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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Sierra Reflections Final Map Submission - Appeal**

**Board of County Commissioners – October 25, 2022**

# Discussion Summary



1. Project background and timeline
2. Reasons for rejection of final map
3. Sanitary sewer clarifications
4. Appellant's Oct. 5, 2022 proposal and staff assessment
5. Possible motions

*(Maps available to review if needed)*

# Background

- **May 2, 2006:** Sierra Reflections tentative map approved for 938 lots
- **Past 16 years:** Seven extensions received ('08, '09, '10, '12, '14, '18, '20)
- **April 26, 2022:** BCC voted to not introduce an ordinance that would have extended the final map recordation deadline by two additional years
  - Individual Board members voiced various concerns, including changes to the community and adopted policies/standards since the original approval
- **May 25, 2022:** Applicants submitted the final map packet to Washoe County, approximately 3 weeks prior to the map expiration date.
- **May 31, 2022:** CSD Director rejected the final map submittal
- **June 10, 2022:** Applicant appealed decision to reject final map submittal
- **June 14, 2022:** Sierra Reflections tentative map expiration

# Reasons for Rejection of Final Map



## Schedule Requirements

- Policy 2.1.9 of Sierra Reflections Development Agreement  
“The next final map, to be a minimum of five lots, shall be recorded on or before the date of expiration of this Agreement [June 14, 2022].”
- Section 110.610.45(a) of WCC  
Requires the first final map to be submitted (“the preliminary submittal”), along with the items required by WCC 110.610.45(a)(1)-(5), a minimum of 60 days prior to the deadline for recordation.

***The final map was submitted on May 25, 2022; only 20 days prior to the deadline for recordation. Code requires a minimum of 60 days.***

## Why is this important?

Requiring final map submittals a minimum of 60 days prior to the recordation deadline allows adequate time for multi-agency review of the numerous maps and documents that need to be submitted. Corrections are often required and reviewed prior to map recordation to ensure all applicable standards have been met.

# Reasons for Rejection



## Substantive Content

### 5 Lot Minimum Requirement

The final map submittal packet contains six (6) common open spaces, two (2) utility parcels and one (1) road parcel. These land divisions do not meet the 2020 Development Agreement requirements as they do not qualify as “a minimum of five lots.”

- Tentative map was approved for 938 “residential” lots
- The agreement requires a minimum of 5 lots recorded with first final map
- Common open spaces are not lots and were not identified as lots on the applicant’s final map submittal
- The approved tentative map did not include the roadway parcel, utility parcels or common open space as any of the 938 lots on the approved map

## Why is this important?

Common area, utility and road parcels are provided in support of the 938 residential lot subdivision. The County does not “count” those areas and parcels against the 938-lot limit. If the final map were to be accepted without these residential lots, it would create a new precedent in Washoe County - potentially allowing for indefinite extensions of time for any subdivision solely via recordation of periphery parcels.

# Reasons for Rejection



## Substantive Content

### Initial Final Map Submittal Requirements - WCC 110.610.45(a)

- Standard submittal includes engineering/technical support documentation:
  - “Plans, profiles, specifications and necessary details of the proposed construction for streets, curb and gutter, water mains, culverts, etc... to be installed as part of the subdivision.”
- Required for conformance review to TM conditions/entitlements
- Supports required multi-agency review
- Non-Conforming Submittal did not include engineering/technical support documentation or specific Tentative Map requirements:
  - Identified only certain property lines (common area, utility, roadway, )
  - No conformance review opportunity for other stakeholders
  - Did not include ASTM E1527-13 Phase 1 Environmental Site Assessment – Condition of TM
  - Conformance review Article 610 (*Final Subdivision Maps*), Article 702 (*Adequate Public Facilities Management System*) and Article 704 (*Adequate Public Facilities: Sanitary Sewer*) not possible

## Why is this important?

A recorded Final Map is “required step” to initiate site work in support of the TM approved subdivision. Included plans, profiles, specifications are necessary to assure all stakeholders and the public that the work is in accordance with TM conditions and the applicant has acquired the necessary permits (NDOT, USACE, etc.), and/or provided necessary financial assurances.

