

**SEWAGE, WASTEWATER, AND SANITATION HEARING BOARD
MEETING NOTICE AND AGENDA**

Members

Ronald J. Anderson, P.E., Chair
Steven H. Brigman, P.E., Vice Chair
Michele C. Dennis, P.E.
Matthew Buehler
Vonnie Fundin

June 5, 2017

6:00 p.m.

**Washoe County Administration Complex
Health District South Conference Room
1001 East Ninth Street
Reno, NV**

Items for Possible Action. All items numbered or lettered below are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020). An item listed with asterisk (*) next to it is an item for which no action will be taken.

6:00 p.m.

1. *Roll Call and Determination of Quorum

2. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

3. Approval of Draft Minutes

March 10, 2016

4. Public Hearing to consider staff’s recommendation to deny the appeal of the District Health Officer’s decision as based on the requirements of Section 040.085 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – On-site sewage disposal systems are prohibited in any area subject to vehicular traffic. Section 010.185 defines an Onsite Sewage Disposal System as a system for sewage collection, treatment and disposal located on an individual parcel as approved by the Health Authority. Section 010.065 defines disposal area as that portion of the on-site sewage disposal system area which contains the disposal trench(es), the designated repair area for the disposal trench(es), provides for the required trench separations and meets the required setbacks.

Staff Representative: James English

Mr. Harley La Roche
3810 Macaw Ln.
Reno, NV 89508
Assessor’s Parcel Number 087-213-09
Parcel 10, Block E
Cold Springs Valley Homes 2
Washoe County, NV

5. *Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. Adjournment

Possible Changes to Agenda Order and Timing. Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Items listed in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless withdrawn from the Consent agenda.

Special Accommodations. The Sewage, Wastewater and Sanitation Board Meetings are accessible to the disabled. Disabled members of the public who require special accommodations or assistance at the meeting are requested to notify Administrative Health Services in writing at the Washoe County Health District, PO Box 1130, Reno, NV 89520-0027, or by calling 775.328.2415, 24 hours prior to the meeting.

Public Comment. During the “Public Comment” items, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during items that are not marked with an asterisk (*). Any public comment for hearing items will be heard before action is taken on the item and must be about the specific item being considered by the Board. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and appellant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair.

Response to Public Comment. The Sewage, Wastewater and Sanitation Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The *Open Meeting Law* does not expressly prohibit responses to public comments by the Sewage, Wastewater and Sanitation Board. However, responses from the Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Sewage, Wastewater and Sanitation Board will consider, Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for Health District Staff action or to ask that a matter be listed on a future agenda. The Sewage, Wastewater and Sanitation Board may do this either during the public comment item or during the following item: “Board Comments – Limited to Announcement or Issues for future Agendas.”

Posting of Agenda; Location of Website.

Pursuant to NRS 241.020, Notice of this meeting was posted at the following locations:

Washoe County Health District, 1001 E. 9th St., Reno, NV
Downtown Reno Library, 301 S. Center St., Reno, NV
Reno City Hall, 1 E. 1st St., Reno, NV
Sparks City Hall, 431 Prater Way, Sparks, NV
Washoe County Administration Building, 1001 E. 9th St, Reno, NV
Washoe County Health District Website www.washoecounty.us/health
State of Nevada Website: <https://notice.nv.gov>

How to Get Copies of Agenda and Support Materials. Supporting materials are available to the public at the Washoe County Health District located at 1001 E. 9th Street, in Reno, Nevada. Ms. Laura Rogers, Administrative Secretary to the District Board of Health is the person designated by the Washoe County District Board of Health to respond to requests for supporting materials. Ms. Rogers is located at the Washoe County Health District and may be reached by telephone at (775) 328-2415 or by email at lrogers@washoecounty.us. Supporting materials are also available at the Washoe County Health District Website www.washoecounty.us/health pursuant to the requirements of NRS 241.020.

**SEWAGE, WASTEWATER, AND SANITATION HEARING BOARD
MEETING MINUTES EXCERPT**

Members

Ronald J. Anderson, P.E., Chair
Steven H. Brigman, P.E., Vice Chair
Michele C. Dennis, P.E.
Matthew Buehler
Vonnie Fundin

Thursday, March 10, 2016

6:00 p.m.

**Washoe County Administration Complex
Health District South Conference Room
1001 East Ninth Street
Reno, NV**

6:00 p.m.

1. *Roll Call and Determination of Quorum

Chair Anderson called the meeting to order at 6:00 p.m.

The following members and staff were present:

Members present: Ronald J. Anderson, P.E., Chair
Steven H. Brigman, P.E., Vice Chair
Michele C. Dennis, P.E.
Matthew Buehler (arrived at 6:12 p.m.)

Members absent: Vonnie Fundin

Ms. Spinola verified a quorum was present.

2. *Public Comment

As there was no one wishing to speak, Chair Anderson closed the public comment period.

3. Approval of Draft Minutes

February 11, 2016

Ms. Dennis moved to accept the minutes of the February 11, 2016 Sewage, Wastewater, & Sanitation Board (SWS Board) regular meeting as written. Chair Anderson seconded the motion which was approved three in favor and none against.

4. Program update and possible direction to staff regarding Board member's preference for receipt of information outlining the progress of the planned rewrite and update of the District Board of Health Regulations governing Sewage, Wastewater and Sanitation (SWS) and also the planned rewrite and update of the District Board of Health Regulations governing Wells
Staff Representative: Jim English

Mr. English presented the staff report. He noted the last meeting held prior to February, 2016 had been in August, 2013. The regulations state a meeting must be held monthly, unless there are no actionable items to be heard.

Mr. English explained that staff has been directed to rewrite the SWS regulations, and the regulations concerning domestic wells will also be reviewed and updated. Based on the

infrequency of SWS Board meetings, staff was requesting direction on how the Board would like to receive information and updates during the process. The methodology that will be utilized is new, as the regulations will be developed jointly in collaboration with the public sector.

Mr. English noted the required makeup of the Board caused its own challenges. The regulations state there must be an attorney on the Board, and Mr. English opined that may not be necessary as a Deputy District Attorney (DDA) currently attends every meeting.

Mr. English went on to state that since the Board meets so infrequently, it was questioned whether or not it would make sense to disband it. He acknowledged they were the experts, and if it were disbanded, the decisions would be left to the District Board of Health (DBOH), who are not trained and experienced in the field. He requested input from the Board on that topic as well.

Chair Anderson pointed out the Board was intended to be an asset to staff and potentially numerous stakeholders, depending on the project. He noted the workshop meeting held last week to build consensus for the new regulations was a good first step. He expressed disappointment that the Board members had not been notified of the meeting. He noted he had substantial input for the new regulations.

Chair Anderson noted he had spoken with three fellow engineers who were willing to serve on the Board. Additionally he was acquainted with some retired attorneys who might be interested in joining.

Chair Anderson opined commercial onsite wastewater systems should fall under the jurisdiction of Washoe County.

Chair Anderson finalized his comments by stating he felt the Board's expertise would become even more critical going forward, because the properties that went undeveloped during the recession are less than ideal for building. He opined if commercial systems did come back into Washoe County's jurisdiction, the expertise should be greater. Vice Chair Brigman concurred.

Ms. Dennis indicated she would be pleased to participate in the update of the regulations and that as they had been reviewed and rewritten over the years; substantial public input had been sought and incorporated. She supported Chair Anderson's statements regarding increasing amounts of development and the need for the Board member's expertise, as they had met more often and made decisions regarding complex system designs during busy construction periods in the past. She pointed out the attorneys on the Board had been instrumental in making sure that everyone's rights were considered during discussions, so finding someone in that position for the Board is critical.

Vice Chair Brigman noted that when he had joined the Board, they met regularly and every meeting contained two or three cases. The housing collapse dramatically affected the need to meet and the number of meetings held. He discussed a case that should have been discussed by the Board but was not. He noted regulation changes in the past had resulted in long meetings, and the Board may be able to lighten staff's load by deflecting some of the comments from the public.

Ms. Dennis pointed out that the Board acted on a volunteer basis and they appreciated the fact that the public was willing to attend the evening meetings and provide testimony. She stated they were dedicated to ensuring that the community is served in the best way possible.

Mr. English stated he fully understood, and that was his reason for bringing the item to the Board. He asked DDA Admirand if it would cause a quorum issue if the Board members attended the bi-monthly workshops and she stated it would. If a quorum is present at any meeting or workshop regarding an issue they will ultimately be making a decision on, that

implicates Open Meeting Law, so noticing requirements must be adhered to. Ms. Dennis suggested the posting of the notice of the meeting may alert interested parties that would otherwise not be aware of it.

Chair Anderson stated he emphasized with staff regarding the pressure placed on them by outside parties. He opined that may be able to be lessened to some degree through the support of the Board.

Ms. Dennis thanked staff for the opportunity to discuss the topic. Mr. English stated it was the type of feedback he was looking for, as it provided him the guidance he needed to guide the rewrite process.

Mr. English explained he had spoken to the DBOH regarding the vacancies on the SWS Board and they had directed staff to conduct outreach activities. Over the past few years, significant outreach efforts had yielded limited success, so he welcomed the Board's assistance.

Chair Anderson offered to provide contact information regarding the three engineers noted earlier and asked if it was appropriate to discuss their merits. DDA Admirand advised against it as it was outside of the scope of the agenda item.

Vice Chair Brigman stated that in answer to the question about how the Board would like to receive updates regarding the regulation rewrite process, he would like to see a draft of all of the proposed changes, more than just a couple of days in advance of a meeting, so the changes could be discussed.

Mr. English stated the draft of the changes could be presented well in advance of a meeting or workshop. He asked the Board if there were any contentious or technical issues that they would like to see or be involved in ahead of time. Chair Anderson stated they would, and Ms. Dennis expounded that the Board could provide guidance and direction on how to proceed. Mr. English noted he would work with legal and his director regarding noticing the upcoming scheduled meetings.

Mr. English noted he had anticipated the Board would request quarterly updates, or would want to meet more or less frequently.

