

Sewage, Wastewater and Sanitation Hearing Board Meeting Notice and Agenda

Members

Matthew Buehler

Frank Kurnik

Chad Carnes, P.E.

Kenneth Lund, Attorney

John Adams

Matt Smith – Alt.

Ronald J. Anderson, P.E., Alt.

May 5, 2022

5:30 p.m.

Washoe County Administration Complex, Building A

Caucus Room

1001 East Ninth Street

Reno, NV

An item listed with asterisk (*) next to it is an item for which no action will be taken.

5:30 p.m.

1. *Roll Call and Determination of Quorum

2. *Pledge of Allegiance

3. *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.

4. Election of new Chair- (For possible action)

5. Approval of Agenda – (For possible action)

May 5, 2022

6. Approval of Draft Minutes – (For possible action)

September 3, 2020

7. **Public Hearing** to determine whether or not to recommend approval to the District Board of Health for a variance for APN 230-101-07 section 040.100 Table 2. – (For possible action)

Staff Representative: Ellen Messinger-Patton

Matthew McCormack (M&T Land Holdings LLC)

9621 Lane Garrett Drive

Reno, NV 89511

8. **Public Hearing** to determine whether or not to recommend approval to the District Board of Health for a variance for APN 222-073-04 section 040.100 Table 2. – (For possible action)

Staff Representative: Josh Philpott

Michael & Julia Dianda

2500 Kinney Lane

Reno, NV 89511

9. *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.

10. Adjournment – (For possible action)

Possible Changes to Agenda Order and Timing: Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block.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in the Consent section of the agenda are voted on as a block and will not be read or considered separately unless withdrawn from the Consent agenda.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, 1001 East Ninth Street, Building B, Reno, NV 89512, 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.

Staff Report
Board Meeting Date: May 5, 2022

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board
FROM: David Kelly, EHS Supervisor
775-846-6623, dakelly@washoecounty.gov
SUBJECT: Election of a Chair for the Sewage, Wastewater, and Sanitation Board. Staff recommends Matthew Buehler as Chair.

SUMMARY

With the seating of a new Sewage, Wastewater, and Sanitation Board (SWS Board), per the governing regulations, a new chair must be selected.

PREVIOUS ACTION

There has been no previous action. The new election has been triggered by the decision of the previous Chair to step down.

BACKGROUND

On April 24, 2022, the previous Chair of the SWS Board's term expired. When asked if he wished to continue on the Board, he indicated that he was willing to continue to participate, however, he did not wish to remain as Chair.

Section 170.025 of the Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation Applications require the SWS Board elect from its members a Chair. The regulations also allow for the SWS Board to elect other officers if it deems them necessary, but in the past, the Chair has been the only officer the elected.

As this is an almost entirely new SWS Board, this may be a good opportunity for members to introduce themselves and their credentials as part of the discussion. Currently, Matthew Buehler is the longest standing member of the Board and has been a member since 2018. He has been through several appeals, variance applications, and other Board matters during his tenure.

RECOMMENDATION

Based on information presented, staff recommends: The Sewage, Wastewater, and Sanitation Hearing Advisory Board elect Matthew Buehler as Chair.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be "move to elect Matthew Buehler as Chair of the Sewage, Wastewater, and Sanitation Board".

Or

Should the Board decide to elect a different member as Chair, a possible motion would be "move to elect *insert name of Board member* as Chair of the Sewage, Wastewater, and Sanitation Board."

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street Building B | Reno, Nevada 89512
EHS Office: 775-328-2434 | Fax: 775-328-6176 | washoecounty.us/health
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer.



Staff Report
Board Meeting Date: May 5, 2022

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board
FROM: David Kelly, EHS Supervisor
775-846-6623, dakelly@washoecounty.gov
SUBJECT: Approval of Draft Minutes from September 3, 2020

SUMMARY

The last meeting of the Sewage, Wastewater, and Sanitation Hearing Advisory Board (SWS Board) was held on September 3, 2020. Minutes of SWS Board meetings are approved at the subsequent meeting, but due to the length of time and change of Board members, this staff report was prepared to assist with the agenda item.

PREVIOUS ACTION

There has been no previous action.

BACKGROUND

On September 3, 2020, the SWS Board held a meeting. The only agenda item outside of the normal approval of the agenda and previous meeting minutes was a variance request.

Matthew Buehler was the only current SWS Board member to have been present. Current staff was also present for the meeting. In order to assist with determining if approval is appropriate, staff wanted to inform the Board that they have reviewed the draft minutes provided and believe that they are correct and accurate as written.

RECOMMENDATION

Based on information presented, staff recommends: The Sewage, Wastewater, and Sanitation Hearing Advisory Board approve the draft minutes from September 3, 2020.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be "move to approve the draft minutes from September 3, 2020."

Sewage, Wastewater and Sanitation Hearing Board Meeting Minutes

Members

Ronald J. Anderson, P.E., Chair
Matthew Buehler
Vonnie Fundin
Nick Vestbie, P.E.
Matt Smith - Alternate
Ray Pezonella, P.E - Alternate

**Thursday September 3, 2020
6:00 p.m.**

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

1. Roll Call and Determination of Quorum

Chair Anderson called the meeting to order at 6:15 p.m.

The following members and staff were present:

Members present: Ronald J. Anderson, Chair (via teleconference)
Matthew Buehler (via teleconference)
Nick Vestbie, P.E.

Staff present: Herb Kaplan, DA (via teleconference)
Dave Kelly

Members absent: Vonnie Fundin
Ray Pezonella, P.E., Alternate
Matt Smith, Alternate

Ms. Valentin verified a quorum was present.

2. Pledge of Allegiance

Those present and via teleconference pledged allegiance to the flag led by Mr. Vestbie.

3. Public Comment

As no public comments were presented, Mr. Vestbie closed the public comment period.

4. Approval of Agenda – September 3, 2020

Mr. Vestbie moved to accept the agenda of the September 3, 2020 Sewage, Wastewater, & Sanitation Board (SWS Board) regular meeting. Mr. Buehler seconded the motion which was approved three in favor and none against.

5. Approval of Draft Minutes – April 4, 2019

Mr. Vestbie moved to accept the minutes of the January 30, 2019 Sewage, Wastewater, and Sanitation Board (SWS Board) regular meeting. Chair Anderson seconded the motion which was approved three in favor and none against.

6. Public Hearing to determine whether or not to recommend approval to the District Board of Health for a variance for APN 023-131-42 section 020.080. –

Staff Representative: David Kelly

Mark Hermann
3620 Plumas Drive
Reno, NV 89509

Dave Kelly, EHS Staff – provided an overview of the request for variance from Mr. Hermann. He stated this was submitted due to a financial hardship as costs to drag sewer from Moana Lane were prohibitive to the project.

Mr. Hermann presented his cost estimate of the mainline sewer extension at approximately \$190k in order to construct the necessary mainline extension. Other elements not included in his estimate had the potential to increase the cost to over \$300k. With his house valued at \$548k and current loan of \$300k it would be a financial hardship to hook up to the City of Reno sewer system. He also indicated that the City of Reno had told him that they would allow him to hook up but that it would not ever really be approved due to other neighbors in the community and the disruption to the city streets.

Mr. Vestbie inquired the reason for this request.

Mr. Hermann informed the board that he was attempting to remodel the house which was in need of repair and add a bedroom to improve the value of the home. He thought that with such an old leach field – in particular with a tree over it – probably needed to be replaced anyways and at that point adding the capacity for a new bedroom would be a good idea.

