



Parcel Map Review Committee Staff Report

Meeting Date: January 11, 2018

Agenda Item: 7A

STAFF REPORT CASE NUMBER: WTPM17-0021

BRIEF SUMMARY OF REQUEST: Second division of a 1.09 acre parcel into two parcels

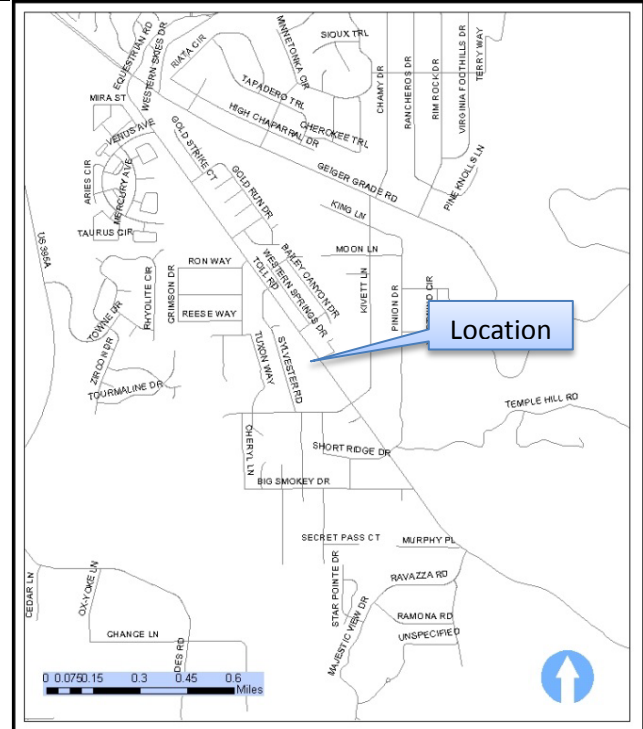
STAFF PLANNER: Planner's Name: Eva M. Krause
Phone Number: 775.328.3628
E-mail: ekrause@washoecounty.us

APPLICANT/PROPERTY OWNER: Matthew Lepire

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a second division of a ±1.09 acre parcel into two parcels of 21,807 sq. ft. (±0.5 acres) and 25,740 sq. ft. (±0.59 acres).

- ◆ Location: 15355 Toll Road
Reno, Nevada 89521
- ◆ APN: 017-110-87
- ◆ Parcel Size: ±1.09 acres
- ◆ Master Plan: Suburban Residential
- ◆ Regulatory Zone: Medium Density Suburban
- ◆ Area Plan: Southeast Truckee Meadows
- ◆ CAB: South Truckee Meadows/
Washoe Valley
- ◆ Dev Code: Authorized in Article 606,
Parcel Maps
- ◆ Comm. District: 2 – Commissioner Lucey
- ◆ Sec/Town/Range: Section 34, T18N, R20E, MDM
Washoe County, NV



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee deny Parcel Map Case Number WTPM17-0021 for Matthew Lepire, having made the determination that Finding 1) a. regarding Environmental and Health Laws and Regulations, is not adequately provided for pursuant to Washoe County Code Section 110.606.30.

(Complete Motion on Page 8)

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The subject property has a regulatory zone of Medium Density Suburban which allows three dwelling units per acre. Per WWC Section 110.106.15.A minimum lot size of one half acre is required. The current request is to divide the subject property into two half acre parcels.

Tentative Parcel Map Evaluation

Regulatory Zone:	Medium Density Suburban (MDS)
Maximum Lot Potential:	2
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	0.5 acre (21,780 square feet) (WCC Section 110.212.05[b][1])
Minimum Lot Size on Parcel Map:	0.5 acres
Minimum Lot Width Required:	80 feet
Minimum Lot Width on Parcel Map:	±94 feet

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

Development Suitability Constraints: The Development Suitability Map, a part of the Southeast Truckee Meadows Area Plan, identifies the subject parcel as 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).

The proposed subdivision **is** a second or subsequent division of a parcel map approved within the last five years.

Southeast Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Toll Road Suburban Character Management Area, a part of the Southeast Truckee Meadows Area Plan. The following is the pertinent regulation from the Southeast Truckee Meadows Area Plan modifiers and a policy from the Southeast Truckee Meadows Area Plan:

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.

Staff Comment: The proposed subdivision abuts developed Medium Density Suburban properties that are 1/2 acre or greater in lot size, therefore each parcel created by the proposed parcel map is required to be 1/2 acre or greater in size. Both properties being created by this parcel map are 1/2 acre or larger in size and conform to the 2 units per acre density requirement.

