:	The subject parcel is within the Tahoe Hydrographic Basin.

Development Information: The subject parcel is undeveloped. Parcel 2B will be deeded to Nevada Land Trust for the benefit of the US Forest Service (USFS). Once the Land Trust has brought the property up to USFS standards, the land shall be transferred to USFS. Should the US Forest Service not take ownership of the property within 10 years, it will be considered a cessation of the intended public entity use, and the property shall be reverted to acreage or be abandon in accordance with Nevada Revised Statutes.

Reviewing Agencies

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

- Washoe County Planning and Development Division
 - Planning and Development
 - Engineering and Capitol Projects
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services
- North Lake Tahoe Fire Protection District
- US Forest Service (Lake Tahoe Basin Management Unit)

- Regional Transportation Commission (RTC)
- Incline Village General Improvement District
- Nevada Tahoe Conservation District
- Tahoe Regional Planning Agency

5 out of the 11 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval.

- Washoe County Planning and Development requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map, that Lot 2B be dedicated to the USFS within 10 years of recording parcel map.
Contact: Eva M. Krause, 328-3628, ekrause@washoecounty.us
- Engineering and Capital Projects identified map corrections for the survey map. The map shall include a public access easement.
Contact: Mike Gump, 775.328.2315, mgump@washoecounty.us
- Parks and Open Space stated that the parcel map will allow the transfer of land to the Nevada Land Trust for the benefit of USFS. The creation of the parcel will allow public access to the northern flume trail and the historic bull wheel structure located on the parcel.
Contact: Cheryl Surface, 775.328.2039, csurface@washoecounty.us
- Washoe County Health District stated that if the property is developed there will be conditions required by vector control.
Contact: J.L. Schaffer, 775.785.4599, jschaffer@washoecounty.us
- Nevada State Lands states that the proposed property does not have dedicated access across Nevada State property, so the applicant should provide access across his property.
Contact: Brenda Swart, 775.684.2753, bswart@lands.nv.gov

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 parcel map will not create any new developable parcels. Lot 2B is being created so a historic landmark and a popular recreational trail can be dedicated to a public entity for the public enjoyment and use.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The division of land does not create a new developable parcel. There is no foreseeable need for water on the new property.
 - c) The availability and accessibility of utilities.
Staff Comment: No utilities are available to the new parcel. Lot 2B is not proposed to be developed. The parcel is being created to provide passive recreation for public use.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The parcel is located in a backcountry area which does not require public services.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The development code permits the creation of non-conforming lots for a public entity. The proposed non-conforming parcel (Lot 2B) will be transferred to the United States Forest Service (USFS) so that the public can access the northern section of the flume trail and the bull wheel site. The Tahoe Area Master Plan identifies the proposed parcel as being Rural and it abuts Open Space. The proposed lot is consistent and compatible with the Master Plan designation.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: Lot 2B is not accessible from a street or highway. The property will be accessible from public trails on public land. Lot 2B shall not be developed for residential, commercial or industrial use.
 - 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: There are no public streets to Lot 2B. The parcel will be dedicated to US Forest Service for public use. An access easement to the parcel shall be identified prior to the recording the final map.

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

Staff Comment: Lot 2B abuts USFS property. The area is remote and accessible only from Forest Service trails. The area is on the side of a mountain which is fairly level in some areas and has slopes in excess of 30% in others. The bull wheel used in the logging of the Tahoe Basin in the 1800's is located on the property.

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

Staff Comment: All recommendations and conditions submitted to Planning staff have been included in this staff report or in the Conditions of Approval.

- 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: This is a remote area and is not proposed to be developed. Water and fire protect will not be increased beyond what is currently available.

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

Staff Comment: This is a remote area and does not required CATV.

- l) Recreation and trail easements.

Staff Comment: The new parcel is being created to provide access to a historic site and to open existing trails to public use.

