



Parcel Map Review Committee Staff Report

Meeting Date: November 14, 2019

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0016 (Dodge Flat Solar)

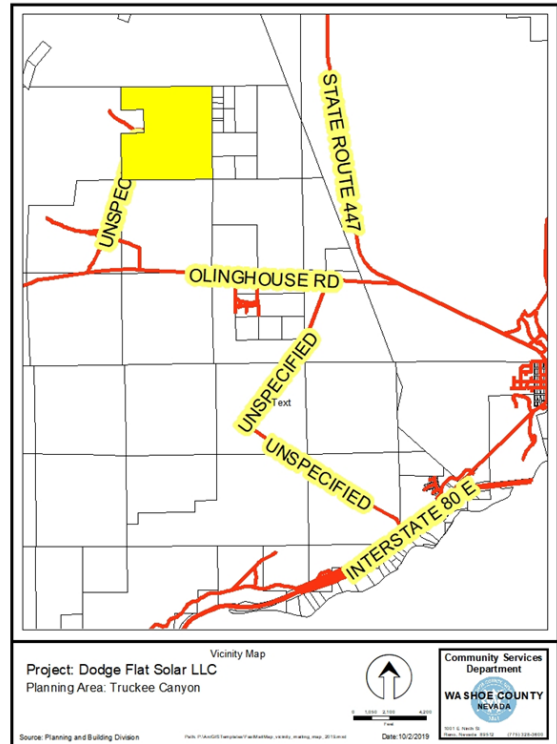
BRIEF SUMMARY OF REQUEST: dividing a ±611.8 acre parcel into two parcels, of ±592.2 acres and ±19.6 acres.

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map dividing a ±611.8 acre parcel into two parcels, of ±592.2 acres and ±19.6 acres

Applicant/Property Owner: Dodge Flat Solar, LLC,
Attn: Jesse Marshall
2505 State Route 447
APN: 079-150-29
Parcel Size: ±611.8
Master Plan: Rural (R)
Regulatory Zone: General Rural (GR)
Area Plan: Truckee Canyon
Citizen Advisory Board: East Truckee Canyon
Development Code: Authorized in Article
606, Parcel Maps and
Article 404, Lot
Standards
Commission District: 4 – Commissioner
Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0016 for Dodge Flat Solar, LLC., subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 9)

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Parcel Map

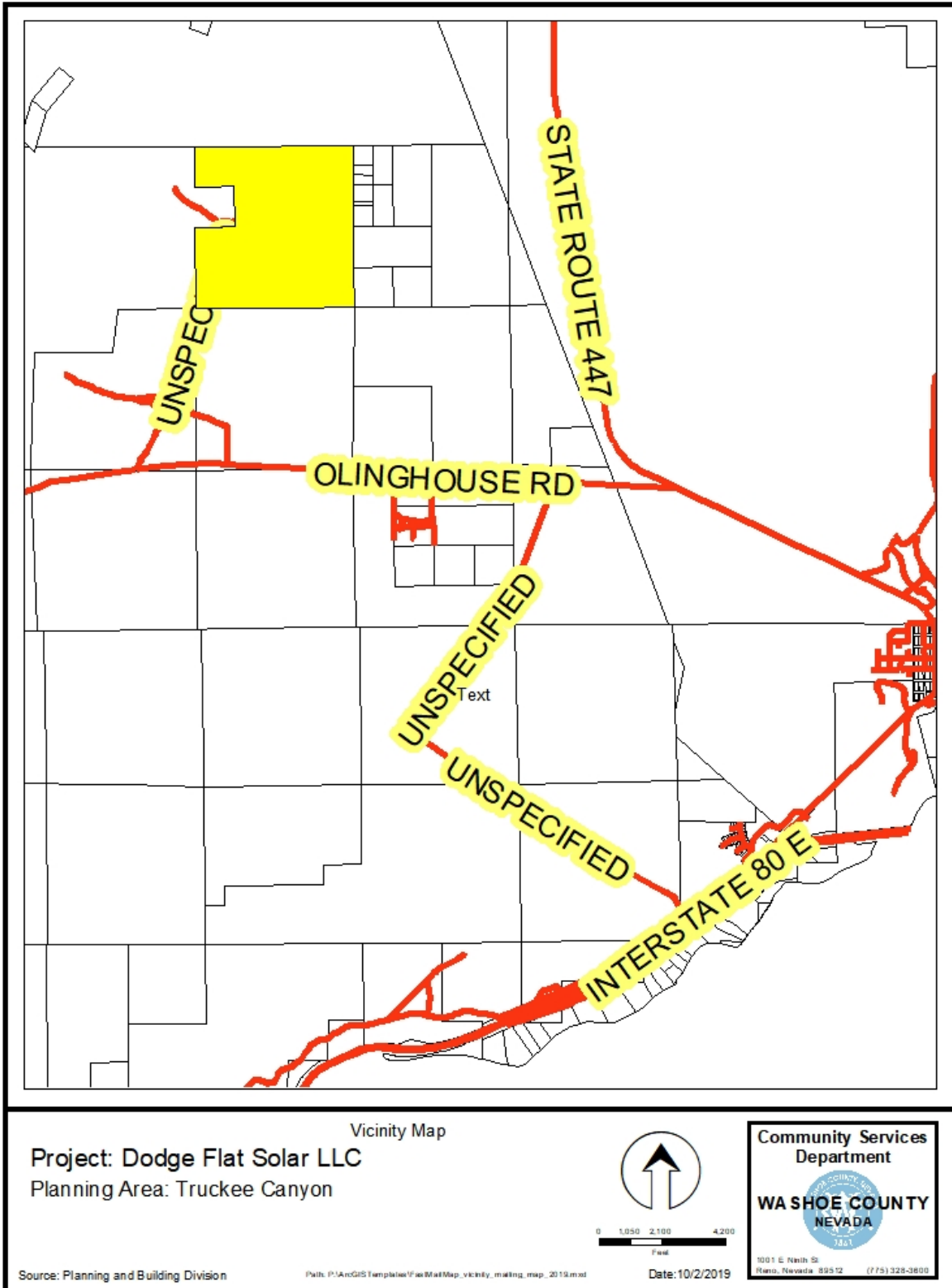
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

