

## Sewage, Wastewater and Sanitation Hearing Advisory Board Meeting Notice and Agenda

### Members

Matthew Buehler, Chair

Kenneth Lund

John Adams

Chad Carnes, P.E.

Christopher Reede

Matt Smith – Alt.

Julianne Zotter, P.E., Alt.

January 30, 2025

5:30 p.m.

Northern Nevada Public Health  
Conference Rooms A&B (Building B)  
1001 East Ninth Street  
Reno, NV

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An item listed with an 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**

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. All public comment is limited to three minutes per person. Members of the public may submit public comment by either attending the meeting in person or submitting comments in writing. Comments submitted in writing must be submitted to [smhopkins@nnph.org](mailto:smhopkins@nnph.org) no later than 4:00 p.m. on the day before the scheduled meeting.

4. **Approval of Agenda – (For possible action)**  
January 30, 2025
5. **Approval of Draft Minutes – (For possible action)**  
October 3, 2024
6. **Public Hearing** to determine whether to recommend approval to the District Board of Health for a variance for APN's 077-090-13 & 077-090-14 from section 040.030 of the Northern Nevada Public Health Regulations Governing Sewage, Wastewater, and Sanitation. The variance requests permission to reduce the minimum lot size from 5 acres to 2.5 acres for private septic systems in a newly developed subdivision. – **(For possible action)**

### Staff Representative: David Kelly

Palomino Farms, LLC

200 Mile Circle Dr.

Reno, NV 89511

## 7. \*Public Comment

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. All public comment is limited to three minutes per person. Members of the public may submit public comment by either attending the meeting in person or submitting comments in writing. Comments submitted in writing must be submitted to [smhopkins@nnph.org](mailto:smhopkins@nnph.org) no later than 4:00 p.m. on the day before the scheduled meeting.

## 8. Adjournment – (For possible action)

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**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 Environmental Health Services in writing at the Northern Nevada Public Health, 1001 East Ninth Street, Building B, Reno, NV 89512, by calling 775.328.2434 option 8, or by email to [smhopkins@nnph.org](mailto:smhopkins@nnph.org), at least 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, by filling out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. For the remainder of the agenda, public comment will only be heard during items that are marked FOR POSSIBLE ACTION. All public comment should be addressed to the Sewage, Wastewater and Sanitation Hearing Advisory Board and not an individual member. The Board asks that your comments are expressed in a courteous manner. 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. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant 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. Reasonable efforts will be made to hear all public comment during the meeting.

All public comment is limited to three minutes per person. Unused time may not be reserved by the speaker nor allocated to another speaker.

**Response to Public Comment:** The Sewage, Wastewater, and Sanitation Hearing Advisory 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 Hearing Advisory 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 Hearing advisory 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 Hearing Advisory Board may do this during the public comment item. (No discussion among Board Members will take place on the item)”

### **Posting of Agenda; Location of Website:**

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

Northern Nevada Public Health, 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  
Northern Nevada Public Health Website: [www.nnph.org](http://www.nnph.org)  
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 Northern Nevada Public Health located at 1001 E. 9<sup>th</sup> Street, in Reno, Nevada. Ms. Susan Hopkins, Office Specialist for Environmental Health Services is the person designated to respond to requests for supporting materials. Ms. Hopkins is located at the Northern Nevada Public Health and may be reached by telephone at (775) 328-2434 option 8 or by email at [smhopkins@nnph.org](mailto:smhopkins@nnph.org). Supporting materials are also available at the Northern Nevada Public Health Website [www.nnph.org](http://www.nnph.org) pursuant to the requirements of NRS 241.020.

**SEWAGE, WASTEWATER, AND SANITATION (SWS)  
HEARING ADVISORY BOARD  
MEETING MINUTES**

**Members**

Matthew Buehler, Chair  
Kenneth Lund  
John Adams  
Chad Carnes, P.E.  
Chris Reede  
Matt Smith- Alternate  
Julianne Zotter- Alternate

**Thursday, October 3, 2024**

**5:30 p.m.**

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

**1001 East Ninth Street  
Reno, NV**

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**5:30 p.m.**

**1. \*Roll Call and Determination of Quorum**

The following members and staff were present:

Members present: Matthew Buehler  
Kenneth Lund  
John Adams  
Chad Carnes, P.E.

Staff present: Latricia Lord  
Josh Philpott  
David Kelly

Members absent: Chris Reede  
Matt Smith – Alternate  
Julianne Zotter, P.E.– Alternate

**2. \*Pledge of Allegiance**

Those present pledged allegiance to the flag.

**3. \*Public Comment**

As no public comment was presented, the public comment period was closed.

**4. Approval of Agenda – October 3, 2024**

Mr. Lund moved to approve the agenda of the October 3, 2024, Sewage, Wastewater, and Sanitation (SWS) Board regular meeting. Second by Mr. Carnes, motion approved unanimously.