Vice Chair Brigman asked what the anticipated timeline would be. Mr. English explained they had been directed to make it happen as quickly as possible, and noted some special considerations that may take some time. Vice Chair Brigman suggested extra effort be made to get an attorney on the Board and noted some of the enforcement issues may cause challenges at the public hearing.

Vice Chair Brigman moved to direct staff to provide a minimum of 30 days advance notification of proposed amendments, changes and additions to the regulations that will be discussed at a meeting.

Ms. Dennis requested that the Board be included in any opportunity to participate in any discussions regarding regulation changes. Additionally, she requested staff provide the Board members with a current set of current, proposed revised regulations and provide them with the opportunity to participate in any ongoing and continuing discussions whether it is during a noticed public meeting forum or informally if there is a group that wishes to gather to discuss a particular regulations and one of the Board members has expertise in that area. She would direct that they were continually provided the opportunity to participate and provide input on changes, particularly in regards to the difficult lots.

DDA Admirand asked Vice Chair Brigman if he accepted the amendments to his motion and he stated he did. Chair Anderson seconded the motion which was approved

four in favor and none against.

- 5. Public Hearing** to consider staff's recommendation to approve the request to vary the requirements of Section 120.075 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – Minimum lot size for on-site septic. (Continued from February 11, 2016 meeting.)

Staff Representative: Wes Rubio

Variance Case #1-16S

Mr. John Lindberg

20957 Eaton Rd.

Reno, NV 89521

Assessor's Parcel Number 045-337-11

Parcel 2, Block D

Pleasant Valley Estates

Washoe County, NV

Mr. Rubio noted the incorrect staff report had been included in the packet and passed out an updated version to the members. He noted he had worked to include all of the information the Board had requested at the previous meeting. The packet included a plot plan designating currently existing infrastructure as well as what was proposed. Also included were photos of the lot, providing a better picture of actual conditions.

Mr. Rubio explained the existing system had been located by a septic company and he reviewed its specifications. Since the installation of the system, the Mother-In-Law (MIL) unit had been constructed. To support that structure, a 50-gallon lift station was installed that the Building Department is allowing to remain. The lift station contains a grinder pump. The Health District does not consider this structure equivalent to a septic tank.

Mr. Rubio went on to explain the existing septic tank sizing was determined to be adequate for the original structure. The MIL unit would require a separate septic tank, necessitating a leach line expansion for the entire system.

Mr. Rubio noted an engineer had not been involved due to the fact one is not required based on the type of plan that was being reviewed. It was not an engineered or changed design, groundwater was not a concern and there are already 13-foot trenches on the lot. Staff calculated the percolation (perc) rate and size requirements as is done routinely with larger properties.

Mr. Rubio addressed the question regarding the repair field and the average slope across the lot, noting he had visited the site and taken the photos. He described the best potential location and how it would meet requirements. He noted the existing plumbing runs underneath and connects into the main structure. It would be possible but not optimal to run long leach lines across the yard but the second septic was a more viable solution.

Chair Anderson noted he had procedural and regulatory comments as he had identified the regulations he considered pertinent. He noted the Variance application provided an opportunity to list the regulations that are requested to be varied. Ms. Dennis opined that provided the Board the opportunity to make motions on the specific items.

Chair Anderson listed the regulations to be varied, which included Sections 040.006, 040.020, 040.100, 090.025 and 090.095, and briefly addressed the specific topics they covered. He reiterated that the inclusion of those in the application would help streamline the review and motion. He also noted that Section 120.075 supported the lot size limitation.

Chair Anderson went on to note that Section 170.045, describing the variance process,

provided a list of items required to be submitted with the application, which he reviewed. He emphasized he was not attempting to state that the situation was dire and structures would need to be removed. He suggested more design detail would help in the decision process.

Ms. Dennis supported Chair Anderson's statements, echoing that they were not attempting to concern the property owner. She opined that if there were an Attorney on the Board, that individual would help guide them through the process of clearly identifying and making a motion on what was being varied. She noted if it were to be reviewed in the future, the Board needed to be sure they had clearly identified specifically what was to be varied, and have an understanding of why they were granting the variance.

Chair Anderson opined the application did not meet the requirements of the regulation and suggested it may be necessary to continue the meeting. He suggested the supplemental information required by the regulations needed to be included in the application.

Mr. Rubio noted he had discussed the lift station with the division director. Policy has been that they are considered part of the building's infrastructure, and not something the Health District would require be installed.

Vice Chair Brigman acknowledged procedural issues were under discussion and the issues were on the record. He indicated he would prefer they find a way to not have to continue the decision to another meeting. He agreed that in the past, all of the regulations noted would have been identified, and they were really only being asked to vary one section, which was Section 120.075. He noted staff had reviewed the situation closely and were comfortable with the proposed plan.

Chair Anderson asked for more information about the line that ran through the house. Applicant's Representative Ron Cohen explained it was part of the main residence's sewer system and was fabricated from ABS. He explained where the pipes for the existing system were located and that the end of the run, under the slab, was through exposed pipe.

Ms. Dennis suggested the Board may be willing to make a motion once each of the regulations identified were addressed as to why they should be varied.

Vice Chair Brigman asked Deputy District Attorney (DDA) Admirand what the Board's duty was if they did not believe that all of the appropriate citations in the regulations had been addressed in the application. DDA Admirand explained that the regulations required that all of that information be considered in the application, and the application is not complete until the information is provided. She opined if the information was made available to the Board and they had enough evidence to make the required findings of no significant or adverse impacts, then a continuance would not be mandatory.

Vice Chair Brigman asked if there was anything specific in the regulations that had been listed that were causing Chair Anderson concern. Chair Anderson indicated he had received a satisfactory answer to his question about the lift station. He reiterated the situation was not dire; he was concerned that the regulatory process being followed may cause problems with cases in the future. Vice Chair Brigman acknowledged it was precedent-setting, and stated that if another, similar case were presented, he would be requesting more information from staff in advance of the meeting. He suggested similar situations be addressed when the regulations were rewritten so that they could be avoided in the future.

Vice Chair Brigman reiterated he did not wish to see the decision held up any longer because of procedural issues. He noted staff was comfortable with the proposed solution presented and he was also.

Mr. Rubio noted he had rewritten the conditions of approval and opined the new

language may alleviate concerns. He read Condition 1, stating:

1. Complete the installation of the proposed septic tank and the additional leach line as required. The Certificate of Occupancy will be held until the installation has been inspected and meets all requirements of the Health District.

Mr. Rubio reminded the Board the Health District conducts a number of inspections, so any necessary modifications can be made as the trench is dug.

2. The plan will be approved and conditioned with the following language:
 - a. This plan is approved for a 3-bed SFD and a separate Second Dwelling Unit. Any future proposals for an increase in occupancy (bedrooms) may require additional septic system installation and an engineered design.

Mr. Rubio stated that condition had been included specifically to address the concern that the lot is mostly built out.

- b. Any future proposals for additional bedrooms and increase in the septic system design may require a variance approval through the Sewage, Wastewater, and Sanitation board as described in the WCHD SWS regulations.

Mr. Rubio explained he had added that condition due to the fact that it was most likely that any additional construction on the lot would require some type of review by the SWS Board.

3. The approved plan and variance approval will be required to be recorded to the Title Documents for this parcel to ensure proper public records notification in the event the property is sold to any other party.

Mr. Rubio stated this step would help to avert any similar problems with this property in the future.

Ms. Dennis noted that even if this were a new installation, she would have the same hesitations with the proposed installations. She requested the Conditions of Approval be rewritten to indicate that future proposals would require additional review as opposed to may require additional review. She also requested more information about the lift station. Mr. Cohen described some of its technical aspects. He stated it was alarmed.

Applicant John Lindberg thanked the Board for their time. He explained he had purchased the property in its current condition and had been working to legalize the illegal improvements since that time. He complimented Mr. Rubio and Mr. English on the work they had done to assist him in the process.

Chair Anderson asked if a critical deadline was dependent on their approval and Mr. Lindberg stated there was not, but he would like to put it behind him. He then noted there were pending legal issues, so that meant that there was a time restraint after all, as the outcome was part of the lawsuit. Mr. Cohen pointed out if the MIL unit was not able to be legalized there would be monetary impacts.

Vice Chair Brigman stated he would be willing to make a motion if there were no more questions. Chair Anderson reiterated he was uncomfortable with it, stating he typically would not sign off on a plan such as the one proposed, particularly if there were legal issues. He opined there were likely not any personal exposure issues that would affect them. He asked if they were covered by a general liability.

DDA Admirand opined they would be. She noted she had been unaware of the legal issue. She stated if Chair Anderson was uncomfortable because he felt the Board needed more information, they could continue the hearing.

Ms. Dennis opined none of the Board members would support the proposed design if it were one of their projects. She stated she found it refreshing that staff was willing to work with someone who had a problem and had brought the variance forward. She reiterated it was important that the Board know exactly what was being requested to be varied. She suggested going through the Findings of Fact may help them determine if the Board has the information it needs to address their concerns.

Mr. Rubio read the first Findings of Fact and reviewed the replies.

1. Will the proposed variance result in contamination of water to the extent it cannot be used for its existing or expected use?

Reply: There will be no contamination of water that would be a threat to the existing or expected uses. A review of the surrounding parcels and on-site evaluation does not indicate the presence of groundwater within 4 feet of the bottom of the existing leach line or the proposed leach line installation. Additionally, there does not appear to be any signs of surface water, drainages, or other potential sources of water contamination present on this parcel or in the immediate area. An inspection of this area indicates this parcel is up gradient from the valley floor and is outside of the flood plain.

Mr. Rubio stated he has visited the site and verified that there were no potential threats and the system showed no sign of failures. The property is on a hillside and is away from groundwater. Vice Chair Brigman asked him to expound on his certainty that there was no groundwater within four feet of the bottom of the existing system. Mr. Rubio explained he utilized the digitized mapping system to analyze systems installed in the area, and that he has conducted trenching there as well. He reiterated no groundwater had been identified or recorded on the hillside.

