KINGSBURY GENERAL IMPROVEMENT DISTRICT BOARD OF TRUSTEES
MEETING NOTICE
AGENDA
TUESDAY, OCTOBER 21, 2025

A meeting of the Kingsbury General Improvement District Board of Trustees shall be held Tuesday October 21, 2025, at the district office (160 Pine Ridge Drive, Stateline, NV, 89449), commencing at 5:00 p.m. The agenda and supporting material are available on the district website (www.kgid.org), News & Notices. Copies of this agenda were posted 3 business days prior to the meeting at: The District Office, Stateline Post Office, Zephyr Cove Post Office, and Douglas County Lake Tahoe Administration Building.

Electronic copies of the agenda and supporting materials are also available at the following website: • State of Nevada Public Notices website: https://notice.nv.gov/

Remote attendance is welcomed. To offer public comment prior to the meeting, individuals may submit comments using the drop box located at the district office entrance, or email to the District Secretary.

- To provide public comment or attend the meeting by phone, **(669) 900-9128** - ID code **775-588-3548** passcode **5883548.** Although the phone line accommodates multiple callers, should you receive a busy signal, please call back.

- Public comment is limited to three minutes and occurs at the beginning and end of the meeting and invited during the Board's consideration of each action item, as well as before action is taken.

Join the meeting using the link below via Zoom:

https://us02web.zoom.us/jn755883548?pwd=UnF2YzBxb05Ya0pjWjRCNUNEMUFVZz09&omn=81189611035
Meeting ID: 775 588 3548 Passcode: 5883548

MISSION STATEMENT

As a team, our employees and the Board of Trustees provide water and sewer service, maintain roads and drainage systems for the benefit of our customers using modern business systems in an efficient courteous, and accountable manner which surpass standards set for public health, safety, and the environment.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the district by calling 775-588-3548 at least one day in advance of the meeting.

ALL MATTERS ON THE BOARD AGENDA ARE SCHEDULED WITH POSSIBLE BOARD ACTION

AGENDA

5:00 P.M.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment**
   This is the public's opportunity to speak on any topic pertinent to the district and not listed on this agenda. Public comments will also be invited during the Board's consideration of each action item, and before action is taken. Please limit your comments to three minutes. Nevada Open Meeting Law (NRS 241.034) prohibits action on items not listed on the agenda.
5. **Approval of Agenda: For Possible Action:** Items on the agenda may be taken out of order; two or more agenda items may be combined for consideration; and items may be removed from the agenda or discussion relating thereto delayed at any time.
6. **Approval of Minutes: For Possible Action:** Approval of the minutes for the Board of Trustees meeting August 27, 2025, September 16, 2025, September 23, 2025, and September 30, 2025.

NEW BUSINESS

7. **For Discussion and Possible Action:** Approve list of Claims, September 2025
8. **For Discussion and Possible Action:** 510 Laurel Lane Easement Request and Related Alternatives
9. **Discussion and Possible Action:** Reappointment of Trustee Sara Nelson to The Board of Trustees for The Douglas County Lake Tahoe Sewer Authority (DCLTSA)
10. **For Discussion and Possible Action:** Amendment to Trustee Compensation Policy - Attendance and Duty-based Compensation
11. **For Discussion and Possible Action:** Shared Vehicle Storage Facility with Tahoe Douglas Fire Protection District (TDFPD) - Site Evaluation and Next Steps

ACTION WILL NOT BE TAKEN ON ANY REPORTS OR CORRESPONDENCE:

1. Board Member Reports
2. Engineering Report
3. Management Report
4. Attorney Report
5. Correspondence
6. Long Range Calendar
7. Announcements and Final Public Comment
8. **For Possible Action;** Adjournment

Kingsbury General Improvement District
Board of Trustees
Sandy Parks, Chair
Ed Johns, Vice Chair
Cindy Trigg, Secretary/Treasurer
Greg Felton, Trustee
Sara Nelson, Trustee

MEETING MINUTES
MEETING OF THE KGID BOARD OF TRUSTEES
SPECIAL MEETING AWARD OF SNOW REMOVAL CONTRACT
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON AUGUST 27, 2025

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 1:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - In person attendees were Trustees Parks, Johns, Trigg, Nelson and Felton. Also, present were General Manager Dornbrook, Utility Operations Superintendent Joe Esenarro, and General Counsel Chuck Zumpft. Public attendees included Sara and Jaime Lopez, Kathy Odom, Robert Hererra, Mike Paulson, Charlena Manchester, Jason Torres, Douglas Mathews, Diane Banning, Cory Lobato, Ben Tomson, and Larry Schussel. On Zoom: Clint with Colbre, Paul Korbani and Jeff Enzo. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

PUBLIC COMMENT - There were no public comments.

APPROVAL OF AGENDA- There were no questions regarding the agenda.

M-08/27/2025-1- Trustee Johns moved to approve the agenda. The motion was seconded by Trustee Trigg and unanimously passed.

NEW BUSINESS FOR POSSIBLE ACTION:

CONSIDERATION AND POSSIBLE AWARD OF SNOW REMOVAL CONTRACT

The Kingsbury General Improvement District (District) received three proposals to their Request for Proposal (RFP) for the 2025-2028 Snow Removal Contract. All proposals were due for submission to the District by August 21, 2025. The following firms submitted proposals for review by the Kingsbury Board of Trustees:

- Manchester Enterprises, Inc.
- Colbre Grading and Paving of Nevada, Inc.
- Lopez Snow Removal

Prior to the Board's review and discussion, a presentation was given featuring a slide show that highlighted each contractor's available equipment, resources, and operational capacity.

Review of Proposal - Colbre Grading and Paving of Nevada, Inc.
The Board began its review with the proposal submitted by Colbre Grading and Paving of Nevada, Inc. Trustees identified several deficiencies in the submission, including:

- Incomplete RFP documentation.

- Highest overall cost among the submissions.
- Limited experience in the Tahoe Basin.
- All listed equipment identified as rented rather than owned.
- Failure to provide required insurance information.
- Lack of detail regarding company qualifications and available personnel.

Following the review, General Manager Dornbrook recommended that further consideration be narrowed to the proposals from Manchester Enterprises, Inc. and Lopez Snow Removal, citing the insufficient information provided in Colbre's submission.

Review of Proposal - Lopez Snow Removal
During the Board's review of the proposal submitted by Lopez Snow Removal, the following comments and observations were made:

Trustee Nelson expressed that she was impressed with the thoroughness of the proposal. However, she raised concerns about the company's limited experience managing snow removal operations across large service areas, such as the District's.
Trustee Felton noted that the proposal was well-prepared and easy to read but expressed concern regarding the size and equipment fleet and plans for equipment storage. He also commended the use of technology, including cameras and machine-tracking systems.
Trustee Trigg stated that the RFP was clear, comprehensive, and addressed all her questions.
Trustee Parks agreed that the proposal was well-organized and clearly presented.
Trustee Johns raised concerns regarding the number of employees, flat-rate pricing structure, and limited road maintenance experience.
General Manager Dornbrook remarked that he was impressed by the overall quality of the proposal and the equipment, specifically noting that all plow blades were equipped with gates or wings, which could help reduce berm formation.

Concerns: Concerns discussed by the Board included the location for equipment storage, quantity and size of equipment, insurance coverage within Nevada, and the fact that the company does not have a contractor's license under the Nevada State Contractors Board. Trustee Parks also referenced the fiscal responsibility of the District, expressing concern that selecting Lopez could result in an excess balance in the snow fund at the end of the season. General Manager Dornbrook reiterated concerns regarding staffing levels and the lack of prior experience serving the District.

Response from Lopez: Lopez Snow Removal provided clarification regarding their proposal and addressed the concerns raised by the Board. They explained that their flat-rate pricing structure includes snow removal around hydrants and should be viewed as a long-term investment, even though profit margins may be limited. Lopez stated that larger equipment would be designated specifically for the Kingsbury General Improvement District (KGID) and that additional resources would be made available if needed. Lopez also noted that two tracking systems are utilized-some features integrated into newer equipment-to promote accountability and operational efficiency. The company emphasized that communication and integrity are core values of its operations. Lopez highlighted that their crew is employed year-round, providing both stability and readiness for the winter season. They cited a strong record of positive client experiences and affirmed that KGID would be their primary client, ensuring that the District's needs receive top priority.

Manchester:
Trustee Nelson expressed that the most significant advantage for Manchester is their long-standing relationship with the District, having provided services since 1979.
Trustee Felton noted that the RFP response submitted by Manchester was difficult to follow.
Trustee Trigg mentioned that we do have a lot of history with Manchester and that history does count, she also expressed concerns with the way Manchester submitted the RFP.
Trustee Johns echoed similar comments, reinforcing the observations made by others.
Trustee Parks agreed that the RFP was disorganized, with numerous cross-outs, and supported the decision to remove Manchester's response from consideration due to its lack of clarity.
General Manager Dornbrook was impressed by the number of emails he received from constituents in support of Manchester. He added that it would be irresponsible to disregard the opinions of District stakeholders when evaluating the proposals. He also agreed that the primary focus of snow removal operations should be that of public health and safety concerns, not customer convenience or overall cost of such services.

Concerns: The proposal submitted by Manchester did not include any information regarding claims or litigation history, nor did it provide details about employee qualifications aside from a reference to Flipper Manchester. The proposal also set a minimum contract value of $500,000.00 per year, which raised concerns about what the maximum costs could ultimately be. Johns expressed particular concern that several pieces of information specifically requested in the RFP were not provided, and he questioned how the minimum annual cost reached such a high level. Parks noted that the

proposal included charges for snow removal around fire hydrants but failed to specify the labor costs associated with shoveling hydrants.

Response from Manchester:
Manchester apologized for the condition of the RFP, acknowledging that it was confusing to review, and clarified that, in the past, fire hydrant clearing had been listed separately in the contract at a rate of $100 per hydrant. Under the current proposal, however, hydrant clearing is included within the overall scope of work and will not be charged separately in the future.

PUBLIC COMMENT:

Kathy Odom: Award shouldn't be based on the popularity of Manchester, the condition of their equipment and how old it is concerns her.
Mr. Paulson: Questioned where they are going to store the sand, stating one sand truck will not be sufficient. Lopez has no backup plows in case they hit a vault sitting above grade in a District roadway.
Ben Johnson: Speaking upon behalf of Tahoe Douglas Fire Protection District, voiced his concern of clear roadways and clear hydrants for the safety of our residents and visitors stating the risk associated with lack of EMS access. "Lopez could do a great job but there's no history demonstrated, which is terrifying and unpredictable." His hope is that the District can settle past differences with Manchester.
Cory Labato: Stated he delivers mail at 5:30 am and sees Manchester plowing at 3:00am and questioned if Lopez has sufficient crew to start that early in the morning. The postal service experienced issues with Lopez snow removal who plows the parking lot where he works in Roundhill, it's required to be plowed by 5:00 am and that doesn't always happen, also the salt that they use is deteriorating the concrete.
Jodie Nelson: Reviewed past budgets to review historical snow removal costs. She states that a flat rate is a poor business model and bad business practice for the district. She further noted that this is not a sustainable business practice.
Paul Korbani: A resident of Tina Court, noted that his driveway is above the Summit Village overflow parking lot where Lopez stages their equipment. His experience with Lopez has been stellar as they have very good people working with them.
Jeff Enzo: A resident on Andria and Sunflower Circle for 20 years, rates the quality of service provided over the years at a 10, and that Manchester does an incredible job.

General Counsel Chuck Zumpft advised the Board that the agenda item presented three different options for consideration. He cautioned against pursuing the second option, which involved negotiating directly with the proposers, and recommended that the Board avoid this approach. Of the three options, Zumpft indicated that the first was the safest and most appropriate course of action. He further encouraged Board members to complete the ranking of the RFP submissions, noting that this ranking serves as the proper basis for determining the award.

Final Comments:

Johns: Expressed concerns regarding both proposals. Lopez was found lacking in experience and equipment, raising doubts about their ability to perform and ensure the District's safety. Manchester's response to the RFP was unsatisfactory, as was their $500,000 minimum requirement. Johns was not inclined to support award to either proposal. He added that he could never support Lopez based on his fear of them not being able to perform and for the safety of the District.

Felton: From a cost perspective, he stated that he is much more comfortable with Lopez. He also favored Lopez in terms of the quality of equipment. However, he noted that Manchester has the advantage when it comes to the overall amount of equipment available. With respect to personnel, he observed that Manchester employs more people but also has more jobs to manage. He added that if the District were willing to accept some degree of risk, awarding the contract to Lopez would provide them with the opportunity to gain valuable experience. He acknowledged that there are both pros and cons to each proposal but emphasized that he was not comfortable with Manchester's RFP submission, particularly due to the presence of crossed-out clauses within their response.

Trigg: Noted that because Manchester has historically been the provider for the District, there is a tendency for the company to act as though it owns the job and, at times, does not demonstrate the level of respect expected toward the District. She emphasized that the Board should seek a company that is eager to work for the District and committed to serving its needs.

Nelson: Expressed that the Board should become more knowledgeable about the RFP process before making a final decision. She stated that she could not support selecting Lopez due to concerns with personnel, equipment, and overall lack of experience, and was not comfortable choosing a new company to provide snow removal services. She noted that

her scoring input was limited, as she is not a snow removal professional and lacks the technical expertise to evaluate proposals thoroughly, emphasizing that Board members are not subject-matter experts and that the snow removal committee and staff should have conducted the evaluations and presented recommendations. Nelson concluded that public health and safety concerns weighed heavily in her decision not to support Lopez.

Parks: Noted that while it is a risk not to choose a company with which the District has 40 years of experience, Lopez cannot gain experience without being given the opportunity. She emphasized the need for a fresh start and stated that, from a fiscal perspective, it was in the District's and Board's best interest to support Lopez. Parks also reiterated her frustration with Manchester's poor response to the RFP.

Dornbrook: Expressed concern regarding the selection of a contractor who lacks snow removal experience within the District. He cautioned that either an "epic" winter or even a normal winter could result in multiple operational failures under such circumstances, and this significant risk outweighs any potential benefit.

Additionally, he emphasized the significant volume of customer feedback he had personally received, indicating strong support for Manchester. He recommended that this customer sentiment be carefully considered as part of the contractor selection process. He reiterated his belief that public health and safety should be the foremost criterion for award.

Larry Schussel: Expressed his understanding of the RFP to the Board.

General Counsel Chuck Zumpft: Stated that the Board must either evaluate the bids currently under consideration and decide today, or alternatively, allow staff to revise the RFP and repost for new submissions.

M-08/27/2025-2 - A motion was made by Trigg, seconded by Felton, that the board accept the RFP from Lopez snow removal based on the criteria evaluations and the proposed matrix evaluations.

Yeas: Trigg, Felton, Parks	3
Nays: Nelson, Johns	2

Motion Passed

ADJOURNMENT

M-8/27125-3

Meeting adjourned at 4:20 p.m.

Respectfully submitted,

_____
Sandy Parks, Chair

Attest:

_____
Cindy Trigg, Secretary

Kingsbury General Improvement District
Board of Trustees
Sandy Parks, Chair
Ed Johns, Vice Chair
Cindy Trigg, Secretary/Treasurer
Greg Felton, Trustee
Sara Nelson, Trustee

MEETING MINUTES
MEETING OF THE KGID BOARD OF TRUSTEES
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON SEPTEMBER 16, 2025

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 5:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - In person attendance were Trustees Johns, Trigg, Nelson and Felton. Also, present was General Manager Dornbrook, Interim Utility Operations Superintendent Byran Moss, Admin. & H.R. Supervisor Judy Brewer, Accountant II Brandy Johns and General Counsel Chuck Zumpft. Trustee Parks was absent. Public attendees included presenter Courtney Walker along with public attendees: Bob Keller, Chris Anderson, Wade Fiske, Bill Downey, Carole Downey, Don Stanley, Sue Stoll, Barbara Berner, Mary Kinion, Rhiannon Simpson, Laura Montiel, Larry Bowland, Steve Raubeck, Cory Labato, Nate Jensen, Karen Garretson, Mike Bennett, Rodney Vonahsen, Taylor Cole, Erika Nelson, Chris Larson, Sarah Hancock, Charles Hancock, Andrew Deptro, Katy Doom, Doug Mathews, Elfie Klement, AnnMarie Rose, Phil Olivieri, Jason Torres, Don Ester, Flipper Manchester, Marilyn Spencer, Patti Page, Matt Van Dyne, Pat Miller, Tony Garcia, Patty Nusby, Jessica Grime, Sunny Cassidy, Matt Grime, Chelsea Bibb, Brendan Packer, Peter Greil, Nancy Cornell, Clyde Cornell, Ross Huber, Mark White, Janeen White and Sam Sellers. On Zoom were: Summit Village, Rubio Aguilar, Paul, Chris, John Edelen, Michelle Pardori, Don's iPad, Susan Cuhuli and Nancy. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

PUBLIC COMMENT - Bob Keller voiced his concern as to why the roads lines in the District aren't being painted.

PUBLIC COMMENT REGARDING SNOW REMOVAL CONTRACT -

Jessica Grime - Concerns regarding Lopez's not being able to meet demands.
Charlie Hancock- Clarified that KGID isn't responsible for plowing Kingsbury Grade.
Bill Downey - Believes Board is being irrational for choosing Lopez snow removal.
Patti Page - Believes Manchester was the only qualified bid that received.
Mary Kinion - Questions how much of Manchester's equipment works, they are old and polluting our streets.
Michelle Pandori - Commended the community who showed up at the meeting today. Pleaded with the board to choose Manchester.
Pat Miller - Concerned about a disabled family member not being able to get emergency help due to the streets not being plowed. Pat would like the Board to reconsider the contract with Lopez and choose Manchester.
Tony Garcia - Moved out of Tahoe after 36 years, worked with Manchester in the past and the machines are outdated. Lopez is fully capable of doing a good job for the District.
Matt Grimes - Would like the Board to reconsider giving the contract to Lopez.
Chris Anderson - Thoroughly satisfied with Manchester.
Marilyn Spencer - The Board took an oath to represent the best interest of all the residence in the district. Asked the board to put bias aside and give the contract to Manchester.
Rodney Vonahasn - Employees of Manchester have 80 years of combined experience, just between four employees and have cleaned up procedures since he has come onboard.
Rosie Labato - Disagrees with statements oil on the ground from Manchester, voting not to save money and go with experience instead.

All were invited back to a protest hearing that was scheduled for Tuesday 9/23/25 at 9:00 a.m.

APPROVAL OF AGENDA -Agenda #11 (For Discussion and Possible Action: Snow Removal Contract-Lopez Snow Removal) was removed from the agenda due to the protest filing.

M-09/16/2025-1- Motion by Trigg, seconded by Nelson, and unanimously passed to approve the agenda.

APPROVAL OF MINUTES- The minutes of the August 19, 2025, and Special Board Meeting August 27, 2025.

M-09/16/2025-2 - Motion by Trigg, seconded by Nelson, and unanimously passed to approve the minutes for August 19, 2025.

M-09/16/2025-3 - Motion by Trigg, seconded by Nelson, to approve the minutes of the August 27, 2025 meeting. The motion did not pass unanimously. The minutes will be revised and brought back for approval at the October 21, 2025 board meeting.

NEW BUSINESS FOR POSSIBLE ACTION:

TMDL Water Quality Program Overview and the KGID-Douglas County Partnership presented by Courtney Walker

Courtney Walker provided an overview of the Lake Tahoe Total Maximum Daily Load (TMDL) Program, explaining its focus on reducing fine sediment particle loads to improve Lake Tahoe's water quality. She clarified that Douglas County administers the TMDL program on behalf of KGID and emphasized the importance of maintaining partnerships to meet compliance goals. The methods used to measure and track sediment reduction, including road assessments, street sweeping operations, and highlighted upcoming projects such as the Lower Kingsbury area-wide treatment of runoff.

DOWL Market Street Lift Station Preliminary Engineering Report (PER) Task Order #71

The board approved a task order for $85,000.00 to conduct a preliminary engineering report for the Market Street Lift Station, focusing on gathering existing data and evaluating alternatives. It was decided to proceed with the baseline study without the contingent tasks that would have added significant costs for environmental and funding compliance. The board also discussed the potential costs of rebuilding the station, estimated at $10-15 million dollars, and the need to assess the current emergency gravity feed system as part of the study.

M-09/16/2025-4 - Motion by Felton and unanimously passed to approve Task order #71 at a cost of $85,000.00 to conduct a preliminary engineering report for the Market Street Lift Station.

Approve list of Claims, August/September 2025

The board reviewed the list of claims for August and September 2025.

M-09/16/2025-5- Motion by Trigg, seconded by Felton and unanimously passed to approve the List of Claims dated August 18, 2025 - September 10, 2025, beginning check number 65611 through 65711 in the amount of $1,507,979.96.

Receive and Review Financial Statements, Quarterly - April/May/June, 2025

The board discussed financial statements, questioning whether they were generating more than legally required reports for the Board. Reviewed cash positions and deposit accounts, considering a sweeping fund option.

M-09/16/2025-6- Motion by Felton, seconded by Nelson and unanimously passed to accept and approve the Financial Statements covering the quarter of April, May and June 2025.

Health Savings Accounts (HSA) of Employees based upon by the Public Employees' benefits program (PEBP) for fiscal year 2025/2026

The Board discussed why it is requested by the staff to maintain the current contribution for the exempt employees HSA and revisit again in June 2026, which will give the staff more time to collect data including comparing different types of insurance.

M-09/16/2025-7- Motion by Trigg, seconded by Nelson to approve the HSA maintaining contributions to the Public Employees' Benefits Program (PEBP) for the purpose of funding Health Savings Accounts (HSAs) for exempt employees enrolled in the high-deductible health plan, at the same funding level as the previous fiscal year. **(Motion was rescinded)**

M-09/16/2025-8 - Motion by Trigg, seconded by Felton and unanimously passed to approve the HSA maximum approved by IRS (less $900.00 provided by Public Employees Benefit Program and less $1000.00 to make it more comparable to the union benefits) for fiscal year 2025/2026.

BOARD REPORTS-South Tahoe Public Utilities District is having an open house on 9/24/25 from 4-6 p.m.

MANAGEMENT REPORTS - Announced that Joe Esenarro's last day was September 12, 2025. Kudos was given to Bryan Moss for stepping up and filling in the role of the interim position of the Utility Operations Superintendent. Dornbrook would like to explore the watermain intertie between Kingsbury and Roundhill, which may be very beneficial to improve fire protection for both entities. A milestone celebration honoring Brandy Johns for her 20 years of service at KGID will be held on September 18, 2025.

ATTORNEY REPORT- The Legislature recently enacted important updates to the Open Meeting Law. Under the revised provisions, public bodies-such as the KGID Board-with three or more Trustees in attendance may now meet privately with legal counsel to discuss certain legal matters, even when litigation is not pending or anticipated. This amendment provides greater flexibility for boards to obtain timely legal advice while maintaining full compliance with the Open Meeting Law.

ADJOURNMENT

M-9/16/2025-9 - Motion to adjourn at 7:47 p.m.

Respectfully submitted,

_____
Sandy Parks, Chair

Attest:

_____
Cindy Trigg, Secretary

Kingsbury General Improvement District
Board of Trustees
Sandy Parks, Chair
Ed Johns, Vice Chair
Cindy Trigg, Secretary/Treasurer
Greg Felton, Trustee
Sara Nelson, Trustee

MEETING MINUTES
MEETING OF THE KGID BOARD OF TRUSTEES
PROTEST HEARING OF AWARD OF SNOW REMOVAL CONTRACT
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON SEPTEMBER 23, 2025

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 9:01 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - In person attendance were Trustees Johns, Trigg, Nelson and Felton. Trustee Parks attended via Zoom. Also, present: General Manager Derek Dornbrook, Interim Utility Operations Superintendent Byran Moss, Admin. & H.R. Supervisor Judy Brewer, and General Counsel Zumpft. Public attendees included: Mary Kinion, Sara Lopez, Kathy Odom, Doug Mathews, Marilyn Spencer, Pat Miller, Lynette Stoudt, Mike Paulson, Jason Torres, Chris Anderson, Rosie Labato, Ginny Cook, Dan Orr, Charles Manchester, Charlena Manchester, Rodney Vonahsen, Sharon Conniff, Matthew Clarice, John Edelen, Wade Fikse, Dave Eshe, Dave Steward, Brendin Packer, Chelsea Bibs, Hailey Roake, James Gothcla, Bob Keller, Jaime Lopez, Tony Garcia, Stephanie Layman, Bryce Cranch, David Folt, Patty Page, Sharon Conify. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

PUBLIC COMMENT -

Lynette Studt - Opposed protest of award of the snow removal contract.
Patty Page - Believes the vote was biased and personally vindictive for the Board to award Lopez the contract.
Paul Corbani - Expressed his support for the Board choosing Lopez Snow Removal.
Dave Eshe - Worked as a snow removal operator for 23 years in Tahoe (17 years for F&B). Manchester Takes pride in plowing our streets with experience and knowledge.
John Nelson - Nothing but great experience with F&B keeping our streets safe and clear. Believes the Board shouldn't exchange saving money for safety.
Bryce Cranch - Enjoyed the relationship with F&B over the years and appreciates how they're quick to respond to emergencies.
Tony Garcia - Here to support Lopez. "The new is here." Worked for both F&B and Lopez and feels there's no concern for communicating with each other or the public when it comes to Lopez.
Dave Steward - Always felt fortunate how F&B clears the roads so that he can travel all hours of the night due to his business.
Chris Anderson - F&B has more machines than Lopez has employees. It doesn't make sense that the Board would try to replace something that is working.
Stephanie Layman - F&B is always out snow plowing 24 hours a day when needed. Feeling stressed that we are contracting with another snow removal company.
Mike Paulson - Has been snow plowing for 50 years at the top of Kingsbury. Believes taking forty years of experience and living through a learning curve with Lopez sounds unsafe.
Marilyn Spencer - Based on the proposals submitted by Lopez, they are not equipped in any way, shape, or form to do this job. Feels it isn't the responsibility of ratepayers to provide a forum for Lopez to gain the experience they need to perform this job.
Bob Keller- Expressed concern about unequal treatment, which is clearly against the law. Stated that allowing Lopez to

use the yard for other contracts uses District assets to support services for people other than Stateline residents.
Pat Miller - Read a letter written by Julie Trewig, who has personal experiences with Lopez Snow Removal. She referred customers to Lopez, who overpromised and underperformed. Feels a new vote should be taken.

BOARD COMMENT -

Felton - Stated that he is not making a statement either for or against any of the applicants. He explained that he felt compelled to clarify that while some believe the difference in bid value is approximately $20,000, that figure is not accurate. Felton noted that F&B's proposal includes rate increases of approximately 30-40 percent or more, which is a significant factor when compared to the $480,000 proposal submitted by Lopez Snow Removal.

Nelson - Noted that this process has been a lot and that the decision should have been presented as a staff recommendation rather than a Board decision. The speaker expressed that the Board members are not experts in snow removal and should rely on staff expertise when making such determinations.

Triggs - Shared her feelings about the snow removal around fire hydrants between the fire department and Kingsbury GID. The decision has never been about money vs. safety. Has concerns about getting medical attention with the ice berms that were left in her driveway. She explained she has never been biased about experience not counting.

Parks - Stated that she has been misrepresented and expressed agreement with Trustee Felton regarding his position on pricing. She acknowledged that F&B has more experience and equipment without a doubt but emphasized that all factors must be considered to make the best decision for the District, including the need to be fiscally responsible.

Johns - Safety is of the utmost concern for the Board and the District as a whole. There is a provision in the contract (Item XI) that addresses poor performance. If either contractor fails to perform, the Board will not accept that and will take appropriate remedies to ensure the District remains safe.

APPROVAL OF AGENDA-
M-09/23/2025-1 - Motion by Nelson, seconded by Trigg, and unanimously passed to approve the agenda.

NEW BUSINESS FOR POSSIBLE ACTION:

Manchester Enterprises Inc. Protest Hearing of Award of Snow Removal Contract to Lopez Snow Removal
The District's current snow removal contract expires on September 30, 2025. To secure a new agreement, the District issued a request for proposals (RFP) on July 28, 2025. Three timely and responsive proposals were received respectively from Manchester Enterprises Inc., Lopez Snow Removal, and Colbre Grading and Paving. Proposals were opened on August 21, 2025, and evaluated by the Board during a special meeting held on August 27, 2025. Following discussion, and evaluation the Board voted 3-2 to award the contract to Lopez Snow Removal. Manchester Enterprises Inc. issued a Notice of Protest of Contract Award for RFP on September 11, 2025.

Protest 1. It was noted that the evaluation criteria were not applied as stated in the solicitation, as evidenced by the purchasing agency's waiver of Criteria No. 1 - Relevant Experience and Performance Record, as outlined in the proposal matrix. Charlena stated that, according to the evaluation results, Manchester scored higher than Lopez in the overall scoring. Lopez received 337 points, while Manchester received 362 points. Based on averages, Lopez scored 67.4% and Manchester scored 72.4%, which was clearly in Manchester's favor according to the evaluation.
Ben Johnson, speaking on behalf of the Tahoe Douglas Fire Protection District, referred to Exhibit 9 and expressed concern that Kingsbury GID is assuming risk associated with potential lack of EMS access. He acknowledged that Lopez may do a great job, but emphasized that there is no demonstrated performance history, which he described as concerning and unpredictable.

Lopez addressed that this protest is to merely reopen the merits. Lopez acknowledged that Manchester may disagree with the scores, but the scores are already made.

Manchester referred to exhibit 12 (Page 33 of packet) and referred to notes taken from the previous meeting that reflected individual opinions as to why the District needs to stay with Manchester.

Counsel mentioned that the hearing today is to raise the protest made by Manchester on the contract award. The Board's duty is to consider the protest. In his opinion, if no motions are made and no action is taken, then the protest fails.

Felton - It was noted that the RFP section relating to experience specified that bidders must have a demonstrated history of providing similar services for public agencies and in comparable environments. It was clarified that the statement of the only way to gain experience on Andria Drive is to plow Andria Drive, was not intended to suggest that the District would

hire a contractor with no snow plowing experience and give them such experience within the District. The reference was specifically to experience within the District's area and comparable areas.

Additional comments were made to address points raised by Manchester to ensure all parties were aligned. It was explained that there were several evaluation criteria, and each of the five Board members independently ranked all applicants on a scale of O to 5-with O indicating "not rated" due to lack of qualification or missing information, and 5 indicating that expectations were widely exceeded.

Each Board member scored all three candidates independently, and the final votes reflected those individual evaluations. He noted that the Board members voted consistently with how they had ranked the applicants using the established criteria. He further stated that there was no inconsistency with applicable regulations, as Spencer had raised earlier.

Parks -Agrees with Felton that evaluations were done fairly. Doesn't feel any bias is occurring and thinks they did a fine job in selecting Lopez.

Nelson - Everyone voted based on how they completed their evaluation criteria. In the basis of if was based on how we filled out the criteria then yes, I agree that the averages were different but as Greg noted everyone voted based on how they judged.

Ir.i.99. -Agrees with Felton. The evaluations were performed individually, there was a cohesive conversation following the evaluations, and the Board did the best job possible. The Board rose to the occasion and the job was done properly. Some may not like the outcome, but she believes as acted appropriately.

Johns - I really have no comment on this section other than state that the protestant asserts that the evaluation criteria was not properly applied. This is the protest before us and there are two possibilities that can be done 1) to hold the protest and 2) to reject the protest.

M-09/23/2025-2 - Motion by Trigg, seconded by Felton, and unanimously passed to reject Protest One.

Protest 2. The purchasing agency failed to follow the guidelines of (NRS 332.065 c (3). Regarding experience of the bidder; it was stated by certain Board members "if we don't give the experience, then how will they get it". (NRS332.065 e). Regarding (NRS 332.065) for the best interest of the public, the roads to be plowed and sanded are publicly owned and operated roads. The public needs these roads to be cleared of snow and sanded so that they can safely utilize them to drive around. Snow removal is therefore necessary to keep publicly owned or operated property in a "safe and continuously usable condition" for which they have been designed. Unless an exception applies, the snow removal is considered public work because it constitutes "maintenance"(Department of Industrial Relations Public Works Case No. 2019-016 Snow Removal). Is there enough time to properly train a new company on 22 miles of public road?

Counsel's interpretation of Protest 2: raises two distinct points: 1) to follow the guidelines (NRS 332.065 c (3). Protestant refers to the experience of the bidder and past performance which in counsel's opinion is a repeat of protest #1 and further in his opinion that given the vote on protest #1 that no action on this part of the Protest 2 is appropriate as it was just resolved. 2) Protest 2 protestant claims that this is a public works contract. Protestant relies on the California administrative ruling that concludes that contracts that maintain public works are themselves public works unless a contractor's license is required.

Manchester - The required contractor's license has been included in the snow removal contract for the last forty-two years because contractors are held to a higher standard and believes that's why it's been required. Charlena continued to read the (NRS 332.065 c (3). Charlena explained that in her RFP she was provided with the old contract because she was told to reference that at the August 7, 2025, meeting so, that's how she did it by putting in comments, new wording etc. because that is what she was told to do in the August 7th meeting. Since it was already ruled out Protest #1, she guesses that is all she has to say to that.