# Sanitary Sewer Considerations



## Sanitary Sewer Clarifications

*(County response in italics)*

- County has benefited through applicant's TM extensions.
  - *Washoe County (WC) initiated Reach 3 design and construction planning when it was understood advancement of Sierra Reflections residential development would occur.*
- County is responsible for Pleasant Valley Interceptor (PVI) Reach 3 and Reach 4 sanitary sewer lines.
  - *2016 Sanitary Sewer Infrastructure Dedication Agreement defines obligation of World Properties to design and construct PVI Reach 4 – a project specific sewer solution for Sierra Reflections and St. James's Village. Washoe County is responsible for PVI Reach 3.*
- Applicant has been unable to move forward due to lack of progress on the sanitary sewer lines.
  - *WC Utility received 30% PVI Reach 4 plans from Applicant in early September 2022*
  - *WC Utility staff has consistently supported the Applicant as they've explored project specific sanitary sewer solutions – multiple meetings, site visits, support for NDEP requests, alternative reviews.*
  - *WC has not issued any correspondence or other requests to Applicant to pause or stop their required planning, design and construction of PVI Reach 4.*

**Appellant proposed terms to resolve this appeal and the pending petition for judicial review that was filed when the Board voted to not extend the prior development agreement.**

- Appellant requests a full list of submittal deficiencies and then commits to resolving those deficiencies within 120 days, including re-submittal of a map that includes 5+ residential lots.
- Appellant commits to not requesting additional extensions, unless a minor extension is needed if it is close to the recordation deadline and the map is close to finalization.
- Appellant proposes adding two additional conditions to the tentative map related to extensions of the sewer collection system and reclaim water line.
- Pending judicial petition would be withdrawn.

## **Staff and District Attorney's assessment:**

- The Oct. 5 letter is essentially an alternative request for a time extension. The items proposed were already requirements of code and/or conditions of approval.
- The two proposed conditions simply memorialize already required/agreed upon work to be completed (it should be noted the reclaim water proposal is to the applicant's benefit). Additionally, this agenda item is not styled to add conditions to a tentative map.



# Summary

- Tentative map approved in 2006; extended seven times in last 16 years
- In April, BCC chose to not further extend the life of the map
- In May, the applicant submitted a final map packet that was rejected because it:
  1. Was not submitted in accordance with code and agreement timeframes (submitted 20 days prior to expiration rather than the required 60 days)
  2. Contained substantive issues
    - a. Final map submission comprised solely of common areas, utility parcels and a roadway parcel – no residential lots
    - b. Did not include required information to ensure multi-agency conditions of approval and code requirements met
- Oct. 5 proposal from appellant is essentially a request for another extension of time and does not offer anything not already required

# Possible Motions



## Motion to Deny Appeal:

Move to affirm the decision of the Director of the Community Services Department to reject the submittal of the final map and deny the appeal.

## Motion to Approve Appeal:

Move to reverse the decision of the Director of the Community Services Department to reject the submittal of the final map and approve the appeal. I further direct the Community Services Department to proceed with the review and recordation of the final map submission in compliance with all conditions of approval as amended by the Board on April 28, 2020 with the additional following instructions [*insert specific guidance*].