**5. Approval of Draft Minutes – August 1, 2024**

Mr. Adams moved to approve the minutes of the August 1, 2024, Sewage, Wastewater, and Sanitation Board regular meeting. Second by Mr. Lund, motion approved unanimously.

- 6. Public Hearing** – Hearing to determine whether to recommend approval to the District Board of Health for a variance for APN 021-270-18 from sections 020.075 & 020.080 of the Washoe County District Board of Health Regulations Governing Sewage, Wastewater, and Sanitation. The variance requests permission to install a septic system on an undeveloped parcel that is within 200’ of a municipal sewer connection. – **(For possible action)**

Staff Representative: Latricia Lord

Ms. Lord reviewed the staff report, the history of the project and the variance request to allow for the installation of a septic system on the relevant parcel in spite of municipal sewer being available within 200’. She indicated that the variance was specifically based on financial considerations and the fact that regulations do not allow permit for a septic to be issued when municipal sewer is so close. She covered that the property has fractured rock and would require an engineered system, and that while not designed yet, would be required to meet all septic regulations if the variance was approved. Program policy is that staff take a neutral stance on financial hardship requests and leave those decisions to the SWS Board and Board of Health.

Greg Bischoff, contractor for the property owners, represented the variance case. He discussed the initiation of the project and how the property was very steep and rocky. The steepness precipitated the need to get an easement from Bureau of Land Management just to have reasonable access to the site where a home could be built. That site is actually over 600’ from the available sewer line and 175’ higher in elevation. They originally submitted a Building permit with a septic but it was refused because of the availability of municipal sewer – that is why the variance was requested.

He reiterated just how rocky it was and stated that he had submitted a video of the digging to demonstrate just how difficult it was. The Board acknowledged how rocky the site was. He stated that originally the homeowners wanted to hook into municipal utilities but after the road was constructed and the difficulty was encountered, they thought it might not be viable. In the end, they costed it out and it would cost \$240,000 more than an engineered septic system.

He pointed out that there was a street that was on septic currently. The Board asked about why and what type of systems they had. He replied that he didn’t know either and also didn’t know when the houses were built as opposed to when sewer was installed. He said regardless, the property owners were aware that their system would have to be a sand filter and they were working with WestEx to come up with an appropriate design.

Mr. Bischoff discussed other problems with connecting to the municipal utilities such as the “scar” that would be left from the excavation that other homeowners in the area would not appreciate. The scar, aside from being a blemish, could also lead to erosion – he cited the recent flash flooding that occurred in the area.

The conversation turned to additional costs. The County had indicated that the tie in would also require an approximately 100’ extension of the main with a manhole. These costs were not included in the estimates provided. He said that was the only way the connection would be allowed. He pointed to the estimates from Mr. Phenix, both with the sewer by itself or in a

trench with the water. He said the costs far exceeded the cost for septic installation on the property to an extent the variance was appropriate.

Mr. Buehler asked about how the design would account for erosion due to the slope. Mr. Bischoff replied that that they would have to flatten out an area for the septic and they were aware that they would have to make adjustments as needed. He mentioned that a lot of dirt would be generated during construction, and it would be used for dealing with the slope as well as daylighting issues. Mr. Carnes asked if the project had a special use permit. He suggested that the amount of earthwork could generate one. He indicated that there were additional concerns with running a pipe down the hill to connect to sewer, such as the separation of solids and liquids in the pipe. He said one way to deal with that would be install a grinder pump, creating a slurry that would help with that. Mr. Bischoff said he was aware of that concern but that in all of his discussions with engineers, no one could clearly articulate exactly how much slope was too much. Mr. Carnes brought up other potential permitting that might be required if the property was to attempt to connect to municipal sewer. Mr. Bischoff agreed and said that the extra cost would likely then exceed \$240,000 more than a septic system.

Mr. Carnes said that he was generally on board but made a couple of suggestions on the location for the septic that might work better and require less effort due to slope. He suggested that using rockery walls might be another way to deal with the slope issues as well. Discussion turned to the fact that any grading for the repair area must be done at time of installation. In the end, Mr. Bischoff acknowledged that he, and the property owners were aware that the variance was only the first step. Any other requirements for the construction would be handled – but they needed the variance to proceed.

Mr. Lund clarified that the conditions on the site were challenges for septic installation but asked Ms. Lord if there were options to engineer around those challenges. Both Mr. Bischoff and Ms. Lord responded in the affirmative.

There was some general discussion surrounding future uses for the Bureau of Land Management places for the future.

Mr. Carnes expressed his concern that whatever grading or other work that needed to be done for the construction of the system have to go through review processes for others. The question went to legal counsel if they needed a special condition for that. Legal counsel asked for clarification. Ms. Lord stepped in and indicated that there was already a Building permit in place and that all appropriate reviews would take place without any special conditions. NNPH staff would ensure that the Building departments were aware of all of the work being done for the septic.

Mr. Lund made the motion to approve. The motion was seconded by Mr. Adams. Motion passed unanimously. The hearing was closed by Mr. Buehler.

