



# WASHOE COUNTY PARCEL MAP REVIEW COMMITTEE **DRAFT** Meeting Minutes

## Parcel Map Review Committee Members

Rob Pierce, Planning Commission  
Wes Rubio, Northern Nevada Public Health  
Wayne Handrock, Engineering  
Eric Young, Planning and Building  
Jen Williamson, Truckee Meadows Fire  
Protection District

Thursday, June 11, 2026

2:00 p.m.

## **REMOTE TECHNOLOGY MEETING ONLY**

The Washoe County Parcel Map Review Committee met in a schedule session on Thursday, June 11, 2026. This meeting was held via Zoom teleconference.

The meeting was televised live and replayed on the Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php>, and can also be found on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

### 1. **Call to Order and Determination of Quorum** [Non-action item]

Chair Young called the meeting to order at 2:01 p.m. The following Committee members and staff were present:

Departments represented: Community Services Department (CSD)

Wayne Handrock, Engineering  
Eric Young, Planning and Building

Planning Commission  
Rob Pierce

Northern Nevada Public Health  
Wes Rubio

Truckee Meadows Fire Protection District  
Jen Williamson – Abstained from voting

Members Absent:

Staff present:

Iryna Wilcox, Recording Secretary  
Julee Olander, Planner, Planning and Building Division  
Jolene Bertetto, Planner, Planning and Building Division  
Chaz Lehman, Deputy District Attorney, District Attorney's Office

**2. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone [Non-action item]**

Deputy District Attorney Chaz Lehman recited the Ethics Law standards and instructions for providing public comment via Zoom/Telephone.

**3. Appeal Procedure [Non-action item]**

Eric Young recited the appeal procedure for items heard before the Parcel Map Review Committee.

**4. Public Comment [Non-action item]**

With no response to the call for public comment, the period was closed.

**5. Approval of June 11, 2026 Agenda [For possible action]**

The agenda for the June 11, 2026 meeting was approved as written.

**6. Approval of May 14 , 2026 Draft Minutes [For possible action]**

Rob Pierce moved to approve the minutes for the May 14, 2026 Parcel Map Review Committee meeting as written. The motion, seconded by Wayne Handrock, passed unanimously with a vote of 4 to 0.

**7. Project Review Items [For possible action]**

**A. Tentative Parcel Map Case Number WTPM26-0003 (Salvador & Leonor) –**

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.9-acre parcel into 3 parcels, a 0.40-acre parcel, a 1.06-acre parcel and a 0.44-acre parcel. This application is submitted by Salvador Padilla-Avina & Leonor Falcon. The subject property is located at 4907 Sun Valley Blvd. (APN 035-120-35) and consists of approximately 1.897 acres. The proposal is being reviewed under Development Code Article 606, Parcel Maps and is situated within Commission District 3 - Commissioner Garcia. The site is currently governed by the Suburban Residential (SR) Master Plan land use designation and the Medium Density Suburban (MDS) Regulatory Zone, within the boundaries of the Sun Valley Planning Area.

Planner Julee Olander provided a presentation.

Rob Pierce asked whether each parcel on the map had individual access. Julie Olander explained that a 20-foot access easement runs through the narrow portion on the right side of the parcel, providing access to all lots. Rob noted difficulty seeing the cursor on the shared screen, but after Julie's clarification, he confirmed he was satisfied as long as access existed. Eric Young then asked whether any other committee members had questions. Hearing none, he followed up by asking why the parcel was not within the Sun Valley GID. Julie stated that the parcel lies just south of the GID boundary and confirmed, after checking with Timber Weiss and Water, that it is instead served by Washoe County and TUMWA. She noted that West Avenue appears to be the cutoff point for the district boundary.

With no response to the call for public comment, the public comment period was closed.

Wesley Rubio moved 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 Parcel Map Case Number WTPM26-0003

for Salvador Padilla-Avina & Leonor Falcon, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e): 1i-xii. Rob Pierce seconded the motion which carried unanimously with a vote of 4 to 0.

**B. Tentative Parcel Map Case Number WTPM26-0004 (Placerville Road) –**

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 4.56-acre parcel into two (2) parcels of 1.78 acres and 2.78 acres. This application is submitted by NVZ LLC on behalf of NVZ LLC. The subject property is located at 10235 Placerville Road (APN 086-250-65) and consists of approximately 4.56 acres. The proposal is being reviewed under Development Code Authorized in Article 606, Parcel Maps and is situated within Commission District 5 - Commissioner Herman. The site is currently governed by the Suburban Residential land use designation and the Low Density Suburban (LDS) zoning district, within the boundaries of the North Valleys Planning Area.

Planner Jolene Bertetto provided a presentation for Planner Tim Evans.

During committee questions, Rob Pierce asked about requirements for wells and septic systems on the new parcels. Eric Young and Wesley Rubio clarified that while existing parcels have the right to drill a domestic well, new parcels require sufficient water rights before a parcel map can be approved. Wesley further explained the process, noting that parcel maps cannot create unbuildable lots, and that applicants must provide documentation verifying well and septic locations and compliance with current setbacks.

Additional discussion focused on whether sewer infrastructure existed in the area; local knowledge from members clarified that no municipal sewer is available, consistent with the application's indication of individual septic systems. Wesley recommended adding a standard condition requiring a surveyed septic and well location to confirm regulatory compliance prior to map signing, and the committee agreed to include it.

With no response to the call for public comment, the public comment period was closed.

Wesley Rubio moved 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 Parcel Map Case Number WTPM26-0004 for NVZ LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e), with the additional motion that the applicant must provide a septic location surveyed by the surveyor for the existing septic system, the existing well, and future repair meeting all requirements of the current Washoe County District Board of Health regulations governing sewage, wastewater, and sanitation. Rob Pierce seconded the motion which carried unanimously with a vote of 4 to 0.

**C. Tentative Parcel Map Case Number WTPM26-0005 (Turquoise Solar) –**

For hearing, discussion, and possible action to approve a tentative parcel map merging and re-subdividing two parcels of 447.32 acres and 143.93

acres into three parcels of approximately 513.11 acres, 69.66 acres, and 8.48 acres. This application is submitted by Turquoise Solar, LLC. The subject property is located at 21905 & 21575 Reno Technology Pkwy East (APN 084-110-31, 084-110-35). The proposal is being reviewed under Development Code Authorized in Article 606, Parcel Maps and is situated within Commission District 4 - Commissioner Andriola. The site is currently governed by the rural and industrial Master Plan land use designation and the industrial (I) and general rural (GR) regulatory zones, within the boundaries of the Truckee Canyon Planning Areas.

Planner Jolene Bertetto provided a presentation.

Eric Young asked whether the applicant was present, and the Recording Secretary confirmed that Matt Philumalee from Atwell had joined the meeting. Matt explained that he was attending on behalf of the Responsible Charge Land Surveyor and noted that the application largely spoke for itself, though he was available for questions. Eric asked whether the Health District had any concerns regarding the parcel split, and Wesley Rubio stated that they did not. Eric then raised questions about parking for the newly created parcel, wondering whether the original project's parking requirements applied. Matt indicated he was unaware of any dedicated parking, noting that the site is an unmanned solar facility and typically only requires periodic access for repair vehicles.

Eric and Jolene Bertetto discussed the original special use permit, with Jolene confirming that no parking requirement had been identified beyond the standard requirement for staffed facilities, which does not apply here. Eric emphasized the importance of ensuring the new parcel owner is informed of the existing special use permit and its conditions. Matt agreed to pass that information along. Eric thanked him for the clarification and concluded the discussion.

With no response to the call for public comment, the public comment period was closed.

Wayne Handrock moved 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 Parcel Map Case Number WTPM26-0005 for Turquoise Solar LLC, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e). Wesley Rubio seconded the motion which carried unanimously with a vote of 4 to 0.

## **8. Reports and Future Agenda Items [Non-action item]**

**A. Future Agenda Items** - Eric Young agreed to coordinate with Timber or Vahid to give a future presentation on water rights, basin availability, and the distinctions between water rights and well-drilling rights, including requirements for parcel maps.

**B. Legal Information and Updates** – None

## **9. Public Comment [Non-action item]**

Recording Secretary Iryna informed the committee there were no cases to be heard next month, hence there would not be a July PMRC meeting. As there was no further response to the call for public comment, the comment period was closed.

## **10. Adjournment**

Eric Young made the motion to adjourn at 2:28 p.m.

Respectfully submitted,

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Iryna Wilcox, Recording Secretary

Approved by Committee in session on August 13, 2026

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Eric Young, Chair  
Senior Planner