Vice Chair Brigman stated he would have had a trench dug. He stated he understood how they arrived at their calculations but suggested erring on the side of caution. He indicated he was willing to accept staff's statements.

Ms. Dennis asked if the well water had been tested. Mr. Lindberg stated that had been done when they purchased the house and it was fine. Mr. Rubio noted the Health District did not regulate domestic well, so staff had not seen the results. Ms. Dennis suggested that as part of the application, the water might have been tested to verify that there was no contamination. She indicated she would be interested in seeing the tests that had been conducted. Mr. Lindberg stated the water contains arsenic but no sewage.

Chair Anderson asked if there had been failures in the area. Mr. Rubio stated there had not been any in the immediate area that the Health District was aware of. Chair Anderson stated he was comfortable with the Findings for Number One.

2. Will the proposed variance pose a threat to public health?

Reply: No, allowing for the existing Second Dwelling to be permitted on this parcel will not impact or pose any threat to public health. The additional septic tank and additional leach line that are required to be installed will further protect the public health and groundwater concerns. Additionally, the sizing utilized as described is conservative and will allow for fluctuations in sewage flow. The lack of sensitive receptors in the immediate vicinity of the existing septic system or the repair location will ensure the system functions properly and does not cause any potential threats to this parcel or those

parcels in the immediate area.

Mr. Rubio reiterated he had visited the site and there were no municipal wells or sensitive receptors in the immediate area. He opined the situation was being improved due to the fact the size of the system was being increased and redesigned. He acknowledged it would not be allowed for a new project.

Chair Anderson noted that in the past, Conditions of Approval have requested items such as water well samples and that the pumping system be checked annually or the tank periodically pumped out and a log maintained. He noted those types of conditions would make him feel better. That would provide additional assurance there was no threat to the groundwater.

Mr. Rubio asked the Board what they would like him to add to the conditions. Chair Anderson suggested a water sample to verify nitrate levels. Vice Chair Brigman noted at this point it was only necessary for it to meet standards. Ms. Dennis asked if Chair Anderson would accept the test that had been conducted at the time of purchase. He stated he would if the nitrate level had been tested.

Chair Anderson pointed out that there will be certification that the system was built to the according to the variance and to the satisfaction of staff. He indicated that the water analysis should be included as part of that certification.

Mr. Rubio summarized the condition, stating the construction would be completed as required, it will be inspected by the Health District and the water analysis submitted. Mr. Cohen requested the condition state that the requirements needed to be fulfilled prior to issuance of permit, rather than prior to issuance of Certificate of Occupancy. Ms. Dennis noted she was interested in making sure that if the water test provided negative results that the remaining requirements and permit issuance would not proceed without further review.

Chair Anderson stated with that condition he could support Finding Number 2. Ms. Dennis requested a drawing of the future repair field showing the cross section and trench detail. Mr. Rubio explained the area to be developed was completely level and he would provide the additional information.

Vice Chair Brigman stated if nitrate was detected that may indicated the need to follow up with further testing in a year. He pointed out there was no nitrate trend records for the property or the surrounding area. Mr. Rubio concurred, adding that staff could not readily go out into the field and conduct the tests.

Ms. Dennis suggested reiterated that if the water analysis results were unsatisfactory, the Board would need to revisit the Findings and discuss alternate solutions.

3. Are there other reasonable alternatives?

Reply: Since the current property owner is seeking to correct conditions that were previously present on this parcel, the Health District is requiring the installation of an additional septic tank and leach line to meet the minimum required sizing and treatment of sewage. The Health District staff believes there are no other reasonable alternatives that allow for this parcel to maintain the current buildings and meet all requirements.

Mr. Rubio explained one issue that is considered is that if a system is on standard trenches, effort is made to maintain that, so that the entire property does not need to be altered.

Ms. Dennis asked if the Board felt that the alternative of making a decision to render the MIL uninhabitable was a reasonable one. Chair Anderson opined there were numerous

design alternatives and whether or not they were reasonable would be defined by cost. He suggested that the language be changed from “reasonable” to “economically feasible.” Mr. Rubio explained staff considered the proposed solution to be the “most” reasonable alternative. He acknowledged that there were other alternatives.

Chair Anderson stated that he would support it if it were reworded that way. Ms. Dennis expounded, suggesting it could be reworded to indicate there were other alternatives but they were not economically feasible. Chair Anderson noted the type of words he would like to see would be “At this time, the Health District believes that there are no other economically feasible solutions...” Ms. Dennis noted that although there may be a better alternative in the future, the Board was approving the current design and would not be asking the homeowner to construct other improvements in the near future.

Mr. Buehler stated he agreed with their concerns but agreed that the proposed solution was the most feasible and reasonable.

Vice Chair Brigman moved to approve Variance Case #1-16S to allow for a variance to Section 120.075, paragraph (1)(c), and those sections noted into the record by the Chair subject to the conditions of approval in the staff report as amended.

Ms. Dennis noted they had revised the Findings of Fact. Vice Chair Brigman stated he agreed to those as well.

DDA Admirand requested the maker of the motion rephrase from “approval” to “recommended approval,” as the final decision rests with the District Board of Health. Vice Chair Brigman indicated his acceptance of the change.

Chair Anderson seconded the motion which passed four in favor and none against.

Findings of Fact

1. Will the proposed variance result in contamination of water to the extent it cannot be used for its existing or expected use?
2. Will the proposed variance pose a threat to public health?
3. Are there other reasonable alternatives?

Reply: Since the current property owner is seeking to correct conditions that were previously present on this parcel, the Health District is requiring the installation of an additional septic tank and leach line to meet the minimum required sizing and treatment of sewage. ~~The Health District staff believes there are no other reasonable alternatives~~ At this time, the Health District believes that there are no other economically feasible solutions that allow for this parcel to maintain the current buildings and meet all requirements.

Conditions of Approval

1. The water analysis obtained when the property was purchased will be provided to the Health District for review prior to permit issuance or further construction. If the results indicated elevated nitrate levels, they will be presented to the SWS Board for further discussion prior to issuance of permit or construction.
2. Complete the installation of the proposed septic tank and the additional leach line as required. ~~The Certificate of Occupancy~~ construction permit will be held until the installation has been inspected and meets all requirements of the Health District.

Documentation submitted to demonstrate compliance with all requirements will include a topographical map showing cross-sections and trench detail.

3. The plan will be approved and conditioned with the following language:
 - a. This plan is approved for a 3-bed SFD and a separate Second Dwelling Unit. Any future proposals for an increase in occupancy (bedrooms) may require additional septic system installation and an engineered design.
 - b. Any future proposals for additional bedrooms and increase in the septic system design ~~may require a variance approval through~~ will require additional review by the Sewage, Wastewater, and Sanitation board as described in the WCHD SWS regulations.
4. The approved plan and variance approval will be required to be recorded to the Title Documents for this parcel to ensure proper public records notification in the event the property is sold to any other party.

6. *Public Comment

As there was no one wishing to speak, Chair Anderson closed the public comment period.

7. Adjournment

At 7:35 p.m., Chair Anderson moved to adjourn the meeting. Vice Chair Brigman seconded the motion which was approved four in favor and none against.

Respectfully submitted,

James English, Environmental Health Specialist Supervisor
Secretary to the Sewage, Wastewater and Sanitation Board

Dawn Spinola, Administrative Secretary
Recording Secretary

Approved by Board in session on _____, 2016.

DD	_____
DHO	_____ <i>KD</i> _____
DA	_____
Risk	_____

STAFF REPORT

BOARD MEETING DATE: June 5, 2016

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board

FROM: James English, EHS Supervisor
775-328-2610, jenglish@washoecounty.us

SUBJECT: Public Hearing to consider staff's recommendation to deny the appeal of the District Health Officer's decision as based on the requirements of Section 040.085 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – On-site sewage disposal systems are prohibited in any area subject to vehicular traffic. Section 010.185 defines an Onsite Sewage Disposal System as a system for sewage collection, treatment and disposal located on an individual parcel as approved by the Health Authority. Section 010.065 defines disposal area as that portion of the on-site sewage disposal system area which contains the disposal trench(es), the designated repair area for the disposal trench(es), provides for the required trench separations and meets the required setbacks.

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) recommendation to deny the appeal of Mr. La Roche based on Section 040.085 of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation (Regulations). The decision to deny Mr. La Roche's appeal is based on consistent application of Sections 010.065, 010.185 and 040.085 of the Regulations as it applies to having an adequate on-site sewage disposal system for his property located at 3810 Macaw Lane, Reno Nevada 89508; Assessor's Parcel Number 087-213-09.

PREVIOUS ACTION

Previous action on this item included the property owner, Mr. Harley La Roche, to appeal the decision of EHS to the District Health Officer (DHO). Mr. La Roche's appeal to the DHO resulted in the DHO upholding the original decision of EHS to require the property owner to have an OSDS (on-site sewage disposal system) repair field designated, suitable, and immediately available in the event it is needed. This decision was communicated to Mr. La Roche in writing on November 10, 2016 (attached).

BACKGROUND

The property located on 3810 Macaw Lane was constructed in 1987. The minimum specifications of the OSDS were for the field to have a trench sized 40' long and 13' deep. Historical notes on the construction plans reference a concern for caving based on the soil conditions of the area. Due to caving issues during construction of the trench the actual system installed had a trench size 72' long and 9.5' deep as documented on staff inspection report dated March, 4, 1988. An affidavit for actual

construction was recorded with EHS outlining the final construction size of the system signed March 4, 1988 by the contractor documenting side wall size requirements were met since the system was not constructed to the original designed depth. At the time of initial construction the Regulations did not require a repair field be reserved at that time (original plans, inspection report and affidavit attached).

In 2006, the current property owner submitted for a Washoe County building permit to construct an addition to the home. The plans associated with the installed OSDS identified the trench as a 72' foot long trench. At the time of that submittal, the property owner was required to identify a repair field. This repair field was designated as required on the southern property line meeting all applicable setbacks.