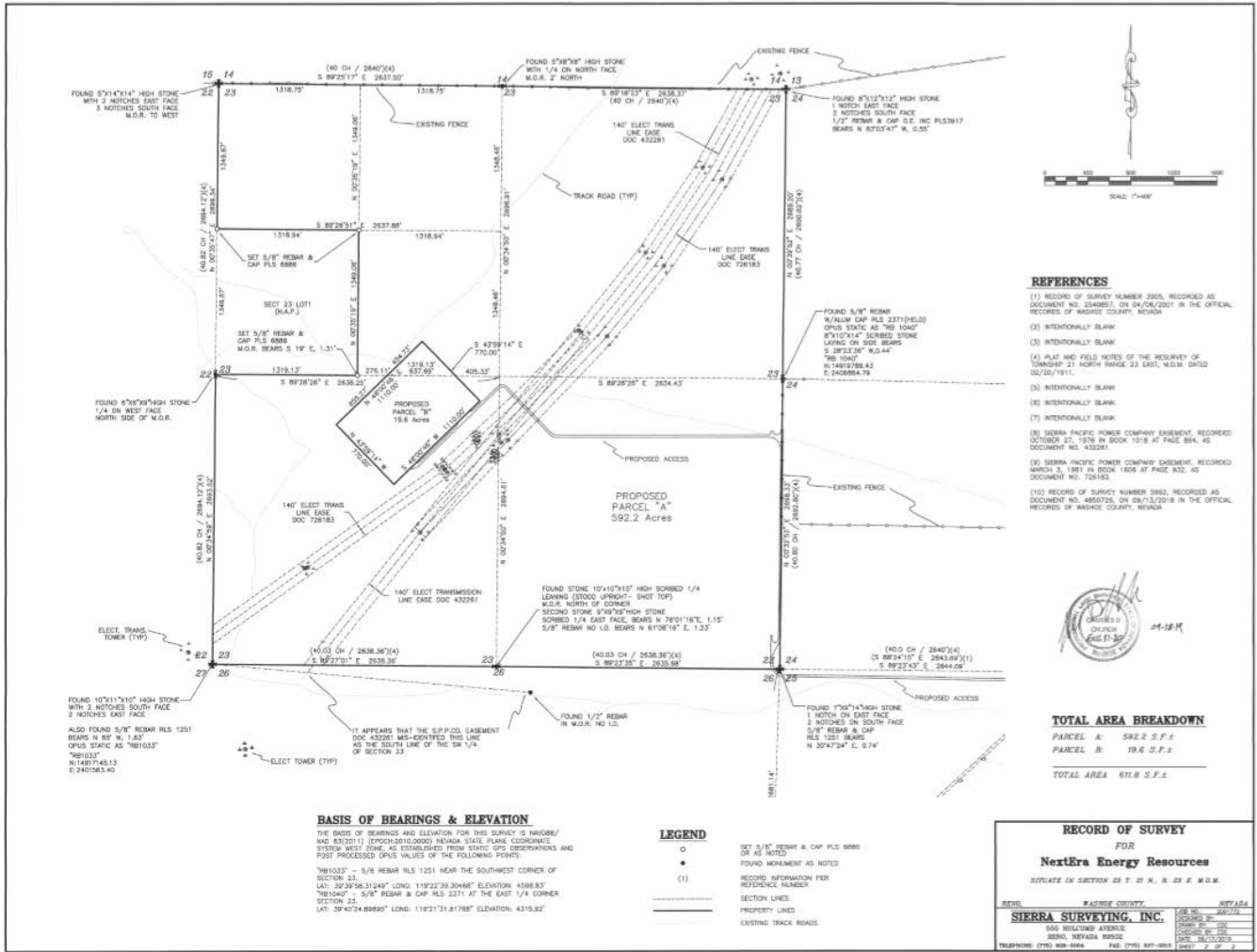
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0016 are attached to this staff report and will be included with the action order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of General Rural (GR). The minimum lot size in the GR zone is 40 acres. The applicant is requesting a parcel of 19.6 acres, this is permissible under 110.404.10. The proposal is for 2 lots, Lot A will be ±592.2 acres and Lot B will be ±19.6 acres. Lot B is being parceled for the purpose of establishing a Utility Services land use type.



Vicinity Map



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone:	General Rural (GR)
Maximum Lot Potential:	.025 Dwelling Units per Acre
Number of Lots on Parcel Map:	2
Minimum Lot Size Required:	40 acres. Parcels created for public agencies and utilities are exempted from this requirement per 110.404.10
Minimum Lot Size on Parcel Map:	±19.6 acres
Minimum Lot Width Required:	660 feet
Minimum Lot Width on Parcel Map:	770 feet

The tentative parcel map meets all minimum requirements for the General Rural regulatory zone to establish a Utility Services use type in accordance with 110.404.10.

Development Suitability Constraints: The *Truckee Canyon Development Suitability Map*, a part of the *Truckee Canyon Area Plan*, identifies the subject parcel as *most suitable for development*.

Hydrographic Basin: The subject parcel is within the Dodge Flat Hydrographic Basin.

The subject parcel is *outside* the Truckee Meadows Service Area (TMSA).