Southeast Truckee Meadows Area Plan Policy

SETM.16.3 The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

Staff Comment: Water services to the 2 parcels shall be provided by Truckee Meadows Water Authority (TMWA). The applicant is responsible for complying with TMWA regulations and requirements.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Parks and Open Spaces
 - Utilities
 - Water Rights
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

Five out of the ten 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 Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Eva Krause, 778.328.3628, ekrause@washoecounty.us

- Washoe County Water Management Planner Coordinator provided conditions related to water service.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to drainage, access, maintaining the bike path along Toll Road and additional note to be added to the recorded map.

Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us

- Washoe County Engineering and Capital Projects Division, Utility Services, states that Washoe County shall provide sanitary sewer service to the property, and the applicant is required to pay all fees.

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

- Washoe County Health District recommended denial because municipal sewer service is more than 200 feet from the proposed parcel as required by the Environmental Health Services.

Contact: Wes Rubio, 775.328.2635, wrubio@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) 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 does not meet the standards for finding 1a) but is in compliance with the other 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 lot sizes do not support the use of a septic disposal system and due to the distance to municipal sewer Washoe County Health Service Division does not support the subdivision of the property. Should the municipal sewer be extended to properties, this consideration could be found in conformance.

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

Staff Comment: The parcel map shall contain TMWA's note and acknowledgment regarding necessary conditions for provision of water service or a will serve letter from TMWA is required prior to recording final map.

- c) The availability and accessibility of utilities.

Staff Comment: Appropriate utilities are available on site or will be provided prior to development.

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

Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.

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

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan, to include the Southeast Truckee Meadows Area Plan.

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

Staff Comment: The application was reviewed by the Planning and Building Division, Engineering and Capital Projects Division, and Regional Transportation Commission. The proposal is in conformance Master Plan for 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.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

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

Staff Comment: The project site is identified as being most suitable for development by the Southeast Truckee Meadows Area Plan.

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

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the 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: The application was reviewed by the Truckee Meadows Fire Protection District and no recommendation for denial was received.

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

Staff Comment: Utility easements are provided along all public roadways and on both sides of interior property lines.

- l) Recreation and trail easements.

Staff Comment: The project was reviewed by Washoe County Regional Parks and Open Space. No recommendations for denial were received.

- 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: Notice of the public hearing on this item will be sent in accordance with WCC Section 110.606.30(d).

Recommendation

Except for Washoe County District Health, those agencies which reviewed the application recommended conditions in support of approval of the tentative parcel map, or had no comment. The Washoe County District Health does not support the proposed parcel map because the sewer is not within 200 feet of the property. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0021 is being recommended for denial based on the Washoe County District Health's recommendation. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Staff has provided a motion to deny based on Washoe County District Health requirements that the sanitary sewer be within 200 feet of the properties. Washoe County Engineering and Capital Projects have stated that the County would provide sanitary sewer to the properties.

Should the Committee members find that the issue regarding the sanitary sewer can be resolved and all the finding can be made, staff has included a motion for approval.

Motion

DENIAL

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 deny Parcel Map Case Number WTPM17-0021 for Matthew Lepire, having failed to make the determination that criteria 1) a. is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

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

- a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

APPROVAL

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 conditionally approve, per the conditions of Approval listed in Exhibit A, Parcel Map Case Number WTPM17-0021 for Matthew Lepire, having determined that the following criteria is or will be adequately provided for pursuant to Washoe County Code Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) The availability and accessibility of utilities;
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e) Conformity with the zoning ordinances and master plan;
 - f) General conformity with the governing body's master plan of streets and highways;
 - g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h) Physical characteristics of the land such as floodplain, slope and soil;
 - i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - k) Community antenna television (CATV) conduit and pull wire; and
 - l) Recreation and trail easements.
- 2) Subdivision improvement considerations for second or subsequent parcel maps pursuant to Washoe County Code, Section 110.606.30(d) and which are in addition to the criteria listed above.

Appeal Process

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

xc: Applicant/Owner: Matthew Lepire, PO BOX 4353, Carson City, NV 89702,
mattlepire@gmail.com

Consultant: Jason Gilles, TEC Civil Engineering Consultants, 9437 Double Diamond
Pkwy. #17, Reno, NV 89521



Conditions of Approval

Parcel Map Case Number WTPM17-0021

The tentative parcel map approved under Parcel Map Case Number WTMP17-0021 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on January 11, 2018. 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 Building 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 Building Division

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

Contact: Eva 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 Building 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 Building 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 BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0021 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 BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
 - e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building 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 Building Division.
2. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.
Contact: Vahid Behmaram, 775.945.4647, vbehmaram@washoecounty.us
 - a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.

