

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

June 21, 2017

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

RE: Liam Court; APN 035-282-06  
Tentative Map; PCN17-0020

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.

06/21/2017  
Liam Court; APN 035-282-06  
Tentative Map; PCN17-0020  
Page 2

- 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.

06/21/2017  
Liam Court; APN 035-282-06  
Tentative Map; PCN17-0020  
Page 3

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](mailto: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



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

May 1, 2017

FR: Chrono/PL 183-17

Mr. Ian Crittenden  
Planning and Community Services Department  
City of Sparks  
431 Prater Way  
Sparks, NV 89431

**RE: PCN17-0018 / Ar17-0013 (Cashman Equipment Storage)**  
**PCN17-0018 / CU17-0002 (Brew and Taphouse)**  
**PCN17-0020 / STM17-0004 (Liam Ct. Tentative Map)**  
**PCN17-0019 / AR17-0014 (Pittman Outdoor Storage)**  
**PCN17-0022 / AR17-0015 (Walmart 3729 Ext Paint Change)**

Dear Mr. Crittenden,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me directly at 775-332-0174 or email [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Kapuler".

Rebecca Kapuler  
Planner

RK/jm

Copies: Karen Melby, City of Sparks Planning & Community Services  
Jon Ericson, City of Sparks Public Works  
Jae Pullen, Nevada Department of Transportation, District II  
Daniel Doenges, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

/Sparks no comment 05022017



**Washoe County School District**

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: Angela Taylor, President \* Katy Simon Holland, Vice President \* Scott Kelley, Clerk \*  
Debra Feemster \* Veronica Frenkel \* John Mayer \* Malena Raymond \* Traci Davis, Superintendent

24 April, 2017

Karen Melby, Development Services Manager  
1675 E Prater Way # 107  
Sparks, NV 89434

**RE: PCN 17-0020 / STM 17-0004 (Seralium, LLC 7 SFUs)**

Dear Ms./Mrs. Melby,

7 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

**Lena Juniper Elementary School**

- **Estimated project impact = 1** new ES student (7 single-family units x .155 ES students per unit)
- **Base Capacity = 603**
- **2016-2017 Enrollment = 520**
- **% of Base Capacity = 86%**
- **2016-2017 Enrollment with PROJECT = 521**
- **% of Base Capacity with PROJECT = 86%**
- **Overcrowding Strategies:**
  - Juniper ES has 1 portable building (2 classrooms) in use that provide temporary space for an additional 50 students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule<sup>a</sup> when their enrollment reaches 120% of capacity.
  - Assignment to the closest elementary school with available capacity may be used for students in this development.

**Lou Mendive Middle School**

- **Estimated project impact = 1** new MS student (7 single-family units x .033 MS students per unit)
- **Base Capacity = 1,072**



- **2016-2017 Enrollment = 1,053**
- **% of Base Capacity = 98%**
- **2016-2017 Enrollment with PROJECT = 1,054**
- **% of Base Capacity with PROJECT = 98%**
- **Overcrowding Strategies:**
  - The **Mendive** MS property may be able to accommodate portable classrooms if necessary and if funding for the units is available.
  - Per adopted District Policy 6111, most middle schools will be converted to a double session<sup>b</sup> calendar when enrollment exceeds 120% of capacity.
  - Assignment to the closest middle school with available capacity may be used for students in this development.

**Edward C. Reed High School**

- **Estimated project impact = 1 new HS student (7 single-family units x .041 HS students per unit)**
- **Base Capacity = 1,827**
- **2016-2017 Enrollment = 2,059**
- **% of Base Capacity = 113%**
- **2016-2017 Enrollment with PROJECT = 2,060**
- **% of Base Capacity with PROJECT = 113%**
- **Overcrowding Strategies:**
  - **Reed** HS has **6** portable units (**12** classrooms) in place that provide temporary space for an additional **300** students.
  - Per adopted District Policy 6111, high schools will convert to a double session calendar<sup>b</sup> when enrollment exceeds 120% of capacity.
  - Assignment to the closest high school with available capacity may be implemented for students in this development.

**Please note that due to the size of this possible development (7 single family units) it is possible that less or more than one student per school is produced.**

With the passage of Washoe County Question 1, the Washoe County School District now has sustainable, adequate funding for building and repairing schools (“capital” funding). Here are the three things to know as we move forward with using this funding to address overcrowding and repairs:

1. **Overcrowding and needed repairs will be addressed as quickly as possible, but solutions will take time.** The District’s problems with overcrowding and backlogged repair needs are the result of more than a decade without adequate capital funding, and will not be solved overnight.
  - o We should be able to avoid Double Sessions at middle and high schools.
  - o We cannot avoid Multi-Track at the elementary level, but will work to eliminate it as quickly as possible.
2. **We want to hear from you.** Capital projects must first be approved by an [independent group of community members](#), and only then go to the school district’s Board of Trustees. All discussions take place in open, public meetings. The community is invited and encouraged to attend these meetings and give input there, through our online form, or by contacting Riley Sutton, our community outreach person on these issues, at 348-0278 or [rsutton@washoeschools.net](mailto:rsutton@washoeschools.net).
3. **Transparency is a top priority.** Past spending and future projects are posted on our [Data Gallery](http://datagallery.washoeschools.net/) (<http://datagallery.washoeschools.net/>). Capital projects follow the public bidding process, which can also be viewed there. We will continue to develop these tools as we go forward to further engage the public in the work we are doing. If you have an idea for other information you would like us to present or ways we could better present current information, please let us know

**Definitions:**

- a) **Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- b) **Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

Thank you for the opportunity to comment.

*Mike Boster*

**Mike Boster**

**School Planner**

**14101 Old Virginia Road**

**Reno NV USA 89521**

[Washoe County School District Capital Projects](#)

**775.789.3810**

[mboster@washoeschools.net](mailto:mboster@washoeschools.net)



**Smith, Marilie**

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**From:** Jordan Dobrich <Jordan.Dobrich@swgas.com>  
**Sent:** Tuesday, May 02, 2017 8:32 AM  
**To:** Smith, Marilie  
**Cc:** Kurtis Carlson  
**Subject:** RE: 7 Lot Development\_Liam Court, Sparks, Nevada

Marilie,

I have made contact with J.R. Hildebrand of TEC Engineering to inform their firm of the potential conflict with our high pressure gas pipeline. They have agreed to mark our gas pipeline on all current and future development plans.

We appreciate your assistance in this process. Please contact myself or Kurt Carlson, the Paiute Pipeline Company's Manager, regarding any future information pertaining to this development project.

Thanks,  
Jordan

**From:** Smith, Marilie [mailto:msmith@cityofsparks.us]  
**Sent:** Monday, May 01, 2017 10:47 AM  
**To:** Jordan Dobrich <Jordan.Dobrich@swgas.com>  
**Cc:** Melby, Karen <kmelby@cityofsparks.us>  
**Subject:** EXTERNAL: RE: 7 Lot Development\_Liam Court, Sparks, Nevada

Jordan,

I have placed a copy of this email in the project file and let the planner know that there may be a potential issue with this project.

The application does not list a developer, however, there is an engineer listed. The engineer is Jason Gilles at TEC Engineering Consultants, 9480 Double Diamond Pkwy #200, Reno, NV 89521. His telephone number is 775-352-7800 and his email is [jgilles@tecreno.com](mailto:jgilles@tecreno.com).

Thank you,

*Marilie Smith*

Administrative Secretary  
City of Sparks - Community Services Dept.  
431 Prater Way  
Sparks, NV 89431  
(off.)775-353-2300  
[msmith@cityofsparks.us](mailto:msmith@cityofsparks.us)



**From:** Jordan Dobrich [mailto:Jordan.Dobrich@swgas.com]  
**Sent:** Friday, April 28, 2017 2:35 PM  
**To:** Smith, Marilie <msmith@cityofsparks.us>  
**Subject:** 7 Lot Development\_Liam Court, Sparks, Nevada

Hi Marilie,

I am currently conducting a conflict review for the project listed in the subject line. The development of this project could potentially affect our existing high pressure gas pipeline. I have attempted to contact the developer of the project to provide a letter of potential conflict, but have had no success in locating their contact information.

May you please provide the contact information for the developer of this project, so that I can mail them a letter of potential conflict?

Thanks,



**Jordan Dobrich** | Engineer I  
Paiute Pipeline Company  
P.O. Box 1190 | 29A-580 | Carson City, Nevada 89702-1190  
office 775.887.2741 | cell 775.430.0964 | fax 775.882.4346  
email [jordan.dobrich@swgas.com](mailto:jordan.dobrich@swgas.com) | web [www.paiutepipeline.com](http://www.paiutepipeline.com)

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*Thank you for your cooperation.*

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