

NOTICE OF MEETING AND AGENDA

**WASHOE COUNTY SEWAGE, WASTEWATER, AND SANITATION HEARING
BOARD**

April 2, 2026

5:30 p.m.

Members

Kenneth Lund, Chair

Matthew Buehler

Chad Carnes, P.E.

John Adams

Robert Sweeney

Matt Smith

Julianne Zotter, P.E.

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

5:30 p.m.

1. Roll Call and Determination of Quorum.
2. Pledge of Allegiance.

3. Public Comment.

Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Unused time may not be allocated to other speakers. Comments are to be made to the Board as a whole. Virtual Public Comment may be taken when facilities are available.

A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited.

This Board carries out the business of Northern Nevada Public Health and its citizens during its meetings. The presiding officer may order a person to be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Furthermore, certain disruptions of a public meeting are criminal acts as defined under NRS 208.090 and/or NRS 203.119, which may result in prosecution in appropriate cases.

4. Approval of Agenda. (FOR POSSIBLE ACTION)

5. Approval of Draft Minutes for March 5, 2026 (FOR POSSIBLE ACTION)

Attachments: 03-05-2026_SWS_Draft_Minutes.docx

6. Public Hearing: To determine whether to recommend approval to the District Board of Health for a variance to Section 040.100 Table 1 of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation, allowing for a reduced setback from a building sewer line to the existing on-site well on Parcel 038-132-12, 2425 Warrior Lane, Reno, NV 89523. (FOR POSSIBLE ACTION)

Staff Representative: Latricia Lord

7. Public Comment.

Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Unused time may not be allocated to other speakers. Comments are to be made to the Board as a whole. Virtual Public Comment may be taken when facilities are available.

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Furthermore, certain disruptions of a public meeting are criminal acts as defined under NRS 208.090 and/or NRS 203.119, which may result in prosecution in appropriate cases.

8. Adjournment.

NOTE: Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of a later meeting.

Location. This meeting will be held at the physical location designated on this agenda, but one or more of the Board Members and/or Staff may attend and participate by a remote technology system. Members of the public wishing to attend the meeting may do so at the designated physical location or may otherwise participate as stated in the Public Comment section. The Chair or their designee will make reasonable efforts to ensure that members of the public body and members of the public present at the physical location can hear or observe each member attending by remote technology system, and each member of the public body in attendance can participate in the meeting.

Accessibility. Northern Nevada Public Health, in compliance with Title VI of the 1964 Civil Rights Act and Title II of the Americans with Disabilities Act, will make its public meetings accessible to members of the public. For limited English proficient and hearing-impaired individuals, the Wordly application is available to members of the public attending the meeting in person. Persons who require special accommodations or assistance in attending this meeting may contact Northern Nevada Public Health at least two working days before the meeting, if possible, by dialing 775-328-2415.

Public Transportation. Public transportation is available to this meeting site. For eligible RTC ACCESS reservations call (775) 348-5438 or visit: <https://www.rtcwashoe.com/public-transportation/>.

Public Comment. Public comment is welcomed during public comment periods and is limited to 3 minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Board as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. Items voted on in the Consent section or in a separate block or blocks, shall have a single public comment period per block, and public comment will only be heard about the specific items being considered by the Commission in the block. For the remainder of the agenda, during items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Board. Members of the public who wish to share documents or make a brief presentation within their public comment period must provide ten (10) printed copies of each document. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may also submit comments by mail to NNPH at 1001 E. Ninth St., Reno, NV 89512. NNPH will make reasonable efforts to include all such comments received by 4:00 pm one working day prior to the meeting in the record. Mail will not be read by the Clerk but will be entered into the record.

Forum Restrictions and Orderly Conduct of Business. This Board carries out the business of Northern Nevada Public Health and its citizens during its meetings. The presiding officer may order a person to be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Responses to Public Comments. The Board may only deliberate or take action on matters that have been properly labeled "FOR POSSIBLE ACTION" and listed on a properly noticed Agenda. While the Open Meeting Law allows discussion of public comments by members of the Board, responses to matters not listed on the agenda could become deliberation without notice to the public. To avoid this situation and ensure the public has proper notice of all matters, members may choose not to respond to the public comments, except to correct factual inaccuracies, ask for staff to provide information, or ask that the matter be listed on a future agenda for consideration.

Posting the Notice. Pursuant to NRS 241.020, the Agenda for the Sewage Wastewater and Sanitation Advisory Board has been posted as required at the following locations: Washoe County Administrative Building (1001 E. 9th Street, Bldg A), Northern Nevada Public Health (1001 E. 9th St., Building B), <https://www.nnph.org>, <https://notice.nv.gov>, https://www.cityofsparks.us/your_government/public_meetings/index.php.

Although no longer required under NRS 241.020, the agenda has also been physically posted at the Downtown Reno Library (301 S. Center St., Reno).

Support documentation for the items on the agenda provided to this Board, is available to members of the public at Northern Nevada Public Health located at 1001 E. 9th Street, in Reno, Nevada. Ms. Sue Hopkins, Recording Secretary to the Sewage Wastewater and Sanitation Advisory Board may also be reached by telephone at (775) 328-2684 or by email at smhopkins@NNPH.org. Supporting materials are also available at the Northern Nevada Public Health Website <https://www.NNPH.org> pursuant to the requirements of NRS 241.020.

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

Members

Kenneth Lund, Chair
Matthew Buehler
John Adams
Chad Carnes, P.E.
Robert Sweeney, REHS
Matt Smith
Julianne Zotter, P.E.