Washoe County Engineering and Capital Projects Division

3. The following conditions are requirements of the Engineering and Capital Projects, County Surveyor, which shall be responsible for determining compliance with these conditions.
Contact: Mike Gump, PLS, 775.325.8033, mgump@washoecounty.us
 - a. Comply with the conditions of the Washoe County technical check for this map.
 - b. Add note on map: "The existing bike path within Toll Road shall be perpetuated with future driveway improvements to the satisfaction of the County Engineer."
 - c. Add a section corner tie.
 - d. Correct the names of the adjacent property owners.
 - e. Add the granting of the 30 foot access easement to the Owner's Certificate.
 - f. Place a note on the map stating that the natural drainage will not be impeded.
 - g. Add a Security Interest Holder's Certificate to the map, if applicable.

- h. The 30 foot wide access easement as shown on the map shall be improved to support emergency vehicle access.
- 4. The following conditions are requirements of the Engineering and Capital Projects, Utility Service, which shall be responsible for determining compliance with these conditions.

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

- a. Parcel 1 and 2 shall connect to sanitary sewer per Washoe County Sewer Ordinance and Washoe County design standards.
- b. All fees shall be paid in accordance with Washoe County Sanitary Sewer Ordinance.

Washoe County Health District, Environmental Health Services

- 5. The following conditions are requirements of Environmental Health Services, which shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. Either the parcel subdivision must meet the minimum 1 acre per parcel or the existing municipal service must be extended to be within 200-feet of each proposed parcel.
- b. At this time, municipal sewer does not appear to meet the required 200-feet or less to allow this parcel to be further subdivided.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 25, 2017

TO: Eric Young, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM17-0021 (Leprie Parcel Map)

Project description:

The applicant is proposing a tentative parcel map to divide one parcel of 1.09 acres into two parcels of .42 acres and .67 acres. Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by Washoe County.

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will serve from TMWA for the 2 newly created parcel is also acceptable.



WASHOE COUNTY

Engineering & Capital Projects

INTEGRITY COMMUNICATION SERVICE

Community Services
Department
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: 11-27-17

TO: Department of Community Services, Eva Krause

FROM: Mike Gump, PLS, Engineering Division

SUBJECT: *Parcel Map for: Lepire, Matthew*
Parcel Map Case No.: WTPM17-0021
APN: 017-110-87
Review Date: 11-27-17

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. Comply with the conditions of the Washoe County technical check for this map.
2. Add note on map: "The existing bike path within Toll Road shall be perpetuated with future driveway improvements to the satisfaction of the County Engineer."
3. Add a section corner tie.
4. Correct the names of the adjacent property owners.
5. Add the granting of the 30 foot access easement to the Owner's Certificate.
6. Place a note on the map stating that the natural drainage will not be impeded.
7. Add a Security Interest Holder's Certificate to the map if applicable.
8. The 30' wide access easement as shown on the map shall be improved to support emergency vehicle access.

WTPM17-0021
EXHIBIT C



Washoe County
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

December 15, 2017

To: Eva Krause, AICP, Planner
From: Timothy Simpson, P.E., Licensed Engineer
Subject: WTMP17-0021, Matthew Lepire, Parcel 017-110-87

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

1. The applicant is proposing to divide a 1.09 acre parcel into two 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 Sanitary Sewer Ordinance.
2. Parcel 1 & 2 shall connect to sanitary sewer per Washoe County Sewer Ordinance and Washoe County Design Standards.

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

November 14, 2017

Eric Young, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Leprie Parcel Map; APN 017-110-87
Tentative Parcel Map; WTPM17-0021

Dear Mr. Young:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above tentative parcel map and has the following comments regarding this proposal:
 - a. WCHD does not support this proposed parcel map resulting with two parcels of less than 1 acre. The existing municipal sewer service is greater than 200-feet and therefore the parcel must demonstrate compliance with the DBOH Regulations Governing Sewage, Wastewater, and Sanitation.
 - i. Either the parcel division must meet the minimum 1 acre per parcel or the existing municipal service must be extended to be within 200-feet of each proposed parcel.
 - ii. At this time, municipal sewer does not appear to meet the required 200-feet or less to allow this parcel to be further subdivided.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REMS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr