BOARD OF
COUNTY COMMISSIONERS
CHURCHILL COUNTY, NEVADA

155 N. Taylor Street, Suite 110
Fallon, Nevada 89406
(775) 423-6028
Fax: (775) 423-7069

******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers, 155 North Taylor Street, Suite 145, Fallon, Nevada
DATE & TIME: September 3, 2026 at 8:15 AM
TYPE OF MEETING: Regularly Scheduled County Commissioners' Meeting

Live Webcasting:
https://www.youtube.com/@churchillcounty/streams

If you wish to make public comment, you may provide them at the meeting or via email, no later than 4:30 PM the day before the meeting, to: ClerkBoards@churchillcountynv.gov.

Notes:

I. ***These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***

II. ***Action will be taken on all Agenda items, unless otherwise noted.***

III. ***The Agenda is a tentative schedule. The Board of County Commissioners may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***

IV. ***In the interest of time, the Board of County Commissioners reserves the right to impose uniform time limits of 3 minutes upon matters devoted to public comment.***

V. ***Any statement made by a member of the Board of County Commissioners during the public meeting is absolutely privileged.***

VI. ***All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.**
4. **Verification of the Posting of the Agenda.**
5. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
   - A. August 6, 2026.
6. **Appointments:**
   - A. Consideration and possible action re: Application for continued support funding for the Churchill Animal Protection Society (CAPS), in the amount of $17,000.00, with an annual update on activities.
   - B. Consideration and possible action re: Request for funding to support the Fallon Community Theater in the amount of $3,500.00.
   - C. **DATE CHANGED TO SEPTEMBER 16, 2026.** Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.
   - D. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.
   - E. Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.
   - F. Consideration and possible action re: Appointment of Mike Richards to the Churchill County Advisory Board to Manage Wildlife to serve a term ending July 31, 2029.
   - G. Presentation and Update on the Fallon Golf Course Operations.
   - H. Presentation of a Public Lands and Natural Resources Tracking List.
   - I. Consideration and possible action re: ratification of a comment letter to the Bureau of Land Management’s Final Supplemental Environmental Impact Statement and Resource Management Plan Amendment for the Greenlink North 500-kV Transmission Project.
   - J. Consideration and possible action re: Approval of personnel changes

approved as part of the Fiscal Year 2026-2027 Budget Process.

K. Consideration and possible action re: Adoption of updated Job Titles and Ranges Sheet from Fiscal Year 2026-2027 pay table.

L. Consideration and possible action re: Approval of the Alternate Public Defender's Office to Recruit and Hire for Deputy Public Defender I, Deputy Public Defender II, and Senior Deputy Public Defender Positions.

7. Letters Received:

A. Letter from R. Gent re: Churchill County Road Department's response to a pothole complaint.

B. Bureau of Land Management provides notice it has received three (3) applications to renew a road right-of-ways (ROWs) in Churchill County.

8. New Business:

A. **First Reading:** Consideration and possible action re: Churchill County Ordinance Bill 2026-D Ordinance 7 revising portions of Title 3 of the Churchill County Code relating to overtime and military leave.

B. Consideration and possible action re: Employment Agreement for Joe Sanford as County Manager.

9. Consent Items: (Action Items generally not requiring discussion or explanation)

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

A. Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

B. Consideration and possible action re: Transfer of funds to the Churchill County Road Department for payment of FY 2026 road and bridge projects for the 4th quarter, in the amount of $300,000.00.

C. Consideration and possible action re: Notification of Burial Application received August 11, 2026, and approved on August 18, 2026, under client #2B3F052DD.

D. Consideration and possible action re: Treasurer's Report for July 2026 showing a balance of $67,417,909.11 in the account.

10. Consider Future Agenda Items.

11. Commissioner and Management Staff Reports.

12. Claims and Payroll Transmittals.

13. Public Comment.

14. Adjournment.

15. Affidavit of Posting:

STATE OF NEVADA)
: ss.
County of Churchill)

*I, **Tara Adams, Deputy Clerk to the Board**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the* **28th day of August 2026 between the hours of 8:00 AM and 5:00 PM.***, at the following locations in Churchill County, Nevada:*

1. *Churchill County Administration Building, 155 N. Taylor St., Fallon, NV;*
2. *The Churchill County Website @ www.churchillcountynv.gov;*
3. *The State of Nevada Website @ https://notice.nv.gov/.*

Tara Adams, Deputy Clerk to the Board

***Tara Adams, Deputy Clerk to the Board**, who was subscribed and sworn to before me this* **28th day of August, 2026.**

Kendra Wells, Deputy Clerk/Treasurer

Endnotes:
Disclosures:
**Churchill County is an equal opportunity provider and employer.*
Accommodations/Nondiscrimination:
**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-6028] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

1. *Mail: U.S. Department of Agriculture*
   Office of the Assistant Secretary for Civil Rights
   1400 Independence Avenue, SW
   Washington, D.C. 20250-9410;
2. *Fax: (202)690-7442; or*
3. *Email: program.intake@usda.gov.*

Procedures:

**The schedule of regular meetings of the Board of County Commissioners is provided for by Title 2, Chapter 2.04, of the Churchill County Code.*

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Board of County Commissioners reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Clerk's office, 775-423-6028. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*

MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
August 6, 2026

Call to Order:

The regular meeting of the Board of County Commissioners was called to order at 8:15 AM on August 6, 2026.

PRESENT: Commissioner Myles Getto
Commissioner Eric Blakey
Commissioner Matt Hyde
Interim County Manager Joe Sanford
Comptroller Sherry Wideman
Chief Civil Deputy District Attorney Wade Carner
Clerk/Treasurer Linda Rothery
Deputy Clerk to the Board Tara Adams
Deputy Clerk to the Board Amber Edwards

ABSENT: N/A

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

Chair Getto asked if there was any public comment, but there was none.

Verification of the Posting of the Agenda:

It was verified by Amber Edwards, Deputy Clerk to the Board, that the Agenda for this meeting was posted on the 31st day of July 2026 between the hours of 12:00 and 5:00 PM at all of the locations listed on the Agenda, in accordance with NRS 241.

Consideration and possible action re: Approval of Minutes of the meeting held on:

A- June 4, 2026.
The Minutes of the Board of County Commissioners meeting held on June 4 2026, are presented for the board's consideration and approval.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County

Churchill County, Nevada is an equal opportunity provider and employer.

Commissioners meeting held on June 4, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

B- June 17, 2026.

The Minutes of the Board of County Commissioners meeting held on June 17 2026, are presented for the board's consideration and approval.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on June 17, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

C- June 17, 2026 - Workshop.

The Minutes of the Board of County Commissioners workshop held on June 17, 2026, are presented for the board's consideration and approval.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners workshop held on June 17, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

D- July 2, 2026.

The Minutes of the Board of County Commissioners meeting held on July 2, 2026, are presented for the board's consideration and approval.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Chair Getto asked for public comment and there was none.

Commissioner Matt Hyde made a motion to approve the Minutes of the Board of County Commissioners meeting held on July 2, 2026, as presented. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

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Appointments:

A- Consideration and possible action re: Update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

Staff from the Carson City District of the Bureau of Land Management will provide an update of current activities, plans, or actions related to the Bureau of Land Management's Carson City District.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: None; Informational Only

Chair Getto announced that there will not be a presentation due to BLM staff working on the New Pass Fire.

Chair Getto asked for public comment, and there was none.

B- Consideration and possible action re: Approval of Resolution 9-2026 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to Nevada Rural Housing.

Nevada Rural Housing (NRH) sent a letter dated June 1, 2022, to request Churchill County's Private Activity Bond Volume Cap (PABC) allocation. This request is for funds that have not been allocated to local projects and would otherwise revert back to the State of Nevada. NRH will pool the transferred funds with transfers received from other counties and eligible cities for single-family programs to assist first-time homebuyers. Transferring unused PABC to NRH does not obligate the county in a way - it simply provides NRH with an additional financing tool to ensure they can continue to offer affordable homeownership programs, like the Mortgage Credit Certificate offered exclusively through NRH.

Private Activity Bond Volume Cap allocations may be used to fund the issuance of tax-exempt debt for industrial development bonds, pollution control facilities, single-family or multi-family programs. Unfortunately, the allocations the jurisdictions receive are not enough to fund a project of any kind. In order for any jurisdiction to make use of its funds, they must apply to the state for matching funds. If the funds cannot be utilized by the cities and counties, they revert back to the state on September 1st.

NRH has developed the concept of asking all participating jurisdictions to transfer their funds to NRH if they have no specific uses for the funds. NRH may then pool all the funds and do a single-family tax-exempt bond issue with the proceeds being lent in each of the participating jurisdictions. This way, funds meant for a city or county are spent in that city or county for the first-time homebuyers.

NRH feels this concept is truly a win-win for all parties. Funds meant for the communities are spent in that community. Eligible home buyers are assisted with buying their first homes. The programs are not in competition, as it is local lenders who provide the housing. Furthermore, the community's tax base is increased. The participating jurisdiction incurs no liability for the

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transfer of the funds and no liability for the bond issue.

Nevada Rural Housing will provide a progress report for Churchill County at the meeting.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE:
ACTION REQUESTED: Adopt

Katie Coleman, Communications Director, with Nevada Rural Housing, presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to adopt Resolution 9-2026 providing for the transfer of Churchill County's Private Activity Bond Volume Cap to Nevada Rural Housing. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

C- Consideration and possible action re: Approval of funding to the Churchill County School District, in the amount of $20,200.00, and Churchill Community Coalition, in the amount of $19,500.00, to support positive mental health and substance abuse education for youth and community residents from R092-17A and Opioid Settlement Funds.
Annually, funding opportunities are offered to non-profits in the community to support the increased education on substance abuse. This was developed to allocate funds from the R017-17A Marijuana Tax Revenue received by Churchill County. Based on increased concerns about behavioral health issues in the community, funding has also been allocated from the Social Services Mental Health Budget to fill gaps where activities are not eligible under the R092-17A funds.

This year, the recommendation is to fund the Churchill Community Coalition to support the Too Good for Drugs and Mindfulness Program, at a funding level of $19,500.00, and the Churchill County School District for a partnership with The Frontier Behavioral Health Center to provide increased counseling services within the schools, to the amount of $20,500.00, reduced by $5,000.00 to support another partnership for community efforts and training by Emma White in the school.

These partnerships have been successful for over 8 years.
FISCAL IMPACT: $39,700.00 funded to outside partners
EXPLANATION OF IMPACT**:** $19,500.00 Churchill Community Coalition
$20,200.00 Churchill County School District
FUNDING SOURCE: Marijuana Tax Fund R092-17A
ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

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Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve allocations as presented and to authorize the interim County Manager to execute the Agreements with community partners. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

D- Consideration and possible action re: Approval of an agreement with Emma White and Churchill County to support and help coordinate Churchill County's suicide prevention initiatives within the community.

During the 2024 fiscal year, the community completed a Suicide Prevention and Behavioral Health Plan. The activities were funded by the State of Nevada for Social Services as a priority to reduce suicide and increase behavioral health activities in the community.
The plan identified three priority groups to support the increase of awareness and build assets to support those suffering with behavioral health illnesses.

Emma White has been key in moving progress forward and was funded by the State Office of Suicide prevention. As of July 1, 2025, the funding was cut and her position was eliminated. Then Social Services Director Shannon Ernst met with Derild Parsons, Superintendent of Schools, and Mayor Tedford of the City of Fallon regarding the concerns. The three agreed it was imperative not to lose the traction the groups had worked so hard to build and increased activities with the Behavioral Health Taskforce. It was agreed that a contract with Ms. White would be the best path to support the community as she had been vital in the work already done and the future planning.

Funding for this agreement comes from a combination of allocated funds from Churchill County, the City, and the County Mental Health / Marijuana Funding for FY27. Mayor Tedford has agreed to provide $12,000 again this year for the contract. This will allow for Social Services to allocate the balance from the Social Services Mental Health Budget that was approved by the Commission for FY27. The Social Services Director will evaluate activities completed and any time it is found that activities relate to the Opioid Settlement Funding, the costs will be billed to the allowable category.
FISCAL IMPACT: up to $30,000.00
EXPLANATION OF IMPACT**:** Actual cost to complete scope of work
FUNDING SOURCE: 50% Social Services Mental Health Budget; 50% City of Fallon
ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve the agreement as presented. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

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E- Consideration and possible action re: A sending site application, TDR26-2, filed by Thaine and Kari Ernst. The property is located at 1975 Berney Road, Assessor's Parcel Number 006-851-03, consisting of 40.0 acres with 34.28 irrigated water righted acres in the A-10 zoning district. The applicant proposes to record a conservation easement on the property.

This application is for approval of a Sending Site and Transfer of Development Rights calculation. The applicant currently has a home on the parcel. The property has 34.28 water righted acres, with the remainder being canals, drains, and farm roads. The applicant is requesting a potential future home site on APN 006-851-03 in an area that does not have water rights and requests an appraisal with and without that reservation.
The Sending Site Committee reviewed the application on June 29, 2026, and determined that these parcels meet the criteria of a sending site and recommended at total of 50 TDRs.

Findings
CCC 16.14.030B requires that sending sides must meet at least one of the following criteria:
1. Designation in the Churchill County master plan;
Staff Comment: The proposed site is within the designated TDR area within the Churchill County Master Plan.
2. Be located with the NAS Fallon and associated ranges notification areas;
Staff Comment: The proposed site is within the military buffer area.
3. Designation in the Churchill County master plan as RR-20, A-10, or A-5 through either existing zoning or identification of proposed rural or resource area or open space sites per Churchill county master plan;
Staff Comment: The proposed site is zoned A-10.
4. Identification as habitat for federally listed endangered or threatened species in a written determination by Churchill County, Nevada Department of Wildlife, USFWS, or a federally recognized tribe;
Staff Comment: Not applicable.
5. Water Recharge area set aside for the benefit of Churchill County.
Staff Comment: The proposed site is within a water resource area set aside for the benefit of Churchill County.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a Motion to a) Approve the Sending Site application for Thaine and Kari Ernst based on providing community benefits of preserving 40 acres of farmland with surface water-rights; protecting nearby military operations, and protection

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of water recharge areas; and b) Approve 50 TDRs for the same property. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

F- Consideration and possible action re: A reversion to acreage map application, PC26-8, filed by Gloria Frey & Rhys McDonald. The properties are located at 793 & 825 River Village Drive, Assessor Parcel Numbers 008-421-70 & 008-421-71, in the E-1 zoning district. The applicants propose to create one parcel from the two lots.

The applicant is requesting to combine a 1.07-acre and a 1.06-acre parcel into a 2.13-acre parcel. The applicant completed the abandonment of the public utility easement between lots.
Findings
The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. The proposed application:
1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;
Staff Comment: The proposed application has no impact on the natural environment.
2. Conserves agricultural resources;
Staff Comment: The proposed has no impact on the natural environment.
3. Provides adequate open spaces through efficient design and development;
Staff Comment: The proposed application increases the lot size.
4. Preserves topographic elements and features;
Staff Comment: The proposed application does not impact topographical elements.
5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;
Staff Comment: Combining parcels will decrease demand on public services.
6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;
Staff Comment: Combining parcels will not impact public health, safety, and welfare.
7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;
Staff Comment: The proposed application will not impact the provision of infrastructure.
8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and
Staff Comment: The proposed application has no impact on natural resources.
9. Conforms with the goals and objectives of the development code and Master Plan.
Staff Comment: The proposed application conforms with Master Plan.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:
1. Conditions required prior to recordation:
a. Any final changes required by the County Surveyor shall be made prior to recording.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A

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ACTION REQUESTED: Accept

Senior Planner Cahalane presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the Reversion to Acreage Parcel Map Application, PC26-8, to create one parcel from two existing lots parcel at 793 & 825 River Village Dr, Assessor Parcel Numbers 008-421-70 & 008-421-71. Commissioner Eric Blakey seconded the motion, which carried by unanimous vote.

G- Consideration and possible action re: Approval of a proposal from Lumos & Associates to perform engineering services related to the Moody Lane to Coleman Road Connector Project, in the amount of $2,758,000.00.

Churchill County is experiencing an extreme housing shortage. Churchill County purchased 31.4 acres on Coleman Road, immediately outside the Fallon city limits, which they could sell to be developed for lower price range town houses or apartments that would be available to qualified lower income and workforce families.
This is contingent upon a new rural arterial road with water and sewer infrastructure, connecting from the commercial center of Fallon to the Coleman Road Development project.

The service area for the new arterial road consists of residential, commercial and agricultural properties between Coleman Road, Wade Lane and Moody Lane. A primary destination for travelers from these areas is the commercial/retail center in the city of Fallon. The proposed connector would allow traffic to follow Wade Lane, Moody Lane, the new connector, and Coleman Road. The intersection of Coleman Road and Highway 50 is signalized and provides safer access to the highway.

Churchill County received a congressional earmark for $4 million dollars for the project. This earmark will be for the engineering services for the project.

The county advertised a Request for Statement of Qualifications (RSOQ) in February 2026. Three RSOQs were received and reviewed by the selection committee. Lumos and Associates were selected as the most qualified firm for the project. Lumos and Associates has prepared a scope of work and project budget.
FISCAL IMPACT: $2,758,000.00
EXPLANATION OF IMPACT**:** Design services to prepare civil improvement plans and bid documents for the Moody Lane to Coleman Road Connector Project.
FUNDING SOURCE: Building Reserve Fund, Congressionally Directed Spending
ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

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Commissioner Eric Blakey made a motion to approve the proposal from Lumos and Associates as presented, and to approve the County Manager to execute a Contract and any change orders for the same. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

H- Consideration and possible action re: Approval of the issuance of a Notice of Award for the Churchill County Public Works Parking Lot (PWP-CH-2026-315) to A&K Earthmovers as the lowest responsible bidder, in the amount of $310,000.00.

Churchill County has relocated several departments to South Maine Street. The new buildings have limited parking spaces for staff, with parking up front generally reserved for visitors and the public. To ensure adequate long-term parking solutions, the county has negotiated with the Elks Lodge for the use of their parking facilities during the daytime period. In return, the county will construct and maintain an asphalt surface over the parking lot. This Cooperative Agreement enhances parking facilities for the county during regular business hours, while enhancing parking facilities for the Elks Lodge during their regular operations.

We advertised for bids for the construction of the parking lot and received two bids, with A&K being the lowest responsible bidder. The project includes a $20,000.00 contract allowance as well as a $24,000.00 line item to over excavate and placement of structural fill, if encountered, as a contingent item.

FISCAL IMPACT: $310,000.00

EXPLANATION OF IMPACT**:** Costs associated with constructing the employee parking lot at 270 S. Maine Street.

FUNDING SOURCE: Building Reserve Fund

ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to issue a Notice of Award for the Churchill County Public Works Parking Lot Project to A&K Earthmovers as the lowest responsible bidder, in the amount of $310,000.00, and approve the County Manager to execute a Contract and any change orders for the same. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

I- Consideration and possible action re: Request for funding to support the Fallon Junior Rodeo in the amount of $2,000.00.

A copy of the Application for funding from the Fallon Junior Rodeo (FJR) is provided for the board's consideration. The application requests the county provide $3,000.00. The Junior Rodeo is being held September 4th through the 9th, 2026, and occurs on an annual basis. The Jr. Rodeo brings in many contestants, 18 and under, plus their family and friends, from a variety of Nevada counties and various states. The rodeo has free admission for all. The Fallon Junior Rodeo has been dedicated to the youth of Nevada and surrounding states since 1969.

The Application has been reviewed by the County Manager for completion of required

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materials and the criteria appropriate to warrant county funding (such as: non-profit status, funding sources, community benefit, etc.). The board has provided support to the FJR for several years. From 2017 - 2021, the county provided $2,500.00. In FY24, the county provided $3,000.00 due to a request to cover the increased cost of saddles. In FY25, the county provided $2,070.00 due to a 31% budget reduction and in FY26 that line was reduced further and the county provided $1,307.49. During budget planning for FY27 it was decided to give the Fallon Junior Rodeo its own Community Support budget line and to allocate $2,000.00 in support funds. The County Manager's Office is recommending approval of the application and requesting funds be released in the amount that was allocated by the Board, $2,000.00.
FISCAL IMPACT: FY27 = ± $2,000.00
EXPLANATION OF IMPACT**:** $2,000.00 was allocated to the Fallon Junior Rodeo for FY27 in a new account line item created in the Community Support budget
FUNDING SOURCE: Community Support / Fallon Junior Rodeo (100-401-70203)
ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and Matthew Kent, Vice-President of Fallon Junior Rodeo, expressed his thanks for the county's support.

Commissioner Eric Blakey made a motion to approve funding for the Fallon Junior Rodeo in the amount of $2,000.00. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

J- Consideration and possible action re: Appointment of Susan Smith-Ansotegui to the Library Board of Trustees to fill an unexpired term ending October 31, 2026.
The Churchill County Library Board is a governing board appointed by the Board of County Commissioners, authorized and directed to make recommendations and provide oversight and direction to the Churchill County Library per NRS 379. The Library Board is comprised of five (5) members, who serve four (4) year terms. One board position opened for the remaining of a term ending October 31, 2026.

The vacancy to fill the remaining term on the board was advertised and one (1) application was received: Susan Smith-Ansotegui (see provided application). The County Manager and the Chair of the Library Board of Directors reviewed and interviewed the candidate. Recommendations are being made to appoint Susan Smith-Ansotegui to fill the unexpired term of Bill Williams, effective immediately through October 31, 2026.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

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Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to appoint Susan Smith-Ansotegui to fill an unexpired term on the Library Board of Trustees through October 31, 2026. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

K- Consideration and possible action re: Appointment of Rochelle Tisdale to the Planning Commission to fill an unexpired term through May 31, 2027.

The Churchill County Planning Commission has the authority to issue Special Use Permits, Temporary Use Permits and Variances, and provides recommendations to the Board of County Commissioners on all land divisions and Sending Site approvals. The Planning Commission is comprised of seven (7) members appointed by the Board of County Commissioners, who serve (4) year terms.

Member Scott Nelson was appointed to the Planning Commission October 21, 2020, and was reappointed for a second term on June 21, 2023, for a period to end May 31, 2027. He is unable to fill the remainder of the second term. The County Manager's Office received Advisory Board Application from five (5) applicants, all of whom were interviewed by a panel consisting of the Interim County Manager, the Planning Commission Chair and the Planning and Building Director. Recommendation is being made to appoint Rochelle Tisdale with careful consideration to ensure the applicant being recommended represents a variety of interests and has prior applicable experience.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Interim County Manager Sanford presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to appoint Rochelle Tisdale to the Planning Commission to fill an unexpired term through May 31, 2027. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

L- Consideration and possible action re: Approval of an advanced step placement for Lisa Gallo Swan to fill the position of Social Services Director at Grade 25, Step 3.

A recruitment was recently completed for the position of Social Services Director for Churchill County. This was the second recruitment conducted for the position since the vacancy occurred in March of this year. A total of 15 applications were received, and five candidates were selected for interviews.
Following the interview process, Ms. Gallo Swan was identified as the most qualified candidate for the position. Ms. Gallo Swan brings executive leadership experience in addition to a strong background in social services, making her exceptionally well-suited to lead the department.

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Staff is requesting approval to hire Ms. Gallo Swan at Step 3 of the established range, with annual salary of $132,238.00. Title 3 allows for an advanced step placement to meet a difficult recruiting problem; or to employ a person who possesses superior qualifications. Because advanced step appointments require Board approval, staff respectfully requests the Board authorize Ms. Gallo Swan's appointment at Step 3 of the salary range.

FISCAL IMPACT: None.
EXPLANATION OF IMPACT**:** The advanced step placement is less than the wage currently budgeted for the position ($146,614.23). The difference in salary between step 3 and step 1 is $7,592.
FUNDING SOURCE: Social Services Fund, Grant Funding
ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to approve the advanced step placement of Lisa Gallo Swan to fill the position of Social Services Director at Grade 25, Step 3. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

M- Consideration and possible action re: Approval of a grandfathered pay table for the Legal Office Supervisor as part of the compensation study implementation.
As part of the compensation study implementation, it was determined that any employee whose current rate exceeded the maximum of their assigned pay range would maintain that rate. To support this decision, a pay table specific to the single affected employee (Legal Office Supervisor) was created.
FISCAL IMPACT: None.
EXPLANATION OF IMPACT**:** No rate change from budgeted amount.
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve pay table for Legal Office Supervisor. Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

N- Consideration and possible action re: application to PERS to request certification of the Deputy District Attorney (I, II or Senior) position for Churchill County as a Critical Labor Shortage Position.

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The county has an opening for a Deputy District Attorney in their criminal office in its inventory of positions. The position has been vacant except for a few months since January of 2025. We would like the position to be eligible to PERS retirees. PERS regulations would limit the hours worked to no more than 1,039 in a fiscal year and a retiree would not be allowed to earn more than $34,063.50 in a fiscal year from a public employer.

PERS regulations include a provision in NRS 286.523 which allows a public employer to designate specific positions as qualifying for a Critical Labor Shortage (CLS) waiver. If a position is approved as a CLS position, the employer may employ a previously retired PERS retiree into the position and exempt him/her from the PERS limitations. The designation lasts for two years.

Is approved, the position would be exempt from PERS contributions. The county and employee would make contributions to Social Security.

Pursuant to PERS regulations, the Commissioners are required to take the following points under consideration:

- The rate of turnover for the position.
- The number of openings we have had for the position and the number of qualified candidates for those openings.
- The length of time the position has been vacant.
- The difficulty in filling the position due to special circumstances.
- The history and success of the efforts to recruit for the position.

That information is included as part of the agenda packet.

FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** Staff is not seeking additional funding outside of what has been budgeted for the position.
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

District Attorney Mallory said Lyon County has had three vacancies which they have been unable to fill, even though they have done the PERS Critical Needs Designation. At the same time, you know the increase in PERS recently, which the county pays, this salary would not be subject to that, so that is savings. This person would already be receiving PERS, therefore, they would be ineligible to receive additional PERS. In the long run, we would end up paying less than we would with a regular salary for a new person. We really appreciate your consideration of this.

