

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

March 10, 2018

Karen L. Melby, AICP, Development Services Manager
City of Sparks
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Stonebrook Phase 2; APNs: 528-030-40, 51, 61 and 62 and a portion of 528-311-13
Tentative Map; STM18-0004

Dear Mrs. Melby:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

Tentative Map Review and Final Map Conditions per NAC 278

The WCHD requires the following conditions to be completed prior to review and approval of any final map:

1. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
2. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application.
 - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
3. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
 - a. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.

- b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715.

The WCHD requires the following to be submitted with the final map application for review and approval:

1. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - c. The developer must bear the cost of the inspections; and
 - d. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

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9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS

EHS Supervisor

Waste Management/Land Development Programs

JE:wr

Cc: File - Washoe County Health District



Washoe County School District

Every Child, By Name And Face, To Graduation

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * John Mayer, Clerk *
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07-Mar-18

Karen Melby, Planner
City of Sparks
Planning & Community Services
1675 E Prater Way #107
Sparks, NV 89434

RE: **PCN18-0007/STM18-004 (Stonebrook Phase 2)**

Dear Ms./Mrs. Melby,

Stonebrook Phase 2, which proposes **459** new single-family residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Spanish Springs Elementary School

Spanish Springs ES has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.

- **Estimated Stonebrook Phase 2 impact = 103** new ES students (**459** single-family units x **.225** ES students per unit)
- **Base Capacity = 750**
- **2017-2018 Enrollment = 864**
- **% of Base Capacity = 115%**

- **2017-2018 Enrollment including Stonebrook Phase 2 = 967**
- **% of Base Capacity including Stonebrook Phase 2 = 129%**

- To address these and projected future enrollments, Washoe County School District is requesting a 10.5 acre set-aside for an elementary school with the development of Stonebrook in addition to Sky Ranch Middle School (currently being built) and another Elementary School directly adjacent to Sky Ranch Middle, south of Stonebrook roughly 1.5 miles.

Shaw Middle School

Shaw MS has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.

- **Estimated Stonebrook Phase 2 impact = 21 new MS students (459 single-family units x .045 MS students per unit)**
- **Base Capacity = 1,072**
- **2017-2018 Enrollment = 955**
- **% of Base Capacity = 89%**

- **2017-2018 Enrollment including Stonebrook Phase 2 = 976**
- **% of Base Capacity including Project Name = 91%**

Spanish Springs High School

Spanish Springs HS has 5 portable buildings (10 classrooms) in use that provide temporary space for an additional 250 students.

- **Estimated Project Name impact = 43 new HS students (459 single-family units x .093 HS students per unit)**
- **Base Capacity = 2,160**
- **2017-2018 Enrollment = 2,364**
- **% of Base Capacity = 109%**

- **2017-2018 Enrollment including Stonebrook Phase 2 = 2,407**
- **% of Base Capacity including Stonebrook Phase 2 = 11%**

- Washoe County School District maintains steady momentum in building a high school anticipated to open Fall of 2022 to relieve overcrowding at Spanish Springs High School.

Thank you for the opportunity to comment. If there are any further questions and/or comments please contact me at your convenience.

Brett A. Rodela

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