

Sewage, Wastewater and Sanitation Hearing Board Meeting Notice and Agenda

Members

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

**Thursday April 4, 2019
6:00 p.m.**

**Washoe County Administration Complex, Building B
Health District South Conference 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.

6:00 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. Approval of Agenda – (For possible action)**
April 4, 2019
- 5. Approval of Draft Minutes – (For possible action)**
January 30, 2019
- 6. Continuation of Public Hearing from the January 30, 2019 Meeting** to consider an appeal to the Health District's decision to require the relocation of a residential onsite sewage disposal system pursuant to Section 120.040 of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation. (Held over from November 20th, 2018 and January 30th, 2019 Meetings) – (For possible action)
Staff Representative: David Kelly

Ron and Denise Jahn
3285 Maranatha Road
Reno, Nevada
Assessor's Parcel Number 046-031-10
- 7. Staff Report** to update and provide any direction from the Board on the proposed plan for updating specific sections of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation. – (For possible action)
Staff Representative: James English

8. *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.

9. 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Possible Changes to Agenda Order and Timing: Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block.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.

**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

Wednesday, January 30, 2019

4:00 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 Anderson called the meeting to order at 4 p.m.

The following members and staff were present:

Members present: Ronald J. Anderson, P.E., Chair
Matthew Buehler
Vonnie Fundin
Nick Vestbie, P.E.
Matt Smith
Ray Pezonella, P.E.

Staff present: Leslie Admirand, DA
Jim English
Dave Kelly
Latricia Lord

Members absent: None

Ms. Valentin verified a quorum was present.

2. *Pledge of Allegiance

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

3. *Public Comment

As no public comment cards were presented, Chair Anderson closed the public comment period.

**4. Approval of Agenda –
January 30, 2019**

Mr. Bueher moved to accept the agenda of the January 30, 2019 Sewage, Wastewater, & Sanitation Board (SWS Board) regular meeting as modified with hearing item 8 after 9 and no alternates voting on items 4 and 5. Mr. Fundin seconded the motion which was approved four in

favor and none against. Alternates did not vote.

5. Approval of Draft Minutes –
November 20, 2018

Mr. Fundin moved to accept the minutes of the November 20, 2018 Sewage, Wastewater, and Sanitation Board (SWS Board) regular meeting as written. Chair Anderson seconded the motion which was approved four in favor and none against. Alternates did not vote.

6. Public Hearing to consider an appeal to the Health District's decision to require the relocation of a residential onsite sewage disposal system pursuant to Section 120.040 of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation. (Held over from November 20th, 2018 Meeting) – **(For possible action)**
Staff Representative: David Kelly

Ron and Denise Jahn
3285 Maranatha Road
Reno, Nevada
Assessor's Parcel Number 046-031-10

Mr. Fundin recused himself because of conflict of interest – Mr. Pezonella (alternate) stepped in as voting member required for quorum.

Mr. Kelly – Reviewed staff report background. This is not a true fire rebuild so we wanted to bring this to the SWS Board. They wanted to appeal as they made an investment. If located off the property, it is required to build off. It is a legal easement even if it isn't on the property. Legally recorded for sewage.

Mr. Vestbie had questions. Did the other property owner on the easement have any problems?

Mr. Kelly stated yes, the leach field.

Ron and Denise Jahn stated this was recorded six years before they purchased the property. In their permit process they hired Waters and spent \$5k to ensure the size and property were correct. There was only one easement 60 ft back then. Now there are two easements that are 100 ft long.

Mr. Vestbie asked if it just get longer in either direction?

Ron and Denise Jahn stated it was right on the line but within the easement. Didn't have GPS previously. The records they dug up showed 100 ft and the other 60 ft was enlarged 40 ft. This somehow ended up with their tank on the property line. We still have other easement and it is still in existence. That property owner did a huge substantial remodel and it was never brought up back then. We purchased property that it was a usable septic and easement in 2003 and per taxes Washoe County has been assessing for all improvements (water, sewer, power, etc.). We discovered this after we invested money into improvements. If we had known we would have addressed this situation differently. We believed it was a functioning property and was certified by Waters. We tested and cleaned out the tank up until the point it didn't sit where it was supposed to be.

Mr. Vestbie asked what it was based upon.

Ron and Denise Jahn stated leach field is based upon a 3 bedroom house. Neighbor is aware of their leach field and he purchased property understanding the leach field is there. Spoke with him day before yesterday. Neighbor is not using easement and is starting his build. Since it is

certified by Waters, it seems like it would disrupt two other property owners instead of staying how it is given that it is certified and there is room for a repair leach field.

Mr. Vestbie asked if no one cares where the septic tank is, and the neighbor has no problem with it, do we just need to get the neighbors permission?

Mr. Pezonella stated in the past this situation occurs when parcel mappings were done at one time. They couldn't find a valid perc test so they created easements to accommodate. Why there was a change in the length is rather interesting. The tank is within the easements, but not in the easements broken up. The leach field – you made a comment that you made the leach field but to go back in to dig up the system you were ensuring the system worked to.

Mr. Kelly responded that the leach field is not, tank is.

Ron and Denise Jahn stated they dug down six feet and dug out the leach field and replaced all the clay pipes full of roots 50 feet. At that point they said it would be beneficial to add a cleanout. When they inspected the other section that doglegged right 45 feet, so that all was dug up and replaced as it was full of roots. All of this was 6-8' deep. All was replaced with new base, pipe, fittings from the tank to the end of the line. The tank is not exactly perpendicular to the property line, so when the pipes comes out and goes right ... the last 6 or 7 feet goes out of the line of the box for the exact mapping we have now. The neighbor that is his property and he is aware. He was a contractor for 50 years and said he had seen worse than that.

Mr. Pezonella asked if there any way they could fix the line of the pipe.

Mr. Kelly – They could have done it through the approved building permit.

Mr. Pezonella inquired if the size of the line is sufficient.

Mr. Kelly – We made a determination at the time.

Ron and Denise Jahn stated their understanding was they could only go where it was before, not shorten, change direction, etc.

Mr. Kelly stated they could have pulled a change permit.

Mr. Pezonella stated the reason these easements are important are that you may not be there forever. When you are outside the easements they can be problematic in the future for new homeowners. The Health District has a hard time keeping you within the boundaries. Tank is not as big a concern, the leach field is.

Mr. Kelly – Their options are to go back to neighbor and change boundary line or increase the easements for the leach field to be legal.

Mr. Pezonella stated the best solution would be to move the line as your leach field is not within the easement.

Ron and Denise Jahn asked questions regarding having the easement moved for two neighbors (maybe three).

Chair Anderson – If you have a surveyor draw up easement adjustments. It would be in the best interest of all property owners that it would revert back and need to be replaced should it fail. Have documents drawn up. Did I understand that if we cannot get all three property owners to change the easements, we can change the line out of the tank to be only on the easement.

Mr. Kelly – What you are describing is what we are asking about and recommending to the SWS board. We would accept a legal easement.

Ron and Denise Jahn – we understood the whole system had to be pulled up and put on our property.

Mr. Pezonella – Be careful, you wouldn't have an easement if your site was usable. I think you would be better off getting the easements changed at the surveyor office. You would be doing this at the surveyor's office. It is just boundary adjustment lines to get their signature. This would be a recorded legal document.

Mr. Vestbie – The surveyor can just notch out the area which would be much cheaper.

Mr. Pezonella – Get a legal easement to get the line inside the easement.

Mr. Kelly – From WCHD perspective, the entire system needs to be within the easement.

Mr. Pezonella – The best way is to get a contract.

Ron and Denise Jahn – I guess we will try to work it out on paper with the neighbors.

Ron – I agree that a paper solution would be best. A reversion type agreement might be able to sell it that way. Do we continue this item until you make contact with your neighbors to bring back an exhibit or whether we should make a motion?

Mr. Pezonella – Can we recommend they work with and satisfy the Health District?

DA Admirand – That would be a denial of their appeal. In order to get back before the SWS Board they would have to file another appeal.

Mr. Pezonella – What would be the best solution? I was trying to assist them to come back with their written exhibit. They need to satisfy WCHD requirements.

Mr. Kelly – Show us evidence of the easement changes and new plot plan and we would approve a building permit and not make them relocate.

Ron and Denise Jahn expressed concerns over what is going to happen if they can't get the other properties to agree.

Mr. Pezonella – This is disheartening and concerning but we need to clean this up. We have an obligation to protect you and the environment.

Chair Anderson suggested they get a land surveyor and get the neighbors to sign off on it. Thinking we should continue as we may have another options. Interested to see what their neighbors' reactions are going to be.

Mr. Pezonella – I think what we are trying to do is to give you extra time to work with the neighbors.

Mr. Pezonella moved to continue the appeal of the Health District's requirement to relocate the system onto 3285 Maranatha Road as part of WBLD18-106696." Mr. Vestbie seconded the motion which was approved four in favor and none against.

7. Public Hearing to determine whether or not to recommend approval to the District Board of Health for a variance for APN 038-084-05 sections 040.100, 100.020 and 100.090 based on percolation rates for native soils being substantially lower than acceptable for a conventional onsite sewage disposal system of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation. (Held over from November 20th, 2018 Meeting) – **(For possible action)**

Staff Representative: David Kelly

Dante and Joinece Frasca (previous owners)

630 Hill Lane
Verdi, Nevada 89439
Assessor's Parcel Number 038-084-05

Mr. Anderson recused himself because of conflict of interest – Mr. Pezonella (alternate) stepped in as voting member required for quorum.