In 2016, the current property owner submitted for building permit 16-2610 to install a detached garage in the area of the previously designated repair field. On the submitted plans EHS found the following items:

1. The current original trench was identified as 40' in length
2. The plans showed the proposed construction in the one area of the property previously designated as the repair area which met all setbacks. This area was the only area on the property which was available for the installation of a repair area in the immediate future.

Based on the plan submittal, EHS required the property owner to locate the primary trench which verified the trench was 72' in length. Therefore, the plans were not approved for not having space for a repair area.

The property owner proposed to EHS the repair field area could be placed under the driveway. EHS staff informed the property owner this option would only be approved if the area was available when the plan was approved. This decision in evaluating this proposal is consistent with how other plans have been reviewed in the past and is based on the following items:

1. When an OSDS fails, it is imperative a repair field be installed in an expedited manner to protect the environment and allow the property owner to continue to reside in the residence during construction of the new trench.
2. If the asphalt driveway was not removed prior to approval, the driveway removal may impede or slow the installation of the repair field. If the repair field was placed in the driveway, the property owner would then have to protect the repair area to ensure vehicles in the future, after installation vehicle traffic did not travel over or park on the repair location.
3. If EHS approved the location of the repair area in the driveway area and the home was sold, if the approved location of the repair field was not adequately disclosed the new owners may not realize the driveway would have to be removed for installation of the new OSDS trench when needed.
4. Location of the proposed repair field is in the front of the house; the current configuration of the OSDS has the septic tank in the backyard. Based on the topography of the site and the distance to the repair field, it would be necessary to install additional linear feet of trench line to ensure adequate sidewall area and meet fall requirements. Otherwise it might be necessary for the installation of a wet well and or pump to reach the proposed repair field in the area of the driveway.

Although the property owner has indicated he is willing to relocate the tank, remove the driveway and if necessary re-plumb the house and OSDS, this additional work may not be adequate to install a

repair in a timely manner or provide for an adequately sized trench if the caving issues found during the initial construction are realized during construction of the repair.

In the appeal application, the property owner lists as a reason for appeal: “The sewer line is just up the street from this property, see attachment. Sewer hook-up could happen in the near future. I was told by the County Sewer department that in maybe 3 to 5 years, sewer could be hooked up.” Sewer is located in excess of 400 feet (approximately 815 feet) from the property line. The WCHD does not have any regulatory authority outside of Section 010.015 stating available public sewer system means a public sewer system located no more than 400 feet from an existing building to be served or 200 feet from the property line of an undeveloped parcel. These distances shall be measured along the most probable route of connection.” Therefore, if this rationale is used to overturn the DHO’s decision regarding the location of the repair field, the WCHD would have no authority to require a connection if the OSDS failed at this time. Additionally, there is no known public plan for the public sewer system in this area to be expanded in the near future.

RECOMMENDATION

Based on the information presented, staff recommends: The Sewage, Wastewater, and Sanitation Hearing Advisory Board deny the appeal of the District Health Officer’s decision as based on the requirements of Section 040.085 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – On-site sewage disposal systems are prohibited in any area subject to vehicular traffic. Section 010.185 defines an Onsite Sewage Disposal System as a system for sewage collection, treatment and disposal located on an individual parcel as approved by the Health Authority. Section 010.065 defines disposal area as that portion of the on-site sewage disposal system area which contains the disposal trench(es), the designated repair area for the disposal trench(es), provides for the required trench separations and meets the required setbacks.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be “Move to deny the appeal of the District Health Officer’s decision as based on the requirements of Section 040.085 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, & Sanitation – On-site sewage disposal systems are prohibited in any area subject to vehicular traffic. Section 010.185 defines an Onsite Sewage Disposal System as a system for sewage collection, treatment and disposal located on an individual parcel as approved by the Health Authority. Section 010.065 defines disposal area as that portion of the on-site sewage disposal system area which contains the disposal trench(es), the designated repair area for the disposal trench(es), provides for the required trench separations and meets the required setbacks.”

Documentation On 3810 Macaw Lane
For Appeal by Harley LaRoche
Regarding Building Permit 16-2610

Historical Documentation:

- Page 1 – Original Plot for Septic, 1987
- Page 2 – Original Inspection Sheet for Septic, 1987
- Page 3 – Affidavit from Contractor, 1987
- Page 4 – 2006 Plot for House Addition, 2006
-Owner: Harley LaRoche

Current Documentation:

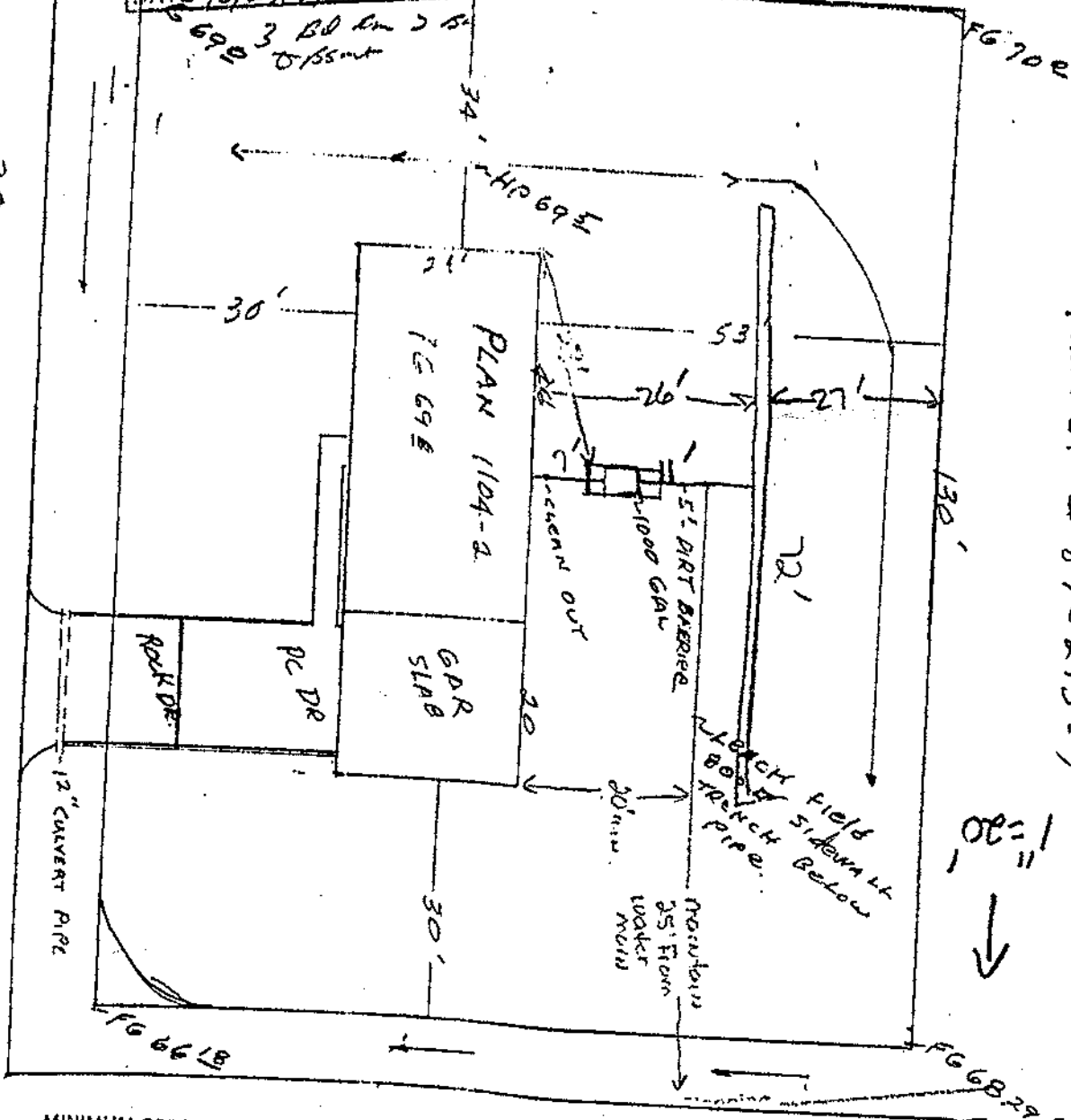
- Page 5 – Original Plot Submittal for 16-2610
- Page 6 – Second Plot Submitted over Counter with Repair in Driveway

WARNING

NAME MacCaw STRUCTURE SHALL BE PLACED ON PROPERTY
 ADDRESS _____ EXACTLY AS SHOWN ON APPROVED PLOT PLAN.
 CONSTR. LOCATION 3810 MACCAW EXP. SURVEY TO VERIFY MAY BE REQUIRED PER
 LAND AREA 87-213-09 TYPE SPK FORM BUILDING CODE SECTION 305A.
 DATE 10/23/87 PHONE 1071

3810
MACCAW
LANE

LOT 10 BLK E
 COLD SPRING VALLEY HOMES UNIT 2
 PARCEL # 87-213-9



MINIMUM SPECIFICATIONS EGERT

1200 Gal. Septic Tank 1 Line(s)
 2' Wide x 13' deep x 40' long
 Final determination of disposal field
 dimensions subject to on-site inspection

IF trench casing occurs contact the health
 dept. and obtain approval to adjust the
 trench dimensions to provide at least 800ft²
 of trench sidewall beneath the perforated
 disposal pipe.

County Fire Dept. _____ Date _____
 County Engineering _____ Date 10-26-87
 County Health Dept. AD Date _____
 County Utility Dept. _____ Date _____
 County Bldg. Dept. _____ Date _____

Repair

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

DATE 10-26-87

PERMIT # 61790 PARCEL # 87-213-09

NAME Michaelsen Const SEPTIC TANK INSTALLER _____

ADDRESS 3810 Macaw LN NO. BEDROOMS 3 MOBILE HOME

SUBDIVISION Cold Springs Valley Homes #2 LOT 10 BLOCK E

AREA Cold Springs WATER SUPPLY WELL COMMUNITY

SEPTIC TANK

Nearest well N/A Nearest structure 7'

Make of tank G.B. Filtration Tank capacity 1450 gals.