### **Conditions of Approval**

The Board did not make any conditions of approval.

## **Motion**

Motion made by Mr. Lund “Move to present to the District Board of Health a recommendation for approval of Variance Case H24-0003VARI (Johnson and Chris Adeyanju) to allow the permitting and construction of a septic system as requested.

Second by Mr. Adams. Motion passed unanimously. Mr. Buehler closed the public hearing.

## **9. \*Public Comment**

As there were no public comment requests, closed the public comment period.

## **10. Adjournment –**

At 6:11 p.m., Mr. Buehler adjourned the meeting.

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**Staff Report**  
**Board Meeting Date: January 30, 2025**

**TO:** Sewage, Wastewater, and Sanitation Hearing Advisory Board  
**FROM:** David Kelly, Environmental Health Specialist Supervisor  
775-846-6623, [dakelly@nnph.org](mailto:dakelly@nnph.org)  
**SUBJECT:** Variance Case H24-0004VARI; Variance to Sections 040.030, Parcels 077-090-13 & 077-090-14, 0 Whiskey Springs Rd./0 Safe Flat Rd., Washoe County, NV

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**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 APNs 077-090-13 and 077-090-14, owned by Palomino Farms LLC. The variance requests a reduction in the minimum lot size for a new subdivision from 5 acres to 2.50 acres. It proposes holding open space in perpetuity to maintain the intended density of septic systems at one per 5 acres with the reduction in lot size.

**Previous Action**

There has been no previous action with this variance request. The applicant's intent is to file with the Washoe County Planning Department (Planning) for a Tentative Map, however, prior to submitting, Planning requires approval from NNPH for the reduced lot acreage due to the minimum of 5 acres required in the Sewage, Wastewater, and Sanitation Regulations. The applicant has engaged in numerous initial discussions with Planning to ensure that the concept is acceptable to them.

**Background**

The variance correctly identifies Sections 040.030 of the Sewage, Wastewater, and Sanitation Regulations (Regulations) that require "the minimum lot size for new subdivisions ... proposing to use on-site sewage disposal shall be 5 acres". The Regulations do allow for a reduction in lot size provided that mitigation is taken to ensure the smaller lots will not have a greater impact on groundwater quality than if all lots were 5 acres. Any staff decisions regarding the mitigation measures are required to be approved by the Sewage, Wastewater, and Sanitation Hearing Board (SWS Board) and the DBOH, which is the reason for this variance request.

The proposal desires to take a portion of the two parcels and create a subdivision, each parcel consisting of a minimum of 2.5 acres. The smaller size will allow the parcels (and any septic that is placed on them) to be clustered outside of the "A" Flood Zone that exists on the eastern portion of the parcels. In order to ensure that the smaller lots will not have a greater impact on groundwater, the proposal is to hold another 2.5 acres as open space. The open space will be utilized for passive recreation and commercial turf farming. As long as no septic system is placed in the open space, the net density of septic systems over the area is the same as if each lot was 5 acres. The open space would need to be protected in perpetuity, and the proposal is such that it could not be subdivided again in the future. The exact mechanism to prevent future development and splitting is still under discussion.

Thirty-four (34) parcels encompassing 100 acres and open space of 105 acres are proposed, for a total of 205 acres. If the 5-acre minimum acreage requirement was met, a total of 170 acres would be needed. This means the proposal as provided actually is providing less septic density than required by code. In addition, it provides the additional benefit of not placing septic systems into a 100-year flood plain.

The purpose of the variance request is to meet the requirement that acreage reductions are heard by the SWS Board and the DBOH. It should be noted that while there has been discussion with Planning, there is the chance of minor changes as the Tentative Map itself moves through the planning process. With that in mind, the current proposal is conceptual as shown and the variance is for the reduced acreage per lot. Any changes to the proposal that violates the minimum of 2.5 acres with a minimum of 2.5 acres in open space held open in perpetuity would require the applicant to return to the SWS Board. However, minor layout changes that do not violate those principles will not require a new variance.

### **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:** The area under consideration is known to have fast soils that might provide reduced treatment. However, a condition of any subdivision development is that soil conditions are examined, and percolation tests performed to determine the appropriate septic system design. Any septic system subsequently placed on the new parcels will be required to meet all applicable setbacks listed in the SWS regulations that have been shown to adequately mitigate the potential for groundwater contamination.

Therefore, if the system functions as intended, then there should not be effluent discharge to surface water or groundwater and should not pose an increased threat to groundwater contamination.

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. All sewage would be discharged underground preventing direct exposure and since all setbacks and design requirements would be met, no increased risk of groundwater contamination is expected.