Thursday, March 05, 2026

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: Kenneth Lund- Chair
Matthew Buehler
John Adams
Julianne Zotter, P.E.
Robert Sweeney
Chad Carnes, P.E.

Staff present: David Kelly
Latricia Lord
Robert Fyda
DDA Dania Reid

Members absent: Matt Smith

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 – March 05, 2026

Mr. Buehler moved to approve the agenda of the March 05, 2026, Sewage, Wastewater, and Sanitation (SWS) Board regular meeting. Second by Mr. Adams. Motion approved unanimously.

5. Approval of Draft Minutes – September 4, 2025

Ms. Zotter moved to approve the minutes of September 4, 2025, Sewage, Wastewater, and Sanitation Board regular meeting. Second by Mr. Adams. Motion approved unanimously.

During Item 6, Mr. Buehler identified a typographical error in the September 4, 2025, minutes and the item was briefly reopened.

Correction: The minutes incorrectly read “Mr. Lund to approve the amendments to the variance.” The corrected text reads: “Mr. Lund moved to approve the amendments to the variance.”

Mr. Buehler moved to amend the September 4, 2025, minutes to correct the typographical error. Mr. Carnes seconded. Motion approved unanimously.

6. Public Hearing – H26-0001VARI Variance Application

The Board determined whether to recommend approval to the District Board of Health for a variance to Section 040.030, allowing for a reduced lot size for a second parcel map on a lot created after October 23, 2001, Parcel 038-280-67, 430 River Pines, Washoe County, NV. – **(For possible action)**

Staff Representative: David Kelly

David Kelly, Environmental Health Service Supervisor, presented the staff report. Key points included:

- The subject parcel was created in May 2019, well after October 23, 2001, the regulatory threshold date, making it subject to a minimum 5-acre lot size upon re-parceling.
- The applicant seeks to parcel the property down to a minimum of 1 acre.
- Applicable regulations permit a variance if the applicant can demonstrate that groundwater quality will not be adversely impacted beyond that of a single, larger parcel.
- The applicant engaged a hydrogeologist (Mr. Matt Banta) who performed groundwater modeling. The study used a conservative background nitrogen level based on Nevada Division of Environmental Protection, Bureau of Water Pollution Control guidance. While actual groundwater quality was not provided as part of the model, staff was able to verify that background nitrogen levels in the area were less than the model level used based off of public water system well data.
- The modeling concluded that with the use of NSF 245-certified denitrifying treatment systems on both resulting parcels, groundwater impact would be no greater than that of the existing single parcel with a standard septic system.

- Staff discussed NSF 245 treatment systems and how they have advanced in recent years and that the recent regulation update included the ability to use these systems in high groundwater areas without a variance. With source restrictions on sand of the correct gradation, more and more of these systems are expected to be seen in Washoe County. The technology is quite good provided the systems are maintained. Staff conditions are designed to ensure proper maintenance by property owner.
- Staff recommended approval subject to conditions, noting this is the first variance of this type reviewed under the current regulations. No specific design was provided, only the reduced lot size was part of the variance; any design would have to meet all other setbacks and septic regulations.

Board members raised the following questions and points of discussion:

Threshold Standard

- Chair Lund confirmed the key legal question: the Board must determine that the smaller lots, with proposed mitigation, will not have a greater impact on groundwater quality than the single larger lot would. Staff confirmed this is the correct standard.

Adjacent Parcels / Precedent

- Mr. Carnes asked whether neighboring parcels could also seek size reduction. Staff indicated any future applicant would need to independently satisfy the same variance standard, and that staff would review each application on a case-by-case basis.
- Chair Lund noted that future applicants wishing to subdivide further (e.g., a 4-acre parcel into four lots) would bear the same burden of demonstrating that aggregate effluent is no greater than a single-parcel scenario. Staff briefly discussed that the current proposal of 2 denitrifying systems is expected to meet the threshold based on the technology's abilities but that requests for more than 2 systems would have a harder time quantifying that.

Long-Term Monitoring and Data

- Mr. Buehler requested that conditions include requirements for future data collection to understand long-term system performance.
- Mr. Kelly acknowledged that NNPH currently lacks a formal permitting and tracking mechanism for advanced treatment systems but expressed interest in developing one over time.
- The Board discussed a phased testing approach: annual testing for several years, transitioning to less frequent monitoring.

Groundwater Testing Parameters

- Mr. Sweeney recommended testing begin before septic installation (baseline) and continue annually for a minimum of two years post-installation.
- The Board agreed that total nitrogen is the appropriate testing parameter, as it is the primary groundwater concern and its presence would trigger further investigation if elevated.
- Sampling shall be performed pre-treatment at subject property wells (i.e., from the raw groundwater source, not after any household treatment system).

Deed Recording of Conditions

- Chair Lund emphasized the importance of recording all conditions in the property deed so that future owners are on notice of maintenance and testing obligations. Staff confirmed this is Condition 1 in their recommended conditions.

Municipal Water Connection

- The applicant (Ryan Cook, appearing on his own behalf) noted that a Truckee Meadows Water Authority waterline has been extended along the access road, and it is possible a future owner of one of the parcels could connect to municipal water.
- The Board agreed that if a subject parcel connects to a municipal water supply, the water quality testing requirement shall be waived for that parcel, as groundwater would no longer be the domestic water source.

Motion

Mr. Lund moved to present to the District Board of Health a recommendation for approval of Variance Case Number H26-0001VARI, to allow the proposed parceling of 430 River Pines, APN 038-280-67, with parcels smaller than 5 acres but no smaller than 1 acre, provided a certified NSF 245 advanced treatment system is utilized for the septic system for each parcel, including all recommended conditions with the addition of the following condition:

Condition 4 — Additionally, water quality testing of subject property wells for total nitrogen, prior to septic installation and annually for two years minimum, shall be performed. Sampling shall be performed pre-treatment at subject wells. Records must be provided to NNPH immediately. In the event the subject property connects with the municipal water supply, this water quality testing requirement is waived.”

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

9. *Public Comment

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

10. Adjournment –

At 6:44 p.m., Mr. Lund adjourned the meeting.

Staff Report
Board Meeting Date: April 2, 2026

TO: Sewage, Wastewater, and Sanitation Hearing Board

FROM: Latricia Lord, Senior Environmental Health Specialist
775-328-2689, llord@nnph.org

SUBJECT: Variance Case H26-0002VARI; Variance to Section 040.100 Table 1 of the Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater and Sanitation, allowing for a reduced setback from a building sewer line to the existing on-site well on Parcel 038-132-12, 2425 Warrior Lane, Reno, NV 89523.

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 request for APN 038-132-12, owned by Kenneth Greenwell and Micheline Becker. The variance requests a reduction in the 50-foot setback from a building sewer line serving a proposed shop expansion to the existing on-site private well.

Previous Action

There has been no previous action with this variance request. The applicant has yet to apply for a building permit for the proposed shop expansion because the plan, as currently designed, would not be approved by EHS without an approved variance. If the variance application is approved, a building permit will be submitted, and it will continue through the plan review process and eventual inspection process. A proposed site plan and floor plan are included in the variance packet.

Background

The Regulations of the Washoe County District Board of Health Governing Sewage, Wastewater, and Sanitation (regulations) require a minimum 50' setback between a building sewer line and any private well. The subject property contains a small shop that the property owners would like to expand, including the installation of a bathroom. The sewage from the shop is proposed to be discharged out the north side of the shop through a building sewer line that connects to the existing house and then into the existing on-site septic system. The existing on-site private well is located on the east side of the shop, and approximately 35' of the 65' foot proposed building sewer line would be located within the 50' setback to the private well. The applicants are proposing to encase the entire 65' of building sewer line between the shop and the existing home in 6" of concrete on all sides as a mitigation measure to receive approval of a reduced setback. The proposed sewer line material is welded High-Density Polyethylene (HDPE) with a clean out installed at each end of the building sewer line, resulting in a jointless building sewer line in the concrete encasement between the two foundations. All such decisions require approval by the Sewage, Wastewater, and Sanitation Hearing Board and the District Board of Health through the variance procedure.

The applicant consulted with EHS staff prior to applying for the variance and the concrete encasement and jointless building sewer line as an acceptable mitigation was agreed to by EHS staff as it follows

standard commercial construction practices and any leaks from the building sewer line would be fully contained within the concrete.

Findings of Fact

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

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

Reply: If the building sewer line is installed as proposed, and septic 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. Therefore, it 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 and groundwater contamination in areas with domestic wells. Sewage discharged underground should not allow for direct exposure as long as the system functions, the same as any onsite sewage disposal system. All other setbacks and designs to regulatory requirements designed to be protective of public health will be required to be met.

3. Are there other reasonable alternatives?

Reply: In order to maintain all applicable setbacks, the applicant could perform one of the following alternatives:

- a. Relocate the well to the east of where it is currently located. This alternative is not consistent with the property owner's wishes for their property, would be substantially more expensive than encasing the building sewer line in concrete, and may not be achievable due to the location of neighboring septic systems.
- b. Build the shop expansion without a bathroom. This alternative is not consistent with the property owner's wishes for their property.

Conditions of Approval

EHS staff are recommending the following conditions of approval:

1. The installation of the building sewer line and the concrete encasement shall be inspected by EHS staff.
2. All instances of system non-function must be reported to NNPH for review and 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 complete replacement of the building sewer line and concrete encasement.
3. The variance, with all conditions of approval, must be recorded to the parcel, with language that does not allow for the removal without NNPH approval or connection to municipal sewer or water.

Recommendation

Staff recommends the Sewage, Wastewater and Sanitation (SWS) Hearing Board support the presented Variance Case # H26-0002VARI (Greenwell & Becker) to allow the installation of a building sewer line within the 50' setback to a private well on Parcel 038-132-12, 2425 Warrior Lane, Reno, NV so long as the entire building sewer line is encased in 6" of concrete on all sides, as proposed.

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 # H26-0002VARI (Greenwell & Becker) to allow the installation of a building sewer line within the 50' setback to a private well on parcel 038-132-12, 2425 Warrior Lane, Reno, NV, so long as the entire building sewer line is encased in 6" of concrete on all sides, as proposed, including all recommended conditions."; OR
2. "Move to present to the District Board of Health a recommendation for approval of Variance Case # H26-0002VARI (Greenwell & Becker) to allow the installation of a building sewer line within the 50' setback to a private well on parcel 038-132-12, 2425 Warrior Lane, Reno, NV, so long as the entire building sewer line is encased in 6" of concrete on all sides, as proposed, without conditions."; OR
3. "Move to present to the District Board of Health a recommendation for approval of Variance Case # H26-0002VARI (Greenwell & Becker) to allow the installation of a building sewer line within the 50' setback to a private well on parcel 038-132-12, 2425 Warrior Lane, Reno, NV, so long as the entire building sewer line is encased in 6" of concrete on all sides, as proposed, with the following conditions (if the Board wishes to impose conditions, they would list them here)."
4. "Move to present to the District Board of Health a denial of Variance Case # H26-0002VARI (Greenwell and Becker).

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 2026-03-17 PROJECT NAME The Greenwell Shop Project

OWNER

Name Kenneth Greenwell and Micheline Becker

Address 2425 Warrior Lane

Reno, NV 89523

Phone (775) 813-1542

Email Address ludditemicheline@gmail.com

ENGINEER

Name Sagen Johnson, P.E.

Address 5875 Tyrone Rd

Reno, NV 89502

Phone (775) 852-2251

Email Address sagen@robisoneng.com

The following items must be submitted with this application:

JOB ADDRESS 2425 Warrior Lane

SIZE OF PARCEL 1.25 /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 038-132-12, Blue Heron Park 1 LOT 9 BLOCK D

REASON FOR VARIANCE REQUEST We formally request a variance for the 50' setback required for proposed building sewer from a bathroom in the shop to the existing on-site well. Building sewer will be 4" HDPE SDR 17 encased in concrete.

SECTION(S) OF REGULATIONS TO BE VARIED Section 040.100 Table 1. Specifically, we cannot meet the 50' Minimum Horizontal Distance between the on-site well and proposed building sewer.

IF A PARCEL MAP: PROJECT NAME N/A

APN(S) N/A LOT N/A BLOCK N/A

IF TENTATIVE MAP: PROJECT NAME N/A

NUMBER OF PROPOSED LOTS N/A LOTS REQUIRING VARIANCES N/A

LOT DESCRIPTION(S) N/A

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.

Robison Engineering Company, Inc
5875 Tyrone Road, Reno, Nevada 89502
Mailing: P.O. Box 1505, Sparks, Nevada 89432
www.robisoneng.com



March 17, 2026

Washoe County Community Services Department
Planning and Building Division
1001 E Ninth Street
Reno, Nevada 89512

RE: SANITARY SEWER INSTALLATION CERTIFICATION
PROJECT: THE GREENWELL SHOP PROJECT
APN: 083-132-12
ADDRESS: 2425 WARRIOR LANE, RENO, NV 89523

To Whom It May Concern,

This letter is provided to certify that the sanitary sewer system associated with the above referenced project has been designed in accordance with accepted engineering practices and applicable Washoe County regulations.

The system consists of 4 inch high density polyethylene (HDPE) sanitary sewer pipe, SDR17, installed using heat butt fusion welded joints in accordance with ASTM F2620. Cleanouts are constructed using fusion welded HDPE sanitary wye fittings with vertical risers extending to finished grade. At roadway crossings, the HDPE pipe is installed within a concrete encasement providing a minimum of six inches of concrete cover on all sides of the pipe.

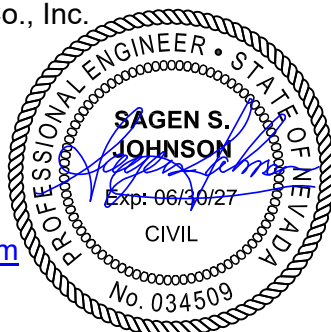
HDPE pipe and fusion welded joints provide a continuous, monolithic piping system that minimizes infiltration and exfiltration potential. The materials specified for this installation are commonly used in municipal sanitary sewer systems and are designed to provide long term durability when installed in accordance with manufacturer requirements and applicable standards.

Based on the materials specified, the installation methods required, and the anticipated service conditions, it is my professional opinion that the sanitary sewer system described above is capable of providing reliable service for a minimum period of ten (10) years when constructed in accordance with the approved plans and specifications.

Please contact our office if additional information is required.

Sincerely,
Robison Engineering Co., Inc.

Sagen Johnson, PE
Vice President
775-852-2251 x 704
sagen@robisoneng.com



PROJECT SUMMARY

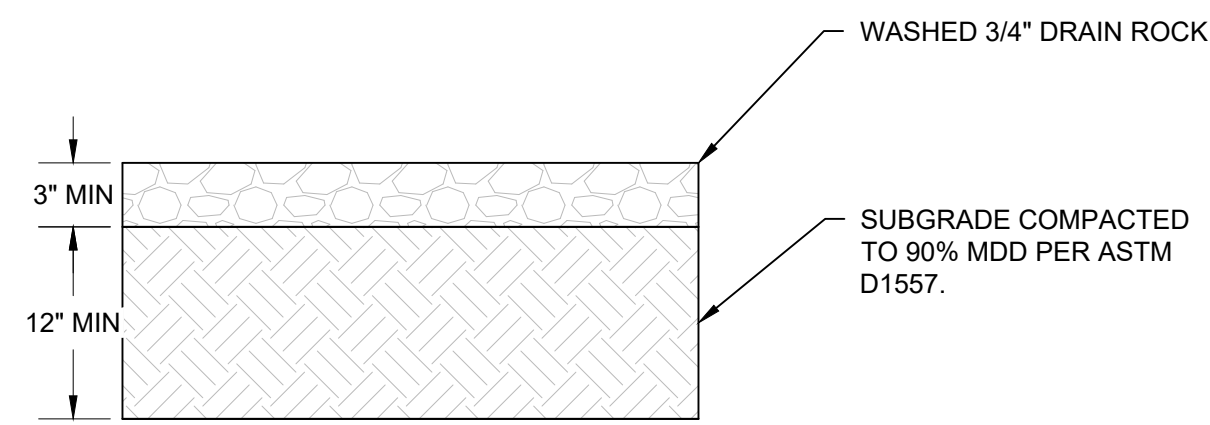
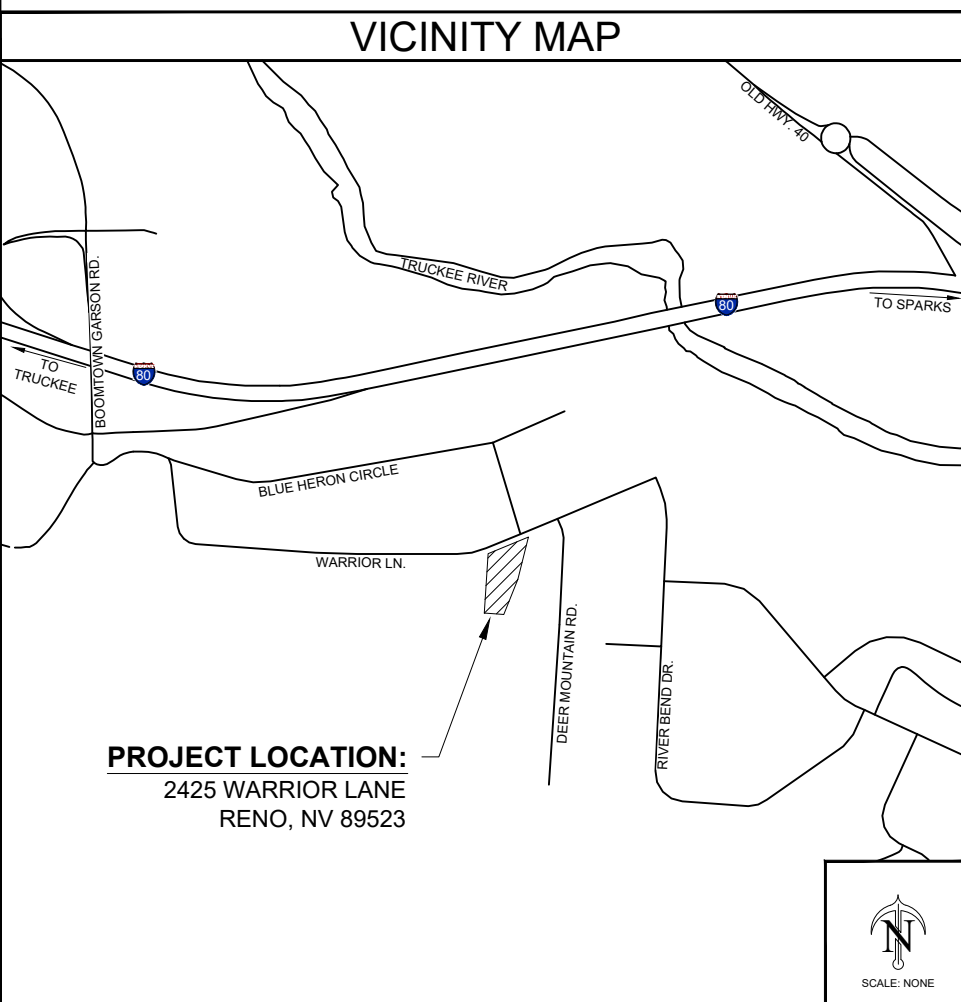
JURISDICTION: WASHOE COUNTY
 APN(s): 038-132-12
 TOTAL PARCEL AREA: 1.25 AC
 ADDRESS: 2425 WARRIOR LANE, RENO, NV 89523
 ZONING: LDS
 FEMA FLOOD ZONE: ZONE "X" - PER FIRM #32031C3014G, EFFECTIVE DATE MARCH 16, 2009
 PROJECT SUMMARY: RESIDENTIAL ACCESSORY STRUCTURE

PROJECT AUTHORITY

CIVIL ENGINEER	SURVEYOR	OWNER
ROBISON ENGINEERING COMPANY	MERIDIAN SURVEYING & MAPPING, INC.	KENNETH GREENWELL & MICHELINE BECKER
SAGEN JOHNSON, PE	JAMES D. BAILEY, JR.	
5875 TYRONE ROAD	8725 TECHNOLOGY WAY	2425 WARRIOR LANE
RENO, NV 89502	RENO, NV 89521	RENO, NV 89523
(775) 852-2251 x 704	(775) 690-4194	(775) 813-1542
sagen@robisoneng.com		ludditemicheline@gmail.com

SHEET INDEX

SHEET NO.	SHEET LABEL	SHEET DESCRIPTION
1	C1.0	SITE PLAN
2	C2.0	DETAIL SHEET
3	A1.0	FLOOR PLAN



NAC 444.8306 & Washoe County Tank Requirements

Up to 3 Bedrooms:	1,000 gal
Up to 4 Bedrooms:	1,200 gal
5 to 6 Bedrooms:	1,500 gal
7 to 8 Bedrooms:	2,000 gal
Greater than 8 Bedrooms:	+250 gal/bed

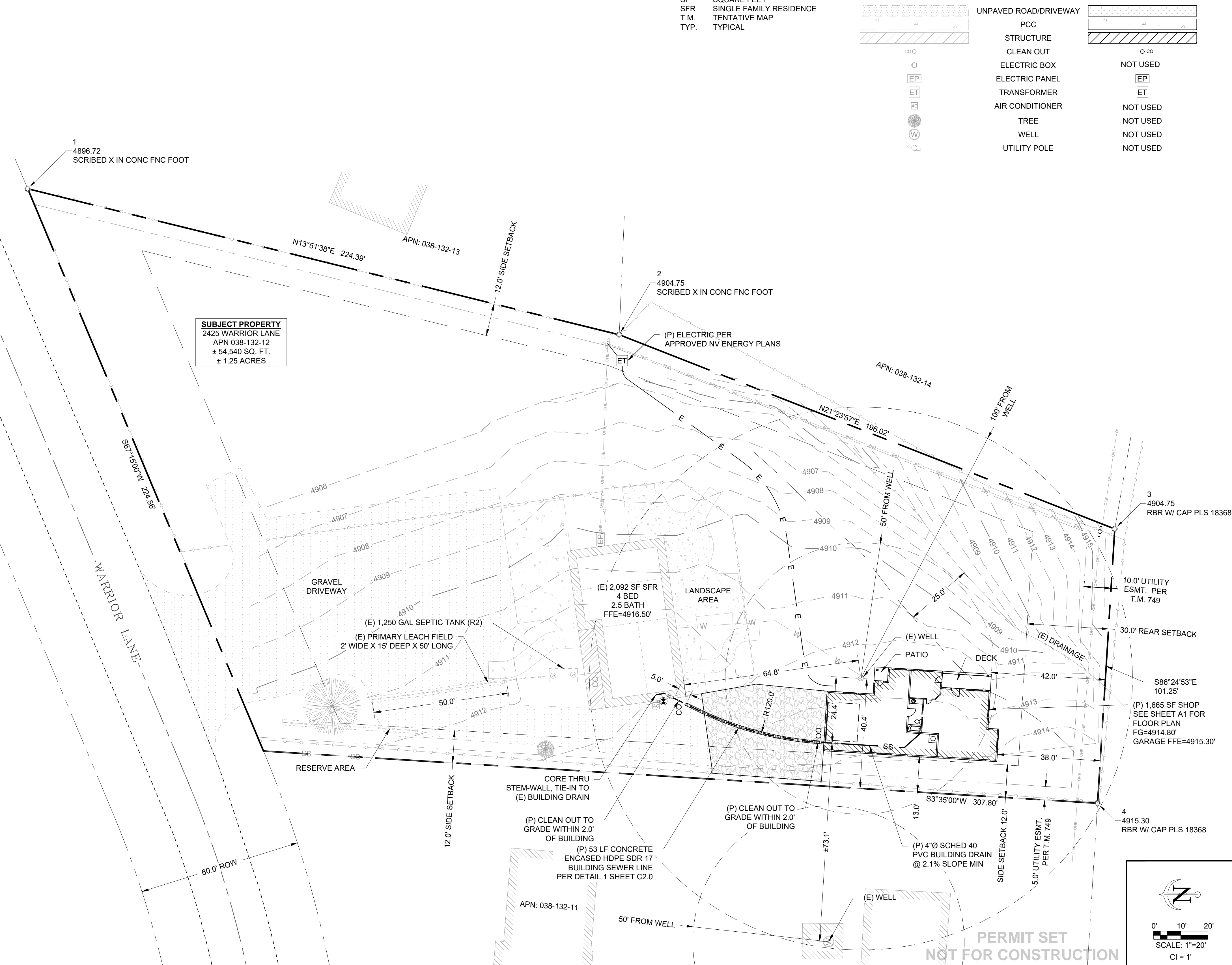
ABBREVIATIONS

@	AT	ASSESSOR'S PARCEL NUMBER
APN	CO	CLEAN OUT
CONC	CONC	CONCRETE
C/L	C/L	CENTERLINE
CI	CI	CONTOUR INTERVAL
(A)	(A)	EXISTING
ESMT.	ESMT.	EASEMENT
FG	FG	FINISHED GRADE
FFE	FFE	FINISHED FLOOR ELEVATION
FL	FL	FLOW LINE
FNC	FNC	FENCE
GR	GR	GRAVEL
LF	LF	LINEAR FEET
N/F	N/F	NOW OR FORMERLY
NG	NG	NATURAL GROUND
(P)	(P)	PROPOSED/NEW
PCC	PCC	PORTLAND CEMENT CONCRETE
PL	PL	PROPERTY LINE
PLS	PLS	PROFESSIONAL LAND SURVEYOR
SCHED	SCHED	SCHEDULE
SF	SF	SQUARE FEET
SFR	SFR	SINGLE FAMILY RESIDENCE
T.M.	T.M.	TENTATIVE MAP
TYP.	TYP.	TYPICAL

LINE, HATCHING, AND SYMBOLS LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	SUBJECT PL	---
---	ADJACENT PL	---
---	SETBACK	---
---	EASEMENT	---
---	MAJOR CONTOUR	---
---	MINOR CONTOUR	---
---	FENCELINE	---
---	FLOW LINE	---
---	ELECTRIC LINE	---
---	OVERHEAD ELECTRIC	---
---	BUILDING SEWER	---
---	PCC ENCASED BUILDING SEWER	---
---	LEACH LINE	---
---	WATER LINE	---
---	UNPAVED ROAD/DRIVEWAY	---
---	PCC	---
---	STRUCTURE	---
---	CLEAN OUT	---
---	ELECTRIC BOX	---
---	ELECTRIC PANEL	---
---	TRANSFORMER	---
---	AIR CONDITIONER	---
---	TREE	---
---	WELL	---
---	UTILITY POLE	---

