

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.

October 3, 2024

5:30 p.m.

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

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

5:30 p.m.

- 1. *Roll Call and Determination of Quorum**
- 2. *Pledge of Allegiance**
- 3. *Public Comment**

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 no later than 4:00 p.m. on the day before the scheduled meeting.

- 4. Approval of Agenda – (For possible action)**
October 3, 2024
- 5. Approval of Draft Minutes – (For possible action)**
August 1, 2024

6. Public 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

Chris and Johnson Adeyanju
6203 Hidden Highlands Dr
Reno, NV 89502

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 no later than 4:00 p.m. on the day before the scheduled meeting.

8. 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Possible Changes to Agenda Order and Timing: Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block.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 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, 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
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. 9th 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. Supporting materials are also available at the Northern Nevada Public Health Website 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, August 1, 2024

5:30 p.m.

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

**1001 East Ninth Street
Reno, NV**

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.
Chris Reede

Staff present: Josh Philpott
David Kelly
Robert Fyda

Members absent: 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. **Election of Chair** - The board discussed who would hold the position of chair for the next year. Matt Buehler, the current chair, said that he was willing to continue. No other board members expressed interest. A motion to keep Mr. Buehler as chair was made by Mr. Lund and seconded by Mr. Adams. The vote was unanimous.
5. **Approval of Agenda** – August 1, 2024
Mr. Adams moved to approve the agenda of the August 1, 2024, Sewage, Wastewater, and Sanitation (SWS) Board regular meeting. Second by Mr. Lund, motion approved unanimously.
6. **Approval of Draft Minutes** – May 2, 2024
Mr. Lund moved to approve the minutes of the May 2, 2024, Sewage, Wastewater, and Sanitation Board regular meeting. Second by Mr. Adams, motion approved unanimously.
7. **Public Hearing** – Hearing to determine whether to recommend approval to the District Board of Health for a variance for APN 142-241-14 from section 040.100 of the Northern Nevada Public Health (NNPH) Regulations Governing Sewage, Wastewater, and Sanitation. **(For possible action)**

Staff Representative: Josh Philpott

Mr. Philpott reviewed the staff report, the history of the project and the variance request to allow for crossing of a drainage channel to place a repair leach field in the future event of failure. He indicated that the parcel was split by a drainage making it nearly impossible to fit both a primary septic system and a repair area on the same side of the drainage as the home. As the regulations do not allow for a crossing of drainages, NNPH could not approve a repair on the other side without a variance.

Mr. Philpott reviewed the drainage specifically. He indicated that while the channel appeared to have originally been connected to White's Creek, it was determined to NNPH's satisfaction that it no longer was connected and should be considered a drainage rather than a watercourse. He and other NNPH staff had walked and visually inspected where it used to be connect and found that previous development had eliminated the connection. After inspection, staff believes that the channel will only carry stormwater.

He then reviewed the proposed layout. He stated that he had met with design engineer and utilizing GPS and ensured that the layout would fit as shown, meeting all required setbacks other than the one that was being requested to vary. The mitigation proposed was a standard mitigation that had been seen in multiple prior variances, and NNPH felt that it was sufficiently protective of public health. He said that no other reasonable options were thought to be available.

Lastly, Mr. Philpott covered the requested conditions that any instances of non-function be reported to NNPH and that the variance be recorded to the parcel to ensure that future owners were aware of requirements. He then opened it up to the Board for questions.

Mr. Buehler asked about other properties using the same method of mitigation on the channel. Mr. Philpott responded that he was not sure about this channel in particular, but on other channels it had become the standard and no issues had come up. He said most other properties on this channel thus far had sufficient space for both areas to be on one side.

The discussion continued about what water the channel would carry, Mr. Lund wanted to clarify if any water would come from White's Creek. Mr. Philpott responded that staff was confident

that the connection to White's Creek was severed, the channel would only carry rainwater and it ultimately drained to Steamboat. He indicated that a hydrologic report had also been submitted by the applicant who was present. The applicant, Mr. Bailey spoke to the issue that drainage assessment had been triggered by a requirement to size a culvert to be installed under the road that would accept the volume expected. The assessment indicated the channel would only take stormwater.

The discussion turned to the proposed mitigation technique. Mr. Carnes indicated that he had installed others, including a previous variance case and there had been no issues. He also discussed that he had originally started on this design with Reno Tahoe Geo when he worked there. He had conducted percolation tests with Mr. Adams and also verified that the channel would very rarely take water, it was more "historic". He commented that the whole area had small historic drainages that rarely saw water. Mr. Adams weighed in that he was very familiar with the area and was confident that the channel did not take water from White's Creek – he did not think even if the Creek blew out the water would reach this property. Mr. Carnes said his work had been done in winter and he had reassessed the area in spring and walked the course of the channel quite a ways and didn't see any evidence of regular water flows.

Mr. Lund clarified that he was understanding that the mitigation procedure was considered very safe and the ditch was only intermittent run off. Mr. Philpott concurred and stated that the staff had also taken a conservative measurement to achieve the 25' setback from the drainage to reduce any potential for impacts. Mr. Lund asked if the drainage was a larger creek if the methodology would change. Mr. Philpott responded that it might be different for a larger waterbody but that for small and intermittent drainages, this was considered sufficient.

Mr. Carnes asked if he could set a condition that staff inspect the encasement. Mr. Philpott indicated that the property owner would have to pull a permit and staff would inspect the complete install. Mr. Carnes queried the owner if the driveway was intended to run alongside the primary system. Mr. Bailey affirmed this and Mr. Carnes said that some protection measure to prevent vehicular traffic should be required and shown on the plan. Mr. Bailey indicated that they intended to do landscaping but would not be an issue. Mr. Lund asked for clarification on what the protection would need to be. General discussion about boulders being appropriate, as long as the design engineer agreed.

Mr. Kelly weighed in to remind the Board that as they discussed new conditions, not to forget the two staff recommended conditions in their motion. Mr. Adams said that he would also like a condition that indicator tape be placed above the crossing encasement to reduce the potential for future excavations to damage it.

The Board discussed the conditions and outlined what they wanted for additional conditions. Mr. Lund made the motion to approve and outlined conditions. The motion was seconded by Mr. Adams. Motion passed unanimously. The hearing was closed by Mr. Buehler.

Conditions of Approval

1. Any instances of system non-function must be reported to NNPH for review and must be repaired immediately. In the event of failure to maintain or lack of system function, NNPH may require sampling and/or impose restrictions on the property based on the functionality of the building sewer line, up to and including removal of the storm drain crossing.

2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without NNPH approval.

Motion

Motion made by Mr. Lund “Move to present to the District Board of Health a recommendation for approval of Variance Case H24-0002VARI (Page and Olivia Bailey) to allow the approval of a septic system as proposed, with the following conditions (list conditions)”

1. Any instances of system non-function must be reported to NNPH for review and must be repaired immediately. In the event of failure to maintain or lack of system function, NNPH may require sampling and/or impose restrictions on the property based on the functionality of the building sewer line, up to and including removal of the storm drain crossing.
2. Require recording of the variance to the parcel to ensure proper public records notification in the event the property is sold to any other person or entity. Recording may not be removed without NNPH approval.
3. A protective barrier or devices shall be installed around the primary septic field on the north and east side within any areas subject to vehicular traffic. The protective measures must be reviewed and approved by the design engineer.
4. Indicator tape to be installed 12 inches above the crossing encasement.

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 6:10 p.m., Mr. Buehler adjourned the meeting.

NORTHERN NEVADA Public Health Environmental Health	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. _____
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DATE 8/21/2024 PROJECT NAME Adeyanju

OWNER

Name: Johnson and Chris Adeyanju
Address: 6203 Hidden Highlands Dr.