DISPOSAL FIELD LOCATION

Nearest well N/A Nearest lot line 27' Direction West

Direction of surface drainage North Slope Flat %

DISPOSAL FIELD SPECIFICATIONS *see letter of affirmation*

Total trench length 72' depth 9' width 2' no. of lines 1

Distance between lines _____ Effective sidewall area 1458 sq. ft

Depth pipe to natural grade 2 1/2' Adequate filter material

Special design data: _____

SOIL PROFILE AND DEGREE OF COMPACTION (Loose, Moderate, Cemented)

Hardpan _____ Clay _____ Sand & Gravel _____

Clayey Sand 0-3' M-L Sandy Clay _____

Sand (coarse, fine, silty) 3'-9 1/2' L Cobbles _____

Other soil types encountered: was casing

ADDITIONAL DATA: _____

First Inspection B. Gillkeson

Date 3/4/88

Final Inspection B. Gillkeson

Date 3/4/88

Hold -----



DISTRICT HEALTH DEPARTMENT

TO: Washoe County District Health Department
Division of Environmental Health Services

I RON MICHAELSEN (Name) did excavate
a disposal trench for an on-site sewage disposal system at
3810 MACAW ~~3815 PINE~~ (Location) Washoe County,
Nevada on 3/4/88 (date).

The dimensions of the disposal trench were 2 (wide) X
70 (long) X 9 1/2 (deep). During the excavation I:

- Did not encounter any bedrock or groundwater.
 Encountered bedrock at _____ feet.
 Encountered groundwater at _____ feet.

The perforated disposal pipe was placed in the trench at a level
which allowed for at least 800 ft.² of disposal trench
sidewall below it. The disposal trench void space below the pipe was
entirely filled with 3/4 to 2 1/2" filter material. The amount of filter
material used in the disposal trench was approximately 39
_____ (tons) (yards).

I accept full responsibility for any malfunction of this on-site
sewage disposal system found to be caused by non-compliance with the
Washoe County District Board of Health's Regulations Governing
Sewage, Wastewater and Sanitation.

Signed Jon Pfeiffer
Phone number 322-7633
Date 3/4/88

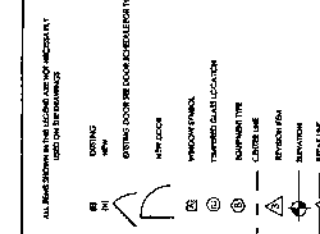
SHEET INDEX

A1.0	COVER SHEET, GENERAL NOTES
A1.1	GENERAL NOTES
A1.2	ROOF/LANDSCAPING PLAN
A1.3	FOUNDATION PLAN
A1.4	FOUNDATION PLAN
A1.5	FOUNDATION PLAN
A1.6	FOUNDATION PLAN
A1.7	FOUNDATION PLAN
A1.8	FOUNDATION PLAN
A1.9	FOUNDATION PLAN
A1.10	FOUNDATION PLAN

LEGAL DESCRIPTION

SECTION 34.50, BLOCK 10, LOT 12, MAP 10, WASHINGTON COUNTY, NEVADA
 3810 MACAW LANE, RENO, NV, 89506

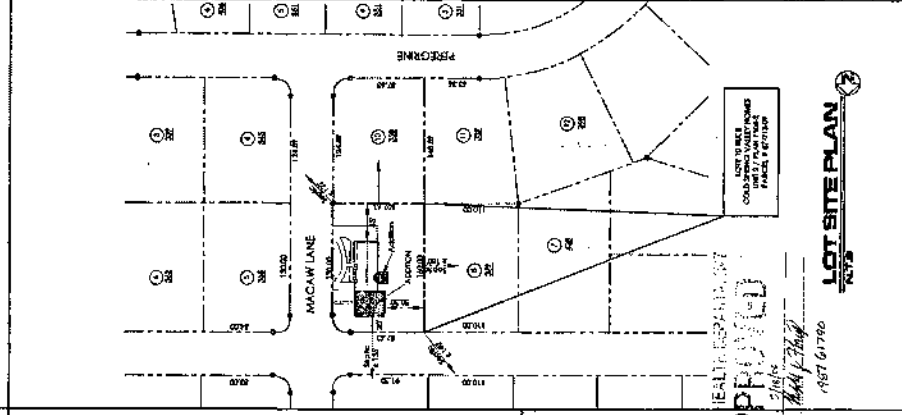
LEGEND



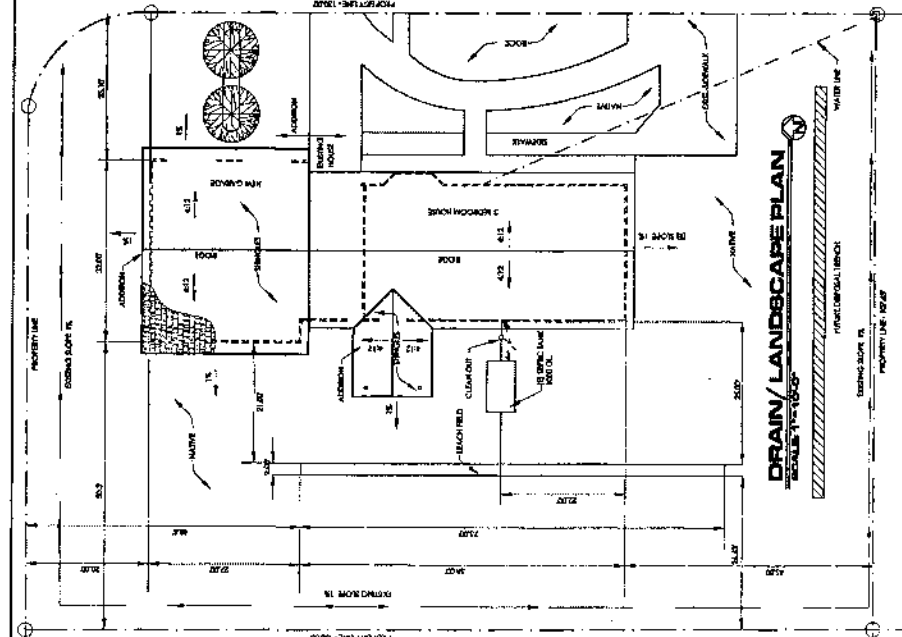
GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND DISTRICT HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND DISTRICT HEALTH DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND DISTRICT HEALTH DEPARTMENT.
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ROOF/LANDSCAPING PLAN



DRAINAGE PLAN



DATE	REVISION

**HARLEY C. LA ROCHE
 ADDITION BY OWNER
 3810 MACAW LANE
 RENO NV, 89506**

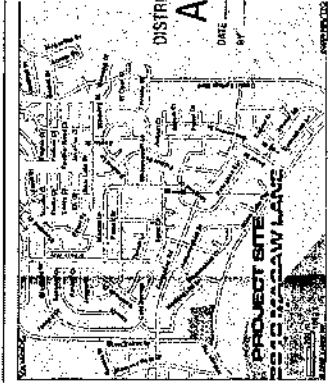
**HARLEY C. LA ROCHE
 ADDITION BY OWNER
 3810 MACAW LANE RENO NV, 89506
 (775) 750-7541**



**COVER SHEET, LEGEND
 GENERAL NOTES, ROOF PLAN
 DRAINAGE PLAN, VICINITY MAP**

**A1.0
 1 of 7**

VICINITY MAP



**DISTRICT HEALTH DEPARTMENT
 APPROVED**

DATE: 1/27/2019
 BY: [Signature]

**LOT SITE PLAN
 1073**

SHEET INDEX:

- A0.0 COVER SHEET
- A1.0 SITE LOCATION
- A2.0 EXISTING FLOOR PLAN
- A3.0 PROPOSED GARAGE PLAN
- A4.0 GARAGE ROOF PLAN
- A5.0 DIMENSION PLAN
- A6.0 ELEVATION PLAN
- E1.0 ELECTRICAL PLAN

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER # 087-213-09
 LOT # 10 OF COLD SPRINGS ESTATES INC.,
 WASHOE COUNTY
 AKA: 3810 MACAW LANE, RENO, NV 89508