1 GRAVEL DRIVEWAY SECTION



- NOTES:**
- NO PUBLIC WELLS ARE LOCATED WITHIN 200', OR PRIVATE WELLS WITHIN 100', OF ANY COMPONENT OF THE EXISTING ISDS.
 - NO WATERCOURSES, DRAINAGE WAYS, OR FLOOD IRRIGATION FEATURES ARE LOCATED WITHIN 100 FEET OF THE EXISTING ISDS.
 - NO BOUNDARIES OF THE FEMA 100-YR FLOOD PLAIN EXISTS WITHIN 100 FEET OF THE PROPERTY.
 - NO ADJOINING SEPTIC SYSTEMS IDENTIFIED WITHIN 100' OF SUBJECT PROPERTY.
 - NO PUBLIC SEWER SYSTEM IS AVAILABLE WITHIN 400' OF THE SUBJECT PROPERTY.
 - ALL SEPTIC CONSTRUCTION SHALL CONFORM TO THE 2018 UNIFORM PLUMBING CODE (UPC) AND ALL APPLICABLE NEVADA ADMINISTRATIVE CODES (NAC) SECTION 444 & 445A, AND WASHOE COUNTY REGULATIONS GOVERNING SEWAGE, WASTEWATER AND SANITATION, ADOPTED JANUARY 22, 2026. THE SYSTEM SHALL BE INSPECTED PER NAC 444 AND AS REQUIRED BY WASHOE COUNTY HEALTH DISTRICT.
 - WASHOE COUNTY HEALTH DEPARTMENT AND THE ENGINEER SHALL BE GIVEN A MINIMUM ONE WORKING DAYS' NOTICE IN ORDER TO SCHEDULE INSPECTIONS FOR THE FOLLOWING STAGES OF CONSTRUCTION:
 - WHEN ALL SYSTEM PLUMBING, BEDDING, PIPE JOINTS AND INSTALLATION OF APPURTENANCES IS COMPLETE, BUT PRIOR TO CONCRETE ENCASING AND BACKFILLING OF SYSTEM COMPONENTS.
 - WHEN ADDITIONAL INSPECTIONS BY THE COUNTY OR DESIGN ENGINEER ARE SPECIFIED IN THESE PLANS OR BY THE BUILDING INSPECTOR.

HDPE FUSION AND CONCRETE PLACEMENT REQUIREMENTS

- GRAVITY SEWER PIPING SHALL BE 4" MINIMUM DIAMETER AND MATERIALS PER THE CURRENT UPC AND DETAILS PER THESE PLANS.
- PROVIDE 4" Ø HDPE SDR 17 INSTALLED ALONG A SMOOTH HORIZONTAL CURVE OF MINIMUM 120 FT RADIUS. PIPE SHALL BE INSTALLED WITHOUT KINKS AND SECURED TO MAINTAIN ALIGNMENT DURING CONCRETE PLACEMENT. ALL HDPE PIPE JOINTS SHALL BE HEAT BUTT FUSION WELDED IN ACCORDANCE WITH ASTM F2620 AND THE PIPE MANUFACTURER'S WRITTEN PROCEDURES. FUSION OPERATIONS SHALL BE PERFORMED ONLY BY PERSONNEL TRAINED AND CERTIFIED IN HDPE FUSION BY A RECOGNIZED PROGRAM ACCEPTABLE TO THE ENGINEER. FUSION EQUIPMENT SHALL BE CALIBRATED AND MAINTAINED IN PROPER WORKING CONDITION. PROVIDE FUSION LOGS AND CERTIFICATION DOCUMENTATION TO THE ENGINEER OR INSPECTOR UPON REQUEST.
- THE PIPE WITHIN CONCRETE ENCASEMENT LIMITS SHALL BE INSTALLED AS A CONTINUOUS FUSED SECTION. MECHANICAL COUPLINGS AND NON-FUSED JOINTS ARE NOT PERMITTED WITHIN THE ENCASED LIMITS.

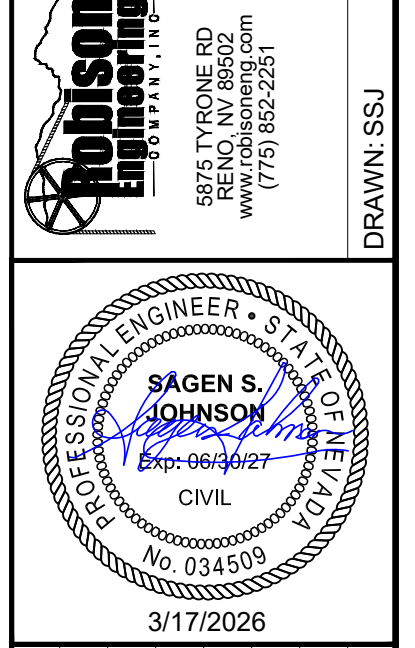
THE EXISTING INFORMATION SHOWN ON THESE PLANS IS FROM THE SURVEY COMPLETED BY MERIDIAN SURVEYING & MAPPING, INC. JAMES D. BAILEY, JR. 8725 TECHNOLOGY WAY, RENO, NV 89521. DATE: 08/20/2025. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND CONTACT THE ENGINEER IF DISCREPANCIES EXIST.

UTILITY STATEMENT
 LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN OBTAINED FROM DRAWINGS AND FIELD LOCATIONS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES AND THESE UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. ONLY PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



