

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

Members

Matthew Buehler, Chair

Kenneth Lund

John Adams

Chad Carnes, P.E.

Frank Kurnik, Jr.

Matt Smith – Alt.

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

May 2, 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)**
May 2, 2024
5. **Approval of Draft Minutes – (For possible action)**
October 5, 2023

6. **Public Hearing** to determine whether to recommend approval to the District Board of Health for a variance for APN 089-561-12 from sections 020.075 & 020.080 of the Northern Nevada Public Health Regulations Governing Sewage, Wastewater, and Sanitation. The variance requests permission to install a replacement disposal field in lieu of connecting to Washoe County municipal sewer due to a financial hardship. – (**For possible action**)

Staff Representative: Latricia Lord

Lacey Rulli & Robert van Looy

460 Nicole Drive

Sparks, NV 89436

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Possible Changes to Agenda Order and Timing: Items on the agenda may be taken out of order, combined with other items, withdrawn from the agenda, moved to the agenda of another later meeting, moved to or from the Consent section, or they may be voted on in a block.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, Atty
John Adams
Chad Carnes, P.E.
Matt Smith- Alternate
Ronald J. Anderson, P.E- Alternate

Thursday, October 5, 2023

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
John Adams
Chad Carnes, P.E.

Staff present: Dave Kelly
Josh Philpott

Members absent: Frank Kurnick, Jr.
Kenneth Lund, Atty
Matt Smith – Alternate
Ronald J. Anderson, P.E.– Alternate

2. *Pledge of Allegiance

Those present pledged allegiance to the flag.

3. *Public Comment

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

4. Approval of Agenda – October 5, 2023

Mr. Adams moved to approve the agenda of the October 5, 2023, Sewage, Wastewater, and Sanitation (SWS) Board regular meeting. Second by Mr. Carnes, motion approved.

6. Approval of Draft Minutes – July 6, 2023

Mr. Adams moved to approve the minutes of the July 6, 2023, Sewage, Wastewater, and Sanitation Board regular meeting. Second by Mr. Carnes, motion approved.

7. Public Hearing - Variance APN 222-060-25 section 010-088 to determine whether to recommend approval to the District Board of Health.

Staff Representative: David Kelly

Mr. Kelly reviewed the staff report, the history of the project and the variance request of a reduced setback of 14' setback instead of 25' to the drainage. He reviewed that at the time of approval, the property had sufficient space and that staff had identified to the best of their abilities any irrigation ditches. After approval and during construction, the contractor brought concerns about ponding on a neighboring property to the attention of EHS as water was ponding on the neighboring property. The best determination of staff was that it was storm runoff. The contractor had mitigated with a berm to keep water off the property, and it was maintaining a 25' setback to the water. Once a revision that showed the berm was submitted to the Building Department, Engineering stopped the project as the berm was stopping natural drainage of storm water, which is not allowed. During discussions between the departments, it was determined that the water was part storm water, part irrigation. Mr. Kelly reviewed that the current variance proposal rectified the irrigation water portion and only could not meet the required 25' to storm water but that Engineering agreed with the proposal. He stressed that in most circumstances Environmental Health Services is firm on setback issues, due to limited options in this situation, staff is supporting the variance.

Engineering firm Axion spoke to the variance request. They agreed with the staff report and asked if the board had any questions. Mr. Carnes asked if they were fairly confident that the irrigation issue was resolved and if storm water would be the main source of water. Ms. Reidy from contractor (Plenium Builders) answered that they had investigated and determined that irrigation ditches used to be maintained by Joe McMullen. Mr. McMullen has reached an age that he isn't able to keep up the maintenance and it had led to a break in the ditch that was allowing irrigation waters to flow across the property. Plenium repaired the ditch and alleviated the irrigation issues. The new property owners are aware of the need to maintain the ditches to prevent issues in the future.

Mr. Buehler asked about concerns over public health issues regarding the property and septic. Ms. Reidy responded that over the past year, water has not breached the berm, and they do not feel there is a public health issue; Axion concurred.