Phone: [REDACTED]

Email Address: [REDACTED]

ENGINEER

Name: Westex Engineering
Address: PO Box 18871 Reno NV. 89511

Phone: (775)-384-2898

Email: westekconsulting.com

The following items must be submitted with this application:

JOB ADDRESS: 6203 Hidden Highlands Dr. Reno NV.

SIZE OF PARCEL 5 Acres

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 021-270-18 LOT _____ BLOCK _____

REASON FOR VARIANCE REQUEST: The cost to run the sewer line is going to be close to \$150,000 whereas a sand filter septic will be about \$36,000. The sewer line would be about 600' long, down a steep (45%) grade, and through solid rock. We would be required to extend the existing sewer main in the street about 100' and install a manhole and repave the street. The building site is surrounded by BLM land on three sides and there are no other residences within over 600' of the proposed home.

SECTION(S) OF REGULATIONS TO BE VARIED 020.075 & 020.080

IF A PARCEL MAP: PROJECT NAME _____

APN(S) _____ LOT _____ BLOCK _____

IF TENTATIVE MAP: PROJECT NAME _____

NUMBER OF PROPOSED LOTS _____ LOTS REQUIRING VARIANCES _____

LOT DESCRIPTION(S) _____

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

☒ Vicinity map.

☒ The direction of North.

☒ A diagram of the location of roadways, easements or areas subject to vehicular traffic, material storage or large animal habitation.

- ❑ 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.

Staff Report
Board Meeting Date: October 3, 2024

TO: Sewage, Wastewater, and Sanitation Hearing Advisory Board
FROM: Latricia Lord, Senior Environmental Health Specialist
775-328-2689, llord@nnph.org
SUBJECT: Variance Case H24-0003VARI; Variance to Sections 020.075 & 020.080, Parcel 021-270-18, 6203 Hidden Highlands Drive, Reno, NV

SUMMARY

This staff report summarizes the Environmental Health Services Division's (EHS) review of the submitted variance application for your decision to recommend or deny approval to the District Board of Health (DBOH) a variance for APN 021-270-18, owned by Johnson and Chris Adeyanju. The variance requests permission to install a septic system on an undeveloped parcel where municipal sewer is available within 200 feet of a property line.

Previous Action

There has been no previous action with this variance request. A City of Reno Building Department permit application for a new Single-Family Dwelling (BLD25-00193E) on the subject parcel was received by EHS on July 22, 2024. The Building Permit was marked as Not Applicable by NNPH staff because municipal sewer is considered available to the subject property.

Background

The variance correctly identifies Sections 020.075 and 020.080 of the Sewage, Wastewater, and Sanitation Regulations (regulations) that prohibit the issuance of a permit to install a septic system if public sewer is available within 200' of a property line of an undeveloped parcel. Washoe County Utilities was consulted and has confirmed that a municipal sewer line is located within 200' of the property line of this property.

The property owners wish to build a dwelling on the property and have conducted a test trench inspection. Fractured rock was observed at original ground surface in the test trench. Fractured rock is considered a potential direct conduit to groundwater and will therefore require an engineered septic system, which will provide better effluent treatment than a standard system would. The property owners are aware of the vertical setbacks and engineered fill that will be required to install a code compliant septic system and associated future repair area.

The reason for the variance request is due to the proximity of the municipal sewer line, which prohibits EHS staff from issuing the necessary permits for the dwelling. The Adeyanju's are contending that the cost for connecting to the subject property to municipal sewer is cost prohibitive.

The general contractor has provided a statement to the SWS Board outlining different scenarios with respect to the installation of a septic system vs a connection to municipal sewer and their approximate costs. Numerous quotes have been provided that demonstrate cost differences for the various scenarios.

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: Fractured rock was observed in the test trench inspection, and it can be considered a direct conduit to groundwater. However, the property owners are aware that any proposed system design and installation is expected to meet all applicable setbacks listed in the SWS regulations that have been shown to adequately mitigate the potential for groundwater contamination. If municipal sewer was not available to this property these same setbacks and design and installation requirements would be required of the property owners.

Therefore, if the system functions as intended, then there should not be effluent discharge to surface water or groundwater and should not pose a 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: SWS regulations do not allow for the issuance of any permit to install, modify or replace a septic system with municipal sewer available within 200' of a property line of an undeveloped property. There is no alternative other than for the property owners to connect to a municipal sewer line at the intersection of Hidden Valley Drive and Desert Way.

Conditions of Approval

1. EHS staff are not recommending any conditions of approval at this time, as the property is of sufficient size for a standard septic system or a sand filter bed that will meet all applicable setbacks. 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 appropriate conditions of approval, any conditions they set should be required to be recorded to the title, not to be removed without NNPH approval.

Recommendation

Staff is neutral as to whether the Sewage, Wastewater and Sanitation (SWS) Hearing Board should support the presented Variance Case # H24-0003VARI (Johnson and Chris Adeyanju) to allow for the construction of a septic system to support a new dwelling, as all setbacks should be able to be met and the relative cost of dragging sewer to the property is the only issue. Our primary reason for remaining neutral is due to EHS's internal policy that financial hardship situations are not to be decided at the staff level but rather at the Advisory Board and District Board of Health level to avoid any personal judgements as to what constitutes a financial hardship.

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 # H24-0003VARI (Johnson and Chris Adeyanju) to allow the permitting and construction of a septic system as requested"; OR

2. “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 proposed, with the following conditions (list conditions)”,
OR
3. “Move to present to the District Board of Health a denial of Variance care # H24-0003VARI (Johnson and Chris Adeyanju)”.

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



NCL#0086983 Limit \$1.8M

Hello,

We are applying for a variance to construct a septic system at 6203 Hidden Highlands Dr., APN 021-270-18. The reason for asking for this variance is because of the extreme costs of hooking into the existing utilities. The building site is located up a steep rocky hill. There is an elevation difference of approximately 175' from the utility locations to the proposed location of the home. Although the distance from the available electric and sewer lines are about 100' from the closest property line, the distance from these hookups to the house location is close to 600'. The slope exceeds 45% at its steepest point. We had to get an easement through the adjoining BLM property for access, as the slope on the north side, where the existing utilities are located, was too steep for a legal access.

We are submitting cost comparisons for installing a septic system as opposed to hooking into the county sewer system. We are also including cost comparisons for electric and water hookups to give a better understanding of the issues we face with using any of the existing utilities. We have begun the process with TMWA for a variance for the well and have gotten acceptance from NV Energy to install an off grid solar system. The total cost for work hooking into these three utilities would be over \$390,000. If we were to install an off grid solar system, a well and a septic system, it would be less than \$160,000.

The lot is almost entirely made up of fractured rock material. There are some places that have about 8" of D.G. on top, and some places where the rock is protruding above the surface. It's an extremely difficult place to excavate and utilizing an air hammer is almost certainly going to be required. I'm including a short video clip of what it was like digging the test hole for the perc test, a process that took almost an entire day.

Here are the breakdowns for cost comparisons for the utilities. I understand that this variance is for the sewer/septic only. We are including the other utility costs for reference only.

Septic.

Engineering and inspection fees.	\$6115
Proposed sand filter system, 20'x40'.	\$36,000
Install engineered fill for repair area.	\$22,000
Total septic.	\$64,115

Sewer.

I've checked with numerous professionals about the maximum slope for a sewer line. I'm told that the velocity of the flow can't exceed 10'/second. Nobody I've spoken with can tell me how that relates to the degree of slope. I had the sewer line bid out 2 different ways, one as a stand-alone line with a lesser slope, and one in a common trench with the water line with a slope approaching 45%. NV Energy will not allow the sewer or water in the same trench as the electric conduit. They need to be in separate trenches with 2' of undisturbed soil between them. The most direct route from the house to the utility locations would run at about a 45-degree angle to the contour lines. This would necessitate excavating a pathway down the hill that is level from side to side, in order to ensure a stable setting for the equipment used. Unfortunately, this would leave an ugly scar on the hillside, that would be visible to the residents of Hidden Valley for years to come. There would also be erosion issues in the future, as this property was ground zero for the recent floods.