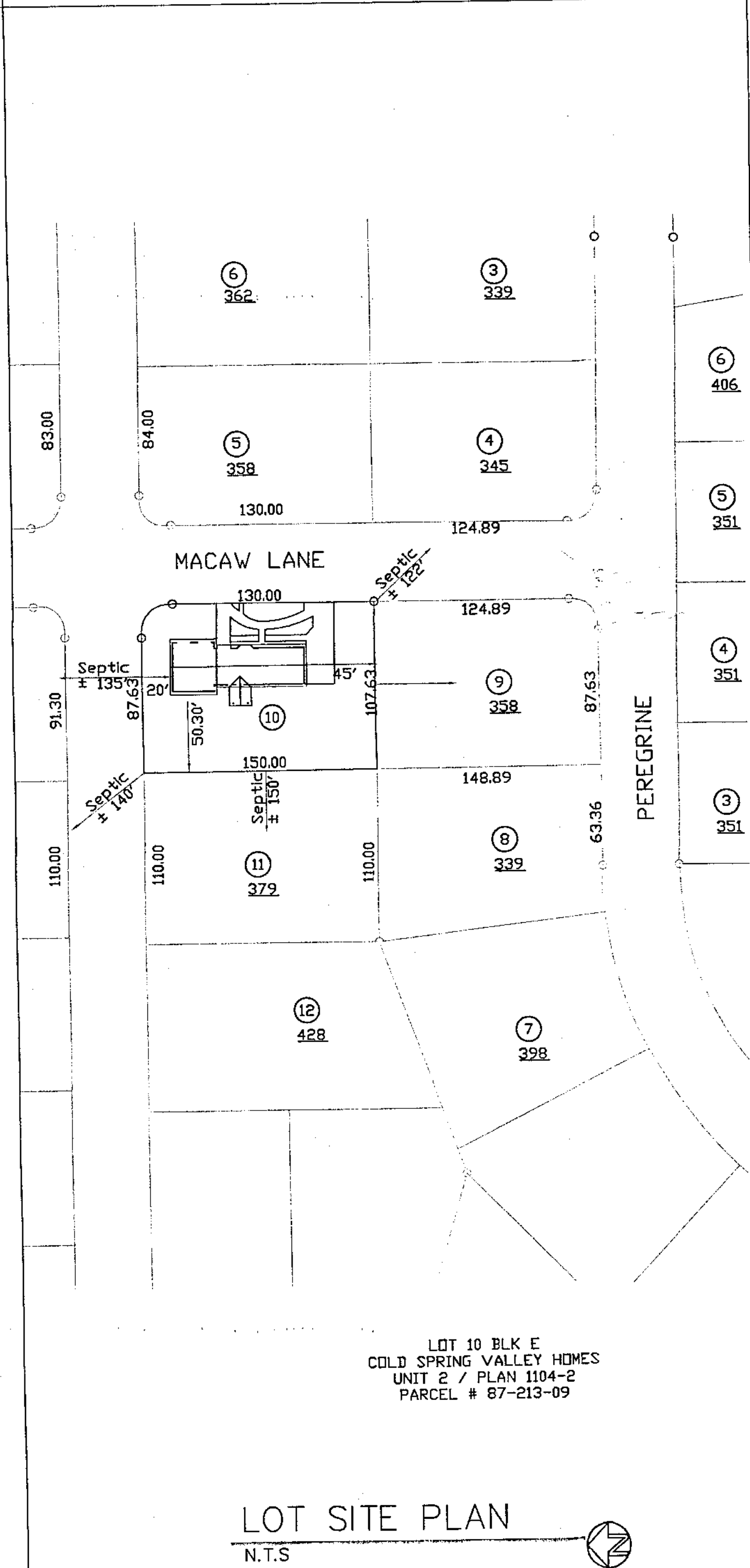
LEGEND

ALL ITEMS SHOWN IN THIS LEGEND ARE NOT NECESSARILY
 USED ON THE DRAWINGS

- (E) EXISTING
- (N) NEW
- EXISTING DOOR SEE DOOR SCHEDULE FOR TYPE
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ABBREVIATIONS

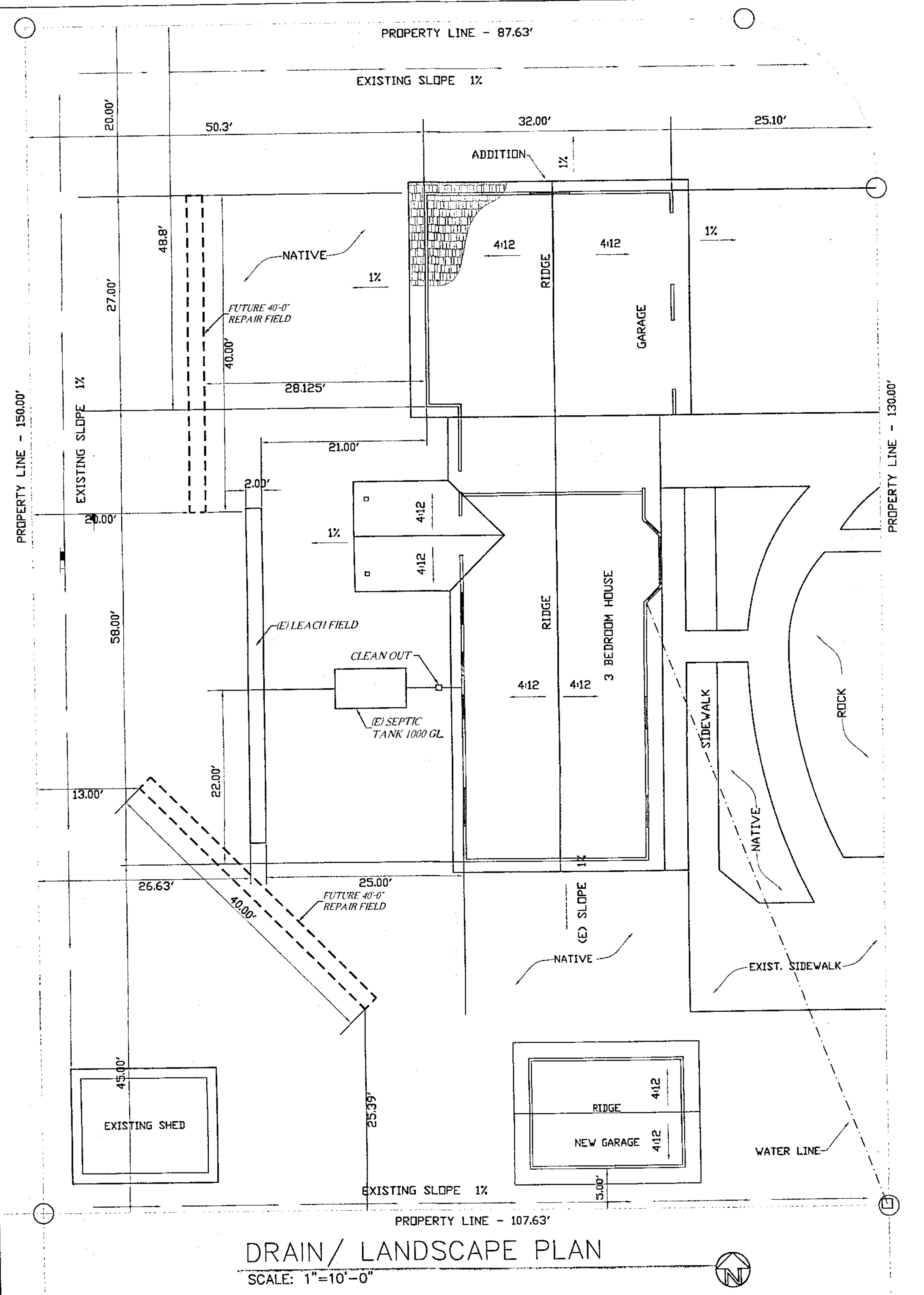
&	And	FUT.	Future																																								
∠	Angle	GL.	Glass																																								
CL.	Centerline	GND.	Ground																																								
∅	Diameter or Round	GR.	Grade																																								
#	Pound or Number	GYP.	Gypsum																																								
(E)	Existing	HDWD.	Hardwood																																								
ACOUS.	Acoustical	HDWE.	Hardware																																								
A.D.	Area Drain	HORIZ.	Horizontal																																								
ADJ.	Adjustable	HR.	Hour																																								
AGGR.	Aggregate	HGT.	Height																																								
AL.	Aluminum	INSUL.	Insulation																																								
APPROX.	Approximate	INT.	Interior																																								
ARCH.	Architectural	JT.	Joint																																								
BLDG.	Building	KIT.	Kitchen																																								
BLK.	Block	LT.	Light																																								
BLKG.	Blocking	MAX.	Maximum																																								
BM.	Beam	M.C.	Medicine Cabinet																																								
BOT.	Bottom	MECH.	Mechanical																																								
CAB.	Cabinet	MIN.	Minimum																																								
C.B.	Catch basin	MIR.	Mirror																																								
CEM.	Cement	MISC.	Miscellaneous																																								
CER.	Ceramic	M.O.	Masonry Opening																																								
CLG.	Calking	MTD.	Mounted																																								
CLD.	Closet	MUL.	Mullion																																								
CLR.	Clear	N.	North																																								
COL.	Column	N.I.C.	Not In Contract																																								
CONN.	Concrete	NO. or #	Number																																								
CONSTR.	Construction	N.T.S.	Not To Scale																																								
CONT.	Continuous	O.C.	On Center																																								
CORR.	Corridor	OPNG.	Opening																																								
CTSK.	Countersunk	OPP.	Opposite																																								
CNTR.	Counter	PLYWD.	Plywood																																								
CTR.	Center	PL.	Property Line																																								
DEL.	Double	PR.	Pair																																								
DEPT.	Department	PT.	Point																																								
DET.	Detail	REF.	Reference																																								
DIA.	Diameter	REFR.	Refrigerator																																								
DIM.	Dimension	RGTR.	Register																																								
DN.	Down	REINF.	Reinforced																																								
D.O.	Door Opening	REQ.	Required																																								
DR.	Drawer	RM.	Room																																								
DWG.	Drawing	S.	South																																								
E	Each	S.C.	Solid Core																																								
E.A.	Expansion Joint	SCHED.	Schedule																																								
E.J.	Elevation	SECT.	Section																																								
ELEC.	Electrical	SH.	Shelf																																								
ELEV.	Elevator	SHR.	Shower																																								
EMER.	Emergency	SHT.	Sheet																																								
ENCL.	Enclosure	SPEC.	Specification																																								
EQ.	Equal	SQ.	Square																																								
E.Q.P.T.	Equipment	STD.	Standard																																								
E.W.C.	Electric Water Cooler	STOR.	Storage																																								
EXST.	Existing	STR.	Structural																																								
EXT.	Exterior	SUSP.	Suspended																																								
F.A.	Fire Alarm	SYM.	Symmetrical																																								
F.D.	Floor Drain	T.C.	Top of Curb																																								
FON.	Foundation	TEL.	Telephone </tr <tr> <td>FIN.</td><td>Finish</td><td>T.P.</td><td>Top of</td></tr> <tr> <td>FL.</td><td>Floor</td><td>T.V.</td><td>Top of Well</td></tr> <tr> <td>FLASH.</td><td>Flashing</td><td>TYP.</td><td>Typical</td></tr> <tr> <td>FLUOR.</td><td>Fluorescent</td><td>UNF.</td><td>Unfinished</td></tr> <tr> <td>F.O.C.</td><td>Face of Concrete</td><td>VERT.</td><td>Vertical</td></tr> <tr> <td>F.O.F.</td><td>Face of Finish</td><td>VEST.</td><td>Vestibule</td></tr> <tr> <td>F.O.S.</td><td>Face of Stud</td><td>W.</td><td>West</td></tr> <tr> <td>FURR.</td><td>Furring</td><td>W/W.</td><td>With Water Closet</td></tr> <tr> <td></td><td></td><td>WD.</td><td>Wood</td></tr> <tr> <td></td><td></td><td>W/O.</td><td>Without</td></tr>	FIN.	Finish	T.P.	Top of	FL.	Floor	T.V.	Top of Well	FLASH.	Flashing	TYP.	Typical	FLUOR.	Fluorescent	UNF.	Unfinished	F.O.C.	Face of Concrete	VERT.	Vertical	F.O.F.	Face of Finish	VEST.	Vestibule	F.O.S.	Face of Stud	W.	West	FURR.	Furring	W/W.	With Water Closet			WD.	Wood			W/O.	Without
FIN.	Finish	T.P.	Top of																																								
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HARLEY C. LA ROCHE
 harleyla@unr.edu
 (775) 750-7541
 3810 MACAW LANE
 RENO, NV. 89508