Mr. Adams asked if there was someone capable of maintaining the irrigation ditches. Ms. Reidy said she was not aware of anyone who had taken the primary responsibility from Joe. Mr. Adams discussed other ditches in the area that are maintained by owners, and the maintenance of the ditch will be important to the survival of the septic. Mr. Adams indicated he had driven by the site and observed a decent volume of water currently sitting against the berm. Mr. Adams indicated that he had no concerns over public health but was concerned about mother nature and irrigation/surface water having impacts on functionality of the septic. Mr. Adams stated his opinion is to not use gravel/drain rock as a bedding material for the piping and asked if the trench could be draped from the berm with pond liner between berm and septic system. Ms. Reidy said she did not feel that using the pond liner would be a difficult task.

Mr. Buehler asked if the ditch is on the property. Ms. Reidy replied that the ditch on neighboring property was the one that got clogged and created issues. She indicated that the

neighbor is receptive to discussions with the new property owner regarding maintaining the ditch. She said that all neighbors have a right to the ditch, regardless of where it runs. Mr. Kelly said that there could be an agreement recorded to the property, stating the variance with any conditions brought up by the board so future property owners would understand the maintenance and issues with this septic and the ditch. This is a tool that has been used in the past. Mr. Buehler said he felt that recording something would stress awareness from a public health standpoint. Mr. Carnes agreed with this statement and would also like to see something from the owner requiring maintenance of the drain openings at least bi-annually. Mr. Adams said he felt owners should accept maintenance responsibility due to request for variance. Ms. Reidy agreed. Mr. Kelly suggested that the agreement could also call out that the specific area must be maintained, and the area may not be overdeveloped. Mr. Buehler asked if there were any other issues or discussion needed. Mr. Carnes stated that he felt given the circumstances, the proposed solution is reasonable.

Conditions of Approval

Northern Nevada Public Health recommends no conditions of approval as the two proposed systems appear to meet all applicable setbacks. NNPH would require that the placement of the watertight conveyance be inspected to ensure that it meets all applicable setbacks and is constructed according to the approved variance. Should the Board want to add any conditions approval, they may also require that the conditions recorded to the property if they feel it is warranted.

Motion

Motion made by Mr. Adams “Move to present to the District Board of Health a recommendation for approval of Variance Case # H23-0003VARI to allow the reduced setback to drainage channel as proposed, with the following conditions: no gravel for bedding, pond liner on septic side of trench, property owner would acknowledge they are responsible for ditch maintenance, and bi-annually clean drain inlets. Second by Mr. Carnes with a request for an additional condition; storm drain to be inspected by NNPH staff prior to being backfilled. Mr. Buehler called for a vote, all members in favor, motion approved.

Mr. Buehler closed the public hearing.

9. *Public Comment

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

10. Adjournment –

At 6:06 p.m., Mr. Buehler moved to adjourn the meeting. Second by Mr. Carnes, meeting adjourned.

STAFF REPORT

BOARD MEETING DATE: May 2, 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 #H24-0001VARI; Requesting variance for APN 089-561-12 from Sections 020.075 & 020.080; requesting permission to install a replacement disposal field in lieu of connecting to Washoe County municipal sewer due to financial hardship.

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 089-561-12, owned by Lacey Rulli & Robert van Looy. The variance requests permission to install a replacement disposal field in lieu of connecting to Washoe County municipal sewer due to a financial hardship.

Previous Action

There has been no previous action with this variance request. The parcel in question is served by municipal water.

Background

The variance correctly identifies the Northern Nevada Public Health (NNPH) Regulations Governing Sewage, Wastewater, and Sanitation (regulations) that prohibits the issuance of a replacement permit if public sewer is available within 400' of an existing building to be served.

The parcel in question can be served by Washoe County municipal sewer off Alena Way, per correspondence from Washoe County Engineering.

The reason for the variance request is due to the proximity of the sewer line, which prohibits NNPH from issuing the necessary permits for installing a replacement disposal field. Ms. Rulli and Mr. van Looy are contending that the cost for connecting the property to sewer is cost prohibitive.

Findings of Fact

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

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

Reply: The proposed replacement disposal field would be able to meet all applicable setbacks and should not pose any additional threat to groundwater. There is no expectation of groundwater contact expected based on NNPH's knowledge of the area; However, if

groundwater were encountered at depths, NNPH would require an appropriate re-design and believes space is available for any necessary modifications to protect groundwater should it be encountered. It is not expected that any additional risk of contamination of groundwater will occur due to the proposed variance.

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 as all setbacks and design requirements are met, no increased risk of groundwater contamination is expected.

3. Are there other reasonable alternatives?

Reply: NNPH regulations do not allow for the issuance of any permit to install, modify, or replace a septic system with municipal sewer available within 400 feet of an existing building to be served. There is no alternative other than for the property owner to connect to the municipal sewer line from Alena Way to their property.

Conditions of Approval

1. NNPH is not recommending any conditions of approval at this time, as the property is of sufficient size for a replacement disposal field that will meet all applicable setbacks. NNPH would follow its normal permitting and inspection procedures and if groundwater or other limiting layers were encountered would require the appropriate redesign. 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 # H24-0001VARI to allow for the construction of a replacement disposal field, as all setbacks should be able to be met and the relative cost of connecting to sewer 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 that the Advisory Board and District Board of Health level to avoid any personal judgments 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:

Subject: Public Hearing, SWS Board

Date: May 2, 2024

Page 3 of 3

1. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H24-0001VARI to allow the permitting and construction of a replacement disposal field as proposed, without conditions”, OR
2. “Move to present to the District Board of Health a recommendation for approval of Variance Case # H24-0001VARI to allow the permitting and construction of a replacement disposal field as proposed, with the following conditions (list conditions)”, OR
3. “Move to present to the District Board of Health a denial of Variance care # H24-0001VARI”.

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

<p style="text-align: center;">NORTHERN NEVADA Public Health</p> <p style="text-align: center;">Environmental Health</p>	<p style="text-align: center;">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</p> <p style="text-align: center;">APPLICATION FOR VARIANCE TO THE REGULATIONS GOVERNING SEWAGE, WASTEWATER, AND SANITATION</p>	<p style="text-align: center;">Office Use Only</p> Fee Paid _____ Date Paid _____ Cash/CC/Check _____ Receipt No. _____ Date Appl. Received _____ Considered Comp. _____
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DATE 04/15/2024 PROJECT NAME Septic system repair at 460 Nicole Drive, Sparks

OWNER

Name Lacey Rulli & Robert van Looy

Address 460 Nicole Drive

Sparks, NV 89436

Phone [REDACTED]

Email Address [REDACTED]

ENGINEER

Name _____

Address _____

Phone _____

Email Address _____

The following items must be submitted with this application:

JOB ADDRESS 460 Nicole drive. Sparks, NV 89436

SIZE OF PARCEL .59 _____ /Acre

COPY OF LEGAL DESCRIPTION AND VERIFICATION OF CURRENT VESTING ON TITLE

EXISTING PARCEL(S) APN(S) 089-561-12 LOT _____ BLOCK _____

REASON FOR VARIANCE REQUEST Requesting to install a septic repair field, instead of connecting to Washoe County municipal sewer due to financial hardship.

SECTION(S) OF REGULATIONS TO BE VARIED Sections 020.075 and 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.

... 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.



OGC INC River City Plumbing
 1070 Marietta Way
 Sparks, NV 89431
 NV License #60829
 NV License #82735
 CA License #1077107
 Bid Limit \$1,600,000

BILL TO

Lacey Rulli
 460 Nicole Drive
 Sparks, NV 89436 USA

ESTIMATE 28973129	ESTIMATE DATE Mar 01, 2024
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JOB ADDRESS

Lacey Rulli
 460 Nicole Drive
 Sparks, NV 89436 USA

Job: 28436166
Technician: Josh Palmer

ESTIMATE DETAILS

Leach Field replacement: The sanitary septic leach field has become clogged or unable to sort the fluids properly of the septic tank. The customer has already attempted to recover the leach field and was not successful.