The proposed subdivision *is not* a second or subsequent division of a parcel map approved within the last five years.

Truckee Canyon Area Plan Modifiers

The subject parcel is located within the Truckee Canyon Area Plan. The following is the pertinent policy from the Area Plan:

- There is no pertinent policy from the Truckee Canyon Area Plan

Development InformationThe subject parcel is undeveloped except for unpaved access roads and high voltage electrical lines that cross the property. The required setbacks for the *General Rural* regulatory zone are 30 feet for front and rear yard setbacks and 50 feet for the side yard setbacks. The Utility Services use type and all associated structures *meet* the above-mentioned setbacks.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation. Washoe County Community Services Department

- Planning and Building Division
- Engineering and Capital Projects Division
- Parks and Open Spaces
- Utilities
- Water Rights Coordinator Manager

- Bureau of Indian Affairs
- Bureau of Land Management – Nevada State Office
- Truckee Meadows Water Authority (TMWA)
- Washoe County Sheriff
- Washoe County Health District
 - Air Quality
 - Environmental Health
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District
- Pyramid Lake Paiute Tribe
- NV Energy

Two out of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if granted approval. Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

Contact: Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, access road specifications, and FEMA related notes.

Contact: Wayne Handrock, 775.328.2041, whandrock@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Staff Comment: Availability of water will be confirmed via pump tests to confirm that sufficient water is available for the proposed lot prior to the recordation of the final map or prior to the approval of a development permit on the subject site. The

application was reviewed by the appropriate agencies and no recommendation for denial was received.

- c) The availability and accessibility of utilities.

Staff Comment: The proposed lots will be served by extension of the existing NV Energy infrastructure adjacent to serve the newly created parcel. No other utilities are available and therefore the proposed parcels require well and septic.

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create one additional lot within an undeveloped area that is currently in an area that does not need public service. The application was reviewed by the appropriate agencies and no recommendation for denial was received.

- e) Conformity with the zoning ordinances and master plan.

Staff Comment: The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan for the purpose of establishing a Utilities Services use type in accordance with 110.404.10.

- f) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Streets and Highways Plan. All appropriate easements shall be provided prior to approval of the final map.

- g) General conformity with the governing body's master plan of streets and highways;

Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Streets and Highways Plan.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division and no recommendation for denial was received.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0016 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Review Criteria

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0016 for Dodge Flat Solar, LLC., subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - a. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c. The availability and accessibility of utilities;
 - d. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - e. Conformity with the zoning ordinances and master plan;
 - f. General conformity with the governing body's master plan of streets and highways;
 - g. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
 - h. Physical characteristics of the land such as floodplain, slope and soil;
 - i. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - j. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - k. Community antenna television (CATV) conduit and pull wire; and
 - l. Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Property Owner: Dodge Flats Solar, LLC
Attn: Jesse Marshall
700 Universe Boulevard
Juno Beach, FL 33408

Representatives: Eric Koster
949 Twilight Avenue
Henderson, NV 89012



Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0016

The tentative parcel map approved under Parcel Map Case Number WTPM19-0016 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on November 14, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Dan Cahalane, Planner, 775.328.3628, dcahalane@washoecounty.us

- a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this Tentative Parcel Map.
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM19-0016 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Wayne Handrock, PLS, 775.328.2315, whandrock@washoecounty.us

- a) Comply with the conditions of the Washoe County technical check for this map.
- b) Add a graphic border around the proposed division.
- c) Add the names of the adjacent property owners.
- d) Remove structures, trees, poles and hydrants from the map.
- e) Prior to the approval of the parcel map, applicant shall demonstrate legal access to both parcels.
- f) The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
- g) All boundary corners must be set.
- h) Show parcel areas to the hundredth of an acre.
- i) Place a note on the map stating that the natural drainage will not be impeded.
- j) Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings, stamped and signed by a licensed engineer, meeting the requirements of Washoe County Development Code shall be submitted to Washoe County for Grading Permit review and approval prior to construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements.
- k) Provide evidence of documented access that favors the applicant.
- l) Add a Security Interest Holder's Certificate to the map if applicable.
- m) Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-3600
 FAX (775) 328.3699

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: October 1, 2019
TO: Roger Pelham, Senior Planner - Department of Community Services
FROM: Wayne Handrock, PLS, Engineering and Capital Projects Division
SUBJECT: *Parcel Map for: Dodge Flat Solar, LLC*
Parcel Map Case No.: WTPM19-0016
APN: 079-150-29
Review Date: October 1, 2019

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add a graphic border around the proposed division.
3. Add the names of the adjacent property owners.
4. Remove structures, trees, poles and hydrants from the map.
5. Prior to the approval of the parcel map, applicant shall demonstrate legal access to both parcels.
6. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
7. All boundary corners must be set.
8. Show parcel areas to the hundredth of an acre.
9. Place a note on the map stating that the natural drainage will not be impeded.
10. Prior to the recordation of the final map, access roadway improvements to the new parcels shall be constructed. Engineered design drawings, stamped and signed by a licensed engineer, meeting the requirements of Washoe County Development Code shall be submitted to Washoe County for Grading Permit review and approval prior to



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US

Memo to: Roger Pelham, Senior Planner
Subject: Parcel Map Case No.: WTPM19-0016
Date: October 1, 2019
Page: 2

construction. The roadway shall be designed to support emergency vehicle travel with a minimum 20-foot wide travel way, 6-inch thick aggregate base and associated roadway drainage improvements.

11. Provide evidence of documented access that favors the applicant.
12. Add a Security Interest Holder's Certificate to the map if applicable.
13. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 20, 2019

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0016 (Dodge Flat Solar)

Project description:

The applicant is proposing to approve a tentative parcel map to divide one ±611.8-acre parcel of land in to two parcels of ±592.2 acres and ±19.6 acres, for the purpose of establishment of a Utility Services use type.