3. Are there other reasonable alternatives?

**Reply:** There are essentially 3 alternatives to the current proposal. First is to connect the subdivision to the municipal sewer. The nearest municipal sewer is over 5 miles from the area and gravity flow would not be an option to reach it. The next is to create a new municipal sewer just for the 34 lots. This is likely not economically feasible and also requires agreement from other agencies to take over/run the system if needed. Lastly, the subdivision could propose 5 acre lots as required by the Regulations. This would spread out the septic systems over the same amount of area, but some of the systems would then exist in a 100-year flood plain, adding additional risk of failure or surface contamination. The SWS regulations require that parcels in proposed subdivisions served by septic be a minimum of 5 acres unless they can demonstrate that adequate measures have been taken to ensure that the smaller lot area will not have a greater impact on groundwater. The proposal meets that requirement by maintaining the required density by acre and also keeps future septic systems out of a flood plain. There are no alternatives that are reasonable in cost or in risk to public health.



## **Conditions of Approval**

EHS staff are recommending the following conditions of approval:

- Open space must be held open in perpetuity and not be allowed to have future development without connection to municipal sewer and/or approval from Northern Nevada Public Health. This condition must be indicated on the Final Map.

EHS would follow its normal permitting and inspection procedures and will expect any septic design to meet all other regulations. If the Board does determine that there are additional appropriate conditions of approval, any conditions they set should be required to be recorded on the Final Map.

## **Recommendation**

Staff is supportive as to whether the Sewage, Wastewater and Sanitation (SWS) Hearing Board should support the presented Variance Case # H24-0004VARI (Palomino Farms LLC) to allow for a reduction in the minimum lot size for a new subdivision from 5 acres to 2.50 acres, with the additional 2.5 acres held open in perpetuity to maintain the intended density of septic systems at one per 5 acres acre even with the reduced lot size.

## **Possible Motion**

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

1. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H24-0004VARI (Palomino Farms LLC) to allow a reduction in parcel size for the new Palomino Farms subdivision to a minimum of 2.5 acres, with another 2.5 acres held open in perpetuity”; OR
2. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H24-0004VARI (Palomino Farms LLC) to allow a reduction in parcel size for the new Palomino Farms subdivision to a minimum of 2.5 acres, with another 2.5 acres held open in perpetuity, with the following conditions (list conditions)”; OR
3. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H24-0004VARI (Palomino Farms LLC) to allow a reduction in parcel size for the new Palomino Farms subdivision to a minimum of 2.5 acres, with another 2.5 acres held open in perpetuity.”

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

**NORTHERN NEVADA PUBLIC HEALTH  
ENVIRONMENTAL HEALTH SERVICES DIVISION**

1001 East Ninth Street • Bldg B • Reno, Nevada 89512

Telephone (775) 328-2434 • Fax (775) 328-6176

www.NNPH.org

HealthEHS@NNPH.org

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

**Office Use Only**

Fee Paid \_\_\_\_\_

Date Paid \_\_\_\_\_

Cash/CC/Check \_\_\_\_\_

Receipt No. \_\_\_\_\_

Date Appl. Received \_\_\_\_\_

Considered Comp. \_\_\_\_\_

DATE 12/11/24 PROJECT NAME Tentative Map of Palomino Farms

**OWNER**

Name Palomino Farms LLC

Address 200 Mile Circle Dr.

Reno NV 89511

Phone (775) 830-7534

Email Address brian@bmc dre no.com

**ENGINEER**

Name Venture Engineering & Consulting Inc.

Address 530 E Plumb Ln. Reno NV 89502

Phone (775) 825-9898

Email Address john@venturereno.com

**The following items must be submitted with this application:**

JOB ADDRESS 0 Whiskey Springs Rd. Washoe County NV 89510

SIZE OF PARCEL 773.36 /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 077-090-13 & 077-090-14 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

REASON FOR VARIANCE REQUEST To reduce the minimum lot size from 5 acres to 2.5 acres for private septic sewer and well with the stipulation that there will dedicated open space for an overall minimum density of 5 acres per lot through the CC&Rs and can never be further subdivided.

SECTION(S) OF REGULATIONS TO BE VARIED 040.030

Minimum lot size of 5 acres for use of septic system.

**IF A PARCEL MAP:** PROJECT NAME \_\_\_\_\_

APN(S) \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

**IF TENTATIVE MAP:** PROJECT NAME Tentative Map of Palomino Farms

NUMBER OF PROPOSED LOTS 34 LOTS REQUIRING VARIANCES 34

LOT DESCRIPTION(S) 34 lots each with a minimum lot area of 2.5 acres and minimum dimensions of: 175 feet, in width, and 408 feet in length.