Job time frame: 10 working days (permitting and certification can add time to the job)

All permits and inspections will be handled by River City Plumbing. Project will be in conjunction with sierra septic.

Dig and excavate the existing leach field in its entirety. Expose the distribution box and lines attached. Excavate the connection point to the existing septic tank to access piping. Remove as much of the existing leach field materials and piping as possible. The area will need to be scraped and cleaned of excess materials. Proper hazmat disposal of any contaminated dirt will be necessary.

The soil and surrounding ground will be turned to allow a fresh installation. Importing of new soil absorption system to the home and installation of the system with all necessary border and fabric as needed. Installation of a new distribution box onto the system. Installation of new distribution lines over the soil absorption system.

Inspection of the system will be completed before the final backfill. Backfill of the entire area, tamping and compacting at necessary intervals. The area will be flat and level with dirt landscape when completed. D.G. Materials can be brought in for cover at additional cost.

Final inspection and certification of the septic system will be completed for the installation.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PB-0101	Activate Membership with River City Plumbing!	1.00	\$175.00	\$175.00
	15% Discount on Service and Service Calls			
	Water Heater Flush and Service once per Year at no additional charge			
	Full System Evaluation once per year at no additional charge			

CPR-8.00.0000 Specialized Plumbing repair includes special order parts, equipment, 10.00 \$2,795.00 \$27,950.00
or additional labor to complete.

MEMBER SAVINGS	\$4,932.40
SUB-TOTAL	\$28,125.00
TAX	\$0.00
TOTAL	\$28,125.00
EST. FINANCING	\$613.13

Thank you for your Business!

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by River City Plumbing as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

A non-refundable deposit payment will be collected at the time of sale and authorization:

25% is required to put the project on schedule and begin assignment.

50% is required to begin work on the project.

100% is due immediately when the project is complete.

A service fee will be charged for any returned checks, and a financing charge of 2% per month shall be applied for overdue amounts.

Sign here

Date

TERMS and CONDITIONS

The Contractor hereby proposes to furnish material and labor, complete with above specifications. All workmanship is guaranteed for a period of one year from date of completion. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from the above specifications will be done only upon agreement on a change order. Client signatures for change orders are due within 48 hours of verbal agreement, or work will be discontinued on the item in question. Costs for additional work will become an extra charge over and above the estimate.

All elements of this agreement are contingent upon strikes, supply chain disruptions and accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started. Cancellation must be done in writing. Credit card payments are subject to a 3% service charge with contracts over \$5000.00. Net 30 days. A finance charge of 5% per month (60% per annum) will be charged on all past due accounts or the maximum legal amount.

If we are required to engage counsel to collect any sum which is past due under this Proposal, you agree to pay, and we are entitled to recover, all our attorneys' fees and costs incurred in doing so. We agree this right of recovery is in addition to, and separate from, Golden Eagle Builders' right, set forth above, to charge and collect interest on your past due account.

RESIDENTIAL CONSTRUCTION RECOVERY FUND

1. Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following locations:

State Contractors' Board
9670 Gateway Drive, Suite 100 2310 Corporate Circle, Suite 200
Reno, Nevada 89521 Henderson, Nevada 89074
Telephone number: (775) 688-1141 Telephone number: (702) 486-1100

2. The Board may impose upon a contractor an administrative fine:

- (a) Of not more than \$100 for the first violation of subsection 1; and
- (b) Of not more than \$250 for a second or subsequent violation of subsection 1.

3. The Board shall deposit any money received pursuant to this section in the account established pursuant to NRS 624.470.

(Added to NRS by 1999, 1970)

PLEASE NOTE

Preliminary notices: You may receive preliminary notices from a number of our suppliers for materials supplied to your project. This is a notice only. The state of Nevada (NRS108.246) requires notices to be sent out to all property owners and developers that they have supplied materials to the project. Upon full payment from the contractor to the supplier for your materials, will, upon your request, supply you with an unconditional final lien release from each supplier stating that all materials for your project have been paid for in full.

Exclusions: pre-existing conditions, unseen damage, lost or broken equipment, any work or commitments unwritten or outside of scope.

Payment is expected as agreed and in full when work is complete. A LIEN will be completed and perfected immediately in the case of non-payment or payment refusal.

Management reserves the right to revoke service and discounts at any time.

No Warranty on customer supplied parts.



1040 Matley Lane - Suite A
 Reno, NV 89502
 O-775-856-9777
 C-775-453-3522
 NV A LIC# 84980-NV C-5 LIC# 87471
 mike@westcoastdirtworks.com
 Bid Limit \$1,700,000.00

Date	Estimate #
2/19/2024	758

Customer Information
Lacey Rulli 460 Nicole Dr Sparks, NV

Project
Install New Leach Field

Scope of Work	Qty	Rate	Total
Excavate and install new D-box into existing outlet line. Install 20' of solid 4" SDR-35 from D-box to beginning of new leach field. Excavate 2' x 10' x 90' field per Washoe County Health Dept. Furnish and install 1 1/2" Septic Rock per Washoe County Health Dept requirements. Furnish and install Approximately 90' of 4" perforated pipe. Backfill with 6" of septic rock then install fabric paper and complete backfill with native soil.			
Total Price To Complete Above Scope of Work: Price Includes: Permits, Inspections, Mobilization, Equipment, Trucking, Labor and Materials.	1	15,000.00	15,000.00
Note: Some remaining dig out material from leach field will be used for backfill. Whatever is remaining can be spread out and knocked down on site or off hauled to a dumpsite. If material is decided to be hauled out it will be billed at \$650 per load. 2-4 loads is projected for haul out if accepted. Note: Septic tank will need to be pumped lower than the outlet line prior to leach field construction.			
Excludes: Septic Tank Pumping, Damage to Landscape or Irrigation, Tree Trimming, Concrete Damage, Fence Removal or Off Haul.			

We propose to furnish equipment, material and labor complete in accordance with the above specifications for the sum of:

Base Bid \$ 15,000.00

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements beyond Note: Owner to carry fire, tornado and other necessary contingent upon strikes, accidents or delays in insurance. Our workers are fully covered by Workers Compensation Insurance. This proposal is based on day work Mon-Fri 7:00am-3:30pm.

We reserve the right to withdraw this proposal if not accepted within 30 days.

Exclusions: All Work Unless Specifically Listed Above!

- After Hours and / or Overtime
- Permits or Testing of any kind, and all associated fees
- The proposal excludes all layout, unless otherwise outlined above
- Traffic Control
- Concrete Washout
- Frost Protection
- Landscape
- Temp Fencing
- Concrete
- Asphalt Patch
- After Hours Dust Control
- Staking/ Surveying
- Over Excavate Bad Soils
- Irrigation
- Field Measure Prevails
- Retaining Walls
- Shade Structures
- Fencing
- New Turf
- Electrical
- Protect Existing Sod
- Damage to Tree's or Roots
- Trench Drains
- CMU
- Plumbing
- Vapor Barrier
- Striping, Signage
- Cross Drains
- Portable Structures
- Bollards
- Trash Enclosures
- Conduit
- Concrete Pump
- Demo

Owner/Customer shall absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity; including but not limited to Excavator, Breaker or Jackhammer plus delivery and operator charges.

Acceptance Of Proposal: If the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

DATE OF ACCEPTANCE: 2/26/24
 Authorized Signature: Lacey Rulli
 Title: _____



OGC INC River City Plumbing
 1070 Marietta Way
 Sparks, NV 89431
 NV License #60829
 NV License #82735
 CA License #1077107
 Bid Limit \$1,600,000

BILL TO

Lacey Rulli
 460 Nicole Drive
 Sparks, NV 89436 USA

ESTIMATE 28974670	ESTIMATE DATE Mar 01, 2024
-----------------------------	--------------------------------------

JOB ADDRESS

Lacey Rulli
 460 Nicole Drive
 Sparks, NV 89436 USA

Job: 28436166
Technician: Josh Palmer

ESTIMATE DETAILS

Installation of a new service main: All permits and inspections will be completed by River City Plumbing and sub contractors.

Service main is in the main road behind the property. This is a service line to the school. The service main is 18' in the ground at the manhole cover in the road. The house main is 2.5' in the ground at the foundation. It will be necessary to shut down this access street during the construction of the main. This will entail a road hazard and roadway permit. This will be in conjunction with the proper authority having jurisdiction over the street. An approved roadway excavation company will be provided.

(City street service and permitting can cost upwards of \$20,000 depending on the street, location, and job type.)

In order to attain the proper fall on the piping it will require a pipe sizing allowing for 1/8" per foot which would be 4" or greater. Excavation of a trench from the home to the service main in the street at the back of the property. Depth of the excavation can exceed 19' which requires shoring and special tooling as per OSHA regulations and standards.

Excavation and disposal of the septic tank and leach field will be necessary. The tank can also be abandoned in place if the proper operation of abandonment is taken. Abandoning in place is the cheaper option (cleared of debris and slurry filled).

Installation of a 4" main at 1/8" per foot from the home to the service main. 12" of sand to be used to surround and backfill. Caution tape to be installed over the sand as necessary. A clean out will be installed at the house on a riser and the edge of the property with a G6 sewer box with lid.

Inspection to be completed and permit signed.

Backfill of the trench will be completed with tamping and compression at the intervals needed. Repairs of the road, curbing and sidewalk will be completed per municipality rules.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
PB-0101	Activate Membership with River City Plumbing!	1.00	\$175.00	\$175.00

15% Discount on Service and Service Calls
Water Heater Flush and Service once per Year at no additional charge
Full System Evaluation once per year at no additional charge

CPR-8.00.0000	Specialized Plumbing repair includes special order parts, equipment, or additional labor to complete.	1.00	\$78,382.00	\$78,382.00
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MEMBER SAVINGS	\$13,832.12
SUB-TOTAL	\$78,557.00
TAX	\$0.00
TOTAL	\$78,557.00
EST. FINANCING	\$1,712.54

Thank you for your Business!

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by River City Plumbing as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

A non-refundable deposit payment will be collected at the time of sale and authorization:

25% is required to put the project on schedule and begin assignment.

50% is required to begin work on the project.

100% is due immediately when the project is complete.

A service fee will be charged for any returned checks, and a financing charge of 2% per month shall be applied for overdue amounts.

Sign here

Date

TERMS and CONDITIONS

The Contractor hereby proposes to furnish material and labor, complete with above specifications. All workmanship is guaranteed for a period of one year from date of completion. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from the above specifications will be done only upon agreement on a change order. Client signatures for change orders are due within 48 hours of verbal agreement, or work will be discontinued on the item in question. Costs for additional work will become an extra charge over and above the estimate.

All elements of this agreement are contingent upon strikes, supply chain disruptions and accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started. Cancellation must be done in writing. Credit card payments are subject to a 3% service charge with contracts over \$5000.00. Net 30 days. A finance charge of 5% per month (60% per annum) will be charged on all past due accounts or the maximum legal amount.

If we are required to engage counsel to collect any sum which is past due under this Proposal, you agree to pay, and we are entitled to recover, all our attorneys' fees and costs incurred in doing so. We agree this right of recovery is in addition to, and separate from, Golden Eagle Builders' right, set forth above, to charge and collect interest on your past due account.

RESIDENTIAL CONSTRUCTION RECOVERY FUND

1. Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following locations:

State Contractors' Board
State Contractors' Board
9670 Gateway Drive, Suite 100 2310 Corporate Circle, Suite 200
Reno, Nevada 89521 Henderson, Nevada 89074
Telephone number: (775) 688-1141 Telephone number: (702) 486-1100

2. The Board may impose upon a contractor an administrative fine:

- (a) Of not more than \$100 for the first violation of subsection 1; and
- (b) Of not more than \$250 for a second or subsequent violation of subsection 1.

3. The Board shall deposit any money received pursuant to this section in the account established pursuant to NRS 624.470.

(Added to NRS by 1999, 1970)

PLEASE NOTE

Preliminary notices: You may receive preliminary notices from a number of our suppliers for materials supplied to your project. This is a notice only. The state of Nevada (NRS108.246) requires notices to be sent out to all property owners and developers that they have supplied materials to the project. Upon full payment from the contractor to the supplier for your materials, will, upon your request, supply you with an unconditional final lien release from each supplier stating that all materials for your project have been paid for in full.

Exclusions: pre-existing conditions, unseen damage, lost or broken equipment, any work or commitments unwritten or outside of scope.

Payment is expected as agreed and in full when work is complete. A LIEN will be completed and perfected immediately in the case of non-payment or payment refusal.

Management reserves the right to revoke service and discounts at any time.

No Warranty on customer supplied parts.



745 E. Greg St, Suite 3
 Sparks, NV 89431
 O-775-856-9777
 C-775-453-3522

NV A LIC# 0084980 & NV C-5 LIC# 0087471
 mike@westcoastdirtworks.com
 Bid Limit \$1,700,000.00

Date	Proposal No.
3/18/2024	772

Customer Information
Lacey Rulli 460 Nicole Dr Sparks, NV

Project
Connect to City Sewer Main

Scope of Work	Qty	Rate	Total
Remove and off haul existing septic tank to approved dump site. Backfill and compact hole where tank was.			
Excavate from existing inlet pipe and continue toward back of property.			
Install 4" SDR-35 sewer pipe at 2% backfill and compact			
Remove landscape, concrete sidewalk, curb, gutter and asphalt on Alena Way			
Excavate from property line to sewer main in Alena Way approximately 12' deep.			
Install tapping saddle onto sewer main and install 4" SDR to make connection at property line.			
Backfill and compact with structural materials and compact in lifts in structural areas.			
Replace all Asphalt, Concrete where removed for construction			
Price Includes: Mobilization, Permits, Inspections, Compaction Testing, Equipment, Labor, Materials, Trucking to complete project.			
*This price is budgetary until we have an approved design or direction from the City of Reno Health Dept.			
Total Price to Complete Project:		85,000.00	85,000.00

We Propose hereby to furnish material and labor complete in accordance with the above specifications for the sum of:

Base Bid: \$85,000.00

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements beyond Note: Owner to carry fire, tornado and other necessary contingent upon strikes, accidents or delays in insurance. Our workers are fully covered by Workers Compensation Insurance. This proposal is based on day work Mon-Fri 7:00am-3:30pm.

We reserve the right to withdraw this proposal if not accepted within 30 days.

Exclusions: All Work Unless Specifically Listed Above!

- After Hours and / or Overtime
- Permits/ Bonds/ Testing of any kind, and all associated fees
- The proposal excludes all layout, unless otherwise outlined above
- Traffic Control
- Concrete Washout
- Frost Protection
- Landscape
- Temp Fencing
- Concrete
- Asphalt Patch
- After Hours Dust Control
- Staking
- Over Excavate Bad Soils
- Irrigation
- Field Measure Prevails
- Retaining Walls
- Shade Structures
- Fencing
- New Turf
- Electrical
- Protect Existing Sod
- Any Damage to Tree Roots
- Trench Drains
- CMU
- Plumbing
- Vapor Barrier
- Striping, Signage
- Cross Drains
- Portable Structures
- Bollards
- Trash Enclosures
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DATE OF ACCEPTANCE: _____
 Authorized
 Signature: _____
 Title: _____






Google Maps 460 Nicole Dr




Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 50 ft



460 Nicole Dr Building

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Copy link

 460 Nicole Dr, Sparks, NV 89436

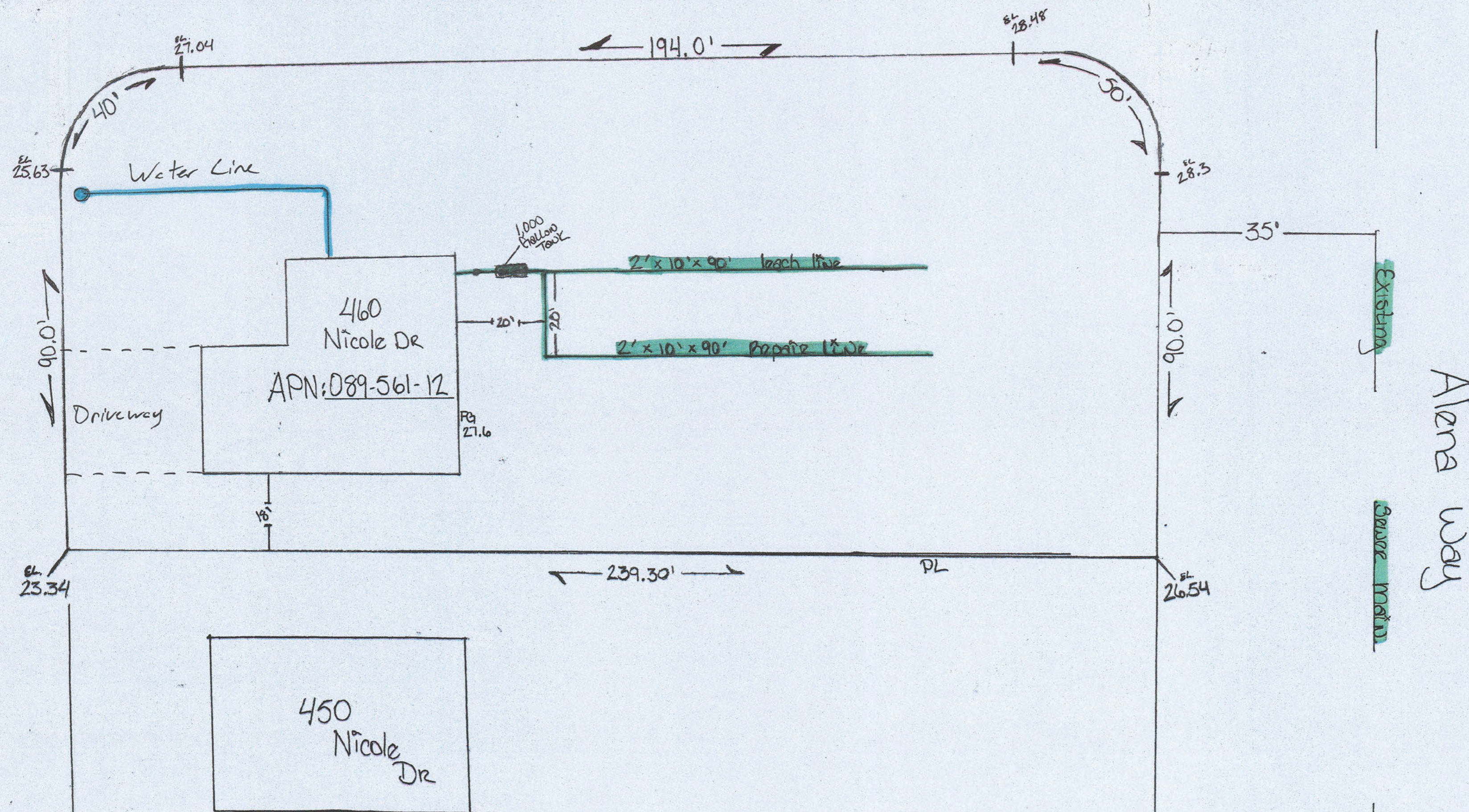
Kathy Terrace

RECEIVED

APR 16 2024

Northern Nevada Public Health
Environmental Health

- Septic Notes
- * No private or public wells within 200 ft of property
 - * No water courses within 100 ft of property
 - * Property is not within the 100-year flood plane



Lacey Pulli
Drawn By: West Coast Dirt Works LLC.
(775) 850-9777

lot Area: 25,570 sqft
460 Nicole Dr Sparks, NV, 89436