Lopez - Feels this is trying to reopen a procedure that we were very meticulous about putting into place during the RFP process. Several things that were noted were: 1) Specifically on the evaluation criteria on the section that Counsel read from that the statute was applied directly during a previous board meeting. As far as the public works, the protest is an inaccurate reading of the statute (NRS 338) regarding the public works. It's evident by a long history of not having prevailing wage, doesn't meet the definition of public works, that's why we said on record and there hasn't been any statutory structure that would support that this would be public works. 2) A contractor's license is not required for this, not only is it not required it doesn't make it a policy. The purpose of a contractor's license is to have certain credibility while you're doing contracting work and to hold contractors to a set of standards that they would have to meet. There is no outline of standards for snow removal, and that's why it doesn't apply as it's an apple to oranges kind of comparison. I don't believe the interpretation of the existing contract supports the requirement that the Nevada license requires, maybe that was required in the past under those interpretations. In either case under protest 2 (A&B) there is no merit to overturn

what the Board has decided for this item.

Manchester - Lopez just stated that you require a higher standard from a contractor as opposed to a basic snow removal person. It's felt that that clause has always been in the contract, and it was in the one that Kingsbury GID provided to her that she would be having to agree to. It was mentioned that she requested the contract that she would be using and was sent the old contract and that is why she provided it in her RFP. It may have been messy, and I may have done a bad job, but it had everything in there including exceptions, rates, everything we needed. We were told to bid rates, Manchester's was lower than Lopez, but Lopez went with a whole weird contract.

Parks - I respect the law and our Counsel's opinion, I trust Counsel and whatever he says, and that's my decision.

Felton - This case that was recited here is California law, this is Nevada. In Nevada we work with the State Contractors Board which our Counsel reached out to and specifically asked if a contractor's license was required to perform snow plowing and the answer was **"No,** snowplowing doesn't require a contractor's license." So, when we look at the clause on page 46 of the packet (Contractor and Business Licenses) There is nothing stating that you need a contractor's license.

Nelson - Her only comment would be that she gets that it's not in the RFP and that it doesn't require a contractor's license. Do I feel it should require a contractor's license just based on someone that works in the public sector? Yes, but I don't get to make those decisions.

Idgg - I was unaware that we had given Manchester their old contract to do the RFP and again the RFP was provided and that one of the reasons why I found it somewhat disturbing to try and figure out where they were answering on the designated RFP. I think this Board did its best, not only to follow the law, but to evaluate the RFP's that we received for review.

Johns - I believe that this should require a contractor's license, however I'm going to refer to Counsel, I'm not an attorney and he is, and he stated that "It does not require a contractor's license".

M-09/23/2025-3 - Motion by Trigg, seconded by Felton, and unanimously passed to reject Protest Two.

Protest 3. Vague and ambiguous RFP, the RFP did not mention the need to store salt and sanding materials nor the sanding requirements, it did not include or mention clearing of bus routes, or the liability issue of why the fire hydrants need to be cleared within 24 hours.

Counsel's interpretation of Protest 3 - In law the word "vague" means imprecise, not sharply outlined, indistinct or uncertain. The word is vague when an informed reader cannot confirm what it means. In contrast "ambiguous" means susceptible to more than one meaning, uncertainty in meaning in the context of being unable to determine which of multiple potential meanings is intended by the speaker.

Manchester - It was said that Lopez argues (NRS 333) however, (NRS 333) does not apply to this, it is in (NRS 332) which governs purchasing by local governments while (NRS 333) applies to purchasing by state. The two chapters are separate in the state. The old contract was provided when Manchester asked for a copy of what the contract would be regarding the RFP. The fire hydrant issue that had been an issue was nonexistent. There are 286 hydrants that are considered pursuant to (NRS 332.045) "Advertisement of contract, publication contents". A) Advertisement must state nature of character or object of the contract. B) Plans and specifications are part of the contract where plans and specifications may have been seen. To touch on the matter is the improper exchange of the contract. These hydrants and specifications should have been mentioned in the RFP. Manpower required to provide this amount of work after a storm is extremely relevant. RPFs should have clear language regarding the hydrants and use the Zephyr Fire Crew if needed. RFP has no reference to an ordinance of Kingsbury GID snow removal operations and procedures, and no reference to the snow removal budget. This is vague. Lopez stated in a prior meeting, which bidders had the opportunity to clarify the board meeting questions regarding our RFP, both Manchester and Lopez snow removal attended. There are some three hundred fire hydrants virtually all on private land, hydrants are connected to a water system owned by Kingsbury GID. You cannot have an unlicensed contractor go onto private property. There's a MOU stating how hydrants need to be cleared, there is no reference to this MOU in the RFP. On public record Kingsbury GID states that the Ops Yard is available for any winning contractor. If Kingsbury GID doesn't state what resources will be available to the winning contractor, then why did they state they will provide maps identifying snow removal routes, primary sanding routes and secondary sanding routes and road markers and snow stakes at their expense, contractor will assist in determining placement.

Counsel's comment - It has been raised a couple of times that the protestant requested of the District several times, what they requested I'm unsure, but they received the old contract. There are multiple ways for a public entity to pursue a contract: 1) A request for bids. The governing body has developed its contract entirely and it's ready to be signed. 2) In the request for proposal, this body described what it thought made it and believes what made it. Whoever wants to make

proposals gets to design their proposal including how the contract is going to be implemented and how the tasks described are going to be performed. With that design, the governing body can't have a pre-prepared contract ready to sign.

Lopez - stated that the RFP was very clear. There's no basis to come now and unravel all of that, as you had the opportunity to ask questions.

Manchester - At the end of the first Board meeting, Lopez stated that all the snow removal for the hydrants would be extra and that was in their hourly rates. Manchester stated that all the snow removal for the hydrants was included in the hourly rates of our equipment. How can one design a proposal without all the details like how many hydrants need to be cleared?

Counsel's View of Protest 3 - The governing body is free to craft their solicitation as seems proper. The process used by Kingsbury GID included the opportunity for proposers to seek clarification along the way. The solicitation was for snow removal. This protest is from a provider who has performed snow removal for decades and has applied sand and salt every year. Kingsbury GID's solicitations, second bullet of section C, reflects sanding, deicing and anti-icing requirements. If sand and salt cannot be applied, unless they are stored somewhere, it is probably impractical. Sand and salt can be delivered as needed, which is up to the contractor. Who's to say this is up to the contractor because solicitation appears neither vague nor ambiguous at this point, especially given that the contractor is put on notice from the expectation or needs for sand and salt. The failure to mention bus routes was a decision in its crafting. Kingsbury GID is the master of its solicitation. Requirement that hydrants must be cleared within 24 hours is an expressed element of Kingsbury GID solicitation. Kingsbury GID is allowed to craft its solicitation as it deems appropriate. Why Kingsbury GID requires a particular component as solicited is irrelevant and is neither vague nor ambiguous and is not a basis for a protest.

Parks - No comment, agrees with Mr. Felton.

Felton - I saw this protest as having three specific items and I believe Counsel just covered them. One said it didn't specifically call out the need to store salt or sand, I think if you're going to use salt and sand you either must store it or have it delivered on the spot, so I didn't feel there was any obligation for us to cover that and felt it was self-apparent. The second thing was clearing bus routes. Bus routes are roads, and the roads must be kept clear so I'm not sure why we would call it the bus routes. We're not calling out the need to clear roads for the pilot who must get to city or the pregnant mom that needs to get to the hospital. They're all roads that need to be kept clear. The final item is why we didn't explain why the fire hydrants need to be kept clear. We went through this entire process over the last year. It's clear that Kingsbury GID has an obligation to keep them clear. Would have thought that Manchester was aware of this as well. But, in the end, I don't think there's any obligation for us to explain anything. This is our list of requirements, and we are not duty bound to explain it to anyone. I would like to comment on one thing that came up there at the end, that I was surprised by. I thought, and someone can correct me if I'm wrong, after looking at the current contract he believes Lopez has agreed with reads "Preventing berms from forming at hydrants and getting back and clearing those berms" is part of their contract and is within the $480,000 per season. The only thing that is explicitly exempted from that is something we presented in our RFP, is that they're not responsible for naturally falling snow. If a foot of snow falls, they don't need to be pushing snow around hydrants making a bigger problem or else they will need to go back and fix it. It's my understanding that it's within the fixed fee.

Nelson - When it comes to the vague portion, because we had the Board go over the RFP, I think the Request for Proposal should have gone above and beyond asking for every single little thing that we need as a District since we as the Board are not experts. When I read the request for proposals, I thought okay great, they need to perform the de-icing, but I didn't know the extent on how to store the salt. I would love to have that in the proposals so that I can understand that a little better. For me, I would say there are some aspects that I don't agree with, for example the fire hydrants as we don't have to explain the fire hydrants. When it comes to certain aspects of the RFP, because this Board was doing it and we are not experts in this field, I feel like this should have gone above and beyond with all the requirements we would have needed so that we could have made a better effort to understand. We did our job with what was given to us, but what was given to us wasn't everything that we needed for the safety of our community.

Idgg - Like Sara said "We are not the experts" however, I think that our RFP was not vague or ambiguous and that was one of the problems I had in reviewing, again I don't want to go back to it, but this seems to be a part of what the protest is. Again, we didn't get an RPF that we sent out from Manchester, we got a proposal from them that had certain things crossed out, some of them being snow removal. Can't find the one page that they crossed out and on another page spot they said "to be determined" that had to do with snow removal which was one of our highest concerns for the fire hydrants. With that, I don't believe we were being vague and ambiguous, it was sent out equally to everybody.

Johns - I was on the committee that drafted the RFP. Along the same lines as Sara, I'm no expert in snow removal. Had

I read the original contract and what we required for snow removal, the RFP would have been incredibly different, so I do believe it was vague and ambiguous in my opinion and I'm the guy that drafted it. The committee was me, Dornbrook and Parks.

Dornbrook - I took Sara's comments at that Board meeting to heart quite a bit. As I was one of the authors of the RPF, I do need to refer to legal counsel. I think there is room for discussion on this subject more than the prior two items. Because of Sara's comments at that Board meeting, I felt compelled to give more of an opinion than I may have necessarily given as a staff member on my knowledge and expertise of snow removal and the safety and health component of it. I do echo Johns' thought that perhaps being one of the main authors of the RFP, I wish I would have added more detail.

M-09/23/2025-4 - Motion by Nelson to uphold the protest that the RFP was vague and/or ambiguous, seconded by Johns.

Yeas: Nelson and Johns	2
Nays: Parks, Trigg, and Felton	3
	Motion Failed

M-09/23/2025-fr Motion by Felton to find that the protest was neither vague and/or ambiguous and reject the protest, seconded by Trigg.

Yeas: Felton, Trigg, and Parks	3
Nays: Johns, and Nelson	2
	Motion Passed

Break: Reconvened at 11:30 a.m.

Protest 4. Bias or Unequal Treatment. In no place does the RFP state Kingsbury GID would provide yard space for equipment or sand storage to the winning bidder or that it was an option to have storage space with Kingsbury GID, during the Board meeting it was mentioned that it was offered to Lopez Snow Removal.

Manchester - Under the contract that you guys provided, as the one that would be, used (XXIW Staging yard Material Storage), contractor must provide its own equipment staging and material storage area at Stateline, NV or within two miles of the District's boundaries. District approves site and contractor operates and maintains the yard in compliance with the state and federal laws. It was not on the RFP that the yard was available. Kingsbury GID is not using the yard because they must get an ingress/egress allowance from the Department of Transportation, which is a lot of money. They used to offer it in the contract about fifteen years ago when they first purchased the property, but then when they found out the DOT needed those egresses. Lopez proposed to park in Summit Village and they proposed to use some of the Op's Yard. It just seems that it was not offered to everyone, so that's unfair. The minutes of August 27th showed Trustees stating concerns where the vehicles are stored (exhibit 9). We're also concerned with (exhibit 13a), (Contractor shall prepare and provide mixed sand and salt for de-icing at a ratio not to exceed 1 part salt and 3 parts type D at contractor's cost.) Contractor should provide covered storage for the sand/salt mixture and maintain moisture content at less that 2%. Alternatively, District, at its discretion, may provide and store mixed sand/salt for contractor's use with appropriate notice. So, by giving Lopez permission to use the yard, you are not offering it to anyone else, that is public procurement processes of a legal entity that undermines the principles of fairness to competition. We've procured 500 tons of sand and salt for the District and usually three quarters of the way we run out. Some service providers are not available for a couple of weeks if we have a huge snowstorm.

Lopez - This is based on the claim that there is bias and unfair treatment. As you all know, in the RFP there wasn't a requirement stating that you had to have a yard in any specific area. It came up in multiple discussions and previous Board meetings. This is a standard practice for Kingsbury GID to allow for this. It is stated on record that this is our only place and there have been a lot of mistakes regarding our intended use of that yard for other contracted jobs, and it's not. We have communicated that it's only for this contract and it's really for the benefit of the residents to have it nearby. I would just note that if we were to acquire a three-acre yard at the top of Kingsbury as the only requirement you would be effectively biased against any other contractor that would ever want to try and bid here. This is part of the reason why Kingsbury GID offers these alternatives to keep it a fair place for other contractors that don't have the historical yard. So, do we have a three-acre yard at the top of Kingsbury "No", but do we have other options? "Yes" and you guys have already evaluated it and found that it's sufficient to satisfy what we need to do to meet the scope of the RFP.

Manchester - It's discrimination to not offer it to everyone.

Counsel's comments on Protest 4 -All proposers received the same solicitation. Kingsbury GID can craft solicitations as it desires, and it includes omitting opportunities such as the use of District resources in the execution of the contract.

Proposers are equally free to make the proposals as they believe most advantageous. If the proposer decides to include some use of Kingsbury GID property or assets it makes that proposal at its own risk of rejection. Any proposer could have made the same proposal. It is Counsel's opinion that Kingsbury GID's failure to address use of District facilities and solicitations, as well as its agreement to allow use of those facilities, does not evidence bias or unequal treatment.

Parks - It's not in the facts that we didn't offer it to anybody; Lopez didn't ask for it. They had storage in other places, so I'm not sure we showed bias because they never asked for it. We said a lot of our contractors can use our storage yard. Parks asked Counsel what the definition of bias and Counsel answered; treating different similarly situated entities differently for no apparent reason.

Felton - I thought that the yard was discussed in a public meeting pre-RFP. There was discussion about where you are going to keep your stuff. They had a couple of sites for their own stuff already and I thought that came up as an alternative. I would also point out that even Counsel has already indicated that any copy of the old contract is perhaps an interesting reference, but it's not binding in this situation. Exhibit 13 in the Manchester binder, page 34-35 says "the District at its discretion, may provide and store mixed sand/salt for Contractor's use with appropriate notice". I think Counsel said, correct me if I'm wrong, that the RFP refers to the current Professional Services Agreement and the need to comply. What it says is "The selected vendor must enter into Kingsbury GID's professional services agreement". My understanding of Kingsbury GID's Professional Services Agreement is the contract to be established with the vendor, is that not, right? The answer was unanswered. Another question was, if two different entities were treated differently but it had no negative impact, what would that be considered. Counsel believes that it would be considered - no harm no fowl.

Nelson - On the protest of bias or unequal treatment, that it did not state or was not told that they could use the yard for equipment storage or anything, I would have to agree, they are correct. I did have to ask Lopez, where are you guys going to be located and they said, "We were told we could use your yard". It was not said to Manchester or Colbre who was down in Gardnerville who had an astronomic number, who knows maybe that number would have come down if they would have known they could store things at our facility. So, when it comes to this claim that we offered it to one and not to all, I would have to agree. In these types of processes if there are going to be resources provided they need to be offered to everybody.

Johns - I wholeheartedly agree with Sara's comments; it could have changed the other bidders' amounts, Colbre thinking they may have had to bring their equipment up all the way from the valley. It's also my opinion that it is in the contract, which is referred to in our RFP, that the Professional Services Agreement was made part of the RFP, and we requested that if you didn't agree with something you were to cross it out and provide alternative language. Lopez's RFP specifically states that they raise no concern with our Professional Services Agreement. So, that requirement, to have that storage facility, has become part of that RFP and feel it is unfair to not have offered that to the other two competitors. Manchester obviously has a yard, Colbre didn't and that could have affected their price had they known that they could use our yard. In the RFP, it states that the current contract is part of the RFP. Besides that, the fact that it wasn't offered to Colbre alone is grounds for bias.

l!:igg - It sounds like there were questions asked by both entities and they were answered by different people. One company's concern was not the same as the other company's concern. I remember when we were putting this together before the RFP went out. People who answered those questions had the opportunity to discuss this in an open meeting. Lopez asked a question that was not answered by the Board, it was answered by Esenarro. I believe the Board was extremely concerned about getting the RFP right. I think one company asked a question and got an answer; another company asked a different question and got an answer. I don't think there was any bias or any attempt to decrease one's chances and decrease the other chances. We went about this in the best way and fair way that we could with our RFP.

M-09/23/2025-6 - Motion by Nelson, seconded by Johns to uphold the Protest 4 for bias and unfair treatment, that the RFP did not state that Kingbury GID will provide storage space.

Yeas: Nelson and Johns	2
Nays: Parks, Trigg, and Felton	3
	Motion Failed

M-09/23/2025-7- Motion by Felton, seconded by Trigg to reject Protest 4.

Yeas: Felton, Trigg, and Parks	3
Nays: Johns, and Nelson	2
	Motion Passed

For Discussion and Possible Action: Award of Snow Removal Contract. This item shall not be entertained if the Board of Trustees sustains any protest considered during the prior agenda item.

M-09/23/2025-8- Motion by Johns, seconded by Trigg, and unanimously passed to table the award of the snow removal contract to a later meeting.

FINAL PUBLIC COMMENT -

Patty Page - Noted that neither of the proposals were completed per the RFP. Charlena, yours, was construed as messy. There were a lot of things missing, I noticed ten things that I spoke with Dornbrook about. The RFP didn't include staging at the residence expense for Lopez storing their property which is shared between Nevada and California contracts. I don't know why we're doing that, we paid for it, it's our property, we paid for it through our rates. I also don't understand how you approve or awarded a contract that wasn't even written. You were going based on a previously written contract that specifically states that they must provide their own property for staging all their equipment and materials. That is in Charlena's contract. I respect all your opinions and your votes. I'm glad that you have tabled this.

Manchester - Regarding the use of the Ops Yard, Flipper and I have discussed for a couple of years, since 2023 when NDOT shut down the roads, that it would have been nice to have a couple loaders stored up towards the top of the grade because accidents between our yard and the top have delayed us 2-3 hours at a time due to major accidents. We have guys that live in Summit Village and down the mountain that could access them in that case.

Sara Lopez- We just wanted to thank the Board for engaged conversations. You are very thorough and meticulous. We're ready to go, we're preparing and know we are an extension of the District. We will be serving everybody with integrity, professionalism and capital execution.

Bob Keller- Tramway has had construction for the last 5 months that is painfully slow. They are going on an average of 4 inches an hour. They are not efficient. I'm an engineer and we would prep, stage etc. with 10-12-hour windows.

ADJOURNMENT

M-9/23/2025-9

The Protest Hearing adjourned at 12:32 p.m.

Respectfully submitted,

Sandy Parks, Chair

Attest:

Cindy Trigg, Secretary

Kingsbury General Improvement District
Board of Trustees
Sandy Parks, Chair
Ed Johns, Vice Chair
Cindy Trigg, Secretary/Treasurer
Greg Felton, Trustee
Sara Nelson, Trustee

MEETING MINUTES
MEETING OF THE KGID BOARD OF TRUSTEES
AWARD OF SNOW REMOVAL CONTRACT
HELD AT 160 PINE RIDGE DR. STATELINE, NV ON TUESDAY SEPTEMBER 30, 2025

CALL TO ORDER - The meeting was called to order at the Kingsbury General Improvement District office located at 160 Pine Ridge, Stateline, Nevada at 8:03 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL - In person attendance were Trustees Parks, Johns, Nelson, Trustee Felton attended via Zoom. Trustee Trigg initially attended via Zoom at the beginning of the meeting, then attended in person for a period, then left the meeting to join by Zoom again. Also, there was present General Manager Dornbrook, Interim Utility Operations Superintendent Byran Moss, Admin. & H.R. Supervisor Judy Brewer. General Counsel Chuck Zumpft attended via Zoom and left the meeting returning later. Public attendees inclueded: Lynette Stoudt, Mike Paulson, Jason Torres, Marilyn Spencer, Jaime Lopez, Sara Lopez, Tony Garcia, Cory Labato, Carl Bachholz, Flipper Manchester, Charlena Manchester, Rodney Vonahsen. Public attendees on Zoom included: Jodie Nelson, Tahoe Chamber, C. Bibb, Summit Village, Paul Corbani, Rdira, Chris Larson, Rubio-Aguilar, Sharon Conniff, Matt, Candace Michelle, Susan Cutuli, Jenell. Note: There may have been public attendees that did not use the sign-in sheet or identify themselves on Zoom.

PUBLIC COMMENT -

Jodie Nelson - Raised concerns about the time of the meeting, suggesting it was inconvenient for community participation.
Janet Murphy - A former legislative advisor, expressed deep concern about safety and ethics in the District's operations, emphasizing the need for thorough investigation of contractors and their backgrounds. She also highlighted the importance of listening to constituents and taking their comments into account.
Michelle Koluson - Gave kudos to Manchester, noting the way they keep the roads clear is amazing.
Cory Labate - Works at Zephyr Post Office and emphasized how the Board is not listening to the public as they have hired the Board to speak for them. Seventy-five to eighty percent of the people here are in favor of Manchester and you still aren't listening.
Jessica Grime - Emphasized that the RFP process may not have adequately reflected community needs, potentially putting residents and emergency services at risk.
Rodney Vonahsen - Listed several concerns and raised questions about Lopez's operational capabilities and preparedness for winter conditions.
Rae Dira - Long time South Lake Tahoe resident who cares for people who live here, stated that she is saddened that the Board is not listening to the people who voted them into office.
Marilyn Spencer - Would like to reiterate what Cory Labato said about the Board not listening to the people of this community. You're not taking safety into consideration, and you don't understand that despite the overwhelming response that Manchester has received regarding keeping their contract, the Board is not listening.
Paul Corbani - Expressed his support for the Board choosing Lopez Snow Removal.
Dan Orr - Why is the Board taking such an enormous risk? It's a huge gamble. What's on the table is the safety of everyone in this community.
Charles Manchester- Has been in Tahoe for 62 years. His grandfather started the water company for Kingsbury Grade.

We're the first responders. If we don't get the roads plowed quickly and safely, the fire department and sheriffs aren't able to help the community. That's why I dedicated myself and still will to this community.
Rosie Labato -Would really like the Board to listen to them regarding their safety. Manchester has experience and knowledge. She's tired of the board not listening and not voting the right way.
Jodie Nelson - Wanted to note that she thinks it concerning that there is no legal counsel currently present for such a contentious issue, and she hopes that we have the proper counsel as far as the legalities to all of this or you should reschedule your meeting for a time when you do.
Cory Labato - Can't believe that we would go against the Fire Chief who has supported Manchester and you're still not listening to the safety for the first responders. Why aren't you listening to the Fire Chief?

APPROVAL OF AGENDA -
M-09/30/2025-1- Motion by Nelson, seconded by Trigg, and unanimously passed to approve the agenda.

NEW BUSINESS FOR POSSIBLE ACTION:

Approval of Snow Removal Contract with Lopez Snow Removal

The District's current snow removal contract expires on September 30th, 2025. To secure a new agreement, the District issued a Request for Proposals (RFP) on July 28, 2025. The RFP was advertised in local newspapers, posted on the District's website, and distributed to potential proposers. Three timely and responsive proposals were received respectively from Manchester Enterprises Inc., Lopez Snow Removal, and Colbre Grading and Paving. Proposals were opened on August 21, 2025, and evaluation the Board voted 3-2 award the contract to Lopez Snow Removal.

Yeas: Parks, Trigg, and Felton
Nayes: Johns and Nelson

Manchester Enterprises Inc. issued a Notice of Protest of Contract Award for RFP on September 11, 2025. A Protest hearing was held on September 23, 2025, during which the Board considered all four protest claims. Each was rejected by vote, and the Board directed staff to proceed with contract negotiations with Lopez Snow Removal.

Dornbrook said that in Appendix A (Section XXIV) Staging Yard and Materials Storage, that the following language has changed. If the Nevada Department of Transportation (NDOT) determines that changes to the entrance/exit (ingress/egress) of the District's operation yard are required. The contractor **may not use the operations yard until such changes are made or NDOT provides a waiver.**

The focus was on reviewing equipment requirements for the snow removal contract. Lopez confirmed they have secured all necessary equipment, meeting the required specifications. Lopez noted that some equipment orders cannot be finalized until the contract is signed. The discussion revealed some confusion about equipment specifications and tonnage capacities, which Lopez clarified during the meeting. The Board discussed concerns about the October 10th deadline, with a suggestion from Felton to extend it to three weeks due to delays. The contract requires proof of purchase by October 10th and equipment readiness by October 30th,though there was agreement that some flexibility could be allowed.

PUBLIC COMMENT -

Rodney Vonahsen - Believes Lopez's equipment is to small and dangerous and will not perform for what they need.
Mike Paulson - Questioned if the Summit Village equipment is being split in two to service both the Village and Kingsbury GID.
Unknown - In terms of the contract deadline. If you have until the 24th to receive the equipment, you can't train people on equipment that you don't have. This is a big concern for safety in my opinion.
Marilyn Spencer - Stated that Lopez can't train people on equipment by using the lake.
Cory Labato - His one concern is where and how are they going to store the sand and salt without it getting wet.
Charles Manchester - Questioned how much salt and sand they are planning on storing.
Cory Labato - How many other accounts does Lopez have and how are we gong to be prioritized as Kingsbury GID?
Janet Murphy- Has a deep concern about the RFP, should have put the RFP back out to bid. Public Safety is number one.
Jodie Nelson - Wanted to make a point that in the contract it talks about utilizing the Operations Yard. Years ago, we tried to change the scope of the Operations Yard and NDOT required a deceleration lane for something other than storage, which is what we are using it for now. Kingsbury GID needs to make sure that NDOT doesn't have any input into this now.

Alan Lorenz - After the RFP went out, and if it wasn't sufficient, then how would Lopez score so high on your matrix?
Dornbrook - Manchester has very good points regarding fuel, power outages, salt storage etc. His biggest concern is the ingress/egress at the storage yard. This is a very difficult situation as you all know. I will vow that Lopez is successful, and the community is safe. There will be a plan B.
Johns - What is plan B?
Dornbrook - I don't want to discuss my plan Bin this meeting as this a contract award meeting. I've been formulating one, but nothing is official yet.
Felton - The community has made it very clear the value and respect for Manchester. I would like to believe that if this doesn't work for Lopez, it's a huge opportunity for Manchester to show them we couldn't do it without them.

M-09/30/2025-2 - Motion by Felton, seconded by Trigg to accept the three-year contract for Lopez Snow Removal.

Yeas: Parks, Trigg, and Felton	3
Nayes: Johns and Nelson	2

Motion Passed

The Board voted 3-2 to award the snow removal contract to Lopez, with the contract starting October 1st and requiring proof of purchase by October 10th and all equipment on site by October 30th, also adopting clarified language regarding NDOT and the Operations Yard. Following the vote, there was discussion about the need for a Plan B if the contract with Lopez does not work out. Dornbrook mentioned he's working on contingency plans.

Janet Murphy - This is an awkward position for the Lopez folks because I know early on, they were being solicited by the previous General Manager. Back in the day there wasn't anybody stepping on each other's toes. No one would go into other people's territories.

Jodie Nelson - I wanted to comment on the fact that one of your Trustees is acting so unprofessional. Cindy Trigg yelling at the board and the public storming out of the meeting is ridiculous and you should probably have some additional training for that. The fact that she constantly speaks under her breath during the meeting when she's there. She's constantly interrupting people is unprofessional, and it should be addressed.

Johns - There is a recall process.

ADJOURNMENT

M-9/30/2025-4

Meeting adjourned at 10:10 a.m.

Respectfully submitted,

Sandy Parks, Chair

Attest:

Cindy Trigg, Secretary

KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #7

TITLE: APPROVAL OF LIST OF CLAIMS

For Discussion and Possible Action. Review and approve the monthly claims which were paid by the district from September 12th to October 16, 2025

MEETING DATE: 21 October 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:
It is recommended that the Board of Trustees review and approve the list of claims for September 12th to October 16, 2025, from check number 65712 to 65788 for a total of $1,170,090.54.

BACKGROUND INFORMATION:
Each month the district is billed from vendors for a variety of goods and services which are necessary and appropriate for the district operations and administration. In exercising fiduciary duties, these are reviewed and approved monthly by the Board of Trustees.

INCLUDED:

- List of Claims for September 12, 2025, through October 16, 2025

Fund impacted by above action:

(X) All Funds	() Not a Budget Item
() Water Fund	( ) Sewer Fund
( ) General Fund	( ) Snow Removal Fund
() Not Budgeted for	( ) Emergency Spending

KINGSBURY GENERAL IMPROVEMENT DISTRICT

Check/Voucher Register - LIST OF CLAIMS
From 9/12/2025 Through 10/16/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65712	9/16/2025	GREGORY FELTON	Employee: FELTON; Pay Date: 9/16/2025	739.12
65713	9/16/2025	EDWARD J. JOHNS	Employee: JOHNSE; Pay Date: 9/16/2025	739.12
65714	9/16/2025	SANDRA D. PARKS	Employee: PARKS; Pay Date: 9/16/2025	689.12
65715	9/16/2025	SARA NELSON	Employee: SNELSO; Pay Date: 9/16/2025	739.12
65716	9/16/2025	CYNTHIA M. TRIGG	Employee: TRIGG; Pay Date: 9/16/2025	739.12
65717	9/16/2025	AFLAC	ACCT. FA935 LIFE INSURANCE DORNBROOK, EDWARDS, JOHNS, MOSS,	605.55
65718	9/16/2025	AIRGAS USA, LLC	RENT LIQUID IND LG 190-300 LT NITRO	957.03
65719	9/16/2025	ASPEN DEVELOPERS CORP	PAY APPLICATION 8 130113 TRAMWAY & TINA WATERLINE	0.00
65720	9/16/2025	DOWL, LLC	ENGINEERING SERVICES 2025 ROAD REHAB/REPLACEMENT PROJECT	41,184.50
65720	9/16/2025	DOWL, LLC	GENERAL SERVICES	2,805.25
65721	9/16/2025	MICHAEL EDWARDS JR.	REIMBURSE AMAZON RECIEPT RUBBER WORK BOOTS	132.54
65722	9/16/2025	EMPLOYERS ASSURANCE CO.	WORKERS COMPENSATION INSTALLMENT 04 10/01/25	1,123.00
65723	9/16/2025	FLYERS ENERGY LLC	FUEL REGULAR 215 GAL DIESEL 321 GAL	2,281.63
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-150-0119-103174-5 EASY	51.11
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-150-0120-092376-5 DCLTSA	51.11
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-586-8471-100215-5 STATION 1	175.11
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-1065-022924-5 160 PINERIDGE	218.59
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-2401-060791-5 PALISADES	41.96
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-2410-111700-5 EASY	99.06
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-2419-091195-5 PALISADES	99.06
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-2705-024476-5 TERRACE VIEW	330.92
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-4482-052798-5 MARKET	53.08
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-7495-061182-5 MARKET	43.56
65724	9/16/2025	FRONTIER COMMUNICATIONS	775-588-8311-081082-5 GALAXY	58.68
65725	9/16/2025	KINGSBURY AUTOMOTIVE & SUPPLY	PURPLE POWER 400Z	5.79
65725	9/16/2025	KINGSBURY AUTOMOTIVE & SUPPLY	SWEEPER 2.5DEF	16.99

Check Number	Check Date	Payee	Transaction Description	Check Amount
65726	9/16/2025	KONICA MINOLTA PREMIER FINANCE	ACCT. 3691777720 KONICA LEASE 9/1 TO 9/30/25	399.60
65727	9/16/2025	LINDE GAS & EQUIPMENT INC.	INDUSTRIAL ACETYLENE IND HIGH PRESSURE	212.50
65728	9/16/2025	MINDEN LAWYERS, LLC	LEGAL FEES HYDRANT FLOOD CLAIMS	2,913.50
65729	9/16/2025	NEVADA LEAGUE OF CITIES	FY26 ANNUAL MEMBERSHIP DUES	0.00
65730	9/16/2025	OWEN EQUIPMENT	RETURNED BIN DEBRIS HOSE	(1,751.68)
65730	9/16/2025	OWEN EQUIPMENT	VACTOR DEBRIS HOSE 8X6 QTY 2	1,751.68
65730	9/16/2025	OWEN EQUIPMENT	VAC□OR PARTS DEBRIS HOSE, HOSE END WELD, ELBOW WELDMENT, NOZ	6,772.71
65731	9/16/2025	QUADIENT LEASING USA, INC.	ACCT. 1218695 POSTAGE METER RENT & ONLINE-RATE MAINTENANCE	102.00
65732	9/16/2025	ROTORK CONTROLS INC	STATION 1 VALVE ACTUATOR	2,299.30
65733	9/16/2025	ROUND HILL GENERAL IMPR DIST	COMMERCIAL CONSUMPTION DORLA CT. 7/31 TO 8/29/25	1,648.20
65734	9/16/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-P/A & COLIFORMS-QT	324.00
65735	9/16/2025	SHRED-IT	SHRED	37.00
65736	9/16/2025	SOUTHWEST GAS CORPORATION	298 KINGSBURY CIR	32.46
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000322763 3 BUCHANAN RD PUMP	35.59
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000561117 698 KINGSBURY GRADE	36.37
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000561180 5 KIMBERLY BROOKE LN PUMP	34.80
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000561274 4 ANDRIA DR (384) PUMP	36.37
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000561387 2 TERRACE VIEW DR PUMP	35.59
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000799713 160 PINE RIDGE DR 1	61.59
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000799717 298 KINGSBURY CIR UP	32.46
65736	9/16/2025	SOUTHWEST GAS CORPORATION	910000799718 298 KINGSBURY CIR DOWN	38.77
65737	9/16/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 360 MEDICAL INSURANCE BREWER, DORNBROOK, ESENARRO, BYR	6,097.97
65737	9/16/2025	PUBLIC EMPLOYEES BENEFIT PROG	ACCT. 841 MEDICAL INSURANCE MCKAY, RUNTZEL, VOSBURG	1,253.53

KINGSBURY GENERAL IMPROVEMENT DISTRICT

Check/Voucher Register - LIST OF CLAIMS

From 9/12/2025 Through 10/16/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65738	9/16/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2022-12 155 SIERRA COLINA SERVICE CHAR	2,574.00
65738	9/16/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2022-13 157 SIERRA COLINA SERVICE CHAR	2,394.00
65738	9/16/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2022-4 154 SIERRA COLINA SERVICE CHARG	1,808.00
65738	9/16/2025	TAHOENOW VENTURES LLC	PARTIAL REFUND PERMIT 2022-7 156 SIERRA COLINA SERVICE CHARG	1,808.00
65739	9/16/2025	VERIZON WIRELESS	MONTHLY GPS SERVICES MEI SNOW REMOVAL EQUIPMENT 8/2025	227.40
65740	9/19/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 9/19/2025	2,306.75
65741	9/19/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 9/19/2025	3,832.47
65742	9/19/2025	MICHAELE. EDWARDS, JR	Employee: EDWARD; Pay Date: 9/19/2025	2,199.11
65743	9/19/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 9/19/2025	3,547.30
65744	9/19/2025	BRANDY JOHNS	Employee: JOHNS; pay Date: 9/19/2025	2,051.66
65745	9/19/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 9/19/2025	3,336.82
65746	9/19/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 9/19/2025	2,827.99
65747	9/19/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 9/19/2025	1,609.34
65748	9/19/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 9/19/2025	1,451.23
65749	9/19/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 9/19/2025	1,756.41
65750	9/19/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 9/19/2025	7,187.40
65751	9/19/2025	JOSEPH ESENARRO	Employee: ESENAR; Pay Date: 9/19/2025	2,644.20
65752	9/22/2025	PUBLIC EMPLOYEES	EMPLOYEE AND EMPLOYERS PERS CONTRIBUTION 9/25	28,994.68
65753	9/16/2025	ASPEN DEVELOPERS CORP	PAY APPLICATION 8 130113 TRAMWAY & TINA WATERLINE	281,608.59
65754	9/29/2025	AIRGAS USA, LLC	NITROGEN LIQFG 265LTRS 350 PSI	542.62
65755	9/29/2025	AT & T MOBILITY	ACCT. 287301170124 CELL PHONES	621.11
65756	9/29/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140031448 169 TERRACE VIEW	150.00
65756	9/29/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140098488 97 BEACH CLUB DR	160.00

Check Number	Check Date	Payee	Transaction Description	Check Amount
65756	9/29/2025	CHARTER COMMUNICATIONS	ACCT. 8411100140191184 160 PINERIDGE DR	154.99
65757	9/29/2025	DOWL, LLC	ENGINEERING SERVICES 2024 WATERLINE IMPROVEMENT 8/25	49,369.25
65758	9/29/2025	HOMESERVE USA	LOSS & LINE INSURANCE 7/2025	1,535.80
65758	9/29/2025	HOMESERVE USA	LOSS & LINE INSURANCE 8/25	1,538.80
65759	9/29/2025	STATIONARY ENGINEERS LOCAL 39	LOCAL 39 EMPLOYEES HEALTH/LIVE PREMIUMS 11/2025	17,885.00
65759	9/29/2025	STATIONARY ENGINEERS LOCAL 39	PIERSON MEDICAL INSURANCE PAID IN ERROR 8/2025	(2,555.00)
65760	9/29/2025	IUOE STATIONARY ENGINEERS L039	EMPLOYEE UNON DUES 10/2025	567.33
65761	9/29/2025	MICHAEL HOHL AUTOMOTIVE	TRUCK #1929 PLOW SOLENOID PUMP	46.71
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65763	9/29/2025	NV ENERGY	1000044046907329692 399 EUGENE DR	960.20
65763	9/29/2025	NV ENERGY	1000044046907329692 KINGSBURY GRADE UNIT Fl	19.46
65763	9/29/2025	NV ENERGY	1000044086803270814 801 KINGSBURY GRADE UNIT LIGHTS	33.79
65763	9/29/2025	NV ENERGY	1000044086803294236 160 PINERIDGE DR UNIT LIGHTS	11. 26
65763	9/29/2025	NV ENERGY	1000044086803297452 298 KINGSBURY GRADE APT ADOWN	62.86
65763	9/29/2025	NV ENERGY	1000044086803297460 298 KINGSBURY GRADE APT B-UP	260.95
65763	9/29/2025	NV ENERGY	1000044086803297478 298 KINGSBURY GRADE APT CDOWN	58.27
65763	9/29/2025	NV ENERGY	1000044086803297486 298 KIGNSBURY GRADE APT DDOWN	70.13
65763	9/29/2025	NV ENERGY	1000044086803297718 403 KIMBERLY BROOKE LN	286.30
65763	9/29/2025	NV ENERGY	1000044086803301502 504 LAUREL LN UNIT PMPSTA	36.64
65763	9/29/2025	NV ENERGY	1000044086803301940 EASY ST UNIT N/T134	39.22
65763	9/29/2025	NV ENERGY	1000044086803305073 KINGSBURY GRADE UNIT PMPPLS	44.80

KINGSBURY GENERAL IMPROVEMENT DISTRICT

Check/Voucher Register - LIST OF CLAIMS

From 9/12/2025 Through 10/16/2025

Check Number	Check Date	Payee	Transaction Description	Check Amount
65763	9/29/2025	NV ENERGY	1000044086803320205 KINGSBURY GRADE UNIT PMPHS2	4,279.88
65763	9/29/2025	NV ENERGY	1000044086803320221 314 ANDRIA WAY UNIT BRADBU	1,862.55
65763	9/29/2025	NV ENERGY	1000044086803320239 698 KINGSBURY GRADE UNIT NTFRS	1,662.78
65763	9/29/2025	NV ENERGY	1000044086803320247 176 BUCHANAN RD UNIT PMPHS3	2,866.88
65763	9/29/2025	NV ENERGY	1000044086804621577 801 KINGSBURY GRADE UNIT B	39.38
65763	9/29/2025	NV ENERGY	1000044086805221187 180 LAKE PKWY UNIT PUMP	788.12
65763	9/29/2025	NV ENERGY	1000044086807006297 97 BEACH CLUB DR	9,680.93
65763	9/29/2025	NV ENERGY	1000044086808604306 160 PINERIDGE DR	180.15
65763	9/29/2025	NV ENERGY	1000044087003270836 801 KINGSBURY GRADE	36.64
65763	9/29/2025	NV ENERGY	1000044771003320176 KINGSBURY GRADE UNIT DISPMP	904.13
65763	9/29/2025	NV ENERGY	100044086803274204 GALAXY LN PUMP	73.32
65764	9/29/2025	SIERRA NEVADA CONSTRUCTION	2025 ROAD REHABILITATION PROJECT PAY 2 8/2025	547,720.60
65765	9/29/2025	SOUTH TAHOE REFUSE	ACCT. 10-41521 5 160 PINERIDGE/298 KINGSBURY COMM BIN 8/25 •	482.16
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENETION SEWER PUMP STATION MAINTENANCE 9/2025	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE 10/2024	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE 11/2024	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE 12/24	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE 4/25	854.98

Check Number	Check Date	Payee	Transaction Description	Check Amount
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE 6/2025	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE CONTRACT 1/2025	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCE FEB 2025	854.98
65766	9/29/2025	SUMMIT PLUMBING LLC	RETENTION SEWER PUMP STATION MAINTENANCT 05/2025	854.97
65767	9/29/2025	TAHOE BASIN CONTAINER	ACCT. 50-6791 3 801. KINGSBURY GRADE BEAR PROOF RENT 8/25	30.00
65768	10/3/2025	JUDITH BREWER	Employee: BREWER; Pay Date: 10/3/2025	2,306.75
65769	10/3/2025	DERREK DORNBROOK	Employee: DORNBR; Pay Date: 10/3/2025	3,859.19
65770	10/3/2025	MICHAELE. EDWARDS, JR	Employee: EDWARD; Pay Date: 10/3/2025	2,898.69
65771	10/3/2025	BRANDY JOHNS	Employee: JOHNS; Pay Date: 10/3/2025	2,127.83
65772	10/3/2025	MICHELLE M. MCCOY	Employee: MCCOY; Pay Date: 10/3/2025	1,629.55
65773	10/3/2025	SHANE T. MORTENSEN	Employee: MORTEN; Pay Date: 10/3/2025	3,132.13
65774	10/3/2025	BYRAN D. MOSS	Employee: MOSS; Pay Date: 10/3/2025	3,183.68
65775	10/3/2025	JEFF M. SIMAS	Employee: SIMAS; Pay Date: 10/3/2025	1,658.62
65776	10/3/2025	LEIGH C. STANTON	Employee: STANTO; Pay Date: 10/3/2025	1,516.50
65777	10/3/2025	JEFF T. WOOD	Employee: WOOD; Pay Date: 10/3/2025	1,830.84
65778	10/6/2025	DERREK DORNBROOK	REIMBERSE BLUE DOG PIZZA LUNCHEON RECOGNTION 20 MILE STONE	246.83
65778	10/6/2025	DERREK DORNBROOK	REIMBURSE LAKE TAHOE MSSGE AWARD RECOG MILSTONE 20 YR OF SER	150.00
65779	10/6/2025	EMPLOYER LYNX, INC.	BACKGROUND SCREENING WATER OPERATOR TIM ROBERTS	160.00
65780	10/6/2025	BEATRIZ HERNANDEZ	160 PINERIDGE FOUR CLEANINGS SEPT. 2025	2,000.00
65781	10/6/2025	LOPEZ HOME ENTERPRISES LLC	SNOW REMOVAL SERVICES 10% OF CONTRACT 10/2025	48,000.00
65782	10/6/2025	JOSEPH MOREIRA MURDACH	REFUND PERMIT 2023-3 184 MEADOW LN	1,287.00
65783	10/6/2025	PYE-BARKER FIRE & SAFETY	VARIOUS STATION ALARM MONITORING 10/01 TO 12/31/25	2,062.02

Check Number	Check Date	Payee	Transaction Description	Check Amount
65784	10/6/2025	SGS SILVER STATE LABORATORIES	BROMATE	175.00
65784	10/6/2025	SGS SILVER STATE LABORATORIES	COLIFORMS-QT	216.00
65784	10/6/2025	SGS SILVER STATE LABORATORIES	FY24 WATERLINE TRAMWAY COLIFORMS-P/A SAMPLES	88.00
65784	10/6/2025	SGS SILVER STATE LABORATORIES	LEAD COPPER DW	100.00
65785	10/6/2025	SPRINGBROOK SOFTWARE COMPANY	COMPUTER EXP/ACH & CC CHARGES SEPT 2025	1,748.00
65785	10/6/2025	SPRINGBROOK SOFTWARE COMPANY	SPRINGBROOK ADD-ONS PLANNING .50 HRS.	87.50
65785	10/6/2025	SPRINGBROOK SOFTWARE COMPANY	SPRINGBROOK GL + AP IMPLEMENTATION 4HRS REVIEW & PLANNING	756.00
65788	10/6/2025	US BANK VISA REWARDS	BM COLE-PARMER STATION 1 UVT CUVETTE QUARTZ	286.93
65788	10/6/2025	US BANK VISA REWARDS	BM FROMM POWER SUPPLY FOR EDGEWOOD INTERTIE	346.26
65788	10/6/2025	US BANK VISA REWARDS	BM LOWES STATION 3&5 KEMTEK LIQUID CHLORINE QTY 8	111.84
65788	10/6/2025	US BANK VISA REWARDS	BM LOWES STATIONS 3&5 KETEK LIQUID CHLORINE QTY 8	111.84
65788	10/6/2025	US BANK VISA REWARDS	BM THE BOSWORTH CO TREATMENT PLANT PART TRANSFER PUMP	32.45
65788	10/6/2025	US BANK VISA REWARDS	JB APWA PUBLICATION WATER OPERATOR 45 DAY POSTING	375.00
65788	10/6/2025	US BANK VISA REWARDS	JB COSTCO BLUE DEF DIESEL FOR TUCKS	58.11
65788	10/6/2025	US BANK VISA REWARDS	JB GOVERNMENT JOBS PUBLICATION WATER OPERATOR	199.00
65788	10/6/2025	US BANK VISA REWARDS	JB INDEED UTILITY BILLING CORDINATOR PUBLICATION 8/31/25	101.86
65788	10/6/2025	US BANK VISA REWARDS	JB PORT OF SUBS BOARD MEETING 9/16/25	74.75
65788	10/6/2025	US BANK VISA REWARDS	JB SILVER FLUME NOTARY TRAINING 8/28/25	82.00
65788	10/6/2025	US BANK VISA REWARDS	JB SOUTHWEST AIRLINES FLIGHTS LEIGH & MICHELLE SPRINGBROOK C	463.92
65788	10/6/2025	US BANK VISA REWARDS	JB SPRINGBROOG CONFERENCE MCCOY & STANTON 10/28 TO 10/29/25	1,790.00
65788	10/6/2025	US BANK VISA REWARDS	JB SUMMIT PEST MGMT 160 PINERIDGE	87.77
65788	10/6/2025	US BANK VISA REWARDS	JB TAHOE BAGEL EMPLOYEE LUNCH PER BOARD CHAIR	88.70

Check Number	Check Date	Payee	Transaction Description	Check Amount
65788	10/6/2025	US BANK VISA REWARDS	JB UNITED STATES POSTAL SERVICE CERT MAIL MANCHESTOR	10.48
65788	10/6/2025	US BANK VISA REWARDS	JE ATLANTIS HOTEL FOR AWWA CONFERENCE 10/7 TO 10/9/25	147.77
65788	10/6/2025	US BANK VISA REWARDS	JE AWWA CONFERENCE 10/7 TO 10/9/25	495.00
65788	10/6/2025	US BANK VISA REWARDS	LS COSTCO BATTERIES 9V/D/C, BATH TISSUE, PAPER TOWELS, PAPER	200.81
65788	10/6/2025	US BANK VISA REWARDS	LS LEIGH VDARA HOTEL SPRINGBROOK CONFERENCE 10/27 - 10/29	214.29
65788	10/6/2025	US BANK VISA REWARDS	LS MICHELLE VDARA HOTEL SPRINGBROOK CONFERENCE 10/27 - 10/28	214.29
65788	10/6/2025	US BANK VISA REWARDS	LS STAPLES CASH REG/POS ROLLS, LENS CLEAINING WIPES, COPY PA	155.81
65788	10/6/2025	US BANK VISA REWARDS	LS STATION 2 INK 74XL	64.20
65788	10/6/2025	US BANK VISA REWARDS	LS XSTAMPER JUDY NOTARY STAMP	54.18
65788	10/6/2025	US BANK VISA REWARDS	ME EREPLACEMENT PARTS FOR PRESSURE WASHER	404.61
65788	10/6/2025	US BANK VISA REWARDS	ME EREPLACEMENTPART.COM FUEL NOZZLE FOR PRESURE WASHER	74.16
65788	10/6/2025	US BANK VISA REWARDS	ME EREPLACEMENTPARTS.COM REFUND SHIPPING FUEL NOZZLE	(15.99)
65788	10/6/2025	US BANK VISA REWARDS	SM HOTEL FOR CLA VAL CLASS 2/9 TO 2/13/25	415.89
65788	10/6/2025	US BANK VISA REWARDS	SM LOWES STATIONS 3&5 KEMTEK LIQUID CHLORINE QTY 8	91.84
65788	10/6/2025	US BANK VISA REWARDS	SM OFFICE DEPOT STATION 1 HP74 BLACK	43.69
65788	10/6/2025	US BANK VISA REWARDS	SM SAFEWAY STATION 1 DISTILLED WATER	19.96
65788	10/6/2025	US BANK VISA REWARDS	SM SOUTHWEST FLIGHT ROUND TRIP CLA VAL CLASS 2/9 TO 2/13/26	446.36
65788	10/6/2025	US BANK VISA REWARDS	TRUCK !12533 OREILLY POWER SOCKET	15.05
Report Total				1,170,090.54

MISSING OR VOIDED CHECKS

DATE	CHECKS	PAYEE	MISSING/VOIDED
09/29/25	65762	NV ENERGY	VOIDED
10/06/25	65786	US BANK VISA REWARDS	VOIDED
10/06/25	65787	US BANK VISA REWARDS	VOIDED

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #8

TITLE: 510 LAUREL LANE EASEMENT REQUEST AND RELATED ALTERNATIVES

MEETING DATE: 21 October 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:
Authorize staff and legal counsel to engage with the requesting parties regarding the following alternatives and return to the Board with terms for approval:

1. Replace and relocate Pump House and associated infrastructure, at the sole expense of the requesting parties and with full KGID oversight and approval (Exhibit #2).
2. Reroute water main and provide vault access (Exhibit #3).
3. Sale of the subject parcel (510 Laurel Lane) or a portion thereof to the requesting parties, subject to legal review, public notice, appraisal, and board discretion.

One or more of these alternatives may be pursued as directed by the Boardfollowingfurther analysis.

BACKGROUND:
In early 2025, KGID was contacted by Kemper Hendrick and Marika Weseloh, owners of APNs 1318-24-601-001 and 1318-24-601-002, regarding an easement request across KGID-owned land located at 510 Laurel Lane (APN 1318-24-710-001). The request is intended to secure residential access to their parcels, which currently lack legal access.

Initial outreach began on January 30, 2025, and correspondence continued through March 2025, including involvement from KGID staff, legal counsel Chuck Zumpft, and representatives from the requesting parties. The easement area was surveyed and includes approximately 1,196 square feet along the northerly line of Laurel Lane. A pump house site (currently out of service) is near or within the proposed easement corridor.

KGID's legal counsel advised that the requesting party is responsible for providing:

- A survey and preliminary title report-Provided
- Justification for the easement (including past access efforts)-Provided
- Draft deed language and related exhibits.
- An appraisal if required, and a $2,000 deposit to cover KGID's legal and administrative review

The requesting parties have expressed a willingness to collaborate and explore alternatives that do not interfere with district operations or infrastructure.

INCLUDED:

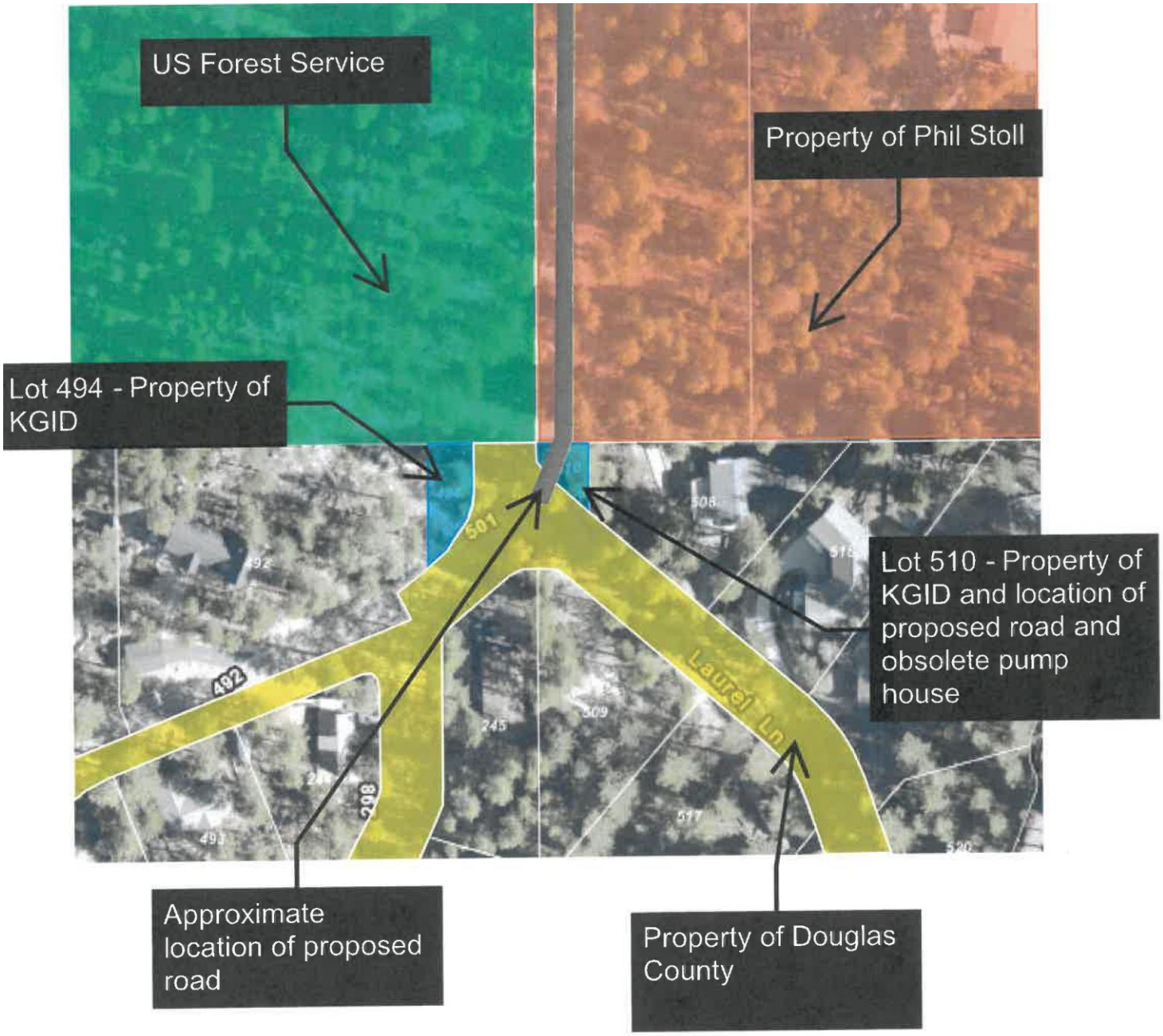
A. Exhibit **#1** Existing Conditions submitted by Spencer Kaufman Project Manager
B. Exhibits #2 & #3 Proposed Solutions submitted by Spencer Kaufman Project Manager
C. Laurel Lane File

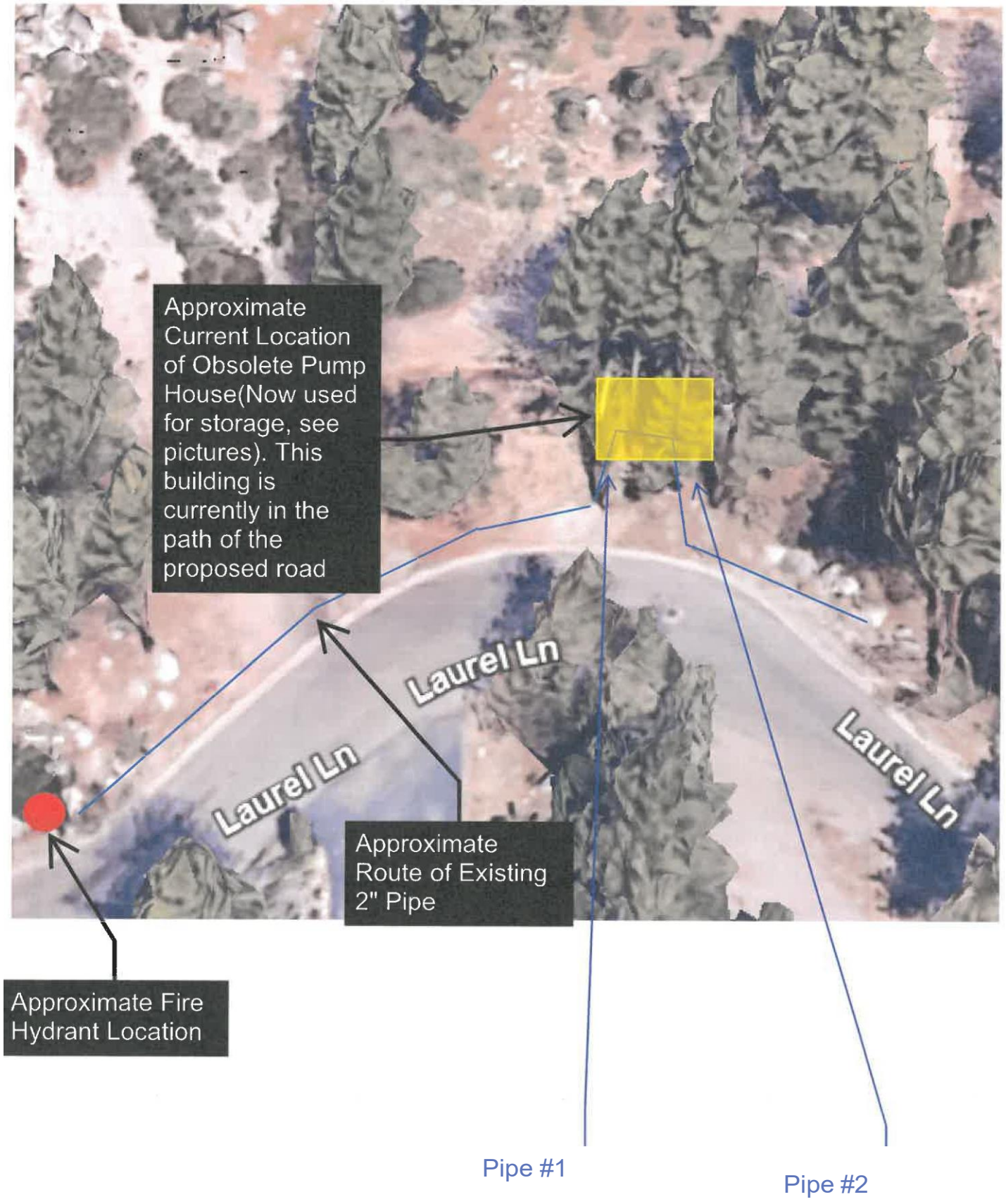
Fund impacted by the above action:

( ) All Funds	( ) Not a Budget Item
(X) Water Fund	**0** Sewer Fund
(X) General Fund	( ) Snow Removal Fund
() Not Budgeted for	( ) Emergency Spending

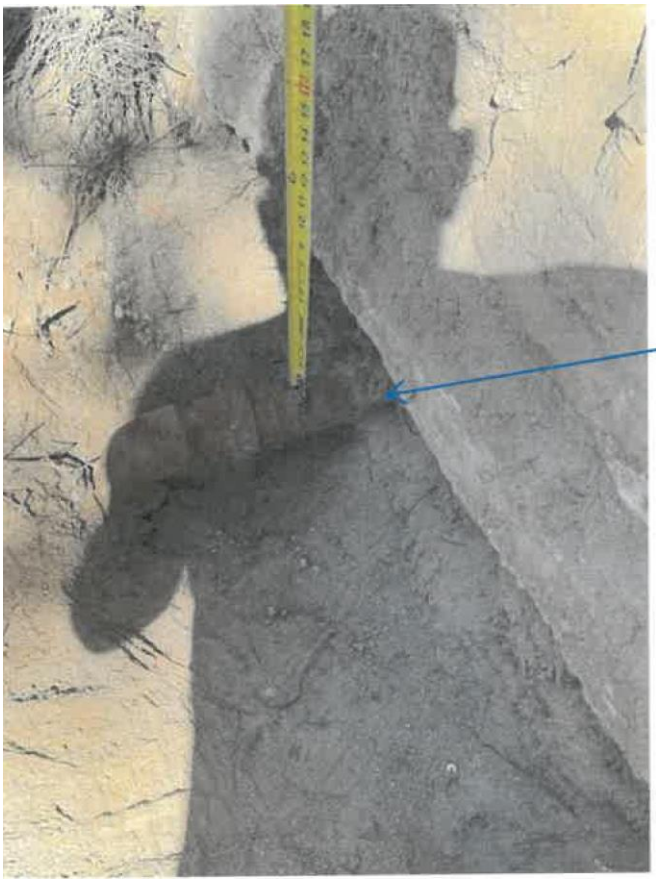
Exhibit #1: ExistingConditions

See below markup showing property owners and property lines



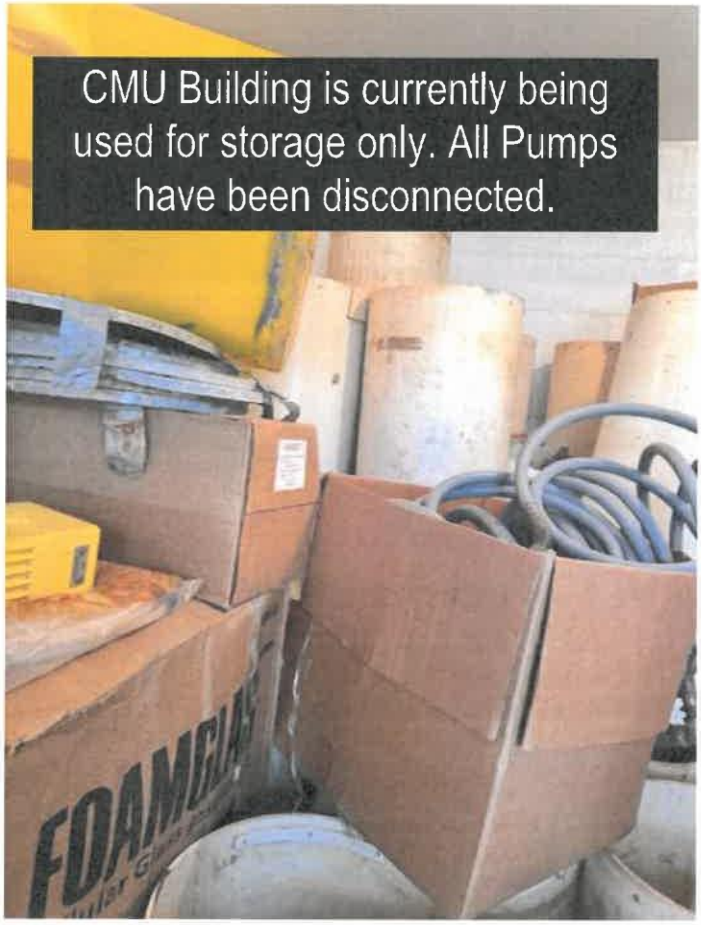

Approximate Current Location of Obsolete Pump House(Now used for storage, see pictures). This building is currently in the path of the proposed road
Laurel Ln
Laurel Ln
Laurel Ln
Approximate Route of Existing 2" Pipe
Approximate Fire Hydrant Location
Pipe #1
Pipe #2

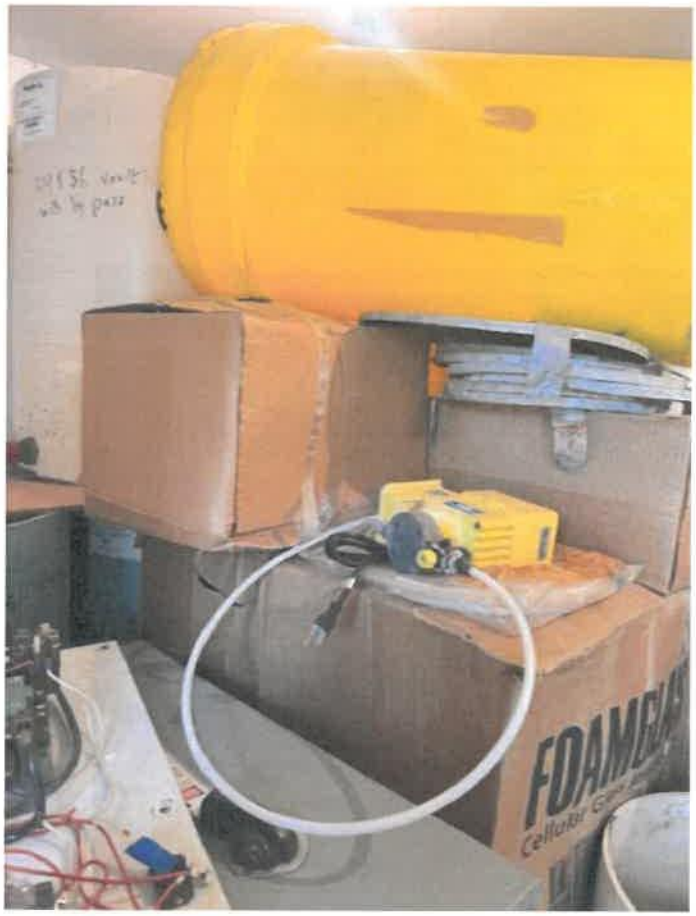
Expoloratory excavation was performed to find out what this building was used for after we reached out to KGID and Douglas County and neither were able to provide us information on what the building was used for. We found these two pipes, neither of which are connected to any pump equipment inside the building.

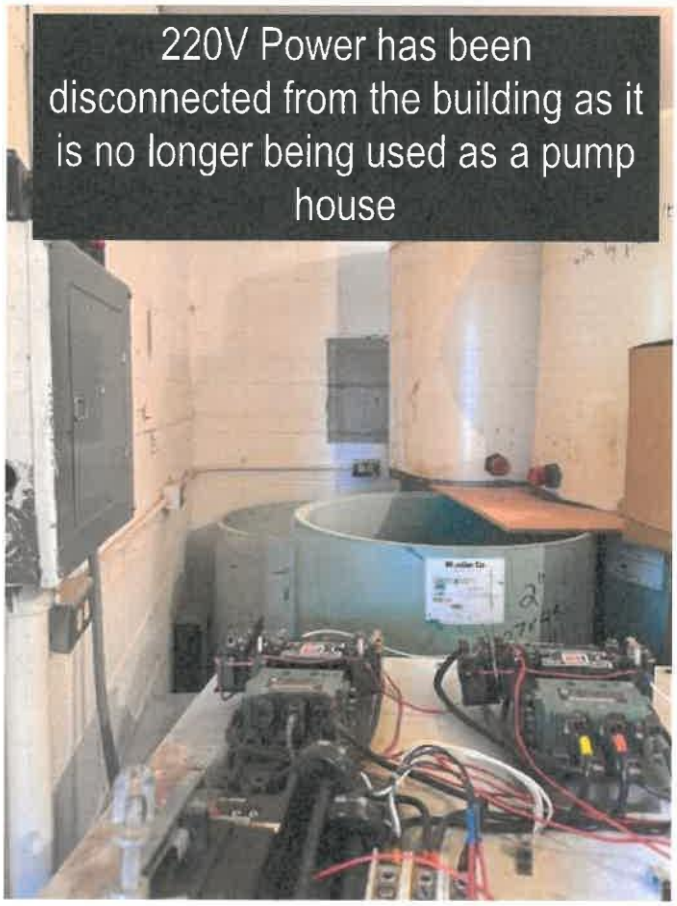


Pipe #1 from the fire hydrant side

Pipe #2 goes back down the hill


CMU Building is currently being used for storage only. All Pumps have been disconnected.




220V Power has been disconnected from the building as it is no longer being used as a pump house

The building in its current capacity appears to be utilized exclusively as a storage building at this time, but the only access to the building is through a forest service road that is likely difficult to travel, especially during winter months, since it is not maintained by the county. Additionally, the wood roof on the existing structure poses a potential fire hazard.

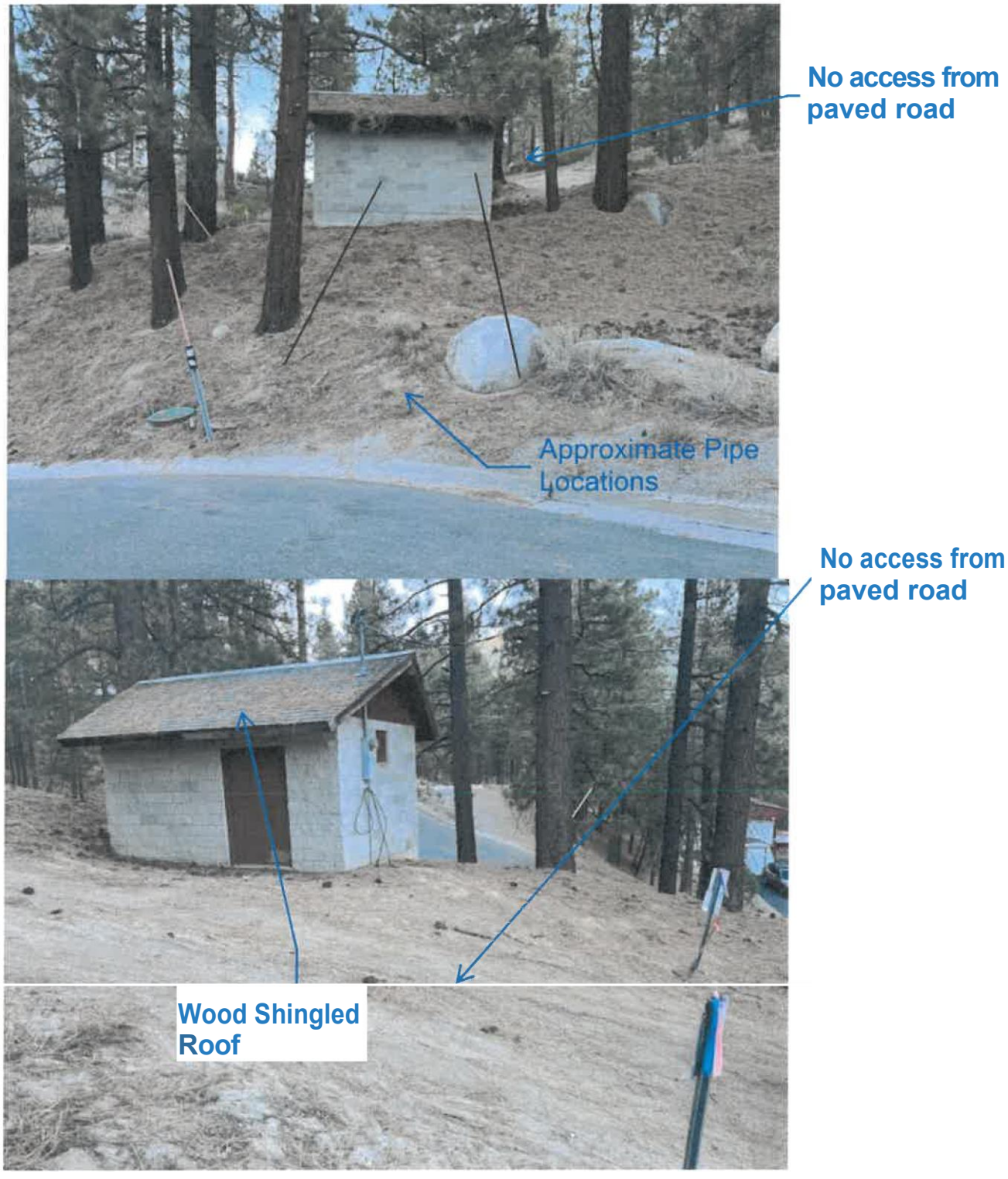


Exhibit **#2: PROPOSED** SOLUTION - REPLACE **PUMP** HOUSE

We can move the structure to a more accessible location off of the county maintained road, and reroute the pipes into the new pumhouse for future use if needed, and reroute the pipes to accommodate the proposed road.

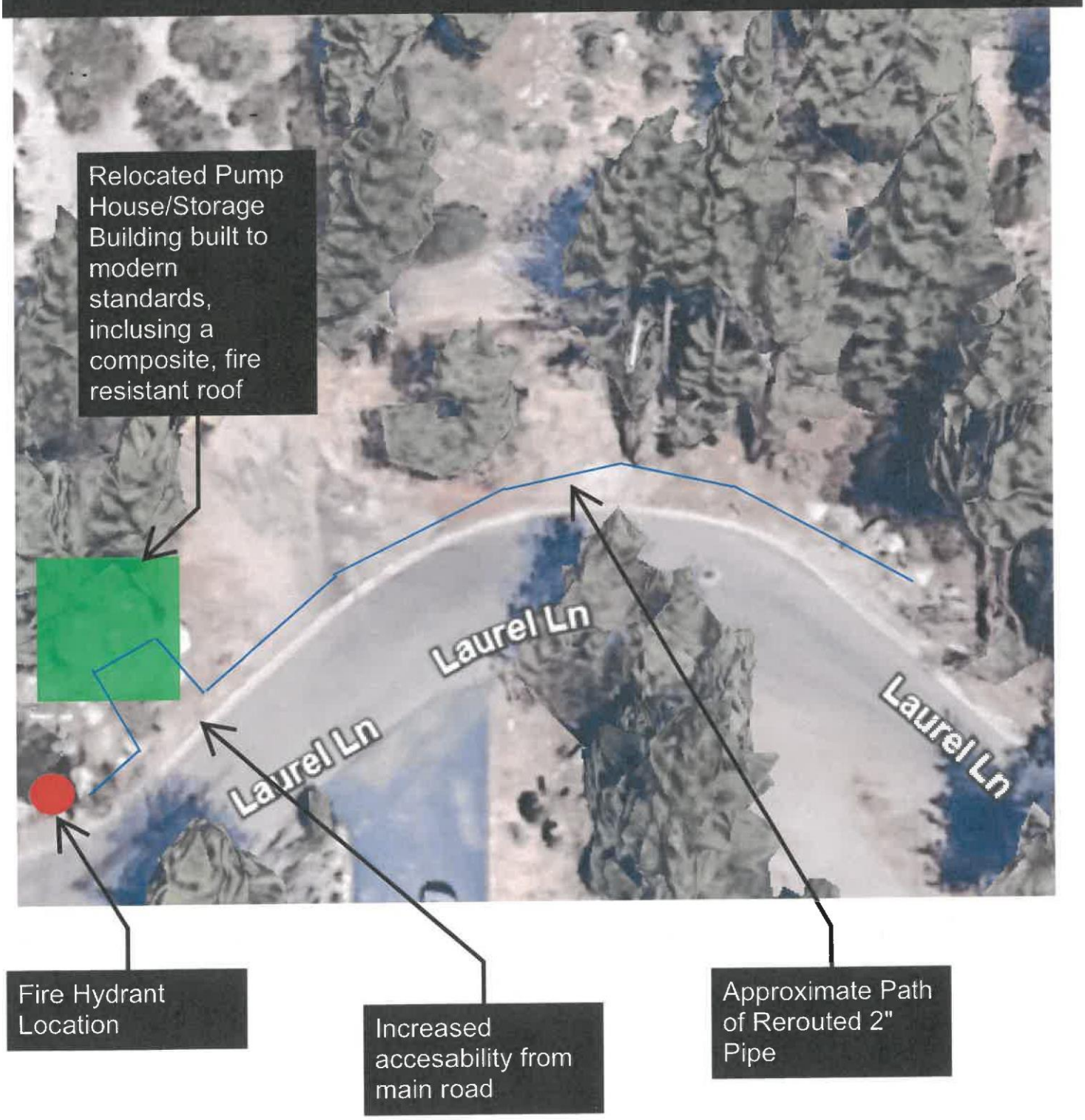
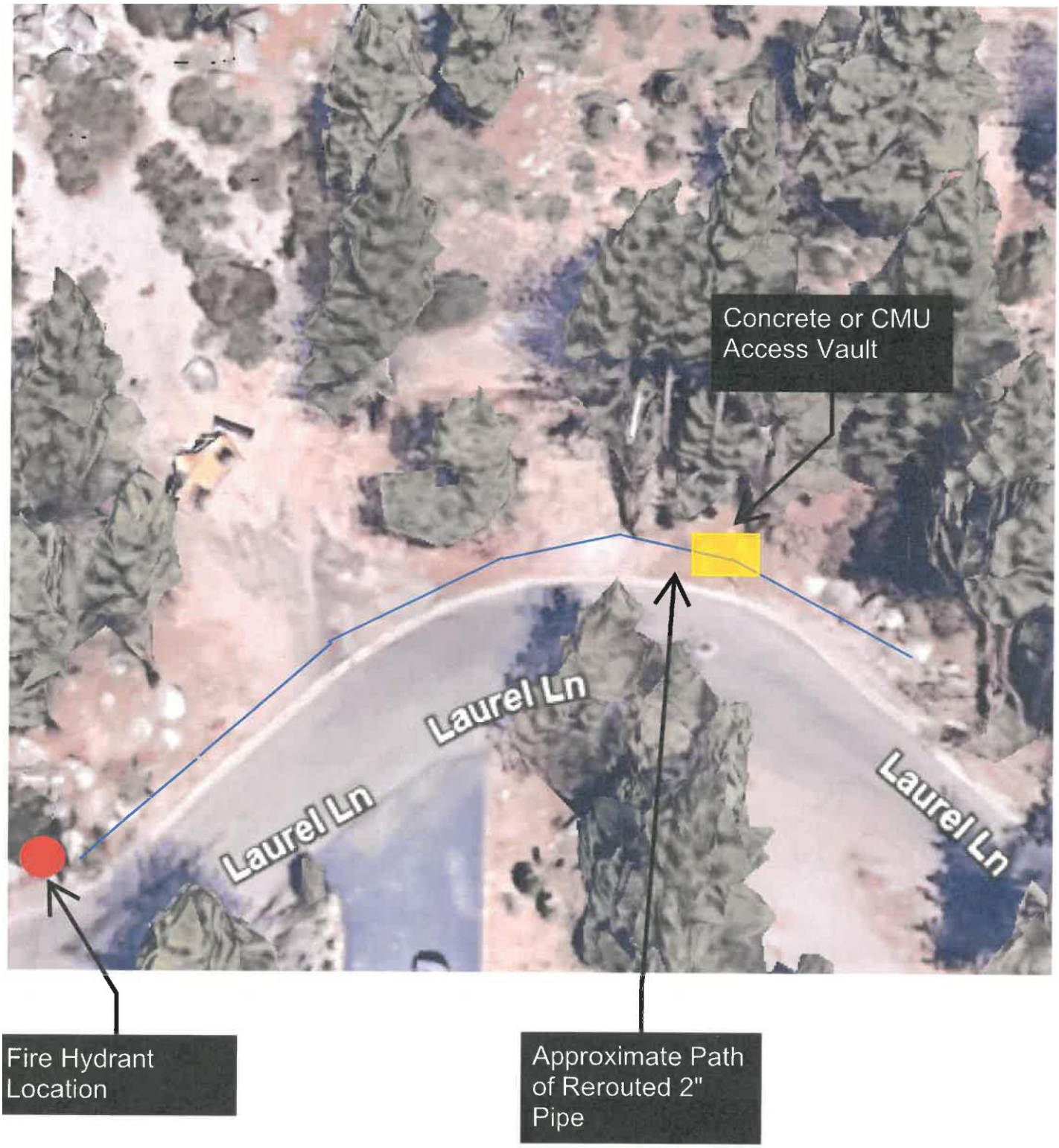


Exhibit #3: PROPOSED SOLUTION - REROUTE & PROVIDE VAULT ACCESS



ignature
TITLE

PRELIMINARY REPORT

Title **Officer: Shon Morton** **Title No.: ZC4041**

Escrow Officer: Jenny Lane

Escrow No.: ZC4041

Rate: Standard

Property Address: 510 Laurel Lane, Stateline, *NV* 89449

Effective Date: April 7, 2025 @7:30 AM

The fonn of policy or policies of title insurance contemplated by this report is:

Pre Only

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   FEE

2. TtTLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Kingsbury General Improvement District

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

In response to the application for a policy of title insurance referenced herein, ***Old Republic National Title Insurance Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions form the coverage and Umitations on Covered Risks of *said policy or policies are set forth in Attachment* One. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is Jess than that* set *forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowners Policies of Title Insurance which establish* a *Deductible Amount and a' Maximum Dollar Umit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a *po/icy of title insurance and no liability is* assumed *hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

The po/icy(s) of title insurance is to be issued hereunder will be po/icy(s) of ***Old Republic National Title Insurance Company.***

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It ,s important to note that this preliminary teport is n'Ot a *Written representation* as to *the condition of title and may not list all liens, defects and encumbrances affecting title to the land.*

Shon Morton
Senior Title Officer

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A portion of Lot 17 of Kingsbury Highlands Unit No. 2, recorded on December 26, 1961, as Document No. 19280, of Official Records, in the Northwest quarter of the Southeast quarter of Section 24, T. 13 N., R..18 E., M.D.B.&M., Douglas County, Nevada, more particularty described as follows:

Beginning at the Northwest comer of Lot 17, Kingsbury Highlands Unit No. 2. as shown on that map recorded in File m!Q, Records of Douglas County. State of Nevada; thence South 89°44'26" East, 42.00 feet; thence South 0°15'34" West, 51.80 feet to a point on the Northeasterly line of Laurel Lane; thence along Laurel Lane North 49°24'28" West, 33.50 feet; thence along a 41.08 foot radius curve to the right. through an angle of 49°20'04", a distance of 35.81 feet to the Point of Beginning.

APN: 1318-24-710-001

Document No. Z§m Is hereby provided pursuant to NRS 111.312

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1 (a) Ta,ces or assessments that are shown as existing liens by the records of any taxing authority that levies ta,ces or assessments on real property or by the Public Records: (b) proceedings by a public agency that may result *in* taxes or assessments, or notices or such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may by asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, of adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown the by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c} water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Real estate taxes or special assessments for the year(s): 2024-2025
Pay current the Real Estate Taxes or Special Assessments for the year(s): 2024-2025
Assessor's Parcel No.: 1318-24-710--001
Total: 0.00 NO TAXES CHARGED TO THIS PARCEL

7. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 361.260 of Nevada Revised Statues.

8. Any possible delinquent or outstanding municipal city liens or assessments for contract service provided by or the County of Douglas to said land by reason of being within the incorporated boundarles of Stateline, Nevada, which is subject to its city charter and mandatory rules and regulations.

9. Any lien which may be levied by the Kingsbury General Improvement District by reason of said land lying within its boundaries.

10. Water rights, claims or title to water, whether or not disclosed by the public records.

11. Liens for delinquent garbage fees, if it is determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.

12. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

13. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.

14. Rights of the public as to any portion of the land lying within the area commonly known as Laurel Lane.

15. Reservations as contained *in* a Deed, recorded March 30, 1959 in Book E1, Page 145, as Document No. 14193, of Official Records.

16. Easements for the purposes shown and rights incidental thereto as delineated or offered for dedication, on Tract Map for Kingsbury highlands Unit No. 2, recorded December 26, 1961, as Document No. 19280, of Official Records.

17. Covenants, conditions, and restrictions, but omitting any covenants or restrictions if any, based upon, race, color, religion, sex, handicap, familial status or national origin, recorded February 6, 1962, in Book 10, Page 403, as Document No. 19511, of Official Records.

If applicable, any liens, charges and/or assessments payable to the current homeowner's association.

18. A document entitled "Ordinance No. 458", recorded November 12, 1986, in Book 1186, Page 1061, as Document No. 144940, of Official Records.

19. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your escrow officer immediately for further review prior to closing.

20. Before issuing its policy of title insurance, this company will require evidence, satisfadory to the Company, that Corporation Name: Kingsbury General Improvement District
    (a) is validly fanned on the date when documents in this transadion are to be signed,
    {b) is in good standing and authorized to do business ,n the State or Country, and
    (c) has complied with the doing business laws of the State of Nevada.

END OF ITEMS

NOTES

NOTE: There is located on said land a vacant lot, known as 510 Laurel Lane, Stateline, NV 89449

NOTE: The foliowing instrument(s), affecting said property, 1s (are) the last instrument{s} conveying subject property filed for record within 24 months of the effective date of this commitment.

None

ATTACHMENT ONE
(continued)

AMERICAN LAND TITLE ASSOCIATION IOAN POIICY (10-17-92)
WITH ALT.A. ENDORSEMENT-FORM 1 COVERAGE
EXCLUSIONS FROM COVERAGE

The following matte!$ are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, oosts, attorneys' fees or expenses which arise by reason of:

1. **(a)** My law, ordinance er governmental regulation (including but not limited to building and zoning laws, ordinaiioes$Ι reglilaiicins) restricting, regulating, prohibiting or relating to (i) Iha occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement new or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was **a** part; or (iv) environmental protection, or the effect of any violation of these laws, oroinanoes or governmental regulations, except to the extent that a notice of the enforcement !hereof or a notice of a defect, lien or encumbrance resulting from a violation er alleged violation atr.:cting the land has been recorded in the public records at Oat& of Policy.

(b) Any governmental police power net excluded by (a) above, except to the extent that a notice of the exercise thereof or **a** notice cf a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Dale of Policy.

2. RightS of eminent domain unless notice of the exercise 1hereof has been recorded in the public records at Da1B of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which woufd be binding on the righ113 cf a purchaser *tor* value Without knowledge.

3. Defects, liens, encumbrances, adverse claims, or other matters:

(a) c:reated, euffered, assumed or agreed to by the insured claimant;

(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured cleimant and not disclosed in writing to the Company by the insured claimant prior ID the date the insured claimant became an insured under this policy;

(c) resulting in no loss or damage tD the insurad claimant;

(d) attaching or created S1Jbsequent to Date of Policy (exoept 1D the extent that this policy inSUJ'll6 the priority of the lien of the insured mor1gaga over any sta111tory lien fer &ervices, labor or material or to the extent insurance is afforded herein as to assessments fi>r street improvements under construction or complet&d at Date of Policy); or

(e) resulting in toss or damage which would not have been sustained if Iha insured claimant had paid value for the insured mortgage.

4. Urienfore&ability of the lieii of ihe insured mortgage because of1tie iria6Hiiy or failure of !he insured at Date of Policy, or the inability or failure cf any subsequent owner of the indebtadness, to comply with applicable doing business laws of the state In which the land is sih.lated.

5. Invalidity Or unenforceability of the lien cf the insured mort9age, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon uiiuri'; or any consumer credit protection or *truth in* lending law.

6. Any statutory lien fer services, labor or ma!Brials (or Ihe daim cf priority of any slalu!ory lien for services, labor or metsrialo over the lien cf the insured mortgage) aiisirig from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Poficy and is not financed in whole er in part by proceeds of the indebtedness secured by the insured mongage which at Date cf Policy the insumd has advanced or is obligatBd to **advance.**

7. Any daim, which arises out cf the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation cf federal bankruptcy, state insolvency; or similar creditDn;' rights raws, Ihat is based on:

(i) the transaction creating Iha interest of the insured mortgagee being deemed **a** fraudulent conveyance or fraudulent transfer; er

(ii) the subordination of the interest of the irn;ured mortgagee as a resun cf the application of the doc:Irine of equitable subordination; er

(iii) the transaction creating 1he interest of 1he insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:

(a) to timely record the instrumentoftnInsfer; or

(b) of such reccrdation ID Impart notice ID a purchaser for value or **a** jUdgment or liencracfrtor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In **addition** ID **Ihe** above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include **Ihe** follOWing Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Thia policy does not insure against lose or damage (and the Company will not pay costs, attorneys' fees or expenses} which ari&e by reason of:

1. Taxes er a$$8ssments which are not shown as existing liens by Ihe records cf any taxing authority that levi1& taxes or assessments on reel property or by the publlc records. Proceedings by a public agency which *may* nisult in taxes or assessments, or notices of such proceedings, whether or not shown *by* the records of such agency or by the public records.

2. Any facts, rights, interests er claims which are not shown by the public records but which could **be** ascertained by an inspection of the land or which **may be asserted** by pereone in poesesaicn theraof:

3. Easements, liens or encumbrances, **or** claims thereof, not shol\fl by the public **records.**

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and v.hich are not shown by the public records.

5. (a) Unpatented mining claim6; (b) reservations or exceptions in patents er in Acts a\llhorizing the issuance thereof; Cc) water rights, claims er title to water, whath81' or not the matters exoeptsd under (a), (b) or (c) are shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from 1he coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1, (a) kty la"., C?l'dinance, permit, or 801!'8mrnental regulation (incluqing those relating to building and zoning) restricting, regulating, prohibiting, or relating to

(i) Ihe occupancy, use, or enjoyment of the Land;

(ii) the character, dimensions, or location of any improvement erected on the Land;

(iii) the subdivision of land; or

(iv) environmental protection; or the effect of any violation of these laws, ordinances, or 9ovemmental regulations.

This Exclusion 1(a) does not modify or Ilmit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liem;, encumbrances, adverse claims, or other matter:s

(a) created, suffered, assumed, or agreed to by the Insured Claimant;

(b) net Known to the Company, not n,corded in the Public Records at Date *of* Policy, but *Known* to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to 1he elate the Insured Claimant became an Insured under this policy;

(c) resulting in no loss er damage ID1he Insured Claimant;

(d) attaching or created 9l.!bsequent to Dale of Policy (however, th!s does not modify or limit the coverage provided under Ccvamd Risk 11, 13, or 14); or

(e) resulting in loss or damage Ihat would not have been sustained if the Insured Claimant had □id value 1br the Insur8d Mortgage.

4. Unenfon;aabHity **of** the lien of the Insured Mortgage because of the inability or failure of an Insured ID comply with applicable doing-business laws of the state where the Land ie situated.

5. Invalidity or unenforceability in whole or in part of the □en of the Insured Monga11e that arises out of **1he** transaction evidenced by the Insured M0rt11a11e and is based upon usury or eny consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, stat& insolvency, *or* similar creditol'6' rights laws, that the transaction creating the lien of the Insured Mortgage, is

(a) a fraudulentoonveyance or fraudulent transfer. or

(b) a preferential transfer for any reason not stated in Covered Risk 13(bJ of thi6 policy.

7. Any lien on the Ti□e fer real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mor1gage In the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b}.

The above policy fonn may be issued ID afford either Standard Coverage or Extended Coverage. *In* addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Slandard Coverage policy will also include the following Exceptions from Coverage:

ATTACHMENT ONE
(continued)
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy,

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy, or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer resulted from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17.06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations.
   This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. My lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form *may be* issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will **also** include the following Exceptions from Coverage:

ATTACHMENT ONE
(continued)

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (end the Company will not pay costs, al!Dmeys' fees or expenses) that arise by reaeon of:

1. **(a)** Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxH or assessments, or notices of SJCh proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any faciS, righis, inlerests, or daims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by pensons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by tile Public Records.
4. Any en=achment, encumbrance, violation, variation, or adverse cirwms1anee affecting the Trtle that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining daims; (b) reservations or exoeptions in patents or in Acts authorizing the Issuance thereof; (cl water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the PubTic Records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03)
EXCLUSIONS

In addition to the Exceptions In Schedule B, You are not insured against loss, coi.16, attorneys' teer., and expenses resulting from:

1. Governmental polioe power, end the existence or violatipn of any law or government regulation. This indudes ordinances, laws and regulations concerning:
   a. building
   b. zoning
   c. Land use
   d. improvements on Land
   e. Land diviSion
   f. environmental protection

   This Exclusion does not apply ID violations or the enforoement of these mattsrs if notice of the violation or enforcement appears in the Public Records et the Policy Date.

   This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
2. The failure of Your existing structures, or any part of them, to be oons1ructad in accordance with applicable building codes. This Exclusion does not apply to violations of building cod!!$ if notice of the violation appears in the Public Records et the Policy Date.
3. The right ID take the Land by oondemning it, unless:
   a. notice of exercising the right appears in the Public Reoords at the Policy Date; or
   b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
   b. that are KnPwn to YPu at the Policy Date, but not to Us, unles.s they appear in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does *not* limit the coverage described in Covered Risk 7, 8.d, 22, 23, 24 or 25.
5. Fallure to pay value for Your Title.
6. Lack of a right:
   a. to *any* Land <>Utside the area specificaRy described and referred to in paragraph *3* of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks ia limited on the Owner's Coverage Statement as *foUo-*

For Covered Risk 14, 15, 16 end 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts andmaximum dollar limits sho= on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Umit of Liability
Covered Risk 14	1.00% of Polley Amouht or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 15	1.00% of Policy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 16	1.00% of PoHcy Amount or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 18	1.00% of Policy Amount or $2,500.00 (whichever is less)	$5,000.00

ATTACHMENT ONE
(continued)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01)
EXCLUSIONS FROM COVERAGE

The following matt&ri; are expressly excluded from 1he coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise *by* reason ot.

1. (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) resticting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter eracted on the Land; (iii} a separation in ownership or a change in Iha dimensions or **areas** of the Lend or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or govemmen1al regulations, except lo the extant that a notice of the enforcement thereof or a notice of **a derect,** lien or encumbrance resulting from a violation or alleged violation affecting the Land has bean recorded in the Public Records at Date of Policy. This exclusion does not limit 1he coverage provided under Coverad Risks 12, 13, 14, and 16 of this policy.

(b) Any governmental police power not excluded by (a) above, except t.o the extent that a notice of the exercise !hereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records et Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and16 of this policy.

2. Rights of eminent domain unle&S notice of 1he **exercise thereof** has been recorded in the Public Records **et** Dets of Policy, but not excluding from coverage any taklng which has oocurred prior tD Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.

3. Defec:1s, liens, encumbrances, adverse daims or other matters:

(a) created, suffered, assumed or agreed ID by the Insured Claimant;

(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing tD the Company by the Insured Claimant prior to the dam the Insured Claimant became an Insured under thi6 policy;

(c) resulting in no loss damage to the Insured Claimant;

(d) attaching or crea1Bd subsequent tD Date of Policy (this paragraph does limit the coverage provided under Covered Riske 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or

(e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Morigage.

4. Unenfon:eab□ity of the lien of the Insured Mortgage because of Ille inabillty or failure of the Insured at Data of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the slalB in which th9 Land is situated.

5. Invalidity or unenfon::eability of the lien of the Insured Mor1Qage, or claim thereof, which ari8 out of the transaction evidenced by the Insured Mongage and is based upon usury, except as provided in Covered Risk 27, or any oonsumer a-edit profsction or truth In lending law.

8. Real property taxes *or* BS!1&S51fl8111s of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.

7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as ID advances or modifica1ions made after the Insured has Knowledge that the veslBe shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 6.

8. Lack of priority of the lien of the Insured Mortgage as 1D each and every advance made aftsr Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known ID **the** Insured at

(a) The time of the advance; or

(b) The time a modification is made ID the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of inlBrest is greater as **a** result of the modification than it would *have* been before the modification. Thie exclusion does not limit the coverage provided in Covered Risk 8.

9. The failure of 1he residential sll\lcture, or any portion thereof 1D have been construcf8d before, on or after Date of Policy in acciordanc:e with appUcable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Data of Policy.

PRIVACY POLICY NOTICE

Purpose of Notice:

Old Republic National Title Insurance Company and Signature Title Company LLC respects the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
Information about your transactions with us, our affiliated companies, or others;
Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your infonnation to provide the product or service you or your authorized agent have requested of us.

We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted bylaw.

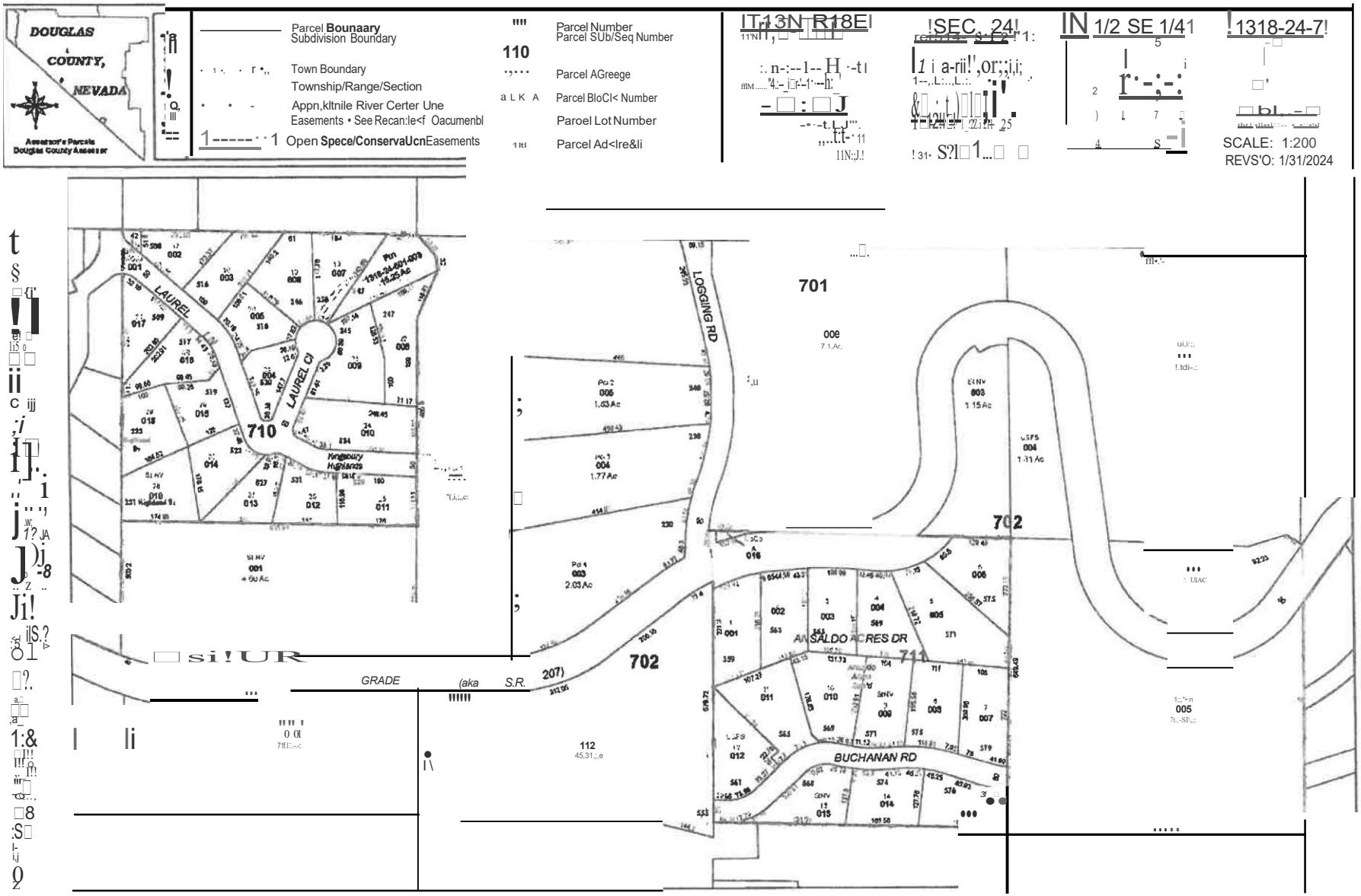
We do not share any personal information we collect from you *with* unrelated companies for their own use.

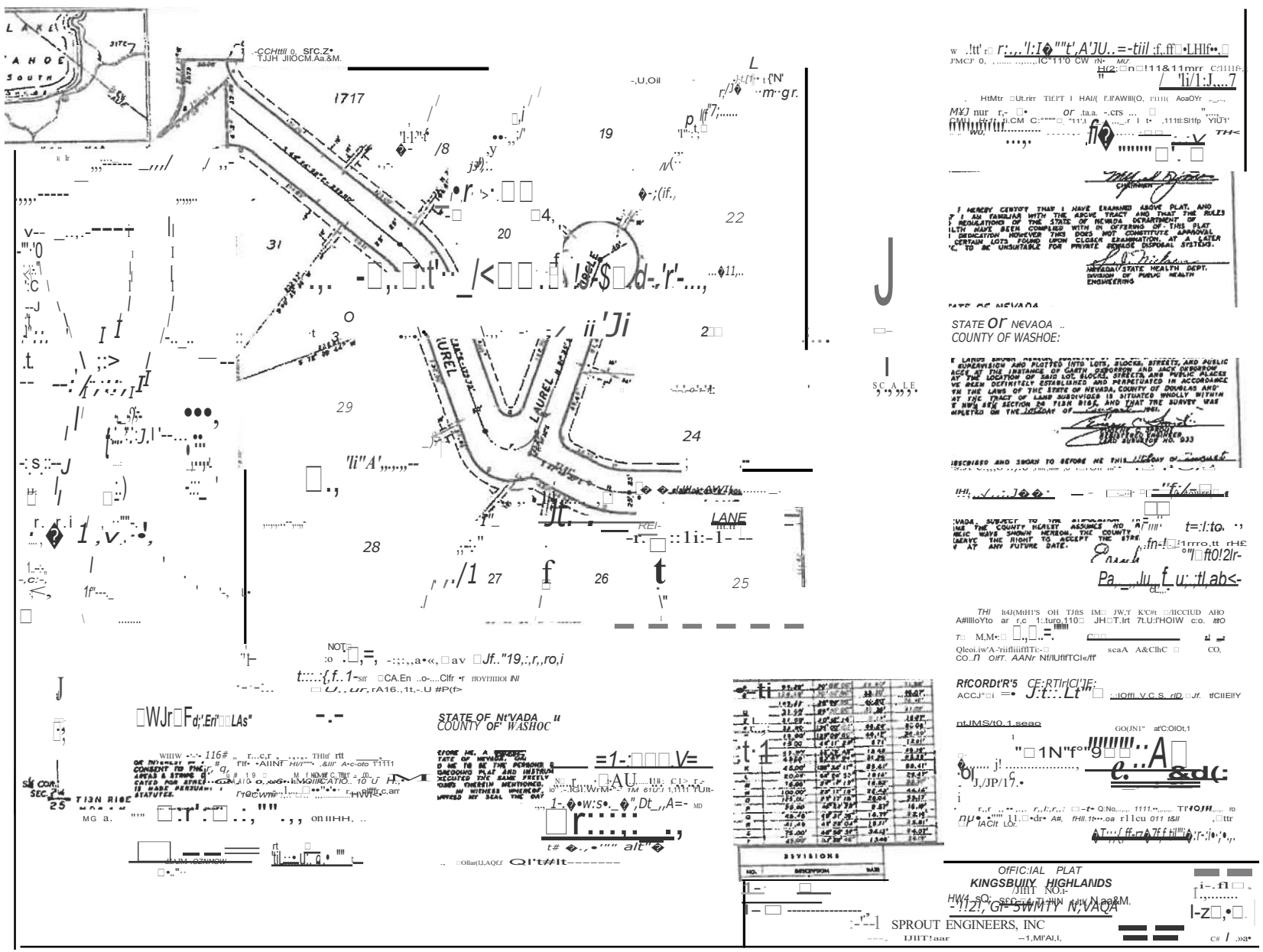
Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes. We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.


DOUGLAS
COUNTY,
NEVADA
Assessor's Parcels
Douglas County Assessor
Parcel Bounaary
Subdivision Boundary
Town Boundary
Township/Range/Section
Appn,kltnile River Certer Une
Easements • See Recan:le<f Oacumenbl
Open Spece/ConservaUcnEasements
Parcel Number
Parcel SUb/Seq Number
110
Parcel AGreege
Parcel BloCl< Number
Paroel Lot Number
Parcel Ad<lre&li
T13N R18E
SEC. 24
N 1/2 SE 1/4
1318-24-7
SCALE: 1:200
REVS'O: 1/31/2024
LAUREL
LAUREL CI
710
Kingsbury Highlands
LOGGING RD
701
702
711
ANSALDO ACRES DR
BUCHANAN RD
GRADE
(aka S.R. 207)
112


STATE OF NEVADA
COUNTY OF WASHOE:
OFFICIAL PLAT
KINGSBURY HIGHLANDS
SPROUT ENGINEERS, INC
LAUREL
LANE

July 11, 2025
22121

EASEMENT
DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Section 3, Township 13 North, Range 18 East, M.D.M., being a portion of that Parcel of land per that Quitclaim Deed, filed for record on December 17, 1974 as Document Number 76978, being more particularly described as follows:

Beginning at a Poirit along the Northerly Property Line of said Parcel, said Point bears South 89°24'48" East 9.00 feet from the Northwest comer of said Parcel,

thence along said Northerly Property Line South 89°24'48" East 30.00 feet;

thence leaving said Northerly Property Line South 00°01'12" East 52.65 feet to the Northeasterly Line of Laurel Lane per the Official Plat Kingsbury Highlands Unit No. 2, filed for record on December 26, 1961 as Document Number 19280;

thence along said Northeasterly Line of Laurel Lane North 49°04'50" West 32.70 feet;

thence along a tangent curve concave to the Northeast, having a radius of 41.48 feet, an arc length of 35.82 feet and a central angle of 49°28'56", the chord of said curve bears North 24°20'24" West 34.72 feet;

thence leaving said Northeasterly Line of Laurel Lane along a non-tangent curve concave to the west, having a radius of22.40 feet, an arc length of7.22 feet and a central angle of 18°28'18", the chord of said curve bears North 09°09'07" East 7.19 feet;

thence North 00°01'12" West 17.40 feet to the Point of Beginning.

Containing 1,196 square feet, more or less.

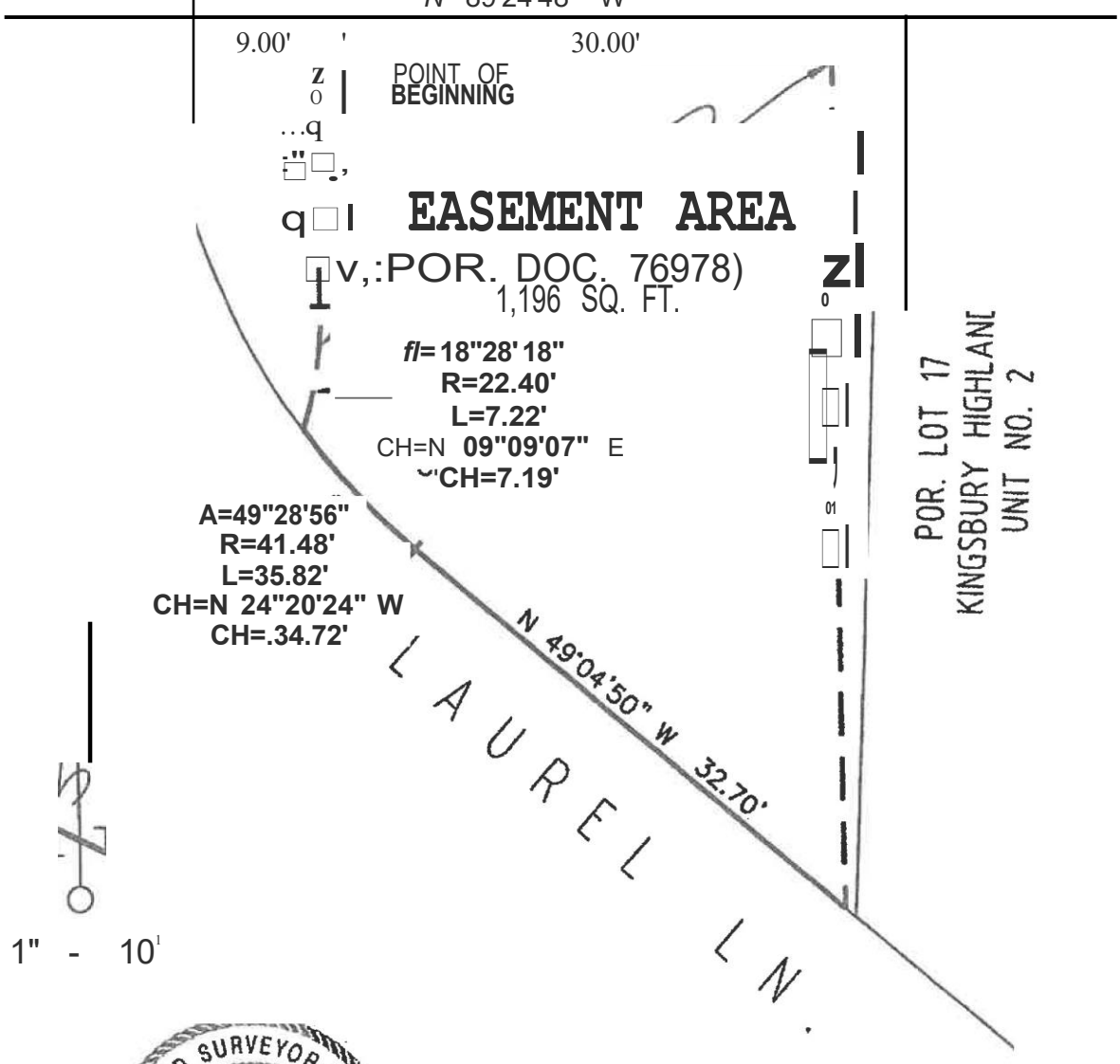
The Basis of Bearings for this description *is* that Record of Survey to Support a Boundary Line Adjustment for Timothy R & Phil Stoll, filed for record on August 17, 1998 as Document Number 447241 To conve1t bearings to that of said Official Plat Kingsbury Highlands Unit No. 2, rotate all bearings stated above counter-clockwise 00°19'38".

Note: Refer this description to your title company before incorporating *into* any legal document.

Prepared by: Tumer & Associates, Inc;
Land Surveying, P.O. Box 5067,
Stateline, NV 89449

DATE 11JUL25 JOB No22121
PROJECT EASEMENT EXHIBIT
BY SW PAGE ! 0£...L.
510 LAUREL LN., DOUGLAS CO., NV
A.P.N. 1318-24-710-001

"ADJUSTED A.P.N.
07:380:02"
PER RS 447241



PROFESSIONAL LAND SURVEYOR-STATE OF NEVADA
JEFFERY W. TURNER
No. 21260
Exp. 4/30/26

TURNER&ASSOCIATES, INC.
LAND SURVEYING
(775) 588-5658
308 DORLA COURT, SUITE 203
ROUND HILL, NEVADA
P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJECT FILE 22121

DOUGLAS COUNTY, NV **2019-930744**
Rec:$35.00
Total:$35.O0 **06/21/201910:51 AM**
SULLIVAN LAW Pgs=6

0009299120190930744006006 9

KAREN ELLISON, RECORDER E07

RETURN RECORDED DEED TO:

1625 State Route 88
Minden, NV 89423

APN: 1318-24-601-001
APN: 1318-24-601-002
APN: 1318-24-601-003

Mail Tax Bills To:
P. 0. Box 4884
Stateline, NV 89449

NRS 375.090 Transfer Tax
Exemption No. 7

GRANT, BARGAIN AND SALE DEED

TillS INDENTURE, made this 2_ day of ::f\JA"lv , 2019, by and between PlllL ELLERY STOLL, grantor, and PHIL ELLERY STOLL, as 1rustee of THE STOLL FAMILY TRUST DATED FEBRUARY *5,* 2015, grantee.

WITNES SE TH:

That the grantor, without consideration, do by these presents grant, bargain, transfer and sell to the grantee, and to their successors and assigns, any and all interest, without limitation, owned by grantor in that certain real property, with improvements located thereon, held by granter, further including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in. Douglas County, State of Nevada, commonly known as APN: 1318-24-601-001 andAPN: 1318-24-60I-002andAPN 1318-24-601-003, particularly described as follows:

SEE EXHIBIT "A" EXIDBIT "B" and EXHIBIT "C"
ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof;

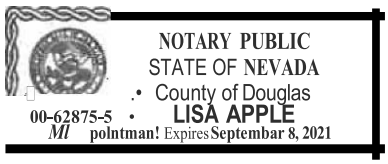
TO HAVE AND TO HOLD, all and singular the premises, together with the appurtenances, to the said grantee, and to her successors and assigns forever.

IN WI'INESS WHEREOF, the grantor has executed this conveyance, effective the day and year first above written.

PHILSTOLL

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

Before me the undersigned, a Notary Publi_c in and for said county and state, personally appeared PHJL STOLL who acknowledged the execution of the foregoing "GRANT, BARGAIN AND SALE DEED" this _5_ day of :Jj J.<l'.J::f, • , 2019.



6/26/98
94090

DESCR?PTION
□OJUSTED **A,P.N. 07□380□01**

All that real property situate in the County of Douglas, State of Nevada, described □s follows:

Ail that portion of the Southwest 1/4 of the Northeast 1/4 of Section 24, 'I'ownship 13 North, Range 18 East, M.D.M.,. more particularly described as follows:

Beginning at a point which bears North 00·⁰00•01¹¹ East 656.42 feet from the Center 1/4 co□ner of said Section 24;

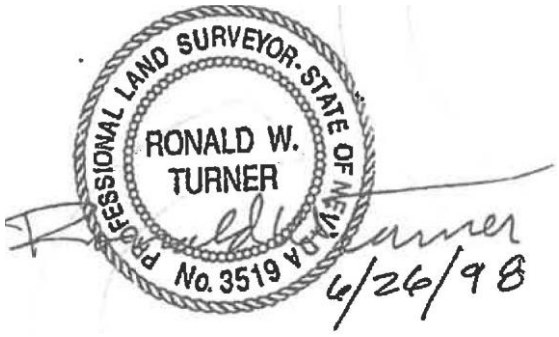
thence North 00°08'01" East 656.43 feet;
thence south 89°41'31" East 165.90 feet;
thence South 00°08'01" West 656.83 feet;
thence North 89°33'09" West 165.90 feet to the Point of Beginning.

containing 2.50 acres, more or less.

The Basis of:Bearing for this description is referenced to that Record of Survey, filed as Document No. 238109.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner and A□sociates, Inc,
P.O. Box 5067
Stateline, NV 89449



RfOUESTtll BY
FIRST **AMERICAN TITLE CO.**
IN'OF.f-l&l'A-ll. RECORDS OF
om:J6M5 gn:_i;E,□DA

·95 AUG **17 P4:04**

LUWA SLATER
' □ECORDER •
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01l'4'7 238
BKO8 9 8PG3 45 tlJ

6/26/98
94090

DESCR?PTION
ADJUSTED A.P.N}07-380-02

All;that real property situat□ in the county of Douglas/, State ef Nevada, described as follows,

All that portion of the Southwest 1/4 of the Northeast l/4 of Section 24, Township 13 North, Range 18 East M.D.M., more particularly described as follows,•

Beginning at the Center l/4 corner of said Section.'241

thence North 00°os•o1" East 656.43 feet;
thence South 89°33'09" East 165.90 feet;
thence South 00°08'01" West 656.83 feet;
thence North 89°24'48" West 165,90 feet to the Point of Beginning.

Containing 2.50 acres, more or less.

The Basis of Bearing for this description is referenced to that Record of Survey, filed as Doc umne□ No. 238109.

Note: Refer this clescription tq your title company befo:r:e indiirporating into--iimy legal document.

prepared by: Turner and·Asso_□iat□s, Inc,
Pio, aox 5067' .-.
Stat□eline, NV 89449

PROFESSIONAL LAND SURVEYOR·STATE OF NEVADA
RONALD W. TURNER,
No. 3519
6/26/98

RfOU[SltO RY
FtfiST AMERICAN TITLE CO.
IH"OffF.IIII'A'I!..REBDIfOS Of •
D01111M-5i□m..H&Y□OA·

·95 AUG 17 P4 :05

O·llij7239 •

LINDA SLATER .
□□RECORDER
$□PAr0oEPUTY

BK0 89BPG345.3

6/26/98
94090

DESCRIPTION
ADJUSTED A.P.N. 07-344□16

A.;Ll that. re□l propert.y situate in the County of Douglas, State of Nevada, described as follows□

All that portion of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point which .bears South 89°2.4'48" East 165'.90 feet from the center i/4 corn□ of said Section 24□

thence 1-lorth 00°08•01" Eas:t 1,313.66 feet,
thence South 89°41'31" East 489.84 feet,
thence South 00° 06' 2.0" West 1,316.04 feet,
thence South 89°24'48" East 3,16 feet□
thence South 40°38'18" East 60.25 feet,
thence South 08°24'01" East 32.00 feett
thence South 63°05'59" West 276.08 feet,
thence North 33°34'31" East 243.62 feet□
thence North 89°24.'54" west 426.10 feet to the Point of
••Beginning.

containing 15..25, acres more or less.

The Basis of Bearing for 1theis. description is referenced to that Record of Survey, filed as Document No□ 238109.

Note□ "Refer this description to your title company before incorporating into any legal document.

Prepared by: 'l'urner and Associates, fnc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

PROFESSIONAL LAND SURVEYOR-STATE OF NEVADA
RONALD W. TURNER
No. 3519
6/26/98

FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 AUG 17 P4:06

-LINDA SLATER .
-R[illegible]E€: ,
$ ---- PAI -- OEPOTV

0ij□72lill
BKOB 98PG34 5-S

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor!s Parcel Number(s)
   (a) 1315.24.501-001
   (b) 1318-24-601-002
   (c) 1318-24-601-003
   (d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instnimeiit#: .-
Book: _____Page: ___
Date of Recording: _____
Not" i.f&./2&/4d-?lf

2. Type of Property:
   a) J!>!._acanf Land
   b□ingle Fam Res.
   c) o Condo/Twnhse
   d) c 2-4 Plex
   e) □ Apt. Bldg.
   f) o Comm'lllnd'I
   g) c Agricultural
   b) □ Mobile Home
   1) □ Other

3. Total Value/Sales Price of Property: S NIA
   Deed in Lieu of Foreclosure Only (value of pro·perty) $ _____
   Transfer Tax Value: $ _____
   Real Property Transfer Tax Due: $ _____

4. If Exemption Claimed:
   a) Transfer Tax Exemption, per NRS 375.Q90, Section: 1
   b) Explain Reason for Exemption: To or from a trust withoiit conslderauon
5. Partial Interest:.Percentage being transferred: . -, -----=l::.0c;::0 ... ao/i.:.o_____

The undersigned deci□res and acknowledges, under penally ofperjury,-pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information an• d belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or·other determination of additional tax due, m"ay result in a penalty of I0% of the tax due plus interest at I% per month;

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature □ □ Capaci□y antor/Grante

Signature_____Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER** (GRANTEE) **INFORMATION** (REQUJRED)
Print Name: _P_hil_Sto_u_____	Print Name: P_hi_ls_to_R_. trust_ee_____
Address: P.O. Box 4884	Address P.O. Box 4884
City□Stateline State: NV Zip: 09449	City: Statelim.. State: NV Zip: 09449

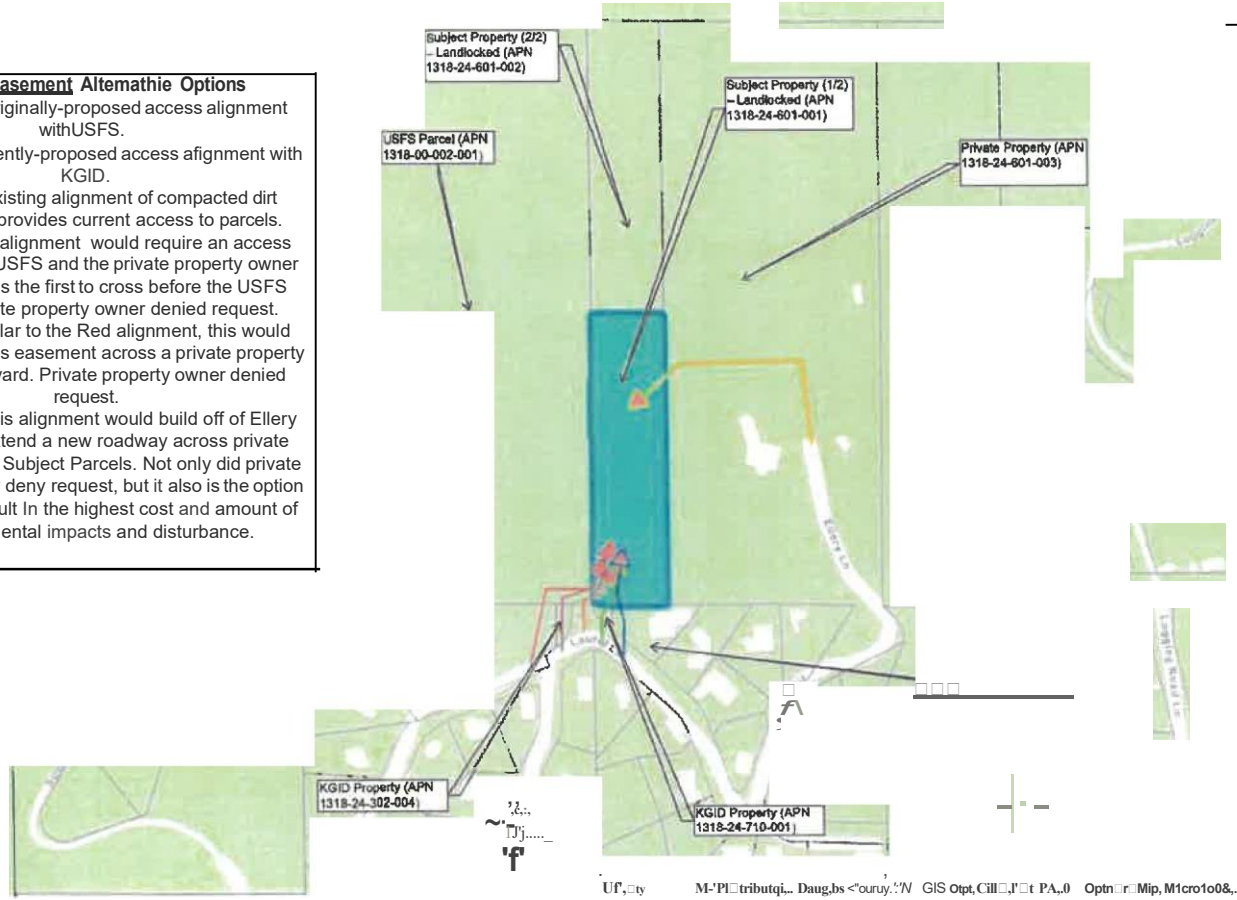
COMPANY/PERSON REQUESTING RECORDING
(REQU(RED IF NOT THE SEL□ER OR BUYER)

Print Name: Gene M. Kaufmann Escrow#: NIA
Address: Sullivan Law,1625 Highwa_88, Ste. 401
City: Minden _____ State: .._N_V Zip: □89_4_2_3_____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

Access Easement Altemathie Options

1. 1n: - Originally-proposed access alignment withUSFS.
2. Green - Currently-proposed access afignment with KGID.
3. Purpl□ - Existing alignment of compacted dirt roadway that provides current access to parcels.
4. Red - This alignment would require an access easement with USFS and the private property owner whose parcel is the first to cross before the USFS parcel. Private property owner denied request.
5. Blue - Similar to the Red alignment, this would require an access easement across a private property owner's backyard. Private property owner denied request.
6. - This alignment would build off of Ellery Lane and extend a new roadway across private property to the Subject Parcels. Not only did private property owner deny request, but it also is the option that would result In the highest cost and amount of environmental impacts and disturbance.



ABBREVIATIONS

ElqS□Ci I,EG□D._:

PROPOSED LEGEND:

EXISTING_§□OLS:

PROPOSED HATCH'F.S:

!

DETAIL_AND SEGI,ION DESIGNATION.._

.1CS

IHOIC,It

EXISTING HATCHES:

□:

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G 1.1

DRIVEWAY IMPROVEMENT PLANS

AT

0 LAUREL LANE

KINGSBURY,DOUGLASCOUNTY,NEVADA

PROJECT NUMBER: 24030.001

OWNER:

STOLL FAMILY TRUST
POBOX4884
STATELINE, NEVADA 89449
PHONE: (530) 318-2094

ENGINEER:

RENO TAHOE GEO ASSOCIATES, INC
POBOX18449
RENO, NEVADA 89511
PHONE: (77S) 853-9100
WRBSJTE: www.RTGeo.com

YJCINIT,Y.MA!'

LOCATION MAP

LOT INFORMATION:

AR-l:mt-2<1,l,/Jl-lt/lAND-Ml
LOTSW:::2.JA.au;JilliACMI
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n.OODZUH2:ZDNllllIPR.COMNUlffiYPAN'61-.0zm5aU.111n

BASIS OF BEARINGS AND ELEVATIONS:

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IWUIC NOTES:

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1lUHIIZl'JP G,',,TWN:Klrns
NOfot.CONRJ!!.MTNtlTO:IIIYUT'MlNTMUMfl'"-IIIV.K
IIJJ!mlW...USl!lt.N.T'-li m1,11..,q--111 Vt'lm
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NOTEOllCONSTRu

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(775)853-9100
(775)853-9199

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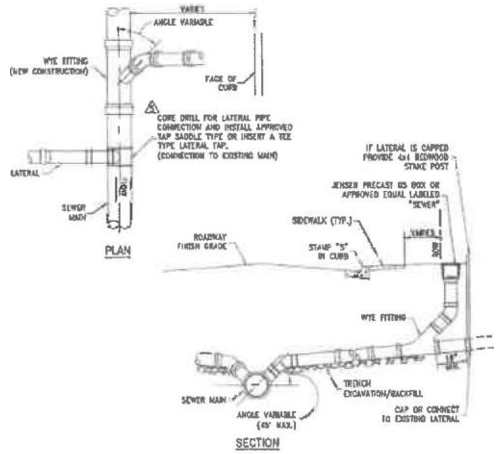
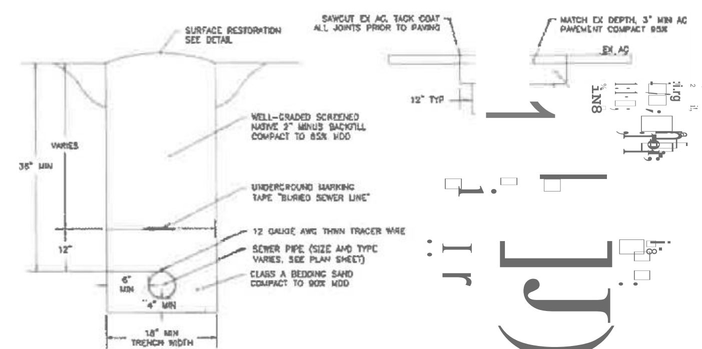

VARIES
ANGLE VARIABLE
WYE FITTING (NEW CONSTRUCTION)
FACE OF CURB
CORE DRILL FOR LATERAL PIPE CONNECTION AND INSTALL APPROVED TAP SADDLE TYPE OR INSERT A TEE TYPE LATERAL TAP. (CONNECTION TO EXISTING MAIN)
LATERAL
SEWER MAIN
PLAN
IF LATERAL IS CAPPED PROVIDE 4x4 REDWOOD STAKE POST
JENSEN PRECAST G5 BOX OR APPROVED EQUAL LABELED "SEWER"
SIDEWALK (TYP.)
ROADWAY FINISH GRADE
STAMP "S" IN CURB
WYE FITTING
TRENCH EXCAVATION/BACKFILL
SEWER MAIN
ANGLE VARIABLE (45° MAX.)
CAP OR CONNECT TO EXISTING LATERAL
SECTION

NOTES:

1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OR MATCH THE FLOWLINE OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2% ON 4" LATERAL AND 1% ON 6" LATERAL. PLANS SHALL INDICATE INVERT ELEVATION REQUIRED TO SERVE PROPERTY AND CLEAR UNDERGROUND OBSTRUCTIONS.
3. ALL JOINTS ON SEWER LATERAL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE COMPRESSION TYPE. C900 PVC MAY BE SUBSTITUTED FOR SDR 35 TO MEET NDEP BSDW SEPARATIONS.
4. LATERAL (EXCEPT IN CUL-DE-SACS) SHALL BE PERPENDICULAR TO THE MAIN AND EXTEND TO PROPERTY LINE OR PUE LIMITS. IF INSTALLING LATERAL PRIOR TO THE PUBLIC MAIN, INSTALLATION OF THE LATERAL SHALL BE EXTENDED TO PUBLIC UTILITY EASEMENT LINE AND A STANDARD WATERTIGHT PLUG OR CAP AND REDWOOD POST SHALL BE INSTALLED AT EASEMENT LINE.
5. USE OF SEWER SERVICE TAP SADDLE CONNECTIONS SHALL NOT BE ALLOWED FOR NEW SEWER MAIN CONSTRUCTION. WHEN A TAP SADDLE CONNECTION IS TO BE USED ON AN EXISTING SEWER MAIN, IT SHALL BE A WYE SADDLE AND BE INSTALLED PER "SEWER SERVICE SADDLE" DETAIL C08.
6. DISCONTINUANCE OF USE OF AN EXISTING SEWER LATERAL REQUIRES ABANDONMENT OF THE LATERAL. CUT, REMOVE 1 FOOT OF EXISTING LATERAL, AND CAP BOTH ENDS OF THE EXISTING SEWER LATERAL TO BE ABANDONED WITHIN 6 INCHES OF THE SEWER MAIN. INSPECTION BY SEWER UTILITY REQUIRED PRIOR TO BACKFILL.
7. A LETTER "S" SHALL BE STAMPED OR CHISELED INTO FACE OF CURB AT THE LOCATION OF THE LATERAL CROSSING THE CURB LINE. NOT LESS THAN 1-1/2" HIGH AND 3/16" DEEP.
8. MINIMUM COVERAGE OVER SEWER LATERAL IS 18-INCHES BELOW 6,000 FEET IN ELEVATION AND 24-INCHES ABOVE 6,000 FEET IN ELEVATION MEASURED FROM FINISHED GRADE TO TOP OF LATERAL. SEE ALSO NOTE 2.
9. TRACER WIRE REQUIRED ON DOUGLAS COUNTY, KINGSBURY GENERAL IMPROVEMENT DISTRICT, AND TAHOE DOUGLAS SEWER IMPROVEMENT DISTRICT LATERALS. NOT REQUIRED BY OTHER SEWER PROVIDERS.

1 / D1.3 SANITARY SEWER LATERAL

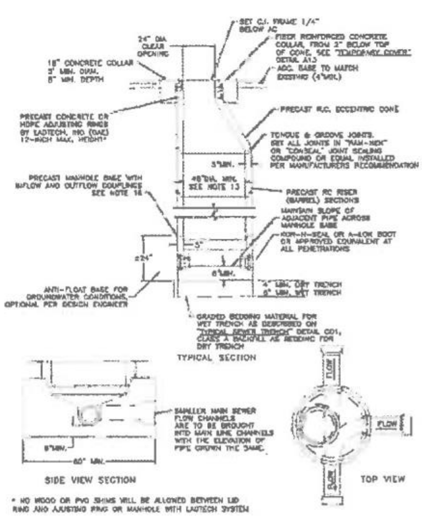

SURFACE RESTORATION SEE DETAIL
SAWCUT EX AC, TACK COAT ALL JOINTS PRIOR TO PAVING
MATCH EX DEPTH, 3" MIN AC PAVEMENT COMPACT 95%
EX AC
12" TYP
VARIES
36" MIN
WELL-GRADED SCREENED NATIVE 3" MINUS BACKFILL COMPACT TO 85% MDD
UNDERGROUND MARKING TAPE "BURIED SEWER LINE"
12 GAUGE AWG THHN TRACER WIRE
SEWER PIPE (SIZE AND TYPE VARIES, SEE PLAN SHEET)
CLASS A BEDDING SAND COMPACT TO 90% MDD
12"
6" MIN
4" MIN
18" MIN TRENCH WIDTH

NOTES:

1. ALL REQUIREMENTS OF THE SEWER UTILITY ORDINANCE, APPENDIX D SEWER FACILITIES ORDINANCE FROM TITLE 20, MUST BE MET.
2. ANY VARIATION IN BEDDING GRADATIONS SHALL ONLY BE ALLOWED IF GRADATION OF ALTERNATIVE MATERIAL IS SUBMITTED TO AND APPROVED BY THE COUNTY ENGINEER OR SEWER UTILITY PRIOR TO CONSTRUCTION.
3. CLASS A AND CLASS E BACKFILL AND BEDDING MATERIAL SHALL CONFORM TO SECTION 200 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. BEDDING AND BACKFILL SHALL BE MECHANICALLY COMPACTED OR CONSOLIDATED IN CONFORMANCE WITH SECTION 305 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. PLACE WARNING TAPE 1-FOOT ABOVE SEWER PIPE. WARNING TAPE SHALL READ "CAUTION SEWER MAIN".
5. SEWER PIPE COLOR SHALL BE GREEN FOR GRAVITY SEWER AND PURPLE FOR RECLAIMED WATER.
6. BEDDING MATERIAL SHALL BE PER ORANGE BOOK 200 COMPACT OR CONSOLIDATE TO PROVIDE PROPER SUPPORT OF PIPE.
7. FOR STRUCTURAL (PAVEMENT) SECTION, SEE "STREET CUT REPAIR" DETAIL A14.

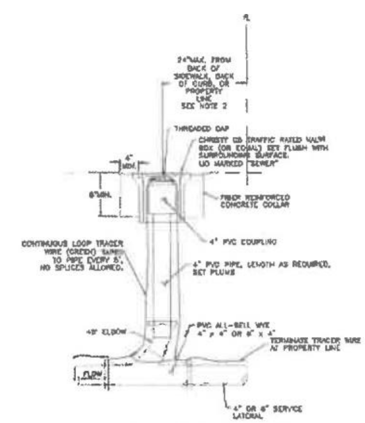
2 / D1.1 SEWER TRENCH

NOT TO SCALE


SET C.I. FRAME 1/4" BELOW AC
24" DIA CLEAR OPENING
18" CONCRETE COLLAR 5' MIN. DIAM. 8" MIN. DEPTH
FIBER REINFORCED CONCRETE COLLAR, FROM 3" BELOW TOP OF CONE. SEE "TEMPORARY COVER" DETAIL A13
AGG. BASE TO MATCH EXISTING (4"MIN.)
PRECAST CONCRETE OR HDPE ADJUSTING RINGS BY LADTECH, INC (OAE) 12-INCH MAX. HEIGHT
PRECAST R.C. ECCENTRIC CONE
TONGUE & GROOVE JOINTS. SET ALL JOINTS IN "RAM-NEK" OR "CONSEAL" JOINT SEALING COMPOUND OR EQUAL INSTALLED PER MANUFACTURERS RECOMMENDATION
PRECAST MANHOLE BASE WITH INFLOW AND OUTFLOW COUPLINGS SEE NOTE 16
48"DIA. MIN. SEE NOTE 13
PRECAST RC RISER (BARREL) SECTIONS
MAINTAIN SLOPE OF ADJACENT PIPE ACROSS MANHOLE BASE
KOR-N-SEAL OR A-LOK BOOT OR APPROVED EQUIVALENT AT ALL PENETRATIONS
ANTI-FLOAT BASE FOR GROUNDWATER CONDITIONS, OPTIONAL PER DESIGN ENGINEER
4" MIN. DRY TRENCH 6" MIN. WET TRENCH
GRADED BEDDING MATERIAL FOR WET TRENCH AS DESCRIBED ON "TYPICAL SEWER TRENCH" DETAIL C01. CLASS A BACKFILL AS BEDDING FOR DRY TRENCH
TYPICAL SECTION
SMALLER MAIN SEWER FLOW CHANNELS ARE TO BE BROUGHT INTO MAIN LINE CHANNELS WITH THE ELEVATION OF PIPE CROWN THE SAME.
FLOW
60" MIN.
SIDE VIEW SECTION
TOP VIEW

* NO WOOD OR PVC SHIMS WILL BE ALLOWED BETWEEN LID RING AND ADJUSTING RINGS OR MANHOLE WITH LADTECH SYSTEM

3 / D1.3 SANITARY SEWER MANHOLE

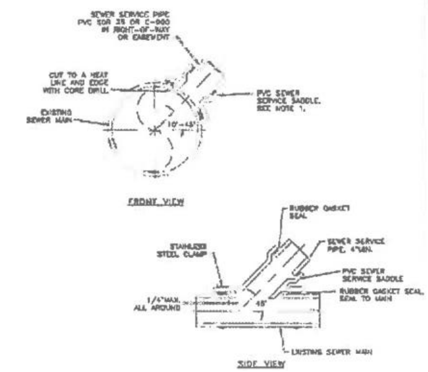

24"MAX. FROM BACK OF SIDEWALK, BACK OF CURB, OR PROPERTY LINE SEE NOTE 2
THREADED CAP
CHRISTY G5 TRAFFIC RATED VALVE BOX (OR EQUAL) SET FLUSH WITH SURROUNDING SURFACE. LID MARKED "SEWER"
FIBER REINFORCED CONCRETE COLLAR
4" PVC COUPLING
CONTINUOUS LOOP TRACER WIRE (GREEN) TAPED TO PIPE EVERY 5'. NO SPLICES ALLOWED.
4" PVC PIPE, LENGTH AS REQUIRED, SET PLUMB
45° ELBOW
PVC ALL-BELL WYE 4" x 4" OR 6" x 4"
TERMINATE TRACER WIRE AT PROPERTY LINE
FLOW
4" OR 6" SERVICE LATERAL

NOTE: ALL JOINTS AND CONNECTIONS SHALL BE WATERTIGHT.

NOTES:

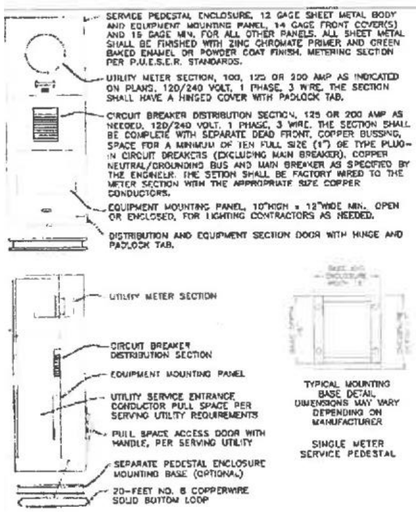
1. CLEANOUTS TO BE PLACED AT EVERY ANGLE GREATER THAN, OR EQUAL TO 45°, EVERY 150' OF LATERAL, AND WITHIN 5' OF BUILDING AND IN CONFORMANCE WITH THE CURRENT EDITION OF THE UNIFORM BUILDING CODE. CLEANOUTS INSTALLED AT ANGLES SHALL BE LOCATED ON THE UPSTREAM SIDE OF THE ANGLE. CLEANOUTS SHALL BE LOCATED AS CLOSE AS PRACTICAL TO THE ANGLE.
2. CLEANOUT SHALL NOT BE LOCATED WITHIN A ROADSIDE DITCH UNDER ANY CIRCUMSTANCES.

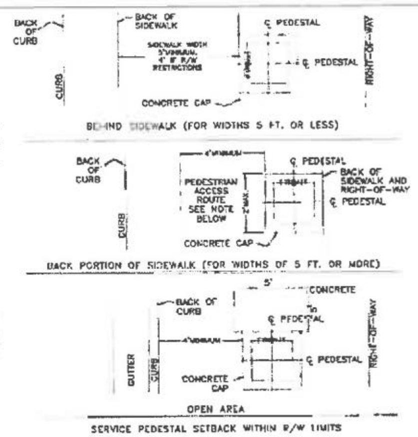
4 / D1.3 SEWER LATERAL CLEANOUT


SEWER SERVICE PIPE PVC SDR 35 OR C-900 IN RIGHT-OF-WAY OR EASEMENT
CUT TO A NEAT LINE AND EDGE WITH CORE DRILL
EXISTING SEWER MAIN
PVC SEWER SERVICE SADDLE. SEE NOTE 1.
FRONT VIEW
RUBBER GASKET SEAL
SEWER SERVICE PIPE, 4"MIN.
STAINLESS STEEL CLAMP
PVC SEWER SERVICE SADDLE
RUBBER GASKET SEAL, SEAL TO MAIN
1/4"MAX. ALL AROUND
45°
EXISTING SEWER MAIN
SIDE VIEW

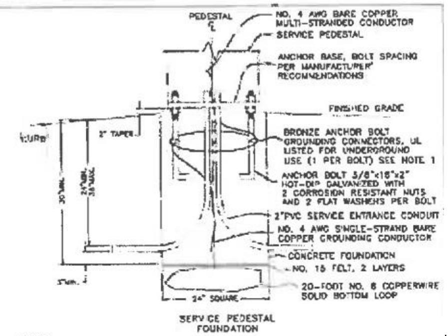
Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9199
NEVADA

REV.	DATE	BY	APP'D





NOTE:
WHERE INSUFFICIENT PUBLIC RIGHT-OF-WAY IS AVAILABLE TO LOCATE STREET FIXTURES OUTSIDE THE NORMAL 5' NORMAL SIDEWALK WIDTH, THE PEDESTRIAN ACCESS MAY BE REDUCED TO 4' FOR A LENGTH OF 2'.

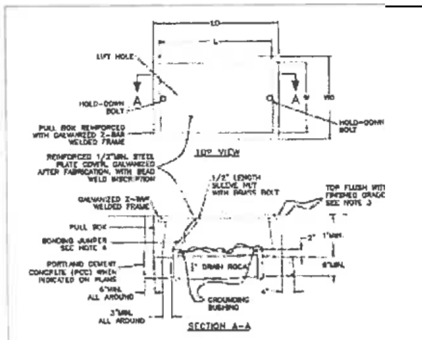


SERVICE PEDESTAL FOUNDATION

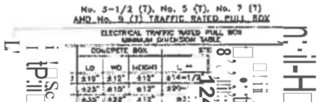
NOTES:

1. BARE COPPER GROUNDING CONNECTOR SHALL BE LOOPED AROUND ANCHOR BOLTS ONE TIME AND CONNECTED TO EACH ANCHOR BOLT BEFORE CONTINUING DOWN TO THE GROUNDING PLATE.
2. CABINET COVERS SHALL BE PARALLEL WITH CURB.
3. IN AREAS WHERE RIGHT-OF-WAY PERMITS, THE CONCRETE BASE SHALL BE PLACED AT THE BACK EDGE OF THE SIDEWALK.
4. CABINET COVERS SHALL OPEN TOWARDS THE STREET WHEN CABINETS ARE LOCATED AT BACK OF WALK. CABINET COVERS SHALL OPEN PARALLEL TO THE SIDEWALK FACING THE DIRECTION OF TRAFFIC WHEN LOCATED WITHIN THE SIDEWALK.
5. GROUND PLATE SHALL BE MADE OF NONFERROUS MATERIALS (TYPICALLY BRASS OR COPPER).

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY
			UNDERGROUND ELECTRICAL SERVICE	DATE: JULY 2017
				DWG: A21-D



No. 3-1/2 (T), No. 5 (T), No. 7 (T) AND No. 9 (T) TRAFFIC RATED PULL BOX



NOTES:

1. TRAFFIC PULL BOX SHALL BE PROVIDED WITH STEEL COVER AND SPECIAL CONCRETE FOOTING. STEEL COVER SHALL HAVE EMBOSSED NON-SKID PATTERN.
2. STEEL REINFORCING SHALL BE AS REGULARLY USED IN THE STANDARD PRODUCTS OF THE RESPECTIVE MANUFACTURER.
3. TOP OF PULL BOXES SHALL BE FLUSH WITH SURROUNDING GRADE OR TOP OF ADJACENT CURB, EXCEPT THAT IN UNPAVED AREAS WHERE PULL BOX IS NOT IMMEDIATELY ADJACENT TO AND PROTECTED BY A CONCRETE FOUNDATION, POLE OR OTHER CONSTRUCTION, THE BOX SHALL BE PLACED WITH ITS TOP 1" ABOVE SURROUNDING GRADE. WHERE PRACTICABLE, PULL BOXES SHOWN IN THE VICINITY OF CURBS SHALL BE PLACED ADJACENT TO THE BACK OF CURB, AND PULL BOXES SHOWN ADJACENT TO STANDARDS SHALL BE PLACED ON SIDE OF FOUNDATION FACING AWAY FROM TRAFFIC, UNLESS OTHERWISE NOTED. WHEN PULL BOX IS INSTALLED IN SIDEWALK AREA, THE DEPTH OF THE PULL BOX SHALL BE ADJUSTED SO THAT THE TOP OF THE PULL BOX IS FLUSH WITH THE TOP OF SIDEWALK.
4. BONDING JUMPER FOR METAL COVERS SHALL BE 3'-4" LONG, MINIMUM.
5. THE NOMINAL DIMENSIONS OF THE OPENING IN WHICH THE COVER SETS SHALL BE THE SAME AS THE COVER DIMENSIONS EXCEPT THE LENGTH AND WIDTH DIMENSIONS SHALL BE 1/8" GREATER.
6. ALL COVERS AND BOXES SHALL BE INTERCHANGEABLE WITH NEVADA STANDARD MALE AND FEMALE GAUGES. WHEN INTERCHANGED WITH A STANDARD MALE OR FEMALE GAUGE, THE TOP SURFACES SHALL BE FLUSH WITHIN 1/8". TOP OUTSIDE EDGE OF ALL CONCRETE COVERS AND PULL BOXES SHALL HAVE A 1/4" MINIMUM RADIUS.
7. PULL BOX SHALL NOT BE INSTALLED WITHIN THE BOUNDARIES OF NEW OR EXISTING CURB RAMPS.
8. PULL BOXES FOR ELECTROLIERS AND SIGNAL STANDARDS SHALL BE LOCATED AT THE SAME STATION (±5') AS THE ADJACENT ELECTROLIER OR SIGNAL STANDARD. PULL BOXES SHALL BE PLACED ADJACENT TO BACK OF CURB OR EDGE OF SHOULDER EXCEPT WHERE THIS IS IMPRACTICAL. A BOX MAY BE PLACED IN ANOTHER SUITABLE PROTECTED AND ACCESSIBLE LOCATION.
9. IN AREAS WHERE THE POSSIBILITY OF MATERIAL ERODING FROM AROUND THE PULL BOX EXISTS, THE PULL BOX SHALL BE PLACED IN 1" DRAIN ROCK (1 FOOT DEPTH ON EACH SIDE AND 1 FOOT DEPTH), AS DIRECTED BY THE ENGINEER.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY
			TRAFFIC RATED ELECTRICAL PULL BOX	DATE: JULY 2017
				DWG: A21-E

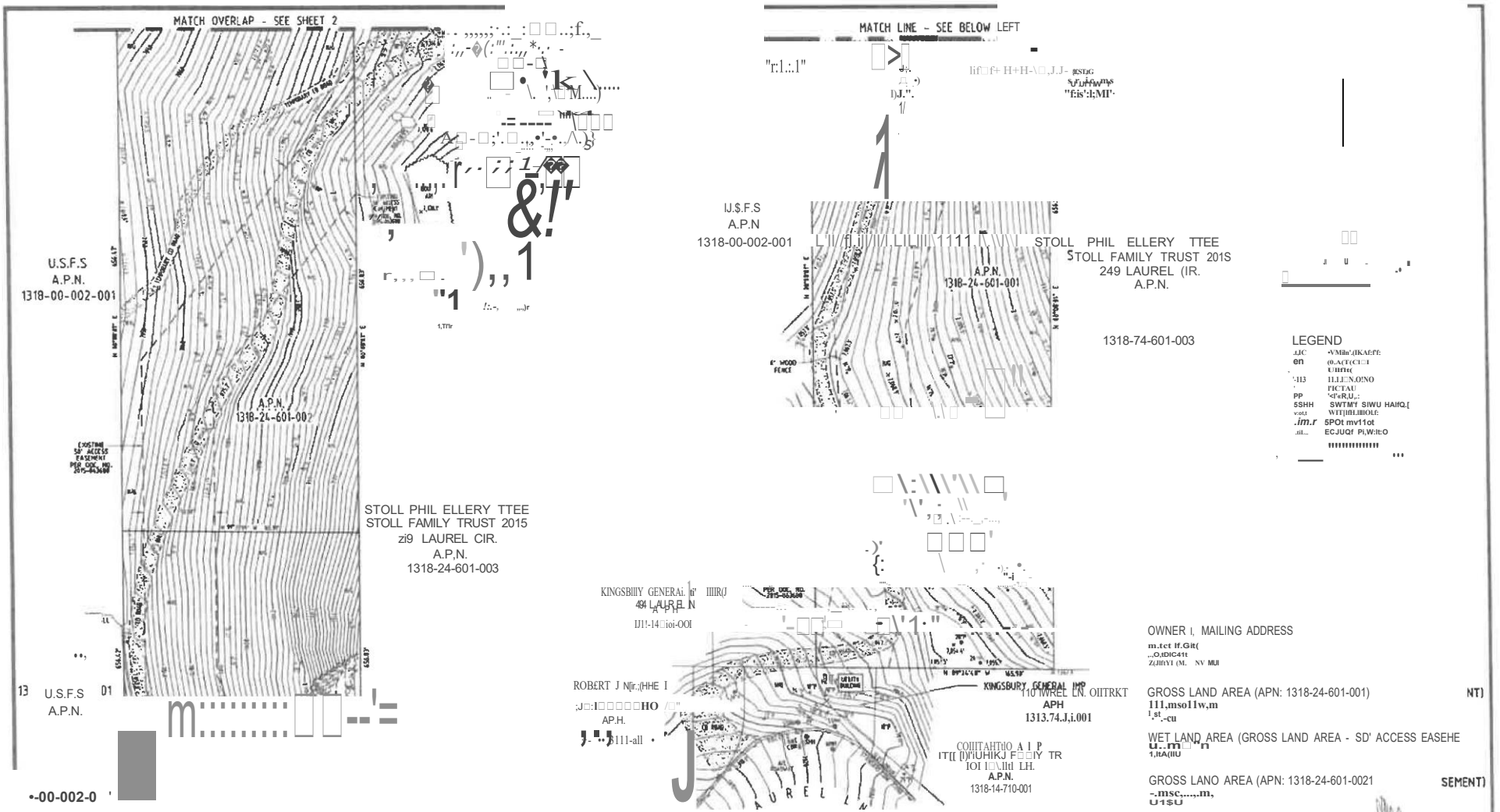
Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449 Reno, Nevada 89511
TEL (775)853-9100 FAX (775)853-9199

REV.	DATE	BY	APP.

NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

MARCH 2025
JOB NUMBER: 24D38.001
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: CAB
SHEET
D1.5



TURNER 1 ASSOCIATES 1 /
LANO SURVEYING
nm51F-S6l
F.U (HS, -f?t'
CMT. ?UTE m • 101N) ... L.....IA
P.O. IIPIC □III • S'U.ttIM, ICH3& Mo,

NOTES

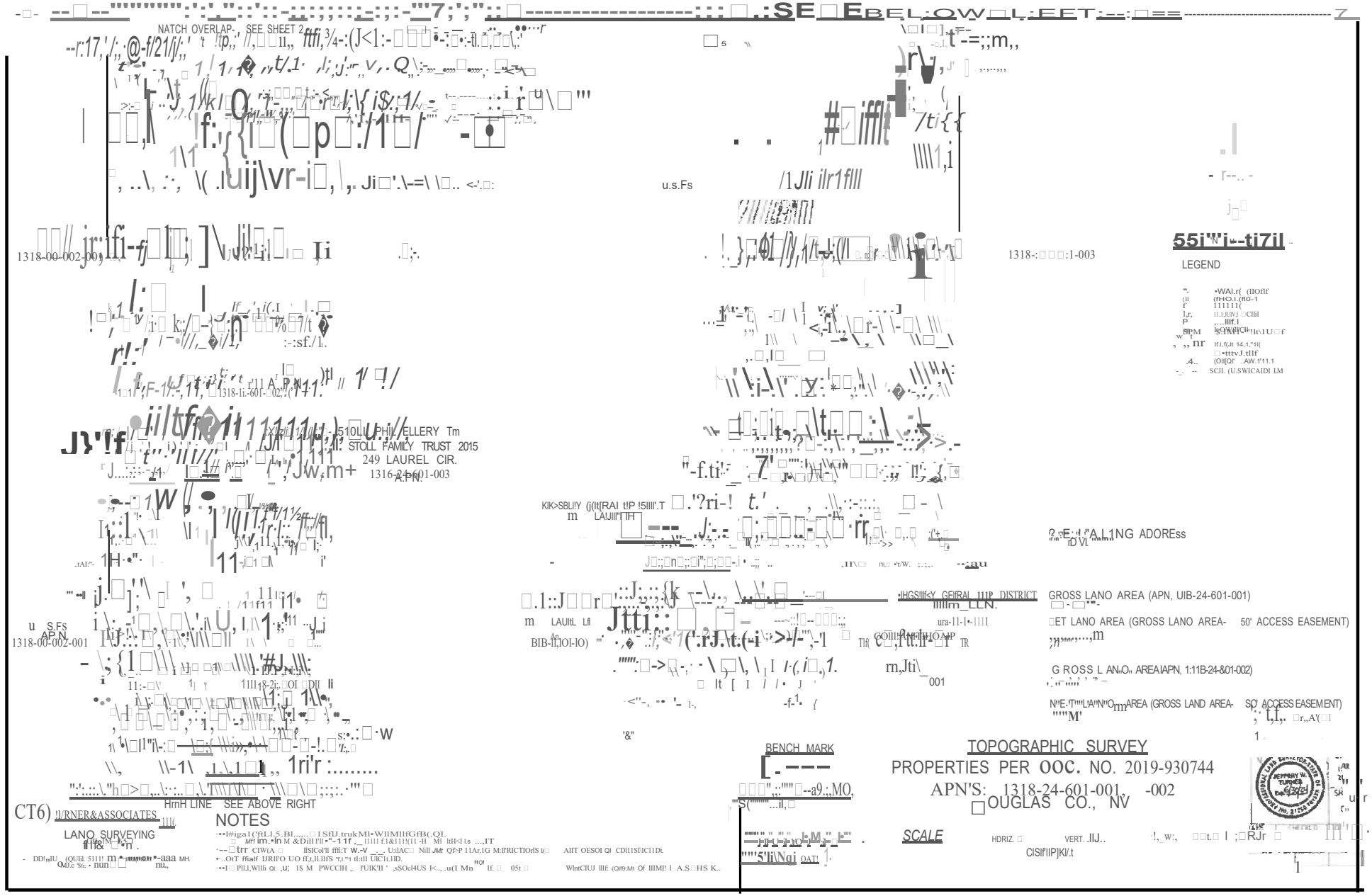
BENCH MARK
ELEVATION 7000.0's
DATUM ASSUMED /. NAVD88
DESCRIPTION SSMH AT THE
INTERSECTION OF LAUREL LN.
& HIGHLAND DR.

SCALE HORIZ. 1"=30' VERT. 2'C.I.

REVISION NO DATE DESCRIP

TOPOGRAPHIC SURVEY
PROPERTIES PER DOC. NO. 2019-930744
APN'S: 1318-24-601-001, -002
DOUGLAS CO., NV

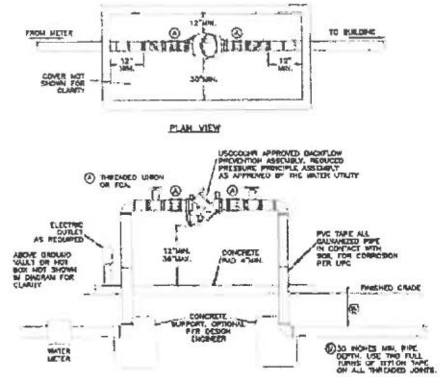
SHEET 1 OF 2 SHTS



Exis+1() S 1.A.rv •cy

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY DOUGLAS COUNTY. THE OWNER / CONTRACTOR SHALL OBTAIN A PERMIT FROM DOUGLAS COUNTY COMMUNITY DEVELOPMENT PRIOR TO THE START OF CONSTRUCTION.
2. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, 1988 EDITION. NO STREET CLOSURES WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF A TRAFFIC CONTROL PLAN BY THE DOUGLAS COUNTY ENGINEERING DIVISION.
3. THE OWNER / CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" 1-800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. AN UNDERGROUND SERVICE ALERT MAY ALSO BE LOGGED AT WWW.USANORTH.ORG.
4. THE OWNER / CONTRACTOR SHALL CALL DOUGLAS COUNTY ENGINEERING DIVISION (782-9237) FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION. THE OWNER / CONTRACTOR SHALL CALL TWENTY-FOUR (24) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE OWNER / CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING.
5. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
6. WATER MAIN SHUTDOWNS / INTERRUPTION OF SERVICE; WATER UTILITY APPROVAL IS REQUIRED FORTY-EIGHT (48) HOURS PRIOR TO NOTIFICATION OF CUSTOMERS. COMMERCIAL AND RESIDENTIAL CUSTOMERS SHALL BOTH RECEIVE FORTY-EIGHT (48) HOURS WRITTEN NOTICE OF A SHUTDOWN, AND SPECIAL ARRANGEMENTS MAY HAVE TO BE MADE TO ACCOMMODATE CUSTOMERS OPERATIONAL NEEDS. THE WATER UTILITY IS RESPONSIBLE FOR THE NOTIFICATION WHEN WORK IS PERFORMED BY THE WATER UTILITY. THE CONTRACTOR IS RESPONSIBLE IN ALL OTHER CASES. A LIST SHALL BE KEPT BY THE RESPONSIBLE PARTY LISTING THE DATE, TIME, AND ADDRESS OF ALL PERSONS NOTIFIED. THE PERSON NOTIFIED SHALL BE INCLUDED ON THE LIST FOR ALL COMMERCIAL CUSTOMERS. THE CONTRACTOR WILL BE SUBJECT TO DAMAGE CLAIMS SHOULD THEY FAIL TO NOTIFY CUSTOMERS OR MAINTAIN DOCUMENTATION OF NOTIFICATION OF CUSTOMERS. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING WATER VALVES WITHOUT AUTHORIZATION OF THE WATER UTILITY.
7. ALL WATER MAINS SHALL BE C900, C905, DUCTILE IRON, AS SPECIFIED ON THE PLANS OR AS APPROVED BY THE WATER UTILITY. ALL WATER SERVICES 2" OR LESS SHALL BE IPS, PE PIPE (AWWA STANDARD C901); SERVICES 3" OR GREATER SHALL BE CLASS 150 C900 PVC OR AS SPECIFIED ON THE PLANS.
8. LINE SEPARATION MUST MEET THE PROVISIONS OF NAC 445A.6715 THROUGH 445A.6718 IN ITS ENTIRETY, NDEP'S VERTICAL CROSSING SUMMARY, AND BE APPROVED BY STATE AND WATER UTILITY.
9. ALL HOT TAPS ARE TO BE PERFORMED BY A LICENSED CONTRACTOR APPROVED BY THE WATER UTILITY. THE CONTRACTOR SHALL CONTACT THE WATER UTILITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO SCHEDULING HOT TAP DATE AND TIME.
10. WATER VALVE MARKERS SHALL BE BLUE CARSONITE UTILITY MARKER (CRM-3066), 6"-2" WITH WATER UTILITY'S DECAL OR APPROVED EQUAL. PLACE MARKER NO MORE THAN FIVE (5) FEET FROM THE VALVE OR AS DIRECTED BY THE WATER UTILITY.
11. ALL WATER MAIN AND WATER SERVICE INSPECTIONS MUST BE COMPLETED PRIOR TO ANY CERTIFICATE OF OCCUPANCY OR NOTICE OF COMPLETION BY THE WATER UTILITY ACCEPTING IMPROVEMENTS.

(1 / D1.2) WATER NOTES

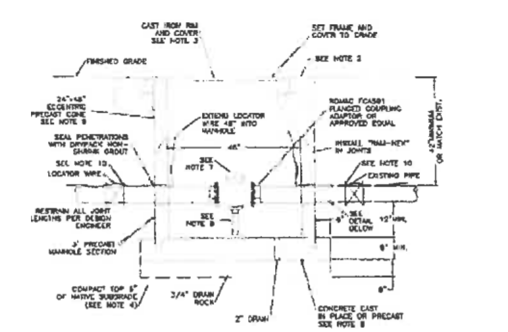


NOTES:

1. RP MUST BE ABOVE GRADE.
2. FREEZE PROTECTION (INSULATED ABOVE GROUND VAULT OR HOT BOX AND REDUNDANT HEAT TAPE) IS REQUIRED.
3. AN ABOVE GROUND VAULT (HOT BOX OR EQUIVALENT) MUST BE SIZED TO PROVIDE CLEARANCES SHOWN IN PLAN VIEW. A SPRING LOADED LID IS REQUIRED.
4. A HOT BOX LID MUST SWING CLEAR OF BACKFLOW PREVENTION ASSEMBLY TO PROVIDE CLEARANCES IN PLAN VIEW.
5. STOP AND WASTE VALVES MUST NOT BE USED BETWEEN THE METER AND THE BACKFLOW PREVENTION ASSEMBLY.
6. ABOVE GROUND VAULTS AND HOT BOX MUST PROVIDE ADEQUATELY SIZED DAYLIGHT DRAINS AT PAD LEVEL FOR DRAINAGE.
7. ELECTRICAL SUPPLY SOCKETS, IF REQUIRED, MUST BE AWAY FROM WATER RELIEF PORT AND TESTCOCKS, AND GFCI PROTECTED.
8. THE BACKFLOW PREVENTION ASSEMBLY DEVICE MUST BE VISUALLY INSPECTED BY A CALIFORNIA / NEVADA AWWA OR ABPA CERTIFIED BACKFLOW TESTER AT THE TIME OF INSTALLATION, YEARLY THEREAFTER, AND AFTER REPAIRS, WITH THE RESULTS SENT TO THE WATER UTILITY.
9. NO OUTLET TEE, TAP OR CONNECTION SHALL BE INSTALLED BETWEEN SERVICE CONNECTION AND BACKFLOW PREVENTION ASSEMBLY.
10. REFER TO RELIEF VALVE DISCHARGE RATE SO THAT ADEQUATE DRAINAGE CAN BE INSTALLED.
11. SUPPORTS REQUIRED FOR ASSEMBLIES 2.5" AND LARGER.
12. INDOOR INSTALLATION OF BACKFLOW PREVENTION ASSEMBLIES (RP'S) SHALL MEET INSTALLATION CLEARANCES OF NAC 445A.67235(6).

(2 / D1.2) BACKFLOW PREVENTION ASSEMBLY (RP)

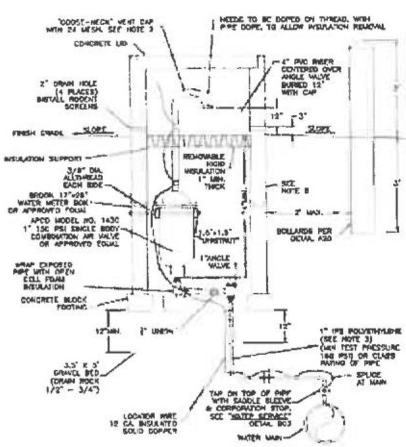
NOT TO SCALE



MATCH ADJACENT PAVEMENT THE MANHOLE FRAME AND COVER TO BE SOUTH BAY FOUNDRY "WATER".
COMPACT NATIVE SUBGRADE IN CONFORMANCE WITH SECTION CONSTRUCTION, PRIOR TO PLACING DRAINROCK.
CHECK VALVES 12 INCHES OR LARGER REQUIRE SPECIAL DESIGN
CONCRETE SHALL CONFORM TO SECTION 202 OF THE STANDARD
MUELLER FLG x FLG SWING CHECK VALVE OR APPROVED EQUAL.
3 INCH GALVANIZED STEEL PIPE WITH THREADED FLANGES.
24 INCH x 48 INCH ECCENTRIC PRECAST CONE (FOR CHECK VALV ENGINEER TO SPECIFY.
GATE VALVE, RISER PIPE, AND G-3 OR G-4 CHRISTY BOX AS AP STEPS ARE REQUIRED WHERE MANHOLE DEPTH IS 54 INCHES (4"- MAXIMUM TOLERANCE) AND HORIZONTALLY (0.5 INCH TOLERANCE) WITH THE DESIGN REQUIREMENTS OF THE STATE OF NEVADA, OSHA OF PIPE). STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE.
12. CHECK VALVES 4 INCHES AND GREATER SHALL BE INSTALLED IN A

(3 / D1.2) CHECK VALVE

NOT TO SCALE

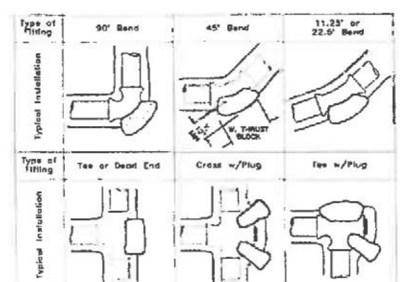


NOTES:

1. AIR RELEASE VALVES SHALL BE INSTALLED OUTSIDE PAVEMENT SECTION WHENEVER POSSIBLE. SLOPE GROUND AWAY FROM VALVE BOX OR CONSTRUCT CURBING TO PROTECT FROM FLOODING BY SURFACE DRAINAGE.
2. WHEN CONSTRUCTED IN STREET SECTION, CONSTRUCT AIR RELEASE BOX TO SIDE OF ROADWAY AND CONSTRUCT "GOOSE-NECK" ABOVE SURROUNDING GRADE AS DIRECTED BY CONSTRUCTION INSPECTOR.
3. CENTER OR SHIFT ASSEMBLY AS NECESSARY TO ALLOW FOR REMOVAL AND REPAIR. COORDINATE WITH WATER UTILITY.
4. ALL PIPES SHALL BE SLOPED UP TO AIR RELEASE VALVE.
5. INSULATE EXTERIOR OF BOX WITH 2" FOAM INSULATION, COVER WITH VISQUEEN BARRIER, BELOW GRADE.
6. STEEL PIPE PAINT SHALL BE RUST-OLEUM 7400 HIGH GLOSS SAFETY YELLOW ALKYD ENAMEL OR APPROVED EQUAL.

(4 / D1.2) COMBINATION AIR VALVE ASSEMBLY

NOT TO SCALE



Minimum Thrust Block Bearing Area — Square Feet (Y x W)

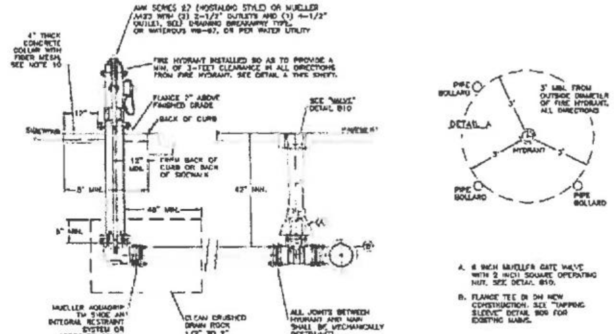
Size of Pipe	90° Bend, Cross w/Plug or Tee w/Plug	45° Bend	11.25° or 22.5° Bend	Tee or Dead End
4"	2	1	1	2
6"	5	3	2	4
8"	8	5	3	6
10"	13	7	4	9
12"	18	10	5	13
14"	23	13	7	17
16"	32	17	9	23

NOTES:

1. CONCRETE FOR THRUST BLOCKS SHALL CONFORM TO SECTION 337.10 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED SOIL.
3. JOINTS AND FACE OF PLUGS SHALL BE KEPT CLEAR OF CONCRETE.
4. THRUST BLOCK BEARING AREAS ARE FOR A 150 PSI TEST PRESSURE WITH 2000 PSF BEARING CAPACITY, NOMINAL PIPE DIAMETER, AND A FACTOR OF SAFETY OF 1.5. INSTALLATIONS USING DIFFERENT TEST PRESSURES, AND/OR SOIL TYPES SHALL BE ADJUSTED BY THE DESIGN ENGINEER.
5. ALL JOINTS SHALL BE POLYWRAPPED (VIRGIN POLYETHYLENE, 8 MILS THICK).

(5 / D1.2) THRUST BLOCK

NOT TO SCALE



NOTES:

1. HYDRANT COLOR SHALL BE AS APPROVED BY THE APPLICABLE FIRE DISTRICT.
2. OPERATING NUT SHALL BE 1-1/2" PENTAGON.
3. INSPECTION BY WATER UTILITY SHALL BE REQUIRED PRIOR TO BACKFILLING.
4. IN RESIDENTIAL AREAS, IF SIDEWALK NOT PRESENT, SET HYDRANT SO THAT OPERATING NUT IS 3'-6" BEHIND BACK OF CURB.
5. NO FENCES, LANDSCAPING OR ANY ABOVE GROUND IMPROVEMENTS SHALL BE ALLOWED WITHIN 3' OF THE OUTER MOST DIAMETER OF THE FIRE HYDRANT.
6. PROVIDE 42" MINIMUM COVER AT ROADSIDE DITCH FLOWLINE. LOCALIZED DIPPING OF WATER MAIN AT DITCH MAY NOT BE USED TO ACHIEVE 42" COVER.
7. GATE VALVE SHALL BE LOCATED WITHIN THE PAVEMENT, WHERE POSSIBLE.
8. FOR COMMERCIAL AND INDUSTRIAL PROPERTIES, OR WHEN THERE IS NO CURB, BOLLARDS SHALL BE ADDED PER "BOLLARD" DETAIL WITH 3' CLEARANCE.
9. THRUST BLOCK AND CONCRETE PILLOW WITH #4 REBAR OR ZINC COATED CHAIN MAY BE REQUIRED AT THE DISCRETION OF THE WATER UTILITY. MATERIAL USED FOR THRUST BLOCKING SHALL NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
10. 4" THICK CONCRETE COLLAR SHALL EXTEND OUT 12" FROM THE OUTER DIAMETER OF FIRE HYDRANT. THIS MAY CREATE A CONTINUOUS SECTION OF CONCRETE IN LANDSCAPE FINGERS AND SIMILAR AREAS. THE CONCRETE COLLAR IS NOT REQUIRED IN RESIDENTIAL SUBDIVISIONS WITH CURB AND GUTTER AND IS NOT REQUIRED IF BOLLARDS ARE INSTALLED.

(6 / D1.2) FIRE HYDRANT ASSEMBLY

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REV.	DATE		BY	APP

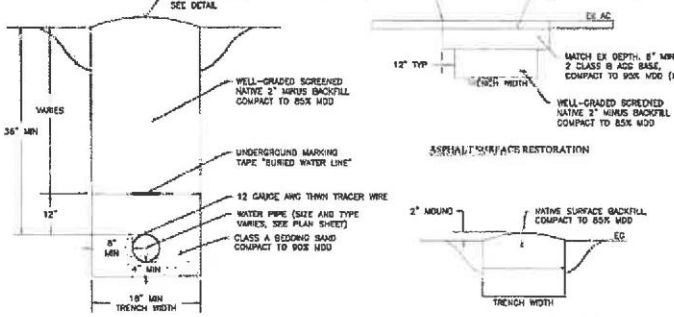
Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9199

WATER DETAILS
LAUREL CIRCLE DRIVEWAY
STATELINE, NV
APN: 1318-24-601-002

DOUGLAS COUNTY
NEVADA

DATE: MARCH 2025
JOB NUMBER: 24038.001
DESIGNED BY: CAB
DRAWN BY: CAB
CHECKED BY: CAB

SHEET
D1.2



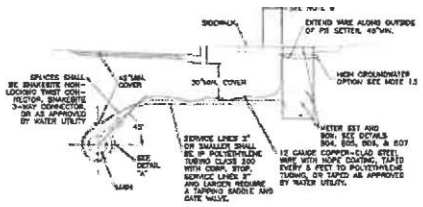
ASPHALT SURFACE RESTORATION

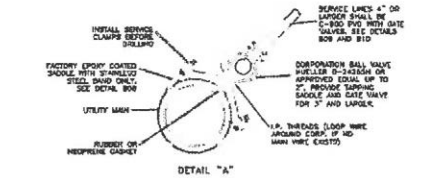
NATIVE SURFACE RESTORATION

NOTES:

1. BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF CLASS A (IMPORTED) OR CLASS C (NATIVE) BACKFILL AS SPECIFIED IN SUBSECTION 200.03 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. MATERIAL SHALL BE PLACED IN LIFT THICKNESS SPECIFIED IN SUBSECTION 300 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND DENSIFIED TO 90% RELATIVE COMPACTION.
2. BEDDING SHALL CONFORM TO THE REQUIREMENTS OF CLASS A BACKFILL AS SPECIFIED IN SUBSECTION 300.03.02 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. MATERIAL SHALL BE DENSIFIED TO 90% RELATIVE COMPACTION.
3. CLASS C BACKFILL OR OTHER GRADATION AS APPROVED BY WATER UTILITY, WITH FILTER FABRIC MAY BE USED TO SUPPORT BEDDING IN HIGH GROUNDWATER OR UNSTABLE SOIL CONDITIONS WITH THE APPROVAL OF THE WATER UTILITY. FILTER FABRIC SHALL BE WRAPPED AROUND BEDDING SECTION WITH 2 FOOT OVERLAP ON TOP.
4. FOR STRUCTURAL (PAVEMENT) SECTION, SEE "STREET CUT REPAIR" DETAIL 614.
5. SHORING OR SLOPED CUT SLOPES MAY BE NECESSARY. ALL EXCAVATIONS SHALL CONFORM TO THE MOST RECENT OSHA REQUIREMENTS.
6. PLACE WARNING TAPE 1 FOOT ABOVE WATER AND RECLAIMED WATER PIPE.
7. WATER STOPS SHALL BE USED IN HIGH GROUND WATER CONDITIONS PER "WATER STOP" DETAIL 803. FOR WET TRENCH BEDDING SEE DETAIL CD1.
8. FOR USE OUTSIDE PAVED ROAD SECTION.

1 D1.1 WATER TRENCH — NOT TO SCALE



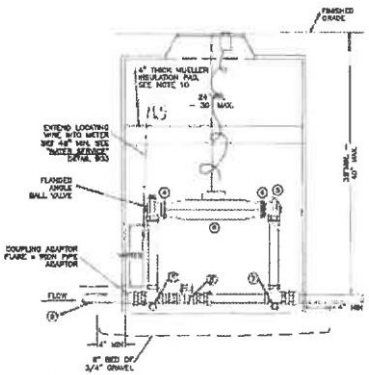


DETAIL "A"

NOTES:

1. ALL APPURTENANCES SHALL BE AS SPECIFIED, UNLESS APPROVED AS EQUAL BY WATER UTILITY.
2. ALL SERVICE LINE COUPLING FITTINGS SHALL BE MUELLER 110 COMP × MIP, FORD FB1100-NL OR APPROVED EQUAL. ALL POLYETHYLENE SERVICE LINES SHALL MEET REQUIREMENTS OF AWWA STANDARD C901. A STOP AND WASTE VALVE MUST NOT BE USED ON A SERVICE LINE WITHIN THE RIGHT-OF-WAY, BETWEEN MAIN AND METER.
3. ALL SERVICE VALVES SHALL BE SAME SIZE OR LARGER THAN SERVICE LINES (ON 1-INCH SERVICE, USE 4-INCH GATE VALVE AND PIPE).
4. SERVICE CLAMPS SHALL BE FACTORY COATED EPOXY WITH STAINLESS STEEL BAND.
5. THERE SHALL BE A MINIMUM CLEAR DISTANCE OF 18-INCHES BETWEEN TAPS AND FITTINGS, INCLUDING MANUFACTURED JOINTS AND BELLS.
6. ALL METER SETS TO BE PLACED 12-INCHES FROM BACK FACE OF SIDEWALK. IN AREAS WHERE NO SIDEWALK IS PRESENT, THE METER SHALL BE LOCATED AT A POINT AS CLOSE AS PRACTICABLE TO THE PROPERTY LINE, ALLEYS, OR EASEMENTS. ALL METER SETS SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT.
7. TAPPING SLEEVES 3-DIAMETERS OR LARGER SHALL BE STAINLESS STEEL. HAVE A FULL CIRCUMFERENTIAL SEAL AND HAVE EITHER A STAINLESS STEEL OR DUCTILE IRON FLANGE. SEE "TAPPING SLEEVE" DETAIL 809.
8. UPON ABANDONING OF SERVICE TAP, WATER UTILITY SHALL BE NOTIFIED SO THAT THE EXISTING METER CAN BE REMOVED.
9. ENTITY REQUESTING ABANDONMENT SHALL REMOVE EXISTING METER BOX AFTER COORDINATION WITH WATER UTILITY AND EXPOSE CORP STOP FOR SHUTOFF. ALL PLUMBING SHALL BE DISCONNECTED FROM CORP STOP. WATER UTILITY SHALL BE NOTIFIED FOR INSPECTION OF CORP ASSEMBLY PRIOR TO BACKFILLING.
10. ALL APPURTENANCES SHALL MEET THE CURRENT ADOPTED EDITION OF THE UNIFORM PLUMBING CODE (UPC).
11. EACH SERVICE LINE SHALL HAVE A CURB STOP OR METER STOP IN ADDITION TO THE CORPORATION STOP.
12. A "W" SHALL BE STAMPED ON THE CURB FACE AT THE LOCATION OF THE LATERAL CROSSING THE CURB LINE.
13. AN IRON ORE/HUMATTER LOCATIONS TRACER WIRE MAY BE INSTALLED OUTSIDE OF THE WATER METER BOX.

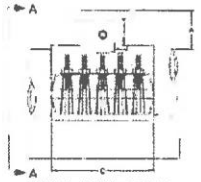
2 D1.1 WATER SERVICE — NOT TO SCALE



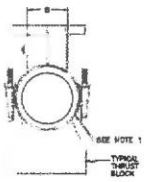
NOTES AND FEATURES KEY:

1. USE A TRAFFIC RATED LID AND BOX WITH READING LID IN ALL TRAFFIC AREAS.
2. METER SHALL BE INSTALLED SO AS TO ACHIEVE A WATER TIGHT SEAL.
3. CUT TWO PIECES OF 1 INCH PIPE 18 INCHES LONG AND INSTALL THROUGH THE BRACE EYE SUPPORTS.
4. SINGLE METER GASKET.
5. FLANGED ANGLE BALL CHECK VALVE.
6. WATER METER AND RADIO READ HARDWARE AS APPROVED BY WATER UTILITY. (KOSO DOES NOT SUPPLY WATER METER).
7. BRACE EYE SUPPORTS.
8. BY-PASS BALL VALVE WITH LOCKABLE CAP.
9. POLYETHYLENE TUBING SIZE AS REQUIRED BY WATER UTILITY). MINIMUM TEST 200 PSI.
10. 4" THICK MUELLER INSULATION PAD OR 4" X 4" BLANKET INSULATION TO BE INSTALLED ABOVE METER AND BELOW TRANSMITTER.

3 D1.1 WATER METER — NOT TO SCALE



TYPICAL THRUST BLOCKING



SECTION A-A

MATERIAL SPECIFICATIONS:

SHELL: 304 STAINLESS STEEL

LINER: 304 STAINLESS STEEL

BOLTS, WASHERS AND NUTS: TYPE 304 STAINLESS STEEL, 5/8" DIAMETER.

GASKET: NITRILE BUTADIENE RUBBERS (NBR) FOR WATER SERVICE; ASTM D2000-MBG 910 FULL GASKET, 360 PIPE COVERAGE.

FLANGE: 304 STAINLESS STEEL OR HIGH TENSILE DUCTILE (NODULAR) IRON, ASTM A536-80, GRADE 65-45-15.

PRESSURE RATING:
- 200 PSI FOR 4-INCH THROUGH 8-INCH.
- 125 PSI OR HIGHER FOR 8-INCH THROUGH 24-INCH, OR AS APPROVED BY WATER UTILITY.

NOM. FLANGE	A	B	C	NO. BOLTS
4"	4	8-1/32	18	10
6"	4-1/2	7-1/32	18	10
8"	4	9-1/32	20	14
10	5-1/2	11-1/32	24	18
12"*	6-1/2	13-1/32	30	20

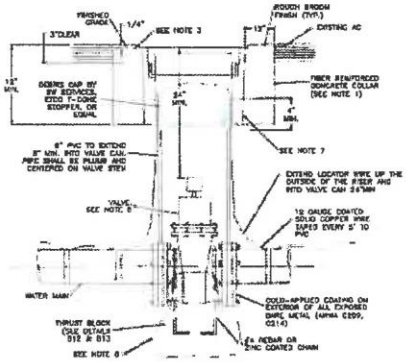
* TAPPING SLEEVES IN THE 24" NOMINAL PIPE SIZE RANGE WITH 8" OR 9" FLANGES ARE 24" LONG (D DIMENSION) AND HAVE 24" BOLTS.

** TAPPING SLEEVES IN THE 12" AND 14" NOMINAL PIPE SIZE RANGE WITH 12" FLANGE ARE 24" LONG AND HAVE 24" BOLTS.

NOTES:

1. MATERIAL USED FOR THRUST BLOCKING SHALL NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
2. MINIMUM DISTANCE BETWEEN TAPS, COLLARS, JOINTS, SERVICE TAPS, ETC. SHALL BE 3 × DIA OF PIPE SIZE MIN.
3. SADDLE TO BE HYDROSTATICALLY TESTED PER MANUFACTURER'S RECOMMENDATIONS AND AWWA C233-03.
4. ANY HOT TAPS GREATER THAN 2-INCHES WILL BE BY AN APPROVED CONTRACTOR UNLESS WAIVED BY THE WATER UTILITY.
5. FOR FULL BODY TAPPING SLEEVES MECHANICAL JOINT TAPPING SLEEVE SHALL BE DUCTILE IRON AND HAVE DI MECHANICAL JOINT END SEALS CONFORMING TO ANSI A21.11, WITH OUTLET FLANGE CONFORMING TO AWWA C207, CLASS D, WITH ANSI 150-LB DRILLING RECESSED FOR TAPPING SLEEVE. TAPPING SLEEVE SHALL FIT AWWA STANDARD 1806, CLASS AB-CD CAST IRON PIPE, MANUFACTURED BY CLOW, MUELLER, OR APPROVED EQUAL BY WATER UTILITY. ACCEPTABLE FOR CAST IRON AND DUCTILE IRON PIPE.
6. ON AC PIPE 3-INCH TAPPING SLEEVE REQUIRED DETAIL PER DESIGN ENGINEER, 2-INCH SERVICE SADDLE REQUIRED FOR ALL OTHER SERVICE LATERALS.

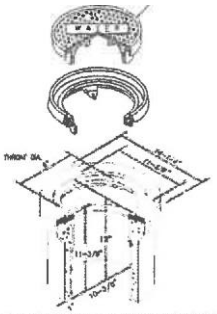
4 D1.1 WATER TAPPING SLEEVE — NOT TO SCALE



NOTES:

1. CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 303.13 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. BY ALL MEANS, LIDS SHALL BE SET FLUSH WITH FINISHED GRADE UNLESS OTHERWISE NOTED.
3. THE CONCRETE COLLAR SHALL BE 1/4" BELOW SURROUNDING PAVEMENT.
4. SPLICES IN WIRE SHALL BE CONNECTED BY WIRE NUTS AND WRAPPED WITH U/L LISTED ELECTRICAL TAPE, OR AS SPECIFIED BY WATER UTILITY.
5. THE CONTRACTOR SHALL PROVIDE AND INSTALL EXTENSION STEMS SO THAT VALVE OPERATING NUT IS NOT GREATER THAN 3 FEET BELOW FINISHED GRADE.
6. 10" VALVE BOX AND COVER MARKED "WATER" CHRISTY G-8 (AS APPROVED BY WATER UTILITY) WITH CAST IRON LID OR EQUAL. SEE "VALVE BOX" DETAIL.
7. VALVE, FULL FLOW HYDERAULY, O-RING SEAL, WEDGE DESIGN, FULL EPOXY COATING INSIDE AND OUT, OPERATOR NUT, 235 PSI RATING, STAINLESS STEEL BOLTS WITH BRONZE OR STAINLESS STEEL NUTS, LOW ZINC OR SS STEM, AWWA C509, RESILIENT WEDGE.
8. THRUST BLOCK OR CONCRETE PILLOW WITH #4 REBAR OR ZINC COATED CHAIN MAY BE REQUIRED AT THE DISCRETION OF THE WATER UTILITY. MATERIAL USED FOR THRUST BLOCKING SHALL NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
9. THRUST BLOCK MAY BE ELIMINATED FOR FLANGED VALVES WITH MUELLER ADAMPP OR APPROVED EQUAL FLANGED RESTRAINT ADAPTOR, UNLESS CONSTRUCTING IN THE CAMERONVILLE WATER COMPANY SERVICE AREA.
10. RESTRAINTS PER ENGINEER'S DESIGN, BUT MANUFACTURER PARTS AS APPROVED BY WATER UTILITY.
11. ALL APPURTENANCES SHALL BE AS SPECIFIED, UNLESS APPROVED AS EQUAL BY WATER UTILITY.
12. VALVES LARGER THAN 12-INCH SHALL BE BUTTERFLY VALVES, OR AS APPROVED BY WATER UTILITY.

5 D1.1 WATER VALVE — NOT TO SCALE



NOTES:

1. VALVE BOX MUST BE TRAFFIC RATED (CHRISTY G-8, AS APPROVED BY WATER UTILITY) WITH CAST IRON LID OR EQUAL.
2. MINIMUM OF 10 INCHES INSIDE DIAMETER.
3. CAST IRON LID MARKED "WATER" FOR WATER LINE APPLICATIONS, CAST IRON LID MARKED "RECLAIMED WATER" OR "RCW" WHEN INSTALLED ON A RECLAIMED WATER MAIN, CAST IRON LID SHALL BE MARKED "SS FORCE MAIN" OR "SS FM" WHEN INSTALLED ON A SANITARY SEWER FORCE MAIN
4. RISER OF 8 INCHES PVC EXTENDED IN VALVE CAN A MINIMUM OF 8 INCHES.
5. ALL NEW VALVE BOXES TO BE SET TO GRADE PER "VALVE" DETAIL 810.
6. TORQUE GRADE RING BOLTS TO MANUFACTURER'S RECOMMENDATIONS.

6 D1.1 WATER VALVE BOX — NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCITON

BY	DATE	REVISIONS

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 10449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9199

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MARCH 2025
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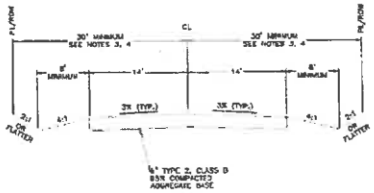
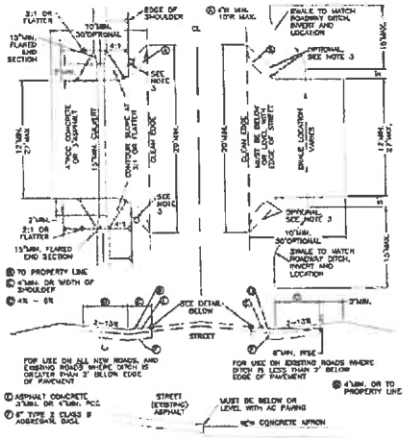


NOTES:

1. UNPAVED ROAD SECTION ALLOWED ONLY BY APPROVED VARIANCE OR PARCEL MAP WAIVER (SEE DCC 20.312.040).
2. STRUCTURAL SECTION TO BE DETERMINED BY ENGINEERING DESIGN, BUT IN NO CASE SHALL THE AGGREGATE BASE BE LESS THAN 6 INCHES THICK.
3. SITE SPECIFIC TRAFFIC DATA OR PROJECTIONS SHALL BE USED TO DETERMINE THE STRUCTURAL SECTION, BUT ALL STRUCTURAL SECTIONS MUST SUPPORT A TANDEM LOAD OF 28 TONS.
4. ROADS PROPOSED IN SPECIAL FLOOD HAZARD AREAS SHALL COMPLY WITH CHAPTER 20.90 OF TITLE 20.

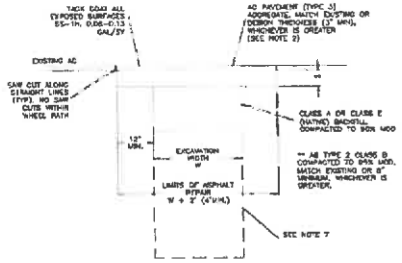
1 D1.0 UNPAVED ROAD SECTION — NOT TO SCALE



NOTES:

1. TYPE 2 CLASS B AGGREGATE BASE SHALL CONFORM TO SECTION 200 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND SHALL BE MECHANICALLY COMPACTED IN CONFORMANCE WITH SECTION 208 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. TYPE 3 AGGREGATE BASE SHALL BE USED FOR ASPHALT CONCRETE IN CONFORMANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. ASPHALT CONCRETE MATERIALS AND CONSTRUCTION SHALL CONFORM TO SECTION 203 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. OPTIONAL: RETURN MAY BE STRAIGHT OR RADIUS.

2 D1.0 RURAL RESIDENTIAL DRIVEWAY APRON — NOT TO SCALE



NOTES:

1. BORE AND JACK OR TRENCHLESS DIRECTIONAL DRILLING IS ALLOWED.
2. PATCH WIDTH.
   a) PATCHES WILL BE 4 FOOT MINIMUM, ANY DIRECTION.
   b) IF EDGE OF PATCHING IS WITHIN 3 FEET OF EDGE OF PAVEMENT OR LIP OF GUTTER, REMOVE AND REPLACE AC PAVEMENT FROM PATCH TO THAT EDGE.
   c) FOR PATCHING IN PAVEMENT SURFACE THAT IS LESS THAN NINE (5) YEARS OLD OR PCI>80, ENTIRE TRAVEL LANE WIDTH FOR FULL LENGTH OF PAVEMENT PATCH SHALL RECEIVE 1.5" MILL AND OVERLAY.
   d) PLACE SLURRY SEAL OR CHIP SEAL ON STREETS WITH EXISTING SLURRY SEAL OR CHIP SEAL SURFACE.
3. SURFACE TOLERANCES FOR AC PAVEMENT REPAIR SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK).
4. ASPHALT CONCRETE CONSTRUCTION MATERIALS AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK).
5. TYPE 2 CLASS B AGGREGATE BASE SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK).
6. ASPHALT CEMENT SHALL BE PG 64–28 NV UNLESS OTHERWISE APPROVED BY DOUGLAS COUNTY ENGINEERING. WHEN PG 64–28 NV ASPHALT CEMENT IS NOT USED, NEW ASPHALT CONCRETE SURFACE SHALL BE FOG SEALED
7. FOR NON-COUNTY UTILITIES. PIPE ZONE BECOME FOR UTILITY PURVEYOR REQUIREMENTS. BACKFILL PER COUNTY REQUIREMENTS.

3 D1.0 STREET CUT REPAIR — NOT TO SCALE

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BY	DATE	REV.

Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 18448
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9102

SITE DETAILS

LAUREL CIRCLE DRIVEWAY
STATELINE, NV
APN: 1318-24-601-002
DOUGLAS COUNTY
NEVADA

DATE:
MARCH 2025
JOB NUMBER:
24038.001
DESIGNED BY:
CAB
DRAWN BY:
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CHECKED BY:
CAB

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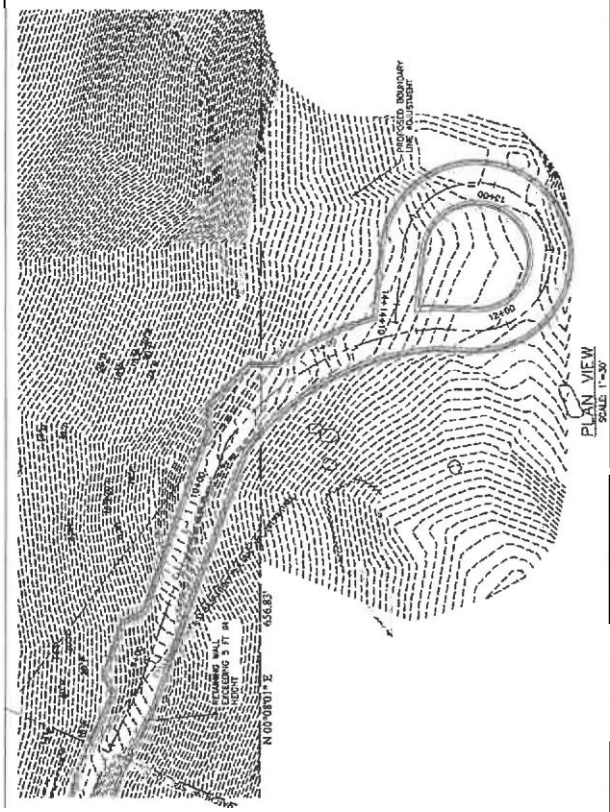

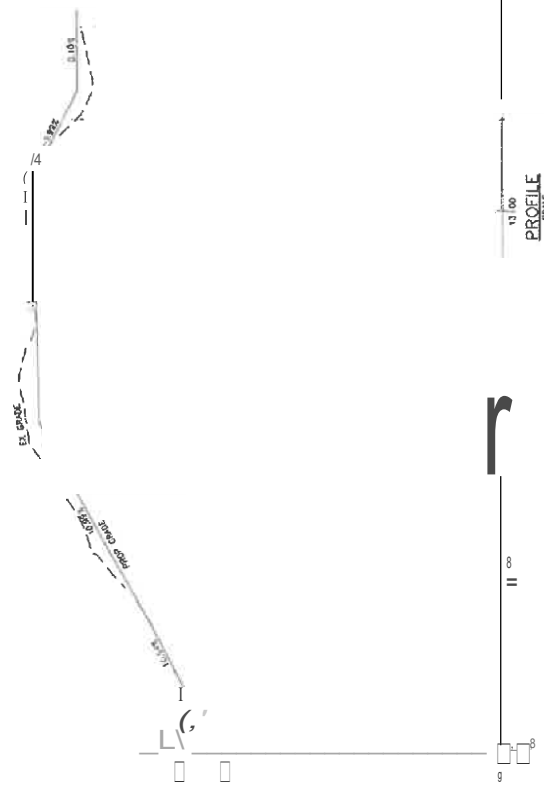

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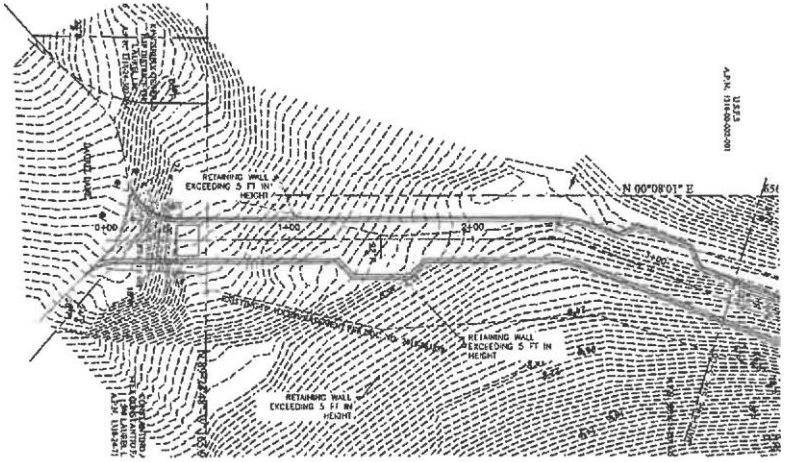

PLAN VIEW
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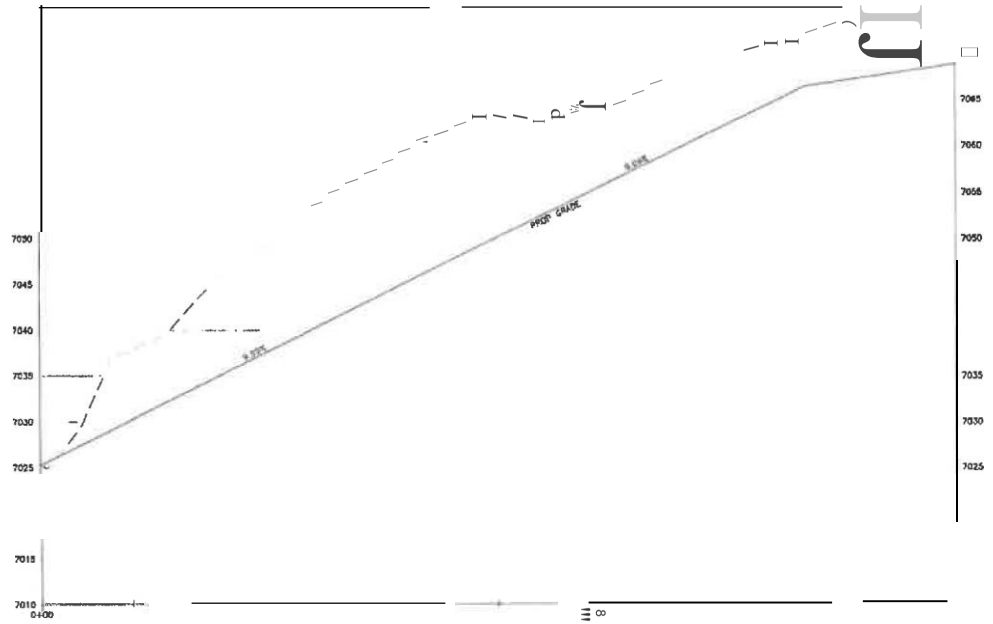

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HORZ: 1"=30' VERT: 1"=5'

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Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
P.O. Box 19449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9199

PLAN AND PROFILE

LAUREL CIRCLE DRIVEWAY
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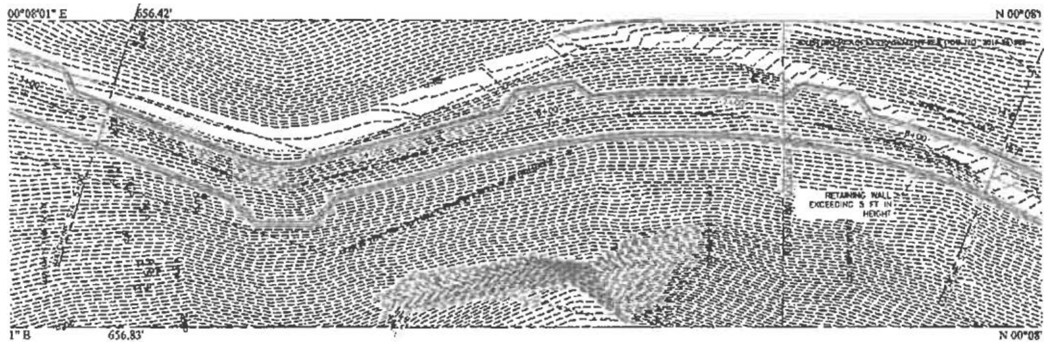
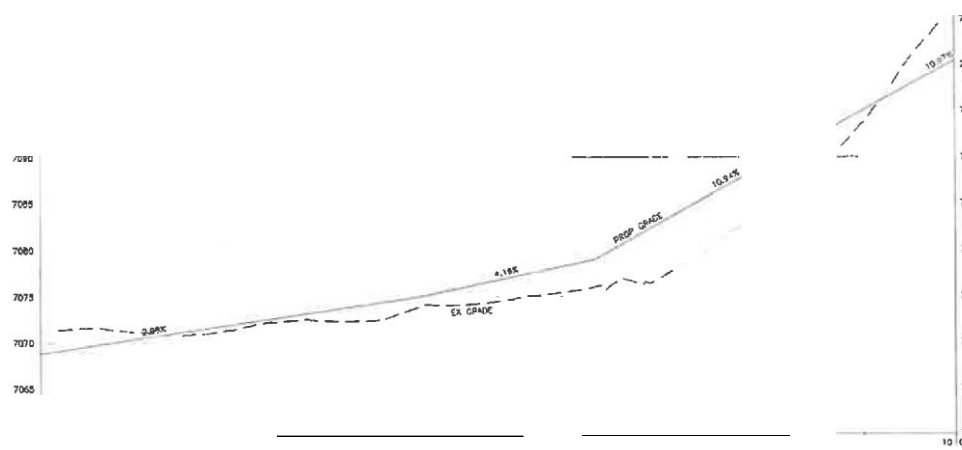


PLAN VIEW



PROFILE
SCALE
HORZ: 1":30' VERT: 1":5"

SCALE: 1" = 30'

PRELIMINARY
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P.O. Box 18449
Reno, Nevada 89511
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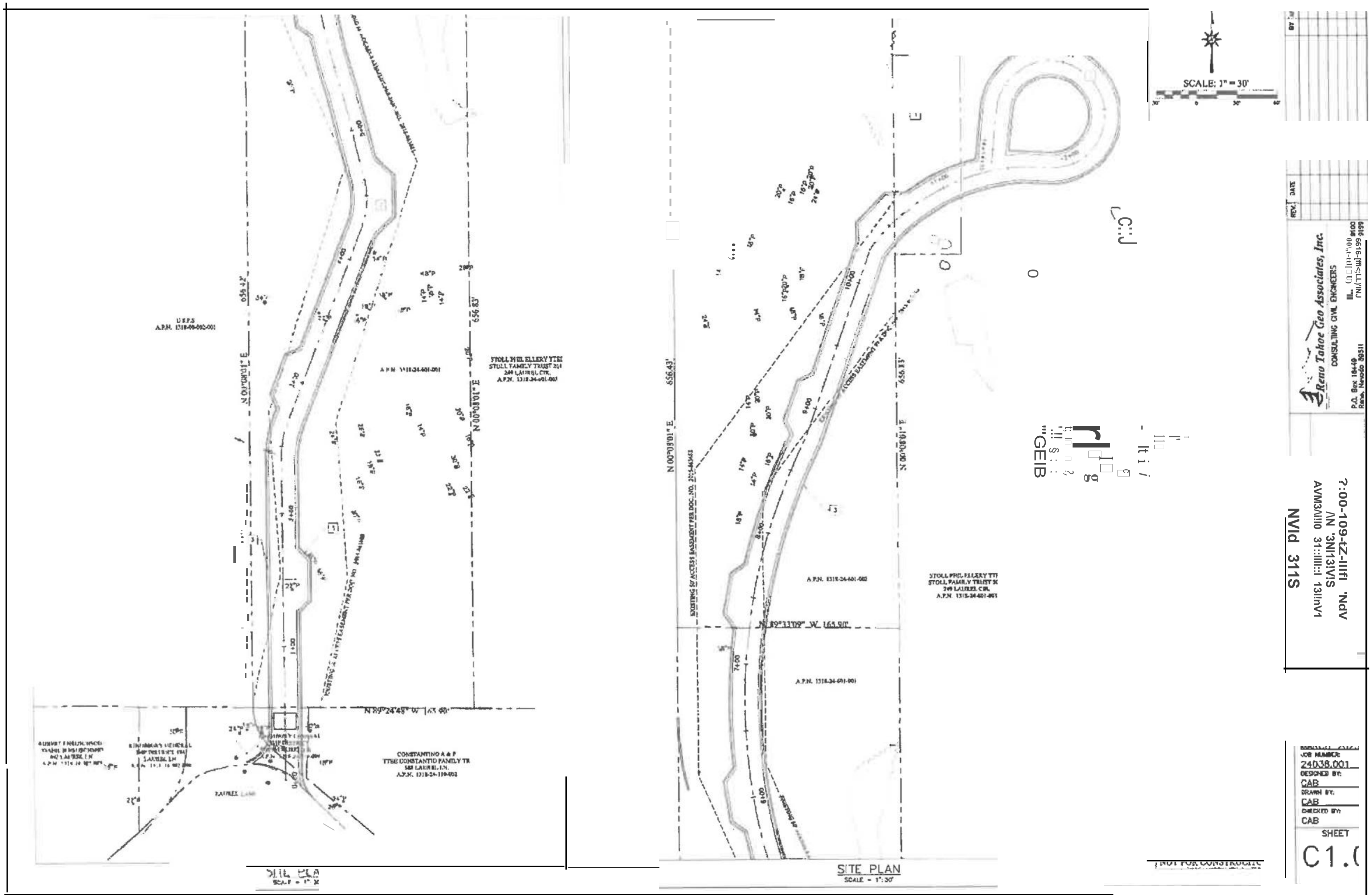
SITE PLAN
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Reno Tahoe Geo Associates, Inc.
CONSULTING CIVIL ENGINEERS
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Reno, Nevada 89511
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GENERAL NOTES:

1. CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST EDITIONS OF THE PROJECT SPECIFICATIONS, AND PROJECT PLANS AND CONSTRUCTION DETAILS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), NEVADA ADMINISTRATIVE CODE (NAC), AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER
2. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE WASHOE COUNTY RIGHT-OF-WAY SHALL CONFORM TO ARTICLE 310 (TEMPORARY USES AND STRUCTURES) OF THE DEVELOPMENT CODE, AND THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, CURRENT EDITION. NO STREET CLOSURES WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF A TRAFFIC CONTROL PLAN BY WASHOE COUNTY.
3. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES HAVE BEEN DRAWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY AND SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO CONSTRUCTION. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT (USA) AT 1-800-227-2600 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
4. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED BY THE PROPER UTILITY COMPANY, WHERE APPLICABLE, OR THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC ENTITIES A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PROJECT ENGINEER, OWNER, TRUCKEE MEADOWS WATER AUTHORITY (TMWA), WASHOE COUNTY PUBLIC WORKS, AND ALL OTHER UTILITY INTEREST. THE CONTRACTOR SHALL CALL UTILITY/ROW OWNER FORTY-EIGHT (48) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING.
6. FINAL INSPECTIONS WILL BE PERFORMED BY THE OWNER ACCORDING TO WASHOE COUNTY INSPECTIONS AND TESTING PROCEDURES. NOTE: THESE PROCEDURES REQUIRE SUBMITTAL OF RECORD DRAWING PRINTS BY THE CONTRACTOR AND 10 WORKING DAYS FOR THE OWNER TO PREPARE A FINAL PUNCH LIST. ALL CONDITIONS OF THE FINAL INSPECTION MUST BE COMPLETED PRIOR TO FINAL ACCEPTANCE OR APPROVAL OF A CERTIFICATE OF OCCUPANCY BY THE BUILDING DEPARTMENT.
7. MODIFICATIONS TO THE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY THE OWNER & ENGINEER. WORK PERFORMED WITHOUT WRITTEN APPROVAL WILL REQUIRE REMOVAL AT THE CONTRACTORS EXPENSE.
8. THE APPROVED PLANS, PERMITS AND INSPECTION RECORDS MUST BE ON THE JOB SITE AT ALL TIMES.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE EXISTING WATERLINES AND UTILITIES SURROUNDING THE AREA TO DETERMINE THE EXACT LOCATION AND DEPTH. POTHOLING SHALL OCCUR A MINIMUM OF 7 DAYS PRIOR TO THE COMMENCEMENT OF WORK IN ANY AREA. CONTRACTOR SHALL REPORT THE FINDINGS TO THE ENGINEER WITHIN 24 HOURS AFTER COMPLETION
10. OUTSIDE OF AN UNFORESEEN CIRCUMSTANCE, WATER MAIN SHUTDOWNS/INTERRUPTION OF SERVICE IS NOT PERMITTED. OWNER APPROVAL IS REQUIRED 48 HOURS PRIOR TO NOTIFICATION OF CUSTOMERS. RESIDENTIAL CUSTOMERS SHALL RECEIVE 48 HOURS WRITTEN NOTICE. THE OWNER IS RESPONSIBLE FOR THE NOTIFICATION WHEN WORK IS PERFORMED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE IN ALL OTHER CASES. A LIST SHALL BE KEPT BY THE RESPONSIBLE PARTY LISTING THE DATE, TIME, AND ADDRESS OF ALL PERSONS NOTIFIED. THE CONTRACTOR WILL BE SUBJECT TO DAMAGE CLAIMS SHOULD THEY FAIL TO NOTIFY CUSTOMERS OR MAINTAIN DOCUMENTATION OF NOTIFICATION OF CUSTOMERS. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING WATER VALVES WITHOUT AUTHORIZATION OF THE OWNER.

13. ALL CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE OWNER AND ENGINEER SO THAT THE QUALITY OF WORK CAN BE CHECKED FOR APPROVAL.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY MANNER THROUGHOUT THE CONSTRUCTION PROCESS. CONTRACTOR SHALL STORE/CONTAIN, HANDLE AND TRANSPORT HAZARDOUS OR FLAMMABLE MATERIALS TO MINIMIZE THE POTENTIAL FOR SPILLS, FIRES OR EXPLOSIONS. STORAGE/CONTAINMENT, HANDLING AND TRANSPORT OF HAZARDOUS OR FLAMMABLE MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL, STATE OR FEDERAL REQUIREMENTS.
15. CONTRACTOR SHALL MAINTAIN AND OPERATE EQUIPMENT IN A MANNER TO MINIMIZE THE POTENTIAL FOR SPILLS. SPILLS OF HAZARDOUS OR FLAMMABLE MATERIALS SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR OWNER REPRESENTATIVE.
16. WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE RECYCLED, REUSED, OR DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE OR FEDERAL REQUIREMENTS.
17. CONTRACTOR SHALL OPERATE VEHICLES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. VEHICLE AND EQUIPMENT OPERATORS SHALL BE PROPERLY LICENSED AND TRAINED.
18. VEHICLE ACCIDENTS, INJURIES, SPILLS OR OTHER INCIDENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR OWNER REPRESENTATIVE.
19. CONSTRUCTION STAGING AREA SHALL BE AT DESIGNATED AREAS COORDINATED WITH OWNER. OWNER MAY DESIGNATE WHICH AREAS MAY BE USED WHEN AND FOR HOW LONG. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL EQUIPMENT AND MATERIALS. CONTRACTOR MAY OBTAIN PERMISSIONS TO STAGE AT OTHER LOCATIONS ON OWN ACCORD.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND SHALL REPLACE ANY MONUMENTS OBLITERATED OR DAMAGED DURING CONSTRUCTION AT HIS EXPENSE. REPLACEMENT SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR
21. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES TO MINIMIZE GRADING, VEGETATION REMOVAL, AND TEMPORARY AND PERMANENT SURFACE DISTURBANCE. CONTRACTOR WILL BE RESPONSIBLE FOR THE RESTORATION OF ALL LANDSCAPING, SOD, CURBS, ASPHALT, DRIVEWAY PAVERS, RIP RAP, RETAINING WALLS, IRRIGATION PIPING AND LANDSCAPE LIGHTING TO EQUAL OR BETTER THAN EXISTING CONDITION. ALL COST FOR RESTORATION WILL BE INCLUDED IN THE APPLICABLE BID ITEM.
22. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIALS TO BE INSTALLED ON THE SITE TO INCLUDE, BUT NOT BE LIMITED TO, A.C. AND P.C.C. MIX DESIGN, AGGREGATE BASE QUALIFICATIONS, PRECAST CONCRETE, CAST IRON GRATES AND COVERS, PIPING, FENCING, AND SIGNS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE MANUFACTURER OR USE OF SUCH ITEMS.
23. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
25. NO AREAS OF POTENTIAL HAZARD, ACTIVE FAULT LINES, WETLAND AREAS, FLOODPLAINS, OR HYDROLOGICAL RESOURCES LOCATED ON THE PROPERTY.
26. ALL UNLADELED TREES ARE SHOWN WITH APPROXIMATE SIZE AND WILL REQUIRE AN ADDITIONAL SURVEY BY A LICENSED LAND SURVEYOR.
28. EXISTING UTILITIES ARE SHOWN PER BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY ALPINE LAND SURVEYORS DATED OCTOBER 24, 2020 WITH PROVIDED AUTOCAD FILES AND TMWA AUTOCAD MAPPING OF WATER MAINS RECEIVED ON NOVEMBER 2, 2023.
29. PROPANE GAS SHALL CONFORM WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 58 LIQUEFIED PETROLEUM GAS CODE, 2018 INTERNATIONAL FIRE CODE (IFC) SECTION 61 LIQUEFIED PETROLEUM GASES, AND 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION 24 FUEL GAS

DEMOLITION NOTES:

1. EXISTING IMPROVEMENTS, ADJACENT PROPERTY, UTILITIES AND OTHER FACILITIES, AND TREES AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS IN ACCORDANCE WITH THE SSRDC AND SSPWC 301.04 AND 300.04.
2. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY BOXES AND FRAME AND COVERS, BOTH HORIZONTALLY AND VERTICALLY, AS REQUIRED TO FIT THE NEW WORK. THE CONTRACTOR SHALL REPLACE ANY APPURTENANCES, PLANTS AND SURFACING DAMAGED DURING RELOCATION. DECORATIVE SURFACING SHALL BE MATCHED AFTER BACKFILL.

GRADING & EARTHWORK NOTES:

1. ALL EARTHWORK, CLEARING AND GRUBBING, SUBGRADE PREPARATION, ETC. SHALL CONFORM TO THE CURRENT EDITION OF THE SSPWC.
2. SOIL TYPES TO BE OMITTED FROM PROJECT INCLUDE:
   4.1 ORGANIC MATERIAL (E.G. ORGANIC SILT, SOD, PEAT, MULCH, ETC.).
   4.2 SOILS CONTAINING EXPANSIVE CLAYS;
   4.3 MATERIAL CONTAINING EXCESSIVE MOISTURE,
   4.4 POORLY GRADED COARSE MATERIAL, AND
   4.5 MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
3. ELEVATIONS NOT SHOWN ON PLANS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. OWNER SHALL APPROVE ALL ELEVATIONS.
4. THE CONTRACTOR SHALL GRADE ALL AREAS TO DRAIN AND SHALL BE RESPONSIBLE FOR ELIMINATING ALL LOW SPOTS OR PONDING AREAS.

   NO FILL SHALL BE PLACED OR COMPACTED IN UNFAVORABLE WEATHER CONDITIONS. OVERLY WET, DRY OR FROZEN FILL SHALL NOT BE PLACED
6. RIPRAP DESIGNATION AND GRADATION SHALL CONFORM WITH THE STANDARD SPECIFICATIONS. RIPRAP SHOULD BE ANGULAR IN SHAPE, FREE FROM CRACKS AND ORGANIC MATTER. RIPRAP SIZE SHALL MAINTAIN:
   8.1 DEPTH AND THICKNESS SHALL BE MINIMUM ⅓ OF ITS LENGTH
   8.2 MINIMUM SPECIFIC GRAVITY = 2.5
   8.3 MINIMUM LAY THICKNESS = 2 x d50
   OWNER SHALL APPROVE ALL RIPRAP FOR PROJECT PRIOR TO STOCKPILING.
7. DRAINAGE SWALES, DITCHES, BERMS, AND OTHER EXISTING CONDITIONS SHALL BE PROTECTED IN PLACE OR RE-ESTABLISHED TO EQUAL OR BETTER CONDITIONS, INCLUDING BUT NOT LIMITED TO SLOPE PROTECTION (IE. AGGREGATE ROCK)
8. DRAINAGE TO THE ADJACENT PROPERTIES MUST BE MAINTAINED.

DUST CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PREVENTING CONTROLLABLE FUGITIVE DUST FROM THE PROJECT'S DISTURBED AREAS TO BECOME AIRBORNE ON A 7-DAY/WEEK, 24-HOUR/DAY BASIS FROM COMMENCEMENT OF THE PROJECT TO FINAL COMPLETION.
2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM INCLUDING WATERING OF OPEN AREAS, 7 DAYS A WEEK. NO FUGITIVE DUST FROM THE SITE SHALL BE ALLOWED.
3. REGULAR VACUUM OR SWEEPING OF PAVED SURFACES WHERE CONSTRUCTION IS OCCURRING WILL BE PERFORMED AT LEAST DAILY AND MORE OFTEN IF NECESSARY TO REMOVE DIRT OR WASTE RESULTING FROM THE CONSTRUCTION.
4. STOCKPILED EARTHEN MATERIALS SHALL BE STABILIZED BY MAINTAINING A VISIBLE CRUST BY APPLYING ADEQUATE MOISTURE; OR COVERING THE MATERIALS WITH A TARP TO PREVENT VISIBLE FUGITIVE DUST EMISSIONS.
5. ALL TRUCKS IMPORTING OR EXPORTING DIRT, ROCK OR OTHER FILL MATERIALS SHALL PREVENT SPILLAGE OR LOSS OF BULK MATERIAL FROM HOLES OR OTHER OPENINGS IN THE CARGO COMPARTMENT FLOOR, SIDES, AND/OR TAILGATE. ALL HAUL TRUCKS MUST BE COVERED WITH A TARP OR OTHER SUITABLE CLOSURE; OR BULK MATERIALS MUST CONTAIN SUFFICIENT MOISTURE AND/OR DUST SUPPRESSANT TO PREVENT FUGITIVE DUST EMISSIONS DURING TRANSPORT; OR LOAD ALL TRUCKS SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX (6) INCHES. ALL MATERIALS NOT TO BE INCORPORATED INTO THE WORK SHALL BE HAULED OUTSIDE OF THE TAHOE BASIN
8. ALL PROJECT RELATED VEHICLES SHALL PARK ON EXISTING PAVED SURFACES OR EXISTING COMPACTED ROAD SHOULDERS. CONTRACTOR SHALL MINIMIZE CONSTRUCTION RELATED VEHICLE AND EQUIPMENT EMISSIONS DURING CONSTRUCTION BY SHUTTING OFF EQUIPMENT AND VEHICLES NOT IN USE (IDLING OF DIESEL ENGINES SHALL BE KEPT AT A MINIMUM 50 FAR AS PRACTICAL.

EROSION CONTROL NOTES:

1. BEST MANAGEMENT PRACTICES SHALL BE IN PLACE FOR DUST CONTROL AND EROSION CONTROL DURING CONSTRUCTION (COIR LOGS, GRAVEL BAGS, SILT FENCE).
2. THE CONTRACTOR SHALL INCORPORATE ADEQUATE DRAINAGE PROCEDURES DURING THE CONSTRUCTION PROCESS TO ELIMINATE EXCESSIVE EROSION OR PONDING AND TO PROTECT ADJACENT IMPROVEMENTS AND PROPERTIES FROM AN INFLUX OF RUNOFF OR SEDIMENT. SEDIMENTATION FENCING IS REQUIRED AT THE LIMITS OF GRADING.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL:
   3.1 STABILIZE ENTRANCES AND EQUIPMENT PARKING AREAS;
   3.2 INSTALL SEDIMENT CONTROL DEVICES, AND
   3.3 INSTALL WASH DOWN AREA
4. UPON COMPLETION OF THE PROJECT, WITHIN 15 DAYS OF COMPLETION OF ANY PHASE, THE CONTRACTOR SHALL:
   6.1 REMOVE ALL GRADING AND CONSTRUCTION DEBRIS;
   6.2 REMOVE ALL TEMPORARY EROSION CONTROL MEASURES (AFTER PERMANENT MEASURES ARE ESTABLISHED), AND
   6.3 REVEGETATE DISTURBED AREAS WITH NATIVE SEED.
5. EQUIPMENT AND VEHICLES SHALL NOT TRAVEL BEYOND THE LIMITS OF GRADING TO PREVENT DISRUPTION OF NATIVE VEGETATION.
6. STOCKPILED TOP SOILS AND VEGETATIVE STRIPPINGS ARE TO BE REAPPLIED TO DISTURBED SLOPE AREAS.
7. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE. ALL AREAS LEFT UNDEVELOPED FOR MORE THAN 80 DAYS SHALL BE HYDRO-SEEDED WITH AN APPROVED SEED MIX AND TACKIFIER AND SHALL BE IRRIGATED UNTIL FINALLY ESTABLISHED.
8. CONCENTRATED CONSTRUCTION FLOWS SHALL BE CHANNELIZED TO TEMPORARY OR PERMANENT SEDIMENT TREATMENT FACILITIES.
9. DEWATERING EFFLUENT SHALL BE TREATED PRIOR TO DISCHARGE BY MEANS OF DEWATERING STRUCTURES (e.g. STRAW BALE FILTER/SILT FENCE PIT, GRAVEL FILTER, ETC.).

MATERIAL TESTING:

1. CONTRACTOR WILL CONTRACT WITH AND PROVIDE [illegible] MATERIAL TESTING FOR THE FOLLOWING (PER PLANS AND SPECIFICATIONS):
   1.1. COMPACTION OF ALL SOILS HERE, ETC.
   1.2. CONCRETE
   1.3. ASPHALT

DRIVEWAY & ACCESS NOTES:

1. ALL DRIVEWAYS AND ACCESS ROADS SHALL BE RE-ESTABLISHED TO EQUAL OR BETTER CONDITIONS.
2. ANY AND ALL ACCESS DURING CONSTRUCTION IS LIMITED TO THE SUBJECT PROPERTY.

GENERAL WATER NOTES:

1. THE CONTRACTOR SHALL CONSTRUCT ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION TO MEET THE SURFACE DESIGN ELEVATION. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE.
2. THE INSPECTION AND TESTING OF SOILS SHALL BE IN ACCORDANCE WITH THE SSPWC (ORANGE BOOK). CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTION SERVICES. PROVIDE REPORTS TO THE OWNER AND ENGINEER.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK
4. INSTALLATION AND PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C600 FOR DI PIPE AND AWWA C605 FOR PVC PIPE.
5. ALL DISTRIBUTION SYSTEM COMPONENTS AND COATING MATERIALS THAT CONTACT POTABLE WATER SHALL BE [illegible] /AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 61 LISTED AND THIRD PARTY CERTIFIED AS LEAD FREE. INCLUDED BUT NOT LIMITED TO: TEES, FITTINGS, GATE VALVES, ETC.
7. ALL WATER MAIN LINES SHALL BE DISINFECTED IN ACCORDANCE TO AWWA C651
8. ALL AIR GAPS SHALL BE 2 TIMES THE PIPE DISCHARGE DIAMETER.
9. DURING CONSTRUCTION OF DISTRIBUTION SYSTEM IMPROVEMENTS, ANY OPENINGS IN UNFINISHED PIPING OR APPURTENANCES MUST BE SEALED AT THE END OF EACH WORKING DAY IN SUCH A MANNER AS TO PREVENT THE ENTRY OF BIRDS AND OTHER ANIMALS, DIRT, TRENCH WATER AND OTHER SOURCES OF POLLUTION OR CONTAMINATION.
10. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NAC 445A, NSF/ANSI, AND/OR OTHER STANDARDS REFERENCED OR ADOPTED THEREOF.

STORMWATER QUALITY MANAGEMENT NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY DEVELOPMENT CODE ARTICLE 421 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 3.8 STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 5.0 INSPECTIONS.
5. ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE

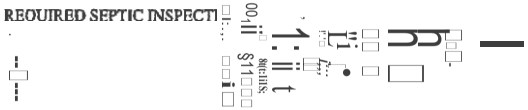
SEPTIC NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENTLY ADOPTED NORTHERN NEVADA PUBLIC HEALTH (NNPH) SEWAGE, WASTEWATER, AND SANITATION REGULATIONS (SWS), AMENDED JULY 3, 2013. AS WELL AS NEVADA STATE HEALTH DEPARTMENT AT TIME OF THIS DESIGN
2. NO PUBLIC SEWER IS AVAILABLE WITHIN 400 FEET OF THE SUBJECT PARCEL
3. NO WELLS, PRIVATE AND PUBLIC, ARE LOCATED WITHIN 100' AND 200', RESPECTIVELY, OF THE SUBJECT PROPERTY OR AS SHOWN.
4. DISPOSAL BED DIMENSIONING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SWS SECTIONS 100.080 THROUGH 100.105 FOR ENGINEERED SAND FILTER SYSTEMS.
5. FILTER SAND SHALL HAVE AN EFFECTIVE SIZE (D10) BETWEEN 0.3mm (No. 50 SIEVE APPROXIMATELY) AND 0.8mm (No. 30 SIEVE APPROXIMATELY) WITH 95% PASSING (D95) THE No. 4 SIEVE. UNIFORMITY COEFFICIENT (D60/D10) SHALL BE IN ACCORDANCE WITH SWS SECTION 100.105.1
6. A REPRESENTATIVE SAMPLE OF THE FILTER SAND SHALL BE TESTED BY A RECOGNIZED TESTING FACILITY AND CERTIFIED AS MEETING THE ABOVE REQUIREMENTS. THE SUPPLIER SHALL PROVIDE CERTIFICATION AS TO THE QUALITY OF THE SAND. IT IS RECOMMENDED THAT THE SAND BE TESTED PRIOR TO DELIVERY TO SITE.
7. SETTLE SAND BY FLOODING TRENCH BEFORE PLACEMENT OF GRAVEL AND DRAIN PIPE IN DISPOSAL FIELD.
8. ALL PIPE BENDS TO BE 45° OR LESS.
9. PLACE 1 FOOT (MINIMUM) OF SOLID PIPE FROM DISTRIBUTION BOX FEED LINES THRU EDGE OF DISPOSAL FIELD PRIOR TO USE OF PERFORATED PIPE. TERMINATE PERFORATED PIPES 1 FOOT FROM END OF FIELD AND CAP ALL ENDS.

PROPOSED SEWAGE DISPOSAL SYSTEM AS SHOWN IS ORIENTED TO PROVIDE SUITABLE HORIZONTAL DISTANCE TO DAYLIGHT OF SLOPES. ANY MODIFICATIONS/CHANGES TO THE LOCATION OF SYSTEM COMPONENTS AS SHOWN WILL REQUIRE RE-EVALUATION OF SLOPE REQUIREMENTS AND POTENTIAL RE-DESIGN OF THE DISPOSAL SYSTEM.

10. DISTRIBUTION MANIFOLD SHALL BE CEMENTED TOGETHER AND BE PLACED IN SUCH A MANNER AS TO PROVIDE UNIFORM DISTRIBUTION TO EACH PERFORATED DISPOSAL LINE. PERFORATED DISPOSAL LINES SHALL BE LAID AT SLOPES WHICH PROVIDE FOR UNIFORM DISTRIBUTION OF EFFLUENT ACROSS THE DISPOSAL BED.
11. DISPOSAL SYSTEM DESIGN UTILIZES A SAND FILTER BED SYSTEM BASED ON A SEASONAL HIGH GROUNDWATER DEPTH OF [illegible] BED EXCAVATION SHALL BE INSPECTED PRIOR TO PLACEMENT OF VISQUEEN OR SAND (SEE INSPECTION NOTES THIS SHEET).

REQUIRED SEPTIC INSPECTI[illegible]



PRELIMINARY
NOT FOR CONSTRUCTION

Reno Tahoe Geo Associates, Inc.
GEOTECHNICAL ENGINEERING
P.O. Box 18449
Reno, Nevada 89511
TEL (775)853-9100
FAX (775)853-9189

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KINGSBURY GENERAL IMPROVEMENT DISTRICT
AGENDA ITEM #9

TITLE: REAPPOINTMENT OF TRUSTEE SARA NELSON TO THE BOARD OF TRUSTEES FOR THE DOUGLAS COUNTY LAKE TAHOE SEWER AUTHORITY (DCLTSA)

MEETING DATE: 21 October 2025

PREPARED BY: General Manager, Derek Dornbrook

RECOMMENDED ACTION:
Reappoint Trustee Sara Nelson to represent KGID on the Douglas County Lake Tahoe Sewer Authority (DCLTSA) Board of Trustees for a 3-year term commencing October 21, 2025.

BACKGROUND INFORMATION:

The Douglas County Lake Tahoe Sewer Authority was established in June of 2017. The legislation included specifications relating to the role and term of Board members. Specifically in Section 26.

Sec. 26. Board of trustees; membership; appointment; term; vacancy.

1. The Authority must be directed and governed by a Board of Trustees consisting of the following five trustees appointed pursuant to this section:

(a) One member of the Board of Trustees of the Kingsbury General Improvement District;

(b) One member of the Board of Trustees of the Round Hill Improvement District;

(c) One member of the Board of Trustees of the Tahoe-Douglas District;

(d) One member of the Board of County Commissioners of Douglas County; and

(e) One person representing the business community w□thin Stateline, Nevada, appointed by the other four trustees.

2. The Board of County Commissioners of Douglas County shall appoint a trustee from its membership for an initial term of 3 years.

3. The Boards of Trustees of the Kingsbury General Improvement District, the Round Hill Improvement District and the Tahoe-Douglas District shall each appoint a trustee from their respective memberships for an initial term of 2 years.

4. The representative of the business community within Stateline, Nevada, appointed by the other trustees pursuant to paragraph (e) of subsection 1 shall serve for an initial term of 1 year.

5. After the initial terms, each trustee who is appointed to the Board serves for a term of 3 years. A trustee may be reappointed.

6. If any position on the Board becomes vacant, including, without limitation, upon the trustee's loss of any of the qualifications required for his or her appointment, the appointing authority shall appoint a successor to fill the remainder of the unexpired term.

In September 2022, Kingsbury General Improvement District assigned Trustee Jodie Nelson to the role as their representative. The role became vacant in January of 2025, and Trustee Sara Nelson was appointed by the Board of Trustees to serve out the remainder of that term. While the designation is dependent upon the relationship to Kingsbury GID, the role or Trustee of the Douglas County Lake Tahoe Sewer Authority is on an independent basis and subject to compensation from that entity. The role of the board is similar to agencies organized under chapter 318 of the NRS. Generally, the DCLTSA Board meets once each month and attends other functions as appropriate.

The next meeting ofDCLTSA Board of Trustees is on 22 October at 9:30 am. The new member will be seated for the October meeting.

As all members of the Kingsbury General Improvement District Board are well qualified to serve in this role, if two or more members of the board express an interest, it is recommended that a coin toss be used to determine an assignment.

Fund impacted by the above action:

() All Funds	**(X)** Not a Budget Item
( ) Water Fund	( ) Sewer Fund
( ) General Fund	( ) Snow Removal Fund
() Not Budgeted for	() Emergency Spending

KINGSBURY GENERAL IMPROVEMENT DISTRICT AGENDA ITEM #10

TITLE: AMENDMENT TO TRUSTEE COMPENSATION POLICY-ATTENDANCE-AND DUTY-BASED COMPENSATION

MEETING DATE: 21 October 2025

PREPARED BY: Derek Dornbrook, General Manager

RECOMMENDED ACTION:
Staff recommends that the Board amend the Trustee Compensation Policy to clarify that Trustees receive monthly compensation for (1) regular Board meetings they attend and (2) other authorized Board duties performed. No compensation is issued for any regular meeting a Trustee does not attend; however, monthly compensation may be issued when, during the period, the Trustee performs other authorized Board duties, such as attending committee meetings, meetings with partner agencies, required or approved training and compliance activities, Board-approved stakeholder engagement, or other related activities authorized by the Board, Board Chair, or General Manager.

BACKGROUND:
The current Board policy (adopted November 19, 2002) allows Trustees to receive a monthly fee even if they miss a regular monthly meeting, provided statutory conditions are met and absence limits are not exceeded

INCLUDED:

A. Current Policy
B. Resolution 2025-02

Fund impacted by the above action:

() All Funds	**(X)** Not a Budget Item
() Water Fund	( )Sewer Fund
( ) General Fund	( ) Snow Removal Fund
() Not Budgeted for	( ) Emergency Spending

TRUSTEE PAY

POLICY REGARDING THE PAYMENT OF TRUSTEE FEES
ADOPTED NOVEMBER 19, 2002
BY THE KINGSBURY GENERAL IMPROVEMENT DISTRICT
BOARD OF TRUSTEES

A trustee will receive a monthly trustee fee for each regular monthly meeting attended. A trustee will receive a monthly trustee fee for a missed regular monthly meeting as long as (s)he continues to meet all statutory conditions for holding the office and if (s)he is not absent for two (2) consecutive regular meetings or three (3) cumulative meetings in a calendar year.

Any trustee may request a waiver of the meeting attendance requirements for a period of up to six (6) months at a time for hardship. A waiver may be granted by the board ifit finds that a hardship exists that prevents meeting attendance and if the Board determines that the trustee continues to contribute to the District despite being unable to attend meetings.

KINGSBURY GENERAL IMPROVEMENT DISTRICT

RESOLUTION 2025-02

A RESOLUTION AMENDING THE TRUSTEE COMPENSATION POLICY

1. **Amendment of Policy.**
   The Policy Regarding the Payment of Trustee Fees, adopted November 19, 2002, is hereby amended to read as follows:

   A. **Monthly Compensation:** A Trustee is eligible to receive monthly compensation when, during the month, the Trustee attends the regular monthly Board meeting; or performs other authorized Board duties as described in subsection C.
   B. **Non-Attendance:** No compensation is issued for any month in which a Trustee neither attends the regular monthly Board meeting nor performs other authorized Board duties.
   C. **Other Authorized Board Duties:** For purposes of this Policy, "authorized Board duties" include: (1) noticed committee meetings; (2) meetings with partner agencies relevant to District operations; (3) required or Board-approved training and compliance activities; (4) Board-approved stakeholder engagement; and (5) other related activities assigned or approved by the Board, Board Chair, or General Manager.
   D. **Equal Compensation & Compliance:** Compensation under this Policy shall be in the same amount for each Trustee, consistent with applicable law and any statutory limits, and administered in accordance with District procedures.

2. **Effective Date:**
   This Resolution shall take effect immediately upon adoption.

Trustee	**Vote Aye/Nay/Absent**
Sandy Parks, Chairman	_____
Ed Johns, Vice Chairman	_____
Cindy Trigg, Secretary/Treasurer	_____
Greg Felton, Trustee	_____
Sara Nelson, Trustee	_____

APPROVED:

_____

Sandy Parks, Chairman
KGID Board of Trustees

ATTEST:

_____

Derek Dornbrook, General Manager
Kingsbury General Improvement District