**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.

**ALL 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.**

# Narrative in support of proposed variance

To reduce the minimum lot size from 5 acres to 2.5 acres for private septic sewer and well with the stipulation that there will be dedicated open space equivalent to a minimum 2.5 acres per lot for an overall minimum density of 5 acres per lot. The open space will be dedicated through the CC&Rs and will never be allowed to be subdivided again. See below Washoe County Health District code 040.030 statement that states “The Health Authority may reduce the minimum lot size requirement to as small as one acre per lot if the applicant for division can show to the satisfaction of the Health Authority that adequate measures have been taken to ensure that the smaller lot area will not have a greater impact to the groundwater quality than the 5-acre lot size.” On the open space passive recreational amenities will be allowed along with the commercial use of turf farming. We are requesting a variance to cluster the development into an area of Zone X to keep development out of the Zone A flood zone (Parcels 077-090-13 & 077-090-14). We are requesting a variance to this standard for the project, we believe this to be acceptable as we will be providing a minimum of 99.90 acres of open space which is equivalent to the 99.90 acres of developed area including the roads within the developed area boundary. Refer to attached map exhibits for site specific data

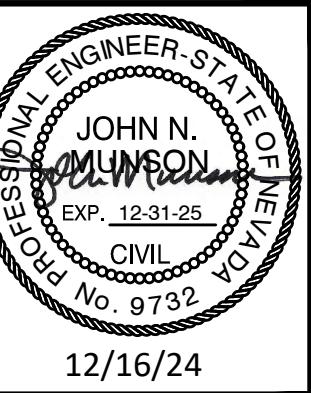
## Washoe County Health District Regulation

### 040.030

The minimum lot size for new subdivisions and a second or subsequent parcel map from the original parcel as it existed on October 23, 2001, proposing to use on-site sewage disposal, shall be 5 acres. The Health Authority may reduce the minimum lot size requirement to as small as one acre per lot if the applicant for division can show to the satisfaction of the Health Authority that adequate measures have been taken to ensure that the smaller lot area will not have a greater impact to the groundwater quality than the 5-acre lot size. In any case, no division shall be approved if the parcel density exceeds the standard established by the Nevada Division of Environmental Protection. Staff decisions regarding the adequacy of the proposed measures shall be approved by the Sewage Wastewater and Sanitation Hearing Board and the District Board of Health through the variance procedure outlined in these regulations. Existing lots and the first four parcels created from an existing parcel shall be a minimum area of 1 acre.

# TENTATIVE SUBDIVISION MAP FOR PALOMINO FARMS

**VENTURE ENGINEERING & CONSULTING, INC.**  
 Civil Engineering - Planning - Land Development  
 530 E. PLUMB LANE STE. 4 PH: (775) 825-9898  
 RENO, NV 89502  
 venturere@ gmail.com



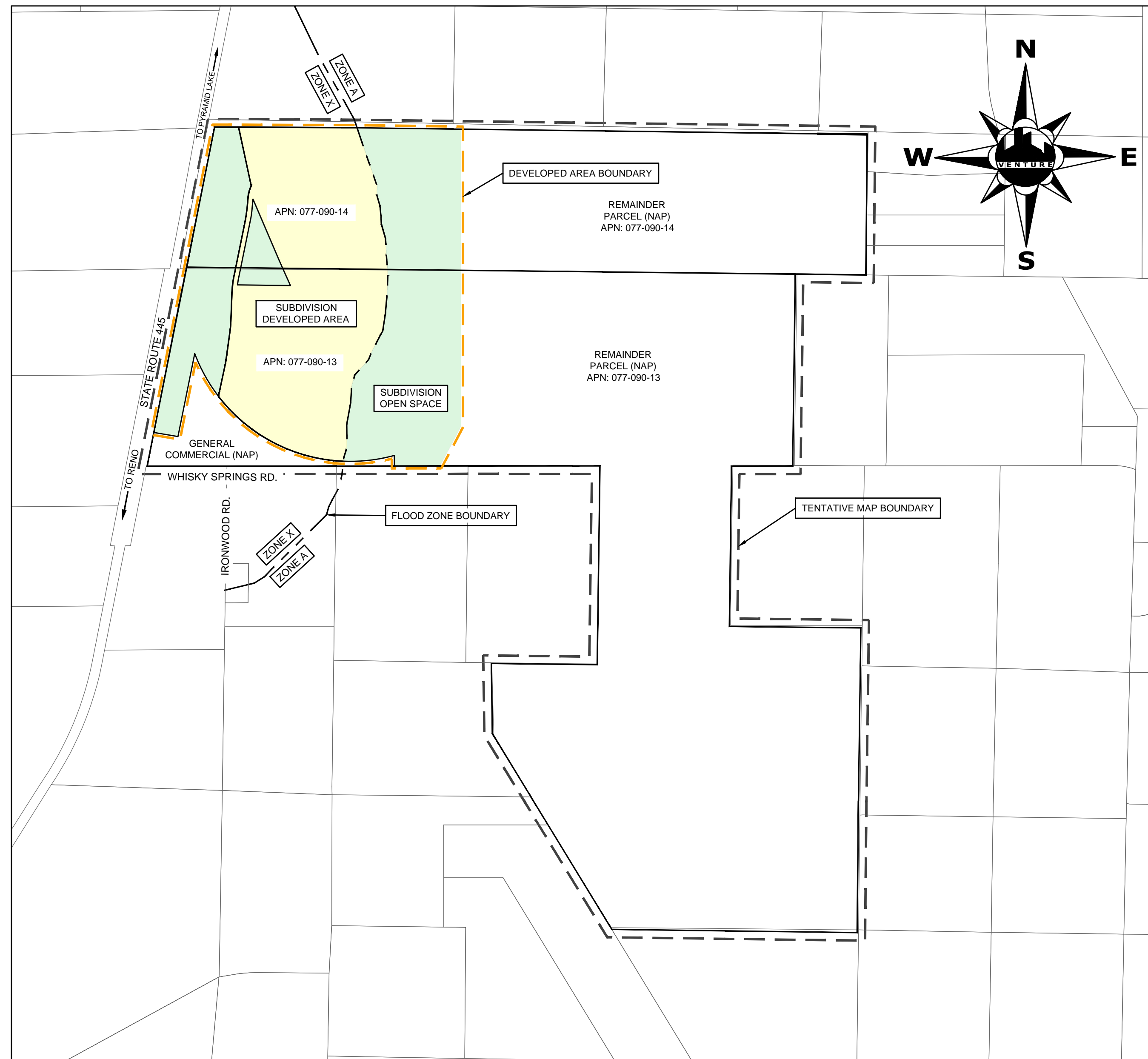
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**TENTATIVE MAP OF PALOMINO FARMS  
COVER SHEET**  
 APN: 077-090-13 & 077-090-14  
 WASHOE COUNTY, NEVADA