# Thank you



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# Additional Info

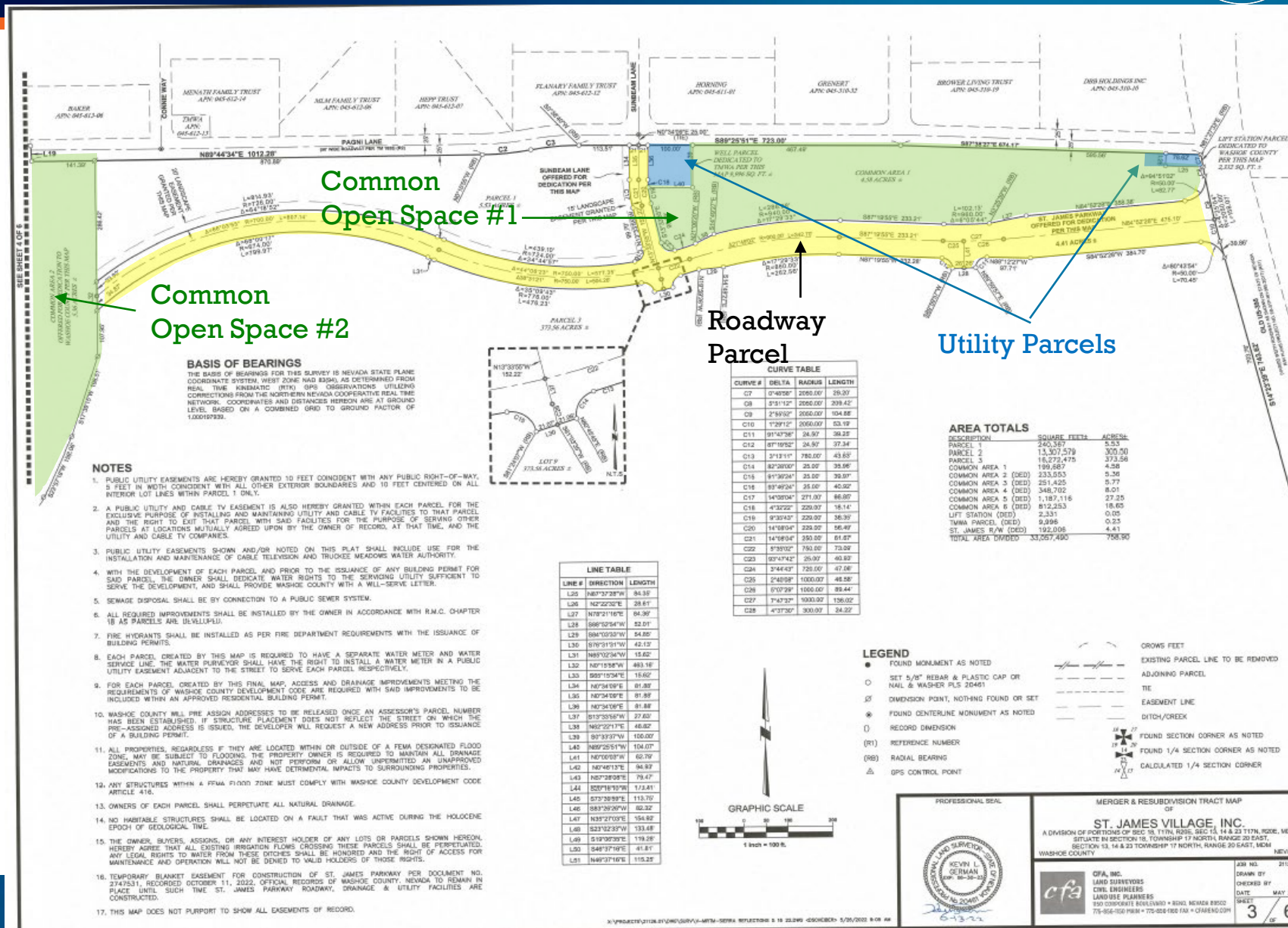
# Approved Tentative Map



# Final Map – Roadway, Utility & COS 1 & 2



COMMUNITY SERVICES DEPARTMENT



Common Open Space #1

Common Open Space #2

Roadway Parcel

Utility Parcels

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83(04), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. UTILITY CONNECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK, COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A COMBINED GRID TO ANCHOR FACTOR OF 1.00019793.

**NOTES**

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES WITHIN PARCELS 1, 2, & 3.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAN SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSessor'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PROHIBIT OR ALLOW UNPERMITTED AN UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THE OWNER, BUYERS, ASSIGNS, OR ANY INTEREST HOLDER OF ANY LOTS OR PARCELS SHOWN HEREON, HEREBY AGREE THAT ALL EXISTING IRRIGATION FLOWS CROSSING THESE PARCELS SHALL BE FRICTIONATED, ANY LEGAL RIGHTS TO WATER FROM THESE DITCHES SHALL BE HONORED AND THE RIGHT OF ACCESS FOR MAINTENANCE AND OPERATION WILL NOT BE DENIED TO VALID HOLDERS OF THOSE RIGHTS.
- TEMPORARY BLANKET EASEMENT FOR CONSTRUCTION OF ST. JAMES PARKWAY PER DOCUMENT NO. 2747531, RECORDED OCTOBER 11, 2022, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA TO REMAIN IN PLACE UNTIL SUCH TIME ST. JAMES PARKWAY ROADWAY, DRAINAGE & UTILITY FACILITIES ARE CONSTRUCTED.
- THIS MAP DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L26	N67°32'39"W	84.37
L28	N2°22'27"E	38.61
L27	N78°21'16"E	84.59
L28	S66°02'54"W	82.01
L29	S64°03'03"W	54.80
L30	S78°31'31"W	42.13
L31	S89°02'36"W	15.62
L32	N67°19'54"W	883.18
L33	S22°10'34"E	15.62
L34	N67°34'59"E	81.82
L35	N67°34'59"E	81.82
L36	N67°34'59"E	81.82
L37	S17°33'38"W	27.62
L38	N45°22'17"E	46.82
L39	S97°37'27"W	100.00
L40	N89°25'51"W	104.07
L41	N87°00'03"W	62.79
L42	N67°46'13"E	94.87
L43	N67°38'58"E	79.47
L44	S59°18'10"W	173.41
L45	S77°39'59"E	113.70
L46	S83°20'20"W	82.32
L47	N33°27'03"E	154.82
L48	S23°12'33"W	133.48
L49	S19°09'39"E	119.28
L50	S48°37'16"E	41.81
L51	N49°37'16"E	115.22

**CURVE TABLE**

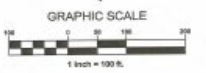
CURVE #	DELTA	RADIUS	LENGTH
C7	0°48'58"	2050.00	29.20
C8	0°11'12"	2050.00	298.42
C9	2°58'30"	2050.00	104.88
C10	1°29'12"	2050.00	53.19
C11	81°37'36"	24.50	36.25
C12	87°16'52"	24.50	37.34
C13	31°11'11"	782.00	43.63
C14	82°28'00"	25.00	35.96
C15	91°39'24"	25.00	39.07
C16	93°49'24"	25.00	40.52
C17	14°00'04"	271.00	86.89
C18	4°22'22"	229.00	18.14
C19	93°04'32"	229.00	36.37
C20	14°18'04"	229.00	56.49
C21	14°18'04"	250.00	61.67
C22	3°39'02"	793.00	73.29
C23	93°47'42"	26.90	40.87
C24	3°47'42"	729.00	47.26
C25	2°48'38"	1000.00	48.28
C26	0°02'29"	1000.00	89.44
C27	74°32'32"	1000.00	156.02
C28	4°37'30"	300.00	34.22

**AREA TOTALS**

DESCRIPTION	SQUARE FEET	ACRES
PARCEL 1	242,357	5.53
PARCEL 2	13,307,579	300.00
PARCEL 3	18,273,475	417.58
COMMON AREA 1	199,867	4.58
COMMON AREA 2 (DED)	233,053	5.36
COMMON AREA 3 (DED)	251,425	5.77
COMMON AREA 4 (DED)	348,702	8.01
COMMON AREA 5 (DED)	1,187,118	27.25
COMMON AREA 6 (DED)	812,253	18.65
LIFT STATION (DED)	2,331	0.05
TMMA PARCEL (DED)	9,096	0.21
ST. JAMES R/W (DED)	182,008	4.13
TOTAL AREA DIVIDED	31,057,400	708.90

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER PLS 2D461
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND CENTERLINE MONUMENT AS NOTED
- RECORD DIMENSION
- REFERENCE NUMBER
- RADIAL BEARING
- GPS CONTROL POINT
- CROWS FEET
- EXISTING PARCEL LINE TO BE REMOVED
- ADJOINING PARCEL
- TIE
- EASEMENT LINE
- DITCH/CREEK
- FOUND SECTION CORNER AS NOTED
- FOUND 1/4 SECTION CORNER AS NOTED
- CALCULATED 1/4 SECTION CORNER



PROFESSIONAL SEAL

MERGER & RESUBDIVISION TRACT MAP

**ST. JAMES VILLAGE INC.**

A DIVISION OF PORTIONS OF SEC 10, 11TH, R205, SEC 13, 14 & 23 11TH, ROAD, MEM SITUATE IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 20 EAST, SECTION 13, 14 & 23 TOWNSHIP 17 NORTH, RANGE 20 EAST, WASHOE COUNTY NEVADA