Also, in conversations with Alan Jones with Washoe County Utilities, he informed us that we would have to extend the 8" sewer main down Hidden Highlands Drive approximately 100' and install a manhole. This requirement is reflected in both bids. To further complicate things, Washoe County recently installed a large (18"?) sewer line to carry effluent to the Hidden Valley golf course in the street where we would be working to extend the sewer main. The homeowners, Johnson and Chris Adeyanju gave the county an easement through their property with no compensation, to allow for this effluent line being installed.

Option A. Stand-alone sewer line. Longer but shallower (2'deep).	\$134,300
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Option B. In common trench with water line. Shorter but deeper (4' deep). Does not include water line material and labor.	\$137,000
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Water and Electric. This assumes option B above.

Separate 2' deep trench for electric conduit and sand.	\$28,000
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Labor and materials for water line, including hookup to main.	\$15,000
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In addition to these excavation costs, there are hookup fees, cost of electric wire, and annexation to the TMWA system. These break down as follows:

TMWA annexation fee for a 5-acre lot	\$21,000
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TMWA hook up fee (based on recent jobs).	\$10,000
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Sewer hookup fee	\$9,400
NV Energy transformer and hookup fee	\$7,000
Electric supplies. 500' of copper wire for 400 amp service, and pedestal meter	\$165,040
Total for utility tied systems (sewer and water in common trench).	\$392,440

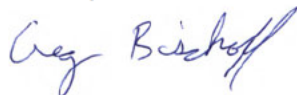
If we were to do the septic, well and Solar:

Well bid for 300' deep well.	\$35,405
11.6 KW Solar with batteries (after tax credit).	\$57,705
Septic with repair area prep.	\$64,115
Total	\$157,225

This makes sense as it's a savings of over \$235,000!

There are 2 other houses built, and one in the planning stages out on Hidden Highlands Drive. They all are on septic, solar and a well. The situation we are facing is that the north property line is about 100' from the utility locations, but the building site is about 600' from these lines. Although based on property line we are within the distance to utilities requiring a hook up, the house will be beyond these distances. The steep rocky pathway from building site to utility locations makes for a difficult and expensive excavation process. The house will be over 600' from the nearest home, and 175' above. With a sand filter septic system, 4' of engineered fill, and 175' of fractured rock, there will be absolutely no impact on any neighboring properties or water courses.

Thank you,



Greg Bischoff

License Qualifier, Suncrest Design and Construction

FW: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

5 messages

Lord, Latricia <LLord@nnph.org>Thu, Aug 15, 2024 at 12:52 PM

To: "Suncrest Builders, Inc" <suncrestnv@gmail.com>

Cc: "Kelly, David A" <DAKelly@nnph.org>

Hi Greg,

Please see the email chain below with CSD Engineering. Since a connection via the right of way is possible, an easement is not required. Therefore, if a septic system is the desired sewage disposal method, an approved variance will be required. As I mentioned on the phone, we have had variance requests go forward to the SWS Board where they did not have a full septic design prepared. But, they did present evidence in the form of quotes to claim financial hardship. Please let us know if you have any other questions.

Thanks

Latricia



Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org



Click here to take our customer satisfaction survey

From: Jones, Alan <AJones@washoecounty.gov>
Sent: Thursday, August 15, 2024 12:37 PM
To: Lord, Latricia <LLord@nnph.org>
Cc: Kelly, David A <DAKelly@nnph.org>
Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Latricia

Yes, that is correct

Thank you



Alan Jones, PE – Senior Licensed Engineer

Community Services Department | Engineering and Capital Projects -Utilities

ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305

1001 East Ninth Street, Reno, NV 89512



From: Lord, Latricia <LLord@nnph.org>
Sent: Thursday, August 15, 2024 12:35 PM
To: Jones, Alan <AJones@washoecounty.gov>
Cc: Kelly, David A <DAKelly@nnph.org>
Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Alan,

Thanks for the response. Just to confirm, he can connect via the right of way without requiring an easement, correct?

Latricia

NORTHERN NEVADA
Public Health

Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org



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From: Jones, Alan <AJones@washoecounty.gov>
Sent: Thursday, August 15, 2024 12:04 PM

To: Lord, Latricia <LLord@nnph.org>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Sesock, Haylee M. <HSesock@washoecounty.gov>

Cc: Kelly, David A <DAKelly@nnph.org>

Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Latricia

To connect within Hidden Highlands, they would need to extend the sewer main and install a manhole. They could also use a low-pressure system within Hidden Highlands. An easement through the County property, is not an option

Thank you



Alan Jones, PE – Senior Licensed Engineer

Community Services Department | Engineering and Capital Projects -Utilities

ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305

1001 East Ninth Street, Reno, NV 89512



From: Lord, Latricia <LLord@nnph.org>

Sent: Thursday, August 15, 2024 10:20 AM

To: Pascual, Katrina A. <KPascual@washoecounty.gov>; Jones, Alan <AJones@washoecounty.gov>; Mayorga, Alexander R. <AMayorga@washoecounty.gov>; Sesock, Haylee M. <HSesock@washoecounty.gov>

Cc: Kelly, David A <DAKelly@nnph.org>

Subject: FW: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Good morning all,

Suncrest Builders is inquiring about installing a septic system at 6203 Hidden Highlands Dr., APN 021-270-18 which may require a variance due to the proximity of municipal sewer. A question that has come up is would connection to the municipal sewer require an easement through Parcel 051-491-01 or could they connect in the actual street of Hidden Highlands Drive?

Thank you

Latricia



Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org



[Click here to take our customer satisfaction survey](#)

From: Suncrest Builders, Inc <suncrestnv@gmail.com>

Sent: Wednesday, August 14, 2024 3:07 PM

To: Lord, Latricia <LLord@nnph.org>

Subject: Septic Variance

Hi Latricia,

Thank you for the phone conversation the other day. You were very helpful and gave us some useful information. We are proceeding with the county trench inspection. which Westek will be scheduling.

Near the end of our conversation, you had mentioned that if we needed to get an easement through an adjacent parcel in order to hook up to the sewer, then a variance would not be needed. I'm attaching a map sent to me from Katrina Pascual with Washoe County showing where the sewer line is located. It appears that we would need to go through the neighboring parcel, APN 051-491-01. This parcel is owned by Washoe County Community Services. Please let me know who I would need to speak to about this. If we still need to go through with the variance we intend to do that. The more information we gather regarding putting in a sewer line, the more prohibitively expensive it becomes.

Thank you,

Greg

SuncrestDC.com

NVCL 0086983 Limit \$1.8M

Vicki Cell: (775) 772-8130

Office: (775) 387-3013

Fax: (775) 324-2898

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone.

Suncrest Design and Construction <suncrestnv@gmail.com>

To: "Lord, Latricia" <LLord@nnph.org>

Thu, Aug 15, 2024 at 3:12 PM

Hi Latricia

Thank you for checking on this. We are going to proceed with the variance. This extra bit of information confirms that the cost of the sewer line is going to be astronomical. We'll get started on the process of job costing.
A funny note: Alan Jones was one of the first contacts on this project. He asked for and got an easement through the Adeyanju's property for the effluent line they put in last fall. The circle of life.

Greg
Sent from my iPad

On Aug 15, 2024, at 12:53 PM, Lord, Latricia <LLord@nnph.org> wrote:

Hi Greg,

Please see the email chain below with CSD Engineering. Since a connection via the right of way is possible, an easement is not required. Therefore, if a septic system is the desired sewage disposal method, an approved variance will be required. As I mentioned on the phone, we have had variance requests go forward to the SWS Board where they did not have a full septic design prepared. But, they did present evidence in the form of quotes to claim financial hardship. Please let us know if you have any other questions.

Thanks

Latricia

<image013.png>

Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org

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<image018.png>

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Sent: Thursday, August 15, 2024 12:37 PM
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Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Latricia

Yes, that is correct

Thank you

<image007.png>

Alan Jones, PE – Senior Licensed Engineer

Community Services Department | Engineering and Capital Projects -Utilities

ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305

1001 East Ninth Street, Reno, NV 89512

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<image013.png>

Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org

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6/11

<image018.png>

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Cc: Kelly, David A <DAKelly@nnph.org>
Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

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To connect within Hidden Highlands, they would need to extend the sewer main and install a manhole. They could also use a low-pressure system within Hidden Highlands. An easement through the County property, is not an option

Thank you

<image007.png>

Alan Jones, PE – Senior Licensed Engineer
Community Services Department | Engineering and Capital Projects -Utilities
ajones@washoecounty.us | Office: 775.954.4651 Mobile: 775-303-4305
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Cc: Kelly, David A <DAKelly@nnph.org>
Subject: FW: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

Good morning all,

Suncrest Builders is inquiring about installing a septic system at 6203 Hidden Highlands Dr., APN 021-270-18 which may require a variance due to the proximity of municipal sewer. A question that has come up is would connection to the municipal sewer require an easement through Parcel 051-491-01 or could they connect in the actual street of Hidden Highlands Drive?

Thank you

Latricia

<image013.png>

Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

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NNPH.org

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<image016.png>

<image017.png>

<image018.png>

From: Suncrest Builders, Inc <suncrestnv@gmail.com>
Sent: Wednesday, August 14, 2024 3:07 PM
To: Lord, Latricia <LLord@nnph.org>
Subject: Septic Variance

Hi Latricia,

Thank you for the phone conversation the other day. You were very helpful and gave us some useful information. We are proceeding with the county trench inspection. which Westek will be scheduling.

Near the end of our conversation, you had mentioned that if we needed to get an easement through an adjacent parcel in order to hook up to the sewer, then a variance would not be needed. I'm attaching a map sent to me from Katrina Pascual with Washoe County showing where the sewer line is located. It appears that we would need to go through the neighboring parcel, APN 051-491-01. This parcel is owned by Washoe County Community Services. Please let me know who I would need to speak to about this. If we still need to go through with the variance we intend to do that. The more information we gather regarding putting in a sewer line, the more prohibitivly expensive it becomes.

Thank you,

Greg

|

<image019.jpg>

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8/11

[Quoted text hidden]

Lord, Latricia <LLord@nnph.org>
To: Suncrest Design and Construction <suncrestnv@gmail.com>

Thu, Aug 15, 2024 at 3:53 PM

Ok- once you have the bids/estimates and think you are ready to apply for the variance please send everything over so we can review before you submit. Once the variance application is paid for we will schedule a SWS Board meeting. We try and hold them on the first Thursday of each month and we need time to prepare for the meeting- so we would need the application paid for by next Friday August 23rd if you want to have a meeting on September 5th.

**Latricia Lord, REHS***Senior Environmental Health Specialist**Environmental Health Services*

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org[Click here to take our customer satisfaction survey](#)

[Quoted text hidden]

Suncrest Builders, Inc <suncrestnv@gmail.com>
To: JOHNSON ADEYANJU [REDACTED]

Mon, Aug 19, 2024 at 9:56 AM

Hi Johnson,

Here is the email chain regarding the septic variance. I spoke with Alan Jones and got his take on this. He basically said that we should be able to get the variance based on the excessive cost of running a sewer line down to the main. I'm emailing John Phenix the information that I have on what this entails, and he will get us a written proposal on doing it. I'll update as I get any additional information. We do need to get this in this week in order to make the meeting on Sept. 5.

Greg

**SuncrestDC.com**

NVCL 0086983 Limit \$1.8M

Vicki Cell: (775) 772-8130

Office: (775) 387-3013

Fax: (775) 324-2898

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone.

[Quoted text hidden]

JOHNSON ADEYANJU <johnson.adeyanju@sbcglobal.net>

Mon, Aug 19, 2024 at 12:26 PM

To: "Suncrest Builders, Inc" <suncrestnv@gmail.com>

Great.
I also left VM for Alan Jones.

Thanks,
Johnson

Sent from my iPhone

On Aug 19, 2024, at 9:57 AM, Suncrest Builders, Inc <suncrestnv@gmail.com> wrote:

Hi Johnson,

Here is the email chain regarding the septic variance. I spoke with Alan Jones and got his take on this. He basically said that we should be able to get the variance based on the excessive cost of running a sewer line down to the main. I'm emailing John Phenix the information that I have on what this entails, and he will get us a written proposal on doing it. I'll update as I get any additional information. We do need to get this in this week in order to make the meeting on Sept. 5.

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----- Forwarded message -----

From: **Lord, Latricia** <LLord@nnph.org>

Date: Thu, Aug 15, 2024 at 3:54 PM

Subject: RE: Septic Variance- 6203 Hidden Highlands Dr., APN 021-270-18

To: Suncrest Design and Construction <suncrestnv@gmail.com>

Ok- once you have the bids/estimates and think you are ready to apply for the variance please send everything over so we can review before you submit. Once the variance application is paid for we will schedule a SWS Board meeting. We try and hold them on the first Thursday of each month and we need time to prepare for the meeting- so we would need the application paid for by next Friday August 23rd if you want to have a meeting on September 5th.

<image001.png>

Latricia Lord, REHS

Senior Environmental Health Specialist

Environmental Health Services

O: 775-328-2689

1001 E Ninth St. Bldg. B Reno, NV 89512



NORTHERN NEVADA PUBLIC HEALTH
ENVIRONMENTAL HEALTH SERVICES DIVISION
1001 East Ninth Street, Bldg B, Reno, NV 89512
Telephone (775) 328-2434 • Fax (775) 328-6176
www.nnph.org

SWS TEST TRENCH INSPECTION

The section below must be filled out in order to receive inspection results:

APN: 021-20-18 Permit #: 5635 Date of Inspection: 08/21/2024
Site Address: 6203 Hidden Highlands
Inspection Requestor: Westex Phone #: 775-384-2898
Email/Mail to: kristi@westexconsulting.com

Attach map or plot plan showing property, vicinity map and location of proposed test trench location.

Trench #: 1 GPS Coordinates: 39.4747 N -119.72607 W

Trench Depth: 11' Percolation Rate (mpi): _____ Perc Test Required ☐ by WCHD (Estimate) ☐ Engineer ☒

Depth Range	Observations (Soil Type / Compaction Level /Other Observations)
0-11'	0'-11' Fractured rock, medium to hard compaction

Limiting Condition	Observed	Depth Below Original Ground Surface
High Seasonal Groundwater	☐ Yes ☒ No	
Fractured Rock	☒ Yes ☐ No	0'-11'
Bedrock	☐ Yes ☒ No	

Bedroom Count	Tank Size	Standard Sizing MAXIMUM TRENCH DEPTH:	Chamber Sizing MAXIMUM TRENCH DEPTH:
1-3	1000 gallon	____ leach line(s), ____ feet wide, by ____ feet deep, by ____ feet long	Quik4: ____ chambers (4' long each) ARC36: ____ chambers (5' long each)
4	1200 gallon	____ leach line(s), ____ feet wide, by ____ feet deep, by ____ feet long	Quik4: ____ chambers (4' long each) ARC36: ____ chambers (5' long each)
5-6	1500 gallon	____ leach line(s), ____ feet wide, by ____ feet deep, by ____ feet long	Quik4: ____ chambers (4' long each) ARC36: ____ chambers (5' long each)

*Perforated pipe depth set at 3' below original ground surface unless otherwise noted in the comments below

Comments
Sizing of sand filter system to be based on percolation test results. Please provide percolation results along with building permit application. Septic system must maintain 100' setback to any wells. Daylighting: 20' of undisturbed soil from the bottom of the sand filter to the slope face on a horizontal plane must be demonstrated in proposed septic design.
Septic systems are prohibited in areas of property where the slope is greater than 30%. Proposed septic system should be installed with the contour of the land.

Inspected by: Josh Foster / Melanie Jackson / Latricia Lord Report Date: 08/21/2024

HOLE NO. TP-1 (4 FT)

LOCATION: 6203 HIDDEN HIGHLANDS

FIELD
TECHNICIAN: FH

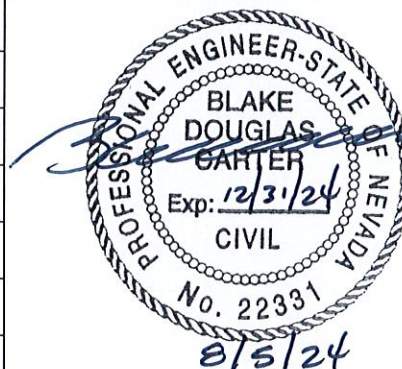
SOIL TESTED: SILTY SAND (SM)

DIMENSION: 6" WIDE X 12" DEEP

Set-Up Run
DATE: 7/30/2024 7/31/2024

LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
	0.00	Add initial water IAW 090.060
		Presoak IAW 090.060 (4 Hours)
	0.00	Readjust water to 6" Over Gravel IAW 090.070
0:30	2.750	Proceed IAW 090.075
0:30	2.000	
0:30	1.8125	
0:30	1.500	
0:30	1.125	
0:30	0.875	
0:30	0.5625	
0:30	0.500	
0:30	0.500	PERCOLATION RATE: 60 MPI
		TEST PERFORMED AT: 4 FT
		PIT EVALUATED BY: N/A



LOCATION:
(39.474700, -119.723913)



- (0-5') DENSE SILTY SAND (SM) WITH GRAVELS AND COBBLES, VERY CEMENTED
- (5-13') SILTY SAND (SM) WITH GRAVELS AND COBBLES, VERY CEMENTED, INCREASE TO VERY DENSE, VERY DIFFICULT TO BREAK THROUGH

Total Depth 13' No Groundwater Encountered

File No. 23064.003-A

PERCOLATION TEST RECORD

Date: 8/5/2024



APN: 021-270-18
WASHOE COUNTY, NEVADA

Plate No. 2

HOLE NO. TP-1 (2')

LOCATION: 6203 HIDDEN HIGHLANDS

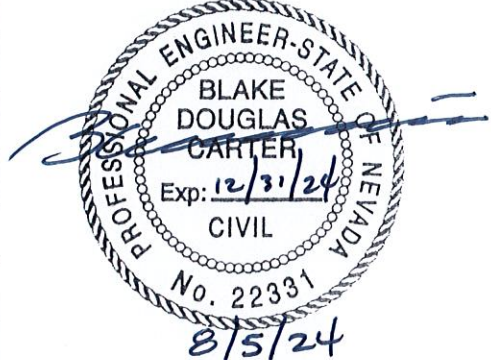
FIELD
TECHNICIAN: FH

SOIL TESTED: SILTY SAND (SM)

DIMENSION: 6" WIDE X 12" DEEP

Set-Up Run
DATE: 7/30/2024 7/31/2024

LOG

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	0.00	Add Initial water IAW 090.060	
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0:30	2.750	Proceed IAW 090.075	
0:30	2.3750		
0:30	1.750		
0:30	1.1250		
0:30	1.0000		
0:30	0.6875		
0:30	0.5625		
0:30	0.5625	Terminate IAW 090.075	PERCOLATION RATE: 53 MPI
			TEST PERFORMED AT: 2 FT
			PIT EVALUATED BY: N/A

LOCATION:
(39.474700, -119.723913)



- (0-5') DENSE SILTY SAND (SM) WITH GRAVELS AND COBBLES, VERY CEMENTED
- (5-13') SILTY SAND (SM) WITH GRAVELS AND COBBLES, VERY CEMENTED, INCREASE TO VERY DENSE, VERY DIFFICULT TO BREAK THROUGH

Total Depth 13' No Groundwater Encountered

File No. 23064.003-A

PERCOLATION TEST RECORD

Date: 8/5/2024



APN: 021-270-18
WASHOE COUNTY, NEVADA

Plate No. 1

July 11, 2024

Mr. Bill Beck
Suncrest Design & Construction
Via Email: suncrestpmmmmgr@gmail.com

Subject: Proposal for Septic Design & Percolation Tests
6203 Hidden Highlands (APN 021-270-18)
Reno, Nevada
File No: PW24-397

Dear Mr. Beck:

Presented herein is our proposal to provide an on-site septic system for the subject property located in Washoe County, Nevada. The purpose of our proposed services is to satisfy the County Health Department requirements for a building permit.

PROJECT AND SITE DESCRIPTION

It is our understanding that the proposed project is a single-family residence on an undeveloped 5-acre parcel.

SCOPE OF SERVICES

Septic Design & Percolation Tests

The on-site sewage disposal system is based on Westex being provided with a proposed site plan in AutoCAD with existing and proposed ground contours. We will provide ~~excavation of test trench~~, percolation tests and a Septic Design with layout drawings, specifications, and calculations for submittal to Washoe County District Health Department. We will include responses necessary and address any applicable plan review comments. 

TIME OF PERFORMANCE

The septic plan is expected to be completed in 4 weeks from completion of percolation test and receipt of proposed site plan. Preliminary information will be provided to the owner or design team as requested.



FEE

A breakdown of our proposed fee is provided in the following table:

Scope	Fee
Excavation of Test Trenches for percolation tests (if required)	\$ 1,500.00
Percolation Tests	\$ 1,500.00
Washoe County Trench Permit Fee	\$ 615.00
On-site Septic System Design	\$ 2,500.00
TOTAL	\$ 4,615.00
	\$ 6,115.00

WJB

WJB

CLOSURE

If this proposal is acceptable as written, please sign the attached work order and return. We appreciate the opportunity to submit this proposal and look forward to being of service. If you have questions, please do not hesitate to contact us.

Respectfully submitted,
WESTEX Consulting Engineers, LLC

Kenneth Meek

Kenneth Meek
Sr. Propject Manager

Attached: Work Order Authorization



220 S. Rock Boulevard, Suite 12
Reno, Nevada 89502
Office: (775) 384-2898

WORK ORDER AUTHORIZATION SENT VIA EMAIL

ORDERED BY: Mr. Bill Beck DATE: 7/11/2024

COMPANY NAME: Suncrest Design & Cnstruction FILE #: PW24-397

MAILING ADDRESS: 626 Pyramid Way Sparks, NV 89431
(Street/P.O. Box) (City) (State/Zip)

BILLING EMAIL ADDRESS: _____

BILLING ADDRESS: _____
(if different from mailing): (Street/P.O. Box) (City) (State/Zip)

TELEPHONE: 775-387-3013 EMAIL ADDRESS: suncrestpmgr@gmail.com

FAX: _____ CELL: _____

STAFF: KLM

DOCUMENTS RECEIVED: _____

DESCRIPTION OF WORK: Septic Design & Percolation Tests

JOB NAME: 6203 Hidden Highlands

PERMIT #: TBD

APN #: 021-270-18

JOB ADDRESS: 6203 Hidden Highlands, Washoe County, Nevada

FEE: \$ 4,615.00 (Four Thousand six hundred fifteen dollars) WJB

PROPERTY OWNER: _____

ADDRESS: _____
(Street/P.O. Box) (City) (State/Zip)

Pursuant to NRS 108.245 you are hereby given notice that the consultant providing the service indicated above may, at a future date, claim a lien as provided by law against the property if the consultant is not paid.