REVISIONS:

DRAWN: AWP  
 CHECKED: JNM  
 DATE: 12/16/24  
 SCALE  
 HORIZ: NONE  
 VERT: NONE  
 ISSUE: PRELIMINARY

SHEET NUMBER:  
**C-0**  
 PAGE: 1 OF 2



**KEY MAP  
N.T.S**

**SHEET INDEX**

SHEET NO.	SHEET TITLE
1	C-1 COVER SHEET
2	S-1 SITE PLAN

**CIVIL ENGINEER**

VENTURE ENGINEERING AND CONSULTING, INC.  
 C/O JOHN MUNSON, P.E.  
 530 E PLUMB LANE, SUITE #4  
 RENO, NV 89502  
 PHONE: 775-825-9898  
 EMAIL: VENTURERENO@GMAIL.COM

**BENCHMARK**

THE BASIS OF BEARINGS FOR THE SURVEY IS STATE PLANE NV WEST ZONE. THE BASIS OF ELEVATIONS IS NACD88.

**FEMA INFORMATION**

FIRM: 32031C2675G  
 PROPERTY DESIGNATION: ZONE A.X

**PROJECT INFORMATION**

APN: PARCEL AREA:  
 077-090-13 554.22 ACRES;  
 077-090-14 219.14 ACRES;  
 COMBINED ZONING:  
 PSP 2%/LDS 84%/GR 11%/GC 3%  
 LDS 67%/GR 33%

**SITE INFORMATION**

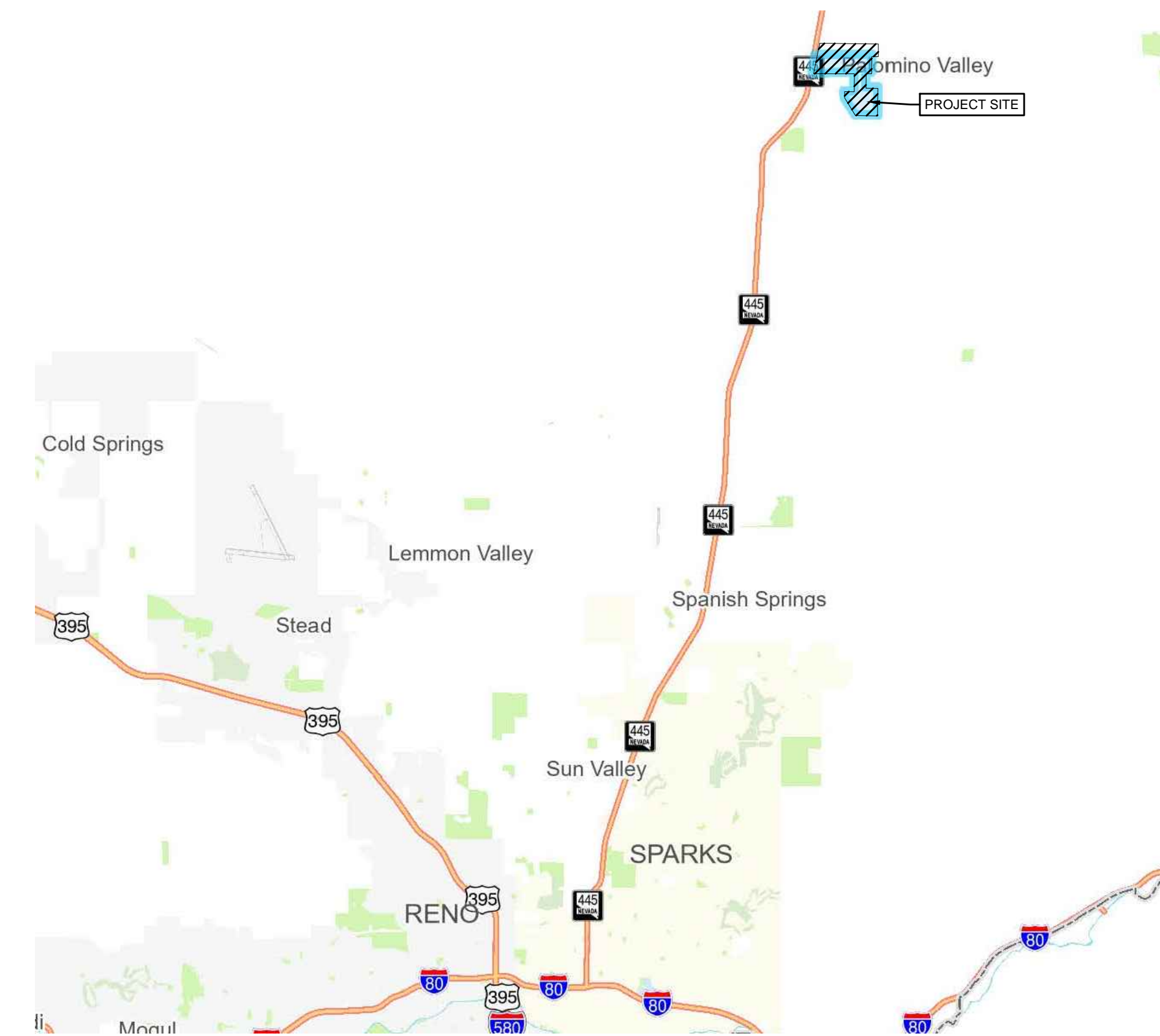
TYPICAL LOT SIZE STATISTICS ARE AS FOLLOWS  
 PALOMINO FARMS: 34 LOTS  
 AVERAGE LOT SIZE: 2.59 AC  
 MIN LOT SIZE: 2.50 AC  
 MAX LOT SIZE: 2.82 AC