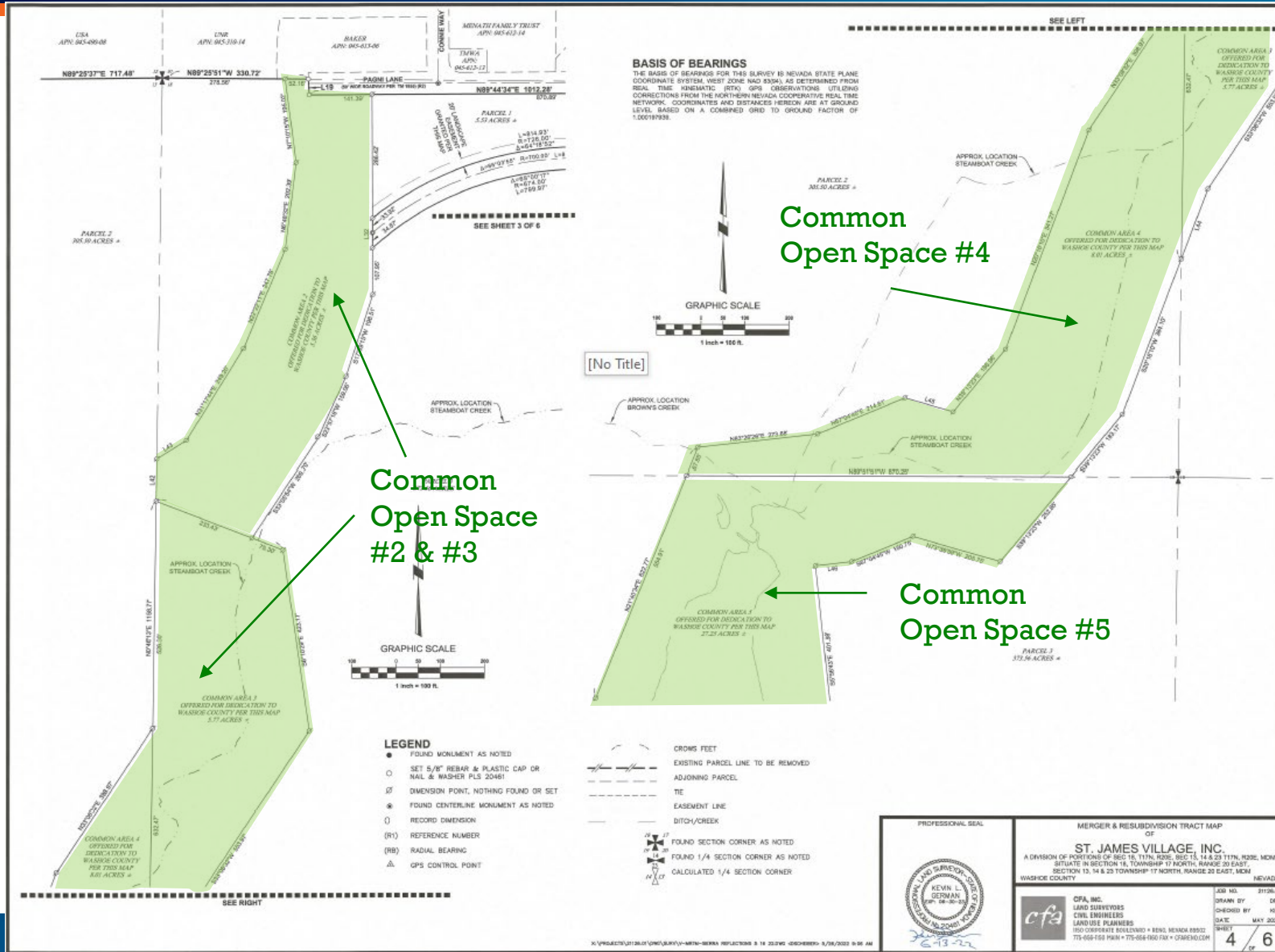
CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
630 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1000 FAX • 775-856-1800 FAX • CFA@CFA.COM

JOB NO. 2126/01  
DRAWN BY: DRS  
CHECKED BY: HLG  
DATE: MAY 2022  
SHEET: 3 OF 6

# Final Map – Common OS 2, 3, 4 & 5



COMMUNITY SERVICES DEPARTMENT







# Final Map – Common OS 4, 5 & 6