Chair Anderson questioned the validity of the estimate and wondered if there were other options such as running a pump line directly to the existing main in Moana that might be cheaper.

Mr. Hermann stated that the City of Reno had said that they would not allow for any connection without a mainline extension.

Mr. Kelly weighed in that from his experience working with City of Reno Sewer, Mr. Hermann was correct that a mainline extension would likely be required.

Mr. Vestbie commented to the Board that he had checked with a local excavator and he felt that the general estimate provided by Mr. Hermann was in the ballpark for at least those portions.

Chair Anderson stated he was on the fence and pointed out that no percolation testing or soil profiles had been provided as they would expect to see.

Mr. Kelly explained that because the property had an existing septic system on it, EHS had based the sizing on the original system as was standard policy.

Mr. Vestbie felt that he was inclined to approve the variance as the costs were exorbitant to a level as to make it unreasonable to require a property owner shoulder.

Mr. Vestbie asked Chair Anderson if he would be more amenable to approving if a new test trench and percolation test were conducted and the design was based on that rather than the historical sizing.

Chair Anderson said that he felt it would be more appropriate and he would support that.

Mr. Vestbie made a motion to approve Variance Case #1-20S with the condition that a test trench and percolation testing be performed and the system to be designed based on those results. Chair Anderson seconded the motion which was approved three in favor and none against.

7. Public Comment

As no public comments were presented, Mr. Vestbie closed the public comment period.

8. Adjournment –

At 6:45 p.m., Chair Anderson moved to adjourn the meeting. Mr. Vestbie seconded the motion which was approved three in favor and none against.

Staff Report
Board Meeting Date: May 5, 2022

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board

FROM: Ellen Messinger-Patton, REHS
775-900-7233 epatton@washoecounty.gov

SUBJECT: Recommend the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of portions of a septic system (WBLD21-104161) with less than the required 25' setback to a drainage channel. The variance requests a building sewer line be allowed to cross a storm drainage channel. The building sewer will be sleeved with 6" SDR35 pipe, anchored with concrete and installed 1' below the lined drainage channel.

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) review of the submitted variance application for your decision to recommend or deny approval to the District Board of Health (DBOH) a variance for APN 230-101-07 which is owned by Matthew McCormack (M&T Land Holdings). The variance requests a building sewer line be allowed to cross a storm drainage channel. The building sewer will be sleeved with 6" SDR35 pipe, anchored with concrete and installed 1' below the lined drainage channel.

Previous Action

There has been no previous action with this variance request. A Washoe County Building Department permit application for a single-family dwelling (WBLD21-103839) and for a barn with associated plumbing (WBLD21-104161) were received by EHS on October 5, 2021. The parcel in question will be developed with a domestic well.

Background

Environmental Health Services staff has worked with the engineer to find the best possible solution to design an onsite sewage disposal system (OSDS) for this property. The property is 14.46 acres, will be served by a private well, and has a drainage channel flowing through it from west to north during storm events. During the design phase to build on the property and place an OSDS, it was determined there are few options for meeting all applicable setbacks to the drainage channel and private well as required in the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation (SWS).

Section 040.100 of the SWS Regulations requires building sewer lines meet a minimum 25' horizontal setback to drainage channels. Section 010.088 of the SWS Regulations defines a drainage channel as anything through which storm waters sometimes flow.

The property owner contracted with Universal Engineering Services to design an OSDS to be the most protective of the public and environmental health for the parcel, and then contracted with Monte Vista Consulting for the variance design. The proposed design has the building sewer line sleeved with minimum 6" SDR35 pipe within an approximate 25' long zone on each side of the SDR35 lined stormwater drainage channel. The building sewer line will then be buried 1' below the lined drainage channel. All other portions of the OSDS are proposed to be located outside the 25' setback to the drainage channel as required in Section 040.100. Additionally, drainage channels within 100' of the proposed septic system will be lined with 40 mil Enviroliner 6040 or equivalent, which will prevent infiltration of effluent into the drainage channel. These measures further contribute to the protective nature of the proposed design.

Staff has been on site to validate the proposed OSDS layout. Based on field observations it is noted the proposed design layout matches the property in question. The designated septic area is located within FEMA Flood Zone "A," and the design engineer has provided adequate certification of the system function in the event of a flood. The proposed septic system is an engineered sand filter, which efficiently treats effluent in high groundwater areas. This project has several barriers for protection and should effectively allow effluent to be treated in a manner that does not pose a risk to public health.

The only alternative to crossing the drainage channel would be to reroute and fill the storm drainage channel. This would require a large amount of fill to be installed at a significant cost and is not an easily feasible solution.

Staff is supportive of this as a standard mitigation measure. Other variances that have been approved in previous years were approved with this same technique of lining. Staff are currently drafting updates to the existing SWS Regulations to allow for the process of reducing a setback to a drainage channel by way of encasement as a standard process, as the risk to public health is adequately mitigated.

Findings of Fact

The Board must consider the following when making a recommendation on this variance to the DBOH:

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

Reply: If the system functions as intended, then there should be not effluent discharge to surface water or groundwater and should not pose a threat to groundwater contamination. If the building sewer line crossing the drainage channel fails, it could possibly contaminate the water in the drainage channel with raw sewage until such time as the flow is stopped. Additionally, this channel will only intermittently convey water during storm events, meaning that the channel will be empty most of the time.

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

Reply: There are two primary ways that sewage can pose a threat to public health, direct exposure via surface and groundwater contamination in areas with domestic wells. Direct exposure in this situation would most likely occur if the sleeving is compromised. EHS feels this is unlikely as it will be buried and not easily accessible. As indicated in question #1, the system should also not cause a groundwater contamination issue as long as the system is maintained and functions properly. In an additional measure of protection, drainage channels within 100' of the proposed septic system will be lined with 40 mil

Enviroliner 6040 or equivalent, which will prevent infiltration of effluent into the drainage channel.

3. Are there other reasonable alternatives?

Reply: In order to maintain all applicable setbacks and not cross the drainage channel the applicant could perform one of the following alternatives:

- a. Remove all plumbing from proposed barn. The only plumbing to cross the drainage channel extends from the barn. This alternative is not consistent with the property owner's wishes for their property.
- b. Reroute drainage channel to NW which would require large amount of fill at significant cost to the homeowner.

Conditions of Approval

1. Any instances of system non-function must be reported to WCHD for review and shall be repaired immediately. In the event of failure to maintain or lack of system function, WCHD may require sampling and/or impose restrictions on the property based on the functionality of the septic system, up to and including removal of the drainage channel crossing.
2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without Health District approval.

Recommendation

Staff recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of portions of a septic system (WBLD21-104161) with less than the required 25' setback to a drainage channel. The variance requests a building sewer line be allowed to cross a storm drainage channel. The building sewer will be sleeved with 6" SDR35 pipe, anchored with concrete and installed 1' below the lined drainage channel.

Possible Motion

Should the SWS Hearing Board wish to approve the variance application, the four possible motions would be:

1. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of a septic system as proposed, including all recommended conditions", OR
2. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of a septic system as proposed, without conditions", OR
3. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0001VARI (M&T Land Holdings LLC) to allow the approval of a septic system as proposed, with the following conditions (list conditions)", OR
4. "Move to present to the District Board of Health a denial of Variance Case H22-0001VARI (M&T Land Holdings LLC)."

The SWS Board may also formulate their own motion or request additional information from the applicant if desired.

Fee Paid 2453.00
Date Paid 4/12/22
Cash/CC/Check 11978
Receipt No. 121255
Date Appl. Received 4/12/22
Considered Comp. _____

APPLICATION FOR VARIANCE
TO THE REGULATIONS GOVERNING SEWAGE,
SANITATION AND WASTEWATER

DATE 4.12.22 PROJECT NAME McCormack Residence

OWNER

Name Matthew McCormack (M&T Land Holdings LLC)

Address 9621 Lane Garrett Drive

Reno, NV 89511

Phone 775.848.5129

Email Address mccormackmc@gmail.com

ENGINEER

Name Monte Vista Consulting, Ltd. (Mike Vicks)

Address 575 E. Plumb Lane, Suite 101

Reno, NV 89502

Phone 775.636.7905

Email Address mike@montevistaconsulting.com

The following items must be submitted with this application:

JOB ADDRESS 11265 Thomas Creek Road, Washoe County, NV

SIZE OF PARCEL 14.46 /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 230-101-07 LOT _____ BLOCK _____

REASON FOR VARIANCE REQUEST This request is to allow the a building sewer to cross a lined drainage channel utilizing a sleeved building sewer line as rerouting the drainage channel would result in a significant additional fill on the site. The proposed sleeved sewer line will be 1' below the lined drainage channel.

SECTION(S) OF REGULATIONS TO BE VARIED 040.100 Table 2

Separation between building sewer & drainage channel

IF A PARCEL MAP: PROJECT NAME N/A

APN(S) _____ LOT _____ BLOCK _____

IF TENTATIVE MAP: PROJECT NAME N/A

NUMBER OF PROPOSED LOTS _____ LOTS REQUIRING VARIANCES _____

LOT DESCRIPTION(S) _____

Prepare and submit this original application with 9 copies and 10 copies of a construction plot plan with specifications drawn to scale (minimum 1 inch = 30 feet) and include the required following requirements:

- Vicinity map.
- The direction of North.
- A diagram of the location of roadways, easements or areas subject to vehicular traffic, material storage or large animal habitation.



Washoe County Community Services Department
1001 East 9th Street
Reno, NV 89512

April 28, 2022

RE: H22-0001VARI – McCormack Residence – Variance Narrative

The McCormack Residence project consists of a new custom home and detached barn at 11265 Thomas Creek Road (APN:230-101-07). The site is 14.46 acres and has no access to municipal water or sanitary sewer, therefore will be served by a private onsite well and septic system. Universal Engineering Sciences prepared the onsite septic system design for the property. The reason for this variance request is to allow for a sanitary sewer lateral serving a bathroom in the detached barn to cross a storm drain culvert under the driveway. As the required 25' minimum separation cannot be achieved at this crossing, the proposed crossing will provide a 50' minimum 6" sleeve of SDR35 PVC pipe around the 4" SDR35 PVC sewer lateral centered at the crossing along with concrete anchors at each end. Additionally, the sanitary sewer will be a minimum of 1.0' below the 12" SDR35 PVC storm drain culvert. Based on conversations with the Washoe County Health Department it is understood this solution is under consideration to become a standard crossing detail which, if approved, will be acceptable without a Variance approval in the near future.

The proposed mitigation will provide three water tight pipes with the individual sticks of pipe centered on the crossing. Combined with the fact that the sewer will be below the storm drain, the crossing will provide significant protection from any sewer contamination of the storm drain culvert. This crossing is necessary as the only alternative other than eliminating the bathroom in the detached barn would be to redirect the stormwater flows around the residence on the northern side. This solution would result in a significant amount of additional grading and import of fill material compared to the current design. This would compound an already significant import of material based on the flood zone requirements. It should be noted that all flood irrigation has been redirected around the northern portion of the site utilizing an existing irrigation channel well above the house and proposed improvements. The culvert in question is only intended to convey surface stormwater flows around the house.

We feel this crossing is safe and provides a solution with adequate mitigation of the risk to public health. Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,
Monte Vista Consulting

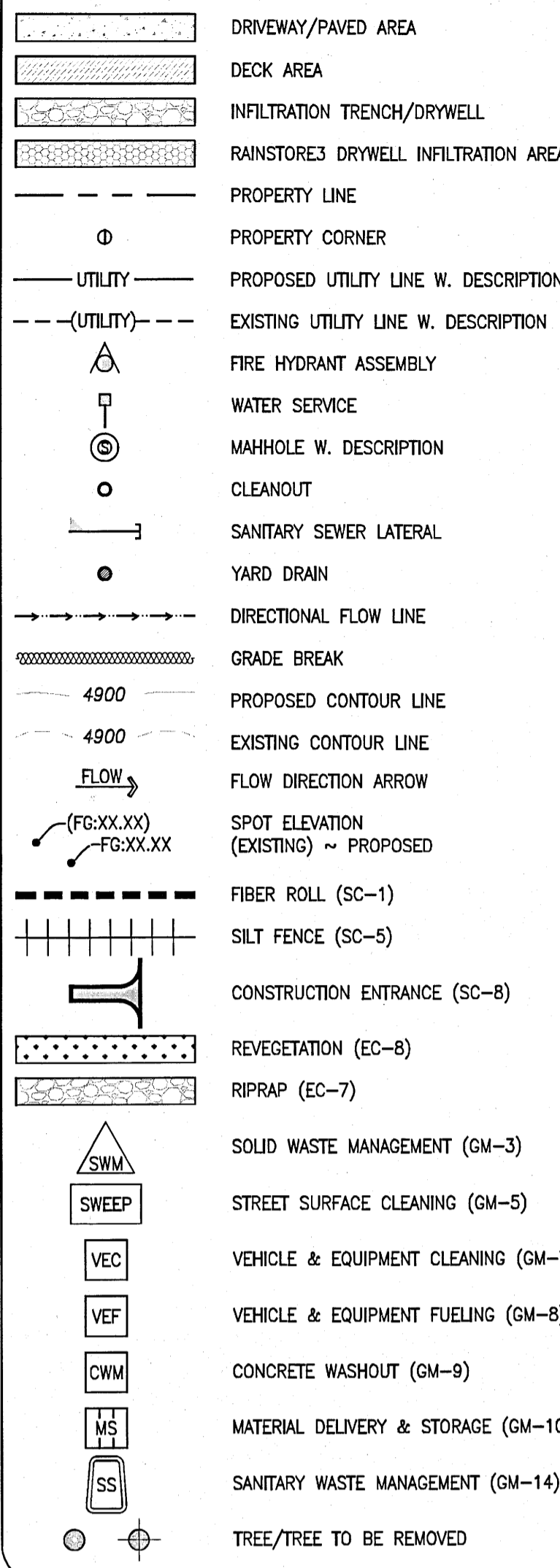
Michael Vicks, P.E.
Principal



SITE NOTES

- 1. MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THEIR CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.

SITE PLAN LEGEND



IRC DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD.

FLOOD PLAIN NOTE

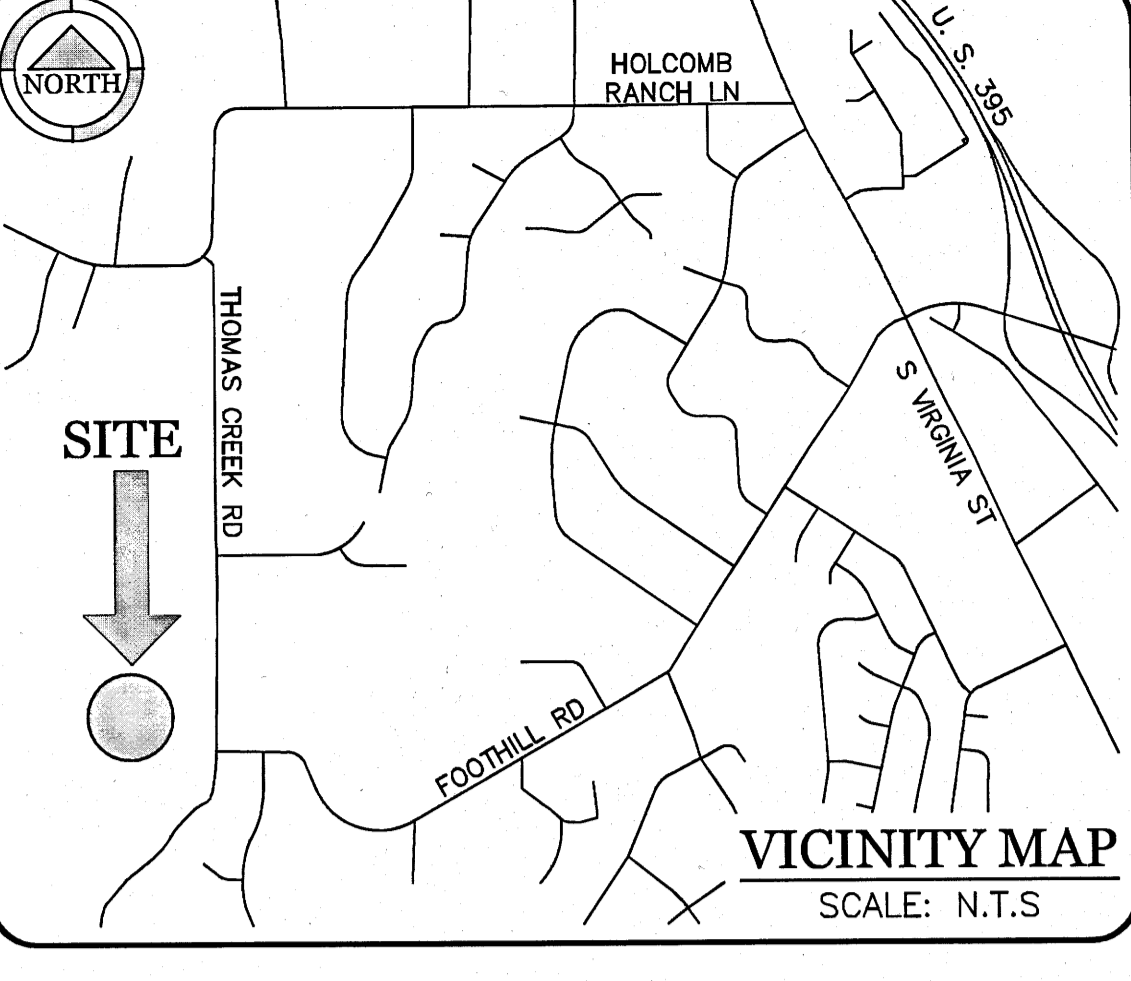
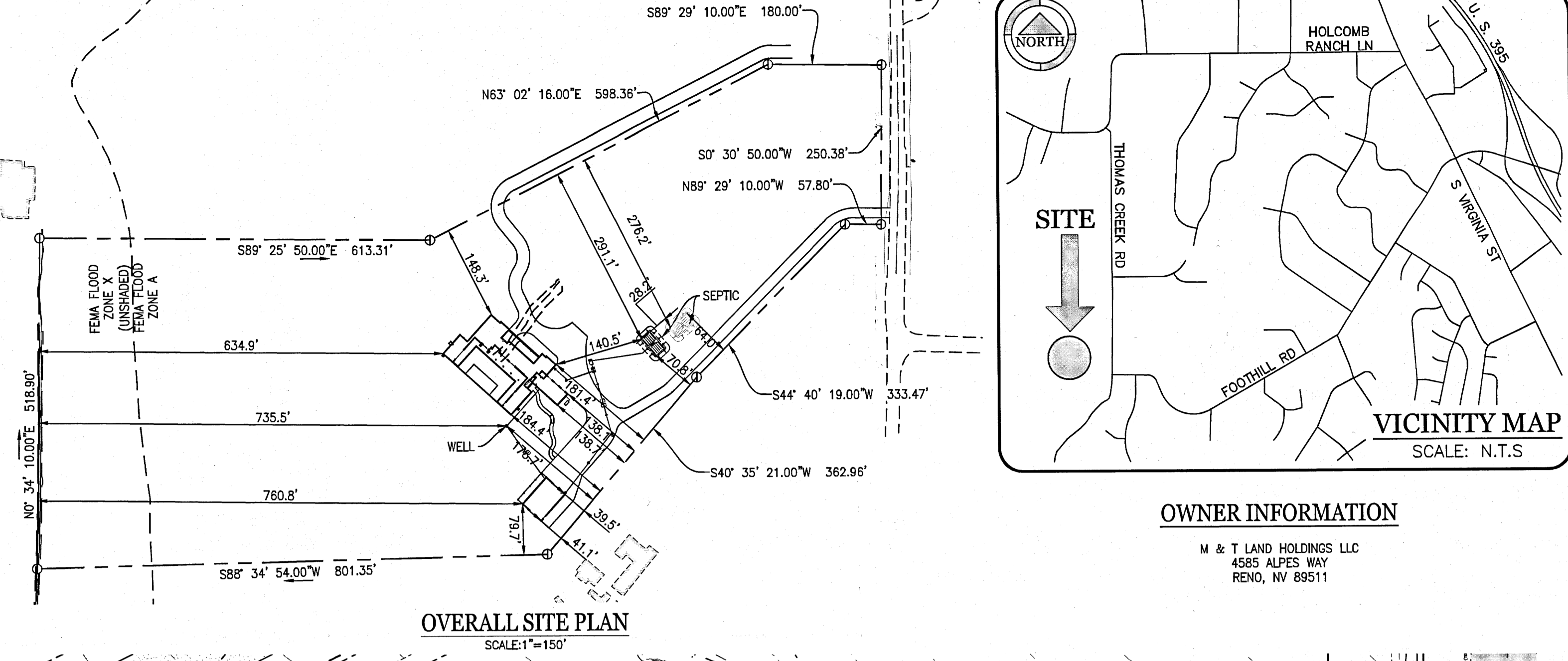
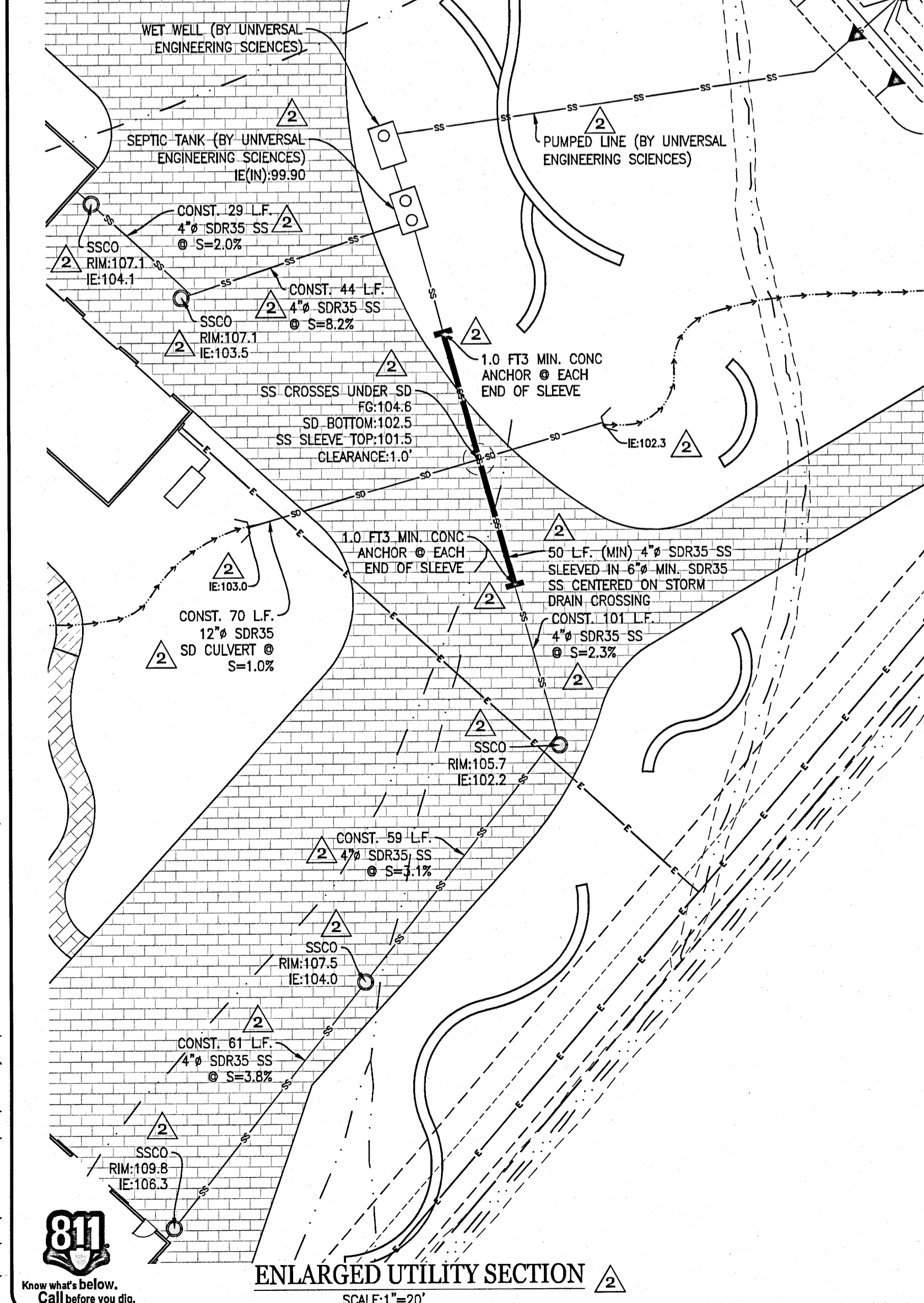
THIS SITE IS LOCATED IN FEMA FLOOD ZONE A REQUIREMENTS FOR DEVELOPMENT IN THIS FLOOD ZONE ARE AS FOLLOWS: LOWEST FF (INCLUDING BASEMENT) ELEVATED 2' MIN. ABOVE THE HIGHEST ADJACENT UNDISTURBED GROUND ELEVATION (IF NO BFE HAS BEEN DETERMINED) OR 1' ABOVE BFE IF ONE HAS BEEN DETERMINED.

SEPTIC SYSTEM

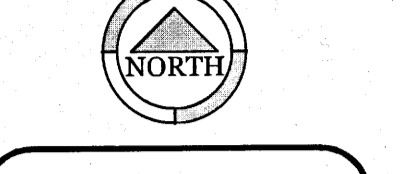
REFERENCE THE SEPTIC DESIGN BY UNIVERSAL ENGINEERING SCIENCES FOR ALL SEPTIC DESIGN AND DETAIL.

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

- 1. REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
- 2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.



MONTE VISTA CONSULTING logo and contact information: 575 E. Plumb Lane #101, Reno, NV 89502.



OWNER INFORMATION: M & T LAND HOLDINGS LLC, 4585 ALPES WAY, RENO, NV 89511.

McCormack Residence Site Plan title block with vertical text.

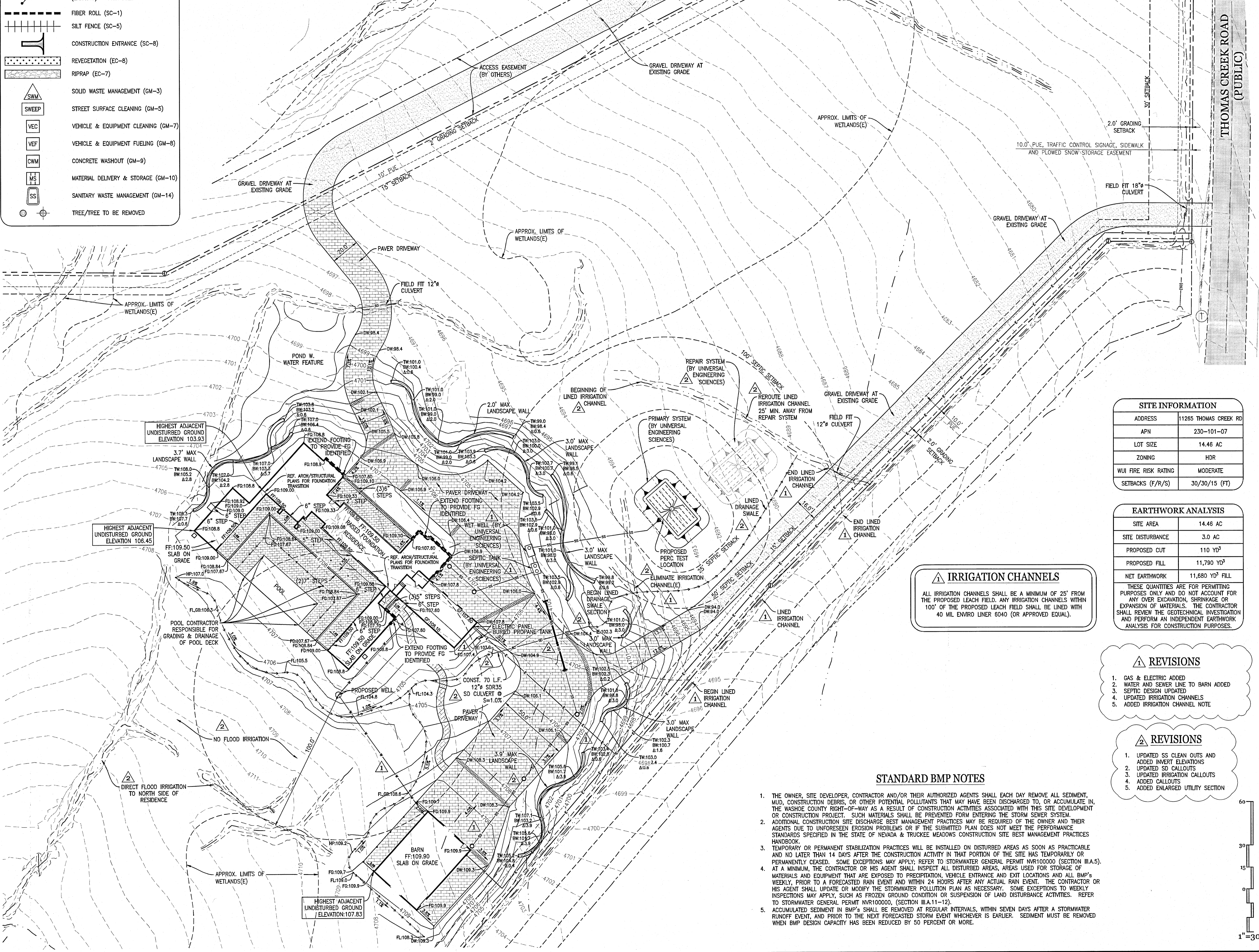


Table with 2 columns: SITE INFORMATION and ADDRESS. Values include 11255 THOMAS CREEK RD, APN: 230-101-07, LOT SIZE: 14.46 AC.

Table with 2 columns: EARTHWORK ANALYSIS and SITE AREA. Values include 14.46 AC SITE AREA, 110 YD³ PROPOSED CUT, 11,790 YD³ NET EARTHWORK.

IRRIGATION CHANNELS: ALL IRRIGATION CHANNELS SHALL BE A MINIMUM OF 25' FROM THE PROPOSED LEACH FIELD.

- REVISIONS: 1. GAS & ELECTRIC ADDED, 2. WATER AND SEWER LINE TO BARN ADDED, 3. SEPTIC DESIGN UPDATED, 4. UPDATED IRRIGATION CHANNELS, 5. ADDED IRRIGATION CHANNEL NOTE.

- REVISIONS: 1. UPDATED SS CLEAN OUTS AND ADDED INVERT ELEVATIONS, 2. UPDATED SD CALLOUTS, 3. UPDATED IRRIGATION CALLOUTS, 4. ADDED CALLOUTS, 5. ADDED ENLARGED UTILITY SECTION.

STANDARD BMP NOTES

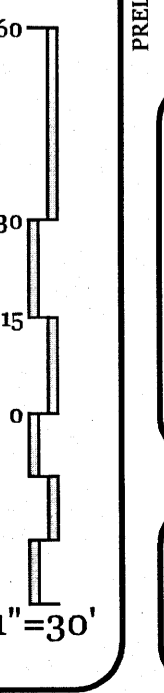
- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY.

Project information: 11255 Thomas Creek Rd, APN: 230-101-07, Project #: 21.032, Drawn: HBA, Checked: MWV, Date: 9.3.2021.



RECEIVED stamp: APR 28 2022, Washoe County Health District Environmental Health.

C1.0 stamp.



APN: 230-101-.07
R.P.T.T.: \$8,097.50
Escrow No.: 20010337-COM
When Recorded Return To:
M & T Land Holdings, LLC, a Nevada limited liability company
4585 Alpes Way
Reno, NV 89511

Mail Tax Statements to:
M & T Land Holdings, LLC, a Nevada limited liability company
4585 Alpes Way
Reno, NV 89511

DOC #5101764

11/09/2020 04:28:28 PM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$8097.50
Page 1 of 3

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Andrew E. Furer and Earlene W. Douglas, Trustees of The Andrew E. Furer and Earlene W. Douglas Community Property Trust Dated September 2, 2008

do(es) hereby Grant, Bargain, Sell and Convey to

M & T Land Holdings, LLC, a Nevada limited liability company

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

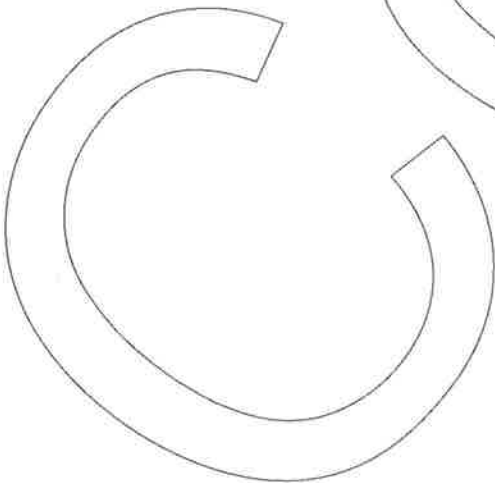
EXHIBIT A

A parcel of land being portions of Parcel B, Parcel C, and Parcel D of Parcel Map No. 5420 for The Andrew E. Furer & Earlene W. Douglas Community Property Trust dated September 2, 2008, as shown on the Official Map thereof, filed in the office of the Washoe County Recorder of the State of Nevada, on August 7, 2019, as File No. 4937888, located within a portion of the Northeast Quarter of Section 13, Township 18 North, Range 19 East, M.D.M., Washoe County, Nevada and being more particularly described as follows:

Beginning at a point on the West right-of-way of Thomas Creek Road from which the Northeast corner of said Section 13 bears thence North $00^{\circ}30'50''$ East a distance of 911.54 feet; thence along said West right-of-way South $00^{\circ}30'50''$ West a distance of 250.38 feet to the Southeast corner of said Parcel B; thence departing said West right-of-way and along the South boundary of said Parcel B North $89^{\circ}29'10''$ West a distance of 57.80 feet; thence departing said South boundary South $44^{\circ}40'19''$ West a distance of 333.47 feet; thence South $40^{\circ}35'21''$ West a distance of 362.96 feet; thence South $88^{\circ}34'54''$ West a distance of 801.35 feet to a point on the West boundary of said Parcel D; thence along said West boundary North $00^{\circ}34'10''$ East a distance of 518.90 feet; thence departing said West boundary South $89^{\circ}25'50''$ East a distance of 613.31 feet to the Southwest corner of said Parcel B; thence North $63^{\circ}02'16''$ East a distance of 598.36 feet; thence South $89^{\circ}29'10''$ East a distance of 180.00 feet to the Point of Beginning.

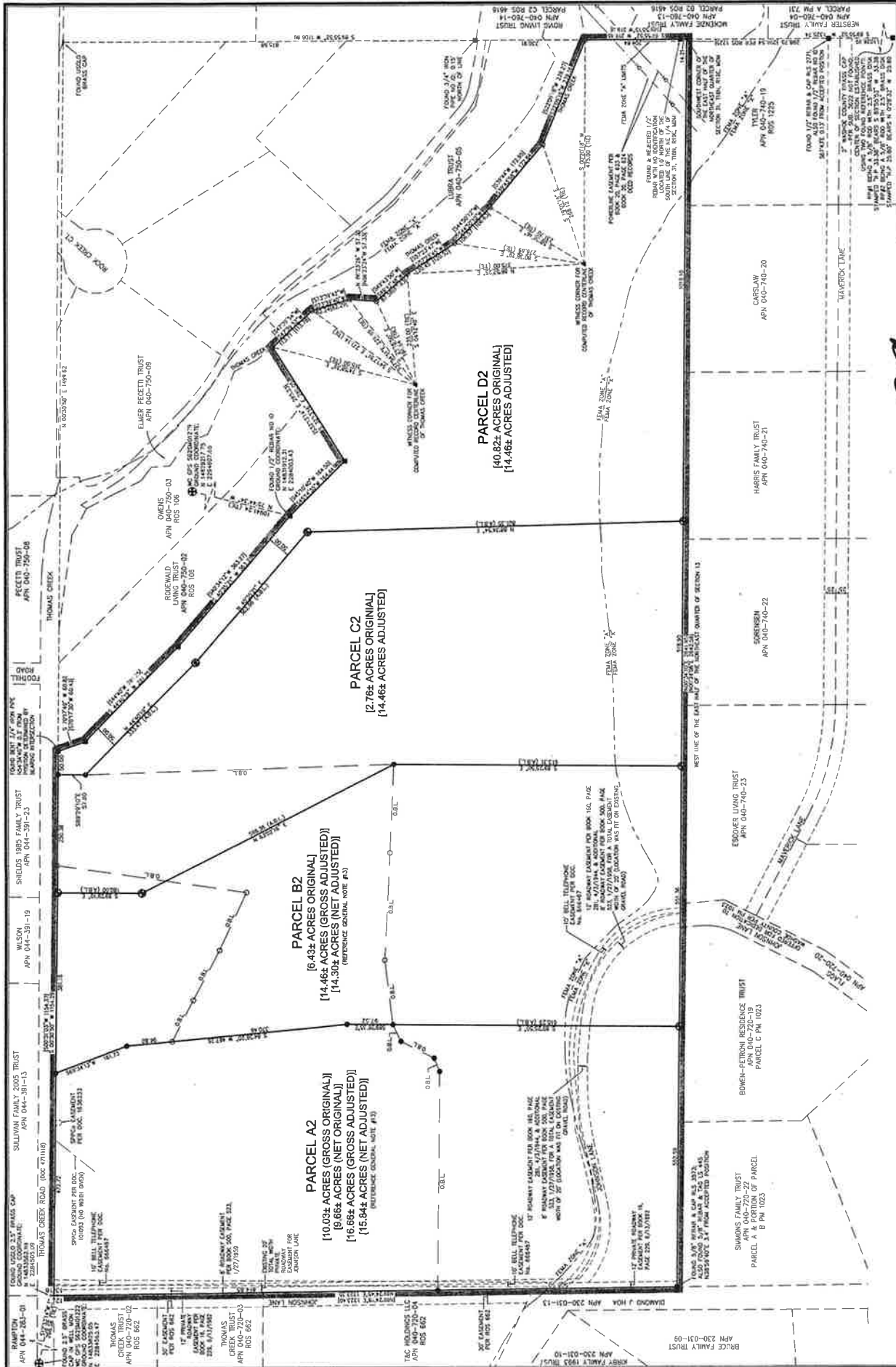
Pursuant to NRS 111.312, the above legal description previously appeared in that certain Grant, Bargain and Sale Deed, recorded August 7, 2019 as Document No. 4937889, of Official Records.

Assessors Parcel No.: 230-101-07



60744

60744



RECORD OF SURVEY
IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR
THE ANDREW E. FURER & EARLENE W. DOUGLAS
COMMUNITY PROPERTY TRUST DATED SEPTEMBER 2, 2008
AN ADJUSTMENT OF PARCELS A, B, C, & D
OF SECTION 13, T18N, R10E, M0M
LOCATED WITHIN THE NE 1/4 SECTION 13, T18N, R10E, M0M
WASCO COUNTY, NEVADA

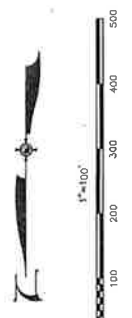
[Signature]
RYAN G. COOK
REGISTERED PROFESSIONAL SURVEYOR
NO. 17377
STATE OF NEVADA

7-18-2019

LEGEND

- ⊙ SET 3/8" REBAR PLASTIC CAP PLS 15224
- ⊙ FOUND 1/2" REBAR WITH NO IDENTIFICATION; UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP PLS 15224
- 5/8" REBAR PLASTIC CAP PLS 15224 PM 5/20
- COMPUTED POINT; NOTHING FOUND OR SET
- ⊕ FOUND SECTION CORNER AS NOTED
- ⊕ GEODETIC CONTROL POINT AS NOTED

PM PARCEL MAP
ROS RECORD OF SURVEY MAP
PULL PUBLIC UTILITY LAYOUT
O.B.L. ORIGINAL BOUNDARY LINE
A.B.L. ADJUSTED BOUNDARY LINE
|| RECORD BEARING AND DISTANCE PER RESIDENCE #1 & #17 UNLESS NOTED OTHERWISE



CUMULATIVE CHANGES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Record of Survey map 60744

4437890

Staff Report
Board Meeting Date: May 5, 2022

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board

FROM: Josh Philpott, Registered Environmental Health Specialist
775-433-4007, jphilpott@washoecounty.gov

SUBJECT: Staff recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of portions of a septic system (WBLD21-105162) with less than the required 25' setback to a drainage channel. The variance requests a reduced setback to a drainage channel by way of encasing the building sewer line with concrete within an approximate 10' long zone to meet the setback for the drainage channel.

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) review of the submitted variance application for your decision to recommend or deny approval to the District Board of Health (DBOH) a variance for APN 222-073-04 which is owned by Michael & Julie Dianda. The variance requests the allowance of a building sewer line to cross an existing hard piped storm water drainage channel. The building sewer line would be concrete encased from the point of crossing, extending to 5 feet on both sides of the crossing. The building sewer line will run above the drainage channel with a minimum vertical separation of 6 inches.

Previous Action

There has been no previous action with this variance request. A Washoe County Building Department permit application for a pool house (WBLD21-105162) was received by EHS on December 7, 2021. The parcel in question is served by a domestic well.

Background

The property is 6.1 acres with an existing 4 bedroom home and on site sewage disposal system. A drainage channel runs west to east across the property. The channel begins as an open catch basin and runs underground through SDR35 PVC pipe. The channel flows into a second open drainage ditch running along the south end of the property which terminates in an onsite pond. The pond is shared with an adjacent property (2600 Kinney Ln, 222-073-05).

The proposed building sewer line for the pool house was partially installed during a remodel under permit WBLD17-102247 but has not yet been utilized to convey sewage. The building sewer line is connected to a pump to move the effluent up to the septic tank before being distributed to the leach field. The line and associated pump were not inspected by or signed off by a Washoe County Health District employee. During a meeting with contractors and the project engineer, Health District employees were able to verify that the installed line meets the required 50' setback to the pond.

Section 040.100 of the SWS Regulations requires building sewer lines meet a minimum 25' horizontal setback to drainage channels. Section 010.088 of the SWS Regulations defines a drainage channel as anything through which storm waters sometimes flow.

The property owner contracted with Axion Engineering to design an OSDS to be the most protective of the public and environmental health for the parcel. The proposed design includes connecting the building sewer line from the pool house partially installed building sewer line and encasing it in concrete within an approximate 5 foot long zone on each side of the SDR35 lined stormwater drainage channel. The building sewer line crosses at a minimum of 6 inches above the lined drainage channel. All other portions of the existing OSDS are located outside the 25' setback to the drainage channel as required in Section 040.100.

Staff has been on site to evaluate the existing property conditions. Based on field observations it is noted the proposed design layout matches the property in question. The proposed bathroom in the pool house will have seasonal usage and as such should not pose an excess amount of waste to be introduced into the OSDS. The storm drainage channel on the property is not a constant source of water and is designed to only capture runoff from the property itself.

Staff is supportive of this as a standard mitigation measure. Other variances that have been approved in previous years were approved with this same technique of lining. Staff are currently drafting updates to the existing SWS Regulations to allow for the process of reducing a setback to a drainage channel by way of encasement as a standard process, as the risk to public health is adequately mitigated.

Findings of Fact

The Board must consider the following when making a recommendation on this variance to the DBOH:

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

Reply: If the system functions as intended, then there should be not effluent discharge to surface water or groundwater and should not pose a threat to groundwater contamination. If the building sewer line crossing the drainage channel fails, it could possibly contaminate the water in the drainage channel with raw sewage until such time as the flow is stopped. Additionally, this channel will only intermittently convey water during storm events, meaning that the channel will be empty most of the time.

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

Reply: There are two primary ways that sewage can pose a threat to public health, direct exposure via surface and groundwater contamination in areas with domestic wells. Direct exposure in this situation would most likely occur if the sleeving is compromised. EHS feels this is unlikely as it will be buried and not easily accessible. As indicated in question #1, the system should also not cause a groundwater contamination issue as long as the system is maintained and functions properly.

3. Are there other reasonable alternatives?

Reply: In order to maintain all applicable setbacks and not cross the drainage channel the applicant could perform one of the following alternatives:

- a. Remove all plumbing from proposed pool house. The only plumbing to cross the drainage channel extends from the pool house. This alternative is not consistent with the property owner's wishes for their property.
- b. Reroute drainage channel around the pool house and connect to the existing drainage channel on the south of the property. This would require significant costs to reroute the drainage channel and remove the portion where the building sewer and existing drainage channel cross.

Conditions of Approval

1. Any instances of system non-function must be reported to WCHD for review and shall be repaired immediately. In the event of failure to maintain or lack of system function, WCHD may require sampling and/or impose restrictions on the property based on the functionality of the building sewer line, up to and including removal of the storm drain crossing.
2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without Health District approval.

Recommendation

Staff recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of portions of a septic system (WBLD21-105162) with less than the required 25' setback to a drainage channel. The variance requests a reduced setback to a drainage channel by way of encasing the building sewer line with concrete within an approximate 10' long zone to meet the setback for the drainage channel.

Possible Motion

Should the SWS Hearing Board wish to approve the variance application, the four possible motions would be:

1. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of a septic system as proposed, including all recommended conditions"; OR
2. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of a septic system as proposed, without conditions"; OR
3. "Move to present to the District Board of Health a recommendation for approval of Variance Case H22-0002VARI (Michael & Julie Dianda) to allow the approval of a septic system as proposed, with the following conditions (list conditions)"; OR
4. "Move to present to the District Board of Health a denial of Variance Case H22-0002VARI (Michael & Julie Dianda)". The SWS Board may also formulate their own motion or request additional information from the applicant if desired.

H22-0002 VARI

WASHOE COUNTY HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

WASHOE COUNTY HEALTH DISTRICT
ENVIRONMENTAL HEALTH SERVICES DIVISION
1001 East Ninth Street, Bldg B, Reno, Nevada 89512
Telephone (775) 328-2434 • Fax (775) 328-6176
www.washoecounty.us/health
HealthEHS@washoecounty.us
**APPLICATION FOR VARIANCE
TO THE REGULATIONS GOVERNING SEWAGE,
SANITATION AND WASTEWATER**

Office Use Only
Fee Paid 2453.02
Date Paid 4-22-22
Cash/CC/Check 036005
Receipt No. 799388
Date Appl. Received _____
Considered Comp. _____

DATE 4-11-2022 PROJECT NAME Dianda Pool House

OWNER
Name Dianda, Michael & Julie
Address 2500 Kinney Lane,
Reno, Nevada 89511
Phone _____
Email Address _____

ENGINEER
Name Ryan T. Sims
Address 683 Edison Way
Reno, Nevada 89502
Phone 775-771-7983
Email Address ryan@axionengineering.net

RECEIVED
APR 22 2022
Washoe County Health District
Environmental Health

The following items must be submitted with this application:

JOB ADDRESS 2500 Kinney Lane
SIZE OF PARCEL 6.10 Ac /Acre
COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE
EXISTING PARCEL(S) APN(S) 222-073-04 LOT 11 BLOCK C
REASON FOR VARIANCE REQUEST New sewer line from proposed pool house crosses
within the required setback from an existing drainage channel. We propose to add
concrete encasement at area of the crossing of lines.
SECTION(S) OF REGULATIONS TO BE VARIED Section 040.100 Table 2 Building Sewer/Drainage Channel Setback

IF A PARCEL MAP: PROJECT NAME N/A
APN(S) _____ LOT _____ BLOCK _____
IF TENTATIVE MAP: PROJECT NAME N/A
NUMBER OF PROPOSED LOTS _____ LOTS REQUIRING VARIANCES _____
LOT DESCRIPTION(S) _____

Prepare and submit this original application with 9 copies and 10 copies of a construction plot plan with specifications drawn to scale (minimum 1 inch = 30 feet) and include the required following requirements:

- Vicinity map.
- The direction of North.
- A diagram of the location of roadways, easements or areas subject to vehicular traffic, material storage or large animal habitation.

... continued from previous page

- ✘ A diagram of the location and distance to any well and on-site sewage disposal system within 150 feet of the subject property (if none, so indicate).
- ✘ A diagram of the distances from the proposed on-site disposal system to any proposed or existing on-site well.
- ✘ A diagram of the location of any percolation hole or test trench(es) on the property.
- ✘ A diagram to scale of the location of all proposed on-site sewage disposal system components, including a delineated area for future replacement of disposal trench(es).
- ✘ A diagram of the distance to any available sewer system (if none, so indicate).
- ✘ The number of bedrooms in the proposed building.
- ✘ The maximum slope across the disposal area.
- ✘ A diagram of the lot dimensions and total lot area.
- ✘ The location of water supply lines.
- ✘ A diagram of all structures on site.
- ✘ A diagram of all existing and proposed drainage improvements.
- ✘ A diagram of the location of any watercourse and/or natural drainage channel within 150 feet of the property (if none, so indicate).
- ✘ Soil logs and percolation test results, including calculations and actual field data (if required).
- ✘ Sewage loading calculations and application rates.
- ✘ System sizing calculations.
- ✘ Pertinent geological and hydrogeological information.
- ✘ Construction drawings, cross-sections and specifications of the proposed system.
- ✘ Certification by an engineer that the proposed system is properly designed to function for at least ten (10) years (engineer's seal).
- ✘ Submit a completed Notice of Special On-Site Requirements. We will give you the form after variance is approved by the District Board of Health.

BE PREPARED TO SUBMIT:

- ✘ Other information may be required to enable the Board to adequately consider the application.

THE SUBMITTED DATA, DOCUMENTS AND DESIGNS MUST DEMONSTRATE WHETHER:

1. The proposed system will significantly and/or adversely impact any water so that the water may no longer be used for its existing or expected beneficial use.
2. The proposed system will be detrimental or pose a danger to the public health, safety or create or contribute to a public health hazard.
3. Other reasonable alternatives for compliance with these regulations are available to the applicant. State the alternatives considered, including reasons for rejection.

172400ALL INFORMATION MUST BE PROVIDED AND THIS APPLICATION MUST BE PROPERLY COMPLETED PRIOR TO SUBMITTAL. FAILURE TO DO SO MAY RESULT IN SIGNIFICANT DELAYS TO THE PROCESSING OF THIS VARIANCE REQUEST.



April 22, 2022

Washoe County Health Department
1001 E 9th St. #B
Reno, NV 89512

Re: Sewer Variance for 2500 Kinney Lane

An application for a sewer variance is being submitted for the proposed pool house located at 2500 Kinney Lane. The proposed pool house will have a bathroom, requiring a sewer connection to the existing on-site disposal system. A variance to the Washoe County Health Department sewage, wastewater, and sanitation regulations section 040.100 Table 2, which states a setback of 25' from building sewer to drainage channels, is requested for the crossing of the proposed sewer connection and the existing piped lot drainage. The existing lot drainage is piped with SDR 35 PVC at the crossing location and the proposed sewer line is proposed to be concrete encased at the location of the crossing. The existing lot drainage cannot be relocated around existing and proposed improvements, and must be crossed at some point for sewer at the proposed pool house to connect to existing sewer disposal system on site.

If you have any further questions, please feel free to contact me at 775-771-7983 or email ryan@axionengineering.net

Sincerely,

Axion Engineering, LLC

Ryan T. Sims

Ryan T. Sims, PE