**OWNER/DEVELOPER**

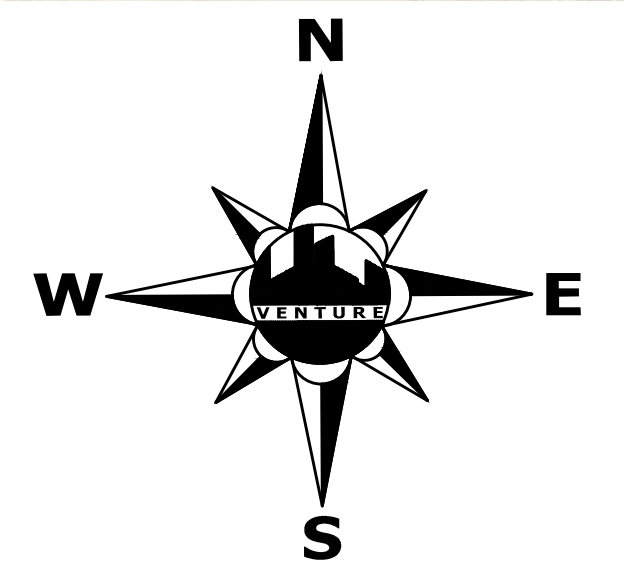
PALOMINO FARMS LLC  
 200 MILE CIRCLE DR  
 RENO NV 89511