ADDITION OF DETACHED GARAGE BY OWNER

DRAINAGE PLAN



Harley LaRoche
 3810 MACAW LANE
 RENO, NEVADA 89508

A.P.N. # 087-213-09

WASHOE COUNTY

COVER SHEET

DATE:	8/25/2016
SCALE:	1/4" = 1'-0"
DRAWN BY:	SAG
PROJECT:	2016-009
PAGE:	A0.0

ACCEPTED
 SEP 01 2016
 Washoe County Health District
 Environmental Health

RECEIVED
 SEP - 2 2016
 Washoe County Health District
 Environmental Health

SHEET INDEX:

- A0.0 COVER SHEET
- A1.0 SITE LOCATION
- A2.0 EXISTING FLOOR PLAN
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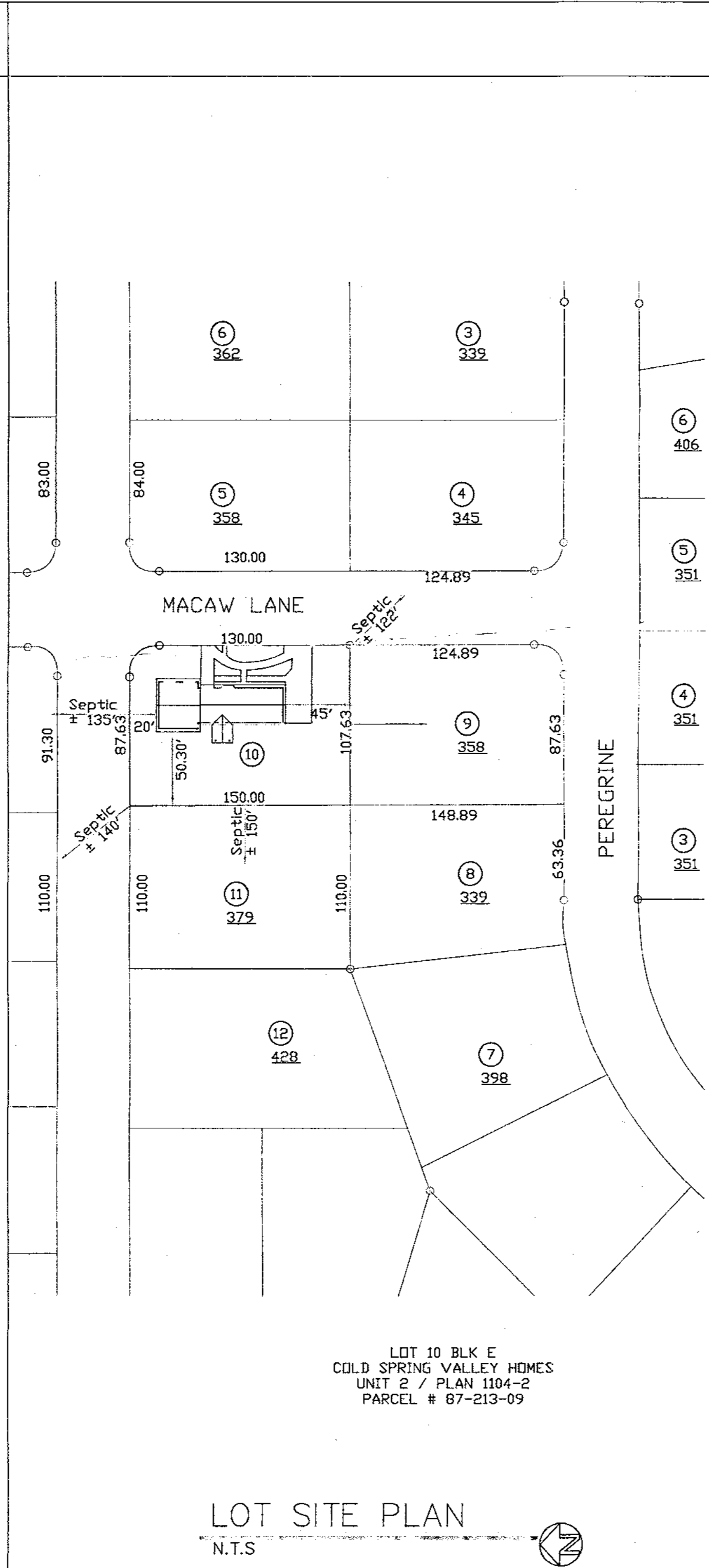
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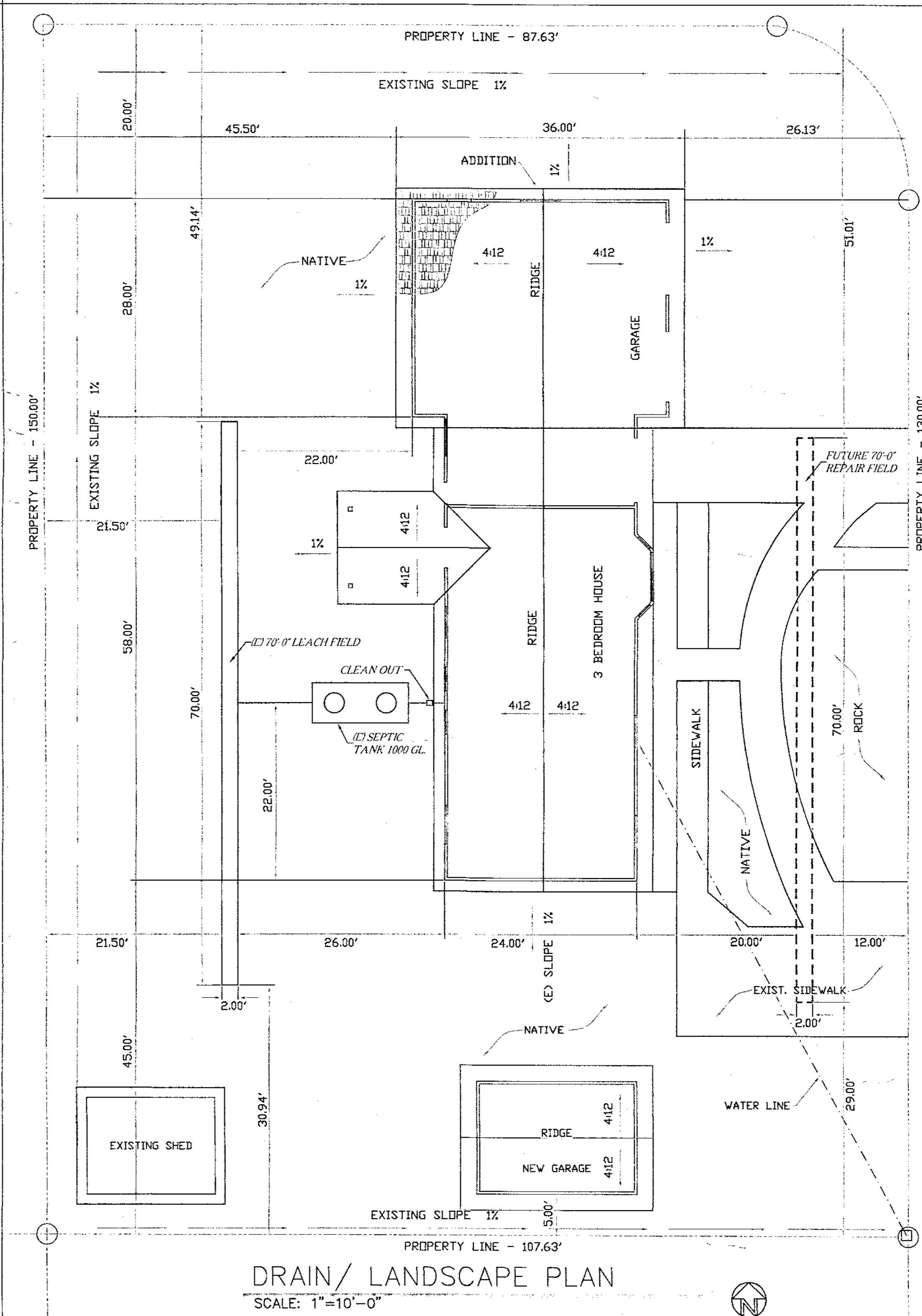
&	And	FUT.	Future
L	Angle	GL.	Glass
@	At	GRD.	Ground
⊙	Centerline	GR.	Grade
⊕	Diameter or Round	GYP.	Gypsum
#	Point or Number	HDWD.	Hardwood
(E)	Existing	HW.	Hardware
ACOUS.	Acoustical	HORIZ.	Horizontal
A.D.	Area Drain	HR.	Hour
ADJ.	Adjustable	HGT.	Height
AGGR.	Aggregate	INSUL.	Insulation
AL.	Aluminum	INT.	Interior
APPROX.	Approximate	JT.	Joint
ARCH.	Architectural	KIT.	Kitchen
BLDG.	Building	LT.	Light
BLK.	Block	MAX.	Maximum
BLKG.	Blocking	M.C.	Medicine Cabinet
BM.	Bearing	MECH.	Mechanical
BOT.	Bottom	MIR.	Mirror
CAB.	Cabinet	MISC.	Miscellaneous
C.B.	Catch basin	M.O.	Masonry Opening
CER.	Ceramic	MTD.	Mounted
CLG.	Ceiling	MUL.	Mullion
CLKG.	Cladding	N.	North
CLO.	Closet	N.I.C.	Not in Contract
CLR.	Clear	NO. or #	Number
COL.	Column	N.T.S.	Not To Scale
CONC.	Concrete	O.A.	Overall
CONN.	Connection	O.C.	On Center
CONSTR.	Construction	OPNG.	Opening
CONT.	Continuous	OPP.	Opposite
CORR.	Corridor	PLYWD.	Plywood
CTSK.	Countersunk	P.L.	Property Line
ONTR.	Counter	PR.	Pair
CTR.	Center	PT.	Point
DBL.	Double	REF.	Reference
DEPT.	Department	REFR.	Refrigerator
DET.	Detail	RGTR.	Register
DIA.	Diameter	REINF.	Reinforced
DIM.	Dimension	REQ.	Required
DN.	Down	RM.	Room
D.O.	Door Opening	S.	South
DWR.	Drawer	S.C.	Solid Core
DWG.	Drawing	SCHED.	Schedule
E.A.	Each	SECT.	Section
E.J.	Expansion Joint	SH.	Shelf
ELEV.	Elevation	SHR.	Shower
ELEC.	Electrical	SHT.	Sheet
ELEV.	Elevation	SPEC.	Specification
EMER.	Emergency	SQ.	Square
ENCL.	Enclosure	STD.	Standard
E.O.	Equipment	STOR.	Storage
E.W.C.	Electric Water Cooler	STR.	Structural
EXIST.	Existing	SUSP.	Suspended
EXPT.	Exterior	SYM.	Symmetrical
EXPO.	Exposed	T.C.	Top of Curb
F.A.	Fire Alarm	TEL.	Telephone
F.D.	Floor Drain	T.P.	Top of
FON.	Foundation	T.V.	Top of Wall
FIN.	Finish	T.W.	Typical
FL.	Floor	UNF.	Unfinished
FLASH.	Flashing	VERT.	Vertical
FLOOR.	Fluorescent	VEST.	Vestibule
F.O.C.	Face of Concrete	W.	West
F.O.F.	Face of Finish	W/C.	Water Closet
FURR.	Furring	WD.	Wood
		W/O.	Without