Bills are rendered monthly for work in the preceding month and except as otherwise provided by written agreement, are due and payable upon receipt. A charge of one and one-half percent (1-1/2%) per month will be added to unpaid invoices after thirty (30) days.

No invoices can be reissued more than fourteen days after receipt.

In the event legal action is necessary to enforce payment of any amounts due, I agree to pay reasonable Attorney's fees incurred.

PLEASE SIGN AND RETURN THIS WORK ORDER
TO OUR OFFICE, OR VIA EMAIL:

ken@westexconsulting.com

...THANK YOU

William J. Beck
(SIGNATURE)
William J. Beck for Suncrest Design & Const
(WRITTEN OR TYPED NAME)
7/15/24
(DATE)



220 S. Rock Boulevard, Suite 12
Reno, Nevada 89502
Office: (775) 384-2898

September 10, 2024

Mr. Greg Bischoff
Suncrest Builders, Inc.
Via Email: suncrestnv@gmail.com

Subject: Proposal for Septic Inspections
6203 Hidden Highlands Drive (APN 021-270-18)
Reno, Nevada
File No: PW24-529

Dear Mr. Bischoff :

Presented herein is our proposal to provide an on-site septic system inspection for the subject property located in Washoe County, Nevada. The purpose of our proposed services is to satisfy the County Health Department requirements for a building permit.

FEE

A breakdown of our proposed fee is provided in the following table:

Scope	Fee
On-site Septic System Inspections	\$ 1,500.00

CLOSURE

If this proposal is acceptable as written, please sign the attached work order and return. We appreciate the opportunity to submit this proposal and look forward to being of service. If you have questions, please do not hesitate to contact us.

Respectfully submitted,
WESTEX Consulting Engineers, LLC

Kenneth Meek

Kenneth Meek
Sr. Project Manager

Attached: Work Order Authorization

**WORK ORDER AUTHORIZATION
SENT VIA EMAIL**

ORDERED BY: Mr. Greg Bischoff DATE: 9/10/2024

COMPANY NAME: _____ FILE #: **PW24-529**

MAILING ADDRESS: _____
(Street/P.O. Box) (City) (State/Zip)

BILLING EMAIL ADDRESS: _____

BILLING ADDRESS: _____

(if different from mailing): _____ (Street/P.O. Box) (City) (State/Zip)

TELEPHONE: 775-387-3013 EMAIL ADDRESS: suncrestnv@gmail.com

FAX: _____ CELL: _____

STAFF: KLM

DOCUMENTS RECEIVED: _____

DESCRIPTION OF WORK: Septic System Inspections

JOB NAME: 6203 Hidden Highland Drive

PERMIT #: TBD

APN #: 021-270-18

JOB ADDRESS: 6203 Hidden Highlands Drive, Washoe County, Nevada

FEE: \$ 1,500.00 (One Thousand Five Hundred Dollars)

PROPERTY OWNER: _____

ADDRESS: _____
(Street/P.O. Box) (City) (State/Zip)

Pursuant to NRS 108.245 you are hereby given notice that the consultant providing the service indicated above may, at a future date, claim a lien as provided by law against the property if the consultant is not paid.

Bills are rendered monthly for work in the preceding month and except as otherwise provided by written agreement, are due and payable upon receipt. A charge of one and one-half percent (1-1/2%) per month will be added to unpaid invoices after thirty (30) days.

No invoices can be reissued more than fourteen days after receipt.

In the event legal action is necessary to enforce payment of any amounts due, I agree to pay reasonable Attorney's fees incurred.

PLEASE SIGN AND RETURN THIS WORK ORDER
TO OUR OFFICE, OR VIA EMAIL: (SIGNATURE)
ken@westexconsulting.com

(WRITTEN OR TYPED NAME)

...THANK YOU

(DATE)



NEW BUSINESS APPLICATION FOR NEW OR MODIFIED SERVICE

UPDATED JULY 2023

Project classifications (See Submittal Requirements for more information)

☐ Residential Service ☐ Subdivision or Multi-family ☐ Commercial Service ☐ Commercial With Main or Main only ☒ Hardship Letter

☐ Annexation ☐ Discovery Level 1 or 2 ☐ Tentative NAC Acknowledgment Letter ☐ Fire Service or Hydrant only

Do you have Water Rights? Yes ☒ No ☐ Unknown ☐

Is Project in TMWA's Service Territory? Yes ☒ No ☐ Unknown ☐

Owner/Applicant Information: (Legal Name and Address for Owner)

Name Johnson Adeyanju Attn: _____
Mailing Address 3394 Ashbourne Cr. Email _____
City San Ramon State Ca. Zip Code 94583
Phone _____ Cell 925-324-1180

Contact Information: (If different than Owner information)

Name Suncrest Design & Construction Attn: Greg Bischoff
Mailing Address 626 Pyramid Way Email Suncrestnv@gmail.com
City Sparks State NV. Zip Code 89431
Phone 775-387-3013 Cell 775-771-5659

Engineering Firm

Firm Name K2 Engineering Contact Brandt Kennedy
Phone _____ Email _____

Project Information:

Service Address 6203 Hidden Highlands Dr. City Reno
Assessor Parcel # (APN) 021-270-18
Number of units 1 Sq. footage of building/dwelling 3315
Location Description South of Hidden Valley subdivision on dirt road

Is this within Nevada Department of Transportation Right of Way? Yes ☐ No ☒ Unknown ☐

Requested Services/Meters:

Domestic:

Meter Size NA Quantity _____
Meter Size NA Quantity _____

Irrigation:

Meter Size NA Quantity _____
Meter Size NA Quantity _____

Is Re-vegetation Required?

Yes ☐ No ☒

Internal Fire Service(s):

Size NA Quantity _____

Fire Hydrant(s):

Quantity _____

Will any pumps be installed (i.e. sewer pump, booster pumps, hydronic heating with chemical additives, etc.)? In accordance with NAC 445A.67195 appropriate backflow protection will be required.

Yes ☐ No ☐ Unknown ☐ Type _____

Brief Project Description (Include any project phasing):

We are asking for a variance to install a well in leu of hooking into the TMWA system. The lot is currently not a part of the system, and annexation would be required. The building site is located approximately 600' from the water main up a steep rocky hill about 175' above the connection point. The excavation would be very difficult and expensive. Estimated costs for excavation, water line installation, and hooking into the water main are a minimum of \$65,000. This would increase if specialized equipment were needed to get through the rocky material. When the TMWA annexation and hookup

WATER RIGHTS DEDICATION – Applications for Residential Service, Subdivision/Multi-family, Commercial Service and Commercial With Main may require Applicant to dedicate water rights or purchase Will Serve Commitments before service will be provided.

A change of ownership during the application process will require a new application form for the new owner with proof of ownership. Additional fees may be required. Timelines will be evaluated at time of new application.

As TMWA is subject to Nevada's public records act, TMWA is required to provide non privileged public records to third parties upon request. TMWA will determine in its sole discretion whether the public records act applies to documents specific to any future requests.

Owner understands and acknowledges that TMWA will forward this request and the findings or results of this request to the Owner of Record for the afore referenced parcel(s).

Owner's Signature _____ Date _____

TMWA Representative _____

Complete Submittal Date _____

Submittal Requirements ALL SUBMITTALS ARE TO BE IN DIGITAL FORM Partial submittals will not be accepted (updated JULY-2023)

Required (X)	Annexation	Discovery Level 1	Water Service Acknowledgement	Residential Service ³	Commercial Service	Commercial with Main	Subdivision/ Multi-family	Fire Service Only
Initial Review Fee ¹	\$5,100 ⁴	\$4,500 ²	\$400	\$600 ⁴	\$2,000 ⁴	\$3,500 ⁵	\$5,300/phase ⁴	\$800/service ⁴
Proof of Ownership (Copy of Deed or Title Report)	X	IF AVAILABLE		X	X	X	X	X
Owner's Affidavit (ONLY if appointing third party agent)	X		X	X	X	X	X	X
Tentative Map Plans per City / County Requirements ²			X					
Official Plat or Parcel Map ⁶							X	
Full Civil Set ⁶				X	X	X	X	
Approved Fire Hydrant Locations, Demand & Duration				X	X	X	X	X
Landscape & Irrigation Plans with Separate Irrigation Demands ⁶				If Applicable	X	X	X	
Water Design (W-1) ⁶				X	X	X	X	X
AutoCAD Files of Civil Set			X	X	X	X	X	
Plumbing, Architectural Floor & Mechanical Plans ⁶					X	X	Required for all Multi-family	

Notes:

- 1 Check, Cash or Money Order only. Final project costs will be assessed at time of Water Service Agreement issuance in accordance with TMWA's current Rate Schedules.
- 2 Discovery findings are preliminary in nature and are based on the quantity and accuracy of the data received. Contact Project Coordinator for fee determination. Level 1 fees are reflected above. Level 2 fees are \$7,000. Additional information will be required for Level 2.
- 3 Applies to a single parcel with no more than two (2) dwelling units [i.e. 1 single family home, 1 single family home with a "mother-in-law" unit, or 1 duplex]. All others will be Commercial Service applications.
- 4 Includes both initial Engineering and Lands Fee.
- 5 An additional \$400 Lands Research/Easement establishment fee will be required if main is located on private property.
- 6 Must be stamped and digitally signed.
 - All Water Facility plan sets shall be 36" x 24" or 34" x 22". Plans plotted on larger formats will not be accepted.
 - All CAD files shall follow industry standard layer controls and include the following, at a minimum:

○ Property Lines	○ Limits of Paving (curb/gutter/sidewalk)	○ Building Footprints
○ Easements	○ Curb and Building Pad Elevations	○ Proposed Utility Piping
 - Above requirements are minimums. Additional information may be necessary depending upon the project complexity.
 - Projects that include a Pressure Regulating Station must include \$3,200 per station for Engineering and Lands Fee with initial submittal.

STATE OF _____)
: ss
COUNTY OF _____)

AFFIDAVIT OF OWNERSHIP

I, _____, being duly sworn, depose and say:

1. That I am (a) the owner of record, or (b) an authorized agent acting in my capacity as _____ of _____, the owner of record, (hereinafter "Owner") of that certain real property identified as Washoe County Assessor's Parcel No. _____ (hereinafter "Property");

2. That Owner intends to develop the Property or is currently investigating the Property for potential development;

3. That Owner hereby authorizes and appoints _____ (hereinafter "Representative:") to assist Owner in its investigation and/or development of the Property;

4. That Owner hereby authorizes Truckee Meadows Water Authority (hereinafter "TMWA") to discuss water service relating to the Property with Representative, to accept information relating to Owner and the Property with Representative, and to treat Representative as the Owner of the Property for all purposes relating to the application for water service for the Property; and

5. That Owner acknowledges that any and all contractual agreements for water service and/or necessary grants of easements must be executed by Owner and not Representative, unless TMWA is provided with an acceptable Special Power of Attorney.

Dated this _____ day of _____, 20_____.

OWNER:

By: _____

Subscribed and Sworn to this _____ day

Of _____, 20_____.

Notary Public



Capital City Well Drilling

Business Number 775-246-5811

#20 Kit Kat Drive

Mound House NV, 89706

Owner: Mike Hack

775-690-5210

capitalcitywelldrilling@gmail.com

ESTIMATE

EST1062

DATE

Jul 3, 2024

TOTAL

USD \$35,405.00

TO

Bill Beck

Bill Beck

6203 Hidden Highlands Dr

Reno, NV 89506

☎ 971-400-3361

suncrestpmgr@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
Well intent card fee, state permit	\$245.00	1	\$245.00
Washoe County Health Department New Well Permit	\$1,795.00	1	\$1,795.00
Domestic Well Drilling 6 5/8" Steel Cased, Gravel Packed	\$72.00	300	\$21,600.00
Set up Fee Mobilization and demobilization	\$1,250.00	1	\$1,250.00
50' Pumped Cement Seal Fee	\$1,150.00	1	\$1,150.00
Pump system installation An approved 2 hp pump and motor 10-15 gpm. Pump set at 260" on 1 1/4 Drop pipe, Pitless Adaptor, Check Valve, #8- #10 Wire 8.5 gallon pressure Tank, PID 30 VFD controller, Frost Free Hydrant Constant Pressure system Bided.	\$9,365.00	1	\$9,365.00
Agreements and contractor and or owners signature Mobilization demobilization: Contractor agrees to be available in person or by phone during construction of the well and pump system if contractor is not available during construction they agree to all decisions made by driller or pump	\$0.00	1	\$0.00

DESCRIPTION	RATE	QTY	AMOUNT
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installer. Contractor is responsible for Drill site access and clean up and is responsible for drill fluid containment.

Terms: Interest maybe charge at a rate of 5% per month on any invoice not paid in full within 10 days of invoice date. Capital City Well Drilling and Pump company reserves the right to lien the property and remove all materials installed by this company towards collection of a past due invoice customer is responsible for all attorney fees and all expenses to collect past due invoices. A \$2500.00 deposit is required at exceptance of proposal.

Contractors or Owners Signature_____Date_____

SUBTOTAL	\$35,405.00
TAX (7.1%)	\$0.00
TOTAL	USD \$35,405.00

ESTIMATE

John Phenix Excavation
815 Kelly Canyon Rd
Washoe Valley, NV 89704

mogly1967@gmail.com
+1 (775) 720 0009



Bill to

suncrest builders; hidden valley

Ship to

suncrest builders; hidden valley

Estimate details

Estimate no.: 1024A
Estimate date: 08/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		01 Plans and Permits	Plans and Permits (encroachment)	1	\$5,000.00	\$5,000.00
2.		02 Site Work	manhole and traffic rated steel lid and ring	1	\$6,200.00	\$6,200.00
3.		02 Site Work	pipe saddle and tees in roadway 8" sdr 35	1	\$2,400.00	\$2,400.00
4.		02 Site Work	saw cut asphalt	1	\$1,200.00	\$1,200.00
5.		03 Excavation	Excavation in roadway bid is estimated for 7foot maximum depth for every foot over that add \$20 per foot of lineal pipe	1	\$31,000.00	\$31,000.00
6.		02 Site Work	safety equipment and shoring for road	1	\$7,500.00	\$7,500.00
7.		02 Site Work	signage for traffic safety	1	\$7,500.00	\$7,500.00
8.		02 Site Work	pressure testing for main line	1	\$2,200.00	\$2,200.00
9.		03 Excavation	Excavation for the 600 feet of lateral , import material backfill at \$76 per foot	1	\$46,000.00	\$46,000.00
10.		02 Site Work	anchor point aprox 25 concrete anchors with concrete pump	1	\$15,000.00	\$15,000.00
11.		02 Site Work	lateral pipe material 4" sdr 35 with all fittings	1	\$6,500.00	\$6,500.00
12.		02 Site Work	\$2500 per day will be added if there is a need for rock hoe hammer my opinion this will be used for 8 days the top soi is 8" deep from there on it is extremely	1	\$0.00	\$0.00

hard rock this project could very easy
exceed \$155000

13.	02 Site Work	road repaving 4x 100	1	\$3,800.00	\$3,800.00
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Total \$134,300.00

Accepted date

Accepted by

ESTIMATE

John Phenix Excavation
815 Kelly Canyon Rd
Washoe Valley, NV 89704

mogly1967@gmail.com
+1 (775) 720 0009



suncrest builders; 6203 hidden highland drive hidden valley

Bill to
6203 highland drive
hidden valley

Ship to
suncrest builders; 6203 hidden highland
drive hidden valleyhidden valley

Estimate details
Estimate no.: 1024B
Estimate date: 08/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		01 Plans and Permits	Plans and Permits (encroachment)	1	\$5,000.00	\$5,000.00
2.		02 Site Work	manhole and traffic rated steel lid and ring	1	\$6,200.00	\$6,200.00
3.		02 Site Work	pipe saddle and tees in roadway 8" sdr 35	1	\$2,400.00	\$2,400.00
4.		02 Site Work	saw cut asphalt	1	\$1,200.00	\$1,200.00
5.		03 Excavation	Excavation in roadway bid is estimated for 7foot maximum depth for every foot over that add \$20 per foot of lineal pipe	1	\$31,000.00	\$31,000.00
6.		02 Site Work	safety equipment and shoring for road	1	\$7,500.00	\$7,500.00
7.		02 Site Work	signage for traffic safety	1	\$7,500.00	\$7,500.00
8.		02 Site Work	pressure testing for main line	1	\$2,200.00	\$2,200.00
9.		03 Excavation	Excavation for the 600 feet of lateral , import material backfill at \$76 per foot create a path down the hill for equipment stabilization dig 4' deep ditch for the water and sewer	1	\$48,700.00	\$48,700.00
10.		02 Site Work	anchor point aprox 25 concrete anchors with concrete pump	1	\$15,000.00	\$15,000.00
11.		02 Site Work	lateral pipe material 4" sdr 35 with all fittings	1	\$6,500.00	\$6,500.00
12.		02 Site Work	\$2500 per day will be added if there is a need for rock hoe hammer my opinion this will be used for 8 days the top soi is 8" deep	1	\$0.00	\$0.00

from there on it is extremely hard rock this
project could very easy exceed \$155000

13.	02 Site Work	road repaving 4x 100	1	\$3,800.00	\$3,800.00
14.	02 Site Work	Site Work install c900 water line and connect to tmwa main	1	\$15,000.00	\$15,000.00
Total				\$152,000.00	

Accepted date

Accepted by

ESTIMATE

John Phenix Excavation
815 Kelly Canyon Rd
Washoe Valley, NV 89704

mogly1967@gmail.com
+1 (775) 720 0009



Bill to
suncrest builders; 6203 hidden highland
drive hidden valleyhidden valley

Ship to
suncrest builders; hidden valley

Estimate details

Estimate no.: 1025

Estimate date: 08/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		03 Excavation	Excavation , material and labor to install sand filtration system for the residence based on 1000gallon tank , lift tank with pump and distribution box	1	\$36,000.00	\$36,000.00
Total					\$36,000.00	

Accepted date

Accepted by

ESTIMATE

John Phenix Excavation
815 Kelly Canyon Rd
Washoe Valley, NV 89704

mogly1967@gmail.com
+1 (775) 720 0009



Bill to
suncrest builders; 6203 hidden highland
drive hidden valleyhidden valley

Ship to
suncrest builders; 6203 hidden highland
drive hidden valleyhidden valley

Estimate details

Estimate no.: 1028

Estimate date: 09/10/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		03 Excavation	reserve back up septic system	1	\$24,000.00	\$24,000.00
Total					\$24,000.00	

Accepted date

Accepted by

ESTIMATE

John Phenix Excavation
815 Kelly Canyon Rd
Washoe Valley, NV 89704

mogly1967@gmail.com
+1 (775) 720 0009



Bill to
suncrest builders; 6203 hidden highland
drive hidden valley

Ship to
suncrest builders; 6203 hidden highland
drive hidden valleyhidden valley

Estimate details

Estimate no.: 1026

Estimate date: 09/10/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		03 Excavation	electrical line from the building site to the meter at the bottom of the hill labor and material 3" conduit 2' deep and a box every 150'	1	\$28,000.00	\$28,000.00
2.		03 Excavation	if a hammer on a excavator is needed \$3200 per day my estimate would be 6 days	1	\$0.00	\$0.00
Total					\$28,000.00	

Accepted date

Accepted by

Cash

**HOW WILL YOU USE
YOUR INCENTIVE?**

Federal Tax Credit

\$24,730.80

Cash Price

\$82,436.00

Federal Tax Credit

(\$24,730.80)

Net System Cost

\$57,705

PROPOSAL DETAILS

Utility

Annual Utility Bill	\$1,441
Current Consumption	14,413 kWh
Estimated Cost Per KWh	\$0.10/kWh
Annual Utility Price Escalator	4%
Current Rate Plan	Schedule RS
Post Solar Rate Plan	Schedule RS
Utility Company	Custom

System

System Size	12.6 kW
Year 1 Solar Production	18,987 kWh
Annual Degradation	0.26%
25 Year System Production	460,426 kWh
Estimated Cost Per KWh	\$0.125/kWh

Battery Storage System

HomeGrid Energy Stack'd Series 28.8 kWh (6 battery modules)	28.8 kWh
Battery Cost	\$26,486

Cost

Total Cost	\$82,436.00
Post Solar Annual Utility Bill	\$0

Aspen Electric does not provide tax or legal advice. You should consult your tax advisor for more information. The interest rate provided in this proposal is subject to credit approval by the financing provider for your loan. The data provided in this proposal is a preliminary estimate and does not represent a binding agreement or obligation. No party provides and guarantees, warranties, or representations regarding the production, utility rate increases, or any other data in this sales proposal. This proposal is a preliminary estimate and not an approval for financing. [1]

J.V. Electric Co.

6550 S. Largo Dr.

Sparks NV 89436

NCL 0080502

CACL 1072903

775-356-7973 office

775-815-1917 cell

Estimate

Estimate #

Date

00654 September 24, 2024

Bill to

Suncrest Design & Construction

626 Pyramid Way

Sparks NV 89431

	P.O. No.	Payment Terms	Project
		Due Upon Receipt	Adeyanju Meter main and Wiring from Street
Quantity	Description	Rate	Amount
1	Labor to install the 400 amp meter main in location discussed with Suncrest. Labor to install the wiring from the streets main panel to the house panel (Cunduit, Mule tape, Underground Jboxes, Caution tape) not included on this estimate.	\$ 25,640.00	\$ 25,640.00
1	Material: 1- Square D 400 amp meter main panel 500' X 6 # 750 CU XHHW 500' X 6 # 300 CU XHHW 2- 4" TA 2- 4" TA Locknut 2- 200 amp main breaker 12- Wire reducer/adpaters 100' - 4/0 XHHW 1- Ground system w/ 2 ground rods clamps, emt, etc.	\$ 139,400.91	\$ 139,400.91

Notes

Estimate is good for 15 days from date noted.

Please make sure that everything you need is on this estimate, if it is not on this estimate it is not included.

60% of contract total due after wiring, 40% remaining due at finish.

Please sign and return to schedule your installation.

Special order items require a 50% deposit before ordering.

Special order items are not returnable.

Total

\$165,040.91

Thank you for your business



REVISIONS:	
1	8-19-24 PLAN CHECK
2	9-13-24 UTILITIES REVISION
3	

new residence
JOHNSON & CHRISTINA ADEYANJU
6208 HIDDEN HIGHLANDS DRIVE
WASHOE COUNTY, NEVADA

FOR:

ALL DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE ARE COPYRIGHTED BY THE ARCHITECT UNDER PROVISIONS OF NRS 629. UNAUTHORIZED DUPLICATION OF DESIGNS OR DISTRIBUTION OF DRAWINGS IS PROHIBITED.

DRAWING DATE:
SITE PLAN

APPROVALS:

JOB NO.: 2341

A-1