GREENWELL SHOP
2425 WARRIOR LANE
 SITE PLAN
 WASHOE COUNTY PROJECT NO: T-2026-01.001

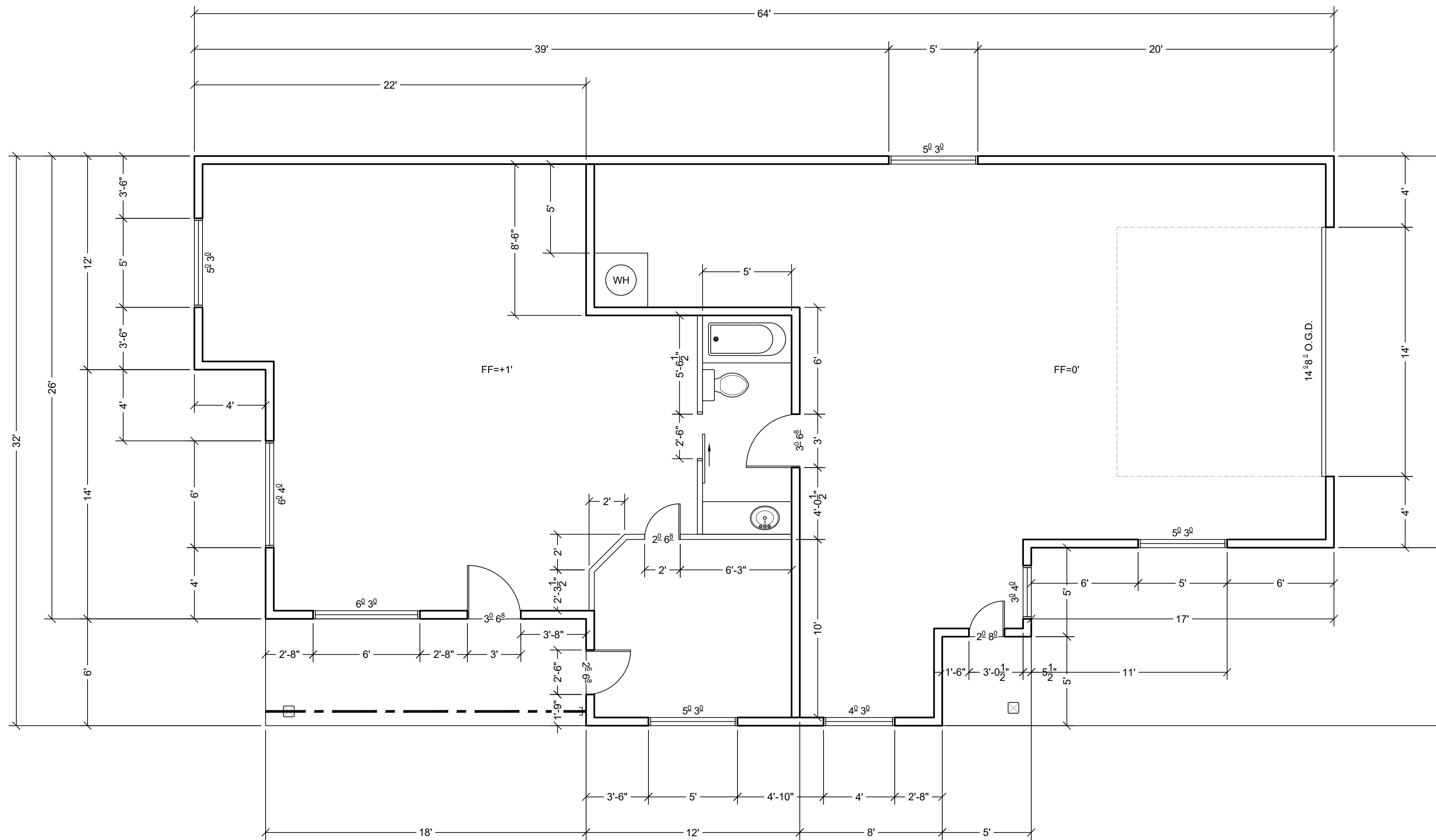
PREPARED FOR:
KENNETH GREENWELL
MICHELINE BECKER
 2425 WARRIOR LANE
 RENO, NV 89523
 (775) 813-1542
 DRAWN: SSJ



NO.	DESCRIPTION	DATE	BY	CHKD
1	RENG TOPO - 2026-01-13			
2	PUBLIC RECORDS REQUEST - PR26-73			
3	MERIDIAN SITE MAP - AUG 2025			
4				
5				
6				
7				
8				

NO.	DESCRIPTION	DATE	BY	CHKD
0	VARIANCE SUBMISSION	2026-05-17	SSJ	MISS

NO.	DESCRIPTION	DATE	BY	CHKD
	APPROVALS			
	C1.0			
	SHEET 1 OF 3			



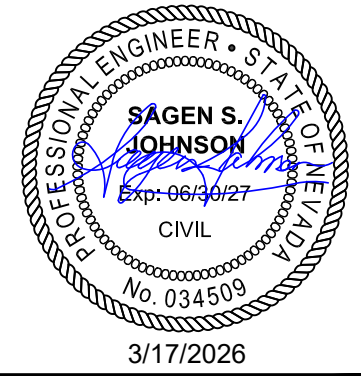
FLOOR PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

GREENWELL SHOP
2425 WARRIOR LANE

THE VET. STAMPED AND
SEAL OF THIS PLAN
COPY OF THIS PLAN
SUPERSEDES ALL OTHER
COPIES AND ELECTRONIC
AGREEMENT.
0' 1/2" 1"
INCH@FULL SCALE

PREPARED FOR:
KENNETH GREENWELL
MICHELE BECKER
2425 WARRIOR LN
RENO, NV 89523
(775) 813-1542



1	
2	
3	
4	
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REFERENCES

NO	DESCRIPTION	DATE	BY	CHKD
0	VARIANCE SUBMISSION	2026-05-17	GAO	SSJ

REVISIONS

APPROVALS

A1.0
SHEET 3 OF 3

WASHOE COUNTY
PROJECT NO: T-2026-01_001

FLOOR PLAN

DRAWN: GAO

NO. 034459
3/17/2026

NO. 034459
3/17/2026

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3/17/2026

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