Mr. Kelly provided overview.

Mr. Vestbie – question?

Brian – As current property owner (previously owners were Frasca) explained it is a ditch slope runoff, not irrigation ditch.

Mr. Kelly responded it was the first he had heard that it wasn't an irrigation ditch.

Mr. Vestbie responded it has to have percolation material below or it will sit like a swimming pool.

Brian responded that Mr. Anderson did the report. Leach field if it can't be repaired ... perc rates are pretty minimal and the repair area will take up more room. The system is new to anything previously approved before. The previous owners are aware of the situation. Mr. Anderson did the perc test, waters, what is this going to take? The previously owners put the money up and it is still sitting at Waters. We haven't moved into the house yet as we are concerned before moving in.

Mr. Vestbie stated the package system is compact but I haven't researched any. I think you will get very clean water. The emitters come up through the soil. Mr. Anderson has created these systems in Storey County.

Mr. Pezonella stated he designed similar systems. He believes in the system but had concerns with necessity and had a lot of questions for Brian. Specifically he felt that it was possible if percolation tests were performed in the sandy layer, a standard sand filter would suffice. He also expressed concern that the distribution piping only showed 10 feet to daylight when code requires 20. Finally he questioned the square footage calculation.

Brian – can Mr. Anderson come in and explain his system?

DA Admirand answered no, because Mr. Anderson recused himself and it would be a conflict.

A five minute recess was granted so applicants for variance could get additional information from Mr. Anderson. After five minutes, Mr. Pezonella stated we were back on record.

Brian – Mr. Anderson is expecting some of this to be taken up by sod and soil. Per WCHD for an engineered system, 150 per bedroom per day for a total of 450 of a 3-bedroom house that meets regs.

Mr. Pezonella – The only other issue is the 20 setback? Are there any other questions? Does this work for you Mr. Kelly? I am concerned about daylighting.

Mr. Kelly – They have room available to address that with additional fill.

Mr. Pezonella – I think it is a good system. I am just trying to get around some regulations that he may have stepped around a little bit. He also addressed that he had resolved the calculation issue, the formulas were just not laid out correctly; the square footage was adequate.

Mr. Kelly – If the Board chooses to approve the recommendation, please be aware that part of the variance is a reduced setback to the irrigation ditch. If the Board has any issue with that portion of the variance, they should specify it in their motion.

Mr. Pezonella made a motion to accept the recommendation of staff for Variance Case #1-18S:

- A maintenance contract is required with record keeping requirements. A minimum of annual maintenance and certification is required with records kept for a minimum of 5 years. Records must be made available to WCHD upon request.
- All instances system non-function must be reported to WCHD for review and 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 treatment system, up to and including additional repair.
- All conditions of approval must be recorded to the deed of the property with language that does not allow for the removal from the deed without Health District approval or connection to municipal sewer.

Mr. Vestbie seconded the motion which was approved. Four in favor and none against.

8. Public Hearing to determine whether or not to recommend approval to the District Board of Health for a variance for APN 017-320-20 section 040.100 Table 2 Setback to a Watercourse of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation. – **(For possible action)**

Staff Representative: Latricia Lord

Robert Togliatti
19445 Togliatti Way
Reno, Nevada 89439
Assessor's Parcel Number 017-320-20

Ms. Lord reviewed the agenda item. She stated the slope over disposal/seasonal irrigation ditch is why a variance is needed.

Mr. Buehler stated for the field we need to leave a 600 foot minimum. On page one, Appendix C it shows 516 square feet so it is short of the square footage of the field. Is there any way to increase that?

Mr. Kelly – we typically have a reduction in size for a sand system.

Mr. Buehler – what about cleanouts? Every 50 feet? Those could be installed?

Mr. Kelly – yes that could be a condition.

Mr. Anderson – Comments on design sheet for design flow. There are 2 design methodologies for 3 bedroom (1/3 per day of 1,000 or 150/day per bedroom). It looks like they did 330 gallons per day. On engineered systems that is allowed. Black Eagle did an excellent package. My idea to save a substantial amount of money would be to set the pump tank near the septic tank. It might be a better design. Either way I think it is a good design and meets County requirements.

Mr. Vestbie – the lines go be under the drain ... it would drain back into the tank.

Ms. Lord – When asked about how deep they were putting the dosing tank, they said 8'.

Mr. Vestbie – no problems except Mr. Anderson’s recommendation. Changes could save money but that is an engineer’s discretion. Mention it might be convenient to switch it back and can give an asbuilt later.

Mr. Vestbie – Is it sealed properly?

Ms. Lord – yes

Mr. Buehler made a motion to approve design for Variance Case #1-19S (Robert Angelo Togliatti) to allow the approval of a septic system as proposed, with the following conditions:

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 treatment system, up to and including additional repair.
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.
3. Cleanouts every 50 feet.

Mr. Fundin seconded the motion which was approved four in favor and none against. No alternates participated

- 9. Public Hearing** to determine whether or not to recommend approval to the District Board of Health for a variance for APN 030-204-07 section 040.100 Table 1 Minimum Lot Size According to Slope Over Disposal Area of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation. – **(For possible action)**
Staff Representative: David Kelly

Mark & Kathleen Olsen
5025 Pleasant View Drive
Sparks, NV 89434

Mr. Anderson recused himself because of conflict of interest – Mr. Pezonella (alternate) stepped in as voting member required for quorum.

Mr. Kelly reviewed staff report.

Mr. Pezonella – does it have a well?

Mr. Kelly – yes

Mr. Vestbie - the plan shows there is plenty of room.

Mr. Pezonella stated both dwellings will have their own septic and leach field.

Mr. Vestbie – pursuant to agenda item 11, we may revise regulations.

Mr. Kelly – conditions: occasionally we will limit total bedrooms on property. Technically, if they don’t have any restrictions by the SWS board, they can build up to two dwellings with 3 bedrooms each.

Mr. Buehler asked couldn’t they build the properties closer and come up with things with overhangs and call it a single dwelling? I am not sure we would give a variance if there are other potential designs they could look at to meet the regulations as is. Or put them together closer to call it a single dwelling.

Mr. Vestbie stated in his opinion there is plenty of room on that lot for two dwellings.

Mr. Pezonella stated he understand Mr. Vestbie.

Mr. Buehler inquired if there were any safety issues? So it just doesn't meet the current regulations of three acres?

Mr. Kelly replied that EHS did not see any adverse actions.

Mr. Vestbie made a motion to approve staff's recommendation for approval of Variance Case #2-19S (Mark & Kathleen Olsen) to allow the approval of a septic system as proposed, without conditions. Mr. Fundin seconded the motion which was approved four in favor and none against.

10. Public Hearing to request a standing meeting date for SWS Board. – **(For possible action)**

Staff Representative: David Kelly

Mr. English referred to the agenda item and stated staff has to take SWS Board recommendations before the DBOH within 30 days of the SWS Board meetings. If no issues came up, SWS members would be called within 15 days of meeting to cancel. A continuation plus regulations may be coming up. He recommended the first week of the month.

Mr. Buehler asked about the first Thursday of the month.

Mr. Vestbie inquired if it has to be the same day of the week.

Mr. English stated this would provide enough time to prepare for the upcoming DBOH meeting the fourth Thursday of every month.

Mr. Buehler made a motion to set a standing monthly SWS Board meeting date for the first Thursday of every month at 6:00 p.m., Mr. Vestbie seconded the motion which was approved four in favor and none against.

11. Public Hearing to determine whether or not to recommend approval to the District Board of Health of a proposed change in Section 120.075 of the Washoe County Health District Regulations Governing Sewage, Wastewater, and Sanitation regarding the minimum acreage for second dwellings. – **(For possible action)**

Staff Representative: David Kelly

Mr. English stated EHS staff has tried to update the regulations. We know they need to be updated as things change quickly. As of the last hearing there is a new understanding as of the October SWS meeting. Staff was directed to draft new language. Need to know the language is okay with the SWS Board before moving forward to starting public meetings. Need your feedback before this SWS Board can go forward to DBOH, and final approval of State Board of Health or State Environmental Health, we might get this by September 2019.

Chair Anderson commented that he started to mark it up as it needs edits. He thinks it makes sense to have a more comprehensive review of the regulations. Modifying this section may modify another section. A more comprehensive review would be his preference. He stated he would reject it and needs a lot more time to review and see how this dovetails into the rest of the regulations.

Mr. English requested direction on what the SWS Board is looking for moving forward. This board has technical experts that are needed to even see the process progress.

Mr. Vestbie asked that the entire regulations be reworked and then meet with the SWS Board to discuss.

Mr. English started to explain the options.

DA Admirand interjected that the agenda item is getting beyond what the item is. She suggested to agendize at the next meeting how to move forward.

Chair Anderson requested we go back to main task of looking at suggested changes and his recommendation would be to deny.

Mr. Vestbie made a motion to deny the regulation changes at this point. Mr. Fundin seconded the motion which was approved four in favor and none against.

Mr. English stated staff will bring the regulations back and add an agenda item for the next meeting.

12. *Public Comment

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

13. Adjournment –

At 6:08 p.m., Chair Anderson moved to adjourn the meeting. Mr. Fundin seconded the motion which was approved.

Respectfully submitted,

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

Paula Valentin, Administrative Assistant I
Recording Secretary

DD	CW
DHO	_____
DA	LA
Risk	_____

STAFF REPORT

BOARD MEETING DATE: November 20, 2018

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board
FROM: James English, EHS Supervisor
775-328-2610, jenglish@washoecounty.us
SUBJECT: Public Hearing to consider appeal of Health District's decision to require relocation of an existing septic system as the system is currently not located on the subject property.