Project located at 2505 State Route 447, Assessor's Parcel Number: 079-150-29.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

The application is proposing the creation of a new parcel to be utilized as an electrical utility transfer station with no known water demand. Furthermore, if the current proposed use is not realized or decommissioned at a future date, the resulting parcel will revert back to the original 611.8 acre parcel as required under section 110.404.10 of Washoe County Development code.

There are no comments or conditions.



WTPM19-0016

ORIGINAL

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Olinghouse Switching Station Land Transfer			
Project Description: Transfer of land to Nevada Energy (NVE) as part of the Dodge Flat Solar Energy Center Project.			
Project Address: 2505 State Route 447, Nevada			
Project Area (acres or square feet): 287,025 square feet			
Project Location (with point of reference to major cross streets AND area locator): Olinghouse Road, just west of SR-447; Latitude/Longitude 39°39'31N / 119°20'53"W			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-150-29	600		
Section(s)/Township/Range: T21N R23S, Sec. 23,24,25,36; T21N R24S, Sec. 19,30,31 MDBM			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). SW0007-19, VA0007-21, CR18-004, WADMIN17-0010, WSUP17-0021			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Dodge Flat Solar, LLC		Professional Consultant: DUDEK	
Name: Jesse Marshall		Name:	
Address: 700 Universe Boulevard		Address:	
Juno Beach, FL	Zip: 33408	Encinitas, CA	Zip: 92024
Phone: 760-846-4421	Fax:	Phone: 760-479-4259	Fax:
Email: jesse.marshall@nexteraenergy.com		Email: dhochart@dudek.com	
Cell: 760-846-4421	Other:	Cell:	Other:
Contact Person:		Contact Person: David Hochart	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Eric Koster	
Address:		Address: 949 Twilight Avenue	
	Zip:	Henderson, NV	Zip: 89012
Phone:	Fax:	Phone: 702-335-2849	Fax:
Email:		Email: eric.koster@nee.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Marshall		Contact Person: Eric Koster	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Dodge Flat Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

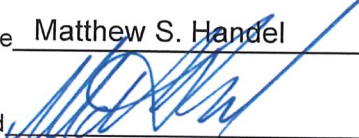
I, _____
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-150-29

Printed Name Matthew S. Handel

Signed 

Address 700 Universe Blvd.
Juno Beach, FL 33408

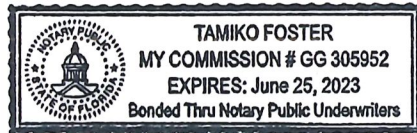


Subscribed and sworn to before me this 11 day of SEPTEMBER, 2019.

 FLORIDA/PALM BEACH
Notary Public in and for said county and state

My commission expires: 6/25/23

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Dodge Flat Solar, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

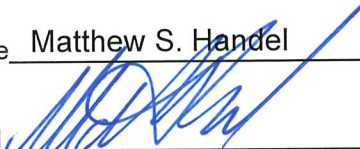
I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 079-150-29


Printed Name Matthew S. Handel

Signed 

700 Universe Blvd.
Address Juno Beach, FL 33408

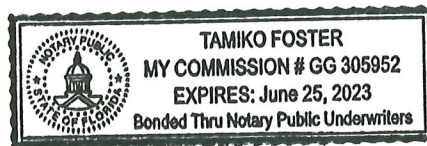


Subscribed and sworn to before me this
11 day of SEPTEMBER, 2019.

 FLORIDA/PALM BEACH
Notary Public in and for said county and state

My commission expires: 6/25/23

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

July 1, 2017

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1. What is the location (address or distance and direction from nearest intersection)?

Olinghouse Road, just west of SR-447; Latitude/Longitude 39°39'31N / 119°20'53"W

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
079-150-29	GR	600

2. Please describe the existing conditions, structures, and uses located at the site:

The subject property is undeveloped except for the rural roads, high-voltage electrical lines and underground water and gas pipelines that cross the property.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	12 acres			
Minimum Lot Width	550'			

4. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Utilities:

a. Sewer Service	No service available
b. Electrical Service/Generator	Nevada Energy (NVE)
c. Water Service	No service available

6. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells N/A			
<input type="checkbox"/> Private water	Provider:	N/A	
<input type="checkbox"/> Public water	Provider:	N/A	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

<input type="checkbox"/> Individual septic N/A		
<input type="checkbox"/> Public system	Provider:	N/A

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	85241, 85242, 85243	acre-feet per year	1,428
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Dodge Flat Solar, LLC

9. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

No private roads are proposed, and no public trail system easement would be provided. Access to the parcel will be provided via DFSEC private roads, as shown on the Amendment of Conditions Attachment C: Site Specifications, Updated Substation and Switchyard Layout design (PDF page 3).

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

The proposed project is located in the Truckee Canyon Planning Area, and per the Truckee Canyon Regulatory Zone Map, is located entirely within a General Rural (GR) zone. Renewable generation facilities are allowed in the GR zone with the approval of a Special Use Permit, which Washoe County granted for the project on February 6, 2018.

16. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

17. How many cubic yards of material are you proposing to excavate on site?

It is being proposed that 230,000 cubic yards of materials will be excavated on DFSEC site.

18. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

No export or import of material is anticipated with the proposed project.

19. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

The DFSEC project site will be visible from sections of Highway 447 and Olinghouse Road located adjacent to the project site. The town of Wadsworth is the closest town to the project site and would not have views of the project site due to intervening topography.

20. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut and fill areas are not anticipated to exceed 1:1 ratio. A stormwater pollution prevention plan (SWPPP) will be prepared to address stormwater quality during construction-related activities, and a design-level SQMP will be submitted to Washoe County at a later date as part of final grading permit approvals, in compliance with Article 421 of the Washoe County Development Code (Storm Water Discharge Program) (see Attachment D2 (Stormwater Quality Management Plan)).

21. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms are currently being planned.

22. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No retaining walls are proposed for the project. The topography of the project site is gently sloping, with an average slope of 2%-3% for the proposed developed area.

23. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

Site improvements will not require the removal of any trees.

24. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

A revegetation plan and associated seed mix is being prepared for review with Washoe Storey Conservation District. All construction roads and unpaved operation and maintenance site roads will be stabilized with a nontoxic soil stabilizer or soil weighting agent for fugitive dust control.

25. How are you providing temporary irrigation to the disturbed area?

Due to the proposed use, zoning, and existing terrain, no landscaping has been proposed, and would not be appropriate for the solar generation facility.

26. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

A revegetation plan and associated seed mix is being prepared for review with Washoe Storey Conservation District.

27. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

Tentative Parcel Map Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.

- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.



Professional Land Surveyor

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: _____

Address: _____

Phone : _____ Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno Sparks Washoe County

Parcel Numbers: _____

Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
 Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to parcel maps may be found in Article 606, Parcel Maps.

1. Identify the public agency or utility for which the parcel is being created:

- a. If a utility, is it Public Utility Commission (PUC) regulated?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. What is the location (address or distance and direction from nearest intersection)?

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

3. Please describe:

- a. The existing conditions and uses located at the site:

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

5. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

--

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

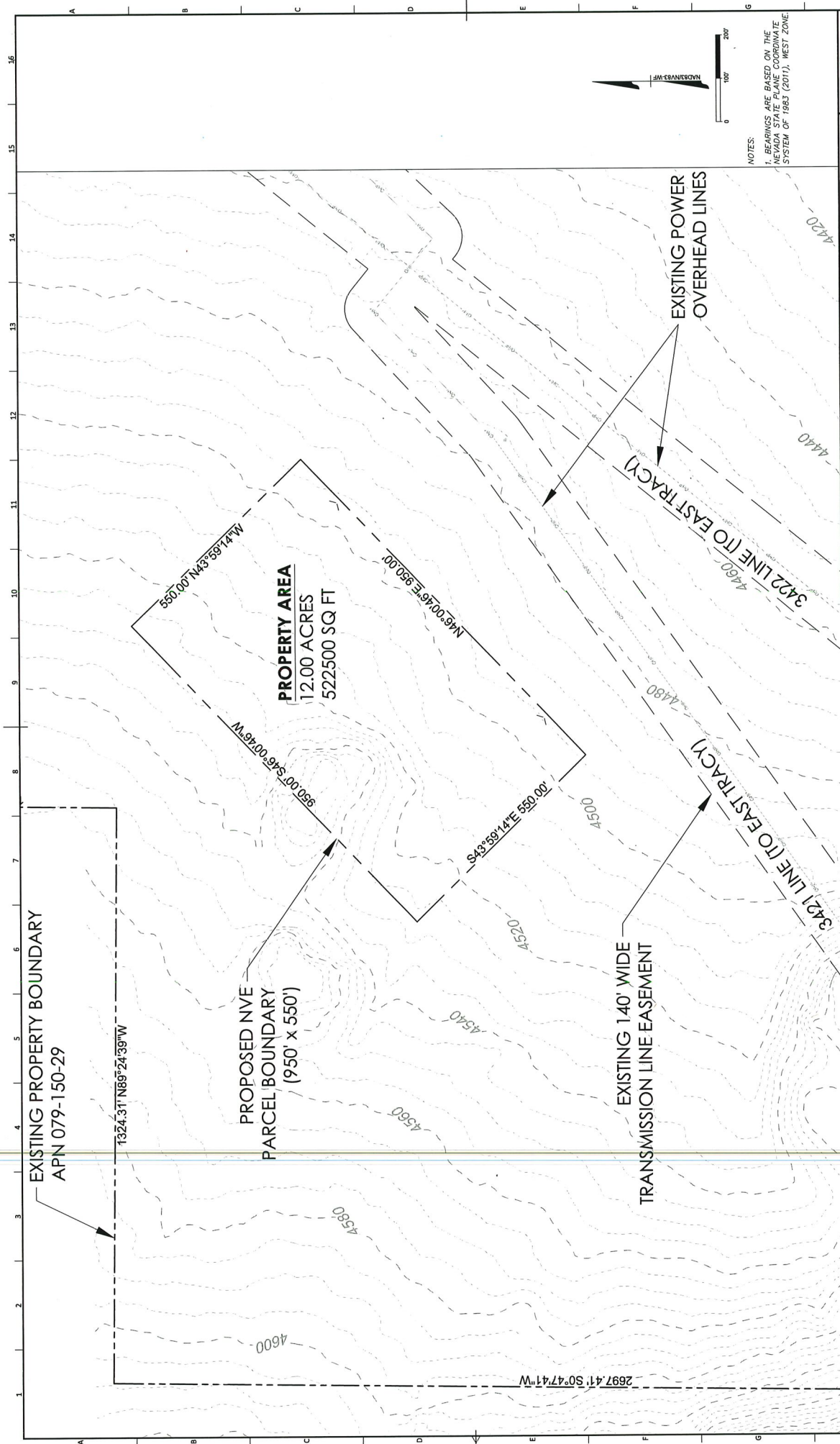
- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input type="checkbox"/> No, it does not.
---	---

Explanation:

9. Surveyor:

Name	
Address	
Phone	
Fax	
Nevada PLS #	



DATE	SCALE	1"=200'	PAGES MODIFIED	MODIFICATION	VER.	DATE
MM/YY	DRAWN	LAH				
MM/YY	CHECKED	LAH				
MM/YY	APPROVED	LAH				

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Proj. No.: 8562 Doc. No.: DPS-01-C100

Rev. **1** of **1**

Drawing No.: **C100**


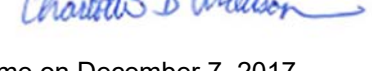
TIMMONS GROUP
YOUR PARTNER IN ENERGY DEVELOPMENT

NextEra ENERGY

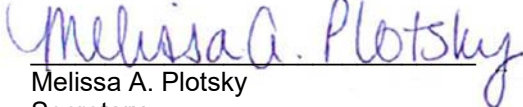
DODGE FLAT SOLAR, LLC

CERTIFICATE AS TO SIGNATURE AND INCUMBENCY OF OFFICERS

The undersigned, Melissa A. Plotsky, Secretary of Dodge Flat Solar, LLC, a Delaware limited liability company (the "Company"), hereby certifies that each of the persons whose names, titles and signatures appear below is a duly elected or appointed and acting officer of the Company and holds, on the date hereof, the office set forth opposite his or her name and the signature appearing opposite his or her name is a genuine facsimile of the signature of such officer:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Rebecca J. Kujawa	President	
Kathy A. Beilhart	Vice President & Treasurer	
Tom Broad	Vice President	
Paul I. Cutler	Vice President	
Nicole J. Daggs	Vice President	
John Di Donato	Vice President	
Matthew S. Handel	Vice President	
Michael O'Sullivan	Vice President	
Alex Rubio	Vice President	
Gregory Schneck	Vice President	
Michael Sheehan	Vice President	
Brian Tobin	Vice President	
Melissa A. Plotsky	Secretary	
W. Scott Seeley	Assistant Secretary	
Charlotte B. Anderson	Assistant Secretary	

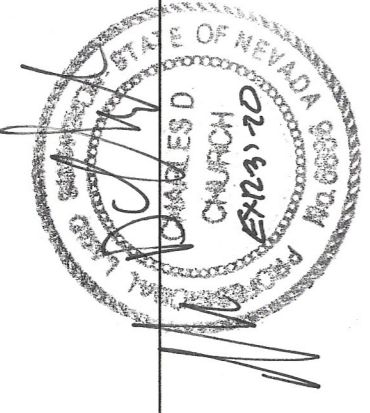
IN WITNESS WHEREOF, I have hereunto signed my name on December 7, 2017.


Melissa A. Plotsky
Secretary

SURVEYOR'S CERTIFICATE

I, CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- (1) THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF NEXTERA ENERGY RESOURCES.
- (2) THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 21 NORTH, RANGE 23 EAST, M.D.B. & M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 26, 2010.
- (3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- (4) THE MONUMENTS SHOWN ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



CHARLES D. CHURCH
 NEVADA P.L.S. NO. 6886
 04-18-14

OWNER'S CERTIFICATE

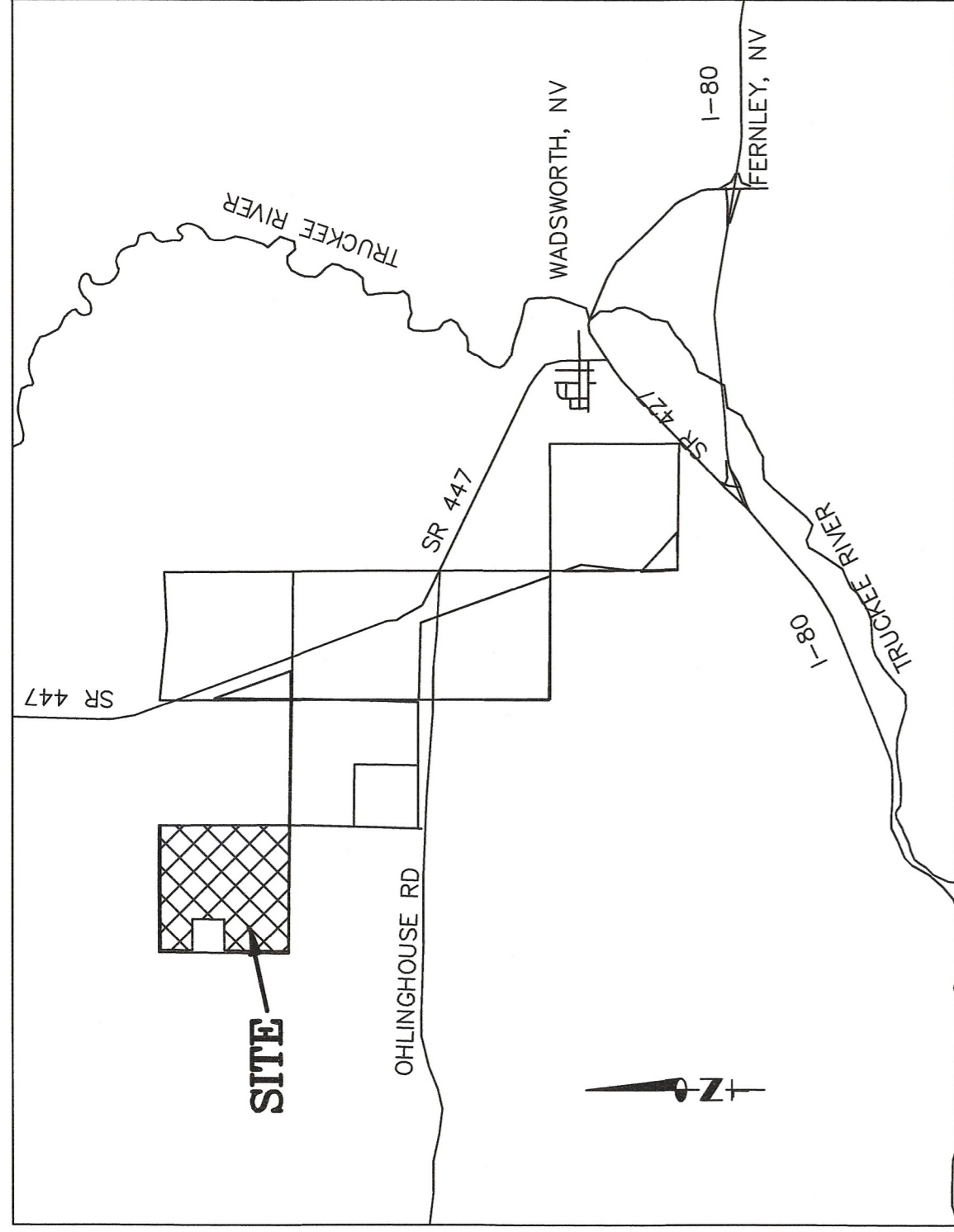
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.650, INCLUSIVE, AND THAT THEY ARE THE ONLY PARTIES HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PRIVATE ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NOTED HEREON. NEXTERA ENERGY RESOURCES:

NAME _____ DATE _____

STATE OF NEVADA }
 COUNTY OF WASHOE } S.S.

ON THIS _____ DAY OF _____, 2006, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, _____ WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT. IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____



VICINITY MAP
 N.T.S.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

- SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY DATE _____
- NEVADA BELL D.B.A. S.B.C. NEVADA DATE _____
- CHARTER COMMUNICATIONS DATE _____
- SOUTHWEST GAS CORPORATION DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 1 SHEET AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT. NO ADDITIONAL MONUMENTS ARE REQUIRED.

WAYNE S. HANDROCK, COUNTY SURVEYOR DATE _____

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (A.P.N. 079-150-29)
 WASHOE COUNTY TREASURER

DEPUTY _____ DATE _____

GENERAL NOTES

- (1) A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. ALL LOCATIONS MUTUALLY AGREED UPON BY THE UNDERSIGNED AND THE UTILITY COMPANY SHALL BE SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS.
- (2) SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- (3) THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.

WATER & SEWER REQUIREMENTS CERT.

THE PROJECT / DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY DEVELOPMENT CODE (CHAPTER 110)

WASHOE CO. COMMUNITY SERVICES DEPT. DATE _____

DISTRICT BOARD OF HEALTH CERT.

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

FOR THE DISTRICT BOARD OF HEALTH DATE _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT _____ OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP. THAT ALL OF THE OWNERS OF A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THEY ARE THE ONLY PERSONS WHOSE INTERESTS IN THE LAND DELINEATED ARE THE ONLY PERSONS WHOSE INTERESTS IN THE LAND DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

NAME _____ DATE _____

DIRECTOR OF PLANNING & BUILDING CERT.

THIS FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2010, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.475.

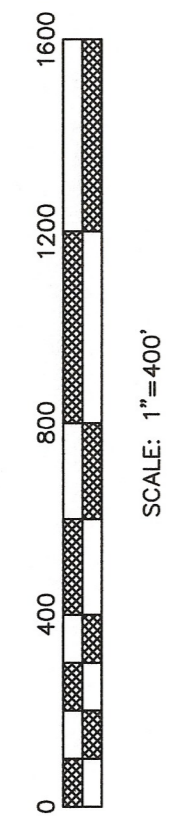
MOURA HAUNSTEIN, DIRECTOR,
 PLANNING AND BUILDING DIVISION

**PARCEL MAP
 FOR**

NextEra Energy Resources

SITUATE IN SECTION 23 T. 21 N., R. 23 E. M.D.M.

RENO, WASHOE COUNTY, NEVADA
SIERRA SURVEYING, INC.
 555 HOLCOMB AVENUE
 RENO, NEVADA 89511
 TELEPHONE: (775) 828-5004 FAX: (775) 387-0913
 DESIGNED BY: 2001772
 DRAWN BY: CDC
 CHECKED BY: CDC
 DATE: 09/17/2010
 SHEET 1 OF 2



REFERENCES

- (1) RECORD OF SURVEY NUMBER 3905, RECORDED AS DOCUMENT NO. 2540857, ON 04/06/2001 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
- (2) INTENTIONALLY BLANK
- (3) INTENTIONALLY BLANK
- (4) PLAT AND FIELD NOTES OF THE RESURVEY OF TOWNSHIP 21 NORTH RANGE 23 EAST, M.D.M. DATED 02/20/1911.
- (5) INTENTIONALLY BLANK
- (6) INTENTIONALLY BLANK
- (7) INTENTIONALLY BLANK
- (8) SIERRA PACIFIC POWER COMPANY EASEMENT, RECORDED OCTOBER 27, 1976 IN BOOK 1018 AT PAGE 894, AS DOCUMENT NO. 432261.
- (9) SIERRA PACIFIC POWER COMPANY EASEMENT, RECORDED MARCH 31, 1981 IN BOOK 1606 AT PAGE 932, AS DOCUMENT NO. 726163.
- (10) RECORD OF SURVEY NUMBER 5992, RECORDED AS DOCUMENT NO. 4850726, ON 09/13/2018 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA



TOTAL AREA BREAKDOWN

PARCEL A: 592.2 S.F.±
 PARCEL B: 19.6 S.F.±
 TOTAL AREA 611.8 S.F.±

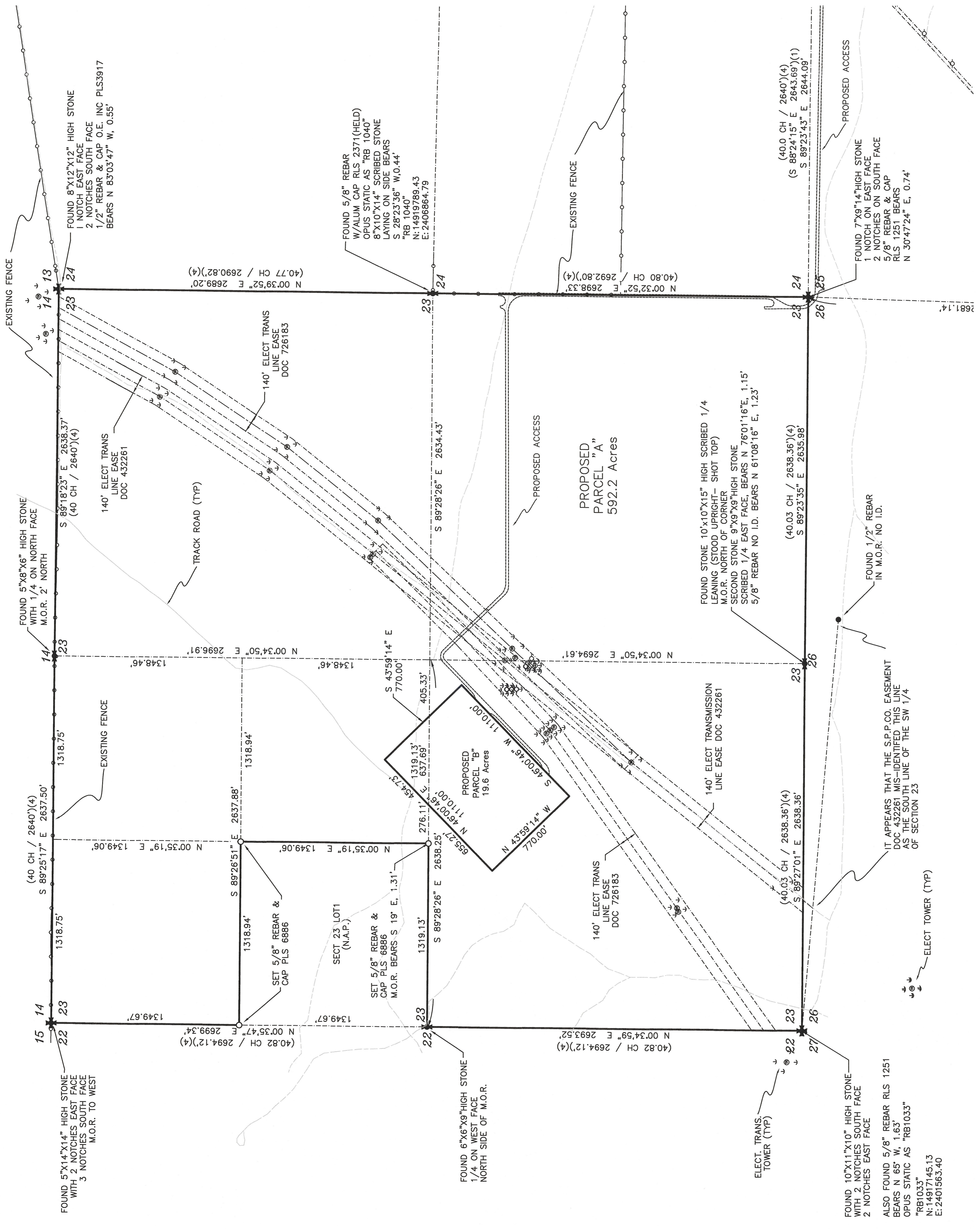
RECORD OF SURVEY

FOR

NextEra Energy Resources

SITUATE IN SECTION 23 T. 21 N., R. 23 E. M.D.M.

RENO, WASHOE COUNTY, NEVADA
SIERRA SURVEYING, INC.
 565 HOLCOMB AVENUE
 RENO, NEVADA 89502
 TELEPHONE: (775) 828-5004 FAX: (775) 887-0813
 JOB NO.: 2001772
 DESIGNED BY: CDC
 DRAWN BY: CDC
 CHECKED BY: CDC
 DATE: 09/17/2019
 SHEET 2 OF 2



BASIS OF BEARINGS & ELEVATION

THE BASIS OF BEARINGS AND ELEVATION FOR THIS SURVEY IS NAVD88/ NAD 83(2011) (EPOCH:2010.0000) NEVADA STATE PLANE COORDINATE SYSTEM. BEARINGS AND ELEVATIONS AS SHOWN ARE OBSERVATIONS AND POST-PROCESSED OPUS VALUES OF THE FOLLOWING POINTS:

- "RE1033" - 5/8 REBAR RLS 1251 NEAR THE SOUTHWEST CORNER OF SECTION 23.
 LAT: 39°39'58.31249" LONG: 119°22'39.30468" ELEVATION: 4598.83'
- "RE1040" - 5/8 REBAR & CAP RLS 2371 AT THE EAST 1/4 CORNER SECTION 23.
 LAT: 39°40'24.89895" LONG: 119°21'31.81788" ELEVATION: 4315.92'

LEGEND

- SET 5/8" REBAR & CAP PLS 6886 OR AS NOTED
- FOUND MONUMENT AS NOTED
- (1) RECORD INFORMATION PER REFERENCE NUMBER
- SECTION LINES
- PROPERTY LINES
- EXISTING TRACK ROADS