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## STAFF REPORT

Date: October 4, 2018

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Glenbrook Water Cooperative Waterline Project, Douglas County, Nevada; Assessor's Parcel No: 560-301-00; TRPA File No: ERSP2018-1283

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### Requested Action:

Hearings Officer action on the proposed project and a finding of no significant environmental effect.

### Staff Recommendation:

Staff recommends the Hearings Officer make the required findings (Attachment A) and approve the proposed project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit (see Attachment B).

### Project Description/Background:

The proposed project is installation of three new 8" waterlines, fire hydrants, and related waterline appurtenances, as well as replacement of several existing water services in the Glenbrook neighborhood. The waterlines are being installed to increase flow for fire protection purposes and will not result in an increase in service capacity or a change in land use. No land coverage will be created as part of this project and no trees greater than 12" in diameter are proposed for removal.

The project will be constructed in three phases. Phase 1 will be along Yellow Jacket Road and includes approximately 1,500 linear feet of new waterline and 685 cubic yards of grading. Phase 2 will be along Driving Range Road and includes approximately 700 linear feet of new waterline and 325 cubic yards of grading. Phase 3 is along The Back Road and includes approximately 1,100 linear feet of new waterline and 530 cubic yards of grading.

### Site Description:

The project area is within mapped Land Capability Classes 1a, 1b, 2, and 5 (See Attachment D).

### Issues/Concerns:

The project area is located within Plan Area Statement 058-Glenbrook. Pipelines and Power Transmission is a special use in this planning area and therefore requires Hearings Officer review in accordance with Chapter 2 of the TRPA Code of Ordinances.

Staff Analysis:

- A. Regional Plan Compliance: The proposed project complies with all requirements of the TRPA Goals and Policies, Plan Area Statements, and Code of Ordinances, and all required findings in Chapters 4, 21, and 33 of the TRPA Code of Ordinances can be made (see Attachments A for details).
- B. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified, and staff has concluded that the project will not have a significant effect on the environment. TRPA staff has completed the “Project Review Conformance Checklist and Article V(g) Findings” in accordance with Subsection 4.4.2 of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Copies of the completed IEC and V(g) checklist will be made available at the Hearings Officer hearing and at TRPA.
- C. Required Actions: Staff recommends that the Hearings Officer take the following actions:
1. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.
  2. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

Contact Information:

If you have any questions, please contact Julie Roll, Senior Planner at [jroll@trpa.org](mailto:jroll@trpa.org) or (775) 589-5247.

Attachments:

- A. Required Findings
- B. Draft Permit
- C. Site Plans
- D. Mapped Land Capability