SUMMARY

This staff report summarizes the Environmental Health Services (EHS) Division's review of the submitted appeal for your recommendation regarding EHS staff requiring the relocation of an existing septic system in order to be utilized for a new home. The system in dispute is not fully located on the subject property of 3285 Maranatha Road and portions of the system are located within two separate easements and on two adjoining properties.

PREVIOUS ACTION

In order to receive approval for building permit number WBLD 18-106696, the applicant submitted a revised plan that proposed the system will be fully relocated onto the subject property and within the prescribed easement. That plan was approved on October 12, 2018. The homeowners are requesting an appeal of the decision requiring the septic system be relocated on to the subject property. If the appeal is denied, the Certificate of Occupancy for the new home will be contingent upon relocating the system onto the property.

BACKGROUND

On April 3, 2018 Residential Designer, Jason Warfield contacted David Kelly, Senior Environmental Health Specialist via email requesting clarification on the subject property. The email stated the original house burned down in the 90's and the septic tank and system have been kept intact since but are located within an easement on the neighboring property. The email further stated the septic system had been located, the tank pumped and the contractor performing the work stated the system works. Mr. Warfield stated the homeowners would like to use the system for a new home and wanted to verify there would be no issues with our department. Mr. Kelly responded with the following options:

1. If the system is existing and functional, it may be tied into, provided,
 - a. It is sized for the building and the new building will not violate a setback to the system.
 - b. It is located on the property or in a legal easement. EHS would require proof of that in the form of some sort of legal document.
 - c. If ANY modification of the system is required for the building, the entire system needs to be brought up to code.

2. If the system is located off of the property, then it needs to be relocated onto the property as part of the project.
3. If there are any other code issues, but the system is on the property
 - a. We require designation of two fully code compliant repairs.
 - b. If sizing information is not available for the repairs, we reserve the right to require a test trench and/or percolation test to determine the appropriate sizing prior to approving the property build out.

On August 2, 2018, Washoe County Building Permit application WBLD18-106696 was received by EHS. EHS staff conducted a lot check of the property and it was determined the plot plan did not accurately reflect the correct length and location of the existing septic system, as located by Waters Vacuum Truck Service. It also indicated the septic tank was located partially outside of the prescribed easement and the leach line was also located outside the prescribed easement for the property. The plan was placed in corrections on August 22, 2018 until the following items were addressed:

1. The plot plan shall reflect the accurate length of the existing leach field.
2. The septic system must be relocated onto the subject property since it was not completely within the prescribed easement.

In order to verify the septic location, the property was surveyed and an accurate plot was created (Reference Sheet A1.0 as provided by the homeowner). As the plot indicates, the septic system is located in two separate easements and possibly two separate properties, none of which meet WCHD regulations. In order to receive approval for Building Permit WBLD18-106696 a revised plot plan was received on October 10, 2018 showing the existing system will be relocated onto the subject property and within the prescribed easement for Parcel F. This plan was approved on October 12, 2018.

The Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation (regulations) section 120.040 states that an on-site sewage disposal system shall be located entirely upon the parcel upon which the building it serves is located. Current procedure for EHS staff in the event of a property build-out is if the septic system is off the property and not in a legal easement, the system must be relocated back onto the property. This procedure helps to clean up previous incorrect installations and ensures adequate space is available for proper sewage disposal for both current and future repairs. If the build out is a fire re-build, EHS procedures will allow for the hook up to the existing system as long as the building footprint remains the same. If the property is redeveloped, normal septic installation procedures are followed.

In this situation, the fire occurred over 20 years ago and the building footprint is not the same, therefore EHS is not treating this as a fire re-build, but as new development. All new development requires septic systems to comply with 120.040 and have the septic system fully located on the property it serves. This septic system should be relocated in order to meet WCHD Sewage, Wastewater, and Sanitation Hearing Regulations.

RECOMMENDATION

Based on information presented, staff recommends: The Sewage, Wastewater, and Sanitation Hearing Advisory Board deny the appeal request and uphold EHS staff decision to require relocation of the septic system onto the property.

Subject: Public Hearing, SWS Board

Date: November 20, 2018

Page 3 of 3

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be "move to deny the appeal of the Health District's requirement to relocate the system onto 3285 Maranatha Road as part of WBLD18-106696."

APPEAL APPLICATION

Date: 10/10/18

Name of Applicant: RON AND DENISE JAHN

Mailing Address: 1540 BUTTERFLY DR
RENO NV 89523

Phone: 775-560-1111 Email Address: renobombero@charter.net

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: MOVING THE SEPTIC SYSTEM
(SEE ATTACHED)

Relevant Regulatory Sections: 120.040

Reason for Appeal: WE ARE APPEALING THE DIRECTION TO MOVE THE
EXISTING SEPTIC SYSTEM. PLEASE SEE ATTACHED LETTER.

The following items must be submitted with this application:

JOB ADDRESS 3285 MARANATHA RD WASHOE VALLEY, NV

SIZE OF PARCEL 2.5 ACRES /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) 046-031-10 LOT F BLOCK _____

Ron Jahn Denise Jahn
Signature

10/10/2018
Date Signed

October 8, 2018

To Whom It May Concern:

We purchased the property at 3285 Maranatha Road in March 2003. At that time, the property had a barn, electricity, a well and septic system. The house that had been on the property previously, had been destroyed by fire in approximately 1998. We are now, finally, applying for permits to build our retirement home.

This year, to expedite the permit process, we had the septic system measured and tested by Waters Septic Tank Service to ensure it was functioning properly and was the appropriate size for the home we are building. We had them install risers and covers to easily locate them in the future. Waters also replaced 75' of leach lines as they had been overgrown by roots and could not be cleaned out. In addition, we had them install a clean out/access pipe. We have spent \$5,417 and a lot of time and energy in preparation for our septic system permit (copies attached). A survey was done by Landmark Surveying. You have a copy of the topo map he has provided to us. To our surprise, the newest topo map shows the two septic covers right at the line and slightly over the line separating the two septic easements for Parcels E and F (ours).

We have spent quite a bit of time researching and it seems there are two possible reasons for this misalignment:

1) When the septic system was installed 36+ years ago, the method of surveying was quite different from the current practice of using a GPS now, which was perhaps not quite as accurate, and therefore, the system was inadvertently placed incorrectly, although still within an easement. Regardless of the accuracy of the mapping or placement, the system was approved by Washoe County at the time and has existed ever since.

2) Parcel Map 607, recorded on June 28, 1978, shows only one septic easement, for Parcel E, with a measurement of 40' wide and 60' long. Subsequently, on Parcel Map 1329, recorded April 14, 1982, you will see two septic easements, which changed the size of the original easement for Parcel E to 40' wide and 100' long, to match the size of the easement for Parcel F. They are now each 40'x100' for a total area of 40' x 200' and are on the two neighboring parcels, Parcels D-4 and D-2. These same septic easements are seen on Record of Survey Map 5767A, dated August 2016. It seems reasonable to conclude that lengthening the easement for Parcel E could have absorbed a small portion of the area of our septic tank. The risers and covers were not there at the time, so they were not visible and again, GPS was not used at the time. The septic system servicing our parcel was approved by Washoe County for the house that previously existed and has been there for 36+ years.

Since the placement of the existing septic system is only off by a few feet, and is still within the overall easement area, it does not seem reasonable or sensible to disrupt the system by moving it, or to cause major disruption to two neighboring properties in the process. This septic system has existed in its current location for 36+ years, it has been certified that it is fully functioning and meets the size requirements for our house. We incurred a \$5,417 expense in good faith to show compliance and to add more expense (estimated between \$10,000 and \$18,000) to move the system only a few feet would result in an additional financial hardship as well. In addition, there is enough room within the easement for a future repair field, if the need arises.

The disruption and expense involved in moving this system a few feet will not result in any improvement of the system and seems punitive. We respectfully ask that you allow the previously approved septic system to remain as it has been for 36+ years and approve our building permit in a timely manner.

Thank you very much for your time and consideration.

Respectfully,

Handwritten signatures of Ron and Denise Jahn in black ink. The signature for Ron is on the left and Denise is on the right, both written in a cursive style.

Ron and Denise Jahn

On 9/6/2018 9:52 AM, Kelly, David A wrote:

Ron and Denise -

Jim and I spoke yesterday afternoon. The decision is what my emails have indicated in the past – the septic needs to be brought up code. As we discussed, I believe that there are three broad routes forward:

- 1) Modify the septic in order to bring it into compliance. Modifications might include moving portions of the system that are outside the easement back in, or it may be easier to simply abandon the existing and installing a new one. That would be up to you but I am happy to discuss options with you. The revision would require the entire septic to be accurately plotted and call out how the system will be modified in order to bring it into code. Though we have no original records on this system, based on the sizing of surrounding systems and the length of line located by Waters, we believe that the original system on this property was 13' deep and 45' long and sized for up to 3 bedrooms. We are willing to honor this sizing provided that no groundwater is encountered. Any modification would have to meet this minimum sizing for a 3 bedroom house or additional property exploration would need to be done (test trench).
- 2) Correct the easement in order to bring the system into compliance. The entire system would need to be located inside of the easement.
- 3) Appeal this decision to the Sewage, Wastewater, and Sanitation Board. There is no cost to the appeal, however, the likelihood is that the meeting would take place in October at the earliest as the agenda for this month has already been set.

In all situations, the property needs to have both a primary and repair area that meet all required setbacks. Please let me know how you would like to proceed or if you have any questions.

David Kelly, REHS

Environmental Health Specialist | Environmental Health | Washoe County Health District

dakelly@washoecounty.us | O: (775) 328-2630 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE



Waters

VACUUM TRUCK SERVICE



P.O. BOX 18160 RENO, NEVADA 89511
775-825-1595

The following information is provided to facilitate the processing of loan reports and septic tank permits. See attached limitations, terms, and conditions for more information.

Property owner:	Ron Jahn	Phone:	775-746-0223		
		Phone:			
Address:	3285 Maranatha Road	City:	Carson City	State:	NV
				Zip:	89704

Title Co:		Contact:	
Phone:			

Date of pumping:	5/17/18
Septic material:	Concrete - 1500 Gallons
Location of tank:	25 feet east of clean out. tank is 4 feet deep.
Condition of septic tank lids & covers:	Inlet and Outlet Lids are satisfactory.
Condition of inlet & outlet T's:	Inlet and Outlet T's are satisfactory
Condition of baffle & baffle vent spaces:	Center baffle is satisfactory.
Repairs required of sewage disposal system:	None
Abnormalities observed:	None
Repairs performed on sewage disposal system:	None
Other:	Home has a garbage disposal per homeowner. Performed a 30-minute hydrostatic test with no runback from leach field. Hydrostatic test was satisfactory, Septic system is functioning properly at this time.

NOTICE

This inspection report is based solely on a visual observation by the driver/serviceman. This inspection report is not an expressed or implied warranty or guarantee of the fitness of the septic system. Septic systems have a limited life span and are subject to failure at any time. Septic systems can be adversely affected by house vacancy, heavy water usage, leaky plumbing, ground water infiltration, abusive usage, improper maintenance and natural conditions. Prospective purchasers should consider the usage and age of the system and do their own site inspection prior to purchase. Note that all residential septic tanks should be pumped every 2 to 5 years to protect tanks and leach fields from damage.


Michael Angel, Waters Vacuum Truck Service



INVOICE

775-825-1585
PO Box 18360 • Reno, Nevada 89511 • NV CONTR. LIC. #33075

ACCT#:	INVOICE#:
DATE: 3/6/14	P.O.#:
BILL TO:	
1540 BATTERBY	
RENO, NV 89513	

CUSTOMER NAME: BOB JAHN
3225 OLD 395
CARSON CITY, NV

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	EXEC LOCATE TANK		
	TANK APPROXIMATELY 25' E OF		
	ST APPROX 4' DEEP		
	<i>PD</i>		
	<i>CHECK</i>		
	<i>2250</i>		
			<i>2300</i>

ACCEPTED BY:

Thank You

Waters Excavation, Inc. 1540 Battersby Rd. Reno, NV 89513
Copyright © 2014 Waters Excavation, Inc. All rights reserved.
TERMS: Payment is due within 15 days of invoice date. Past due charges will be assessed at the rate of 1.5% per month (which is an annual percentage rate of 18%).



PO Box 18160 Reno, NV 89511
775-825-1595 | www.watersvacuum.com

VACUUM TRUCK SERVICE



RECIPIENT:

Ron Jahn

1540 Butterfly Drive
Reno, Nevada 89523

Phone: 775-746-0223

Invoice #2340

Issued 02/02/2018
Due 03/04/2018
Paid 02/15/2018

Total \$917.50

SERVICE ADDRESS:

3285 Maranatha Road
Carson City, Nevada 89704

For Services Rendered

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
02/01/2018				
Mini Excavator	Hourly Rate for Use of Mini Excavator - 2 Hour Minimum	2.5	\$185.00	\$462.50*
Risers	6" Ring Segment	10	\$32.50	\$325.00*
Riser Lid - Domed	Domed Riser Lid	2	\$65.00	\$130.00*

PAID

Total \$917.50
Paid - \$917.50
Invoice balance \$0.00

* Non-taxable

Exposed the inlet and outlet lids to the septic tank with the mini-excavator. Found that the inlet had 3' of existing risers on it. Added 1' of riser and a dome lid to bring it to grade level. Installed 4' of risers and a dome lid on the outlet side of the septic tank.

Thank you for your business.

Waters

VACUUM TRUCK SERVICE



775-825-1595 / 888-909-PUMP

www.watersvacuum.com

Manifest # **7571**

Job #: 2156

WORK RECEIPT

Customer: Ron Jones Contact (if different than Customer): _____

Work Address: 85 Miramonte Road

City: Orange State: Nevada County: _____

Service Cost: \$ 125 * Cash Check Credit Card Billing PO # (if required): _____

***NOT AN INVOICE. FINAL PRICE MAY DIFFER BASED ON CONTRACT TERMS AND/OR OTHER FACTORS UNKNOWN TO OUR DRIVER.**

Notes: 1 hr e-lance @ 125.00 Was locating hole when at 30' b 1
large rocks, line is broken. Tank level was low so we filled it
up to outlet l.c. Water level is 10" from the top of the Outlet
baffle. Tank is 1500 gal.

DISPOSAL MANIFEST/WASTE RELEASE CUSTODY RECORD

Waste Type: Septic/Sewage Grease Trap Storm Drain Sand/Oil Separator Other: _____

Disposal Site: Carico Farms (S) Carico Farms (G) CSR Lockwood Landfill TMWRF Other: _____

Gallons Collected: _____ pH: _____

DRIVER/TRANSPORTER CERTIFICATION

I certify that the information contained on this form is true and accurate to the best of my knowledge, and further certify that the truck listed below does not contain hazardous waste. I also certify that the date listed below is the date the waste was collected.

Driver Signature: [Signature] Date: 04/19/2018

Truck/Unit Number(s): 9213

CUSTOMER CERTIFICATION

~~Residential Customers:~~ I hereby certify that the waste collected at the work address listed above contains domestic household use waste only, and is not an Industrial/Commercial facility. I also certify that the transporter representative pumped the tank completely and to the best of my knowledge the transporter's vehicle contains only household domestic waste.

~~Commercial/Industrial Customers:~~ I hereby certify that the waste collected at the work address listed above is non-hazardous to the best of my knowledge and that said waste is tested annually by an independent, state-certified lab, if required by law. I also certify that the transporter representative pumped the tank completely and the transporter's vehicle contains only non-hazardous waste to the best of my knowledge. I also understand that this record must be kept on site for review by city/county/state inspectors.

Customer or Authorized Agent Signature: [Signature] Date: 04/19/2018

Print Name: _____ Phone: (____) - _____ - _____



PO Box 18160 Reno, NV 89511
775-825-1595 | www.watersvacuum.com

VACUUM TRUCK SERVICE



RECIPIENT:

Ron Jahn
1540 Butterfly Drive
Reno, Nevada 89523

Phone: 775-746-0223

SERVICE ADDRESS:

3285 Maranatha Road
Carson City, Nevada 89704

For Services Rendered

Invoice #3321	
Issued	04/20/2018
Due	05/20/2018
Paid	05/17/2018
Total	\$125.00

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
04/19/2018				
Electronic Locating & Push Rod Video	Use of E-Locator or Push Rod Video	1	\$125.00	\$125.00*

* Non-taxable

Made an attempt to electronic locate the leach field. While locating hit large roots at 20'. The line is broken. The liquid level in the septic tank was low. Filled tank to operating level. The liquid level was 10" from the top of the outlet baffle and 11" from the top of the inlet baffle. The septic tank is a 1500 gallon tank. May need a bigger mini-excavator due to the size of the boulders near the location to expose the line and repair the break.

Thank you for your business.

Total	\$125.00
Paid	- \$125.00
Invoice balance	\$0.00



PO Box 18160 Reno, NV 89511
775-825-1595 | www.watersvacuum.com



RECIPIENT:

Ron Jahn
1540 Butterfly Drive
Reno, Nevada 89523

Phone: 775-746-0223

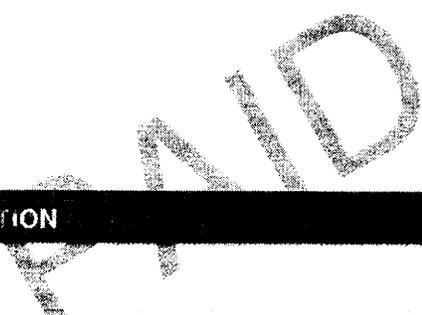
SERVICE ADDRESS:

3285 Maranatha Road
Carson City, Nevada 89704

For Services Rendered

Invoice #3805	
Issued	05/18/2018
Due	06/17/2018
Paid	05/18/2018
Total	\$845.00

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
05/17/2018				
Reno 1500	Pumping of 1500 Gallon Concrete Non-Baffled Septic Tank	1	\$515.00	\$515.00*
Real Estate Inspection	Septic Inspection For Sale of Home	1	\$150.00	\$150.00*
Hydro-Flushing to Remove Excessive Solids	Charge For High Pressure Water Removal of Sludge	1	\$180.00	\$180.00*



* Non-taxable

Thank you for your business.

Total	\$845.00
Paid	- \$845.00
Invoice balance	\$0.00



PO Box 18160 Reno, NV 89511
775-825-1595 | www.watersvacuum.com

VACUUM TRUCK SERVICE



RECIPIENT:

Ron Jahn

1540 Butterfly Drive
Reno, Nevada 89523

Phone: 775-746-0223

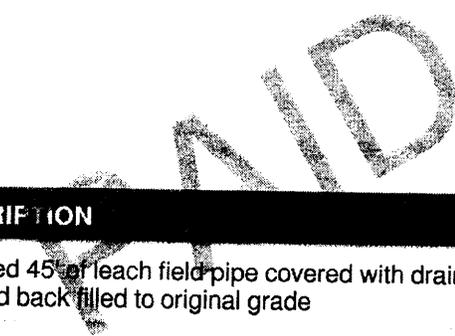
SERVICE ADDRESS:

3285 Maranatha Road
Carson City, Nevada 89704

For Services Rendered

Invoice #3731

Issued	05/16/2018
Due	06/15/2018
Paid	05/17/2018
Total	\$2,000.00



SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
Dig up and replace leach field pipe	Replaced 45' of leach field pipe covered with drain rock and back filled to original grade	1	\$2,000.00	\$2,000.00

Thank you for your business.

Total	\$2,000.00
Paid	- \$2,000.00
Invoice balance	\$0.00



PO Box 18160 Reno, NV 89511
775-825-1595 | www.watersvacuum.com

VACUUM TRUCK SERVICE



RECIPIENT:

Ron Jahn
1540 Butterfly Drive
Reno, Nevada 89523

Phone: 775-746-0223

SERVICE ADDRESS:

3285 Maranatha Road
Carson City, Nevada 89704

For Services Rendered

Invoice #3610	
Issued	05/09/2018
Due	06/08/2018
Paid	05/17/2018
Total	\$1,300.00

PAID

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
05/07/2018				
Replace approximately 20' of outlet line then locate and water check leach field	Field not taking water at this time	1	\$1,300.00	\$1,300.00

Thank you for your business.

Total	\$1,300.00
Paid	- \$1,300.00
Invoice balance	\$0.00

APN: 046-031-10

When recorded, return Deed to:

James P. Pace
448 Hill Street
Reno, NV 89501



Send tax statements to:

Ronald H. & Denise A. Jahn
1540 Butterfly Dr.
Reno, NV 89523

The undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

SPACE ABOVE FOR RECORDERS USE

GRANT, BARGAIN, & SALE DEED

RONALD H. JAHN and DENISE A. JAHN, husband and wife, hereby grant, bargain and sell to RONALD H. JAHN and DENISE A. JAHN as Trustees of THE JAHN FAMILY TRUST dated 3-28-, 2016, all of their right, title, and interest in the real property situated in the County of Washoe, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

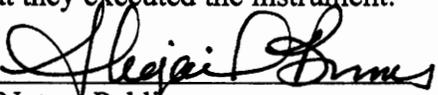
Dated this 28th day of March, 2016.

RONALD H. JAHN

DENISE A. JAHN

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 28th day of March, 2016, personally appeared before me, a Notary Public, RONALD H. JAHN and DENISE A. JAHN, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged that they executed the instrument.



Notary Public

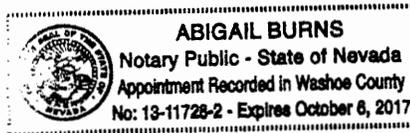


EXHIBIT "A"
Legal Description

PARCEL 1:

Parcel F as shown on Parcel Map No. 607 filed in the office of the County Recorder of Washoe County, Nevada, June 28, 1978, File No. 541416, Official Records.

PARCEL 2:

A non-exclusive easement, 50 feet in width, for roadway, drainage and utility purposes which lies 25 feet each side of and parallel to the following described centerline:

Commencing at the $\frac{1}{4}$ corner of Sections 34 and 35 said Township and Range marked by a G.L.O. capped pipe; thence South $89^{\circ}25'50''$ W., along the East-West center $\frac{1}{4}$ line of Section 34, a distance of 811.89 feet to an intersection with the Westerly right of way line of old highway U.S. 395; thence South $03^{\circ}20'00''$ W., along said right of way line, a distance of 25.06 feet to the TRUE POINT OF BEGINNING; thence leaving said right of way line, South $89^{\circ}25'50''$ W., along a line 25 feet Southerly of and parallel to the East-West center $\frac{1}{4}$ line of said Section 34, a distance of 742.51 feet; thence South $39^{\circ}20'49''$ W., a distance of 305.53 feet; thence North $79^{\circ}52'25''$ W., a distance of 190.42 feet; thence South $45^{\circ}39'17''$ W., a distance of 247.61 feet to a point on the East line of parcel conveyed to Lawrence G. Brown et ux by Deed recorded July 24, 1972, in Book 655, Page 259, Document No. 252412, Official Records, from which the Northeast corner of said parcel bears North $01^{\circ}42'05''$ E., a distance of 122.65 feet.

PARCEL 3:

A non-exclusive easement 50 feet in width for roadway, drainage and utility purposes which lies 25 feet each side of and parallel to the following described centerline:

Commencing at the $\frac{1}{4}$ corner of Section 34 and 35 said Township and Range marked by a G.L.O. capped pipe; thence South $89^{\circ}25'50''$ W., along the East-West center $\frac{1}{4}$ line of Section 34, a distance of 811.89 feet to an intersection with the Westerly right of way line of old highway U.S. 395; thence South $03^{\circ}20'00''$ W., along said right of way line, a distance of 25.06 feet; thence leaving said right of way line, South $89^{\circ}25'50''$ W., along a line 25 feet Southerly of and parallel to the East-West Center $\frac{1}{4}$ line of said Section 34, a distance of 742.51 feet; thence South $39^{\circ}20'49''$ W., a distance of 305.53 feet to the TRUE POINT OF BEGINNING; thence South to a point on the North line of Parcel D of Parcel Map No. 268, filed June 8, 1976, File No. 411544.

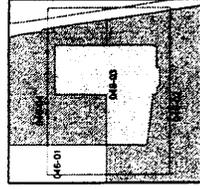
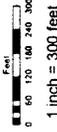
Subject to easements 10 feet in width for underground power and sewer lines and 25 feet in width for ingress and egress to and from Parcel E, all as shown on said Parcel Map No. 607.

The above metes and bounds description appeared previously in that certain document recorded October 11, 1995 as Document No. 1932895 of Official Records.

Assessor's Map Number

046-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Third Street
Building D
Reno, NV 89517
Phone: (775) 332-2331

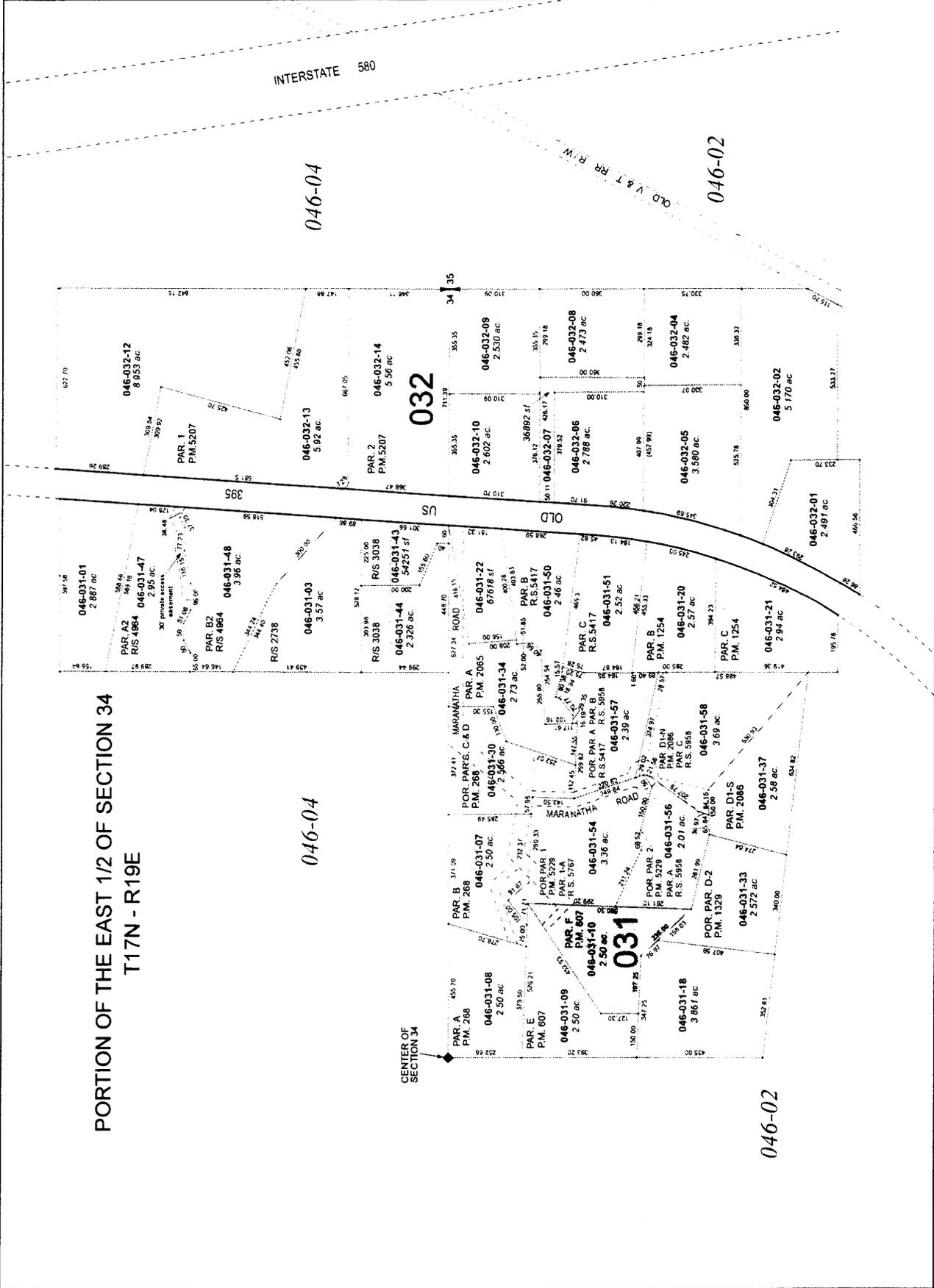


created by CFB 3/19/2012
last updated SR 9/26/16 JKF 5/20/18

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and tax purposes only. No liability is assumed as to the sufficiency or accuracy of the data furnished herein.

**PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E**



CENTER OF SECTION 34

032

031

046-04

046-02

046-04

046-02

INTERSTATE 580

OLD V & T RR R.W.

OLD US ROAD

MARANATHA ROAD

MARANATHA ROAD

- 046-031-01 2.887 ac
- PAR A2 RIS 4984 046-031-47 2.90 ac
- 30 private streets
- PAR B2 RIS 4984 046-031-48 3.96 ac
- RIS 2738
- 046-031-03 3.57 ac
- RIS 3038
- 046-031-44 2.358 ac
- RIS 3038
- 046-031-43 54251 sf
- 046-031-22 67618 sf
- 046-031-34 2.73 ac
- 046-031-30 2.956 ac
- 046-031-07 2.50 ac
- 046-031-08 2.50 ac
- 046-031-09 2.50 ac
- 046-031-10 2.50 ac
- 046-031-18 3.861 ac
- 046-031-54 3.36 ac
- 046-031-55 2.01 ac
- 046-031-56 2.01 ac
- 046-031-57 2.39 ac
- 046-031-58 3.09 ac
- 046-031-33 2.572 ac
- 046-031-37 2.36 ac
- 046-031-21 2.94 ac
- 046-031-20 2.37 ac
- 046-031-51 2.52 ac
- 046-031-50 2.46 ac
- 046-031-49 2.530 ac
- 046-032-07 2.788 ac
- 046-032-06 2.788 ac
- 046-032-08 2.473 ac
- 046-032-10 2.602 ac
- 046-032-14 5.56 ac
- 046-032-13 3.92 ac
- 046-032-05 3.580 ac
- 046-032-02 5.170 ac
- 046-032-01 2.491 ac
- 046-032-04 2.482 ac

609

SURVEYORS CERTIFICATE

I, ROBERT L. FULLER, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LANDS SHOWN HEREON AS TAKEN FROM THE FIELD NOTES OF THE SURVEY MADE BY ME IN THE PRESENCE OF LAWRENCE G. BROWN. THIS SURVEY WAS COMPLETED ON THE 11th DAY OF MAY, 1978. THE MEASUREMENTS AND AREAS OF THE CHARACTER AND OCCUPY THE PORTIONS INDICATED HEREON, AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY TO BE RETURNED.

ROBERT L. FULLER METR.L.S. 2008



OWNERS CERTIFICATE

WE, THE UNDERSIGNED, LAWRENCE G. BROWN, AND BETSY T. BROWN, IN ACCORDANCE WITH N.E.S. 278, AND THE REQUIREMENTS OF WASHOE COUNTY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS SHOWN HEREON AND GRANT AND SET APART ALL UTILITY AND RECORDING RIGHTS TO BE LEGALLY FOREVER.

LAWRENCE G. BROWN
BETSY T. BROWN

**STATE OF NEVADA S.S.
CARSON CITY**

ON THIS 11th DAY OF MAY, 1978, LAWRENCE G. BROWN AND BETSY T. BROWN DID ORIGINALLY AMEND PARCEL A AND PARCEL B AND THE REQUIREMENTS OF WASHOE COUNTY THAT THEY EXECUTED THE KNOWING CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.

LAWRENCE G. BROWN
BETSY T. BROWN

COUNTY COMMISSIONERS CERTIFICATE

APPROVED AND ACCEPTED BY THE WASHOE COUNTY COMMISSIONERS AT THEIR SUBCOMMITTEE MEETING HELD AT CARSON CITY, NEVADA, ON THIS 11th DAY OF MAY, 1978.

ATTEST: *[Signature]*
COUNTY COMMISSIONER

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED IN CONNECTION WITH N.E.S. 278 AND ARE HEREBY APPROVED AND ACCEPTED BY THE FOLLOWING UTILITY COMPANIES:

WESTERN POWER & LIGHTING CO. OF NEV. AND SIERRA PACIFIC POWER CO. ON THIS 11th DAY OF JUNE, 1978.

A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL SHOWN HEREON TO THE PUBLIC UTILITY COMPANIES FOR THE PURPOSES OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE MERIDIAN OF CARSON CITY, NEVADA, RECORDS FROM OLD U.S. 395 (S. 03° 20' 00" W.)

FILE NO. 541416

FILED FOR RECORD AT THE OFFICE OF THE CLERK OF WASHOE COUNTY, NEVADA, ON THIS 11th DAY OF MAY, 1978, AT 10:00 AM. P.M. 1978. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

[Signature]
WASHOE COUNTY CLERK

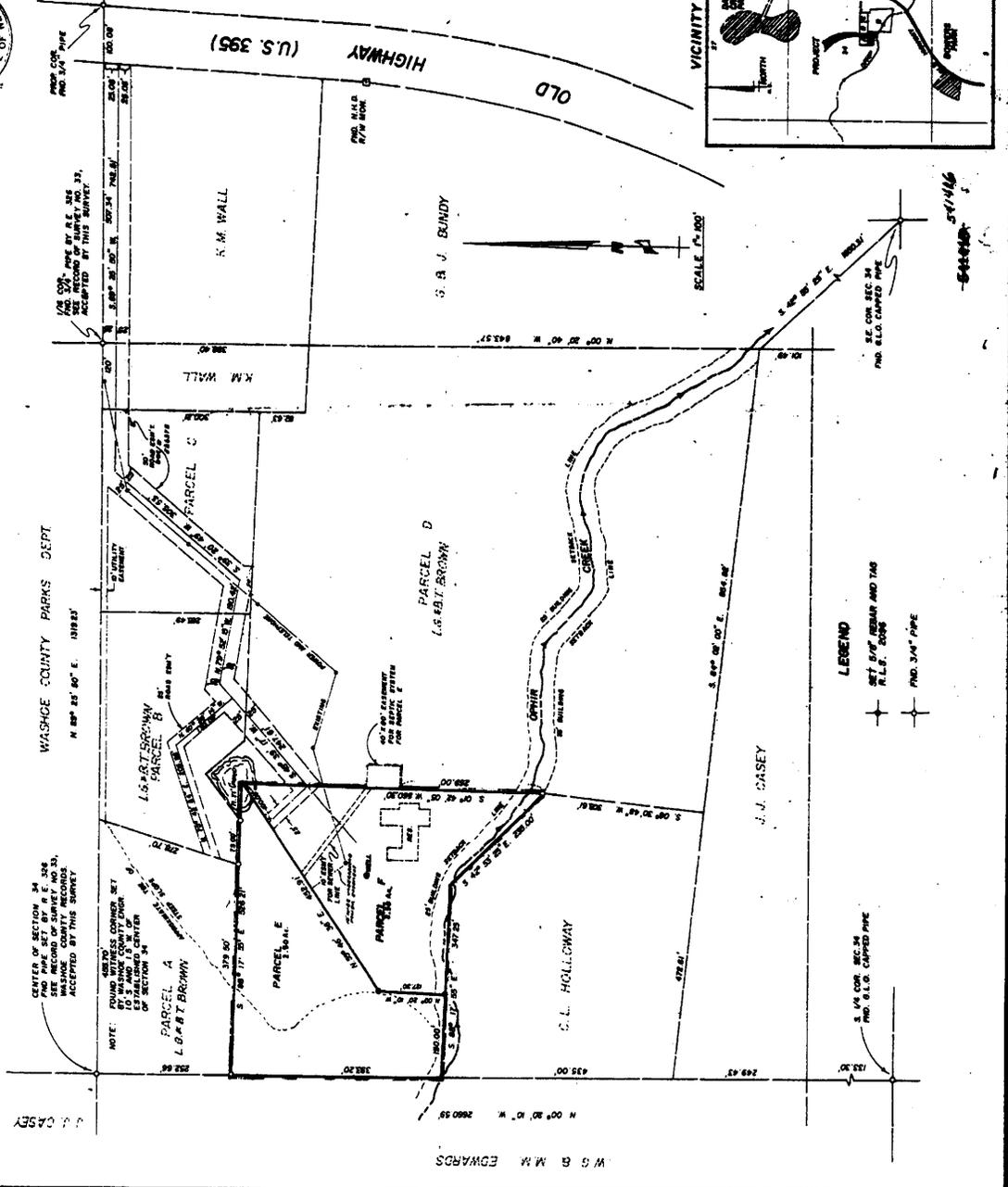
[Signature]
DEPUTY CLERK

SEE: 5-5-78

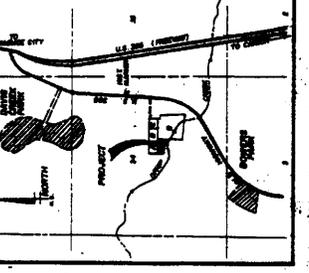
2ND PARCEL MAP FOR
LAWRENCE G. & BETSY T. BROWN
A DIVISION OF A PORTION OF THE NW 1/4
OF THE S.E. 1/4 OF SECTION 34, T17N, R15E, M.D.B. 6M, WASHOE COUNTY,
NEVADA.

R.L. FULLER ENGINEERS
A CARSON CITY, NEVADA
SHEET 1 OF 1
MAY 4, 1978

PARCEL MAP NO. 602



VICINITY MAP



LEGEND

SET 6" X 6" BEARING AND THIS
R.L.S. 2008

3/4" O.D. CAPPED PIPE

3/4" O.D. SEC. 34
AND 6" O.D. CAPPED PIPE

File number was written wrong corrected to 541416 5/1/78

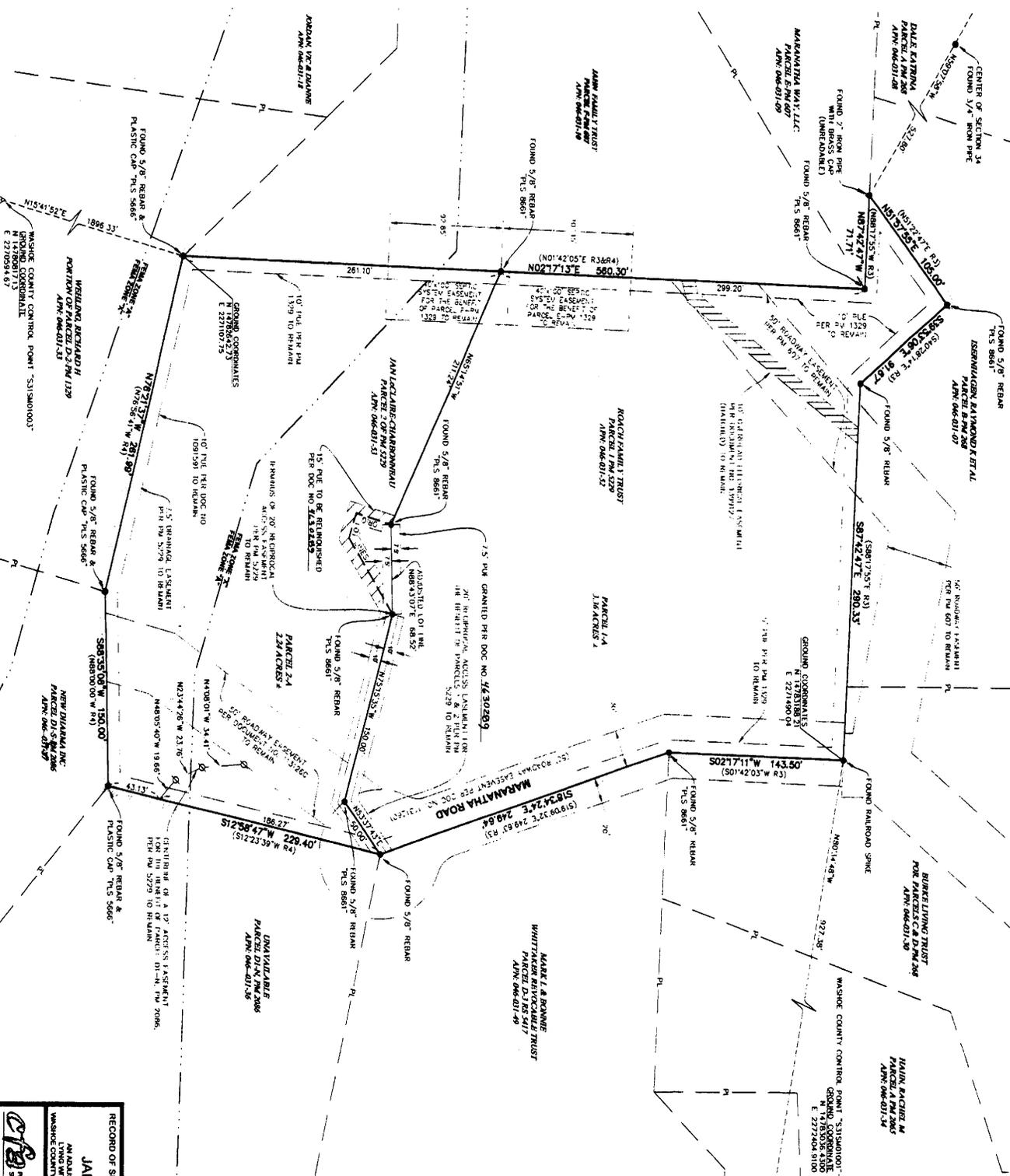
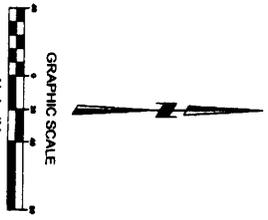
607

5767A

- LEGEND**
- FOUND MONUMENT AS NOTED
 - DIMENSION POINT, MONUMENT FOUND OR SET
 - △ GEODETIC CONTROL POINT AS NOTED
 - APN ASSESSOR PARCEL NUMBER
 - PM PARCEL MAP
 - PLC PUBLIC UTILITY EASEMENT
 - DOC DOCUMENT
 - NO NUMBER

BASIS OF BEARINGS
 FOR THIS SURVEY IS
 THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST
 ZONE 10N, NAD83/11N, PER WYOMING COUNTY
 COORDINATES SHOWN AND ADOPTED BY A
 LICENSED SURVEYOR. ALL DISTANCES ARE GROUND
 DISTANCES.

TOTAL AREA
 5.80 ACRES ±



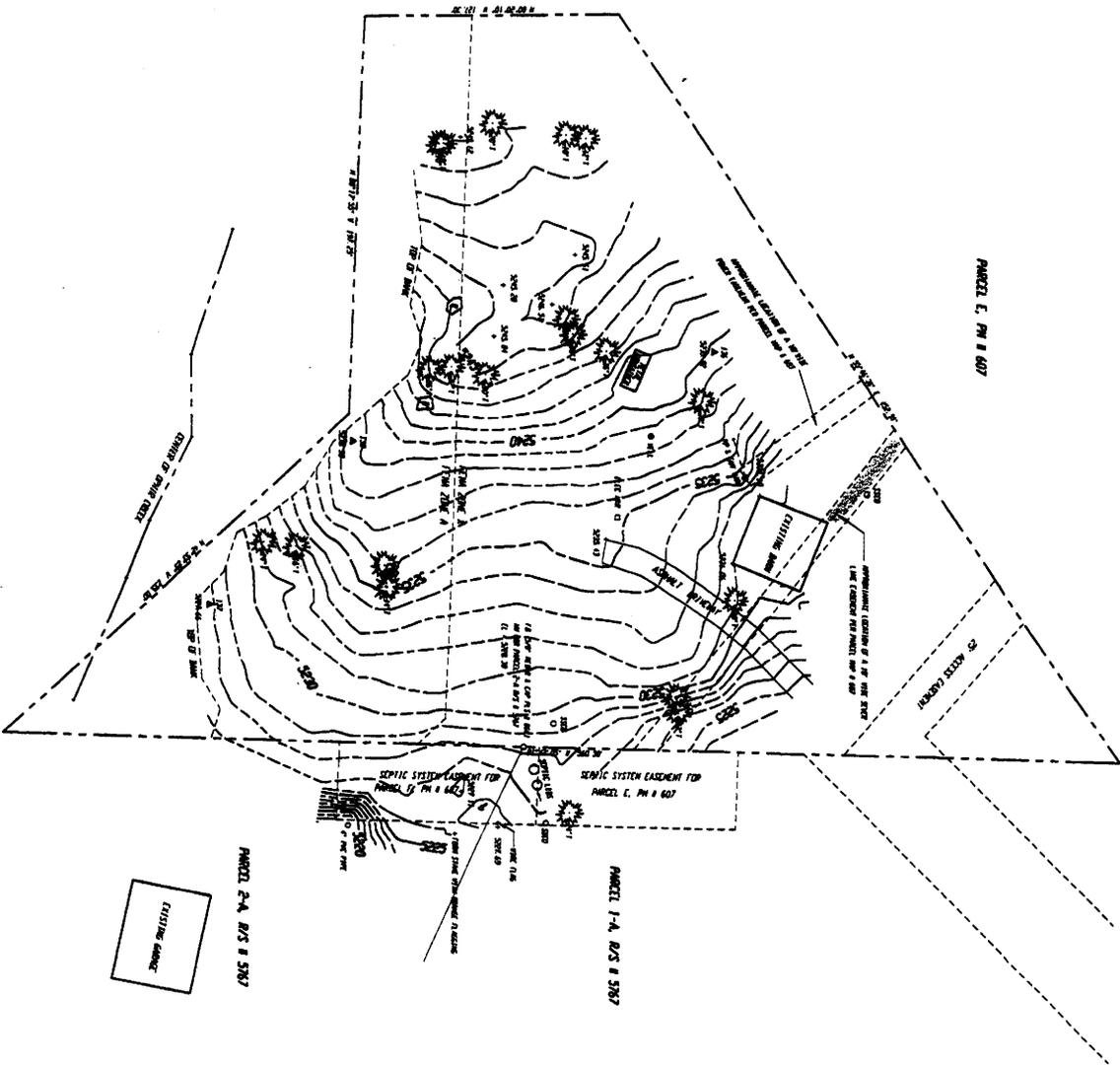
RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT
 FOR
JAN LECCLAIRE-CHARBONNEAU
 AN ADJUSTMENT OF PARCELS 1 AND PARCELS 2 OF PARCEL MAP 1229
 WYOMING COUNTY
 WYOMING COUNTY COMMISSIONER, WYOMING

DATE	2/2
CHECKED BY	2/2
DATE	2/2

Record of Survey Map 5767A

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

5767A



TOPOG MAP	
TOP	
ADJACENT OWNERS	
PREPARED BY: LANDMARK SURVEYING	
2348 BROADWAY TERRACE	
MIAMI BEACH, FL 33139	

NOTES

1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND THE DATA IS NOT GUARANTEED. THE REPRODUCTION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL SURVEY MAP.

2. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LANDMARK SURVEYING.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

4. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.

5. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

6. ALL BEARINGS ARE IN DEGREES AND DECIMALS THEREOF.

7. ALL CURVES ARE IN FEET AND DECIMALS THEREOF.

8. ALL POINTS ARE IN FEET AND DECIMALS THEREOF.

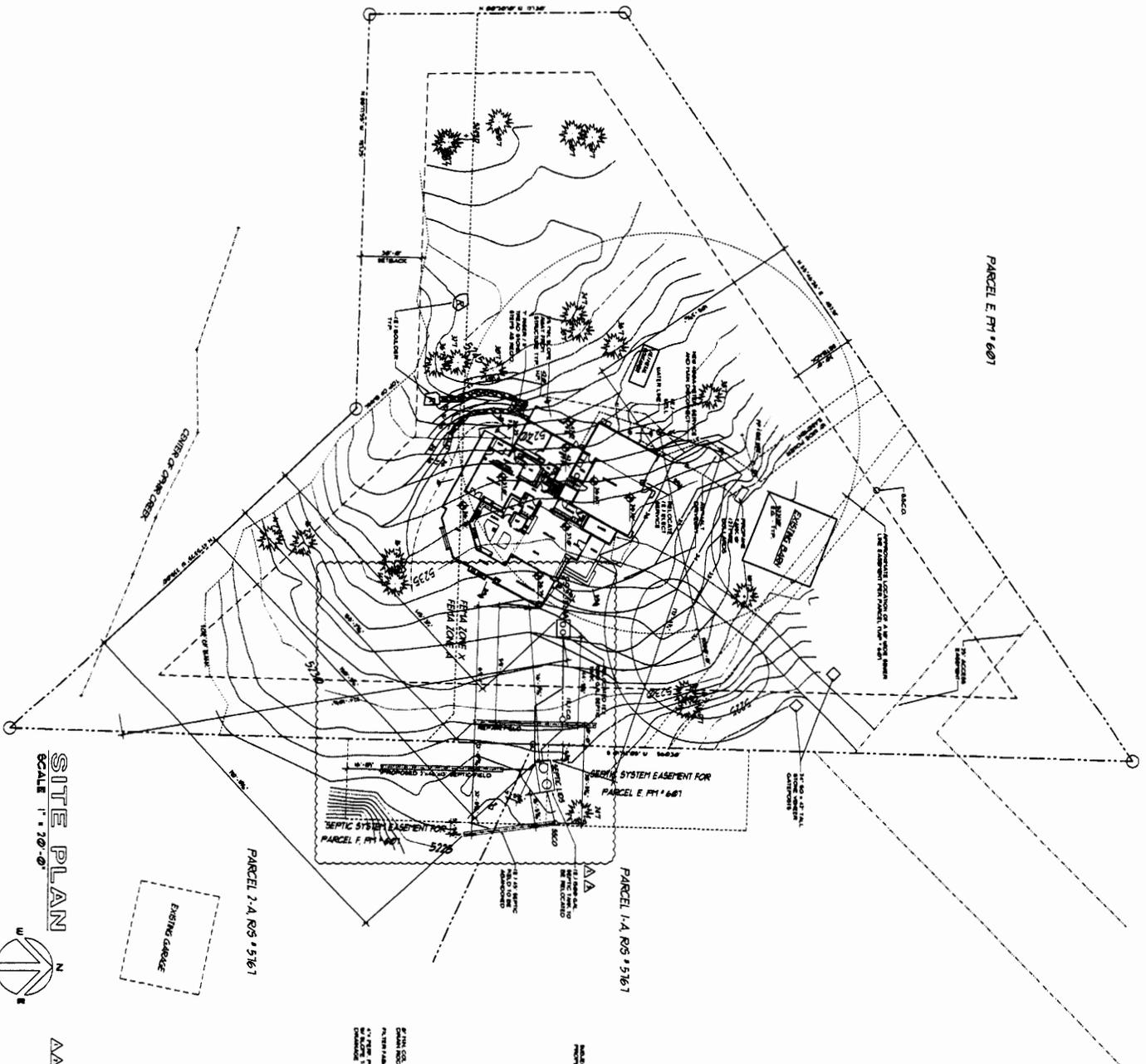
9. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

10. ALL AREAS ARE IN SQUARE FEET AND DECIMALS THEREOF.

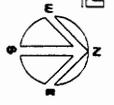


2018

PARCEL E, PH # 601

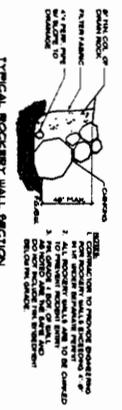


SITE PLAN
SCALE 1" = 70'-0"



PARCEL J, A, R5 # 5161

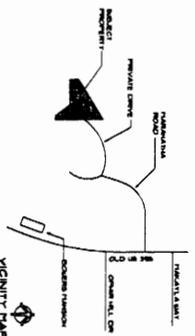
PARCEL I, A, R5 # 5161



TYPICAL MASONRY WALL SECTION



SITE LEGEND



WELL INFORMATION

1. PROVISIONS OF THE NEVADA WATER CODE
2. SINK HOLE, CRACKS, OR OTHER DEFECTS
3. CONSTRUCTION TO BE PROVIDED FOR THE PROPOSED WELL
4. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
5. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
6. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
7. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
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17. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
18. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
19. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT
20. ALL WELLS MUST BE REGISTERED WITH THE LOCAL HEALTH DEPARTMENT

DEVELOPMENT CRITERIA
 OCCUPANCY: RESIDENTIAL
 CONSTRUCTION: CONCRETE
 FOUNDATION: CONCRETE
 WALLS: MASONRY
 ROOF: ASPH/FLT
 FLOORING: CARPET
 FINISHES: PLASTER
 UTILITIES: GAS, WATER, SEWER
 LIGHTING: EXTERIOR, INTERIOR
 PAINT: INTERIOR, EXTERIOR
 LANDSCAPE: TREES, SHRUBS, GRASS
 FENCES: PERIMETER
 DRIVEWAYS: ASPHALT
 WALKWAYS: CONCRETE
 STAIRS: CONCRETE
 DECKS: WOOD
 PATIOS: CONCRETE
 PORCHES: CONCRETE
 GARAGES: ATTACHED
 POOLS: NONE
 SPAS: NONE
 TRAILS: NONE
 OTHER: NONE



A1.0
1-25-18

JAHN RESIDENCE
NEW RESIDENCE
 2265 MARANATHA DRIVE
 WASHOE COUNTY, NEVADA



JASON WARFIELD
RESIDENTIAL DESIGN L.L.C.
 LICENSE # 266-RD
 542 LANDER STREET
 RENO, NV 89505
 775-564-5527 C. 775-748-8668 F.

**Sewage Wastewater and Sanitation Hearing Board (SWS Board)
Staff Report**

Board Meeting Date: April 4, 2019

TO: Sewage Wastewater and Sanitation Hearing Board

FROM: James English, Environmental Health Specialist Supervisor
jenglish@washoecounty.us; 775-328-2610

SUBJECT: Update and provide direction from the Board on the proposed plan for updating specific sections of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation.

SUMMARY

Environmental Health Services Division (EHS) has limited staffing resources and therefore proposes to only review and update specific sections of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation (Regulations). The proposed changes would be presented to the SWS Board at the June 2019 meeting.

PREVIOUS ACTION

EHS staff first brought forward the idea of updating the regulations in the March 16, 2016 SWS Board meeting. Some preliminary work was done after that time. As the last meeting on January 30, 2019 staff presented a proposed regulation change for section 120.075. This proposed change was not approved as written. As part of SWS Board comments, the SWS Board requested staff come back with a more comprehensive plan for updating the regulations based on staff resources.

BACKGROUND

The SWS Board considers regulation changes and variance applications pertaining to sewage, wastewater, sanitation, as such it has been standard practice for the SWS Board to review and comment on proposed regulations prior to EHS staff workshopping them to the regulated community.

EHS staff are proposing to only review and revise specific sections of the current regulations. Those sections include: Section 010: Definitions; Section 020 Permits & Licenses; Section 30 Inspections; Section 120 Other provisions; Section 170 Variance & SWS Board along with updating any figures or tables used in the regulations. EHS reserves the right to recommend revisions to other sections not specifically called out in this paragraph if it is found one of the above sections which is proposed to be revised requires an update to another section because of referencing between two sections.

EHS Staff proposes to present the SWS Board with the proposed regulation changes at the June 2019 meeting for review and comment. At this time EHS staff will accept any direction the SWS Board wishes to provide.

RECOMMENDATION

Staff recommends that the SWS Board accept this update and provide any direction from the Board on the proposed plan for updating specific sections of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation.

POSSIBLE MOTION

Should the SWS Board agree with staff's recommendation, a proposed motion could be: "Accept this update and provide any direction from the Board on the proposed plan for updating specific sections of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation."