

**SUN VALLEY G.I.D.
STAFF REPORT**

TO: Trustees of the Sun Valley General Improvement District

RE: Highland Village Development

DATE: April 23, 2021

PREPARED BY: Chris Melton, Public Works Director

GENERAL INFORMATION SUMMARY

Applicant: LC Highland, LLC, 27132 B Paseo Espada, Suite 1206 San Juan Capistrano, CA 92675

Requested Action: Highland Village Development has filed a Petition for Annexation for water and wastewater service with the Sun Valley General Improvement District. The property is known as APN: 508-020-41 (21.019 acres) and 508-020-43 (33.598 acres); The two parcels total 54.617 acres that were recently approved for 215 single family residential units per the Tentative Map application filed with Washoe County. The two parcels are located north of Highland Ranch Parkway near the intersection of Midnight Drive.

ISSUES

Applicant must comply with the Sun Valley General Improvement District (SVGID) specifications for water and wastewater including all applicable rules and regulations and associated fees. Applicant will be required to upgrade to the Districts water system as identified in the Water and Wastewater Capacity study prepared by SVGID engineer dated December 2020, Shaw Engineering. Water and Wastewater system upgrades include: 2 new water mainline extensions and regrade Interceptor between SSMH 61 to SSMH 63 as well as monitor flow between SSMH 18 and SSMH 19.

Truckee River Permitted Water Rights are required for dedicated to the SVGID for the development as well as payment of Truckee Meadows Water Authority (TMWA) Rule 7 Water Resource Fee. Once submitted to SVGID, water rights will be recorded and submitted to TMWA per SVGID's Water Wholesale Agreement.

Applicant will be responsible for SVGID Water and Wastewater Facility Fee's:

Domestic Water Facility Fee \$7,381.00 per connection*

Irrigation Water Facility Fee \$7,381.00 per connection*

Wastewater Facility Fee \$6,340.00 per connection*

*These connection fees are subject to change as directed by the Board of Trustees.

Payment of the Water/Wastewater Facility Fees, Water Resource Fee and dedication of Water Rights must be completed prior to any service being given.

RECOMMENDATION / FINDINGS

Based upon staff analysis, comments received, and the on-site inspection, staff recommends approval of the request without prejudice and offers the following motion for your consideration:

The Sun Valley Board of Trustees approves the proposed Highland Village Development having made the following findings:

1. That the Highland Village Development is of appropriate size to warrant the extension of main lines to properly and adequately serve the development.
2. That the Highland Village Development is subject to annexation to formally become a part of SVGID existing service boundary.
3. That all materials and workmanship shall be performed in accordance with specifications approved by the Board of Trustees.
4. That the Applicant agrees to pay SVGID General Water and Wastewater Facilities charges prior to start of construction.
5. That the Applicant complies with all rules and regulation requirements, fees, and District specifications.
6. That approved Contractor installing utilities must be licensed in the State of Nevada to perform this work.
7. That all water and wastewater infrastructure be deeded to the District upon completion of the project.
8. That plans approved and stamped by a registered professional engineer shall be presented to the District for approval, along with payment of \$250 plan review fee. These plans shall include, but not be limited to, size, type, location, and quality of materials for installation.

9. That all work performed shall be guaranteed against unsatisfactory conditions due to defective equipment, materials, or workmanship for a period of one (1) year from the date of final acceptance by the District.
10. That the Highland Village Development water distribution system will be connected per the proposed as outlined in the Water and Wastewater Capacity Study prepared by SVGID engineer, Shaw Engineering and will be fed from either of the two wholesale points of connection.
11. That the Highland Village Development wastewater improvement be constructed as outlined in the Water and Wastewater Capacity Study prepared by SVGID engineer, Shaw Engineering.
12. That the Board gives reasonable consideration to the information contained within the staff report and information received during the meeting.

APPLICABLE REGULATIONS

Sun Valley G.I.D. – Rules and Regulations
Sun Valley G.I.D. - Water specifications
Sun Valley G.I.D. – Wastewater specifications

Attachments: Annexation Application & Water and Wastewater Capacity Study.

cc: Highland Village Development - Owner / Developer
Krater Consulting Group – Applicants Engineer
Shaw Engineering- SVGID Engineer

PETITION FOR ANNEXATION SUN VALLEY GID

A 215+/- UNIT SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

HIGHLAND VILLAGE



PERSPECTIVE VIEW LOOKING WEST TOWARDS SITE

SUBMITTED MARCH 15, 2021

Petition for Annexation, Sun Valley GID

For

Highland Village

Prepared For:

LC Highland, LLC

27132 B Paseo Espada, Suite 1206

San Juan Capistrano, CA 92675

Prepared By:

KRATER CONSULTING Group, PC

A Nevada professional corporation

901 Dartmouth Drive

Reno, Nevada 89509

(775) 815-9561

March 15, 2021

Table of Contents

- I. Petition for Annexation**
 - A. Project Introduction
 - B. Purpose
 - C. Description of Property Proposed for Annexation
 - D. Population & Assessed Valuation Estimates
 - E. Topography & Flood Zone
 - F. Description of Water and Sanitary Sewer Infrastructure
 - G. Construction
 - H. Estimated Fees
 - I. Sun Valley GID Cost & Revenue Estimates
 - J. Financing
 - K. Conclusion
 - L. Attachments
 - 1. Engineer's Estimate
- II. Legal Description**
- III. Assessor Parcel Map**
- IV. Overall Site Plan – 8.5”X11”**
- V. Offsite Water Easement (Draft)**
- VI. Reports**
 - A. Water & Wastewater Capacity Study, Shaw Engineering
- VII. Washoe County Action Order – WTM20-004 (Highland Village)**
- VIII. Maps**
 - A. Tentative Map
 - B. Current Revised Site Plan

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E-mail: Ken@KraterConsultingGroup.Com

March 25, 2021

Chris Melton, Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433

Dear Chris:

SUBJECT: Petition for Annexation – Highland Village

PROJECT INTRODUCTION

Following is a Petition for Annexation for a property located in the northeast corner of Sun Valley with a recent approved Tentative Map from Washoe County (WTM20-004 – Highland Village). Highland Village is planned for development of up to 215 single family detached homes on a minimum lot size of 4,100 square feet for a 9.3-acre infill parcel located east of Sun Valley Boulevard on the north side of Highland Ranch Parkway at its intersection with Midnight Drive.

PURPOSE

According to Rule No. 24 – Annexation, the Sun Valley General Improvement District will consider changes to its boundaries and inclusions of property into its boundaries pursuant to NRS 318.256 ET, seq.

DESCRIPTION OF PROPERTY PROPOSED FOR ANNEXATION

It is requested that two parcels be annexed into the Sun Valley General Improvement District to include Washoe County Assessor Parcel numbers 508-020-41 (21.019 acres) and 508-020-43 (33.598 acres). The two parcels total 54.617 acres that were recently approved for 215 single family residential units per the Tentative Map application filed with Washoe County. The two parcels are located north of Highland Ranch Parkway near its intersection of Midnight Drive. See **FIGURES 1 AND 2** below.

Access to the property will occur from Highland Ranch Parkway. One intersection will form a four-leg intersection with Midnight Drive. The second intersection will be located further west that will likely provide for access to the 18-acre parcel to the south. Water connections will occur at both intersections with an 8" water main serving the project at the west intersection that will tie to a 12" main in 9th Street north of Virginia Palmer Elementary School. An 8" main is proposed to tie into the existing 8" water line located in Midnight Drive. Sewer is planned to connect to an existing 8" main located in Midnight Drive. See **FIGURES 3 AND 4** below. An easement will be dedicated to Sun Valley GID for the 8" water line crossing the 18-acre parcel to allow access to 9th Street.

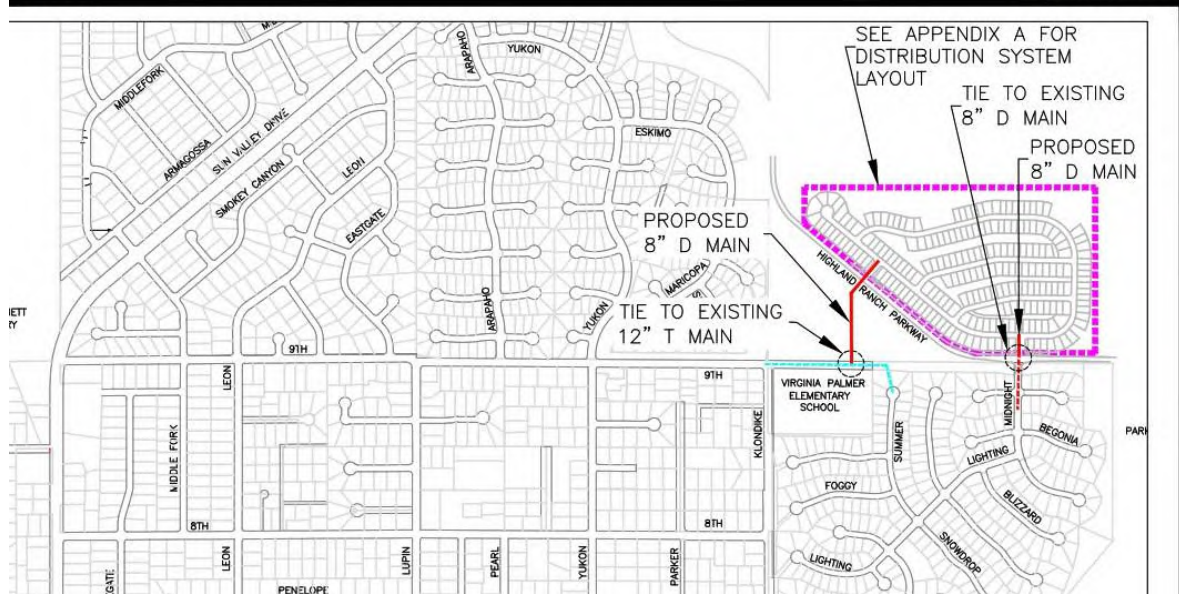


FIGURE 3 – PROPOSED WATER CONNECTIONS FOR HIGHLAND VILLAGE SITE



FIGURE 4 – PROPOSED SEWER CONNECTION FOR HIGHLAND VILLAGE SITE

POPULATION & ASSESSED VALUATION ESTIMATES

Washoe County Tentative Map application WTM20-004 would allow for up to 215 single family dwelling units. Per the 2019 Truckee Meadows Regional Planning Agency, Regional Plan, a conversion of housing units to population uses a factor of 2.53 persons per household, rounded to 2.5, per the US census with a 4% vacancy factor. Thus, 215 households could be expected to serve a population of 516 persons.

We assume a mix of product types and home sizes and for assessed valuation estimates, use a recent comp located in Sun Valley on Assessor Parcel 532-301-05 being a 3-bedroom, 2-bathroom home with a 2-car garage and 1,934 sq. ft. in size. The taxable value of land and improvements for this parcel in 2021/22 is \$337,387 for an assessed value being 35% of taxable value equal to \$118,085. Thus, for 215 assumed homes, the total estimated assessed value would be approximately \$25,400,000.

TOPOGRAPHY & FLOOD ZONE

The site generally slopes to the southeast with grades typically in 5% to 15% slope ranges with some smaller areas exceeding 20%. Thus, the site will gravity flow to the existing 8" sanitary sewer line located in Midnight Drive and no lift station is required. This site is located in a FEMA Zone X, an area of Minimal Flood Hazard. Storm water detention facilities will be used to detain the increase in storm water runoff associated with impervious surfaces such as homes, driveways/walkways and streets.

DESCRIPTION OF WATER AND SANITARY SEWER INFRASTRUCTURE

WATER INFRASTRUCTURE

Shaw Engineering was hired to prepare a water and wastewater capacity study. Per the attached report, the project can be served and meet Sun Valley GID and AWWA standards with 8" water lines with two points of connection to the existing Sun Valley GID system. The first point of connection will be to an existing 8" water line located in Midnight Drive. The second point of connection will be to a 12" line located in 9th Street near Virginia Palmer Elementary School. We have an easement sitting in escrow that will be released upon approval of the annexation to allow the water line to be placed on the property to the south. The draft easement is attached as an exhibit to this petition for annexation.

Presently these parcels are outside of the Sun Valley General Improvement District's (referred to as "District" or the remainder of this annexation) service area. Once these properties are annexed, the district will have to apply to the Public Service Commission for expansion of their wholesale service agreement territory with TMWA. The district is currently being served water wholesale by TMWA. The district then serves retail customers from their distribution system. The district's system consists of pumping stations, storage facilities, transmission mains, and distribution mains. The contract for service between the District and TMWA requires TMWA to supply water to the District within its current boundaries with a specified amount.

The estimated water rights required to serve the project is approximately 78 Acre Feet. Water rights shall be dedicated in accordance with and strict compliance with all applicable ordinances, rules, regulations, tariffs and agreements, including all rules, regulations and requirements imposed upon the District by others. The property owner is required to pay any other fees and/or charges to the District related to the dedication of these water rights. These fees will include dollars to research and verify title of water rights proposed to be dedicated. **FIGURE 5** shows the calculation for estimated water rights.

Single-Family Water Rights (Purchase from TMWA)						
	No. Units	Avg. Lot Size	Ac. Ft/Unit	Acre Feet	GPM Factor	GPM
Landscaping (Estimate, Need to Verify.)				10.00	1.74	17.00
SFR Units, 5,400 sq. ft. avg.	215	6,000	\$ 0.28	60.20	1.27	76.45
	215			70.20		
Subtotal, Water Rights				70.20		
Drought Factor	11%			7.72		
Return Flow	0%			-		
Total Water Rights Required				77.92		93.50
Existing Water Rights				-		
Water rights to Purchase				77.92		
Cost to Purchase Water rig	\$ 7,600	ac-ft		\$ 592,207		
Water Resource Sustainab	\$ 1,600		per ac-ft of water rights	\$ 112,320		
Will Serve Letter				\$ 150		
ESTIMATED WATER RESOURCES COSTS:				\$ 704,677	"A"	

FIGURE 5 – ESTIMATED WATER RIGHTS & COSTS FOR HIGHLAND VILLAGE SITE

SEWER INFRASTRUCTURE

The District's Sanitary sewer system has capacity for this proposed development with the improvements outlined in the Shaw Engineering Study. The study covers the existing sewer system and outlines proposed improvements to the existing system required to serve this project. The applicant is aware that sewer connection fees will be required by the District.

OTHER SERVICES

The Sun Valley General Improvement District has authority over garbage service. Thus, Highland Village will take Garbage service from the Sun Valley GID once the property is annexed and developed.

CONSTRUCTION

A general contractor has not been selected at this point, but we anticipate a seasoned, Nevada licensed local general contractor will be hired that has extensive experience in water and sewer utilities. All construction will conform to the Washoe County standards, Sun Valley General Improvement District standards, AWWA standards for water distribution system, and all other standards and regulatory agency requirements for the type of development proposed.

ESTIMATED FEES

Sewer Hook Up Fees

Single-Family Residential Fee					
	No. SFR Homes		SFR Sewer Connection Fee		Fees
Total SFR Homes	215	\$	6,340	(Assumes 3/4" water meter)	\$ 1,363,100
	215				\$ 1,363,100

Water Hook Up Fees

Estimated Fees					
• Sun Valley GID Fee =	215	d.u. X	\$ 7,381	=	\$ 1,586,915
ESTIMATED TOTAL FEE					\$ 1,586,915

Community Improvement Fund (Washoe County)

215 Homes assumed at \$1,000 per home

\$215,000

FIGURE 6 – ESTIMATED SVGID CONNECTION FEES FOR HIGHLAND VILLAGE SITE

SUN VALLEY GID COSTS & REVENUE ESTIMATES

Following is the estimated annual revenue to be collected by the Sun Valley General Improvement District for water and sewer usage from the 215 assumed homes (FIGURE 7).

REVENUE ESTIMATES					
Water			Sewer		
Base Rate	\$ 24.00		Base Rate	\$ 17.14	
Consumption Rate x's Average Usage (5,000 gal, Residential)	\$ 11.70		Consumption Rate x's Average Usage (5,000 gal, Residential)	\$ 21.45	
Average Monthly Water Bill	\$ 35.70		Average Monthly Sewer Bill	\$ 38.59	
Average Yearly Water Bill	\$ 428.40		Average Yearly Sewer Bill	\$ 463.08	
Number of Single Family Homes	215			215	
Estimated Annual Revenue	\$ 92,106			\$ 99,562	

FIGURE 7 – ESTIMATED SVGID ANNUAL REVENUE ESTIMATES FOR HIGHLAND VILLAGE SITE

Per the attached Engineer's Estimate, the total projected cost of the project is \$9,104,685. Thus, each of the 215 single family dwelling units is anticipated to cost \$42,350 for horizontal construction costs, excluding landscaping.

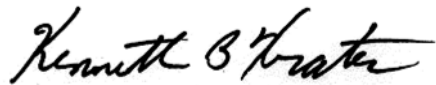
FINANCING

We are looking at different options to finance this project but both private equity and bank financing are likely. Note that LC Highland, LLC closed on the property in mid-February, 2021 (Washoe County Document #5143515) so a significant investment has already been made in this property. The principals in LC Highland, LLC have a long history of successfully completing large residential projects. Current ongoing projects in the Reno-Sparks area include the Mountain View Mixed Residential project, a joint venture located on W. 4th street that includes 230 apartments, 52 for rent attached town homes, 49 for sale single family residential detached lots and 66 attached townhomes for sale. Horizontal work is well underway with mass grading and walls nearly complete. Vertical construction will begin shortly with permits in charge out and nearly ready to pull.

CONCLUSION

Annexation of Highland Village into the Sun Valley General Improvement District and provision of water and sewer service is absolutely necessary to see this project through completion of construction and sale of all homes. This straightforward project with smaller average lot widths and minimal offsites that will also serve future development should provide for decades of revenue to the District to more than compensate for required operational and maintenance costs to the district while being a valuable addition to the Sun Valley community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth B. Krater". The signature is fluid and cursive, with the first name "Kenneth" being more prominent.

Kenneth Krater

Attachments: Engineer's Cost Estimate (***Starts on following page***)

Project: Highland Village Subdivision
Developer: LC Highland, LLC
Engineer: Odyssey Engineering
Prepared By: N.Z.V.
Date: 1/18/2021
Number of Lots or Units: 216 **Area (Acres):** 55.15

GENERAL CONDITIONS

Description	Quantity	Unit	Unit Price	Total
Mobilization	1	EA	\$22,500.00	\$22,500.00
Install/Maintain Trackoff	2	EA	\$3,500.00	\$7,000.00
Install/Maintain Silt Fence	3,800	LF	\$2.85	\$10,830.00
Traffic Control	1	LS	\$50,000.00	\$50,000.00
Subtotal:				\$90,330.00

DEMO

Description	Quantity	Unit	Unit Price	Total
Sawcut/Demo AC 2' from Edge for entry/lane widening	710	LF	\$5.00	\$3,550.00
Subtotal:				\$3,550.00

GRADING & WALLS

Description	Quantity	Unit	Unit Price	Total
Clear and Grub/Strip Topsoil 0.2' - 0.3'	55	AC	\$1,200.00	\$66,000.00
On-Site (Mass Grading)	250,000	CY	\$3.15	\$787,500.00
Excavate Drive Aisles to Subgrade	222,470	SF	\$0.45	\$100,111.50
Cut Building Pads to Subgrade	215	EA	\$600.00	\$129,000.00
Excavate/Install/Backfill 6' Rockery Walls	66,960	SF	\$27.00	\$1,807,920.00
Finish Grade after site concrete	1	LS	\$19,890.00	\$19,890.00
Subtotal:				\$2,910,421.50

SANITARY SEWER

Description	Quantity	Unit	Unit Price	Total
Connect to Existing Onsite Stub (Unknown depth, 8' max)	1	EA	\$3,500.00	\$3,500.00
Manhole 48" Diameter	32	EA	\$4,375.00	\$140,000.00
Raise Manholes After AC	32	EA	\$1,100.00	\$35,200.00
Manhole 60" Diameter		EA	\$2,000.00	\$0.00
Drop Manhole 48" Diameter		EA	\$2,000.00	\$0.00
Drop Manhole 60" Diameter		EA	\$2,250.00	\$0.00
Service Laterals 4" Diameter	216	EA	\$600.00	\$129,600.00
Manhole Type 5		EA	\$5,000.00	\$0.00
Sewer Main 8" Diameter (Unknown depth, 8' max)	6,965	LF	\$56.00	\$390,040.00
Sewer Main 10" Diameter	0	LF	\$32.00	\$0.00
Sewer Main 12" Diameter		LF	\$36.00	\$0.00
Sewer Main 15" Diameter		LF	\$40.00	\$0.00
Sewer Main 18" Diameter		LF	\$45.00	\$0.00
Subtotal:				\$698,340.00

STORM DRAIN

Description	Quantity	Unit	Unit Price	Total
Manhole 48" Diameter	2	EA	\$3,950.00	\$7,900.00
Manhole 60" Diameter	22	EA	\$5,990.00	\$131,780.00
Raise Storm Drain Manholes after AC	24	EA	\$850.00	\$20,400.00
Catch Basin Type I	0	EA	\$750.00	\$0.00
Catch Basin Type II	0	EA	\$1,500.00	\$0.00
Catch Basin Type III (Need Ryan number)	5	EA	\$600.00	\$3,000.00
Catch Basin Type IV	19	EA	\$3,250.00	\$61,750.00
Sidewalk Drain	0	EA	\$750.00	\$0.00
Yard Drain	0	EA	\$500.00	\$0.00
Lateral - 12" Diameter	520	LF	\$55.00	\$28,600.00
Storm Drain Main 12" Diameter	385	LF	\$55.00	\$21,175.00
Storm Drain Main 15" Diameter	110	LF	\$65.00	\$7,150.00
Storm Drain Main 18" Diameter	1,640	LF	\$80.00	\$131,200.00
Storm Drain Main 21" Diameter	0	LF	\$90.00	\$0.00
Storm Drain Main 24" Diameter	735	LF	\$100.00	\$73,500.00
Storm Drain Main 27" Diameter	0	LF	\$100.00	\$0.00
Storm Drain Main 30" Diameter	175	LF	\$100.00	\$17,500.00
Storm Drain Main 36" Diameter	385	LF	\$105.00	\$40,425.00
Storm Drain Main 42" Diameter	240	LF	\$135.00	\$32,400.00
Storm Drain Main 48" Diameter	0	LF	\$130.00	\$0.00
Storm Drain Main 54" Diameter	0	LF	\$163.00	\$0.00
Storm Drain Main 60" Diameter	0	LF	\$182.00	\$0.00
Storm Drain Main 72" Diameter	0	LF	\$216.00	\$0.00
Rock Riprap 6-12" Depth	0	SF	\$3.50	\$0.00
Rock Riprap 8-16" Depth	0	SF	\$4.00	\$0.00
Rock Riprap 12-24" Depth	10,800	SF	\$3.50	\$37,800.00
Flared End Section 18"	0	EA	\$1,500.00	\$0.00

Flared End Section 30"	0	EA	\$3,000.00	\$0.00
Trash Rack 24" and smaller	0	EA	\$5,000.00	\$0.00
Trash Rack 27"	0	EA	\$6,000.00	\$0.00
Trash Rack 30"	0	EA	\$7,000.00	\$0.00
Trash Rack 36"	0	EA	\$8,000.00	\$0.00
Trash Rack 42" (Need Ryan Number)	2	EA	\$9,000.00	\$18,000.00
Trash Rack 48"	0	EA	\$10,000.00	\$0.00
Trash Rack 54"	0	EA	\$12,000.00	\$0.00
			Subtotal:	\$632,580.00

PUBLIC UTILITIES

Description	Quantity	Unit	Unit Price	Total
Street Lights	25	EA	\$1,100.00	\$27,500.00
Trench Backfill for dry utilities	18,000	LF	\$27.00	\$486,000.00
Install Primary Conduit	18,000	LF	\$5.00	\$90,000.00
Install Type 557 Vaults (Verify No. of vaults)	5	EA	\$5,800.00	\$29,000.00
Install T-pads (Verify No. of pads)	9	EA	\$2,400.00	\$21,600.00
Telephone	18,000	LF	\$5.00	\$90,000.00
Sawcut/Demo/Patch for water main tie ins	2	EA	\$1,700.00	\$3,400.00
Tie into Ex. Water Main	2	EA	\$2,290.00	\$4,580.00
Water - 8"	12,228	LF	\$55.00	\$672,540.00
Offsite Water - Highland Parkway ROW	60	LF	\$120.00	\$7,200.00
Offsite Water - Through HR Parkway 18 acre parcel	630	LF	\$55.00	\$34,650.00
Install Single Service to Behind Curb with Meter Boxes	215	EA	\$1,250.00	\$268,750.00
Fire Hydrants	20	EA	\$6,950.00	\$139,000.00
Connect to Existing Gas Main	2	EA	\$1,900.00	\$3,800.00
Gas (Common trench with water)	12,228	LF	\$45.00	\$550,260.00
Install Gas service to units	215	EA	\$900.00	\$193,500.00
Cable Television	1,800	LF	\$3.00	\$5,400.00
Raise all valves after AC	35	EA	\$350.00	\$12,250.00
			Subtotal:	\$2,639,430.00

STREETS

Description	Quantity	Unit	Unit Price	Total
2 1/2" Asphalt Concrete Pavement		SF	\$1.00	\$0.00
Subgrade/Prep AC w/ 6" AB	222,470	SF	\$1.05	\$233,593.50
Subgrade/Prep 20' Water Line Access Road	12,125	SF	\$1.55	\$18,793.75
4" Asphalt Concrete Pavement	222,470	SF	\$2.30	\$511,681.00
5" Asphalt Concrete Pavement		SF	\$1.60	\$0.00
6" Asphalt Concrete Pavement		SF	\$1.80	\$0.00
4" Aggregate Base Material	10,640	SF	\$0.80	\$8,512.00
5" Aggregate Base Material		SF	\$0.50	\$0.00
6" Aggregate Base Material	222,470	SF	\$1.00	\$222,470.00
8" Aggregate Base Material		SF	\$1.20	\$0.00
10" Aggregate Base Material		SF	\$1.40	\$0.00
Fog Seal		SF	\$0.05	\$0.00
			Subtotal:	\$995,050.25

CONCRETE

Description	Quantity	Unit	Unit Price	Total
Curb & Gutter with Base	16,600	LF	\$15.00	\$249,000.00
Median Curb with Base	0	LF	\$18.00	\$0.00
Subgrade/Prep Sidewalk w/ 4" AB	66,400	SF	\$1.05	\$69,720.00
Subgrade/Prep Sidewalk w/ 4" AB (Offsite, HR Parkway)	0	SF	\$1.55	\$0.00
Subgrade/Prep Curb & Gutter w/ 6" AB	16,600	SF	\$2.85	\$47,310.00
Subgrade/Prep Curb & Gutter w/ 6" AB (HR Parkway)	0	SF	\$3.00	\$0.00
Sidewalk 4' with Base	66,400	SF	\$3.65	\$242,360.00
Sidewalk 5' with Base	0	LF	\$4.60	\$0.00
Alley Section	0	SF	\$5.00	\$0.00
Valley Gutter	29,455	SF	\$4.00	\$117,820.00
Longitudinal Valley Gutter		LF	\$15.00	\$0.00
Drainage Swale		LF	\$10.00	\$0.00
			Subtotal:	\$726,210.00

MISCELLANEOUS

Description	Quantity	Unit	Unit Price	Total
Landscaping	1	LS	\$100,000.00	\$100,000.00
Erosion Control	0	LS	\$20,000.00	\$0.00
Street Signs		EA	\$260.00	\$0.00
Traffic Control Signs	10	EA	\$350.00	\$3,500.00
Survey Monuments		EA	\$500.00	\$0.00
Fire Hydrants & Markers	0	EA	\$7,500.00	\$0.00
Street Barricades		EA	\$1,100.00	\$0.00
Ditch Fencing		LF	\$15.00	\$0.00
Emergency Access Gate	2	EA	\$5,000.00	\$10,000.00
Lot Monuments	216	EA	\$100.00	\$21,600.00
Pavement Markings	1	LS	\$8,500.00	\$8,500.00
			Subtotal:	\$143,600.00

Total: \$8,839,511.75

Amount of Security: \$8,839,500.00

Inspection Fee (3% of Amount of Security): \$265,185.00

\$9,104,685.00

CCTV Fee Calculation:

Total Length of Storm Drain	4,190	LF	\$0.50	\$2,095.00
Total Length of Sanitary Sewer	6,965	LF	\$0.50	\$3,482.50
Total CCTV Fee:				\$5,577.50

Lots

215

Cost per Lot

\$42,347.37



Engineer's Seal & Signature

LEGAL DESCRIPTION

All that certain real property situate within a portion of the Southeast One-Quarter of Section Eight, Township Twenty North, Range Twenty East, Mount Diablo Meridian, and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Highland Ranch Road as described in Deed Document Number 2161272, recorded December 11, 1997 of the Official Records of Washoe County, Nevada from which said point bears North 01°48'00" East a distance of 60.00 feet from the Southeast Section Corner of said Section 8;

THENCE coincident with said northerly right-of-way the following five (5) courses:

1. North 88°50'56" West a distance of 970.24 feet to the beginning of a curve;
2. a distance of 384.05 feet along the arc of 570.00 foot radius curve to the right, through a central angle of 38°36'17";
3. North 50°14'39" West a distance of 1363.05 feet to the beginning of a curve;
4. a distance of 256.44 feet along the arc of a 470.00 foot radius curve to the right, through a central angle of 31°15'42";
5. North 01°03'14" East a distance of 42.24 feet more or less to the northerly line of the South One-Half of the South One-Half of the Southeast One-Quarter of said Section 8;

THENCE coincident with said northerly line South 89°40'03" East a distance of 2553.69 feet more or less to the easterly line of said Section 8;

THENCE coincident with said easterly line South 01°48'00" East a distance of 1259.34 feet to the **POINT OF BEGINNING**.

Containing 55.18 acres of land, more or less.

Prepared by:

Odyssey Engineering, Inc.

Kelly R. Combest, P.L.S. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



NOTARIZED AUTHORIZATION OF OWNER AFFIDAVIT

I, Jeffrey Holbrook, Manager Of LC Highland, LLC as the sole or joint title holder(s) of the property described as: Highland Village, authorize Kenneth Krater to act as my agent to seek approval of Annexation Application/Petition into the Sun Valley General Improvement District Service Boundary on the above referenced property.

LC Highland, LLC


Jeffrey Holbrook, Manager
Owner's Signature

April 7, 2021

Date

*See attached Loose Leaf Certificate

STATE OF _____

COUNTY OF _____

On the _____ day of, _____ 2021 by _____, personally appeared before me, a notary Public, and acknowledged to me that he/she executed the above instrument for the purpose therein contained.

NOTARY PUBLIC

Signature _____

Print Name _____

Commission Expiration _____

Notary Seal

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On April 7, 2021 before me, Elizabeth Ann Deindoerfer, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey Holbrook,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Elizabeth Ann Deindoerfer (Seal)

LIMITED LIABILITY COMPANY RESOLUTION
OF
LC Highland, LLC
a Nevada limited liability company

The undersigned being all of the Members of LC Highland, LLC, a Nevada limited liability company (the "Company") do hereby unanimously resolve as follows:

- A. WHEREAS, the Company has agreed to submit an application for annexation of its property, a total of 54.617 acres, into the Sun Valley General Improvement District.

All of that certain real property being situated in the County of Washoe, State of Nevada, described as: APN 508-020-41, 21.019 acres and APN 508-020-43, 33.598 acres.

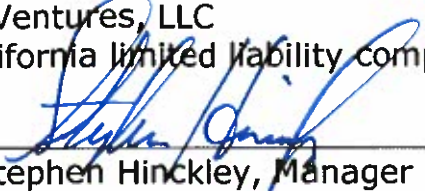
THEREFORE THE MEMBERS HEREBY UNANIMOUSLY RESOLVE:

RESOLVE THAT Stephen Hinckley or Jeffrey Holbrook acting individually or collectively, in their respective capacities as Manager of the Company, have all power, right, and authority to make all purchases, contracts, contributions, acts, decisions, proceedings, elections, and deeds and any other papers that need to be signed, on behalf of the Company, in his/her own name and in the name of the Company, LC Highland, LLC.

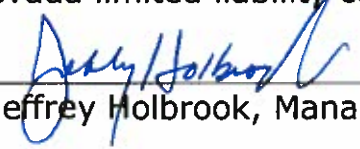
FURTHER RESOLVED THAT

The undersigned Members of the Company hereby adopt the foregoing resolution for the Company on this the 7th day of April, 2021.

MEMBER:
RJM Ventures, LLC
a California limited liability company

By: 
Stephen Hinckley, Manager

MEMBER:
Late Arrival, LLC,
a Nevada limited liability company

By: 
Jeffrey Holbrook, Manager

RESOLUTION 2021-03

**RESOLUTION TO ANNEX PROPERTY INTO THE
SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SERVICE BOUNDARY**

WHEREAS, the Sun Valley General Improvement District (District) desires to annex the following property into its service territory for water service only:

Approximately 54.617 acres of Assessor Parcel No. 508-020-41 and 508-020-43 adjacent to the District boundary and accessed at Highland Ranch Parkway near Midnight Drive intersection.

NOW, THEREFORE, the Sun Valley General Improvement District Board of Trustees does hereby resolve and order as follows:

1. The District Tax Boundary Map shall be amended and recorded to reflect the hereinabove property upon presentation of a legal description and associated APN number(s) to the District by LC Highland, LLC, which legal description shall be attached hereto as Exhibit "A".
2. The annexed property is within the District's approved water and wastewater service area.
3. Service shall be conditioned upon the recordation of the amended District Tax Boundary map.

PASSED AND ADOPTED this 13th day of May, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

SVGID, Chair

ATTEST: _____
SVGID, Secretary