**BASIS OF BEARINGS**

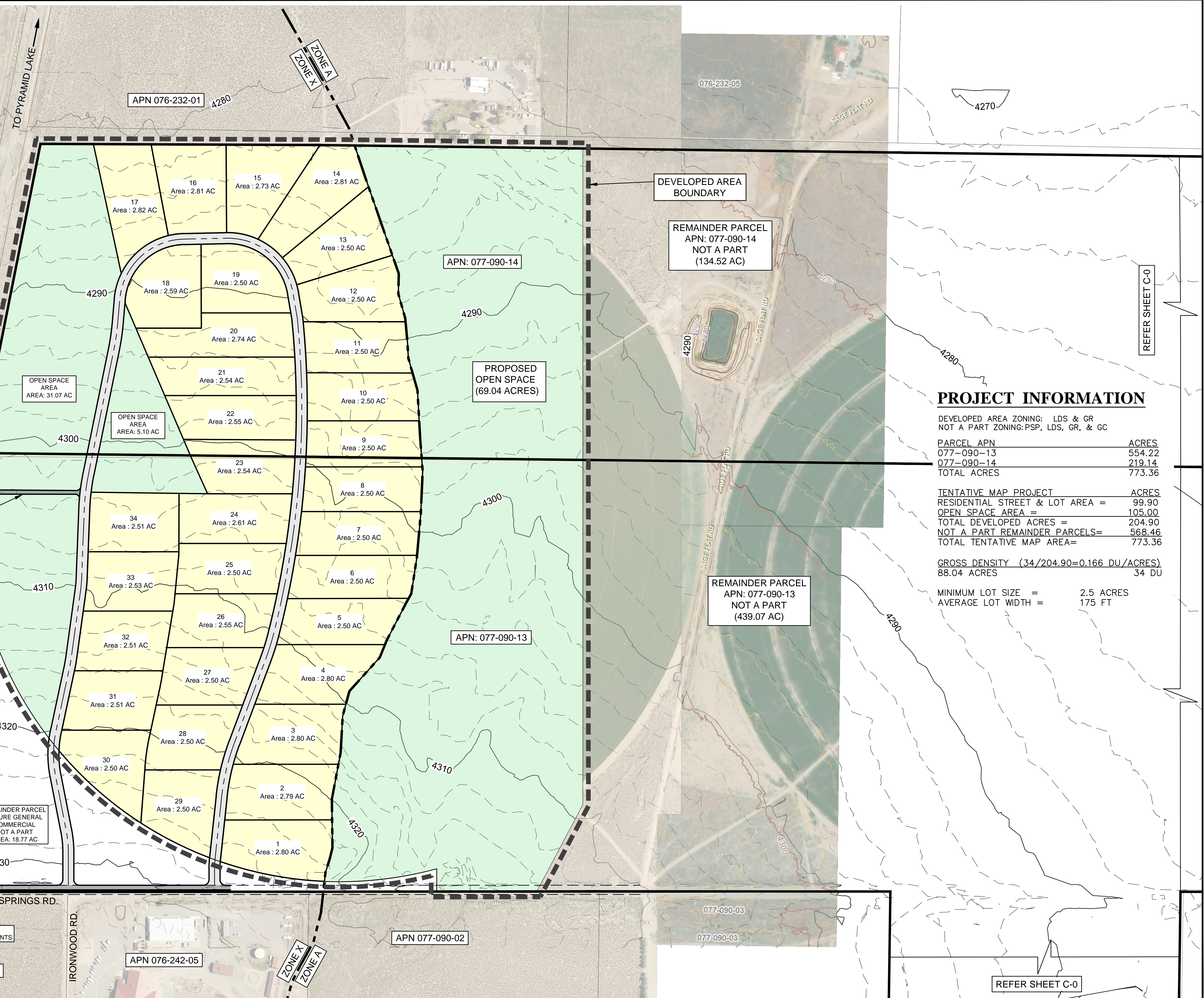
NEVADA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD"-N225M01037 AND "WVRF"-S115M15000 IS TAKEN AS SOUTH 52°15'19" EAST. ALL DIMENSION SHOWN ARE GROUND DISTANCES. COMBINED GRID TO GROUND FACTOR=1.000197939.



**VICINITY MAP  
N.T.S**



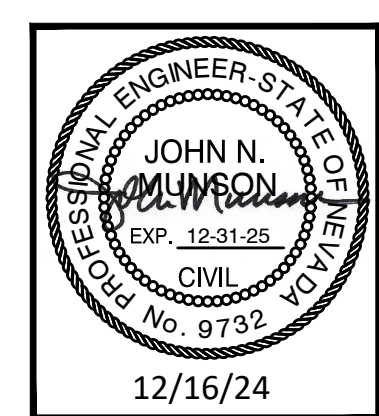
SCALE: 1"=200'  
0 100 200 400



**PROJECT INFORMATION**

DEVELOPED AREA ZONING: LDS & GR	
NOT A PART ZONING: PSP, LDS, GR, & GC	
PARCEL APN	ACRES
077-090-13	554.22
077-090-14	219.14
TOTAL ACRES	773.36
TENTATIVE MAP PROJECT	
RESIDENTIAL STREET & LOT AREA =	99.90
OPEN SPACE AREA =	105.00
TOTAL DEVELOPED ACRES =	204.90
NOT A PART REMAINDER PARCELS=	568.46
TOTAL TENTATIVE MAP AREA=	773.36
GROSS DENSITY (34/204.90=0.166 DU/ACRES)	
88.04 ACRES	34 DU
MINIMUM LOT SIZE =	2.5 ACRES
AVERAGE LOT WIDTH =	175 FT

**VENTURE ENGINEERING & CONSULTING, INC.**  
Civil Engineering - Planning - Land Development  
530 E. PLUMB LANE STE. 4 PH: (775) 825-9888  
RENO, NV 89502  
venturereno@gmail.com



12/16/24  
**PRELIMINARY NOT FOR CONSTRUCTION**

TENTATIVE MAP OF PALOMINO FARMS  
PRELIMINARY SITE PLAN  
APN: 077-090-13 & 077-090-14  
WASHOE COUNTY, NEVADA

REVISIONS:

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DRAWN: JRP
CHECKED: JNM
DATE: 12/16/24
SCALE: HORIZ: 1"=200' VERT: NONE
ISSUE: PRELIMINARY
SHEET NUMBER: <b>C-1</b>
PAGE: 2 OF 2