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, Tentative Parcel Map Case Number PM15-019 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Tentative Parcel Map Case Number PM15-019, Bull Wheel/Flume Trail, which has determined 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 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 Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days after the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Property Owner/Applicant: Ponderosa Ranch, LLC
P.O. Box 4237
Incline Village, NV 89450
elizabeth@nevadapacific.com

Representatives: Gary Midkiff
Midkiff and Associates, Inc.
P.O. Box 12427
Zephyr Cove, NV 89448
Gary@midkiffandassoc.com

Lancaster Land Surveys
P.O. Box 7227
Tahoe City, CA 96145
lancasterls@gmail.com

Other agencies: Gary Weigel, TRPA

Brenda Swart, Nevada State Lands



Conditions of Approval

Parcel Map Case Number PM15-019

The tentative parcel map approved under Parcel Map Case Number PM15-019 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on December 10, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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

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

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

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

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

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

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

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

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

Washoe County Planning and Development

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

Contact: Eva M. Krause, AICP, Planner, 775.328.3628, ekrause@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 include an access easement to Lot 2B, that is acceptable to Nevada State Lands, USFS, Washoe County and any effected property owners.
- d. Upon recordation of the final map, Lot 2B shall be deeded to *Nevada Land Trust for the benefit of the United States Forest Service* (USFS). Failure to transfer title to said owner shall void the final map and nullify the parcel map.
- e. Lot 2B shall be transferred to USFS within 10 years of recording date of the final map. Should the parcel not transfer or USFS not accept Lot 2B within that time, Lots 2A and 2B shall revert to acreage, and be returned to property owner, in accordance with Nevada Revised Statutes.
- f. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. PM15-019 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

- g. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - h. The applicant shall provide verification to the Planning and Development Division that all conditions from the Lake Tahoe Fire Protection District have been satisfied.
 - i. The approval for this tentative parcel map does not include improvements. Grading for any improvements shall conform to Washoe County Development Code.
 - j. The approval for this tentative parcel map does not grant any development rights to the property.
2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

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

- a. Add Vicinity map.
- b. Add all required certificates.
- c. Comply with Parcel Map requirements per NRS 278.
- d. Revised map will be subject to further review.
- e. Provide documented access from a public access to the proposed Lot 2B.
- f. Show entire lots 2A and 2B with dimensions & match lines if required.
- g. Remove the callouts of new and old lot lines from map.
- h. Add a graphic border around the proposed division.
- i. Add a section corner tie.
- j. Add the names of the adjacent property owners.

- k. Dash all lines that are not a part of the division.
 - l. Add a surveyor's Certificate.
 - m. Add the granting of the 20 foot access easement to the Owner's Certificate.
 - n. Add a drainage easement for surface drainage.
 - o. All boundary corners must be set.
 - p. Place a note on the map stating that the natural drainage will not be impeded.
 - q. Comply with the conditions of the Washoe County technical check for this map.
 - r. Add a Security Interest Holder's Certificate to the map if applicable.
 - s. Remove structures, trees, dirt paths and contours from the map
3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

Contact: J.L. Schaffer, 775.785.4599, jschaffer@washoecounty.us

- a. After having reviewed the tentative parcel map request from Bull Wheel/Flume Trail (PM15-019), please be advised that once project specific plans are submitted, if there are existing roadside ditches, 4-6 inch cobble rock is required in the low-flow section or flow line of the ditches (Health District Regulations Governing the Prevention of Vector-Borne Diseases 040.021).

*** End of Conditions ***



Washoe County

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: November 24, 2015

TO: Department of Community Services, Eva Krause

FROM: Mike Gump, PLS, Engineering Division

***SUBJECT Parcel Map for: Ponderosa Ranch Stables, LLC
Parcel Map Case No.: PM15-019
APN: 130-010-10
Review Date: 11/16/2015
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. Add Vicinity map.
2. Add all required certificates
3. Comply with Parcel Map requirements per NRS 278.
4. Revised map will be subject to further review.
5. Provide documented access from a public access to the proposed Lot 2B.
6. Show entire lots 2A and 2B with dimensions & match lines if required.
7. Remove the callouts of new and old lot lines from map.
8. Add a graphic border around the proposed division.
9. Add a section corner tie.
10. Add the names of the adjacent property owners.
11. Dash all lines that are not a part of the division.
12. Add a surveyor's Certificate.
13. Add the granting of the 20 foot access easement to the Owner's Certificate.
14. Add a drainage easement for surface drainage.
15. All boundary corners must be set.
16. Place a note on the map stating that the natural drainage will not be impeded.
17. Comply with the conditions of the Washoe County technical check for this map.
18. Add a Security Interest Holder's Certificate to the map if applicable.
19. Remove structures, trees, dirt paths and contours from the map.

From: Surface, Cheryl
Sent: Tuesday, November 17, 2015 12:13 PM
To: Krause, Eva
Subject: RE: BullWheel Property

Eva-

I have reviewed Washoe County Development Application PM15-019, Ponderosa Ranch – Bull Wheel/Flume Trail Tentative Parcel Map and have no conditions or concerns regarding the proposed subdivision of parcel 130-010-10 and transference of 18.646 acres to Nevada Land Trust. This transfer will allow public access to the Northern Flume Trail and historical structures that are currently privately owned.

Cheryl Surface| Park Planner
p 775.328-2039| f 775.829.8014
Washoe County|Community Services Department-Parks
P.O. Box 11130| Reno, NV 89520
www.washoecountyparks.com
?Please consider the environment before printing this e-mail

From: Krause, Eva
Sent: Tuesday, November 17, 2015 11:48 AM
To: Surface, Cheryl
Subject: RE: BullWheel Property

I'm working on the staff report right now. Attached is the application for your review.

Eva

From: Surface, Cheryl
Sent: Tuesday, November 17, 2015 11:23 AM
To: Krause, Eva
Subject: RE: BullWheel Property

That's a disconnect between Dennis and myself. He's been doing the reviews...oops.

Where's the staff report and I'll review and send comments.

Cheryl Surface| Park Planner
p 775.328-2039| f 775.829.8014
Washoe County|Community Services Department-Parks
P.O. Box 11130| Reno, NV 89520
www.washoecountyparks.com
?Please consider the environment before printing this e-mail

From: Krause, Eva
Sent: Tuesday, November 17, 2015 11:14 AM
To: Surface, Cheryl

PM15-019
EXHIBIT C

Subject: BullWheel Property

Hi Cheryl.

Parks and Open Space was included in the agency review notice. I know that you have been working on this project, so I was expecting a response for the staff report. Can you send me your comments, letter of support or something saying that you have reviewed the application and don't have any conditions or concerns?

Thanks.

Eva M. Krause, AICP
Planner
Washoe County Community Services
Planning and Development Division
775.328.3628 new phone number
ekrause@washoecounty.us

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

December 2, 2015

Washoe County
Community Development
C/O Eva Krause, AICP Planner
1001 E Ninth St.
Reno, NV 89512

Dear Eva,

After having reviewed the tentative parcel map request from Bull Wheel/Flume Trail (PM15-019)), please be advised that once project specific plans are submitted, if there are existing roadside ditches, 4-6 inch cobble rock is required in the low-flow section or flow line of the ditches (Health District Regulations Governing the Prevention of Vector-Borne Diseases 040.021).

If there are any questions concerning the aforementioned Vector planning conditions as it relates to Environmental Health, please call us at 785-4599.

Sincerely,

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



LEO DROZDOFF
Director

Department of Conservation
and Natural Resources

CHARLES C. DONOHUE
Administrator

BRIAN SANDOVAL
Governor



State Land Office
State Land Use Planning Agency
Nevada Tahoe Resource Team
Conservation Bond Program -Q1

Address Reply to

Division of State Lands
901 S. Stewart St. Suite 5003
Carson City, Nevada 89701-5246
Phone (775) 684-2720
Fax (775) 684-2721
Web www.lands.nv.gov

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
Division of State Lands

November 13, 2015

Planning and Development Division Community Service Department
Attn: Eva Krause, AICP Planner
PO Box 11130
Reno, NV 89520-0027
Email: ekrause@washoecounty.us

RE: Case Number PM15-019 (Bull Wheel/Flume Trail)

Dear Ms. Krause:

The Division of State Lands received the Application Review Memorandum from Washoe County for the 18.646 acres proposed to be subdivided and conveyed to the United States Forest Service (USFS). At this time, we would like to address a concern we have about the access to the proposed parcel of land.

In the application, it is set forth that access will be via Tunnel Creek Road and Powerline Road across State owned lands and USFS lands. The current owner, Ponderosa Ranch LLC, does not have a dedicated access easement across State Lands to offer. Ponderosa LLC was granted a temporary Backcountry Travel Permit from the Nevada Division of State Parks valid through 2017, however, a permanent access has not ever been granted.

The Division of State Lands proposes that the Ponderosa Ranch LLC provide dedicated access through their land.

If you have any questions or concerns, kindly contact me at 775-684-2735 or via email at bswart@lands.nv.gov.

Sincerely

Brenda Swart
State Land Agent II
Nevada Division of State Lands

**PM15-019
EXHIBIT E**