

MEMORANDUM

TO: Board of Trustees

THROUGH: Steven J. Pinkerton
General Manager

FROM: Joseph J. Pomroy, P.E.
Director of Public Works

SUBJECT: Review, discuss and possibly authorize Sewer Main Extension to serve APN 123-071-34 with all costs borne by Applicant in accordance with District regulations

STRATEGIC PLAN: Long Range Principle 5 – Assets and Infrastructure

DATE: March 30, 2017

I. RECOMMENDATION

That the Board of Trustees makes a motion to authorize a sewer main extension to serve APN 123-071-34 with all costs borne by Applicant and constructed in accordance with District regulations.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. BACKGROUND

The Big Water Investments, LLC owns APN 123-071-34 in Crystal Bay and has submitted plans through Washoe County Planning and Development for the construction of 18 residential units. This site was the former North Shore Club and Tahoe Mariner property and has been undeveloped for many years. The Applicant's request letter and a Washoe County parcel map follows the memo showing the Applicant's parcel. The parcel is within the District's boundary for water and sewer service.

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March 30, 2017

The Applicant is proposing to construct 280 linear feet of new sewer main in the Nevada Department of Transportation right-of-way, construct two new sanitary manholes, and replace an existing sanitary manhole where the previous Tahoe Mariner connected for sewer service. All costs for this work will be borne by the applicant and is scheduled for construction in the summer of 2017. All development plans in the District's service area are submitted through the Washoe County plan check system and District staff is performing review of the submitted sewer main design. District staff's approval of the plan submittal is contingent upon Board approval of the sewer main extension.

The sewer main extension process is regulated by District Ordinance 2, An Ordinance Establishing Rates, Rules and Regulations for Sewer Service by the Incline Village General Improvement District, Article 7 – Application for Regular Sewer Service when Main Extension or Capacity Enhancement Required.

IV. BID RESULTS

Not applicable. The sewer main extension is being constructed and paid for by the Applicant.

V. FINANCIAL IMPACT AND BUDGET

All costs for planning, design, construction, inspection and final acceptance testing shall be borne by the applicant. The District will accept ownership of the sewer main after the sewer main passes final inspection and testing and be responsible for maintenance and future repairs and replacement.

VI. ALTERNATIVES

Not approve the request which would result in the applicant's project not being approved for construction.

VII. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Adam Brinkley-Svanberg
Big Water Investments, LLC
PO Box 6622
Incline Village, NV 89450

Mr. Joe Pomroy
Director of Public Works
Incline Village General Improvement District
1220 Sweetwater Rd
Incline Village, NV 89451

Re: Request for Building A Sewer Main Extension to State Route 28, APN: 123-071-34

Dear Mr. Pomroy,

I write to request that you and the IVGID Board of Trustees authorize Big Water Investments LLC (Big Water) to extend the existing Incline Village General Improvement District (IVGID) sanitary sewer located in the State Route 28 right of way 230 linear feet north within the SR 28 right of way, before accessing the Big Water property. The new sewer main extension will then turn 90 degrees and extend 50 linear feet west into the Big Water property. This line will serve a new 18 unit condominium complex with underground parking. A sewer lateral from the new building will connect to the new sewer main line at this point. The length of this sewer service will be 55 linear feet. This alignment has been selected because it provides a direct connection to IVGID's sanitary sewer system with minimal difficult terrain to traverse. This proposed alignment will also coincide with future proposed sanitary sewer mainline extensions that are anticipated for the main portion of the Boulder Bay Resort (Phase 2).

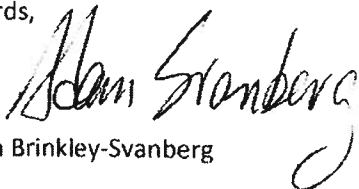
Proposed improvements for this sewer mainline extension include:

- 280 lineal feet of 8" PVC sanitary sewer
- 2 new 48" sanitary sewer manholes (SSMH)
- Replace existing 48" SSMH at Reservoir Drive and SR 28 with a new 48" SSMH
- Required ancillary improvements including trenching, paving, etc.

All costs of the extension request shall be borne by Big Water Investments LLC and the extension will be constructed in accordance with all Incline Village General Improvement District Sewer Regulations Ordinances. The sewer line main extension plans are submitted through the Washoe County plan check process and will be constructed in accordance with the final approved plans by Washoe County.

Thank you for your considerations and please do not hesitate to contact me with any additional questions.

Regards,



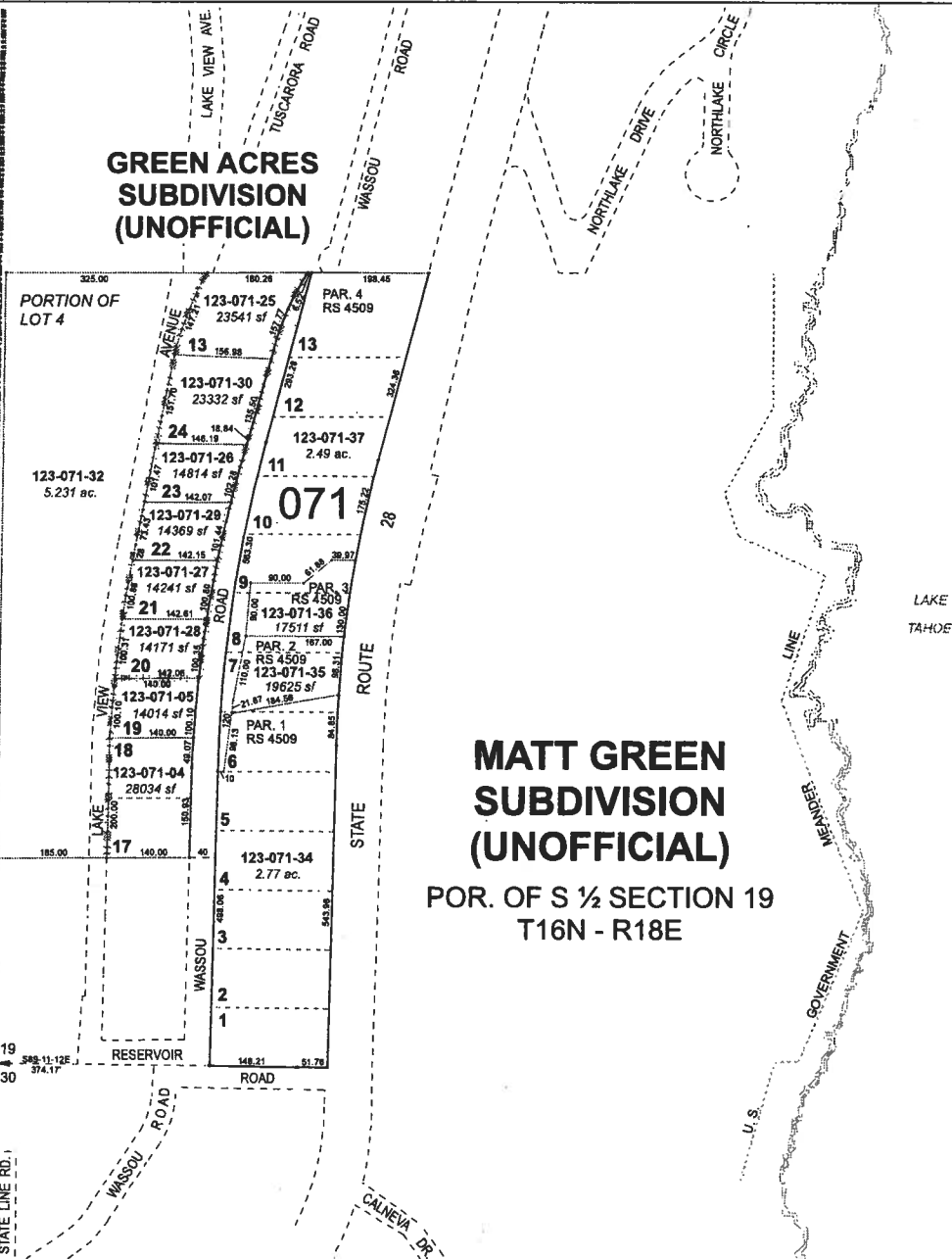
Adam Brinkley-Svanberg

CALIFORNIA

**GREEN ACRES
SUBDIVISION
(UNOFFICIAL)**

**MATT GREEN
SUBDIVISION
(UNOFFICIAL)**

POR. OF S 1/2 SECTION 19
T16N - R18E



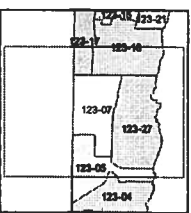
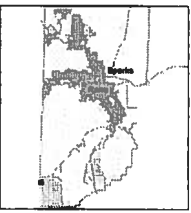
Assessor's Map Number
123-07

STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 50 100 150 200
1 inch = 200 feet



created by: EMG 9/30/2014
last updated: KSB 7/18/16
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delivered hereon.