

# RENO GAZETTE-JOURNAL

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PROOF OF PUBLICATION

STATE OF NEVADA  
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:  
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:  
of adoption Ordinance 954

of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:  
July 2, 9 1996

Signed

*Tana Ciccotti*

Subscribed and sworn to before me on 07/09/96

Notary Public

*Debra J. Dicianno*

NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE  
954  
NOTICE IS HEREBY GIVEN THAT:  
Bill No. 1129, Ordinance No. 954,  
entitled:  
AN ORDINANCE AMENDING ORDINANCE NO. 802, NO. 830, AND NO. 901 BY REVISING A SCHEDULE OF RATES, CHARGES AND CONNECTION FEES FOR PROVISION OF SANITARY SEWER SERVICE BY WASHOE COUNTY WITHIN THE VALLEY VILLAGE AREA OF LEMMON VALLEY IN WASHOE COUNTY; REQUIRING THE DEPARTMENT OF PUBLIC WORKS, UTILITY DIVISION, TO SUBMIT BILLINGS TO ALL UNSEWERED USERS WITHIN THE VALLEY VILLAGE AREA, REQUIRING PAYMENT THEREOF; PROHIBITING THE CONTINUED USE OF ONSITE SEPTIC DISPOSAL SYSTEMS AFTER TWO YEARS OF THE DATE SANITARY SEWER SERVICE IS AVAILABLE WITHIN THE VALLEY VILLAGE AREA; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.  
was adopted on JUNE 11, 1996, by Commissioners Steve Bradhurst, Joanne Bond, Mike Mouliot, Jim Shaw, and Grant Sims, and will become effective on JULY 9, 1996.  
Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.  
JUDI BAILEY,  
Washoe County Clerk  
No. 2528 July 2,9, 1996

DEBRA J. DICIANNO  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No. 92-2868-2 - Expires May 19, 2000

P.O. BOX 22000, RENO, NEVADA 89520  
(702) 788-6200



**SUMMARY:** Adopts a surcharge for currently unsewered parcels in the Valley Village area of Lemmon Valley in order to finance debt for construction of sewers to serve the area. Also temporarily waives sewer connection charges to the currently unsewered parcels and prohibits the use of onsite septic disposal systems. Amends sewer rate Ordinance No. 901, 830 and 802.

BILL NO. 1129

ORDINANCE NO. 954

AN ORDINANCE AMENDING ORDINANCE NO. 802, NO. 830 AND NO. 901 BY REVISING A SCHEDULE OF RATES, CHARGES AND CONNECTION FEES FOR PROVISION OF SANITARY SEWER SERVICE BY WASHOE COUNTY WITHIN THE VALLEY VILLAGE AREA OF LEMMON VALLEY IN WASHOE COUNTY; REQUIRING THE DEPARTMENT OF PUBLIC WORKS, UTILITY DIVISION, TO SUBMIT BILLINGS TO ALL UNSEWERED USERS WITHIN THE VALLEY VILLAGE AREA, REQUIRING PAYMENT THEREOF; PROHIBITING THE CONTINUED USE OF ONSITE SEPTIC DISPOSAL SYSTEMS AFTER TWO YEARS OF THE DATE SANITARY SEWER SERVICE IS AVAILABLE WITHIN THE VALLEY VILLAGE AREA; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

Section 1. Section 5.2 of Ordinance No. 901 is hereby amended to read as follows:

**5.2 ALL COUNTY SERVICE AREAS:**

A. Residential User. For each family occupying a single family unit the following charges shall apply:

(1) Single Family User Charge Rate

Operations/Maintenance	\$ 3.27
Treatment	\$ 13.19
Repair/Replace	\$ 5.67
Debt. Service	\$ 2.87
Senior Program	\$ <u>0.77</u>
Total	\$ \$25.77 per month.

(2) Multiple Family Units (Per unit) - \$25.77 per month per components in (1) above.

(3) Monthly Surcharge. A surcharge of \$34.00 per month shall be billed to each customer occupying a residence in the Valley Village area of the Lemmon Valley service area as listed on Exhibit A. The surcharge shall be in effect for a period of twenty (20) years from the date of issuance of a Notice of Completion of a construction project making public sewer available to each parcel listed on Exhibit A. The surcharge shall be considered as part of the regular monthly billing for water service and subject to the conditions outlined in Ordinance No. 801, Article 7, Time and Manner of Payment. The surcharge will be billed whether or not the parcel is occupied or is receiving water or sewer service. The surcharge will continue throughout the twenty year period and will be in addition to the user charge rate for sewer in (1) above should the parcel connect to the public sewer during the twenty year period.

The legal owner of any parcel listed on Exhibit A shall have the option of paying a lump sum of \$5,600.00 to Washoe County in lieu of having the above described surcharge imposed. Payment of the lump sum shall be made anytime prior to the date the surcharge is to become effective.

954

**B. Commercial Units - All Classes.**

- (1) Sewer user charges for commercial users which employ outside water uses such as irrigation or vehicle washing, which does not enter the sewer system, shall be determined by water meter records which exclude such outside uses, based on the following schedule. Where facilities for measuring outside water usage are not available the commercial user shall be billed on total water usage, based on the following schedule:
  - a. Basic and Minimum Charge - \$25.77 per month, per components in paragraph A (1) above plus
  - b. For each 1,000 gallons in excess of 9,885 gallons as measured by the water meter per month - \$3.13 per 1,000 gallons.
  - c. Any applicable surcharge as determined under paragraph D, Extra Strength Waste.
- (2) In the event the commercial water use is not metered, the monthly sewer user charge for a commercial establishment shall be based upon the establishment's number of fixture units. A charge of \$25.77 per month shall be a minimum and shall be the charged for up to 25 fixture units. Each fixture unit in excess of 25 shall have a charge of \$1.24 per month associated with it.

**C. Industrial Units. For users in this category the following schedule of charges shall apply:**

**Note:** The Basic and Minimum charge assessed in this category contemplates the following factors: (a) 1,000 gallons per month, or less, and (b) domestic waste discharge with a five day average BOD of 240 mg/1, or less; an average suspended solids of 170 mg/1, or less; a total phosphorus as P of 11.0 mg/1, or less; and a total Nitrogen as N of 26.0 mg/1, or less.

- (1) Sewer user fees for industrial users which employ outside water uses such as irrigation or vehicle washing which does not enter the sewer system shall be determined by water meter records which exclude such outside uses, based on the following schedule. Where facilities to measure outside water uses are not available, the industrial user shall be billed on total water usage, based on the following schedule:
  - a. Basic and Minimum Charge - \$25.77 per month per components in paragraph A (1) above, plus
  - b. For each 1,000 gallons in excess of 9,885 gallons per month - \$3.13 per 1,000 gallons, plus
  - c. A surcharge which shall be calculated as follows:

$$\begin{aligned}
 \text{Surcharge} &= (\text{BOD}_I - \text{BOD}_D) \times V \times 8.34 \times 30 \times \$0.22/\text{lb of BOD plus} \\
 &\quad (\text{SS}_I - \text{SS}_D) \times V \times 8.34 \times 30 \times \$0.25/\text{lb of SS plus} \\
 &\quad (\text{P} - \text{P}) \times V \times 8.34 \times 30 \times \$2.28/\text{lb of P plus} \\
 &\quad (\text{N} - \text{N}) \times V \times 8.34 \times 30 \times 0.80/\text{lb.of N}
 \end{aligned}$$

Where: I = Industrial/Commercial Wastewater

- D = Local Domestic Wastewater
- C = Total cost for Specific Parameter (\$/lbs./day) as determined by the Chief Sanitary Engineer
- V = Wastewater Flow (MGD)
- BOD = BOD (mg/1)
- SS = Suspended Solids (mg/1)
- P = Total Phosphorus as P (mg/1)
- N = Total Nitrogen as N (mg/1)
- ( ) = Never less than zero

There is currently no charge for nitrogen removal because it is not a discharge requirement at the time this ordinance takes effect. A surcharge will be developed and charged for industrial/commercial nitrogen when nitrogen removal becomes a part of the treatment process.

Plus

- d. A surcharge for any other component of the wastewater which is identified as causing an increased cost of collection, treatment, disposal and administration. The amount of the surcharge shall be determined by the Chief Sanitary Engineer and shall not exceed the proportional amount of increased cost of collection, treatment, disposal and administration attributable to the wastewater component.
- (2) In the event the industrial water use is not metered, the monthly sewer user charge for an industrial establishment shall be based upon the establishment's number of fixture units. A charge of \$25.77 per month shall be a minimum and shall be the charge for up to 25 fixture units. Each fixture unit in excess of 25 shall have a charge of \$1.24 per month associated with it.
- D. Extra Strength Waste. If the waste discharged by a commercial or residential user is determined by the Chief Sanitary Engineer to have strength or characteristics which exceed that of domestic wastewater or causes increased costs as described in paragraph C above, the user shall be regulated and charged as an Industrial Unit.

**Section 2.** Section 6.1 of Ordinance No. 830 is hereby amended to read as follows:

**6.1 Connection Charges.** The following connection charges are hereby established and shall be collected prior to connection to the sanitary sewer collection system, final map approval by the Board, or at the time of issuance of the permit for a sewer connection, whichever occurs first:

**ALL SERVICE AREAS:**

**A. Single Family Unit:** Persons desiring connection to the sanitary sewer system of the service area shall pay to the County, a connection charge as follows:

<u>PAYMENT MADE PRIOR TO</u>	<u>CONNECTION FEE FOR ONE SINGLE FAMILY UNIT</u>
January 1, 1992	\$3,600.00
January 1, 1993	\$3,850.00

January 1, 1994	\$4,050.00
January 1, 1995	\$4,200.00
January 1, 1996	\$4,350.00
January 1, 1997	\$4,450.00
January 1, 1998	\$4,550.00
January 1, 1999	\$4,600.00
January 1, 2000	\$4,650.00
January 1, 2001	\$4,700.00

This connection fee shall entitle the customer to treatment plant capacity. It will be the customer's responsibility to obtain a bonded contractor to: cut the street, tap the main, install a service wye and extend the service lateral to the point of service. All work will be to County specifications and inspected by County personnel. When a sewer collection main does not exist adjacent to property requesting service, the customer shall be responsible for all costs related to the extension of the existing collection system to a point adjacent to property to be serviced which is at least ten (10) feet beyond an extension of the closest property line.

- (1) Connection charges shall be temporarily waived for each parcel in the Valley Village area of the Lemmon Valley service area as listed on Exhibit A. The charges shall be waived for any parcel connecting to the sewer within a period of two (2) years from the date of issuance of a Notice of Completion of a construction project making public sewer available to each parcel listed on Exhibit A. After the period waiving the connection charges has expired, any parcel connecting to the sewer shall pay all applicable charges in effect at the time of connection.

**B. Commercial Unit - All Classes.** Persons desiring connection to the sanitary sewer system of the service area shall pay to the County a connection charge based on the weighted fixture units. A minimum connection fee shall be set the same as a single family unit and an additional fee per weighted fixture unit for all units in excess of 25 as follows:

<u>PAYMENT MADE PRIOR TO</u>	<u>CONNECTION FEE FOR EACH ADDITIONAL FIXTURE UNIT</u>
January 1, 1992	\$145.00
January 1, 1993	\$155.00
January 1, 1994	\$165.00
January 1, 1995	\$170.00
January 1, 1996	\$175.00
January 1, 1997	\$180.00
January 1, 1998	\$185.00
January 1, 1999	\$190.00
January 1, 2000	\$195.00
January 1, 2001	\$200.00

Each connection fee for each separate commercial unit, as calculated above, shall entitle the customer to treatment plant capacity under the same conditions stated above for single family unit.

**C.** Persons desiring connection to the sanitary sewer system for a mobile home, condominium or apartment shall pay to the County a connection charge as follows:

**CONNECTION FEE PERCENT OF A  
SINGLE FAMILY UNIT CHARGE,  
PARAGRAPH A ABOVE:**

Mobile Home	91%
Per Condominium or Apartment	84%

This connection fee shall entitle the customer to treatment plant capacity. It will be the customer's responsibility to obtain a bonded contractor to: cut the street, tap the main, install a service wye and extend the service lateral to the point of service. All work will be to County specifications and inspected by County personnel. When a sewer collection main does not exist adjacent to property requesting service, the customer shall be responsible for all costs related to the extension of the existing collection system to a point adjacent to property to be serviced which is at least ten (10) feet beyond an extension of the closed property line.

**D. Connection fee and cash restrictions.** All connection fees collected from persons in the South Truckee Meadows service area are to be restricted and made available as follows:

<b>IDENTIFICATION CATEGORY IN STM SERVICE AREA:</b>	<b>HOOK-UP FEE PERCENT PER DWELLING UNIT BASED ON SINGLE FAMILY UNIT CHARGE, PARAGRAPH A ABOVE:</b>
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	<u>DEBT SERVICE</u>	<u>EXPANSION</u>	<u>TOTAL</u>
Single Family Dwelling Unit	26.33%	73.67%	100%
Mobile Home (Space or Park)	26.33%	73.67%	91%
Condominium	26.33%	73.67%	84%
Apartment	26.33%	73.67%	84%

The debt service component of the hook-up fees described above are to be made available annually to off-set the general fund operating transfer required to meet debt service payments on the \$12,115,000 GO Bond issue used to finance portions of this project.

The general fund shall be made whole for the entire amount of debt service payments made during the life of the \$12,115,000 GO Bond issue before this restriction is waived.

**Section 3.** Article 11 of Ordinance No. 802 is hereby amended by adding thereto a new Article 11.15 to read as follows:

**11.15 Use of Onsite Septic Disposal Systems Prohibited.** Use of onsite septic disposal systems within the Valley Village Area of the Lemmon Valley Service Area is prohibited. This prohibition will take effect two years from the date sanitary sewer is available. Availability shall be determined by the issuance, by Washoe County Utility Division, of a Notice of Completion of construction of a sanitary sewer system to serve this area. All existing onsite septic disposal systems must be properly abandoned and the residence(s) connected to the sanitary sewer by the date established as the end of the two year time period.

**Section 4.** Article 14.2 of Ordinance No. 802 is hereby amended to read as follows:

**14.2 Service Areas.**

- A. **Lemmon Valley Sewer Service Area** shall mean the following area: T.20N., R.18E., all of Sections 3, 4, 8, 9, 10, 11; N. 1/2 Section 15, N 1/2 S.W. 1/4 Section 15; N 1/2 Section 16; N 1/2 Section 17; and N 1/2 S.E. 1/4 Section 17, T.21N., R.19E., all of Sections 26, 27, 33, 34 and 35; T.20N., R.19E., Sections 9, 10, 11, 14, 15, 16 and 17, M.D.B. & M. The Lemmon Valley Sewer Service Area is made up of several sub areas including the Black Springs General Improvement District and adjacent lands.
1. **The Black Springs General Improvement District Sub-Service Area** shall mean the following area: the Black Springs General Improvement District as described and set forth in Washoe County Ordinance No. 198.
  2. **Black Springs General Improvement District Adjacent Sewer Service Area** shall mean the following area: All property located within 1,000 feet of the Black Springs General Improvement District boundary as defined in Paragraph 1 above and that area southwest of Old U.S. 395 in the vicinity of Heindel Road and Meyers Avenue being the N.W. 1/4 of the N.W. 1/4, Section 16, T.20N., R.19E.
    - a. All existing and future living units which are within the Black Springs General Improvement District shall connect to the sanitary sewer collection system.
    - b. All existing and future living units adjacent to the Black Springs General Improvement District and within 1,000 feet of the Black Springs General Improvement District boundary and within two hundred (200) feet of the sanitary sewer system and located on a parcel less than one acre in size, shall connect to the sanitary sewer collection system.
    - c. All living units located within the Lemmon Valley Service Area and not covered by paragraphs a and b above, may connect to the sanitary sewer collection system after filing the appropriate applications and paying the necessary connection charges.
  3. **Valley Village Area** shall mean the following area: All property located within Valley Village Subdivision No. 1 and Valley Village Subdivision No. 2, Tract Map Number 830, Official Records of Washoe County, Valley Village Subdivision No. 3 and Valley Village Subdivision No. 4, Tract Map Number 956, Official Records of Washoe County, Valley Village Subdivision No. 5 Tract Map No. 107A, Official Records of Washoe County, and Valley Park Estates, Tract Map No. 1476, Official Records of Washoe County.
- B. **South Sun Valley Sewer Service Area** shall be that portion of Washoe County for which sewage capacity at the Reno/Sparks Treatment plant has been obtained through an intergovernmental agreement with the Sun Valley Water and Sanitation District. The area is bounded on the north by Sun Valley Water and Sanitation District; on the east by the north, south 1/4 section lines of Sections 29 and 32, T.20N., R.20E.; on the south by the city limits of Reno and Sparks; and on the west by eastern boundary of Sections 25 and 36, T.20N., R.20E.
- C. **Southern Comfort Sewer Service Area** shall be that portion of Washoe County for which capacity exists to transfer septic tank effluent to a common disposal system, operated and maintained by Washoe County Utility Division. The service area is defined as Lots 4, 5, 6,

7, 11, 12, 13, 14 and 15 of Block A in Southern Comfort Unit One Subdivision, Tract Map Number 2216, Official Records of Washoe County, Parcels 1, 2 and 3 of Parcel Map Number 1814, Official Records of Washoe County, Parcel N of Parcel Map 757, Official Records of Washoe County and Parcel 2 of Parcel Map 1504, Official Records of Washoe County as revised by Documents 959409 and 988381 recorded October 30, 1984 and April 5, 1985 respectively, in the Official Records of Washoe County, Nevada.

D. South Truckee Meadows Sewer Service Area shall mean the following areas:

- (1) Huffaker Hills
- (2) Southeast Truckee Meadows 1
- (3) SE Truckee Meadows 2
- (4) Steamboat Valley
- (5) Pleasant Valley
- (6) Sierra Reflections
- (7) Steamboat Hills
- (8) Galena Fan
- (9) Thomas-Whites Fan

E. West Plumb Lane Estates

F. Juniper Trails

G. North Virginia Street/Stead

H. Frontier Estates

I. All other service areas in the unincorporated areas of Washoe County that are or may in the future be owned and operated by Washoe County.



Proposed on the 14th day of May, 19 96

Proposed by Commissioner Bond

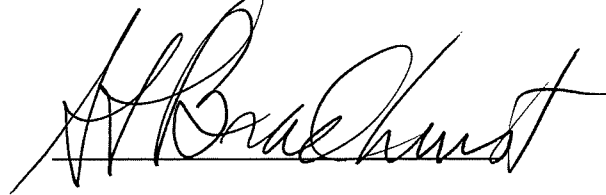
Passed on the 11th day of June, 19 96

**Vote:**

**Ayes:** Commissioners: Joanne Bond, Steve Bradhurst, Mike Mouliot, Jim Shaw, & Grant Sims

**Nays:** Commissioners:

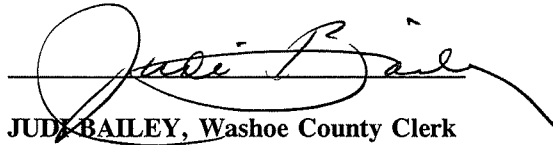
**Absent:** Commissioners:



**STEPHEN T. BRADHURST, Chairman**

**Washoe County Commission**

**ATTEST:**

  
**JUDD BAILEY, Washoe County Clerk**

This ordinance shall be in force and effect from and after the 9th day of July, 19 96.

Exhibit A  
Unsewered Parcels in Valley Village Area of Lemmon Valley

8042305	8048353	8049705	8049750	8050342	8052228	8053146
8048102	8048354	8049706	8049751	8050343	8052236	8053149
8048106	8048355	8049707	8049752	8050344	8052237	8053150
8048107	8048356	8049708	8049753	8050346	8052238	8053151
8048108	8048357	8049709	8049754	8050347	8052240	8053203
8048109	8048359	8049710	8049755	8050349	8052242	8053206
8048121	8048360	8049712	8049756	8050351	8052243	8053216
8048124	8048362	8049713	8049757	8050352	8052244	8053218
8048127	8048363	8049714	8049758	8050354	8052245	8053219
8048130	8048366	8049715	8049761	8050358	8052246	8053221
8048131	8048367	8049716	8049762	8050359	8052257	8053228
8048134	8048371	8049717	8049764	8050360	8052259	8053230
8048135	8048372	8049718	8049765	8050361	8052266	8053231
8048220	8048373	8049719	8049766	8050363	8052267	8053233
8048222	8048374	8049720	8049767	8050364	8052272	8053236
8048246	8048376	8049721	8049768	8050365	8052273	8053236
8048247	8048377	8049722	8049769	8052102	8052276	8054114
8048248	8048380	8049723	8049770	8052103	8052277	8054117
8048249	8048381	8049724	8049772	8052104	8052279	8054119
8048250	8048382	8049725	8049773	8052105	8052280	8054120
8048251	8048410	8049727	8049774	8052106	8052281	8054121
8048252	8048415	8049729	8049775	8052107	8052282	8054122
8048253	8049601	8049730	8049776	8052108	8052284	8054127
8048254	8049602	8049734	8049777	8052109	8052285	8054128
8048255	8049603	8049735	8050105	8052110	8053106	8054207
8048256	8049604	8049738	8050204	8052111	8053122	8054212
8048257	8049605	8049739	8050225	8052112	8053123	8054216
8048258	8049606	8049740	8050228	8052113	8053124	8054221
8048259	8049607	8049741	8050229	8052216	8053125	8054223
8048262	8049608	8049742	8050230	8052217	8053126	8054225
8048263	8049609	8049743	8050231	8052221	8053128	8054226
8048264	8049610	8049744	8050234	8052222	8053134	
8048266	8049701	8049745	8050237	8052223	8053135	
8048312	8049702	8049747	8050239	8052224	8053136	
8048351	8049703	8049748	8050240	8052225	8053142	
8048352	8049704	8049749	8050313	8052226	8053145	



# DISTRICT HEALTH DEPARTMENT

**FOR IMMEDIATE RELEASE**

March 5, 1996

Contact: Cass Luke

328-6196

## HEALTH DISTRICT ISSUES ADVISORY FOR LEMMON VALLEY NEIGHBORHOOD

Residents of Lemmon Valley are being advised to keep out of ditches along Patrician Drive and the east and north boundaries of Lemmon Valley School. Standing water that contains *Enterococcus Faecalis* bacteria indicates a potential for human fecal contamination. The presence of this bacteria is an indicator that other pathogens could be present that may cause illness.

According to officials with the Washoe County District Health Department, groundwater containing treated waste from septic systems in the immediate area has risen to the surface due to recent rain and snow. Tests have shown that the water contains high levels of bacteria that indicate human fecal contamination. David Rice, District Health Officer said, "residents are urged to stay out of the ditches and parents are cautioned to keep children and pets from playing in the water." Rice explained that the ditches along Patrician Drive between Magnolia and Fleetwood and the east and north boundaries of Lemmon Valley School have been chlorinated and re-tested. However, bacteria continue to surface. The drinking water supply has not been affected. Information has been distributed to residents in the affected area.

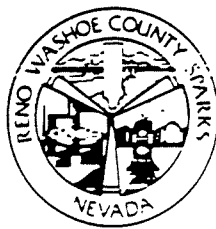
"This neighborhood has been of concern for some time." Rice stated. "Many septic systems have undergone repair and, in some cases, replacement. However, the high water table coupled with this winter's rain and snowfall, have given rise to this problem. There are short and long-term solutions. In the short term, we encourage residents to avoid contact with standing water and cut back on their water

use until the area is dry. In the long-term, the neighborhood should eventually be connected to the community sewer system to prevent a recurrence.”

Accidental ingestion of the ditch water could result in gastrointestinal symptoms such as nausea, vomiting, cramps and diarrhea. Persons experiencing these symptoms are urged to contact their doctor. Officials of Lemmon Valley School have been notified and will monitor the student population for an increase in illness.

Until the area is on a community sewer system, health officials fear that the problem will repeat when rain and snowfall cause groundwater levels to rise.

Health officials caution that the problem is unique to this section of Lemmon Valley. The number of septic systems, high water table and high amount of rainfall combine to make this situation out of the ordinary.



## DISTRICT HEALTH DEPARTMENT

# PUBLIC NOTICE

Due to unacceptable levels of bacteria in free-standing ditch water, the Washoe County District Health Department urges residents to avoid contact with ditch water along Patrician Drive, between Magnolia and Fleetwood and low-lying areas, including Lemmon Valley Park.

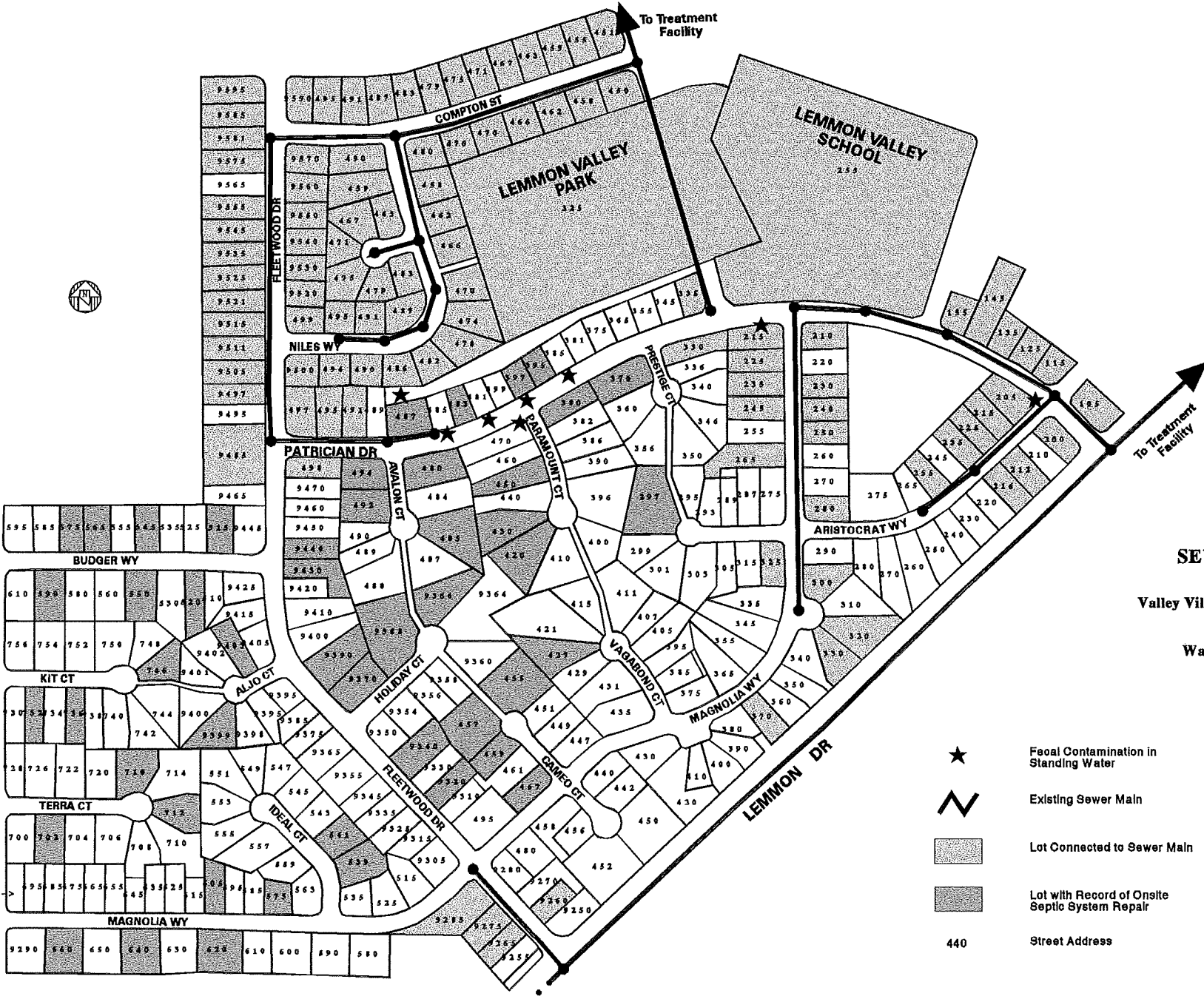
Parents! please caution your children not to play in the water and try to keep pets out.

The level of bacteria is a result of rising groundwater affected by septic systems, along with heavy rain and snowfall.

A detailed map is on the reverse side of this notice. For further information, contact the Washoe County District Health Department, Division of Environmental Health Services at: 328-2434.

EXHIBIT B

PAN AMERICAN WY



### SEWERAGE MAP

Valley Village Area of Lemmon Valley

Washoe County, Nevada

- ★ Fecal Contamination in Standing Water
- ⚡ Existing Sewer Main
- ▨ Lot Connected to Sewer Main
- ▩ Lot with Record of Onsite Septic System Repair
- 440 Street Address



May, 1999

WASHOE COUNTY UTILITY DIVISION

756

**WASHOE COUNTY***"To Protect and To Serve"*

1195-B CORPORATE BOULEVARD  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE: (702) 856-7300  
FAX: (702) 856-7310

**UTILITY DIVISION**  
**DEPARTMENT OF PUBLIC WORKS**  
John M. Collins, Chief Sanitary Engineer

February 14, 1996

Mr. Jim Williams Jr. P.E.  
Chief, Bureau of Water Pollution Control  
333 West Nye Lane  
Capitol Complex  
Carson City, Nv. 89710

Re: Revolving Loan Fund Application

Dear Jim,

Enclosed please find Washoe County's application for a loan from the State Revolving Loan Fund. The application is to upgrade the collection and treatment facilities at the Lemmon Valley Wastewater Treatment Facility.

Please give me a call if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Orphan", is written over a horizontal line.

Paul Orphan P.E.

cc: John Collins, Chief Sanitary Engineer

EXHIBIT C (page 1 of 5)

NVADA WATER POLLUTION CONTROL  
REVOLVING LOAN FUND PROJECT PRIORITY  
LIST INFORMATION

0954

- 1) Applicant: WASHOE COUNTY  
Address: WASHOE COUNTY UTILITY DIVISION  
P. O. Box 11130 Reno, Nv. 89520
- 2) Population to be served (existing) 1650
- 3) Design population 2,000
- 4) Description of Project This project involves the retrofitting  
of a 40 year old neighborhood, 75% of which are on septic tanks, with a sanitary  
sewer collection system. The project also involves treatment plant upgrades.
- 5) Justification for the Project (i.e. protect public health,  
improve water quality etc.)  
SEE ATTACHMENT A
- 6) Estimated date to start project:  
Step I (Facility Plan) July 1996 .  
Step II (Design) October 1996 .  
Step III (Construction) May 1997 .
- 7) Estimated Cost of Project:  
Step I (Facility Plan) \$88,000 .  
Step II (Design) \$136,000 .  
Step III (Construction) \$1,376,000 .



8) Consulting Engineer Washoe County Utility Division

Address P. O. Box 11130 Reno, Nv. 89520

Contact Person: Paul Orphan, Senior Utility Engineer

Phone: (702) 856-7300

9) Median Household Income \$33,600 Source: 1990 Census

10) Existing Flows from Existing Plant or from the Area to be Served by a New Plant (Average Daily Flow - Maximum Month) 0.165 MGD

11) Design Flow (Average Daily Flow - Maximum Month) 0.200 MGD

12) Financial Assistance Requested \$1,600,000

Type: State Revolving Loan Fund

12) Proposed Funding (other than revolving fund). Revenue Bonds

13) Other Comments (attach extra pages as necessary)

SEE ATTACHMENT B



Signature of Authorized Representative

Senior Utility Engineer

Title

Feb. 14, 1996

Date

Return to:

James B. Williams, Jr.  
Chief, Bureau of Water Pollution Control  
333 West Nye Lane  
Capitol Complex  
Carson City, NV 89710

JBW/kb:003 (Loan)  
PROJPRIO.LST



# WASHOE COUNTY

"To Protect and To Serve"



0954

UTILITY DIVISION  
DEPARTMENT OF PUBLIC WORKS  
John M. Collins, Chief Sanitary Engineer

1195-B CORPORATE BOULEVARD  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE: (702) 856-7300  
FAX: (702) 856-7310

## ATTACHMENT A

The area for which this loan application is being requested is in the Lemmon Valley Basin, north of Reno. This is a neighborhood specific application. The subject neighborhood can best be described as the Northwest 1/2 (if sections were divided on the diagonal) of Section 34, Range 21 North, Township 19 East. The area contains approximately 468 dwelling units. Of this total, 161 of these units are presently being served by a collection system which conveys their sewage to the Lemmon Valley Sewage Treatment Plant. The remaining 307 homes in the area are on individual sewage disposal systems. During the past year, 46 of these systems have experienced failures. This equates to a failure rate of 15%. Attachment C is a map of the area (excluding a 60 unit mobile home court). The Rs on the map indicate individual sewage disposal systems that were repaired during the last year.

The existing collection system was constructed in the 1950s, and presently exhibits two major deficiencies. Due to its age and the construction materials used, it is subject to both infiltration and exfiltration, depending on the level of the groundwater which fluctuates both with respect to the seasons and drought cycles. Presently the groundwater in the area is at a depth of approximately 18 inches. The system's other major deficiency is the grade at which it was constructed. The lines were constructed at such a shallow depth that they cannot be extended to provide service to the non-sewered homes in the area.

The Washoe District Health Dept. is currently conducting a survey to determine the existence and or extent of a public health hazard in the area. Given the situation described above it would seem that the project, for which this loan is being requested, would result in both the elimination of an existing or impending public health hazard, and the elimination of a source of groundwater pollution.

EXHIBIT C (page 4 of 5)

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

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# WASHOE COUNTY

"To Protect and To Serve"



UTILITY DIVISION  
DEPARTMENT OF PUBLIC WORKS  
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## ATTACHMENT B

In addition to the replacement of the existing collection system, and the expansion of the area which would have sewer service available to it, this project will include upgrades at the existing Lemmon Valley Sewage Treatment Plant. The existing plant has a hydraulic capacity of 300,000 gallons per day. Average daily flows are currently at 180,000. If the 307 homes which are now on individual sewage disposal systems were served by the plant, flows could be expected to be very near the plant's 300,000 gallon per day capacity. It should be pointed out that due to water resource constraints in the Lemmon Valley Basin, there will be no growth in the area until such time as an additional source of water can be identified. Although the hydraulic capacity to serve the subject area presently exists, the plant needs expanded solids handling capacity. Depending on the results of the facility plan, which would be incorporated into this project, the plant's solids handling and disposal capabilities will be enlarged.

**WASHOE COUNTY***"To Protect and To Serve"*

UTILITY DIVISION  
 DEPARTMENT OF PUBLIC WORKS  
 John M. Collins, Chief Sanitary Engineer

1195-B CORPORATE BOULEVARD  
 POST OFFICE BOX 11130  
 RENO, NEVADA 89520-0027  
 PHONE: (702) 856-7300  
 FAX: (702) 856-7310

Date: April 9, 1996  
 Subject: Community Sewer Service

Dear Property Owner:

A special meeting will be held at 7:00 p.m. on Monday, April 22, 1996, in the Multi-purpose Room of the Lemmon Valley Elementary School, 255 Patrician Drive West. The purpose of the meeting will be to discuss with property owners and residents a potential public health problem identified in the area and a means to remedy the situation by expanding the community sewer system.

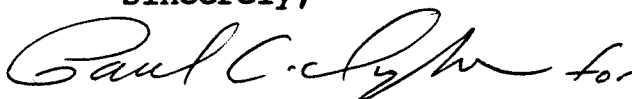
In March 1996 the Washoe County District Health Department (WCDHD) issued a health advisory and posted a public notice for the west Patrician Drive area of Lemmon Valley (copies attached). WCDHD was aware of past problems in this area and a search of county records revealed a relatively high number of septic tank and leach field repairs completed in the past. They contacted the Washoe County Utility Division (WCUD), the operator of the public water and sewer systems, to determine how much of the surrounding area is served by public sewers and the feasibility of constructing sewers to serve all of the Valley Village area west of Lemmon Drive.

The Utility Division studied the area and developed several alternative methods to provide sewer service. Preliminary cost estimates were developed, and the most feasible sewer layout identified. WCUD also checked into possible sources for project funding and submitted an application to the State of Nevada for funds. A project to construct sewers in this portion of Lemmon Valley has been identified as eligible for a low-interest state loan and has been placed on the priority list of the State Revolving Loan Fund for Fiscal Year 1997.

WCDHD and WCUD were invited to send representatives to the regularly scheduled meeting of the Lemmon Valley Association, held March 21, 1996, to present information concerning the septic system problems and possibilities for community sewers. The enclosed Sewerage Map and Sewer Service Information Sheet were distributed and discussed at that meeting. The Sewerage Map illustrates data regarding existing sewers, septic system repairs, and fecal contamination found in standing water in the Valley Village area. The Sewer Service Information Sheet presents data on sewer system alternatives, costs, and scheduling for financing.

If you have questions, please call Mr. Doug Coulter at the Washoe County District Health Department, (702) 328-2434 for health or septic system information, or Mr. Ron McHenry at the Washoe County Utility Division for sewer system information. We look forward to seeing you at the meeting. A copy of this letter is being sent to all property owners and residents of record in the Valley Village area.

Sincerely,

A handwritten signature in cursive script, appearing to read "Paul Collins for".

JOHN M. COLLINS, P.E.  
Chief Sanitary Engineer

RBM:rm

enclosure

cc: David E. Rice, District Health Officer  
Doug Coulter, Engineering Supervisor  
Joanne Bond, Washoe County Commisioner



# DISTRICT HEALTH DEPARTMENT

**FOR IMMEDIATE RELEASE**

March 5, 1996

Contact: Cass Luke

328-6196

## **HEALTH DISTRICT ISSUES ADVISORY FOR LEMMON VALLEY NEIGHBORHOOD**

Residents of Lemmon Valley are being advised to keep out of ditches along Patrician Drive and the east and north boundaries of Lemmon Valley School. Standing water that contains *Enterococcus Faecalis* bacteria indicates a potential for human fecal contamination. The presence of this bacteria is an indicator that other pathogens could be present that may cause illness.

According to officials with the Washoe County District Health Department, groundwater containing treated waste from septic systems in the immediate area has risen to the surface due to recent rain and snow. Tests have shown that the water contains high levels of bacteria that indicate human fecal contamination. David Rice, District Health Officer said, "residents are urged to stay out of the ditches and parents are cautioned to keep children and pets from playing in the water." Rice explained that the ditches along Patrician Drive between Magnolia and Fleetwood and the east and north boundaries of Lemmon Valley School have been chlorinated and re-tested. However, bacteria continue to surface. The drinking water supply has not been affected. Information has been distributed to residents in the affected area.

"This neighborhood has been of concern for some time." Rice stated. "Many septic systems have undergone repair and, in some cases, replacement. However, the high water table coupled with this winter's rain and snowfall, have given rise to this problem. There are short and long-term solutions. In the short term, we encourage residents to avoid contact with standing water and cut back on their water

1001 EAST NINTH STREET P.O. BOX 11130, RENO, NEVADA 89520 (702) 328-2400 FAX (702) 328-2279

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EXHIBIT D (page 3 of 8)

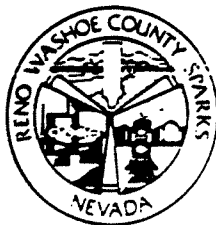
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use until the area is dry. In the long-term, the neighborhood should eventually be connected to the community sewer system to prevent a recurrence.”

Accidental ingestion of the ditch water could result in gastrointestinal symptoms such as nausea, vomiting, cramps and diarrhea. Persons experiencing these symptoms are urged to contact their doctor. Officials of Lemmon Valley School have been notified and will monitor the student population for an increase in illness.

Until the area is on a community sewer system, health officials fear that the problem will repeat when rain and snowfall cause groundwater levels to rise.

Health officials caution that the problem is unique to this section of Lemmon Valley. The number of septic systems, high water table and high amount of rainfall combine to make this situation out of the ordinary.



## DISTRICT HEALTH DEPARTMENT

# PUBLIC NOTICE

Due to unacceptable levels of bacteria in free-standing ditch water, the Washoe County District Health Department urges residents to avoid contact with ditch water along Patrician Drive, between Magnolia and Fleetwood and low-lying areas, including Lemmon Valley Park.

Parents! please caution your children not to play in the water and try to keep pets out.

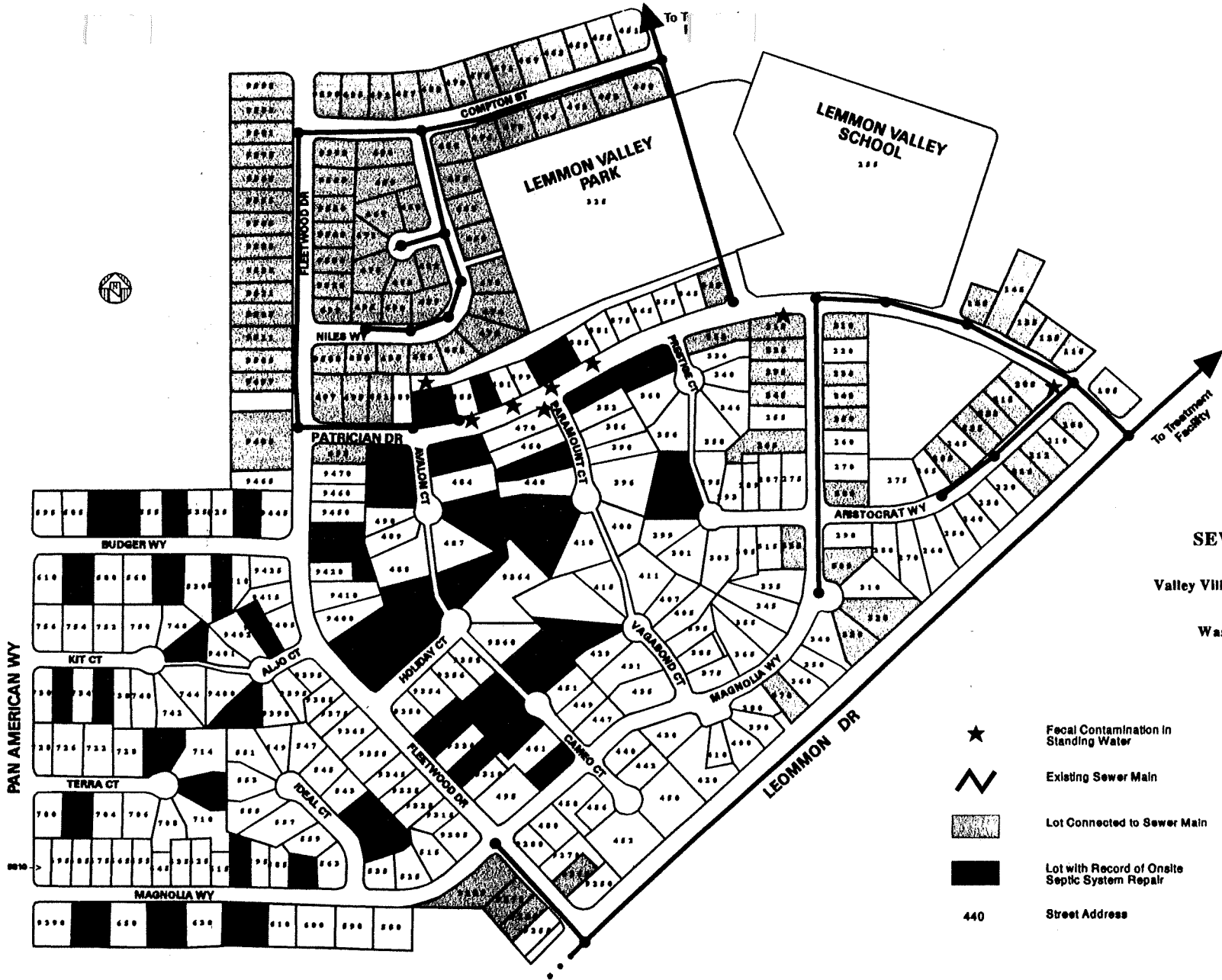
The level of bacteria is a result of rising groundwater affected by septic systems, along with heavy rain and snowfall.

A detailed map is on the reverse side of this notice. For further information, contact the Washoe County District Health Department, Division of Environmental Health Services at: 328-2434.





EXHIBIT D (page 6 of 8)



### SEWERAGE MAP

Valley Village Area of Lemmon Valley

Washoe County, Nevada

- ★ Fecal Contamination in Standing Water
- ⚡ Existing Sewer Main
- ▨ Lot Connected to Sewer Main
- Lot with Record of Onsite Septic System Repair
- 440 Street Address



April 1996  
 WASHOE COUNTY UTILITY DIVISION

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## SEWER SERVICE INFORMATION SHEET

### Valley Village Area - Lemmon Valley

#### ● Sewerage Data

Number of residential lots = 349  
 Lots with community sewer available = 132  
 Lots without community sewer available = 217  
 Lots connected to community sewer = 103  
 Lots with on-site septic systems = 246  
 Lots with record of septic system failure/repair = 48

#### ● Community Sewer System Alternatives Investigated

1. Construct new gravity sewer collection system including replacement of existing sewers in Magnolia, Patrician and Aristocrat.
2. Repair/replace existing sewers as needed. Construct new gravity sewer collection system to all unsewered lots.
3. Repair/replace existing sewers as needed. Construct small diameter pressurized collection system to all unsewered lots to collect septic tank effluent.

#### ● Estimated Sewer System Costs

- ▶ Sewer system design/construction (includes sewer mains, manholes, service laterals to property, repairs to existing sewers, etc.), \$1,700,000.  
Estimated construction cost per lot, \$7,000 to \$8,000
- ▶ Service lateral (house to property line), \$400 to \$1,000
- ▶ Abandon septic tank (pump and fill), \$400 to \$600
- ▶ Septic tank abandonment permit, \$90
- ▶ Plumbing inspection fee (if required), \$24
- ▶ Sewer connection charge, \$4,450

#### ● Critical Issues

- ▶ All on-site septic systems require periodic maintenance (pumping) and will require repair.
- ▶ Leachfield repair (replacement) in this area will most likely require an engineered sand filter bed designed for high groundwater conditions.
- ▶ A water system improvement project and street repaving is scheduled for construction this year.
- ▶ Sewer design must commence soon at an accelerated schedule to be included in the water system/paving project.
- ▶ Cost for a sewer system project will greatly increase if it is constructed after streets are repaved.
- ▶ Existing sewers have been inspected and require repair.
- ▶ Existing sewer slopes are too flat and the pipes are not deep enough to properly sewer the entire area.

## **Tentative Financing Schedule**

<b><u>Event</u></b>	<b><u>Date</u></b>
1. <b>Hold Informational Meeting</b>	<b>April 1996</b>
2. <b>Hold First Reading of Rate Ordinance</b>	<b>May 1996</b>
3. <b>Hold Public Hearing and Second Reading of Rate Ordinance</b>	<b>June 11, 1996</b>
4. <b>Adopt Resolution Requisition Washoe County Debt Management Commission (DMC) to meet</b>	<b>June 11, 1996</b>
5. <b>DMC adopts Approved Resolution</b>	<b>June 25, 1996</b>
6. <b>Adopt Resolution of Intent/Sale Resolution</b>	<b>July 09, 1996</b>
7. <b>Publish Notice of Intent and Notice of Public Hearing (60-day petition period)</b>	<b>July 16, 1996</b>
8. <b>Hold Public Hearing</b>	<b>August 13, 1996</b>
9. <b>End of 60 Day Petition Period</b> <b>At this point, the bonds are authorized and can be sold to State Revolving Loan Fund</b>	<b>September 10, 1996</b>

File:cc:\wp51\rpts\valley.vil

**WASHOE COUNTY UTILITY DIVISION**

**LEMMON VALLEY SEWER SYSTEM**

Valley Village Sewer System Expansion

Estimated Construction Cost

1.	Sewer Mains (14,200 feet)	\$ 850,000
2.	Sewer Manholes (47 each)	\$ 100,000
3.	Service Connections (262 each)	\$ 200,000
4.	LVWTF Modifications	\$ 100,000
	Subtotal	\$ 1,250,000
4.	Engineering & Contingencies (25%)	\$ 310,000
	Total Construction	\$ 1,560,000
5.	Washoe County share for existing sewers replaced by deepening 2,200 feet sewer main 11 each manholes 18 service connections	(\$ 200,000)
	Adjusted Construction	\$ 1,360,000
	Share for each new connection (244)	\$ 5,600
	Monthly surcharge to repay (20 years at 4% interest)	\$ 34

## WASHOE COUNTY UTILITY DIVISION

## LEMMON VALLEY SEWER SYSTEM

## Valley Village Sewer System Expansion

Estimated Construction Cost

1.	Sewer Mains (14,200 feet)	\$	850,000
2.	Sewer Manholes (47 each)	\$	100,000
3.	Service Connections (262 each)	\$	200,000
4.	LVWWTf Modifications	\$	100,000
	a) Improve solids handling	\$50,000	
	b) Improve aeration facilities	\$50,000	
	Subtotal	\$	1,250,000
5.	Engineering & Contingencies (25%)	\$	310,000
	<b>TOTAL CONSTRUCTION</b>	\$	1,560,000
6.	Washoe County share for existing sewers replaced by deepening	(\$	200,000)
	a) 2,200 feet sewer main	\$133,000	
	b) 11 each manholes	\$ 22,000	
	c) 18 service connections	\$ 5,000	
	d) contingencies	\$ 40,000	
	<b>ADJUSTED CONSTRUCTION</b>	\$	1,360,000
	Share for each new connection (244)	\$	5,600
	Monthly surcharge to repay (\$5,600 for 20 years at 4% interest)	\$	34