HARLEY C. LA ROCHE
 harleyla@unr.edu
 (775) 750-7541
 3810 MACAW LANE
 RENO, NV. 89508

ADDITION OF DETACHED GARAGE BY OWNER

DRAINAGE PLAN



Harley LaRoche
 3810 MACAW LANE
 RENO, NEVADA 89508

A.P.N. # 087-213-09

WASHOE COUNTY

COVER SHEET

DATE:	9/13/2016
SCALE:	1/4" = 1'-0"
DRAWN BY:	SAG
PROJECT:	2016-009
PAGE:	A0.0

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

WASHOE COUNTY HEALTH DISTRICT
ENVIRONMENTAL HEALTH SERVICES DIVISION
1001 East Ninth Street • PO Box 11130 • Reno, Nevada 89620
Telephone (775) 325.2434 • Fax (775) 328-6176
www.washoecounty.us/health

Office Use Only

APPEAL APPLICATION

Date: May 3, 2017

Name of Applicant: Harley C. La Roche

Mailing Address: 3810 Macaw Lane, Reno, NV 89508

Phone: 775-750-7541 Email Address: harleyla@unr.edu

Title of Regulations: Regulations of the Washoe County District Board of Health Governing Sewage sanitation and wastewater

Written Description of WCHD Decision(s) Proposed for Appeal: See Attachment.

Relevant Regulatory Sections: 040.085, 010.185, 010.065

Reason for Appeal: We have agreed that the repair area provides for the required separations and meets the required set-backs as in Section 010.065. The Health Authority has approved the existing sewage collection, treatment and disposal location on this parcel as in Section 010.185. The approved location of the repair field disposal system has an asphalt drive. If the proposed repair field is to be activated, the drive will need to be removed as in Section 040.085. The Health Authority could also approve re-asphalting the area if adequately protected as per Section 040.085. The sewer line is just up the street from this property. See Attachment. Sewer hook-up could happen in the near future. I was told by the County Sewer department that in maybe 3 to 5 years, sewer could be hooked up. The new sewer service line would need to be located and may be in a different location. The tear-out of the drive at this time makes no sense.

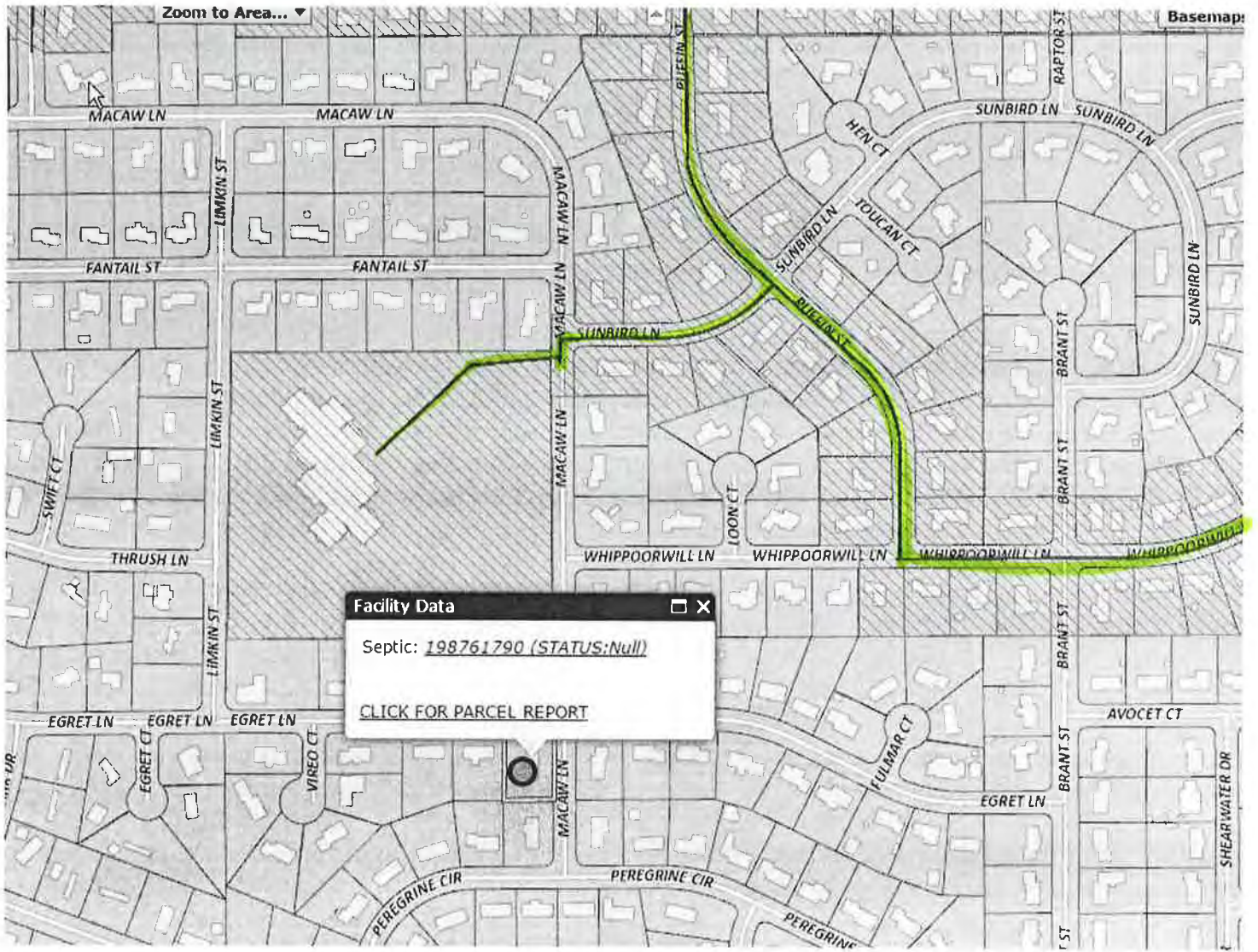
The following Items must be submitted with this application:

JOB ADDRESS 3810 Macaw Lane, Reno, NV 89508
SIZE OF PARCEL .37 /Acre

EXISTING PARCEL(S) APN(S) 087-213-09 LOT 10 BLOCK, E


Signature

May 3, 2017
Date Signed



WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

Mr. Harley La Roche
3810 Macaw Lane
Reno, NV 89508

November 10, 2016

Dear Mr. La Roche,

As we discussed I am writing to inform you that I cannot approve the construction of the detached garage proposed in you plan submittal without the removal of the existing driveway in the area you propose as your repair field. This is due to the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation.

Specifically, Section 040.085 states: On-site sewage disposal systems are prohibited in any area subject to vehicular traffic, large animal confinement, material storage, or any area to be paved, unless adequately protected and approved by the Health Authority. Section 010.185 defines an Onsite Sewage Disposal System as a system for sewage collection, treatment and disposal located on an individual parcel as approved by the Health Authority. Section 010.065 defines disposal area as that portion of the on-site sewage disposal system area which contains the disposal trench(es), the designated repair area for the disposal trench(es), provides for the required trench separations and meets the required setbacks.

Approval of the repair field area you propose, in order to accommodate your proposed garage location over the existing repair filed location, requires that the proposed repair field not be subject to vehicular traffic, and not be paved, unless it is adequately protected and approved by the Health Authority. Since that area is subject to vehicular traffic and is paved, the driveway would need to be removed in order to approve that area as a repair field in order to accommodate your proposed detached garage location.

I appreciate your time to come and meet to discuss this and your desire to leave the driveway intact at this time. However, the regulations adopted by the District Board of Health are designed to assure that a repair field location is designated, is suitable, and is immediately available in the event it is needed.

If you choose to appeal this decision please file a written notice of appeal (form attached) with the Environmental Health Services Division Director, Bob Sack, in accordance with Section 170.040 of the regulations. The next meeting of the Sewage, Wastewater and Sanitation Board would occur on December 8, 2016.

Sincerely,



Kevin Dick
District Health Officer

OFFICE OF THE DISTRICT HEALTH OFFICER
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