Commissioner Blakey asked Mr. Mallory if this is going to change things? You have been trying to get an attorney, and for the past eight months you have had four attorneys leave your

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office, so I don't know that you have a recruitment problem; you might have a retention problem. Have you changed any processes in order to retain or attract people? Mr. Mallory said we have tried to change some of them as far as residence is concerned. We had one that was commuting from Carson City, and that turned out to be too much of a burden for that person. The drive from Reno now is unbelievably difficult because of traffic on I-80 in the morning and afternoon. What at one time took one hour now takes three or four hours, depending on what the situation is. So, yes, we have been trying that and there is a market of retired attorneys who would like to be working, but they don't want to, because it would impact their PERS [benefits]; this would remove that impact. Commissioner Blakey said he understands, and Mr. Mallory continued, stating that we could get a more qualified attorney for less money than if we just normally hired that person. It would be a real advantage to the county. We are trying to be more adaptive to our work situation, and even so, we are still losing an attorney because she didn't want to drive from Carson City. That is just one of those things we are facing every day, but the other rural counties are facing the same problem, so we are hoping that this gives us a market for some people that are interested, but wouldn't be interested if it impacted their PERS. We do have one person that may be interested, we hope, depending on what we do with this. Commissioner Blakey said I understand, and asked Mr. Mallory if they would be required to come to the office every day. Mr. Mallory said it is hard to do remote with Court and client meetings, especially witnesses, where body language and communication is so important, however, we have started doing some of that, in specific situations, and we are open to discuss that with anyone we need to. It would be a little more difficult on the criminal office side, than say on the civil side, but we are open to that and, in order to get someone, because we are getting pretty desperate, seriously. To get someone, we are willing to negotiate. We still expect to work out of them, but we might have to vary the circumstances. All our attorneys presently live in Churchill County, but the person that is leaving us did not live in Churchill County. Commissioner Blakey said as a citizen, I do not think a District Attorney's office can serve the citizens correctly if they work from home, so just keep that in mind.

Commissioner Blakey then asked Mr. Mallory, since you have had this issue, how much overtime have you paid in your office in order to stay current with your workload? Mr. Mallory said none to the attorneys, we just pay them for weekends. Commissioner Blakey reiterated that no overtime is paid, and Mr. Mallory said they do stay longer than their salaried hours, and they do that on their own because they are conscientious professionals. Commissioner Blakey asked how long do you think you want to continue this, because it says in the rules that it is up to two years, and Mr. Mallory said the two years, and then we have to look at it with you and reconsider all the factors involved. Commissioner Blakey said my thoughts are, you have had four attorneys leave since I have been here, you are paying minimal overtime to your staff, and then you have attorneys that have some extended hours. If this is approved, I don't want to go two years; I would like to restrict you to our budget years, and reassess each time, and then you would have to continue to recruit. I think we would have to enhance the recruiting to a different level to what we have already. I don't think I want to go down this road long term; I don't want to come here every two years and just renew it. I think that just creates frustration. Mr. Mallory said I am in total agreement with you, and if you have any suggestions of what more we can do in recruiting, please let us know, but the people we have here are here because they like Fallon, they like the environment and the community. It is hard to get someone who lives in Reno,

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especially the young attorneys, who have an attraction to the big city, to want to drive out here. That is something that we are dealing with, and we are very conscientious about it. All rural counties have this problem, there have been several articles written on it in national publications, about problems getting attorneys in rural Nevada.

Commissioner Hyde said we would still be actively recruiting, and these people would be replaced by someone when we hire them, when we are up to full staff level? Mr. Mallory said if we hire someone, then first of all, it broadens our market, in other words, the number of people who could apply would be greater, as a result of this. It would not be costing the county as much as if we hired someone from scratch. Commissioner Hyde said I understand that, but once we get to the number of attorneys, we would still actively recruit to replace those positions, and Mr. Mallory said absolutely, and that would be something we would have to do because the attorneys we would be getting, would be those that would have enough experience to retire, so they might not be with us as long as we would like, so yes, we would have to continue that.

Commissioner Blakey said I will say that one more time, we have to continue to recruit and the temporary attorneys that are hired know that a thirty-day notice could come at any moment. There is no guarantee for these people, I don't want to go down that road, I don't like that road, I am not interested, really. Especially since you are not paying a lot of overtime and your attorneys are not working extensive hours, the workload must not be there for a bunch of attorneys. I understand that most of these attorneys that are going to come and help us, they are probably experienced and have to start them at a Step 11, which is higher on the scale. I feel like this board has done a lot already; we have done everything you have asked so far, because we are in charge of the money. We have done everything you've asked to help you get attorneys, and for your recruitment, that is on you; we don't tell you how to recruit because that is not our job. It is a hard line for me, so if we do approve this, we would have to tie it down pretty hard for me to support it. Mr. Mallory said we certainly agree with that, and number one, we would take any suggestions you would have to improve recruitment, and number two, our attorneys do work longer hours, more than forty hours per week right now, every attorney we have does that on their own, and we appreciate it, and they are not paid overtime for that, because we are not allowed to. They are very dedicated individuals and we appreciate them. Commissioner Blakey said I am not necessarily talking about the attorneys, if you have such a workload, then you're other staff that is paid by the hour, they would have to work more than forty hours, so that is where the overtime word comes from. Mr. Mallory said we very seldom get into that because we have gone paperless, saving a tremendous amount of time, we try to do everything on computers, and we have upgraded our computer systems. All of those things are labor saving devices, and labor, as you know, is your biggest cost, and headache sometimes, and making sure you can get good people. Our pool of support staff has been fairly excellent in Churchill County. We have good, quality people for support staff, it is just when you get into the professionals, that is where it gets shallow. I appreciate your concerns for that.

Chair Getto asked for public comment, and there was none.

Commissioner Matt Hyde made a motion to designate the Deputy District Attorney positions (I, II or Senior) as Critical Labor Shortage (CLS) positions pursuant to NRS

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286.523 in accordance with PERS criteria, effective August 17, 2026. Commissioner Myles Getto seconded the motion, which was carried by majority vote, with Commissioner Blakey opposing.

O- Consideration and possible action re: Approval of temporary stipend for Shannon Ernst for Public Guardian responsibilities.

At the June 4, 2026, Board of County Commissioners meeting, Brittany Burton was appointed Interim Public Guardian for Churchill County. Although Ms. Burton has been performing the duties of the position since her appointment, Ms. Ernst remained legally responsible for the office until the transfer of all guardianship cases to the new Public Guardian have been approved and completed by the court.

FISCAL IMPACT: $1,500.00

EXPLANATION OF IMPACT**:** $500.00 per month for an estimated duration of 3 months.

FUNDING SOURCE: Social Services Fund

ACTION REQUESTED: Accept

HR Manager Brontsema presented this item as outlined above.

Commissioner Blakey asked Ms. Brontsema to verify the time period that you expect to pay Ms. Ernst, and Ms. Brontsema said three months, June, July and August.

Chair Getto asked for public comment, and there was none.

Commissioner Eric Blakey made a motion to approve the temporary stipend in the amount of $500.00 per month for Shannon Ernst for Public Guardian Responsibilities, starting June 2026. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Letters Received:

A- Bureau of Land Management's notification of its Geothermal Lease Sale scheduled for October 2026.

The Bureau of Land Management (BLM) will offer 39 parcels, comprising about 126,497.84 acres of land within the area administered by the Battle Mountain District, in a statewide competitive Geothermal Lease Sale to be held on October 20, 2026. This notice initiates a public comment period on associated environmental documents for the sale. The BLM will hold the lease sale on the National Fluids Lease Sale System.

Responsible energy development includes consideration of parcels nominated for leasing, as well as potential resource impacts for each parcel. Additional environmental review will take place during processing of a geothermal drilling permit, when site-specific conditions of approval will be placed on the permit in addition to the stipulations attached to the lease.

The EA, titled DOI-BLM-NV-B000-2026-0002-EA, can be viewed on the BLM NEPA Register website, at https://eplanning.blm.gov/eplanning-ui/project/2038957/510. Comments can be submitted online at the NEPA Register site or mailed to Battle Mountain District Office,

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50 Bastian Road, Battle Mountain, NV 89820. Comments will be accepted until 4:30 p.m. PDT, July 24, 2026.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

B- Bureau of Land Management's notification of the completion of a Preliminary Environmental Assessment for the October 2026 Competitive Geothermal Lease Sale.
The Bureau of Land Management (BLM), Carson City District, has completed a Preliminary Environmental Assessment (PEA) for the October 2026 Competitive Geothermal Lease Sale (DOI-BLM-NV-C000-2026-001-EA. The BLM is soliciting public comment on the PEA and input under Section 106 of the National Historic Preservation Act, particularly regarding the identification of historic properties in or near the project area.

The PEA is available for public review from June 24, 2026, through July 24, 2026. During this 30-day comment window, the public may provide input on both the environmental analysis and potential impacts to historic resources.

The proposal includes the potential leasing of 13 parcels, totaling approximately 32,000 acres of public land in Lyon, Churchill, and Mineral Counties in Nevada. These parcels are within BLM's Carson City District.

Geothermal leases provide rights to access geothermal resources for an initial term of 10 years, with the possibility of two 5-year extensions. If a lease leads to energy production, it may be extended up to 35 years, with an additional renewal period of up to 55 years. Leases require the lessee to demonstrate progress toward development, or the lease may be terminated.

The issuance of geothermal leases does not authorize any ground-disturbing activities. Exploration and development would require additional site-specific environmental review, permitting, and conformance with land use plans. Potential indirect impacts are addressed in the PEA, and any future development proposals would be subject to further analysis.

All geothermal development must comply with federal and state laws governing water quality, wildlife protection, sanitation, safety, and reclamation.

Comments may be submitted via the BLM National NEPA Register webpage (preferred) or by mail to the address above, attention: Wyatt Faraday. Note: All submitted comments, including personal information, may be made publicly available. Requesting confidentiality does not guarantee your information will be withheld.

This letter was sent to Principal Resource Specialist Jeremy Drew at Resource Concepts Inc (RCI). There is approximately one parcel located in Churchill County, north of B-16 and north of the Relocated Sand Canyon Road. There are no proposed conveyance parcels in that area. There does not appear to be any direct impact to Churchill County.

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FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

C- Nevada Division of Environmental Protection's Public Workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B.
The Nevada Division of Environmental Protection (NDEP) provides notice of its public workshop to solicit comments on proposed amendments to Nevada Administrative Code Chapter 445B. A meeting will be held on August 11, 2026, from 9:00 AM to 12:00 PM in Carson City and Las Vegas, Nevada.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: None; Informational Only

Old Business:

A- Consideration and possible action re: Update regarding water right dedication reduction and water and sewer connection fees for new structures.
At the July 17th Workshop, Commissioners tabled these items to allow staff to research and will provide updates regarding these issues.

The county has submitted a proposal to the Nevada Division of Water Resources (NDWR) to reduce the dedication rate of 1.12 acre feet of underground water rights for proposed development. The proposal recommends the county to adopt a modified Truckee Meadows Water Authority (TMWA) rule 7 with a 25% buffer or less as approved by NDWR. This dedication rate is based on square footage of the lot rather than a blanket dedication rate for all lots. This will allow for the county to maintain a higher water rights demand for larger lots. We would recommend the adoption of the TMWA Rule 7 with the recommended buffer from NDWR and to eliminate the multiplication factor as specified in CCC 13.02.010 (G)(3).

> Applicant, upon demonstration that adequate underground water rights cannot be reasonably dedicated to satisfy the total amount of water resources required to serve the proposed use or development may be permitted by the county to provide some or all of the following to satisfy water right dedication:
> A domestic well credit for each residential unit; or
> A payment in lieu of dedication equal to the current market value of the water rights required for dedication multiplied by a factor of:
> For residential unit density of less than four units/acre: 1.5;
> For residential unit density of more than four units/acre but less than eight units/acre: 1.3; or
> For residential unit density of more than eight units/acre: 1.2.

Currently, the water connection fee is $7,200 and the sewer connection fee is $6,500. These fees are used for infrastructure upgrades or expansions. As part of our fee schedule update, we

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evaluated the fees collected from other agencies. The average fee from other agencies for water connection is $4,820 and for sewer it is $6,965. Fees fund future infrastructure investments, but leaving open unused capacity on the system increases per user costs to provide service.

Per CCC 13.04.390 (E), the connection privilege fee shall be paid to the county prior to approval of the final subdivision or parcel map, issuance of building permit, or initiation of work by the county, whichever is first. We would propose that this be paid prior to the closing of the building permit.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Public Works, Building and Planning Director Hines presented this item as outlined above, and the following:

Item 8A – Water right dedication reduction and water / sewer connection fees

- We have submitted a request to lower our water right dedication rate for development within the county to the Nevada Division Water Resources.
- Water and sewer connection fees are collected when a new house is built, and it is tied to our systems. These fees are used for infrastructure upgrades and expansion. The current rates are
  - $7,200 for water
  - $6,500 for sewer
- At our fee schedule workshop, we were asked to evaluate the water / sewer connection fees and to see if they can be adjusted.
- Water Example:
  - If we want to use these funds to construct the new water treatment plant at the golf course, it would be as follows:
    - $8 million dollars to construct the water treatment plant.
    - Currently $1 million in fund, we would need an additional $7 million
    - We currently have 474 users and have 1,330 remaining users that can tie into the system until we are at full capacity.
    - $7 million / 1,330 remaining users = $5,263 connection fee
- Sewer Example:
  - If we want to use these funds to construct an expansion to double the wastewater treatment plant, it would be as follows:
    - $11 million dollars to construct the expansion.
    - Currently $1 million in fund, we would need an additional $10 million
    - We currently have 474 users and have 2,724 remaining users that can tie into the system until we are at full capacity.
    - $10 million / 2,724 remaining users = $3,671 connection fee

Interim County Manager Sanford said this board had asked for options and ideas from staff on what the fees ought to be, and that is what Mr. Hines has provided today. These fees are currently set in code, so we cannot actually make modifications to those fees today, the intention is to have the District Attorney's Office assist us in providing an Ordinance to remove

the setting of those fees from Code directly, and instead, allow them to be set by Resolution. At that time, they would be able to be updated at the fee schedule on an annual basis, so whatever ended up being done, could be done and looked at continuously. The intention at this time is, some of these numbers are also based off what happens with the State Engineer. We do have some additional costs expected in the sewer system for replacing manholes; that has been discussed previously. We would be intent to come back with fees, roughly in this range for your consideration.

Mr. Hines added that there is another section in Code, where when we collect these fees, and I think it is at time of recordation of the map, or time of building permits, again, I think we would want a proposed change to potentially move those toward Certificate of Occupancy. So, again, now the developer is not incurring that interest on the cost for that while they are building the house. That is just another proposal that we would probably come to you with, as well.

Commissioner Blakey said are you looking for our thoughts today, or are we just listening? Mr. Hines said it is just an update on where we are with the water right dedication reduction, and then we added this, because we talked about that back at the Fee Schedule Workshop. Mr. Sanford said we are always happy to have your thoughts, because we want to bring exactly what you want to you when it comes back.

Commissioner Blakey said regarding the water dedication, you said you chose 25% buffer. Who chooses that and who has the last authority on the buffer, and who determines what it really needs to be? Mr. Hines said we had zero, which was just the reduction, then we had a 10%, 25%, and I think a 40%. We kind of went with middle of the road, we didn't go in there wanting the full bang, so we kind of went middle of the road, with the option that if they come back and say based on your water right usage… we would be comfortable with 10%. We are going to try to get that lower, we just didn't want to go… because if the answer is no…. Commissioner Blakey said when we get more information, we will be able to define that where we really want to be, so we are just sort of waiting there, and Mr. Hines said correct.

Commissioner Blakey continued, and said on the connection fees, I would like you guys to really dial in what you think those costs are going to be and get those connection fees as much as we can. You know, those numbers are a lot of numbers lower than what we are now, but we don't want to lie to ourselves, and we don't want to cause any undue burden by not charging enough. But we also don't want to burden the citizens and charge too much. Mr. Hines said, sure, and we will kind of look and see, and again, these were just two projects that if we get to full capacity, we need money to expand or upgrade our system, but we also have maintenance costs. I think our sand filters were $350,000.00, but that should be money that we can take from the monthly charges of the water usage and use that. Right now, we don't make enough money, so it would be ideal to have more people on our system to generate more revenue for that. Commissioner Blakey said my goal is to get all this dialed in as perfect as it can be, so then we can tell everyone that we have done everything we can, so if you don't want to build here, we can't do anything else for you.

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Chair Getto said let's say for the water example that you have 1,330 remaining users, if that takes us twenty years, that is twenty years of inflation. When calculating that, I would like to have an inflation in there, too, for whatever we think it is going to take going off average homes built per year, and kind of draw that out that way.

Assessor Felton said when it comes to the county hookups, that really only affects a certain number of parcels, that are within a distance of the infrastructure. We have what we call Cost to Develop Parcels, those are the ones that you kind of see some activity on, where that infrastructure is. The ones that aren't within the infrastructure, I am not sure if that would encourage growth as far as adding more infrastructure in, on part of the contractors or the county, but what I am saying is, that effects a small number of developable parcels within the county.

Chair Getto asked for public comment and there was none.

This item was presented for information only, and no action was taken.

B- Consideration and possible action regarding the recruitment or appointment of a County Manager, including: (1) selection of a third-party recruiter to conduct a search for County Manager; (2) direction to staff to solicit additional recruitment proposals; (3) direction to staff to develop an alternative recruitment plan; or (4) appointment of Interim County Manager Joe Sanford as County Manager.

The Board of County Commissioners previously acted to proceed with utilizing a third-party recruiter to manage the County Manager recruitment process and asked the District Attorney's Office to facilitate gathering proposals from recruiting firms. The County has received proposals from five professional recruiting firms for the recruitment of the County Manager. The proposals were received from the following, with their proposed fee:

- Sierra Executive Solutions, Inc. - $47,000.00
- Pracademic Partners - $27,500.00
- CPS HR Consulting - $30,000.00
- GMP Consultants - $18,500.00+ expenses as listed in the proposal
- HRC, Ltd. - 17% of the candidate's first-year total compensation package
    - 17% of the prior County Manager's salary is approximately $31,000.00.

Alternatively, the Board of County Commissioners may, at its discretion, appoint the Interim County Manager as County Manager on a permanent basis. Such action would require his acceptance of that appointment and be subject to approval of an employment agreement setting forth all applicable terms.

FISCAL IMPACT: $18,500.00 - $47,000.00

EXPLANATION OF IMPACT**:** Cost of retaining a recruiting firm, depending on which is chosen.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

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Chief Civil Deputy District Attorney Carner presented this item as outlined above.

Commissioner Hyde said I looked at the proposals, and I don't see a massive difference, but when you add in the expenses as listed for some of the proposals, they all kind of come in the same ballpark potentially. I didn't really have a stand-out, and I haven't had a great experience with recruiters. One doesn't shine for me over the others.

Commissioner Blakey said I have identified two recruiters that I would be willing to use, but before I discuss that very much, I think we need to discuss the opportunity that we have in front of us, to make sure that isn't the opportunity that we wish to proceed with. In what is best for Churchill County, we have to look at this as a long game view and taking out the knowledge that Mr. Sanford has of this county, I don't really weigh that very much; I weigh the process, the operation, the communication, and what I think I need in a County Manager. I worked with Mr. Sanford for eight years. I think it is an opportunity we need to discuss.

Commissioner Hyde said I agree 100%. A lot of times you pay this money, and you end up with selecting a person you already have, a known commodity. That is something that doesn't need to be discussed.

Commissioner Getto said I am in agreeance with you guys. Mr. Sanford has experience in this position now; he has done an excellent job as Interim County Manager. Personally, I would like to appoint Mr. Sanford as County Manager.

Interim County Manager Sanford said I appreciate the consideration, and I would accept the position if you were to offer it to me, yes.

Commissioner Blakey said Mr. Sanford has a lot of the same goals that I had when I came here, some of that motivation that he has. I know some citizens that disagree, but a lot of people have disagreed with me over my time, and I have turned out just fine.

Commissioner Hyde said a lot of people don't know that Mr. Sanford has a degree in Electrical Engineering as well, and on top of everything else he has accomplished, he is a smart individual. He has been part of this community for quite some time, and I have been able to work very closely with him for the last couple of years, and I really have a hard time believing that we are going to find anybody better than Mr. Sanford.

Commissioner Getto said something that I have been thinking about as well is longevity. Mr. Sanford is not a very old guy, he can really learn about the County, and I like that longevity aspect as well. Commissioner Hyde said if this goes the way I think it's going to go, he is going to age a lot quicker.

Chair Getto asked for public comment and there was none.

Commissioner Eric Blakey made a motion to choose Joseph Sanford as County Manager.

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Commissioner Matt Hyde seconded the motion, which was carried out by unanimous vote.

Mr. Sanford expressed his appreciation and thanked county staff for their hard work to make his job possible, and makes the commission look as good as it has, including Elected Officials.

New Business:

A- Consideration and possible action re: Notification of and approval of the apportionment of the Fiscal Year 2026 Federal Payment in Lieu of Taxes (PILT) in the amount of $3,152,215.

Churchill County has recently received the annual Federal Payment in Lieu of Taxes. The following is a comparison of amounts received over recent years:

Fiscal Year	Amount
FY 26	$3,152,215
FY 25	$3,071,354
FY 24	$2,973,815
FY 23	$2,797,457
FY 22	$2,552,647
FY 21	$2,492,770
FY 20	$2,457,872
FY 19	$2,346,920
FY 18	$2,298,812
FY 17	$2,260,796
FY 16	$2,384,202
FY 15	$2,003,488
FY 14	$2,199,792
FY 13	$2,053,174
FY 12	$2,151,359

The amount budgeted was $2,775,000 and is apportioned to the following funds:

Fund	Amount
General Fund	$1,600,000
Parks & Recreation Fund	$400,000
Public Library	$50,000
Risk Management Fund	$50,000
Compensated Absences Fund	$175,000
Debt Service Fund	$500,000

The Federal PILT payment was over the budgeted amount, resulting in $377,215, in greater than anticipated revenue. There was an excess budget amount in the Debt Service Fund of

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($27,168) due to the USDA Letter of Conditions, only 15% of the Federal PILT is required. Therefore, the $27,168 and the greater than anticipated revenue is to be allocated to fund the negative fund balance in the Parks and Recreation Fund in the amount of $404,383.
FISCAL IMPACT: As outlined.
EXPLANATION OF IMPACT**:** As outlined.
FUNDING SOURCE: General Fund, Parks & Recreation Fund, Risk Management Fund, Compensated Absences Fund, Public Library, and Debt Service Fund.
ACTION REQUESTED: Accept

Comptroller Wideman presented this item as outlined above.

Commissioner Blakey said you are putting it in Parks & Rec because they didn't budget correctly? Is that what you are saying without saying it, and Ms. Wideman said yes, and they are still at a negative $70,000.00 as of yesterday. When the sales taxes come in, we may have to add some more funds to that.

Chair Getto said I had the PILT fly-in back to Washington DC and it is kind of eye opening, because most of the time on the West Coast, where everyone understands PILT, and you never really understand that it is constantly at threat from the East Coast states that don't have a lot of Federal Land. It is not a guaranteed thing, it is not written into law, it is basically Congress bickering it out each year on whether or not to give Western states PILT. That is something to keep in mind, advocate to your Federal Legislature, State Legislature on the importance of PILT and what it does for West Coast states.

Chair Getto asked for public comment and there was none.

Commissioner Matt Hyde made a motion to note the receipt of the FY 2026 Federal Payment in Lieu of Taxes (PILT) and to approve the apportionment to the funds as recommended by the Comptroller. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

B- Consideration and possible action re: Approval of the Churchill County Debt Management Policy for Fiscal Year 2026-2027.
The purpose of the Churchill County Debt Management Policy is to manage the issuance of Churchill County's debt obligations and to maintain the county's ability to incur debt, maintain good credit ratings and other long-term obligations at favorable interest rates for capital improvements, facilities, and equipment beneficial to the county and necessary for essential services.

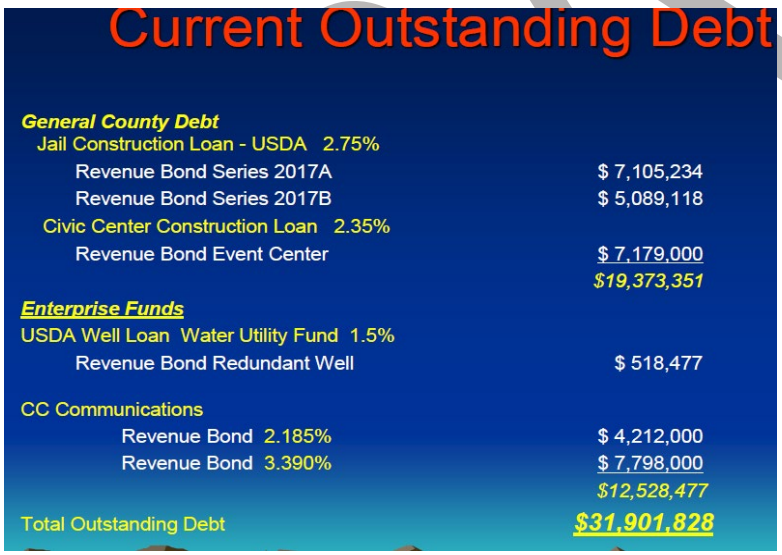
It should be recognized that there are no predetermined debt level/credit rating formulas available from the rating agencies. Many factors are involved. To arrive at a credit rating judgment regarding an issuer's credit worthiness, the rating agencies analyzed the issuer in four interrelated areas: economic base, debt burden, administrative management, and fiscal management.

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FISCAL IMPACT: The county's revenue bond debt went from $20,134,506 to $19,891,828 during the fiscal year ending June 30, 2026.
CC Communication's revenue bond debt went from $13,228,236 to $12,010,000 as of June 30, 2026.
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

Comptroller Wideman presented this item as outlined above, and the following:











Interim County Manager Sanford said we have a maturity date for the county debt. Do you know when the revenue bond from CC Communications is complete? Ms. Wideman said I don't have it here, but I do have it and can send that to you. Mr. Sanford said I noticed the debt service fund of $3.3 million- is there a minimum associated with that and is there any pre-payment possibilities that would reduce our costs? Ms. Wideman said our interest rates are really good, so I would not recommend pre-paying. We can prepay, we have the $3.3 million in there, so we have to have a minimum of one year's payments in there to cover Statute and the

bond requirements. We could use some of that money for something else. Mr. Sanford said I am pretty sure Ms. Rothery gets more than what our current interest rate is in her interest, but I was just curious.

Chair Getto asked for public comment and there was none.

Commissioner Eric Blakey made a motion to approve Churchill County's Debt Management Policy for Fiscal Year 2026-2027 and to provide copies to the Department of Taxation and the local Debt Management Commission as required by statutes. Commissioner Matt Hyde seconded the motion, which carried by unanimous vote.

Consent Items:

A- Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

A Fund Balance Report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

B- Consideration and possible action re: Notice of burial application #4F7EB4467 received on June 10, 2026 and approved June 12, 2026.

Notification of Burial Application was received and approved per NRS 428.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: Social Services Indigent Fund

ACTION REQUESTED: Accept

C- Consideration and possible action re: Review of the Secured Log Changes pursuant to NRS 361.310(4) for Fiscal Year 2026-2027

Pursuant to NRS 361.310(4), each year the Churchill County Assessor shall keep a log of all changes in value made to the secured roll after it has been re-opened. On or before October 31st each year, the County Assessor shall transmit a copy of the log to the Board of County Commissioners and the Nevada Tax Commission.

FISCAL IMPACT: None

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

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D- Consideration and possible action re: Public Works, Planning & Building Departments Revenue Reports for June 2026, showing a total for Public Works and Planning of $33,178.54 and a total for Building of $18,201.03 in revenue for the month.

The Public Works, Planning and Building Department submits the June 2026 revenue reports for the board's consideration and acceptance. Public Works and Planning reported total revenues of $33,178.54 and a total for Building of $18,201.03 in revenue for the month.

FISCAL IMPACT: Public Works and Planning, $33,178.54; Building $18,201.03.

EXPLANATION OF IMPACT**:** Fees are collected for processing applications, issuing permits and licenses, plan reviews, inspections, etc.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

E- Consideration and possible action re: Approval of the Building Permit Activity Report for June 2026.

Provided for the board's review is the report showing 29 building permits issued in the month of June 2026. Included in these permits are 0 single-family dwelling permits, 4 commercial permits, and 0 industrial permits. Additionally, 1 manufactured home permit and 2 septic permits were issued.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

F- Consideration and possible action re: Recorder's Monthly Apportionment Report for June 2026 totaling $17,396.50 in revenue.

Churchill County Recorder, Tasha Hessey, provides her Recorder's Monthly Apportionment Report for June 2026 totaling $17,396.50 in revenue for the month.

FISCAL IMPACT: $17,396.50 in revenue.

EXPLANATION OF IMPACT**:** Fees to help off-set services provided.

FUNDING SOURCE: General Fund

ACTION REQUESTED: Accept

G- Consideration and possible action re: Recorder's 4th Quarter Mining Claim Filing Fees Report for the period April - June 2026.

Recorder, Tasha Hessey, provides her 4th Fiscal Quarter Mining Claim Filing Fee Report for the period April - June 2026 required by NRS 517.185. Details can be obtained from reviewing the report.

FISCAL IMPACT: N/A

EXPLANATION OF IMPACT**:** N/A

FUNDING SOURCE: N/A

ACTION REQUESTED: Accept

H- Consideration and possible action re: Recorder's 4th Fiscal Quarter Real Property Transfer Tax (RPTT) Report for April - June 2026.

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Recorder, Tasha Hessey, provides her 4th Fiscal Quarter Real Property Transfer Tax (RPTT) Report for April -June 2026. Further details can be obtained by reviewing the report.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

I- Consideration and possible action re: Notification of Burial Application received June 26, 2026, and approved July 9, 2026, under client #DFD3D39E2.
Burial Application received June 26, 2026, and approved July 9, 2026, under NRS. 428.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: Social Service Indigent Burial Fund
ACTION REQUESTED: Accept

J- Consideration and possible action re: Sheriff's Civil Report for June 2026, totaling $3,432.00.

The Sheriff's Office provides its Civil Report for June 2026 for the board's review and acceptance. A total of $3,432.00 was received in revenue for the month.
FISCAL IMPACT: $3,432.00
EXPLANATION OF IMPACT**:** Fees collected help to offset the services provided.
FUNDING SOURCE: General Fund.
ACTION REQUESTED: Accept

K- Consideration and possible action re: Court Services' Fourth Quarter Revenue Report, for April 1, 2026, to June 30, 2026, reflecting $10,035.00 in revenue for the quarter.
Brenda Ingram, Court Services Director, provides the department's Fourth Quarter Revenue Report, for the period of April 1, 2026, to June 30, 2026, for the board's consideration and acceptance. A total of $10,035.00 in revenue was collected for the quarter.
FISCAL IMPACT: $10,035.00
EXPLANATION OF IMPACT**:** Fees collected help to offset the costs of providing services.
FUNDING SOURCE: General Fund
ACTION REQUESTED: Accept

L- Consideration and possible action re: Treasurer's Report for June 2026 showing a balance of $66,789,558.31 in the account.
Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for March 2026 showing a balance of $68,294,496.84 in the account. This report is provided for the board's consideration and acceptance.
FISCAL IMPACT: N/A
EXPLANATION OF IMPACT**:** N/A
FUNDING SOURCE: N/A
ACTION REQUESTED: Accept

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M- Consideration and possible action re: Churchill County's Quarterly Report to the Department of Taxation regarding Churchill County's Economic Condition for the quarter ending June 30, 2026.

FISCAL IMPACT:
EXPLANATION OF IMPACT**:**
FUNDING SOURCE:
ACTION REQUESTED: Accept

Chair Getto asked for public comment and there was none.

Commissioner Matt Hyde made a motion to approve the Consent Agenda as submitted. Commissioner Eric Blakey seconded the motion, which was carried out by unanimous vote.

Consider Future Agenda Items:

There were no items brought forward to place on a future Agenda.

Commissioner and Management Staff Reports:

Interim County Manager Sanford: Received notice to receive SNPLMA, bid documents are forthcoming. Congratulated the new Social Services Director, Ms. Swan and thanked staff for their hard work. Casey Road property is ongoing, and an initial plan submission has been received and going to the Planning Department. Water right dedication has been submitted to the State Engineer.

Chair Getto: RTC meeting, CWSD meeting, NACO meeting, CNRWA meeting.

Commissioner Blakey: DIDs meeting, Public Lands webinar, CNHD re-grand opening, NTCA conference.

Commissioner Hyde: Fallon Youth Club Fundraiser Dinner is coming up.

Comptroller Wideman: had nothing to report.

Chief Civil District Attorney Carner: had nothing to report.

Clerk/Treasurer Rothery: Office is busy with Property Taxes, General Election. Interest is holding at a 4%, inflation has been up due to gas prices and the war. Fed hikes are forthcoming instead of a fed cut. Interest income will hold to good numbers.

District Attorney Mallory: Appreciation of the consideration the Commission gave to personnel issues. Losing Assistant Civil Deputy District Attorney. Open to suggestions regarding recruitment.

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Assessor Felton: Office is in the middle of reappraisal of area 4, which is in the City, a most improved area. Reappraisal of personal property. Hosting the Assessor's Fall Conference September 14-17.

Recorder Hessey: Not present.

Sheriff Orozco: Thanks to those that participated in National Night Out at Oats Park. Oral boards to fill the last Dispatch position. In the process of trying to fill Deputy 1 positions.

Public Works, Building and Planning Director Hines: Joint Workshop September 16th for code changes.

Claims and Payroll Transmittals:

Submitted.

Public Comment:

Chair Getto asked if there was any public comment, but there was none.

Adjournment:

The meeting was adjourned at 9:22 AM.

_____
Myles Getto, Chair

ATTEST:
Linda Rothery, Clerk/Treasurer

_____

Prepared by: Tara Adams, Deputy Clerk to the Board

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Churchill County
Agenda Report

Date Submitted: August 14, 2026

Agenda Item #: Appointments - A
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Kendra Flower, President, Churchill Animal Protection Society
Subject Title: Consideration and possible action re: Application for continued support funding for the Churchill Animal Protection Society (CAPS), in the amount of $17,000.00, with an annual update on activities.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve issuance of continued support funding for the Churchill Animal Protection Society, in the amount of $17,000.00 for FY27.

Discussion: The County has a long-standing history of supporting the Churchill Animal Protection Society (CAPS), especially in light of not having a county animal control facility. CAPS is seeking continued support, in the amount of $17,000.00 for FY27. This is the same amount that was funded in FY26. For this fiscal year, it was necessary not to increase the overall community support budget from last year. The $17,000.00 funded last fiscal year did not include any amounts given for providing a greater level of funding to help support needed maintenance/special projects. The $17,000.00 requested for this fiscal year also does not contain any amounts for maintenance or special projects. Any requests for additional funding will be presented before the Board of County Commissioners separately.

The Churchill Animal Protection Society (CAPS) operates year-round and offers a variety of community benefits, including spay/neuter programs for low-income families and housing unwanted or displaced animals from the county and from animal control. All animals taken in by CAPS are vaccinated, spayed/neutered, and placed in good homes.

Provided for the board's consideration is a funding Application from CAPS. The Application provides information on expenses and revenue (budget provided), as well as the benefits to our community. CAPS will also be providing a presentation of this information and an annual update to the board.

Alternatives: The board may determine to grant more or less funding than what is being requested.

Fiscal Impact: FY27: $17,000 (paid in four quarterly installments of $4,250.00).

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Explanation of Impact: The CAPS line item within the Community Support Budget has funds allocated to continue county support in the amount of $17,000.00 for FY27.

Funding Source: Community Support Budget/Grant CAPS: 100-401-70230.

Prepared By: Alexa Robinson, Executive Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Application for Funding from Churchill County to Support a Community Event or Program

All applications must be completed and submitted to the Churchill County Manager's Office at 155 N. Taylor Street, Suite 194, Fallon, NV 89406. Applications will be reviewed and evaluated by a committee, and subsequently reviewed for final determination during a public meeting by the Board of Churchill County Commissioners. If you have any questions regarding this application or process, please contact the County Manager's Office at (775) 423-5136.

Churchill County has limited funds available to support community projects/programs during any one fiscal year. Projects are approved by the Board of County Commissioners and are subject to annual approval.

Application for Funding from Churchill County to Support a Community Event or Program

ORGANIZATION INFORMATION

Name of Organization (or Company): Churchill Animal Protection Society

Chief Executive Officer: Kendra Flower

Mailing & Web Address: PO Box 5128 capsnevada.org

City: Fallon State: NV Zip: 89406 Tel & E-mail: 775-423-7500 info@capsnevada.org

How long organized (or in business): 1986 Tax I.D. #: 88-0223315

Purpose of Organization: Animal shelter

Total Annual Budget: $84,725

Is the organization a Non-Profit Business (501c3 Designation)? Yes

PROJECT / EVENT DETAILS

Project/Event Title: _____

Date of Event: _____ Is this an annual/reoccurring event: _____

Project Director: _____ Tel & E-mail: _____

Mailing Address: _____

Location of Project/Event or Target Markets: _____

Estimated # of participants: _____

Does the event allow for public access by County residents? _____

What cost (if any) for admission? _____

Summarize the objectives of this project/event? (attach additional sheet if necessary) _____

_____

_____

_____

What are the long term goals of this project? _____

_____

_____

_____

Total estimated cost of project: _____

Funds requested from Churchill County: $17,000

List the amount of funding assistance from the *County or CC Communications* over the past five years: $64,000 plus one time payment for assistance with floors of $106,010

Total funds collected (or estimated) from other sources: $275,000

How long do you anticipate funding will be needed to support this program/event and will it be self-supporting? Ongoing funding will be needed for the forseeable future.

EXPENSES: Please itemize all expenses including, items on which community support funds will be expended. List amounts paid to administrators/coordinator/consultants.

- Please see attached document
-
-
-
-
-
-
-

REVENUE: Please itemize all revenue including requested community support monies. Specifically list revenues raised by the organization.

- Please see attached document
-
-
-
-
-
-
-

COMMUNITY BENEFITS:

Please describe the benefits of this program/event to the residents of this community. Include any additional information you feel is important for the Commissioners to consider

We focus on taking in homeless cats and dogs in Churchill County. We provide essential spay/neuter surgeries, vaccinations, and microchips. We also offer a pet food pantry to families in our community. We assist our local animal control by taking animals from them whenever we are able to, including in emergency overcrowding situations.

Signature of Project Director: _____ Date: 8/7/2026

Churchill Animal Protection Society

Statement of Activity
January-December, 2025

	Total
Revenue	
Adoption & Impound Fees	
Adoption Fee - Cats	1,020.00
Adoption Fee - Dogs	1,885.00
Impound Fee	250.00
Total for Adoption & Impound Fees	**$3,155.00**
Churchill County (Quarterly)	21,250.00
Dog Donations	
Dante	4,266.00
Total for Dog Donations	**$4,266.00**
Donation Income	$36,600.87
Aluminium Cans	47.60
Business	5,063.42
Donor Advised Funds (DAF)	462.23
Estate	16,996.39
Individual	10,504.63
Lattin Farms Booth	155.87
PayPal sales (deleted)	23,475.88
Scholarship Donations	293.00
Shelterluv (ShelterPay)	6.00
Stripe	121.37
Venmo	7,467.21
Total for Donation Income	**$101,194.47**
Fundraiser Income	$195.20
Bark in the Park	9,503.75
Big R Event	110.00
Bingo and Beer	1,350.00
Cantaloupe Festival	319.00
Donations for Raffles	5.00
Paint your Pet Night - Income	694.00
Photos with Santa	548.00
Reno Aces Fund Raiser	156.00
Spaghetti Dinner	4,131.00
Yard Sale	3,727.00
Total for Fundraiser Income	**$20,738.95**
Grant Revenue - Restricted	106,010.00
Paypal donations	0.00
Total for Revenue	**$256,614.42**
Gross Profit	**$256,614.42**
Expenditures	
Accounting Fees	3,775.00
Business Registration Fees	50.00

Churchill Animal Protection Society

Statement of Activity
January-December, 2025

	Total
community activities	189.40
Depreciation Expense	3,361.00
Facilities and Equipment	$2,908.67
Donated Facilities	150.00
Equip Rental and Maintenance	771.76
Rent, Parking, Utilities	$170.00
Internet	1,474.42
NV Energy	2,143.82
Pest Control	715.00
Propane	1,421.04
Trash	288.00
Total for Rent, Parking, Utilities	**$6,212.28**
Repairs & Maintenance	327.17
Vehicle & Trailer Expenses	42.00
Total for Facilities and Equipment	**$10,411.88**
Fees	
Bank Fees	65.81
PayPal fees	466.83
Venmo Fees	105.50
Total for Fees	**$638.14**
Fund Raising Expenses	
Bark in the Park	1,348.27
Total for Fund Raising Expenses	**$1,348.27**
Operations	$430.65
Advertising	497.78
Animal food	368.83
Animal supplies	$1,994.28
Medication	452.94
Vaccines	1,067.84
Total for Animal supplies	**$3,515.06**
Dump	15.00
Gifts	74.94
Membership/Subscriptions	598.79
Merchandise Expense	1,030.75
Newsletter	159.00
Office supplies	507.72
Postage, Mailing Service	44.80
Printing and Copying	353.63
Reimburse for Travel/Transport	73.80
Software	1,434.39
Supplies	2,028.54
Vet Services	29,036.94
Total for Operations	**$40,170.62**

Churchill Animal Protection Society

Statement of Activity
January-December, 2025

	Total
Other Types of Expenses	
Insurance - Liability, D and O	791.40
Insurance- Workers Comp	196.00
Total for Other Types of Expenses	**$987.40**
Payroll Expenses	$0.00
FICA Taxes	5,302.70
FUTA Taxes	133.58
NV UI	797.14
Taxes	$0.00
NV Unemployment Tax	34.66
Total for Taxes	**$34.66**
Wages	69,316.42
Total for Payroll Expenses	**$75,584.50**
Total for Expenditures	**$136,516.21**
Net Operating Revenue	**$120,098.21**
Other Revenue	
Calendar Income	295.00
Interest Income	1,892.62
Merchandise	285.00
Miscellaneous Income	194.55
Return	0.00
Total for Other Revenue	**$2,667.17**
Other Expenditures	
Fundraiser Expense (deleted)	
Calendar Expense (deleted)	703.01
Spaghetti Dinner (deleted)	708.87
Total for Fundraiser Expense (deleted)	**$1,411.88**
Total for Other Expenditures	**$1,411.88**
Net Other Revenue	**$1,255.29**
Net Revenue	**$121,353.50**

Churchill Animal Protection Society

Statement of Financial Position
As of Dec 31, 2025

	Total
Assets	
Current Assets	
Bank Accounts	
Cash Drawers	100.00
Certificate of Deposit (CD)	
CD #4937 (deleted)	10,092.16
CD #6580 (deleted)	10,257.15
CD #6598 (deleted)	10,257.15
CD #6606 (deleted)	10,257.15
CD #6614 (deleted)	10,257.15
CD #6622 (deleted)	10,257.15
CD #6630 (deleted)	10,257.15
CD #6655 (deleted)	10,257.15
Total for Certificate of Deposit (CD)	**$81,892.21**
PayPal Account	1,930.88
US BANK - main	$97,578.80
CAPS Scholarship Fund (deleted)	293.00
Estate (deleted)	16,996.39
Total for US BANK - main	**$114,868.19**
US BANK- Building (deleted)	$7,395.05
Churchill County Grant (deleted)	10,474.33
Total for US BANK- Building (deleted)	**$17,869.38**
US BANK- SNAPS (deleted)	5,480.43
Venmo Banking	0.00
Total for Bank Accounts	**$222,141.09**
Other Current Assets	
Cash on Hand	0.00
QuickBooks Tax Holding Account	231.44
Undeposited Funds	1,925.00
US Bank CDs	0.00
Total for Other Current Assets	**$2,156.44**
Total for Current Assets	**$224,297.53**
Fixed Assets	
Accum Depr - HVAC	-490.00
Accum Depr- Building	-32,684.50
Accum Depr- Furniture	-7,489.08
Accum Depr- Land Improvements	-1,627.50
Accum Depr- Mach/Equip	-26,710.92
Accum Depr- Misc	-6,846.18
Accum Depr- Transportation	-4,100.00
Building - New	53,271.19
Flooring 2025	95,178.04
Furniture and Equipment	7,489.46

Churchill Animal Protection Society

Statement of Financial Position
As of Dec 31, 2025

	Total
HVAC 2024	17,000.00
Land Improvements	4,000.00
Machinery & Equipment	26,710.86
Misc Assets	6,846.18
Transportation Equipment	4,100.00
Total for Fixed Assets	**$134,647.55**
Other Assets	
Reconciliation Discrepancy	0.00
Total for Other Assets	**$0.00**
Total for Assets	**$358,945.08**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Credit Cards	
Capital One	0.00
Total for Credit Cards	**$0.00**
Other Current Liabilities	
Direct Deposit Liabilities	0.00
Direct Deposit Payable	0.00
Direct Deposit Payable (249)	0.00
Foster Deposits	0.00
Payroll Liabilities	$0.00
Federal Taxes (941/943/944)	0.00
Federal Unemployment (940)	0.00
NV Unemployment Tax	231.44
Total for Payroll Liabilities	**$231.44**
Total for Other Current Liabilities	**$231.44**
Total for Current Liabilities	**$231.44**
Total for Liabilities	**$231.44**
Equity	
Fund Balance	0.00
Net Income	0.00
Opening Balance Equity	0.00
Unrestricted Net Assets	237,360.14
Net Revenue	121,353.50
Total for Equity	**$358,713.64**
Total for Liabilities and Equity	**$358,945.08**

Churchill Animal Protection Society
Statement of Activity
January - December 2026

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Total
Revenue													
Adoption & Impound Fees													
Adoption Fee - Cats	0.00	160.00	0.00	0.00	0.00	80.00	0.00	160.00	160.00	160.00	160.00	160.00	1,040.00
Adoption Fee - Dogs	280.00	260.00	390.00	450.00	540.00	460.00	1,080.00	260.00	260.00	260.00	260.00	260.00	4,760.00
Total Adoption & Impound Fees	$ 280.00	$ 420.00	$ 390.00	$ 450.00	$ 540.00	$ 540.00	$ 1,080.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 420.00	$ 5,800.00
Churchill County	4,250.00			4,250.00			4,250.00			4,250.00			17,000.00
Donation Income	1,550.00	3,600.00	3,500.00	6,500.00	2,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	34,650.00
Fundraiser Income													0.00
Bark in the Park			1,025.00	15,000.00	2,500.00	500.00							19,025.00
Bingo and Beer	0.00					0.00							0.00
Cantaloupe Festival								320.00					320.00
Merchandise			0.00						60.00	105.00	35.00		200.00
Grant			1,500.00										1,500.00
													0.00
Spaghetti Dinner							0.00	1,000.00	2,500.00		0.00		3,500.00
Yard Sale				2,500.00	0.00								2,500.00
Total Fundraiser Income	$ 0.00	$ 0.00	$ 2,525.00	$ 17,500.00	$ 2,500.00	$ 500.00	$ 0.00	$ 1,320.00	$ 2,560.00	$ 105.00	$ 35.00	$ 0.00	$ 27,045.00
Interest Income	10.00		25.00	15.00			90.00			90.00			230.00
Total Revenue	$ 6,090.00	$ 4,020.00	$ 6,440.00	$ 28,715.00	$ 5,040.00	$ 3,540.00	$ 7,920.00	$ 4,240.00	$ 5,480.00	$ 7,365.00	$ 2,955.00	$ 2,920.00	$ 84,725.00
Expenditures													
Facilities and Equipment													
Equip Rental and Maintenance	0.00												0.00
Rent, Parking, Utilities													
Prophane							100.00				1,350.00		1,450.00
Utilities	200.00	200.00	200.00	200.00	100.00	200.00	200.00	200.00	200.00	100.00	200.00	200.00	2,200.00
Garbage	42.00			42.00			42.00			42.00			168.00
Internet	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Pest Control	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	780.00
Total Rent, Parking, Utilities	$ 432.00	$ 390.00	$ 390.00	$ 432.00	$ 290.00	$ 390.00	$ 532.00	$ 390.00	$ 390.00	$ 332.00	$ 1,740.00	$ 390.00	$ 6,098.00
Total Facilities and Equipment	$ 432.00	$ 390.00	$ 390.00	$ 432.00	$ 290.00	$ 390.00	$ 532.00	$ 390.00	$ 390.00	$ 332.00	$ 1,740.00	$ 390.00	$ 6,098.00
Operations													0.00
Advertising					135.00	400.00							535.00
Animal food													0.00
Animal supplies	15.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,665.00
Vacines & Medications	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Animal supplies	$ 115.00	$ 250.00	$ 250.00	$ 250.00	$ 385.00	$ 650.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,400.00
PayPal fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Business Registration Fees							50.00						50.00

Accounting Fees					350.00								350.00
Membership/Subscriptions								75.00		175.00	165.00		415.00
Venmo Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Merchandise Expense	0.00					500.00							500.00
Office supplies			60.00			60.00			60.00			60.00	240.00
Postage, Mailing Service					50.00				25.00				75.00
Printing and Copying	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Reimburse for Travel/Transport		50.00			50.00			50.00			50.00		200.00
Software (QBO)	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00
Supplies	250.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,450.00
Vet Services	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Total Operations	**$ 940.00**	**$ 940.00**	**$ 950.00**	**$ 890.00**	**$ 1,340.00**	**$ 1,450.00**	**$ 940.00**	**$ 1,015.00**	**$ 975.00**	**$ 1,065.00**	**$ 1,105.00**	**$ 950.00**	**$ 12,560.00**
Other Types of Expenses													0.00
Insurance - Liability, D and O	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00		790.00	3,640.00
Insurance- Workers Comp	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00		110.00	1,210.00
Total Other Types of Expenses	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 395.00**	**$ 0.00**	**$ 900.00**	**$ 4,850.00**
Payroll Expenses													
Wages	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	5,700.00	68,400.00
FICA Taxes	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
FUTA Taxes	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
NV UI													0.00
Total Payroll Expenses	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 6,120.00**	**$ 73,440.00**
Other Expenditures													
Fundraiser Expense													0.00
Bark in the Park					625.00	725.00							1,350.00
Calendar Expense										705.00			705.00
Spaghetti Dinner								30.00	50.00	625.00			705.00
	$ 0.00	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 625.00**	**$ 725.00**	**$ 0.00**	**$ 30.00**	**$ 50.00**	**$ 1,330.00**	**$ 0.00**	**$ 0.00**	**$ 2,760.00**
Total Expenditures	**$ 8,002.00**	**$ 8,095.00**	**$ 8,105.00**	**$ 8,087.00**	**$ 9,155.00**	**$ 9,730.00**	**$ 8,237.00**	**$ 8,200.00**	**$ 8,180.00**	**$ 9,492.00**	**$ 9,215.00**	**$ 8,610.00**	**$ 103,108.00**
Net Operating Revenue	**-$ 1,912.00**	**-$ 4,075.00**	**-$ 1,665.00**	**$ 20,628.00**	**-$ 4,115.00**	**-$ 6,190.00**	**-$ 317.00**	**-$ 3,960.00**	**-$ 2,700.00**	**-$ 2,127.00**	**-$ 6,260.00**	**-$ 5,690.00**	**-$ 18,383.00**

Churchill Animal Protection Society
Statement of Activity
January - December 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Revenue													
Adoption & Impound Fees													0.00
Adoption Fee - Cats										740.00	80.00		820.00
Adoption Fee - Dogs										960.00	240.00		1,200.00
Total Adoption & Impound Fees	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 1,700.00	$ 320.00	$ 0.00	$ 2,020.00
Churchill County	4,250.00	106,010.00			4,250.00		4,250.00				4,250.00		123,010.00
Dog Donations													0.00
Dante									1,361.00	1,070.00	1,835.00		4,266.00
Total Dog Donations	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 1,361.00	$ 1,070.00	$ 1,835.00	$ 0.00	$ 4,266.00
Donation Income	24,493.57	3,583.99	2,369.19	1,362.57	1,803.46	2,716.09	246.00	26.00					36,600.87
Adoption Event											110.00		110.00
Aluminium Cans									47.60				47.60
Business							100.00	100.00	935.75	100.00	1,350.00		2,585.75
Donor Advised Funds (DAF)							35.74	17.87		367.87	35.75		457.23
Estate							16,996.39						16,996.39
Individual							1,075.00	870.00	1,512.53	1,185.00	1,755.00		6,397.53
Lattin Farms Booth									149.87	6.00			155.87
Paypal donations										0.00	528.51		528.51
PayPal sales	10,327.24	1,930.00	1,116.72	776.98	1,730.00	2,075.82	1,334.01	2,919.11	1,246.00	0.00	20.00		23,475.88
Scholarship Donations									293.00				293.00
Shelterluv (ShelterPay)											4.00		4.00
Stripe							23.97	23.61	23.79	25.00	25.00		121.37
Venmo	4,182.21	245.00	70.00	770.00	695.00	1,425.00	60.00	20.00					7,467.21
Total Donation Income	$ 39,003.02	$ 5,758.99	$ 3,555.91	$ 2,909.55	$ 4,228.46	$ 6,216.91	$ 19,871.11	$ 3,976.59	$ 4,208.54	$ 1,683.87	$ 3,828.26	$ 0.00	$ 95,241.21
Fundraiser Income					110.00	85.20							195.20
Bark in the Park			825.00	3,135.00	1,390.00	4,153.75							9,503.75
Bingo and Beer	1,020.00					330.00							1,350.00
Cantaloupe Festival								319.00					319.00
Paint your Pet Night - Income	354.00										200.00		554.00
Reno Aces Fund Raiser									156.00				156.00
Spaghetti Dinner							1,000.00	140.00	2,751.00		240.00		4,131.00
Yard Sale				3,707.00	20.00								3,727.00
Total Fundraiser Income	$ 1,374.00	$ 0.00	$ 825.00	$ 6,842.00	$ 1,520.00	$ 4,568.95	$ 1,000.00	$ 459.00	$ 2,907.00	$ 0.00	$ 440.00	$ 0.00	$ 19,935.95
Interest Income	1,800.08	0.02	0.03	0.03	0.03	0.03	92.19	0.03	0.03	0.03	0.05		1,892.55
raffle Atlantis room											5.00		5.00
Total Revenue	$ 46,427.10	$ 111,769.01	$ 4,380.94	$ 9,751.58	$ 9,998.49	$ 10,785.89	$ 25,213.30	$ 4,435.62	$ 8,476.57	$ 4,453.90	$ 10,678.31	$ 0.00	$ 246,370.71
Cost of Goods Sold													
Channel selling fees													0.00
PayPal fees	36.54	36.54	31.12	19.36	44.11	51.78	32.87	69.84	37.30	59.66	27.24		446.36

Total Channel selling fees	**$ 36.54**	**$ 36.54**	**$ 31.12**	**$ 19.36**	**$ 44.11**	**$ 51.78**	**$ 32.87**	**$ 69.84**	**$ 37.30**	**$ 59.66**	**$ 27.24**	**$ 0.00**	**$ 446.36**
Total Cost of Goods Sold	**$ 36.54**	**$ 36.54**	**$ 31.12**	**$ 19.36**	**$ 44.11**	**$ 51.78**	**$ 32.87**	**$ 69.84**	**$ 37.30**	**$ 59.66**	**$ 27.24**	**$ 0.00**	**$ 446.36**
Gross Profit	**$ 46,390.56**	**$ 111,732.47**	**$ 4,349.82**	**$ 9,732.22**	**$ 9,954.38**	**$ 10,734.11**	**$ 25,180.43**	**$ 4,365.78**	**$ 8,439.27**	**$ 4,394.24**	**$ 10,651.07**	**$ 0.00**	**$ 245,924.35**
Expenditures													
Bank Fees					5.94		1.58			1.87	50.42		59.81
Business Expenses													0.00
Business Registration Fees							50.00						50.00
Total Business Expenses	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 50.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 50.00**
community activities											189.40		189.40
Contract Services													0.00
Accounting Fees	600.00		300.00	600.00	300.00				975.00			1,000.00	3,775.00
Total Contract Services	**$ 600.00**	**$ 0.00**	**$ 300.00**	**$ 600.00**	**$ 300.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 975.00**	**$ 0.00**	**$ 0.00**	**$ 1,000.00**	**$ 3,775.00**
Facilities and Equipment	547.85	585.98	655.36	546.19	32.26	41.03							2,408.67
Donated Facilities				150.00									150.00
Equip Rental and Maintenance					-10.76		766.05		16.47				771.76
Rent, Parking, Utilities	102.00	412.65	375.63	524.29		386.66	355.63	204.15	72.00	304.78	1,451.04	159.03	4,347.86
Internet	102.93	101.41	101.44	101.44	159.11	125.34	124.83	122.94	122.95	122.95	166.13		1,351.47
Pest Control								130.00	65.00	65.00	65.00		325.00
Total Rent, Parking, Utilities	**$ 204.93**	**$ 514.06**	**$ 477.07**	**$ 625.73**	**$ 159.11**	**$ 512.00**	**$ 480.46**	**$ 457.09**	**$ 259.95**	**$ 492.73**	**$ 1,682.17**	**$ 159.03**	**$ 6,024.33**
Vehicle & Trailer Expenses								42.00					42.00
Total Facilities and Equipment	**$ 752.78**	**$ 1,100.04**	**$ 1,132.43**	**$ 1,321.92**	**$ 180.61**	**$ 553.03**	**$ 1,246.51**	**$ 499.09**	**$ 276.42**	**$ 492.73**	**$ 1,682.17**	**$ 159.03**	**$ 9,396.76**
Operations			144.70					285.95					430.65
Advertising				2.00	134.98	360.80							497.78
Animal food	178.24				119.39	71.20							368.83
Animal supplies	210.40	481.50		46.23		315.00		516.53	238.88				1,808.54
Vaccines					53.00	425.93		449.42		139.49			1,067.84
Total Animal supplies	**$ 210.40**	**$ 481.50**	**$ 0.00**	**$ 46.23**	**$ 53.00**	**$ 740.93**	**$ 0.00**	**$ 965.95**	**$ 238.88**	**$ 139.49**	**$ 0.00**	**$ 0.00**	**$ 2,876.38**
Dump									15.00				15.00
Medication/Vaccines						86.07	207.94			158.93			452.94
Membership/Subscriptions								75.00		173.60	165.10		413.70
Newsletter	26.50	26.50	26.50	26.50	26.50	26.50							159.00
Total Membership/Subscriptions	**$ 26.50**	**$ 26.50**	**$ 26.50**	**$ 26.50**	**$ 26.50**	**$ 26.50**	**$ 0.00**	**$ 75.00**	**$ 0.00**	**$ 173.60**	**$ 165.10**	**$ 0.00**	**$ 572.70**
Merchandise Expense						1,030.75							1,030.75
Office supplies			86.22				47.59	86.35	19.56				239.72
Postage, Mailing Service					29.20				15.60				44.80
Printing and Copying	33.32			81.72	12.58	106.14	10.14	74.45		10.84	16.36		345.55
Reimburse for Travel/Transport								50.00	23.80				73.80
Software	19.99	19.99	19.99	19.99	1,207.99	19.99	46.49	19.99	19.99	19.99	19.99		1,434.39
Supplies	233.52	1,022.82	808.43		317.77	78.32	103.51	48.36	253.29	47.25	198.47		3,111.74
Vet Services	225.33	2,000.00	2,438.61	1,652.10		577.23	1,134.08	2,287.74	6,244.96	8,514.44	2,950.45	184.86	28,209.80
Total Operations	**$ 927.30**	**$ 3,550.81**	**$ 3,524.45**	**$ 1,828.54**	**$ 1,901.41**	**$ 3,097.93**	**$ 1,549.75**	**$ 3,893.79**	**$ 6,831.08**	**$ 9,064.54**	**$ 3,350.37**	**$ 184.86**	**$ 39,704.83**
Other Types of Expenses													0.00
Insurance - Liability, D and O												791.40	791.40
Insurance- Workers Comp			86.00										86.00

Total Other Types of Expenses	**$ 0.00**	**$ 0.00**	**$ 86.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 791.40**	**$ 877.40**
Payroll Expenses	7,171.20	5,805.33	5,713.72	5,533.19	8,532.48	5,248.76	5,141.70		329.59						43,475.97
FICA Taxes									417.25	703.27	382.56				1,503.08
FUTA Taxes									14.84						14.84
NV UI									65.45	110.32	60.02				235.79
Taxes						81.54	118.00	519.38	23.76						742.68
NV Unemployment Tax														-0.01	-0.01
Total Taxes	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 81.54**	**$ 118.00**	**$ 519.38**	**$ 23.76**	**$ 0.00**	**$ 0.00**	**-$ 0.01**	**$ 742.67**		
Wages								5,673.79	5,705.84	9,193.14	5,000.50				25,573.27
Total Payroll Expenses	**$ 7,171.20**	**$ 5,805.33**	**$ 5,713.72**	**$ 5,533.19**	**$ 8,532.48**	**$ 5,330.30**	**$ 5,259.70**	**$ 6,193.17**	**$ 6,556.73**	**$ 10,006.73**	**$ 5,443.08**	**-$ 0.01**	**$ 71,545.62**		
Surrender Fee										90.00					90.00
Unapplied Cash Bill Payment Expense								270.46							270.46
Venmo Fees	33.75	4.95	1.43	15.50	14.52	28.83	1.32	0.48	2.37	1.14					104.29
Total Expenditures	**$ 9,485.03**	**$ 10,461.13**	**$ 10,758.03**	**$ 9,299.15**	**$ 10,934.96**	**$ 9,010.09**	**$ 8,108.86**	**$ 10,856.99**	**$ 14,641.60**	**$ 19,657.01**	**$ 10,715.44**	**$ 2,135.28**	**$ 126,063.57**		
Net Operating Revenue	**$ 36,905.53**	**$ 101,271.34**	**-$ 6,408.21**	**$ 433.07**	**-$ 980.58**	**$ 1,724.02**	**$ 17,071.57**	**-$ 6,491.21**	**-$ 6,202.33**	**-$ 15,262.77**	**-$ 64.37**	**-$ 2,135.28**	**$ 119,860.78**		
Other Revenue															
Adoption Fee	130.00					100.00			100.00						330.00
Calendar Income										175.00	120.00				295.00
Foster to Adopt	100.00														100.00
Impound Fee				150.00	100.00										250.00
Merchandise			85.00						60.00	105.00	35.00				285.00
Miscellaneous Income							163.75	30.80							194.55
Return			75.90												75.90
Total Other Revenue	**$ 230.00**	**$ 0.00**	**$ 160.90**	**$ 150.00**	**$ 100.00**	**$ 100.00**	**$ 163.75**	**$ 30.80**	**$ 160.00**	**$ 280.00**	**$ 155.00**	**$ 0.00**	**$ 1,530.45**		
Other Expenditures															
Fundraiser Expense															0.00
Bark in the Park					625.50	722.77									1,348.27
Calendar Expense										703.01					703.01
Spaghetti Dinner								28.00	52.38	628.49					708.87
Total Fundraiser Expense	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 625.50**	**$ 722.77**	**$ 0.00**	**$ 28.00**	**$ 52.38**	**$ 1,331.50**	**$ 0.00**	**$ 0.00**	**$ 2,760.15**		
gifts								74.94							74.94
Total Other Expenditures	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 625.50**	**$ 722.77**	**$ 0.00**	**$ 102.94**	**$ 52.38**	**$ 1,331.50**	**$ 0.00**	**$ 0.00**	**$ 2,835.09**		
Net Other Revenue	**$ 230.00**	**$ 0.00**	**$ 160.90**	**$ 150.00**	**-$ 525.50**	**-$ 622.77**	**$ 163.75**	**-$ 72.14**	**$ 107.62**	**-$ 1,051.50**	**$ 155.00**	**$ 0.00**	**-$ 1,304.64**		
Net Revenue	**$ 37,135.53**	**$ 101,271.34**	**-$ 6,247.31**	**$ 583.07**	**-$ 1,506.08**	**$ 1,101.25**	**$ 17,235.32**	**-$ 6,563.35**	**-$ 6,094.71**	**-$ 16,314.27**	**$ 90.63**	**-$ 2,135.28**	**$ 118,556.14**		

Churchill County
Agenda Report

Date Submitted: August 18, 2026

Agenda Item #: Appointments - B
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Jessica Huckaby, Fallon Community Theatre, Inc.
Subject Title: Consideration and possible action re: Request for funding to support the Fallon Community Theater in the amount of $3,500.00.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve funding for the Fallon Community Theatre, Inc. in the amount of $3,500.00.

Discussion: In 2016, the Fallon Community Theatre, Inc. purchased the Fallon Theatre using a Community Development Block Grant (CDBG) to preserve the historic building located in downtown, Maine Street. The theater operates with the help of volunteers and hosts free second run and classic movies and a wide variety of other events, such as local bands, theater groups, comedy shows, special concerts, sporting events, community reunion activities, as well as birthday parties and other events. The venue provides an affordable community entertainment/historic stage for a variety of community events, plays, ceremonies, candidate's nights, etc., and is a downtown anchor.

The Fallon Community Theatre, Inc. is an all-volunteer organization with many local citizens involved in keeping this historic building functioning for the benefit of our community. Community support is key to keeping the doors open and volunteers host several annual fundraisers, along with their sustaining memberships, with generous donations of time and materials for maintenance, repair, and projects that help. Expenses include movie license fees, utilities, insurance, general repairs/maintenance, improvements to the building and replacing the screen in the upper theater.

In FY26 the Fallon Community Theater was granted $2,180.00 for the general purposes of running the theater, which was an amount reduced from the $5,000.00 requested and reflected budget cuts due to county-wide budgetary constraints that had reduced the amount in the Miscellaneous Grant line item. The Theater was also granted $1,307.49 for its annual Spooktacular event during the Halloween season. This amount similarly was reduced from the the $3,000.00 requested in the application to reflect the overall cuts in the budget. During budget planning for FY27 the County Commissioners decided to create a new line item in the Community Support Budget dedicated to the Fallon Community Theater and to allocate a total

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Churchill County
Agenda Report

of $3,500.00 for both the Theater's general purpose and for their Spooktacular event. The application received was for $5,000 and did not include the Spooktacular event. The County Manager's Office is recommending approval of the $3,500.00 budgeted being issued with the understanding that the amount includes funding for the Spooktacular event.

Alternatives: The board may determine to grant more or less funding than what is being requested, or grant only funding for the Fallon Community Theater's general purposes and request a separate application for the Spooktacular event.

Fiscal Impact: $3,500.00 +/-.

Explanation of Impact: The recommended $3,500.00 aligns with the new line item created for the Fallon Community Theater for FY27 and the amount allocated to that line item.

Funding Source: Community Support / Fallon Community Theater (100-401-70207)

Prepared By: Alexa Robinson, Executive Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**

_____

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Churchill County
Agenda Report

(Vote Recorded By)

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Application for Funding from Churchill County to Support a Community Event or Program

All applications must be completed and submitted to the Churchill County Manager's Office at 155 N. Taylor Street, Suite 194, Fallon, NV 89406. Applications will be reviewed and evaluated by a committee, and subsequently reviewed for final determination during a public meeting by the Board of Churchill County Commissioners. If you have any questions regarding this application or process, please contact the County Manager's Office at (775) 423-5136.

Churchill County has limited funds available to support community projects/programs during any one fiscal year. Projects are approved by the Board of County Commissioners and are subject to annual approval.

Application for Funding from Churchill County to Support a Community Event or Program

ORGANIZATION INFORMATION

Name of Organization (or Company): Fallon Community Theatre

Chief Executive Officer: Stuart Richardson - Board President

Mailing & Web Address: PO Box 222

City: Fallon State: NV Zip: 89407 Tel & E-mail: thefallontheatre@gmail.com

How long organized (or in business): 2019 Tax I.D. #: 47-2075554

Purpose of Organization: Restore historic buildings, provide low-cost entertainment and venue

Total Annual Budget: $20,000 for movie licensing

Is the organization a Non-Profit Business (501c3 Designation)? Yes

PROJECT / EVENT DETAILS

Project/Event Title: Movie Licensing

Date of Event: August 2026 - July 2027 Is this an annual/reoccurring event: yes

Project Director: Jessica Huckaby Tel & E-mail: 775-217-4142

Mailing Address: PO Box 222, Fallon, NV 89407

Location of Project/Event or Target Markets: Fallon Theatre / Churchill County Residents

Estimated # of participants: 6,000 -8,000 per year

Does the event allow for public access by County residents? Yes

What cost (if any) for admission? Free or $1

Summarize the objectives of this project/event? (attach additional sheet if necessary)

To provide free or low-cost movies, concerts, shows and other events to the coomunity.

What are the long term goals of this project? To keep the Theatre's shows and events free or low cost to local residents

Total estimated cost of project: $20,000 per year in movie licensing fees

Funds requested from Churchill County: $5,000

List the amount of funding assistance from the *County or CC Communications* over the past five years: $0 in 2025 $5,000 in 2024

Total funds collected (or estimated) from other sources: $11,000 in other donations

How long do you anticipate funding will be needed to support this program/event and will it be self-supporting? Unsure since it is donation/fundraising

EXPENSES: Please itemize all expenses including, items on which community support funds will be expended. List amounts paid to administrators/coordinator/consultants.

- Movie Licensing $20,000 per year
-
-
-
-
-
-
-

REVENUE: Please itemize all revenue including requested community support monies. Specifically list revenues raised by the organization.

- Donations $9,000 for movie licensing
- Profits from Concession Stand
- Other movie sponsors $2,000
-
-
-
-
-

COMMUNITY BENEFITS:

Please describe the benefits of this program/event to the residents of this community. Include any additional information you feel is important for the Commissioners to consider

The Fallon Theatre benefits the community in multiple ways. Providing low-cost/free entertainment to the public: movies, concerts, plays, Western Heritage and more. Offering a low-cost venue for those who want to rent for parties, community awareness events or fundraising events. Restoring a hostoric building that is "the hub" of Maine Street. Nevada's oldest continuosly operating theatre.

Signature of Project Director: Jenica Huckaby Date: 8/17/26

Attach Additional Sheets as Necessary

Application for Funding from Churchill County to Support a Community Event or Program

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Churchill County has limited funds available to support community projects/programs during any one fiscal year. Projects are approved by the Board of County Commissioners and are subject to annual approval.

Application for Funding from Churchill County to Support a Community Event or Program

ORGANIZATION INFORMATION

Name of Organization (or Company): Fallon Community Theatre - Maine Street Spooktacular

Chief Executive Officer: Stuart Richardson - Board President

Mailing & Web Address: PO Box 222

City: Fallon State: NV Zip: 89407 Tel & E-mail: thefallontheatre@gmail.com

How long organized (or in business): 2023 Tax I.D. #: 47-2075554

Purpose of Organization: Safe Trick-or-Treating

Total Annual Budget: _____

Is the organization a Non-Profit Business (501c3 Designation)? Yes

PROJECT / EVENT DETAILS

Project/Event Title: Maine Street Spooktacular

Date of Event: 10/31/2026 Is this an annual/reoccurring event: yes

Project Director: Jessica Huckaby Tel & E-mail: 775-217-4142

Mailing Address: PO Box 222, Fallon, NV 89407

Location of Project/Event or Target Markets: S.Maine St/Churchill County Residents

Estimated # of participants: 7,300=3,500 kids 3,800 adults

Does the event allow for public access by County residents? Yes

What cost (if any) for admission? Free

Summarize the objectives of this project/event? (attach additional sheet if necessary)

provide a safe environment for trick-or-treating and activities for free to all Churchill County residents

What are the long term goals of this project? to have this every Halloween night

Total estimated cost of project: _____

Funds requested from Churchill County: $3,000

List the amount of funding assistance from the *County or CC Communications* over the past five years: CC Comm $250(2023, 2024, 2025) County $1,300 2025, $2,070 in 2024, $3.000 in 2023

Total funds collected (or estimated) from other sources: $2,000 collected $6,000 estimated

How long do you anticipate funding will be needed to support this program/event and will it be self-supporting? Event is 100% donation based.

EXPENSES: Please itemize all expenses including, items on which community support funds will be expended. List amounts paid to administrators/coordinator/consultants.

- Candy $7,000
- Portable Toilets $500
- Bounce Houses $800
- Tables & Chairs $250
- Foam Pumpkins $350
- DJ $500
- Paint, table clothes, misc $300
-

REVENUE: Please itemize all revenue including requested community support monies. Specifically list revenues raised by the organization.

- Walmart $2,000
-
-
-
-
-
-
-

COMMUNITY BENEFITS:

Please describe the benefits of this program/event to the residents of this community. Include any additional information you feel is important for the Commissioners to consider

Benefits to community: prodive a safe environment for local families, spread community awareness of local businesses and organizations, families interact with local first responders, local food vendors and non-profits selling food for fundraising, provide free activities that some families normally can't afford.

Signature of Project Director: _____ Date: _____

Attach Additional Sheets as Necessary

Churchill County
Agenda Report

Date Submitted: August 14, 2026

Agenda Item #: Appointments - C
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Randy Hines, Public Works Director
Subject Title: **DATE CHANGED TO SEPTEMBER 16, 2026.** Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve Zone Change application, ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number 004-431-44.

Discussion: Executive Summary
Staff Recommendation: Approve

Request
The applicant is requesting to change a 218.57-acre parcel from Rural Resource (RR-20) to Heavy Industrial (I-3). The site is approximately 7-miles south of the Trinity Junction interchange. The applicant intends to establish a destructive battery testing use. RR-20 zoning districts does not permit an Explosive or Combustible Materials testing facility. I-3 zoning districts permits an Explosive or Combustible Materials Testing use with an approved Special Use Permit.

Alternatives: Make changes as needed.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Tara Adams, Deputy Clerk to the Board

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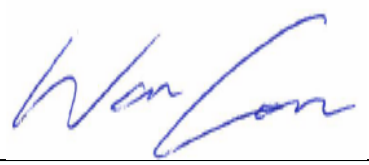
Churchill County
Agenda Report

Reviewed By:



Date: August 28, 2026

Joe Sanford, County Manager



Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney



Date: August 28, 2026

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____ **1)** None **Aye:** _____

2) None **Nay:** _____



(Vote Recorded By)

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CHURCHILL COUNTY
Zoning District Change (Rezone) Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Matthew Usbeck

Zoning District: RR-20 **Site Address:** Parcel 004-431-44 **APN(s):** 004-431-44

PROJECT PERMIT TYPE – ZONING DISTRICT, CODE, OR PLAN AMENDMENT

SUB-TYPE IS: (See Instructions) **ZONING DISTRICT AMENDMENT**
Needed for submitting online.

Existing **zoning on property:** RR-20 ***Proposed*** **zoning on property:** I-3

Acreage of parcel(s): 218.574 **Acreage being changed:** 218.574

Acreage of surface water rights on property: _____

Submittal Package Items:

- ☑ **This form**
- ☑ **Fee**
- ☑ **Deed of ownership for the property**
- ☑ **Air photo of the neighborhood with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☑ **Zoning map of the neighborhood showing the change with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☑ **Pre-application meeting to determine the correct permit, and to review the procedures and materials needed.**

QUESTIONNAIRE

Approving the Rezone request requires the County to determine that the ***approval criteria***, below, are met. Answer the questions below relating to the criteria. If you need more space, please attach a separate sheet of paper that restates the question and provides the answer. ***DO NOT LEAVE SPACES EMPTY.***

CCC 16.08.060(*E) Findings* requires that the applicant has the burden of proof to provide facts supporting the proposed amendment. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings.

1. ***A zoning map amendment … shall provide evidence … concerning the physical use of land and zoning currently existing in the general vicinity … in the previous five (5) year time period …***
   Describe the property and the land use of all surrounding parcels. Attach pictures, photos etc. as needed

   Site - Zoning: RR-20 Uses: Vacant

   North - Zoning: RR-20 Nearby uses: Vacant

   West - Zoning: RR-20 Nearby uses: Vacant

   South - Zoning: RR-20 Nearby uses: Vacant

   East - Zoning: RR-20 Nearby uses: Vacant

   Describe changes in the last 5 years: N/A - Vacant

a. How growth and/or other development factors in the community support a change in the land use.

Describe in detail the reasons for requesting a zone change.

The current zoning does not allow for destructive testing. This request is consistent with the county's goal of locating industrial uses in less populated remote areas, and would allow for destructive testing. This property falls within the Industrial planning area on the Master Land Use Plan.

What changes in the area or community support the change, such as growth and/or other development factors?

Precedent for this use exists within vicinity of this property and skilled workforce required to operate this facility resides locally.

b. The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.

Describe how the request provides for orderly development.

The remote nature of this site will require minimal, isolated utility demands. Initial utilities for the site to be temporary to begin, and we intend to bring facilities to the site (power, water/septic, etc)

Describe why you think there are adequate services and infrastructure needed to support the requested change.

N/A

c. The change in zoning provides for an appropriate use of the land.

Describe how the change in zoning provides for an appropriate use of the land.

This land use is best served in remote and rural areas, similar to existing precedent for this use

Spot zoning is not permitted. Describe how this proposed zone change is consistent with the surrounding zoning districts and land uses and will not enact "spot zoning".

All surrounding lots are currently vacant. This is a large area (over 200 acres). The proposed use aligns with the intended master plan use of Industrial.

d. The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.

Master Plan designation: Industrial Why do you think your request is consistent with the land use designation?

Proposed zone change aligns with the county's land use goals and policies to establish industrial use within industrial designation on master plan (LU 2.5), along a major highway (LU 2.7), provides industrial employment to the area (LU 5), and infills federal land "checker boarding" with industrial use (LU 5.2)

If there are policies from the Master Plan or other plans that you wish to note in support of your request, provide them in a separate document.

A major element of the Master Plan is the protection and support of the farming and agriculture.

Are there surface water rights present on the property? If so, what will happen to them?

No existing surface water rights on the site. N/A.

Will your request result in the conversion of farmland to other uses? If so, what will happen to the farming operation?
yes, however this parcel is currently vacant and there is no current farming operation on the site

e. ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

You must examine the Code's Use Table to view the possible uses allowed in the requested zoning district in the future. Why do you think those uses will be sensitive to and compatible with the neighborhood?
This parcel is located in a remote area with no nearby commercial or residential uses. Surrounding lands are vacant and undeveloped The proposed I-3 zoning is consistent with this land use pattern.

Application Signatures

APPLICANT AFFIDAVIT

Matthew Usbeck (PRINT NAME), being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit, if granted.

Applicant's Signature

State of WA)
County of King)

Signed and sworn to (or affirmed) before me on 7/7/2026 (date) by

Matthew Usbeck (name(s) of person(s) making statement).

Signature of notarial officer

JASON GROOMES
NOTARY PUBLIC
REG # 159679
MY COMMISSION EXPIRES
12/01/2027
STATE OF WASHINGTON

OWNER AFFIDAVIT (if not applicant)

New Nevada Lands, LLC, by HEATH A. Rushing, Its: Manager
(PRINT NAME), being duly sworn, deposes and states that:

1) I/we own the property described in the foregoing application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.

Applicant's Signature

State of California)
County of El Dorado)

Signed and sworn to (or affirmed) before me on July 10, 2026 (date) by

Heath A. Rushing (name(s) of person(s) making statement).

Signature of notarial officer

-See attached CA FORM PUC STAMP. -TRE

ASSESSORS CONSULTATION

Changing the zoning on a property will probably change the current taxation of the existing lots or change the tax status. Of special importance is changing land that the owner has enrolled in Agricultural Deferred Tax Status or other deferred tax status, in which case changes may result in the requirement to pay back deferred taxes.

County policy requires consultation with the County Assessor so the **landowner** understands how their taxes will change.

Assessor consultation: _____
Date Title Printed Name Signature

EMAIL FROM ASSESSORS OFFICE TO SATISFY CONSULTATION REQUIREMENT:
leslie.notestine@churchillcountynv.gov

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 El Dorado)

On 7/10/20 before me, Anahi Rea-Estrada, Notary Public
(insert name and title of the officer)

personally appeared Heath A. Pushing,
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 _____ (Seal)

ANAHI REA-ESTRADA
Notary Public - California
El Dorado County
Commission # 2515185
My Comm. Expires Mar 24, 2029

Heapy, Mary

From: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Sent: Tuesday, July 7, 2026 8:34 AM
To: Heapy, Mary
Cc: Usbeck, Matthew; Dan Cahalane; Denise Mondhink-Felton
Subject: RE: Zone Change App - Rivian Battery Testing

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good Morning –
This email will fulfill the signature requirement from the Assessor's office. Please be aware that this change of zone will most likely increase the taxable value of the property to an industrial value. If you require more information regarding the value change, please let me know and I will provide a rough estimate.

Thank you.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
Fax: 775-423-2429

From: Heapy, Mary <mary.heapy@arcadis.com>
Sent: Monday, July 06, 2026 12:05 PM
To: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Cc: Usbeck, Matthew <matthew.usbeck@arcadis.com>
Subject: Zone Change App - Rivian Battery Testing

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Leslie,

Dan Cahalane provided us with your contact information for a Zone Change Application for a remote battery testing facility for Rivian. Please see attached for the application files. Would you be able to provide email approval/signature, as we are not local to Churchill County?

Please let me know if you need any additional information.

Thank you,

Mary Heapy, NCIDQ, RDI
Senior Associate
Arcadis Inc.
1420 5th Avenue, Suite 2400 | Seattle, WA | 98101 | USA
T +1 214-468-7554
www.arcadis.com



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Vicinity and Zoning Map

Rivian
Parcel 004-431-44



SES Special Exclusion Setback

Churchill County Tax Parcel Boundaries

Project Parcel

0 0.5 1 2 mi
0 1 2 4 km

Note: Project Parcel and surrounding parcels are zoned Rural Resource District (RR-20)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Aerial Map

Rivian
Parcel 004-431-44



Bureau of Land Management (BLM)

Churchill County Tax Parcel Boundaries

Project Parcel

Access Road

Existing Facilities

0 0.5 1 2 mi
0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Outlook

RE: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

From Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Date Tue 7/21/2026 12:41 PM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Denise Mondhink-Felton <denise.felton@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Hello -
Please be aware this parcel is currently in agricultural assessment. The zoning change could trigger an ag deferred tax bill for the prior 7 years. We have informed the applicant of this as part of the initial consultation on this application.

Thank you.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
Fax: 775-423-2429

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:29 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; jmarynak@lands.nv.gov; sthompson@dcnr.nv.gov; cheyenne.trueblood@ndow.org; ndowreview@ndow.org; sshell@water.nv.gov
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Fw: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

Sorry, forgot the attachments.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:25 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com <dianebaley60@gmail.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com <matt.wagner@nvenergy.com>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; Sthompson@dcnr.nv.gov <Sthompson@dcnr.nv.gov>; chey.trueblood@ndow.org <chey.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; sshell@water.nv.gov <sshell@water.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

The Churchill County Planning Commission will be considering the attached application for a Zone Change from Rivian at the August 12, 2026 hearing. This zone change request is in preparation for a permit request for a battery testing site to come at a later date. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by July 30, 2026** to be included in the staff report and with the application to the Planning Commission. We appreciate your input for these applications because you may have knowledge or understanding that we do not.

Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Outlook

RE: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

From Cheyenne Trueblood <cheyenne.trueblood@ndow.org>
Date Wed 7/22/2026 9:34 AM
To Planning Admin <planning-admin@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

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Good morning,

After review, the Nevada Department of Wildlife has no additional comments or concerns regarding the proposed Zone Change for this project.

Please let me know if you have any questions.

Thank you,

Cheyenne (Acevedo) Trueblood
Western Region Supervising Habitat Biologist
Habitat Division

Phone: (775) 688-1145
Email: cheyenne.trueblood@ndow.org

Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

Support Nevada's Wildlife… buy a Hunting & Fishing license!

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From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:29 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>;

Joseph Marynak <jmarynak@lands.nv.gov>; sthompson@dcnr.nv.gov; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Steve Shell <sshell@water.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Fw: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

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Sorry, forgot the attachments.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:25 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com <dianebaley60@gmail.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com <matt.wagner@nvenergy.com>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; Sthompson@dcnr.nv.gov <Sthompson@dcnr.nv.gov>; chey.trueblood@ndow.org <chey.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; sshell@water.nv.gov <sshell@water.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

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Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Rivian Zone Change Notification List

ACAD_TEXT	YPNO	legal_name	assess_name	address1	address2	mcity	mzip
004-431-10	443110	BARIUM INC	BARIUM INC	PO BOX 2302		RENO, NV	89512-1367
005-111-45	511145	BROCKSTAR HOLDING INTERNATIONAL INC	BROCKSTAR HOLDING INTERNATIONAL INC	11 CHANDON		NEWPORT COAST, CA	92657-
005-111-17	511117	BUREAU OF LAND MANAGEMENT	BUREAU OF LAND MANAGEMENT	WINNEMUCCA FIELD OFFICE	5100 E WINNEMUCCA BLVD	WINNEMUCCA, NV	89445-2921
004-091-06	409106	BUREAU OF LAND MANAGEMENT	BUREAU OF LAND MANAGEMENT	5665 MORGAN MILL RD		CARSON CITY, NV	89701-1448
004-071-04	407104	BURLINGTON NORTHERN & SANTA FE	BURLINGTON NORTHERN & SANTA FE	PROPERTY TAX DEPARTMENT	PO BOX 961089	FORT WORTH, TX	76161-0089
004-431-02	443102	CARTER JEREMY	CARTER JEREMY	6950 MORGAN HILL		RENO, NV	89523-3248
004-111-05	411105	CHURCHILL COUNTY	CHURCHILL COUNTY	155 N TAYLOR ST #153		FALLON, NV	89406-2754
005-111-18	511118	ELLIS JOHN C & KRISTEN A	ELLIS JOHN C & KRISTEN A	1505 E WILLIS RD APT		GILBERT, AZ	85297-2954
005-091-13	509113	EMBORSKY DONALD	EMBORSKY DONALD	710 W 5TH ST		CARSON CITY, NV	89703-4904
005-111-22	511122	FAIRWEATHER KAINE NG	FAIRWEATHER KAINE NG	4 STAINTON AVE MANCHESTER UK M187HE			
004-411-07	441107	FORTY MILE DESERT LLC	FORTY MILE DESERT LLC	P O BOX 18195		RENO, NV	89511-8195
004-391-13	439113	FORTY MILE DESERT LLC	FORTY MILE DESERT LLC	4790 CAUGHLIN PARKWAY #413		RENO, NV	89519-0907
004-071-15	407115	FRASE DAVID P TRUSTEE	FRASE DAVID P TRUSTEE	JR GEO LLC	PO BOX 1032	BEND, OR	97709-1032
005-091-31	509131	GENUS LP	GENUS LP	P O BOX 1178		TEMECULA, CA	92593-1178
005-091-23	509123	GIANOLI PAUL R	GIANOLI PAUL R	2050 KLEPPE LN		SPARKS, NV	89431-6474
004-431-04	443104	GM GABRYCH FAMILY LP	GM GABRYCH FAMILY LP	2006 OLD HWY 395		FALLBROOK, CA	92028-8816
004-431-13	443113	HOMER DANIEL O 50%	HOMER DANIEL O 50%	2209 BAFFORD LN		FALLON, NV	89406-6413
004-431-39	443139	IRON HORSE TRANSPORTATION LLC	IRON HORSE TRANSPORTATION LLC	550 W PLUMB LN STE B-161		RENO, NV	89509-3489
005-091-21	509121	JESSUP AGGREGATE CORPORATION	JESSUP AGGREGATE CORPORATION	1625 E NEWLANDS DR		FERNLEY, NV	89408-8948
004-071-36	407136	KILLIAN DARRYL	KILLIAN DARRYL	PO BOX 5862		FALLON, NV	89407-5862
005-121-01	512101	KINGFISHER S & G INC	KINGFISHER S & G INC	1543 GREELEY WAY		STOCKTON, CA	95207-2423
004-431-40	443140	LAMBERT ROGER	LAMBERT ROGER	5555 KIRN RD		FALLON, NV	89406-9190
005-111-30	511130	MARBURG TECHNOLOGY INC	MARBURG TECHNOLOGY INC	304 TURQUOISE ST		MILPITAS, CA	95035-5431
005-111-48	511148	NEVADA PRECIOUS ORES LLC	NEVADA PRECIOUS ORES LLC	ATTN: RANDY BLYTHE	1543 GREELEY WAY	STOCKTON, CA	95207-2423
004-411-05	441105	NEW NEVADA LANDS LLC	NEW NEVADA LANDS LLC	ATTN: HEATH RUSHING	543 HARBOR BLVD STE 304	DESTIN, FL	32541-7359
004-451-05	445105	NEWMONT USA LIMITED	NEWMONT USA LIMITED	6900 E LAYTON AVE STE 700		DENVER, CO	80237-3617
005-111-29	511129	SIMPSON MICHAEL B 1/2 & CARRIE A 1/2	SIMPSON MICHAEL B 1/2 & CARRIE A 1/2	5401 SHAWN DR		KILLEEN, TX	76542-4443
005-111-25	511125	STATE OF NEVADA	STATE OF NEVADA	DIVISION OF STATE LANDS	6980 SIERRA CENTER PKWY STE 120	RENO, NV	89511-2237
004-091-23	409123	STATE OF NEVADA	STATE OF NEVADA	DEPT OF WILDLIFE	6980 SIERRA CENTER PKWY STE 120	RENO, NV	89511-2237
005-111-42	511142	UNION PACIFIC RAILROAD CO	UNION PACIFIC RAILROAD CO	REAL ESTATE DEPARTMENT	1400 DOUGLAS ST MS 1690	OMAHA, NE	68179-1690
005-111-35	511135	UNIVERSITY OF NEVADA RENO	UNIVERSITY OF NEVADA RENO	REAL ESTATE DIRECTOR	1664 N VIRGINIA ST MS 243	RENO, NV	89557-0243
		Arcadis Inc		Mary Heapy	1420 5th Avenue, Suite 2400	Seattle, WA	98101
		Rivian		Sonja Cheng	607 Hansen Way	Palo Alto, CA	94304
		NAS Fallon		Robin Schofield, Comm Plan & Liaison	4755 Pasture Rd, Bldg 350 #106	Fallon, NV	89406



Zone Change Application
Arcadis Inc for Rivian
off Lovelock Highway
APN: 004-431-44

Notification Boundary per Churchill County Code: 300 Feet
This Notice: 35,000 Feet

N
W E
S

Churchill County Est. 1861

- FallonCity
- Property Lines
- Subject Property

ChurchillRoads
Maintained By

- State
- County
- City
- Navy
- Tribe
- Private/Other
- Rail Road

35,000
Feet

This map is intended to depict approximate boundaries and does not represent a survey. Any area determination or dimensions are estimates or approximate measurements. For accurate boundaries and acreages, a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. The use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

Prepared By: Diane Moyle
Churchill County Planning Department
Last saved by: diane.moyle on 7/15/2026 at 11:20 AM
P:\Planning Comm\Applications and Notifications\2026\NoticeMap_2026_CZP.aprx\Rivian_ZoneChange_NoticeMap

Outlook

Public Comment – APN 004-431-44 Rezone

From Michelle Anderson
Date Fri 8/7/2026 2:50 PM
To Planning Admin <planning_admin@churchillcountynv.gov>;

1 attachment (369 KB)
Request for Continuation and Additional Findings APN 004 431 44.pdf;

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Dear Planning Department and Members of the Planning Commission,

Please accept the attached Public Comment Package regarding the proposed rezone of APN 004-431-44 from RR-20 to I-3.

I respectfully request that this letter and the attached exhibits be included in the official record and provided to each member of the Planning Commission before the public hearing.

Thank you for your time and consideration. I appreciate your service to Churchill County and respectfully request that the Commission carefully consider the information and requests contained in the attached package before making a recommendation.

Respectfully,

Michelle Anderson
Churchill County Resident

PUBLIC COMMENT

Request for Continuance and Additional Findings

Proposed Zoning Amendment - APN 004-431-44 (RR-20 to I-3)

Dear Churchill County Planning Department and Members of the Planning Commission:

I respectfully submit this public comment regarding the proposed rezoning of APN 004-431-44 from RR-20 (Rural Resource) to I-3 (Heavy Industrial). According to the application, the requested zoning amendment is intended to allow destructive battery testing, a use not permitted under the current zoning.

I support responsible economic development and recognize the importance of private property rights. However, those rights must be balanced with the County's responsibility to protect the health, safety, welfare, and quality of life of Churchill County residents.

My concern is not with responsible industrial development. My concern is whether sufficient information has been presented to allow the Planning Commission to make the findings required under Churchill County Code before recommending approval.

The application discusses why the property is suitable for industrial zoning but provides little information regarding the environmental, public health, emergency response, or operational impacts associated with destructive battery testing.

Churchill County Code § 16.08.060(E) places the burden of proof on the applicant to provide facts supporting the proposed amendment and adequate information to substantiate the required findings. Based on the information currently provided in the application, I am concerned that the applicant has not yet met that burden with respect to the environmental, public safety, emergency response, and operational impacts associated with the proposed destructive battery testing facility. I respectfully request that the Planning Commission ensure the applicant has satisfied its burden of proof before making a recommendation to the Board of County Commissioners.

Approving the zoning amendment before these issues have been adequately evaluated effectively determines that this land use is appropriate for this location before the Commission and the public have had the opportunity to fully understand its potential impacts. Once zoning has been changed, later permitting processes may focus on how a project complies with applicable requirements rather than whether the zoning change itself should have been granted.

If the applicant has not yet provided sufficient evidence to support the required findings under Churchill County Code § 16.08.060(E), I respectfully request that the Planning Commission continue the application until the necessary information has been submitted and made available for meaningful public review. If the required burden of proof cannot be met, I respectfully request that the Commission recommend denial of the application.

I further request that the Commission identify in the public record the evidence supporting each required finding under Churchill County Code, including consistency with the Master Plan, adequacy of public services and infrastructure, protection of public health and safety, environmental stewardship, and the appropriateness of the proposed land use.

Attached are Exhibit A - Requested Findings and Questions, Exhibit B - Requested Supporting Documents, and Exhibit C - Procedural Requests.

Please ensure this decision is based on complete information, substantial evidence, and the thoughtful planning our community deserves.

Thank you for your time, your service, and your careful consideration.

Respectfully,

Michelle Anderson
Churchill County Resident

Exhibit A - Requested Findings and Questions

I respectfully request that the Planning Commission identify the evidence supporting each required finding before recommending approval.

Master Plan

- How does destructive battery testing further the goals of the Churchill County Master Plan regarding public health, public safety, environmental stewardship, and orderly development?
- What evidence supports consistency with the Master Plan beyond the property's industrial planning designation?

Nature of the Proposed Use

- What battery chemistries will be tested?
- What activities are included in "destructive testing"?
- Will testing include thermal runaway, fire, explosion, crush, puncture, or overcharge testing?
- What is the maximum battery or battery pack size proposed?

Air Quality

- What emissions are expected during normal operations and destructive testing?
- Will an air quality permit be required?
- Has an air dispersion analysis been completed?

Fire Protection and Emergency Response

- What is the maximum credible fire scenario?
- Has Churchill County Fire Department reviewed the proposal?
- Does the County possess the staffing, equipment, and training necessary to respond?
- Has Churchill County Emergency Management reviewed the proposal?
- Will additional public resources or mutual aid be required?

Environmental Protection

- How will hazardous materials and damaged batteries be stored and managed?
- How will contaminated fire suppression water be contained?
- What measures will protect groundwater?

Infrastructure and Future Uses

- What public infrastructure improvements or additional public costs will be required?
- What additional uses become allowable if the parcel is rezoned to I-3?
- Which of those uses require future public hearings, and which may proceed through administrative review?

Exhibit B - Requested Supporting Documents

If available, I respectfully request that the following documents be included in the public record before the Commission makes a recommendation:

Planning Documents

- Planning Staff Report
- Staff analysis of each required approval finding
- Draft conditions of approval
- Agency review comments

Environmental Documents

- Air quality analysis
- Air dispersion modeling
- Environmental impact analysis or assessment
- Groundwater protection analysis
- Stormwater management plan

Fire and Emergency Response

- Fire hazard analysis
- Thermal runaway hazard analysis
- Fire suppression plan
- Firewater containment plan
- Emergency Response Plan
- Churchill County Fire Department review
- Churchill County Emergency Management review

Hazardous Materials and Regulatory Review

- Hazardous Materials Management Plan
- Hazardous Waste Management Plan
- Spill prevention plan, if applicable
- Nevada Division of Environmental Protection correspondence
- Air permit determinations or applications
- Any required state or federal environmental permits

Infrastructure

- Traffic study, if required
- Noise study, if completed
- Utility demand analysis
- Water demand analysis
- Fiscal impact analysis, including projected costs to County emergency services

Exhibit C - Procedural Requests

I respectfully request that the Planning Commission:

1. Continue the public hearing if the information necessary to evaluate the proposal is not yet available.
2. Ensure the applicant has met its burden of proof under Churchill County Code § 16.08.060(E) before making a recommendation.
3. Identify in the public record the evidence supporting each required approval finding.
4. Make supporting reports and technical documents available to the public with sufficient time for meaningful review before the hearing.
5. Allow sufficient time for public review and comment if material new information is submitted before or during the hearing process.
6. Include this letter and its exhibits in the official record for this application.
7. Forward this submission as part of the record to the Board of County Commissioners if the application proceeds.

Final Request

Before recommending approval, I respectfully request that the Planning Commission ensure the applicant has met the burden of proof established by Churchill County Code § 16.08.060(E) and that the record contains sufficient evidence to support the required findings. If that evidence is not yet available, I respectfully request a continuance so the Commission and the public can meaningfully evaluate it before a permanent zoning change is recommended.

Outlook

Please Require Cumulative Impact Studies Before Further industrial Development

From Michelle Anderson
Date Tue 8/11/2026 12:31 AM
To
Planning Admin <planning-admin@churchillcountynv.gov>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Commissioners,

I'm asking each of you to please read this Nevada Independent article regarding the water dispute at the Tahoe-Reno Industrial Center. What is happening at TRIC should be a warning to Churchill County as you consider additional I-3 zoning and increasingly intensive industrial development.

Residents have repeatedly raised concerns about water, power, environmental impacts, emergency services, and infrastructure. These concerns become even more important when we stop looking at each project individually and consider the cumulative impact of what is being proposed and approved across our county. We are not talking about one isolated development anymore. Yet we continue moving forward without comprehensive, independent studies showing what our resources and infrastructure can actually sustain at full buildout.

This is not opposition to growth. It is a request for responsible, sustainable growth. Please do not put Churchill County in a position where we approve and rezone first, commit our resources, and discover years later that we exceeded what our community can support. Before approving additional I-3 zoning or major industrial projects, I am asking the Commission to require independent cumulative-impact studies addressing water availability, power demand, environmental impacts, infrastructure and emergency-service capacity. We have the opportunity to learn from what is happening at TRIC. Please do so before Churchill County becomes the next community asking these questions after the fact.

Thank you for listening to the residents who are asking you to protect the long term future of Churchill County.

Michelle Anderson Churchill County Resident

https://thenevadaindependent.com/article/could-nevadas-tech-epicenter-run-out-of-water-thats-the-big-question-in-an-ongoing-suit

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Zone Change	**Application #:**	**ZC26-2**
Request:	To change the zoning of a 218.57-acre parcel from RR-20 to I-3		
Applicant:	**Rivian, Arcadis Inc., Mary Heapy & Matthew Usbeck**		
Owner:	**New Nevada Lands LLC, Health A Rushing**		
Site:	Assessor's Parcel Number 004-431-44		
Master Plan//Zone:	Agriculture // A-10		

Executive Summary

Staff Recommendation: Approve

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.060(E)** have **BEEN** met for **Zone Change,** ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number 004-431-44 and therefore recommend that the Board of County Commissioners **APPROVE** the zone change application.

Request

The applicant is requesting to change a 218.57-acre parcel from Rural Resource (RR-20) to Heavy Industrial (I-3). The site is approximately 7-miles south of the Trinity Junction interchange. The applicant intends to establish a destructive battery testing use. RR-20 zoning districts does not permit an Explosive or Combustible Materials testing facility. I-3 zoning districts permits an Explosive or Combustible Materials Testing use with an approved Special Use Permit.

Findings

CCC 16.08.060(E) requires that the Planning Commission make the following findings prior to forwarding the Board of County Commissions a recommendation of approval:

a) **That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;**
   Staff Comment: The proposed zone change substantially complies with the Master Plan. It supports 4 goals and 5 polices as outlined in the detailed analysis below.

b) **That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;**
   Staff Comment: The proposed zone change is in an undeveloped area within the Industrial Master Plan designation. The closest uses are mineral extraction and processing and the US Naval bombing range, which are both industrial in nature. The proposed zoning is compatible with the adjacent land uses and properties.

c) **That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**
   Staff Comment: Churchill County has no planned public services and facilities in the area. The subject parcel has legal and physical access via US 95 Lovelock Highway and/or Pole Line Road. Police and fire service will be provided via these roads. The proposed zone change will not adversely impact public health, safety, and welfare or negatively impact existing public services or facilities.

Detailed Analysis

Vicinity and Zone Change Map



SES Special Exclusion Setback

Churchill County Tax Parcel Boundaries

Project Parcel

Note: Project Parcel and surrounding parcels are zoned Rural Resource District (RR-20)

0 0.5 1 2 mi
0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Applicant Evidence

The applicant is required to provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five years per CCC 16.08.060(E)1 on the following topics:

1) ***How growth and/or other development factors in the community support a change in the land use.***

The Applicant – The current zoning does not allow for destructive battery testing, and the parcel is in a remote area. It falls within the industrial planning area on the Master Land Use Plan.

2) ***The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use area available in the area.***

The Applicant – The remote nature of the site will require minimal, isolated utility demands. Initial utilities for the site will be temporary to start with permanent power, water, and septic to come later.

3) ***The change in zoning provides for an appropriate use of the land.***

The Applicant – Destructive battery testing is best served in remote and rural areas. The proposed change is in keeping with the isolated nature of the area. The surrounding lots are vacant. The proposed zone change is over 200 acres and is in conformance with the intended master plan land use of Industrial.

4) ***The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.***

The Applicant – The proposed zone change aligns with the county's land use goals and policies. It establishes industrial uses within the Industrial designation on the Master Plan (LU 2.5). It is along a major highway (LU 2.7). It will provide industrial employment to the area (LU 5). And it infills federal "checkerboarding" with industrial uses (LU5.2).

5) ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

The Applicant – The proposed parcel is in a remote area with no nearby commercial or residential uses. Surrounding lands are vacant and undeveloped. The proposed I-3 zoning is consistent with this land use pattern.

Analysis

The Planning Commission is required to make the following three findings in compliance with CCC 16.08.060(E):

1) ***The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan:***

The following nine (9) goals and policies are most relevant to the proposed zone change to Heavy Industrial (I-3) zoning:

Goal/ Policy	Text	Staff Comment
ED9	Establish industrial uses as a fourth pillar of the economy	The proposed zone change encourages industrial development where the county's Master Plan intends.
ED9.1	The County will continue to coordinate with landowners, developers, and industrial businesses to identify suitable industrial areas along major highways and railways.	The proposed zone change is in an industrial designated area alongside US 95 Lovelock Highway
ED 9.2	The County will continue to work toward providing additional industrial and manufacturing employment opportunities, and attracting a greater variety of industries into the area.	Industrial zoning in this area will help attract industries such as electric battery testing to the area.
T13.2	Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.	The site has legal and physical access via US 95 Lovelock Highway.
LU1	Retain the rural character of the County outside of the Urbanizing and Industrial land use designations, while providing opportunities for managed growth and development within Urbanizing and Industrial designations.	The proposed zone change is within the Industrial Master Plan designation area.
LU 3	Development shall be beneficial to the County and shall promote sustainability.	The proposed zone change will create an industrial cluster near the Trinity Junction interchange. This will result in an expanded tax base with minimal disruption to existing agricultural and residential uses.
LU5	Encourage industrial expansion that is supportive of economic development and jobs creation.	The proposed zone change will create new industrial uses such as battery testing and solar power generation.
LU5.1	Undertake projects to reduce obstacles to broad development of industrial lands, especially in the Hazen-Swingle Bench Special Planning Area.	The proposed zone change will enable industrial uses to be established where the county's Master Plan intends.
LU6.2	Locate commercial and industrial zones to better separate commercial uses from industrial activity	The proposed zone is located approximately 24 miles from the closest Commercial District (C-1).

2) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

The applicant is proposing to change 218.57 acres of Rural Resource District (RR-20) to Heavy Industrial District (I-3). Churchill County Code 16.08.220 defines Heavy Industrial District (I-3) as:

> *16.08.214 Heavy Industrial District (I-3) -The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of*

> *zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in this district. Specific land uses are listed in the land use table under section 16.08.250 of this Title.*

The neighboring parcels are vacant. The closest uses to the proposed zone change include the railroad (~500ft), a mineral extraction and processing facility operated by Barium Inc (~2 miles), Trinity Junction (~7 miles), the US Navy bombing range (~11 miles), and Kennametal (~13 miles). Churchill County has also approved explosive storage, and geothermal exploration special use permits approximately 7 miles away. These uses are either industrial or transportation uses. The proposed I-3 district will have minor impacts on the adjacent uses.

The Heavy Industrial District's (I-3) purpose states that the district should be located away from people and other non-industrial uses. The proposed zone change is approximately 17 miles from the closest residentially zoned (A-10) parcel. There may be some residential properties located closer. However, staff did not see any residential uses within several miles of the site along US 95 and Pole Line Road. Therefore, the proposed zone change is compatible with the neighboring vacant, primarily Federal, lands.

Further, the proposed zone change will not have detrimental impacts on other properties in the or constitute spot zoning. The proposed amendment is changing a large area (218.57 acres) to a use that is similar to nearby industrial uses. The proposed zone is within the intended industrial area outlined in the Master Plan, as shown below (Exhibit 1).

3) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Churchill County does not have any existing or planned public services or facilities in this area. Public services, such as police and fire, will be provided via US 95 Lovelock Highway.

The applicant plans to use the existing physical and legal access off US 95 Lovelock Highway and/or Pole Line Road. However, Pole Line Road is not currently maintained by Churchill County. This satisfies the requirements under Master Plan policy T13.2:

> *Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.*

The proposed zone change will not negatively impact existing or planned public services. It will also not adversely impact public health, safety, and welfare.

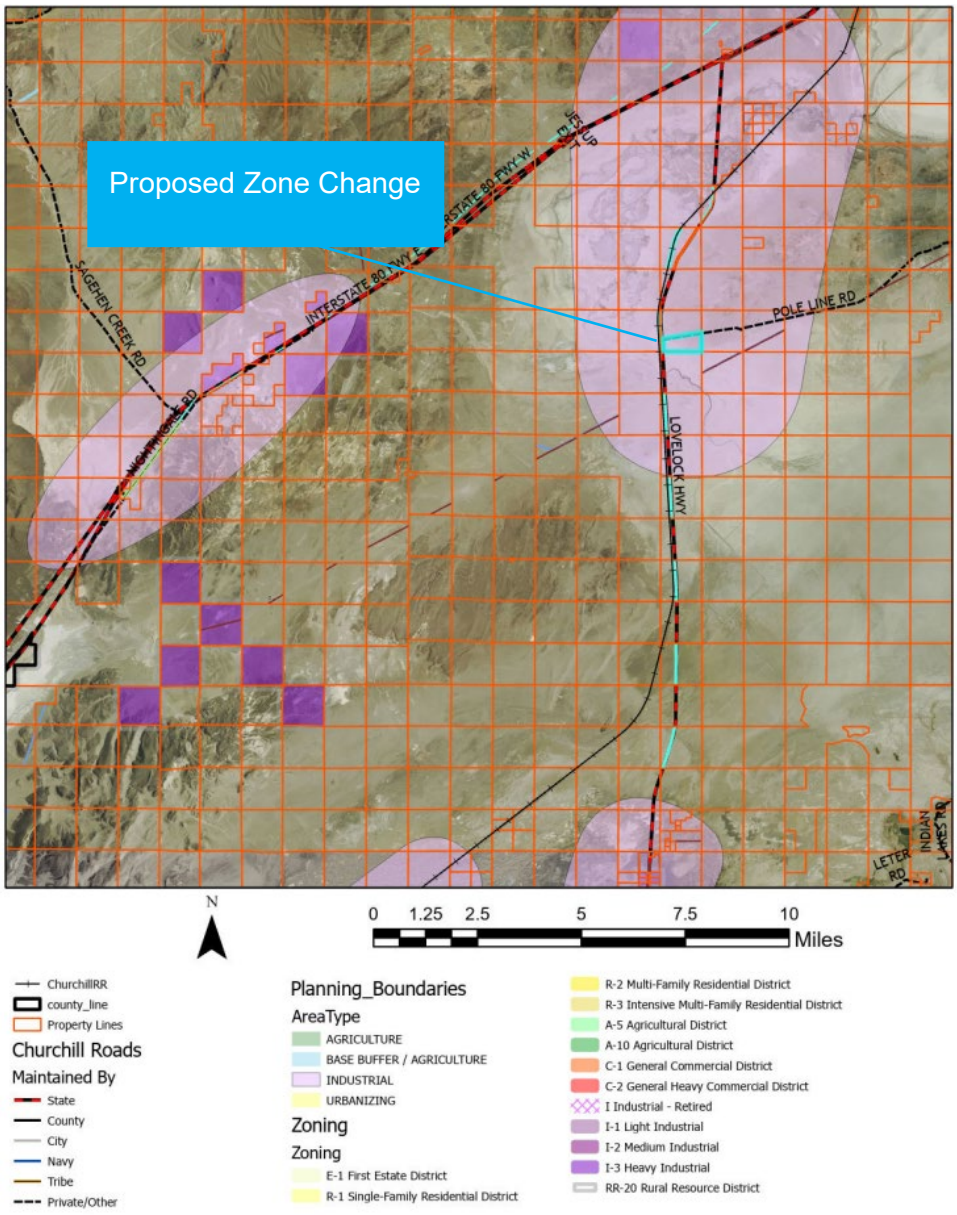


Exhibit 1

Agency Comments

Agency	Reviewer	Comment
NDOW	Cheyenne Trueblood	After review, the Nevada Department of Wildlife has no additional comments or concerns regarding the proposed Zone Change for this project.

Public Comment

Staff received no public comments on this application.

Excerpt from Planning Commission Minutes of August 12, 2026:

3. Public Comment:

Michelle Anderson, 3355 Beverly Drive, wanted to ensure that by speaking now she was going to be afforded an opportunity to speak again later, and Chair Edgmon stated that anytime she calls for public comment, there would be a chance to speak again. Ms. Anderson expressed appreciation for the community to be able to speak. She said that there is a simple way to improve communication between the county and our community. Right now, public notices are published in the newspaper as required, but the reality is a lot of people simply don't read the newspaper anymore. That means residents may never see notices about zoning changes, parcel maps, development proposals, workshops, or meetings until something is already pretty far along in the process. She asked the Planning Commission to consider recommending that in addition to the required newspaper notices, these notices also be posted on the County Planning website and shared on the official Churchill County Facebook page. The same could be done for workshops, meeting notices, agendas, and other opportunities for the public to participate. These are communication tools that the county already has, so we're not talking about creating an entirely new system.

Ms. Anderson thinks that one of the frustrations we're seeing in the community is that people sometimes feel like they don't hear about something until the decisions are already being made. Whether or not that's actually the case, that's the perception, and that perception matters. Making this information easier to find would give people an opportunity to get involved earlier, ask questions, and better understand what's happening in the community. This is a small change that could go a long way toward improving participation, communication, and trust between the county and the people who live here.

8. New Business:

E. Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

Attending via GoTo Meeting to represent the application were Lindsey Young, Senior Lead, Real Estate, Workplace Facilities; Scott Neumann, Lead, Project Planning, Workplace Facilities; Matthew Usbeck, Architect, Arcadis; and Isaac Morrison, New Nevada Lands.

Dan Cahalane, Senior Planner, said that the applicant is requesting to change a 218.57-acre parcel from Rural Resource, or RR-20, to Heavy Industrial, I-3. This site is remote, seven miles south of Trinity Junction. The applicant intends to establish destructive battery testing. This use is not permitted in RR-20; however, I-3 allows it with a special use permit. Staff is able to make all the required findings under the development code. Due to the audience in attendance, he went through all the findings in detail.

- The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan. The staff has found that nine goals and policies are affected by this application, and it conforms with the master plan in that regard. This is in a master plan category area of industrial and in an area that the county has decided where it wants industrial. It's located far away from everything else in the county. The closest use is a gravel mine about two miles north. Then the next closest use is the Navy bombing range, which is about 11 miles away. And then Kennametal is about 13 miles to the south. The closest residential use, zoned for residential as A-10, is a property 17 miles south on Highway 95. This location is quite a long way from anything. He pointed this out on the master plan land use and growth management map that was displayed on the overhead screen as in the yellow area towards the top. This is in full conformance with the master plan as it is currently written.
- The proposed amendment will provide land uses compatible with the existing adjacent land uses and will not have detrimental impact to the other properties in the vicinity. There are no uses established in the vicinity adjacent on any of the parcels around there. The closest use that has been established

is a mine about two miles away. When he visited the site, he didn't see a house for about 10 minutes away as he was driving up Highway 95. There's not much close by, and it's not going to be detrimentally impacting.

- The proposed amendment will not negatively impact existing or planned public services or facilities, and will not impact public health, safety, or welfare. This is adjacent to and abuts Highway 95 and Pole Line Road. There is both legal and physical access to this site. Otherwise, there are no planned facilities in this area. The zone change request is for I-3, heavy industrial, and is defined in the county code as, "The purpose of this district is to provide for heavy industrial uses and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to the roadway and/or railway transportation systems." Fundamentally, this type of zoning is intended for places that are remote and do not have access to normal services; therefore, remoteness is the point here. It does not impact on any public facilities or services. As for the impact of public health, safety, or welfare, public health and safety are dealt with by the fact that there is still good, clear access to the site along US Highway 95 that allows for fire and emergency access if anything happens on this site. This way its impact on neighbors would be within reason. Emergency services can take care of any fires or anything that goes on there and evacuate people who are injured on the site. He pointed out that, generally, the wind blows things towards the direction of the bombing range, so there's very little public health concern at this point. Any health concerns are dealt with at the site-specific review in terms of a conditional zoning permit, or a special use permit, which comes before this board. Regarding welfare, this industrial use is being proposed in a place where we want industrial, and these uses will generate income and revenue for the county.

Dan Cahalane stated that staff is able to make all three of the required findings and, therefore, recommends that the commission approve this application. He made one final note that this application is a request for a zone change. This is only dealing with a request to change the menu of what uses are permissible within a specific district. The RR-20 district is basically painted across the entire county because we have lots of areas where there's nobody and it's federally owned. Uses allowed in these areas include things like mineral extraction, geothermal, and the like. An I-3 zone change, as proposed here, is going to add potentially 33 new uses, and a list of these was displayed on the overhead screen, and include things similar to industrial, dealing with warehousing, manufacturing, explosive and combusted materials testing, auction houses, restaurants, towing businesses, and so forth. All of these new uses require either a conditional zoning permit, which allows staff to set conditions when the application for the use is reviewed, or a special use permit, which allows staff to review the application and recommend conditions, and the decision is made by the Planning Commission. He wanted it to be clear that this is changing, like at a restaurant, what you can pick from the menu as opposed to allowing for a specific use to be established. All of these uses still need entitlement through the special use permit or conditional zoning permit process.

Chair Edgmon asked if the applicant had anything to add. Lindsey Young, Senior Lead at Rivian Real Estate, said that she's been out to this site and noted that it is very vacant and peaceful. She agreed with everything that staff had presented.

Chair Edgmon asked where the other I-3 properties were located nearest this parcel. Dan Cahalane answered that there is a mining operation north of Trinity Junction and Kennametal south off of Highway 95 (Lovelock Highway), west of this parcel and south of Interstate 80 there are a few other parcels that were changed to I-3, and a couple of other parcels south of this site on Highway 95. The master plan map was displayed on the overhead screen, and Planner Cahalane pointed out where other I-3 parcels are located. Chair Edgmon verified that the list of uses that was displayed for I-3 could potentially be conducted from any of those parcels, and Dan Cahalane stated that to be accurate. He also said that there is also parcels zoned I-3 along Highway 50 (Reno Highway) going west about five miles from town as well. Chair Edgmon reminded the commission that the application they are considering is only for a zone change, and all of the other information regarding potential uses was informational only.

Chair Edgmon inquired if any of the commissioners had any questions or discussion.

Commissioner Mills saw in the packet provided that the Nevada Department of Wildlife (NDOW) was asked for input, and they basically said no comment. He assumes that's because this is just a zone change application. Any application for a specific use would prompt another comment request from NDOW, and if they have any wildlife concerns, they could express those at that time. Dan Cahalane stated that is exactly correct.

Vice Chair Goings confirmed with staff that even with the new I-3, I-2, and I-1 designations, there is a setback required from the Highway corridor. Dan Cahalane responded that there is a setback for particularly noxious uses, including brothels, explosive battery and destructive testing, explosive manufacturing, junkyards, and landfills, of a half mile from the road. Chair Edgmon, in an effort to help the public understand more, asked what is allowed in the RR-20 zone. Dan Cahalane remarked that there's a lot of things that are allowed in RR-20, and he doesn't know all of them offhand. Generally speaking, these include things like grazing, mineral extraction, geothermal, potentially solar, renewable generation for solar specifically, residential, and so on. These are very rural type uses that allow extractive industries where they make sense. Randy Hines, Public Works Director, pointed out the green areas surrounding the city on the master plan map, which are A-5 and A-10, or the agriculture zones. There is commercial, C-1 and C-2, as well as some Industrial, along Highway 50 going west of the city. There is a little agricultural area north of the city. The RR-20 zone is more of the "catch all" zone for everything else. A lot of it is vacant land. There are some specific uses listed for that zoning district as well as uses that are prohibited. The use that the owner would like to conduct at this location is not allowed in the RR-20 zone, so the applicant is requesting to change the zoning.

Commissioner Frey, reading out of the county's master plan, said that under Rural Resource District, RR-20, it says, "The purpose of this district is to protect and enhance every natural resource, including historical and archaeological sites, by limiting, controlling, and prohibiting specific uses of land." He hopes that clarifies what the purpose is of zone RR-20. He posed the question of what is needed for this site. Is this location more suited for an industrial setting, or is there something that needs to be protected and preserved that's archaeological, historical, natural, etc.? Director Hines restated that the zoning map in the master plan shows areas for potential industrial development, and this parcel is within that industrial area that has been designated that falls within the RR-20 zoning district.

Vice Chair Goings expressed appreciation to the Planning Department for doing a remarkable job, and there have been many workshops that were open to the public, where they proposed changes to the code to meet the desires of the community to move the industrial uses north of town and away from the residential areas. This is exactly what the community was begging for at the hearings where people did come to speak out regarding applications the Planning Commission has considered regarding certain industrial applications. That is what this I-3 was set up for—to move these types of industries north and away from the residential, away from the agricultural, out where nobody had to mess with them. There's not really much grazing or mining happening out there. This is exactly what the residents of this community have been asking for. This location is quite far from town for that type of application that would come forward later on.

Chair Edgmon questioned if staff could foresee that the intent of the I-3 is going to be on both sides of the corridor—it won't only be going north, but south as well. Do you foresee a majority of these zone changes coming in for I-3 in this area. Director Hines stated that no one can see the future, but if it's not in that area designated in the master plan as potential industrial, then staff would probably recommend denial because there are specific areas for potential industrial development stated in the master plan. The work has been done to show where the county wants the industrial parcels to be north of town, along Interstate 80 and north of Hazen.

Chair Edgmon called for public comment.

Michelle Anderson, 3355 Beverly Drive, said that she submitted documents previously asking some questions. One of her questions hasn't been answered, and she wondered if maybe an answer can be provided by Rivian. What type of destructive battery testing are they wanting to do with this I-3 zone change? Chair Edgmon remarked that she doesn't think that anything has been submitted at this

time. Staff may be able to answer that, and she requested that Ms. Anderson finish making her comment and asking questions during her allotted time, and then time can be given for responses and answers after her comments. Michelle Anderson reminded the Planning Commission that the reason for the change on this zone change application is for destructive battery testing, and with Rivian, that's usually lithium. She has already submitted written comments, which she would like the board to address before making a recommendation. She asked them to not look at this simply as another request to change a piece of property from RR-20 to I-3, Heavy Industrial. Churchill County is seeing multiple industrial and high-energy projects proposed. At some point, we have to stop looking at each project in isolation and look at it in cumulative impact and how that will be on our power, infrastructure, water, emergency services, environment, neighborhood properties, etcetera. The board has already stated previously, the commissioner's board, that we don't have enough emergency services. We already have a battery storage facility out here, a data center—a zone change to I-3 for data center planning, as well as a Tesla testing facility already. She also expressed concern about what battery testing actually means. Will this facility conduct destructive or abuse testing? What happens if a test results in thermal runaway, or a fire that exceeds the containment. We've seen the communities, including Monterey, deal with the consequences of major lithium-ion battery fires. While those facilities are not identical to what is proposed here, they could be, and that demonstrates why the risks deserve serious consideration. Before changing rural residential land to heavy industrial, we should know what types and quantities of batteries will be on site, what testing will occur, what fire suppression and environmental containment should and will be provided, and whether our local emergency services have the staffing, training, equipment, and resources to handle a worst-case scenario. Ms. Anderson pointed out another important issue. This zoning decision outlives Rivian. Once RR-20 becomes I-3, we need to consider everything that heavy industrial zoning could allow there in the future, not just the applicants standing before us today. She stated that she is not against the growth. She is asking for responsible, sustainable growth, and please require the appropriate studies, evaluate this against our master plan, providing meaningful public notice, and make sure that these questions are answered before recommending a permanent zoning change.

Commissioner Mills expressed appreciation for Ms. Anderson’s comments. He noted that there are additional rounds of approval for anybody that wants to establish a new business in the county. All of the things that are being asked are things that will be addressed when an application comes forward for a particular use. This isn’t something that they are ignoring, and they are not rubber-stamping anything. This company owns this land, and this land falls within a designated area in the master plan, which has been developed very carefully over the last 20 years. The county wants this area to be available for industrial development. He explained that he doesn’t feel comfortable denying an application for industrial zoning in this area because of what might happen there. The purpose is, if someone thinks that they have a reason to shift to I-3, then that is what we want them to be able to do. He doesn’t want anyone to think that they are taking these applications lightly. From his perspective, he doesn't see a reason to be asking these questions now.

Lane Mills, Deputy District Attorney, explained that normally a discussion isn’t held regarding public comment. The discussion is more appropriate for the board to have amongst themselves.

Director Hines reemphasized that the current zoning is RR-20. The applicant did include a proposed use in the zone change application of battery testing. At the time of a zone change application, we don’t require all of the same reports and everything that goes along with the proposed use, so this isn’t something that can be analyzed right now. That takes time and money for the applicant to prepare the application for the land use permit, and they are just seeking to change the zone to something that would allow them to apply for the land use permit to do what they are proposing. This applies to all zone changes, not just for industrial uses. Dan Cahalane added that there are frequently zone changes that get approved, the economy changes, and the project doesn’t get developed even though they went through a zone change. Many of the uses available within that zone change is what is being considered. They are considering that there is reasonable infrastructure given the zoning that the county is looking for in this area. It meets the intent of the master plan, and it isn’t going to be impacting neighboring properties. These are the things that are considered at the zone change phase because those are what

can actually be evaluated. When staff starts looking at the specific site circumstances for a particular use, we are going to be looking at everything that affects neighboring public health, safety and welfare, and everything that goes into the special use permit findings. Likewise, when somebody comes in for a division of land, what we're looking at is what are the infrastructure requirements, how is that going to impact public health, safety, welfare, and how does that tie back to the master plan. Every step of making sure the public is protected is addressed through a different type of application phase.

Chair Edgmon thanked staff for doing so much diligent work when there is an application that comes forward. She knows that a lot of applications that come forward don't go anywhere because of the restrictions that are placed on them.

Michelle Anderson inquired from the audience if she could speak again, and Chair Edgmon remarked that a person is allowed one public comment under an item. She called for a motion, and Ms. Anderson continued to talk from the audience while the motion was being made.

> **Vice Chair Goings, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.060(E) have been met for Zone Change application, ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number 004-431-44, and therefore recommend that the Board of County Commissioners approve the zone change application. Commissioner Ansotegui seconded the motion, and the decision carried by unanimous vote (6-0).**

14. Public Comment:

Michelle Anderson, 3355 Beverly Drive, suggested the Planning Commission consider more with future zone change applications. When an applicant requests a zoning change, the application requires them to state the reason for that requested change. She believes that reason should become a meaningful part of the Commission's consideration when deciding whether to recommend rezoning. A zone change shouldn't be considered only as, is I-3 allowed here? Or does this parcel qualify for this zoning? If an applicant is asking to change the zoning specifically to accommodate a particular product or use, she believes the commission should also consider the impacts of that proposed use when determining whether the zoning change is appropriate. She understands that zoning stays with the land and that a future owner may use the property differently. In fact, she thinks that's another reason these decisions deserve careful consideration. But if the county requires applicants to explain why they want a zoning change, that information should have a purpose in the decision-making process. Her suggestion is that the Planning Commission and county consider formally incorporating the applicant's stated reason for the zone change, the foreseeable impacts of that proposed use, and its compatibility with surrounding properties and the master plan into the review of future zoning changes. She thinks that would lead to better land use decisions and give the public greater confidence that we're considering not just what a property can be zoned for, but why we're changing it in the first place.

Zone Change Application – Arcadis Inc for Rivian

AFFIDAVIT OF MAILING

STATE OF NEVADA)
: ss.
County of Churchill)

Tara Adams, Deputy Clerk of the Board, under oath, does hereby affirm:

1. That she is the Deputy Clerk to the Board for the Churchill County Board of Commissioners.

2. That she caused to be mailed, at the United States Post Office, via first-class postage prepaid, the Notice for a Zone Change Application by Arcadis Inc. for Rivian.

3. That the Zone Change Application was mailed on the 14th day of August, 2026.

DATED: This 14th day of August, 2026.

Tara Adams, Deputy Clerk to the Board

STATE OF NEVADA)
:
County of Churchill)

On the 14h day of August, 2026, personally appeared before me, Tara Adams, Deputy Clerk of the Board for the Churchill County Board of Commissioners, personally known to me to be the person described in and who executed the foregoing document and who declared to me that the statements in the foregoing Affidavit are true and accurate and that she executed the foregoing freely and voluntarily and for the purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal on the day and year aforementioned.

KENDRA WELLS
Notary Public
State of Nevada
Appt. No. 23-1578-04
My Appt. Expires March 21, 2027

Kendra Wells
NOTARY PUBLIC

Zone Change Application – Arcadis Inc for Rivian
Meeting Date Change

AFFIDAVIT OF MAILING

STATE OF NEVADA)
: ss.
County of Churchill)

Tara Adams, Deputy Clerk of the Board, under oath, does hereby affirm:

1. That she is the Deputy Clerk to the Board for the Churchill County Board of Commissioners.

2. That she caused to be mailed, at the United States Post Office, via first-class postage prepaid, the Notice for a Zone Change Application by Arcadis Inc. for Rivian.

3. That the Zone Change Application was mailed on the 28th day of August, 2026.

DATED: This 28th day of August, 2026.

Tara Adams, Deputy Clerk to the Board

STATE OF NEVADA)
:
County of Churchill)

On the 28th day of August, 2026, personally appeared before me, Tara Adams, Deputy Clerk of the Board for the Churchill County Board of Commissioners, personally known to me to be the person described in and who executed the foregoing document and who declared to me that the statements in the foregoing Affidavit are true and accurate and that she executed the foregoing freely and voluntarily and for the purposes therein mentioned.

IN WITNESS WHEREOF, I have set my hand and seal on the day and year aforementioned.

Kendra Wells
NOTARY PUBLIC

KENDRA WELLS
Notary Public
State of Nevada
Appt. No. 23-1578-04
My Appt. Expires March 21, 2027

From: Tara Adams
To: Michelle Anderson
Cc: Joe Sanford; ClerkBoards; Wade Carner
Subject: Re: ZC26-2 — Public Comment Submission and Request to Include Filed Appeal Record — September 3, 2026
Date: Wednesday, August 26, 2026 2:12:34 PM
Attachments: image.png

Hello Michelle,

Thank you for your email. We are in receipt of your request and will add all documents related to the appeal as outlined below to the September 3rd Board of County Commissioners agenda packet. Once Mr. Carner submits his letter, we will include that as well.

Thank you and have a great day.

Kind Regards,
Tara Adams
Deputy Clerk to the Board
155 N. Taylor St., Suite 110
Fallon, NV 89406
Phone: 775-423-6028 x1508
Fax: 775-423-7069
Email: ClerkBoards@churchillcountynv.gov
Website: www.churchillcountynv.gov

From: Michelle Anderson <mlanderson89506@gmail.com>
Sent: Wednesday, August 26, 2026 11:49 AM
To: ClerkBoards <ClerkBoards@churchillcountynv.gov>
Cc: commissioners@churchillcountynv.com <commissioners@churchillcountynv.com>; Joe Sanford <joe.sanford@churchillcountynv.gov>
Subject: ZC26-2 — Public Comment Submission and Request to Include Filed Appeal Record — September 3, 2026

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Tara,
I am writing to formally submit this request as public comment regarding ZC26-2, APN 004-431-44, for the September 3, 2026 Board of County Commissioners meeting.
On August 20, 2026, I filed with the Churchill County Clerk/Treasurer my completed

administrative appeal concerning the Planning Commission's August 12 action on ZC26-2, together with the complete supporting exhibit record. I returned on August 21 and paid the $750 filing fee. The final appeal, Exhibit Index, Exhibits 1–12, and payment receipt total approximately 322 pages and are already in the County's possession.

County Attorney Wade Carner has since informed me that the County's position is that the Planning Commission's August 12 action was a recommendation rather than an appealable decision and that my filing therefore will not be processed as an administrative appeal. He has advised that he will provide me with a written letter explaining the County's determination.

Because these materials are already in the County's possession, rather than retransmitting approximately 322 pages by email, I am expressly requesting that the County include the complete appeal and supporting record already submitted to the Clerk as public comment for ZC26-2 for the September 3 meeting.

Specifically, please include as public comment and as part of the record provided to the Board:

My complete August 20, 2026 filed appeal concerning ZC26-2;

The Exhibit Index and Exhibits 1–12 submitted with the appeal;

A copy of the receipt documenting payment of the $750 appeal fee on August 21, 2026; and

County Attorney Wade Carner's written letter explaining the County's determination regarding my administrative appeal, once that letter is issued.

I respectfully request that all of these materials be maintained together and provided in their entirety to each member of the Board of County Commissioners as public comment and supporting evidence regarding ZC26-2 before the Board considers and takes final action on the zone change.

I am making this request so there is no ambiguity that the substantive objections and supporting evidence contained in my filed appeal are being affirmatively submitted for consideration by the Board in connection with its September 3 decision on ZC26-2, regardless of the County's determination regarding whether the August 12 Planning Commission recommendation was administratively appealable.

Please confirm in writing that this request has been received and that the complete approximately 322-page filing already in the County's possession, together with County Attorney Carner's forthcoming letter, will be included as public comment for ZC26-2 and made part of the September 3 meeting record.

Thank you,

Michelle Anderson

From:	Michelle Anderson
To:	Wade Carner
Cc:	Joe Sanford; ClerkBoards; Myles Getto; Matt Hyde
Subject:	Subject: Follow-Up — Written Determination Regarding ZC26-2 Appeal
Date:	Thursday, August 27, 2026 10:01:41 AM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Wade,
I am following up regarding the written determination concerning my August 20, 2026 filing of the administrative appeal for ZC26-2.
During our conversation on August 26, you advised me that the County would not process the filing as an administrative appeal because the Planning Commission's August 12 action was a recommendation rather than an appealable decision. You stated that you had already prepared a letter explaining the County's determination and would email it to me that day. At my request, you also agreed that the written response would identify the applicable County Code supporting that determination.
When I had not received the letter, I stopped by the County offices again today, August 27, to follow up. I was advised that the letter had been mailed, and you indicated through Tara that you would also email me a copy immediately. As of the time of this email, I still have not received the electronic copy.
Please email me the letter at your earliest convenience. Because this determination concerns the procedural rights associated with ZC26-2 and the matter is proceeding before the Board of County Commissioners, I would like the opportunity to promptly review the County's written determination and the legal authority supporting it.
Thank you,
Michelle Anderson

CHURCHILL COUNTY CLERK/TREASURER
155 N. Taylor Street #110
FALLON NEVADA 89406
775-423-6028

Receipt Number: R00039569
Cashier Name: Linda Rothery
Terminal Number: 5
Receipt Date: 8/21/2026 10:17:37 AM

Tran. Code: PLANNING COMM APPEAL - PLANNING COMM APPE Name: MICHELLE ANDERSON APPEAL PLANNING COMMISSI $750.00

PLANNING COMM APPEALS... $750.00

Total Amount Applied: $750.00

Payment Method: Check Reference: #148 Amount: $750.00

Total Payment Received: $750.00

Change: $0.00

GL Distribution:

Account Number	Account Name	Amount
100-000-33410	PLANNING COMM APPEAL FEE	750.00
	Total Distribution Amount:	750.00

ARTHUR E. MALLORY
DISTRICT ATTORNEY

Fallon (775) 423-6561
Fax (775) 423-6528
E-mail: amallory@churchillda.org

OFFICE OF THE DISTRICT ATTORNEY
OF CHURCHILL COUNTY

August 26, 2026

Michelle Anderson
3355 Beverly Dr.
Fallon, NV 89406

RE: Appeal of Planning Commission Recommendation

Dear Ms. Anderson,

We have received your Appeal related to the Planning Commission Recommendation to approve the Zone Amendment Application ZC26-2. As we discussed when you came to file your appeal, the recommendation by the Planning Commission is not a final action subject to appeal under County Code. Churchill County Code Article 16.08.030(B)(4-5) applies, and differentiates between final actions and recommendations:

4. On matters where the commission takes final action, the proponent, any aggrieved party, or member of the board may appeal the decision to the board.
5. On matters where the commission makes a recommendation to the board, the board by majority vote may affirm, deny, or return the recommendation to the commission for further consideration of any proposed recommendations.

Article 16.08.050(F) then describes the process for filing an appeal when allowed. In this case, you are attempting to appeal a recommendation to the Board of County Commissioners. This is not a final action which is subject to appeal. Therefore, your appeal is hereby rejected, and your filing fee is being returned.

We appreciate your attention to these important matters and encourage you to provide your comments and concerns to the Board of County Commissioners when this matter is heard at their regular meeting on September 3, 2026.

Sincerely,

Wade Carner
Chief Civil Deputy District Attorney

Churchill County is an equal opportunity provider and employer.

RECEIVED

AUG 20 2026

CHURCHILL COUNTY
CLERK/TREASURER

Date received: 8-20-2026

Date of hearing: _____

Filing fee paid: To Be Paid
8-25-2026
Tara's Return
Received
Check #: 148
8-21-2026

Churchill County Appeal Application

*On a decision by the **Churchill County Planning Commission***

Appeal of Planning Commission Decision

Churchill County Consolidated Code 16.08.050.4(F)4(a) Time Limit for Filing: Any decision of the planning commission may be appealed by the applicant, a protestant or by the district attorney's office if it is in the opinion of said party that any application was improperly granted. An appeal of the planning commission decision must be submitted in writing to the board of county commissioners within ten (10) days after the planning commission has rendered its decision. If no appeal is received by the board of county commissioners within the time allowed, such decision may not be appealed.

Churchill County Consolidated Code 16.08.050.4(F)4(b) Appeal Application: All appeals shall be filed in writing accompanied with a filing fee, by filing a signed written notice of appeal and application stating therein **the reasons** why the decision of the planning commission should be amended, modified or reversed.

The appeal application shall specify the project or decision for which the appeal is being requested. The application shall indicate which aspects of the decision are being appealed. The appeal application shall provide the necessary facts or other information that support the appellant's contention that the commission erred in its consideration or findings supporting its decision.

Applicant's Name: Michelle Anderson

Applicant's Address: 3355 Beverly Drive

Fallon, NV 89406

Decision Being Appealed: ZC26-2 - APN 004-431-44, RR-20 to I-3

Planning Commission recommendation to approve ZC26-2, including its determination that the findings required by Churchill County Code 16.08.060(E) were satisfied.

Date Decision Was Made: August 12, 2026

Reason why the decision or recommendation of the planning commission should be amended, modified or reversed. Please attach any supporting documentation you believe will support your appeal.

I appeal the Planning Commission's recommendation to approve ZC26-2 and its determination that the required findings under Churchill County Code 16.08.060(E) were satisfied.

The applicant bears the burden of providing sufficient facts and information to support the required findings. This appeal challenges whether that burden was met and whether substantial evidence supported findings concerning Master Plan conformity, compatibility, adequate services and infrastructure, and impacts to public services, public health, safety and welfare.

Material issues relevant to these required findings were raised both in written public comment and verbally during the public hearing, but were deferred to future project/SUP review or were not substantively addressed before the Commission nevertheless determined that the required findings were satisfied and recommended approval.

This appeal does not contend that final engineering or SUP-level plans were required at rezoning. It challenges whether sufficient factual evidence existed to make the findings required at the rezoning stage.

See the attached Statement of Grounds for Appeal and Supporting Evidence, incorporated herein by reference, for the specific grounds, facts, evidence and legal authorities supporting this appeal.

I respectfully request that the Board reverse the recommendation and deny ZC26-2 on the present record or, alternatively, remand the matter for further consideration and development of an adequate evidentiary record.

Applicant's Signature

8/20/26
Date

I. INTRODUCTION AND DECISION APPEALED

ZC26-2 concerns APN 004-431-44, approximately 218.57 acres, and requests a zoning map amendment from RR-20 (Rural Resource) to I-3 (Heavy Industrial). The applicant identified destructive battery testing as the intended use necessitating the requested change to I-3.

On August 12, 2026, the Churchill County Planning Commission recommended approval of ZC26-2 and determined that the findings required under Churchill County Code §16.08.060(E) were satisfied.

This appeal challenges whether the applicant met its burden and whether substantial evidence supported the required findings concerning Master Plan conformity, compatibility, adequate services and infrastructure, public services, and public health, safety and welfare. Material issues relevant to those findings were raised both in written public comment and verbally during the public hearing; however, evidence addressing material factual gaps identified by those issues was not provided before the Planning Commission made its recommendation and affirmative findings.

This appeal does not contend that final engineering, operational plans, or SUP-level details were required before rezoning. It challenges whether sufficient factual evidence existed to make the findings required at the rezoning stage where information material to those findings was deferred to later review.

This appeal does not ask the Board to presume that destructive battery testing is unsafe or that the proposed project cannot ultimately satisfy applicable requirements; it asks whether the evidentiary record was sufficient to support the affirmative findings required for the zoning amendment when those findings were made.

II. PROCEDURAL AND FACTUAL BACKGROUND

1. Proposed Zoning Amendment

ZC26-2 requests amendment of the zoning designation of approximately **218.57 acres**, identified as **APN 004-431-44**, from **RR-20 (Rural Resource District)** to **I-3 (Heavy Industrial District)**.

The requested amendment represents a significant change in the permitted intensity and character of land uses available on the property. The Planning Commission considered ZC26-2 and recommended approval after determining that the required findings under CCC §16.08.060(E) had been satisfied.

2. Stated Purpose of the Zoning Amendment

The applicant identified **destructive battery testing** as an intended use of the property and represented that the existing RR-20 zoning does not permit that use. The requested I-3 designation would allow the applicant to pursue that use subject to subsequent County approvals, including SUP review.

The stated use is material because it was not speculative, attributed to the applicant by members of the public, or introduced solely in opposition to the zoning amendment. **The applicant itself identified destructive battery testing as the reason the requested zoning change was necessary.**

Accordingly, this appeal does not contend that the Planning Commission was required to prematurely adjudicate a future SUP. It contends that the characteristics of the stated use remained relevant to the extent necessary to evaluate and support findings that County Code required the Planning Commission to make at the rezoning stage.

3. Staff Recommendation and Master Plan Analysis

County staff recommended approval and presented the Planning Commission with findings under CCC §16.08.060(E), including findings concerning Master Plan conformity, compatibility with surrounding uses, public services and facilities, and public health, safety and welfare.

In supporting approval, staff relied substantially upon the property's location within an area designated for industrial development by the Churchill County Master Plan. Staff also identified selected Master Plan policies supporting industrial development and relied upon factors including the property's remoteness, separation from residential zoning and existing development, nearby industrial-type activities, and access from U.S. Highway 95.

This appeal does **not** dispute that the Industrial Master Plan designation and the policies identified by staff constitute evidence relevant to the County's analysis. Nor does this appeal contend that industrial development is categorically inappropriate within an area designated for industrial development.

Rather, the appeal challenges whether the required finding of substantial Master Plan compliance was adequately supported when the analysis focused substantially upon the Industrial land-use designation and selected supporting policies without demonstrating meaningful consideration of other directly applicable Master Plan goals and policies.

Those policies include provisions addressing sustainability; environmental and natural-resource protection; water resources and dependable water supply; infrastructure and efficient service provision; public health and safety; and whether development is beneficial to Churchill County.

The Master Plan directs that development proposals be considered in relation to the **Master Plan as a whole**. Accordingly, consistency with the Industrial land-use designation is relevant to the analysis, but the appeal contends that the designation alone does not resolve whether ZC26-2 substantially complies with and supports the goals and policies of the Master Plan as required by the County's rezoning findings.

Stated another way, **the Industrial designation addresses where industrial development may be appropriate; it does not eliminate the obligation to determine whether a particular zoning amendment satisfies the other applicable goals and policies governing development within that area.**

4. Applicant's Representations Concerning Services and Infrastructure

In addressing services and infrastructure, the applicant characterized the site's utility demands as minimal and indicated that initial utilities would be temporary, with permanent **power, water and septic** infrastructure to come later.

The materials reviewed in connection with ZC26-2 did not identify quantified electrical demand, quantified water demand, a permanent water source, permanent electrical-service capacity, anticipated wastewater generation, or comparable information establishing the anticipated infrastructure requirements of the stated destructive-battery-testing use.

The subject property is located within Carson Desert Hydrographic Basin 101, as identified by the Nevada Division of Water Resources Water Rights GIS.

Again, this appeal does not contend that final infrastructure engineering or construction plans were required at rezoning.

The issue is whether the applicant provided sufficient factual information to satisfy its burden and permit the Planning Commission to make the infrastructure- and public-service-related findings required at the zoning stage.

5. Written Public Comment and Preservation of Material Issues

Before the Planning Commission considered and voted upon ZC26-2, written public comment raised specific questions concerning the evidentiary basis for the required findings.

Those issues included, among others, the nature and scale of the proposed destructive battery testing; water and electrical demand; infrastructure requirements; emergency-response capability; fire and hazardous-material risks; potential air and environmental impacts, **including containment and management of potentially impacted water or runoff**; compatibility with surrounding land uses; and the evidence supporting findings concerning public health, safety and welfare.

The written submission specifically requested that the Planning Commission determine whether the applicant had met its burden of proof and identify the evidence supporting the findings required for approval.

Accordingly, these issues were placed before the Planning Commission **before its recommendation was made**.

6. Oral Public Comment and Opportunity to Address the Issues

During the public hearing, material issues previously raised in writing were again raised verbally.

Among the questions presented were what type of destructive battery testing was contemplated and whether local emergency services possessed the staffing, **specialized training**, equipment and resources necessary to respond to a significant battery-related incident.

The applicant's representative participated in the hearing remotely and indicated availability to answer questions. Nevertheless, substantive answers concerning several of the issues raised in written and oral public comment were not obtained from the applicant before the Planning Commission made its findings and voted to recommend approval.

This fact is relevant not because the Planning Commission was required to resolve every question posed during public comment, but because several unanswered questions directly concerned subjects implicated by findings the Commission was required to make before recommending the zoning amendment.

7. Deferral to Subsequent Project and SUP Review

During Commission discussion, staff and Planning Commission members explained that detailed questions concerning the proposed use would be addressed during later project-specific and SUP proceedings.

The hearing record reflects the position that the matter presently before the Commission concerned the zoning amendment rather than approval of the ultimate project.

This appeal acknowledges that distinction.

However, it challenges the extent to which that distinction was used to defer consideration of information relevant to findings that nevertheless had to be made during the zoning proceeding itself.

The appeal therefore distinguishes between two categories of information:

Final engineering, detailed project design, construction plans, and SUP-specific conditions, which may appropriately be considered during subsequent review; and

Facts reasonably necessary to substantiate the findings required for approval of the zoning amendment itself, which the appeal contends must be supported by sufficient evidence when the zoning findings are made.

The Planning Commission nevertheless determined that the required findings were satisfied and recommended approval of ZC26-2.

8. Planning Commission Recommendation and Present Appeal

Following the public hearing and Commission discussion, the Planning Commission voted to recommend approval of ZC26-2 and determined that the criteria required under CCC §16.08.060(E) had been satisfied.

This appeal timely challenges both the recommendation and the sufficiency of the findings supporting that recommendation pursuant to CCC §16.08.050.4(F)4.

The appeal does not ask the Board to presume that the proposed project will create an adverse impact. Rather, it asks the Board to determine **whether the applicant carried its burden and whether substantial evidence supported the affirmative findings necessary to recommend the zoning amendment despite material evidentiary questions raised before the decision.**

For the reasons set forth below, Appellant respectfully contends that the record was insufficient to support several required findings and that the Planning Commission's recommendation should therefore be reversed or, alternatively, the matter should be remanded for further consideration and development of an adequate evidentiary record.

III. GOVERNING STANDARDS AND APPLICANT'S BURDEN OF PROOF

This appeal is governed by Churchill County's requirements for amendments to the zoning map, the evidentiary burden imposed upon an applicant seeking such an amendment, the Churchill County Master Plan, and applicable Nevada law governing local land-use decisions.

CCC §16.08.060(E) establishes both **evidentiary requirements applicable to a zoning-map amendment** and **findings of fact the Planning Commission must make when forwarding a recommendation for approval to the Board of County Commissioners**.

These requirements provide the framework for evaluating whether the Planning Commission's recommendation concerning ZC26-2 was adequately supported.

A. The Applicant Bears the Burden of Proof

Churchill County's current zoning-amendment materials implementing CCC §16.08.060(E) expressly provide that the **applicant bears the burden of proof to provide facts supporting the proposed amendment** and must provide adequate information in the application and site plan to substantiate the required findings.

This allocation of the burden is fundamental to this appeal.

Members of the public opposing or questioning a requested zoning amendment are not required to prove that a proposed use **will** cause an adverse impact before the County may consider whether the required findings have been established. Rather, the applicant requesting the zoning amendment bears the responsibility of providing facts and information sufficient to substantiate the affirmative findings necessary for approval.

Accordingly, where material uncertainty exists concerning a subject relevant to a required finding, the appropriate inquiry is not whether members of the public conclusively established that an adverse consequence will occur.

The appropriate inquiry is:

Did the applicant provide adequate facts and information to satisfy its burden and permit the County to make the required affirmative finding based upon substantial evidence?

This distinction is central to each Ground presented in this appeal.

B. CCC §16.08.060(E)(1) Requires an Evidentiary Showing Supporting the Requested Zoning Amendment

CCC §16.08.060(E)(1), as implemented in Churchill County's current zoning-amendment application and reflected in the ZC26-2 staff report, requires evidence concerning the physical use of land and zoning existing in the general vicinity during the preceding five-year period and requires the applicant to address matters including:

1. how growth or other development factors in the community support the requested change in land use;

2. whether the change in land use represents orderly development and whether adequate services and infrastructure to support the proposed land use are available in the area;
3. whether the requested zoning change provides for an appropriate use of the land;
4. whether the proposed zoning is in substantial conformance with the Churchill County Master Plan and other adopted plans and policies; and
5. whether the **proposed zoning and project** are sensitive to and compatible with the use and development of adjacent properties.

These requirements demonstrate that the zoning-amendment inquiry extends beyond whether the requested zoning classification corresponds geographically with a Master Plan land-use designation.

The applicant must provide facts addressing the consequences and appropriateness of the requested change, including infrastructure and services, Master Plan conformity, compatibility, and the proposed project to the extent expressly contemplated by the County's zoning criteria.

C. Services and Infrastructure Are Expressly Part of the Rezoning Inquiry

Among the evidentiary matters identified under CCC §16.08.060(E)(1) is whether:

"The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area."

The County's application then directs the applicant to describe why adequate services and infrastructure exist to support the requested change.

For ZC26-2, the applicant responded:

"The remote nature of the site will require minimal, isolated utility demands. Initial utilities for the site will be temporary to start with permanent power, water, and septic to come later."

This requirement is directly relevant to ZC26-2 because the applicant affirmatively characterized anticipated utility demands as minimal while indicating that permanent **power, water and septic** would be provided later.

Appellant does not interpret the infrastructure requirement as demanding completed utility construction, final engineering plans, or SUP-level infrastructure design before rezoning.

The appeal instead contends that the requirement must be given substantive effect. Where infrastructure adequacy is expressly part of the zoning-amendment inquiry and the applicant bears the burden of providing adequate information, sufficient facts must exist to permit meaningful evaluation of whether services and infrastructure can support the proposed land use when the zoning determination is made.

D. The County's Rezoning Criteria Expressly Consider Both the Proposed Zoning and the Proposed Project

CCC §16.08.060(E)(1), as implemented through the County's current zoning-amendment materials, requires consideration of whether the **"proposed zoning and project"** are sensitive to and compatible with the use and development of adjacent properties.

The County further instructs an applicant to examine the Code's Use Table and consider the possible uses that would become available within the requested zoning district in the future.

This language is important to the present appeal.

Appellant does not contend that the Planning Commission was required to conduct a future SUP proceeding during the zoning hearing or determine the final design and operating conditions of a project that had not yet reached that stage.

However, the County's own rezoning criteria demonstrate that the stated project is not categorically irrelevant merely because final project approval occurs later.

Here, the applicant expressly identified **destructive battery testing** as the use necessitating the requested change from RR-20 to I-3. The County's ZC26-2 staff report likewise states that the applicant intends to establish destructive battery testing because RR-20 does not permit the use while I-3 permits an Explosive or Combustible Materials Testing use with an approved Special Use Permit.

Accordingly, characteristics of that stated use were relevant at least to the extent reasonably necessary to evaluate the evidentiary criteria and findings required at the zoning-amendment stage.

The permanent nature of the zoning amendment also makes the County's instruction to consider other uses permitted within the requested district relevant. The zoning decision does not merely determine whether a particular applicant may pursue a particular project; it changes the zoning classification and the range of uses potentially available to the property unless and until the zoning is subsequently changed.

E. CCC §16.08.060(E)(2) Requires the Planning Commission to Make Findings of Fact Before Recommending Approval

Separate from the applicant's evidentiary showing under subsection (E)(1), CCC §16.08.060(E)(2) requires the Planning Commission, when forwarding a recommendation for approval of a zoning-map amendment, to make specified **findings of fact**.

The County's ZC26-2 staff report identifies the required findings as follows:

a. "That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;"

b. "That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;"

c. "That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare."

The distinction between subsections (E)(1) and (E)(2) is important:

Subsection (E)(1) identifies evidence and considerations supporting the zoning amendment; subsection (E)(2) requires the Planning Commission to make affirmative findings of fact before forwarding a recommendation for approval.

The ZC26-2 staff report expressly recommended that the Commission find the criteria in CCC §16.08.060(E) had been met, and the Planning Commission proceeded upon that recommendation.

Accordingly, the evidentiary showing and required findings must be considered together. The applicant bears the burden of providing facts supporting the requested amendment, and those facts must provide an adequate evidentiary basis for the Planning Commission's required findings.

F. Master Plan Conformity Requires Consideration Beyond the Land-Use Designation Alone

The zoning-amendment criteria require substantial conformance with the Churchill County Master Plan and other adopted plans and policies, while the Planning Commission's findings require substantial compliance with and support of the Master Plan's **goals and policies**.

The Master Plan land-use designation is therefore an important component of the analysis, but it is not necessarily the entirety of the analysis.

The Churchill County Master Plan directs that development proposals be considered in relation to the **Master Plan as a whole**. Its goals and policies address not only the geographic location of industrial development, but also matters including sustainability, environmental impact and natural-resource protection, water resources, public health and safety, infrastructure and efficient service provision, compatibility, and public benefit.

Accordingly, the Industrial designation of the subject property constitutes evidence favoring the requested amendment. Appellant does not dispute that fact.

The issue is whether that designation, together with the other evidence presented, was sufficient to establish substantial conformity with the Master Plan when other directly applicable goals and policies were not meaningfully evaluated against sufficient information concerning the development facilitated by the requested amendment.

G. Required Findings Must Be Supported by Substantial Evidence

Nevada courts generally accord substantial deference to local governmental land-use decisions and do not substitute their judgment for that of the local decision-making body when a decision is supported by substantial evidence.

In ***Reno Real Estate Development, LLC v. Scenic Nevada, Inc.***, 141 Nev. Adv. Op. 48 (2025), the Nevada Supreme Court reaffirmed the deferential standard applicable to municipal land-use decisions and reiterated the substantial-evidence inquiry. The Court's formulation is consistent with Nevada's longstanding definition of substantial evidence as evidence **"which a reasonable mind might accept as adequate to support a conclusion."**

The Nevada Supreme Court's published decisions repeatedly use that definition of substantial evidence.

That deferential standard does not eliminate the requirement for an adequate evidentiary basis. Rather, it identifies the evidentiary threshold upon which deference rests.

The existence of some evidence favoring an application therefore does not necessarily end the inquiry where the governing law requires several separate affirmative conclusions.

The relevant question is whether a reasonable mind could accept the evidence in the record as adequate to support the **particular finding being made**.

This appeal therefore does not ask the Board to substitute speculation against the applicant for speculation in favor of the applicant.

It asks the Board to examine the evidence supporting each required finding and determine whether the applicant's evidentiary burden was met and whether substantial evidence existed to support the conclusions reached.

H. Nevada Law Distinguishes Between Deferring Final Development Details and Deferring Evidence Necessary to a Presently Required Finding

The Nevada Supreme Court's decision in ***City of Reno v. Citizens for Cold Springs***, 126 Nev. 263, 236 P.3d 10 (2010) **(Exhibit 11)**, is relevant to this distinction.

Cold Springs involved land-use and zoning approvals facilitating future development. Reno's applicable ordinance required a finding concerning adequate services and infrastructure. Reno argued, in substance, that detailed infrastructure matters could be addressed during subsequent development proceedings.

The Nevada Supreme Court recognized that the zoning stage did **not** require complete, all-inclusive development plans. Detailed engineering and other later-stage development requirements could appropriately occur after zoning.

The Court nevertheless rejected the proposition that the ability to defer final development details permitted the governmental body to defer the factual basis necessary to make an infrastructure finding required at the zoning stage.

The Court required sufficient information concerning the infrastructure needs associated with the development facilitated by the zoning decision and how those needs would be addressed, rather than merely postponing the inquiry until future development review.

Appellant recognizes that *Cold Springs* interpreted the City of Reno's ordinance, not Churchill County Code, and does not contend that the two ordinances are identical.

The Nevada Supreme Court subsequently reinforced that evidentiary principle in ***Eureka County v. State Engineer***, 131 Nev. 846, 359 P.3d 1114 (2015) **(Exhibit 12)**. Although *Eureka County* arose in the different administrative context of water-right permitting, the Court held that the State Engineer's decision had to be supported by substantial evidence **in the record before him**, rather than relying upon the expectation that mitigation could later be developed. The Nevada Supreme Court later summarized *Eureka County* as holding that the relevant decisions were unsupported because the required substantial evidence was not present in the record when the decision was made.

Appellant does not contend that *Eureka County's* water-right permitting requirements are identical to Churchill County's rezoning requirements.

The relevance of *Cold Springs* and *Eureka County* is narrower:

Nevada law recognizes that where governing law requires an affirmative finding in the present proceeding, the evidentiary basis necessary to support that finding cannot be supplied merely by the existence of a later review process. Final engineering and other properly deferred details may await later proceedings; substantial evidence supporting a presently required finding must exist when that finding is made.

That distinction is directly implicated where material questions concerning ZC26-2 were characterized during the Planning Commission hearing as matters for future project/SUP review while the Commission nevertheless made the affirmative findings necessary to recommend the zoning amendment.

The application of these authorities to the specific hearing record is addressed more fully in **Ground II** below.

I. The Board's Review Is Not Limited to the Planning Commission Record

Churchill County's appeal procedure provides that the Board of County Commissioners is not limited to the record before the Planning Commission when considering an appeal.

CCC §16.08.050.4(F)4(f) provides:

"To ensure that all parties have access to their elected officials, the board of county commissioners shall not be limited to the record of the planning commission."

"The board of county commissioners shall consider only the issues raised before the planning commission, however, all relevant evidence pertaining thereto which is necessary to render a decision based on substantial evidence shall also be considered."

This provision is particularly relevant because the principal issues presented by this appeal were raised before the Planning Commission **both in written public comment and verbally during the public hearing**.

Those issues included infrastructure and utility requirements, water and power, emergency-response capability, fire and hazardous-material risks, potential environmental and air impacts, compatibility, public health and safety, Master Plan conformity, and the sufficiency of the evidence supporting the required findings.

Accordingly, supplemental evidence submitted with this appeal concerning those matters does not create an entirely new basis of opposition after the Planning Commission's recommendation. It supplements issues already placed before the Commission before it acted.

The supplemental evidence is not offered as proof that the identified adverse consequences will occur. It is offered as evidence relevant to the materiality of factual issues raised before the Planning Commission and to whether the required findings were adequately supported.

J. Standard Applied to the Grounds That Follow

Taken together, these provisions establish the framework for this appeal.

Appellant does not ask the Board to determine prematurely whether Rivian's eventual project should receive an SUP, nor does Appellant contend that every engineering or operational detail of a future facility should have been established before rezoning.

The Board is instead respectfully asked to determine:

Whether, at the time the Planning Commission recommended approval of ZC26-2, the applicant had satisfied its burden of providing adequate facts and information and whether substantial evidence supported the affirmative findings required for the zoning amendment, including Master Plan conformity, compatibility, adequate services and infrastructure, impacts upon public services and facilities, and public health, safety and welfare.

Where information material to those required determinations was deferred to subsequent proceedings, the Board is further asked to determine whether the findings could properly be made before sufficient information existed to support them.

GROUND I — THE REQUIRED FINDINGS WERE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

A. The Planning Commission Made Affirmative Findings Despite Material Gaps in the Evidentiary Record

The Planning Commission recommended approval of ZC26-2 after determining that the findings required under CCC §16.08.060(E) had been satisfied.

As established in Section III, the applicant bears the burden of providing adequate facts and information supporting the requested zoning amendment. The issue presented by this Ground is whether the evidence before the Planning Commission was sufficient to support the affirmative findings it made.

Appellant does not contend that the record contained no evidence supporting ZC26-2. The property's Industrial Master Plan designation, its distance from existing residential development, surrounding land uses, access to U.S. Highway 95, and other facts identified by staff constitute evidence relevant to the requested amendment.

The existence of some evidence favoring rezoning, however, does not necessarily establish every required criterion and finding. **Material factual information concerning the proposed land use, infrastructure and services, compatibility, public services and facilities, and public health, safety and welfare remained unresolved or unsupported by sufficient evidence when the Planning Commission determined that the required findings were satisfied.**

The question presented is therefore not whether some evidence favored ZC26-2, but whether **substantial evidence supported each affirmative determination necessary to recommend approval.**

B. The Applicant Identified a Specific Proposed Use, but Material Characteristics of That Use Were Not Established

The applicant did not seek I-3 zoning for an unidentified or purely hypothetical future industrial use. The application expressly identified **destructive battery testing** as the intended use necessitating the zoning change.

The applicant represented that the existing RR-20 zoning does not permit destructive battery testing and relied upon the proposed use in explaining why the requested I-3 designation was appropriate.

The proposed use therefore formed part of the factual basis for the requested zoning amendment.

Nevertheless, the record before the Planning Commission did not establish material characteristics of that proposed use, including its anticipated scale, the nature or extent of destructive testing contemplated, anticipated battery quantities or types, quantified electrical demand, quantified water demand, permanent utility requirements, or comparable operational information relevant to the County's zoning criteria.

Appellant does not contend that each of these items independently constitutes a mandatory application requirement or that final project design was required before rezoning.

Rather, the absence of this information becomes material where the County was nevertheless required to evaluate matters such as infrastructure adequacy, compatibility, public-service impacts, and public health, safety and welfare.

C. The Nature and Scale of the Proposed Use Determine What Evidence Is Material to the Required Findings

The amount and type of information reasonably necessary to substantiate a zoning determination necessarily depend upon the nature and characteristics of the land use for which the zoning amendment is sought.

A proposed use with minimal utility requirements, limited hazardous materials, and little potential demand upon emergency services may require comparatively limited information to substantiate findings concerning infrastructure, compatibility, public services, and public health and safety.

A proposed use involving materially different operational characteristics may require a correspondingly different factual showing before the same affirmative findings can reasonably be made.

Here, the applicant expressly identified **destructive battery testing** as the intended use necessitating the requested I-3 zoning. The relevant evidentiary inquiry therefore cannot reasonably be divorced from the nature and anticipated scale of the destructive testing contemplated.

"Destructive battery testing" describes a category of activity rather than a single uniform process. The information reasonably necessary to evaluate its potential demands and effects depends upon material variables including, as applicable:

- the types and chemistries of batteries involved;
- battery size, quantity and state of charge;
- the nature and frequency of destructive testing;
- whether testing intentionally induces thermal runaway, fire, rupture or other failure modes;
- the quantity and manner of batteries or potentially hazardous materials stored on site;
- containment and control methods;
- anticipated electrical and water requirements; and
- **the nature and extent of potential emergency-response demands, including whether the contemplated testing would require specialized training, procedures, equipment, personal protective equipment, hazardous-material response capabilities, or other resources for County staff and emergency responders.**

Emergency-response capability is particularly dependent upon the nature and scale of the testing contemplated. Without sufficient information concerning the batteries, testing methods, quantities, potential failure modes, and associated hazards, the County cannot meaningfully determine what emergency-response capabilities may be necessary, whether specialized training

or equipment would be required, or whether existing County resources are adequate to address those potential demands.

Appellant does not contend that every responder must receive project-specific training before a zoning amendment may be considered. Rather, the issue is whether sufficient information concerning the proposed use existed to permit the County to evaluate the nature of the potential demand upon public services and determine whether additional training, equipment, procedures, staffing, or other resources may reasonably be required.

Appellant does not contend that each of these variables constitutes an independent application requirement under CCC §16.08.060(E), nor that final operating protocols or engineering specifications were required before rezoning.

Rather, these variables demonstrate why the **nature and scale of the proposed use establish the factual context necessary to determine what evidence is material to the County's required findings.**

Without sufficient information identifying what "destructive battery testing" means in the context of the proposed facility, it is difficult to determine whether a particular concern is immaterial, adequately addressed, or requires additional factual development before an affirmative finding can reasonably be made.

Accordingly, the evidentiary showing necessary to substantiate the zoning findings should be informed by and reasonably proportional to the characteristics of the use relied upon to justify the requested amendment.

The applicant bears the burden of providing adequate facts supporting the amendment. Where the applicant identifies a particular proposed use as the basis for changing the property's zoning, sufficient information concerning that use must therefore exist to permit meaningful evaluation of those characteristics relevant to the required zoning determinations.

This does **not** shift SUP-level project review into the rezoning proceeding. It establishes only the factual context necessary to determine whether the applicant has provided enough information to substantiate the findings required at the rezoning stage.

D. Statements Concerning "Minimal" Utility Demand Were Not Supported by Quantified Information

The applicant characterized anticipated utility demand as **"minimal,"** while indicating that initial utilities would be temporary and permanent power, water and septic would come later.

The significance of that representation is heightened by the absence of sufficient information concerning the nature and scale of the destructive battery testing contemplated.

The record identified in the staff materials did not quantify anticipated electrical demand or water demand, establish the permanent water source or permanent electrical-service capacity, or quantify anticipated wastewater requirements.

Without first establishing the nature and approximate scale of the activity to be served, the factual basis for characterizing its anticipated utility requirements as "minimal" is unclear.

The issue is not whether those infrastructure systems had to be constructed before rezoning.

The issue is whether the applicant's characterization constituted sufficient evidence where the underlying anticipated demand had not been established and the permanent means of serving that demand remained undetermined.

A meaningful determination concerning infrastructure adequacy necessarily requires some factual basis concerning both sides of the comparison:

What services and infrastructure will the proposed land use reasonably require, and what services and infrastructure are available or reasonably capable of serving those requirements?

Without sufficient information concerning anticipated demand, a conclusion concerning adequacy risks depending upon the assumption that future requirements can be addressed later.

That issue is addressed further under **Ground II** and **Ground IV**.

E. Compatibility Could Not Be Evaluated Solely From Distance and Existing Zoning

Staff relied upon the property's remoteness, distance from residential zoning and existing development, surrounding industrial-type uses, and highway access in supporting compatibility.

Those considerations are relevant, and Appellant does not dispute them.

However, CCC §16.08.060(E)(1), as reflected in the County's zoning-amendment criteria, expressly requires consideration of whether the **proposed zoning and project** are sensitive to and compatible with the use and development of adjacent properties.

The County's application materials also direct consideration of the range of uses potentially available under the requested zoning classification.

Distance and existing land-use patterns therefore represent part of the compatibility inquiry, but they do not necessarily resolve it.

The relevance of distance depends in part upon the characteristics of the proposed activity and the nature and geographic reach of effects reasonably pertinent to compatibility. Likewise, the absence of nearby occupied residential development does not independently establish compatibility with all adjacent properties or uses.

Accordingly, the evidence concerning remoteness and separation favored the application but did not eliminate the need for sufficient information concerning the proposed zoning and proposed use to permit the compatibility determination required by County Code.

F. Material Public-Service and Public-Safety Questions Were Raised Before the Findings Were Made

Written public comment submitted before the hearing raised specific questions concerning emergency-response capability, fire and hazardous-material risks, potential air and environmental impacts, infrastructure, water and electrical demand, and public health and safety.

Those matters were again raised verbally during the public hearing.

Questions included the nature of the proposed destructive testing and whether local emergency-response agencies possessed the staffing, **specialized training, equipment, procedures and resources** necessary to respond to a significant battery-related incident.

These were not merely generalized expressions of opposition. They were questions directed toward the factual basis supporting findings the Planning Commission was being asked to make.

The applicant's representative participated remotely and indicated availability to answer questions. Nevertheless, substantive information concerning several of those matters was not obtained before the Planning Commission recommended approval.

The significance is not that the Planning Commission had an obligation to answer every question raised during public comment.

Rather:

Where a question identified missing information material to a required criterion or finding, the applicant's burden remained to provide adequate facts supporting that determination.

Uncertainty does not establish that ZC26-2 must permanently be denied.

But unresolved uncertainty also does not itself constitute affirmative evidence supporting a required finding.

G. Future Review Was Relied Upon to Address Material Information That Remained Unresolved

During discussion, several questions concerning the proposed use were characterized as matters that could be addressed during later project-specific or SUP proceedings.

The Planning Commission nevertheless proceeded to determine that the applicable zoning criteria and findings had been satisfied.

This creates a central evidentiary issue:

If the deferred information was unnecessary to the zoning findings, the record should identify what evidence independently supported those findings. If the information was necessary to those findings, deferring it until after rezoning left the present findings without the information necessary to substantiate them.

Appellant does not contend that every unanswered project question falls into the second category.

The Board is instead asked to distinguish carefully between detailed information appropriately reserved for subsequent project review and information reasonably necessary to support determinations expressly required at the zoning stage.

The legal significance of this distinction under ***City of Reno v. Citizens for Cold Springs*** is addressed specifically in **Ground II**.

H. The Applicant's Burden Cannot Be Shifted to Members of the Public

The applicant's evidentiary burden is particularly important when evaluating the issues raised during public comment.

Appellant does not bear the burden of proving that destructive battery testing will cause a fire, contaminate air or water, exceed local electrical capacity, adversely affect groundwater, overwhelm emergency services, or otherwise cause a particular adverse consequence.

Nor does the absence of public proof that such an event **will** occur establish the affirmative conclusion that it will not.

The relevant question under the County's zoning framework is whether the **applicant provided adequate facts supporting the requested amendment and the affirmative determinations necessary for approval.**

Accordingly:

An unanswered question concerning a material zoning criterion cannot properly be resolved against the public merely because the public cannot prove what the applicant has not disclosed or established.

Technical evidence submitted with this appeal concerning battery hazards, infrastructure, emergency response and related subjects is therefore not offered to establish that a particular adverse event will occur at the proposed facility.

It is offered, where applicable, to demonstrate **why particular characteristics of the proposed destructive battery testing are material variables that must be understood before certain affirmative zoning findings can reasonably be made.**

I. Evidence Supporting Some Findings Does Not Necessarily Support All Required Findings

The record contains legitimate evidence favoring ZC26-2.

The property is remote. It lies within an area designated for industrial development. Existing residential development is substantially separated from the site. Highway access exists. Other industrial-type activities occur within the broader area.

Those facts should be considered and weighed by the Board.

But evidence supporting the general appropriateness of industrial development at this location does not automatically establish:

- adequate services and infrastructure for the proposed land use;
- compatibility of the proposed zoning and project;
- substantial conformity with the Master Plan as a whole;
- absence of adverse impacts upon existing or planned public services or facilities; or
- absence of adverse impacts upon public health, safety and welfare.

Each required determination must have an adequate evidentiary basis.

The appeal therefore does not ask whether **some evidence favored rezoning**.

It asks whether substantial evidence supported the **specific affirmative determinations required to recommend this rezoning.**

J. Requested Determination Under Ground I

For the foregoing reasons, Appellant respectfully contends that the Planning Commission's recommendation was made without sufficient evidence to substantiate all criteria and findings required for approval of ZC26-2.

Appellant requests that the Board independently examine the evidentiary basis supporting each required determination rather than treating the Planning Commission's recommendation itself as evidence that the applicant's burden was satisfied.

Appellant respectfully requests that the Board determine that the present record did not contain substantial evidence sufficient to support each required affirmative finding and reverse the Planning Commission's recommendation. Alternatively, if the Board determines that additional evidence could cure the deficiencies identified herein, Appellant requests that the matter be remanded or continued for development and consideration of an adequate evidentiary record before the required findings are made.

GROUND II — MATERIAL INFORMATION NECESSARY TO THE REZONING DETERMINATION WAS IMPROPERLY DEFERRED TO FUTURE PROJECT AND SUP REVIEW

A. This Appeal Does Not Contend That SUP-Level Review Was Required at Rezoning

The distinction at the center of this Ground is narrow.

Appellant does not contend that the Planning Commission was required to conduct Rivian's future Special Use Permit proceeding during consideration of ZC26-2. Nor does Appellant contend that Rivian was required to provide final engineering drawings, final facility design, construction plans, final fire-suppression systems, or every operational detail of a proposed facility before seeking rezoning.

Those matters may properly be addressed at later stages of project review.

The issue is instead whether information necessary to evaluate matters expressly required at the **rezoning stage** could itself be postponed until those later proceedings while the Planning Commission nevertheless determined that the present zoning criteria and required findings had been satisfied.

That distinction is particularly important because CCC §16.08.060(E)(1) expressly requires an evidentiary showing concerning whether adequate services and infrastructure are available to support the proposed land use and whether the **"proposed zoning and project"** are compatible with adjacent properties.

B. The Applicant Relied Upon the Proposed Project to Establish the Need and Appropriateness of the Rezoning

The proposed project was not irrelevant to ZC26-2.

In addressing why development factors support the requested zoning change, the applicant stated:

"The current zoning does not allow for destructive battery testing..."

In addressing whether the zoning change provides an appropriate use of the land, the applicant further stated:

"Destructive battery testing is best served in remote and rural areas."

Thus, destructive battery testing was affirmatively relied upon to explain both **why the existing zoning was inadequate and why the requested I-3 zoning was appropriate.**

The applicant also expressly represented that the proposed zoning and project were compatible because the parcel was remote, nearby commercial and residential uses were absent, surrounding lands were vacant and undeveloped, and I-3 zoning was consistent with that land-use pattern.

Accordingly, the stated project cannot reasonably be treated as relevant when supporting the need and appropriateness of the amendment but categorically irrelevant when considering characteristics of that same project that bear upon other rezoning criteria.

The question is not whether every project detail was required.

It is whether **enough information about the project was required to support the findings the County was making at that stage.**

C. Infrastructure Was Expressly a Rezoning-Stage Evidentiary Requirement

The County's ZC26-2 staff report identifies the applicant's required showing under CCC §16.08.060(E)(1), including:

"The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use [are] available in the area."

The applicant's response was:

"The remote nature of the site will require minimal, isolated utility demands. Initial utilities for the site will be temporary to start with permanent power, water, and septic to come later."

That response presents two materially different propositions.

The first—**that utility demands will be minimal**—is an affirmative factual characterization offered in support of the rezoning.

The second—that permanent power, water and septic will **"come later"**—defers establishment of the permanent means by which those needs will be served.

The record identified in the staff materials does not itself quantify the anticipated electrical demand or water demand, identify the permanent water source or permanent electrical capacity, or quantify anticipated wastewater requirements.

Again, Appellant does not contend that permanent utilities had to be installed or finally engineered.

The narrower question is:

What factual evidence allowed the County to determine that utility demands would be "minimal" and that adequate services and infrastructure were available to support the proposed land use if neither the anticipated demand nor the permanent means of serving that demand had yet been established?

D. The Hearing Record Demonstrates That Material Questions Were Directed to Later Project/SUP Review

The hearing record demonstrates that the distinction between the zoning amendment and later site-specific review was not merely an inference drawn by Appellant after the Planning Commission's decision. It was expressly discussed during the hearing while questions concerning matters relevant to the required zoning findings remained unresolved.

At approximately **22:13–22:22**, the applicant's representative confirmed his participation in the hearing and his availability to respond to questions. Later, at approximately **29:08–29:31**, the applicant's representative again indicated that he was available to answer questions concerning the application.

At approximately **25:48–27:06**, during discussion concerning concerns associated with the proposed use, the hearing discussion included the statement:

"Any health concerns are dealt with at the site specific review."

This is significant because CCC §16.08.060(E)(2) nevertheless required an affirmative finding at the rezoning stage that the proposed amendment **"will not adversely impact the public health, safety and welfare."**

At approximately **31:14–31:27**, the Chair emphasized the distinction between the proceeding then before the Commission and later project review, stating:

"We're here only for a zone change."

Appellant does not dispute that characterization of the proceeding. ZC26-2 was a zoning-amendment proceeding, not final approval of Rivian's proposed facility. The significance is that the Commission was nevertheless required to make the findings applicable to that zoning amendment before recommending approval.

At approximately **38:41–39:25**, Appellant specifically asked what type of **"destructive battery testing"** was contemplated. That question was material because the applicant had itself identified destructive battery testing as the reason the requested I-3 zoning was necessary, while the nature and scale of that testing bears upon the information reasonably necessary to evaluate infrastructure, compatibility, emergency-response demands, and public health and safety.

At approximately **45:21–45:51**, the discussion again distinguished the zoning proceeding from later review, including statements concerning what is considered **"at the time of a zone change"** and that **"this isn't the time for the use."**

Immediately thereafter, at approximately **45:59–46:32**, the discussion addressed what constitutes **"reasonable infrastructure"** and the matters evaluated at the zoning stage.

At approximately **46:32–47:06**, the discussion then returned to later site-specific review and indicated that the subsequent review would address matters concerning **"everything that affects neighboring public health, safety, welfare."**

Read together, these portions of the hearing are important not because Appellant contends that every project-specific question had to be resolved during ZC26-2. They demonstrate the distinction actually being applied during the proceeding:

Questions concerning the nature and effects of the stated use were repeatedly characterized as matters for later site-specific review while the Commission was simultaneously being asked to make present findings concerning infrastructure, compatibility, public services, and public health, safety and welfare.

The applicant's representative was present and available to answer questions. Nevertheless, the Commission proceeded to make the affirmative findings without obtaining that information or identifying equivalent evidence in the record supporting the findings for which the information was potentially material.

Appellant does not contend that the Planning Commission itself bore the applicant's burden of proof or was required to ask every question raised during public comment.

The significance of the hearing sequence is narrower:

The deficiency was identified before the decision; the applicant was available during the hearing; the discussion expressly directed material project information toward later review; and the Commission nevertheless proceeded to make affirmative findings without obtaining that information or identifying equivalent evidence in the record supporting the findings for which the information was potentially material.

The objection therefore is not simply that additional information could have been requested.

It is that **future review is not itself evidence supporting a finding that must already be made.**

E. The Distinction Between Rezoning and Project Approval Does Not Resolve the Evidentiary Issue

Appellant agrees with the Commission's statement that **"we're here only for a zone change."** ZC26-2 was not the proceeding for final project approval, final engineering, or SUP-level operating conditions.

That distinction, however, does not resolve whether sufficient information concerning the stated project was necessary to support findings required **at rezoning**.

The applicant relied upon destructive battery testing to establish why I-3 zoning was necessary, and Churchill County's rezoning criteria expressly require consideration of the **"proposed zoning and project."** The project therefore was relevant to the extent its characteristics were material to the required zoning findings.

The appropriate distinction is not **project information now versus project information later**, but rather **the level of information necessary to support the determinations required at each stage**.

Accordingly:

If information concerning the proposed use was unnecessary to a required zoning finding, the record must contain other substantial evidence supporting that finding. If the information was necessary, deferring it to the SUP could not supply the evidentiary basis for an affirmative finding made at rezoning.

This distinction preserves the legitimate function of both proceedings without converting rezoning into final project approval or allowing future project review to substitute for evidence required at the zoning stage.

F. Nevada Authority Supports the Distinction Between Later-Stage Details and Evidence Necessary to a Present Finding

The Nevada Supreme Court's decision in ***City of Reno v. Citizens for Cold Springs***, 126 Nev. 263, 236 P.3d 10 (2010), is relevant to this issue.

Cold Springs did not require complete development plans or final engineering at the zoning stage. The Court recognized that detailed development matters may appropriately be addressed later.

However, where the applicable ordinance required an infrastructure determination at the zoning stage, the Court distinguished those later development details from the information necessary to support the required present determination.

Appellant recognizes that *Cold Springs* interpreted Reno's ordinance, not Churchill County Code, and does not contend that the ordinances are identical.

Its relevance is the principle it illustrates:

Deferral of final project details is different from deferral of the evidentiary basis necessary to make a finding required at the present land-use stage.

Churchill County independently requires consideration of adequate services and infrastructure and other criteria at rezoning. Accordingly, the question is whether sufficient information existed to support those determinations when they were made—not merely whether additional information could be obtained later.

The Nevada Supreme Court subsequently reinforced the same evidentiary distinction in ***Eureka County v. State Engineer***, 131 Nev. 846, 359 P.3d 1114 (2015). Although that case arose in the different context of water-right permitting, its relevance here is limited to the principle identified in Section III: **where governing law requires an affirmative finding in the present proceeding, the existence of a later process does not itself provide substantial evidence for that finding.**

These authorities do not determine the outcome of ZC26-2. They reinforce the distinction the Board must apply to Churchill County's own requirements: final details may properly await later review, but the evidentiary basis necessary to support findings required at rezoning must exist when those findings are made.

G. Future SUP Review Cannot Substitute for Evidence Supporting a Present Finding

The existence of a future SUP process provides important regulatory protection.

It may allow the County to impose operational conditions, require fire and emergency plans, evaluate site design, address hazardous materials, review specific utility connections, and impose other project-specific requirements.

But those protections answer a different question.

They establish that **additional review will occur later**.

They do not, standing alone, establish that:

- adequate services and infrastructure are available to support the proposed land use;
- the proposed zoning and project are compatible with adjacent properties;
- the zoning amendment substantially conforms with applicable plans and policies; or
- the amendment will not negatively affect public services or adversely affect public health, safety and welfare.

Those are determinations associated with the zoning amendment itself.

Accordingly, reliance upon future review cannot replace the evidentiary showing necessary to support a finding that County Code requires before that future review occurs.

H. The County's Own Staff Analysis Demonstrates Why the Deferred Information Was Material

The staff report did not treat destructive battery testing as irrelevant.

Staff expressly relied upon it in its Master Plan analysis. For example, staff stated under ED 9.2 that industrial zoning in this area would help attract industries **"such as electric battery testing."**

Staff likewise relied upon the proposed industrial development to conclude that the amendment would expand the County's tax base with minimal disruption to existing agricultural and residential uses.

The stated project was therefore considered when it supported the rezoning.

The problem arises if information about that same project was considered premature when necessary to evaluate potential demands or consequences relevant to the remaining criteria.

Appellant respectfully submits that the County must apply a consistent evidentiary approach:

If the proposed project is sufficiently concrete to support the need, appropriateness, economic benefit and compatibility of the zoning amendment, it is also sufficiently relevant to require reasonable factual information concerning those characteristics necessary to evaluate infrastructure, compatibility, public services, health, safety and welfare.

This does not require complete project review.

It requires only enough information to substantiate the findings being made.

I. The Applicant's Burden Cannot Be Satisfied by a Promise That Missing Information Will Be Developed Later

The County's zoning framework places the burden upon the applicant to provide adequate information substantiating the amendment.

That burden would have little practical meaning if a material deficiency in the evidence could be answered solely by stating that the information would be supplied after the zoning amendment was approved.

Future information may ultimately demonstrate that adequate power, water, wastewater capacity, emergency-response capability and other necessary resources exist.

If so, that evidence may support the requested amendment.

But the possibility that sufficient evidence **may exist later** is not equivalent to substantial evidence supporting an affirmative finding **now**.

This is precisely why Appellant requested further factual development rather than asking the Planning Commission to presume the project unsafe.

J. The Proper Remedy Is Further Evidentiary Development, Not Premature Project Adjudication

Appellant is not asking the Board to adjudicate Rivian's future SUP through this appeal.

Nor is Appellant asking the Board to conclude, without evidence, that adequate infrastructure cannot be provided or that destructive battery testing cannot safely occur at this location.

Where the existing record is insufficient to substantiate a zoning-stage criterion or finding, the appropriate response is not to assume that the missing information will be satisfactorily resolved after the zoning has changed.

Rather, sufficient evidence should be developed and considered **before the required affirmative finding is made.**

That approach preserves both interests:

Rivian retains the opportunity to establish that the requested zoning satisfies County Code, while Churchill County avoids making a permanent zoning decision on the assumption that material questions will be satisfactorily resolved after the zoning has already changed.

K. Requested Determination Under Ground II

For these reasons, Appellant respectfully requests that the Board determine that matters expressly relevant to the rezoning criteria could not be treated solely as future SUP or project issues where sufficient information concerning those matters was necessary to substantiate the findings supporting ZC26-2.

Appellant respectfully requests that the Board determine that future project or SUP review did not itself provide substantial evidence supporting findings required at rezoning.

Accordingly, Appellant requests that the Board reverse the Planning Commission's recommendation on the present evidentiary record. Alternatively, if the Board determines that additional evidence could cure the deficiencies identified herein, Appellant requests that the matter be remanded or continued for development and consideration of an adequate evidentiary record before the required findings are made.

GROUND III — THE FINDING OF SUBSTANTIAL COMPLIANCE WITH THE CHURCHILL COUNTY MASTER PLAN WAS NOT ADEQUATELY SUPPORTED

A. The Required Master Plan Finding Must Be Evaluated Against the Master Plan as a Whole

CCC §16.08.060(E) requires the Planning Commission, when recommending approval of a zoning amendment, to make an affirmative finding concerning the amendment's substantial compliance with and support of the goals and policies of the Churchill County Master Plan.

The Master Plan itself explains its role in County land-use decision-making. It states that the Plan establishes Churchill County's vision for the future and provides the framework and foundation for decisions of the Board of County Commissioners, Planning Commission, and community concerning growth and development through 2040.

The Plan is comprehensive by design. Its chapters address, among other subjects, conservation and natural resources, hazards and hazard mitigation, economic development, transportation, public services and facilities, open space, and land use.

Accordingly, the required Master Plan conformity determination cannot reasonably be reduced solely to whether the property's mapped land-use designation permits or anticipates industrial development.

The Industrial designation is important evidence supporting ZC26-2. Appellant does not dispute that fact.

The issue is whether the Planning Commission had an adequate factual basis to determine that the particular amendment **substantially complied with and supported the applicable goals and policies of the Master Plan considered together**, including policies relevant to the development facilitated by the requested zoning change.

As established in Section III, this does not require separate findings concerning every provision of the Master Plan. It requires a reasoned determination based upon those goals and policies materially implicated by the amendment.

B. Staff Relied Primarily Upon the Industrial Designation and Selected Policies Favoring Industrial Development

The ZC26-2 staff report identified several Master Plan goals and policies in support of approval.

Among those were:

- **ED 9**, establishing industrial uses as a fourth pillar of the economy;
- **ED 9.1**, identifying suitable industrial areas along major highways and railways;
- **ED 9.2**, providing additional industrial and manufacturing employment opportunities and attracting a greater variety of industries;
- **LU 1**, providing opportunities for managed growth within Industrial designations;
- **LU 3**, requiring development to be beneficial to the County and promote sustainability;
- **LU 5**, encouraging industrial expansion supportive of economic development and job creation;

- **LU 5.1**, reducing obstacles to development of industrial lands; and
- **LU 6.2**, separating commercial uses from industrial activity.

Those policies are relevant and properly form part of the Master Plan analysis.

Appellant's objection is not that staff considered them.

The concern is that the staff analysis does not demonstrate comparable consideration of other Master Plan provisions directly implicated by the requested amendment and the proposed use identified as its purpose.

The question therefore is not whether the staff report identified **Master Plan policies supporting industrial development**. It plainly did.

The question is whether that analysis was sufficient to support the broader affirmative finding of substantial Master Plan compliance.

C. The Staff Report Itself Relied Upon LU 3's Requirements of Public Benefit and Sustainability

The staff report cited **Goal LU 3:**

"Development shall be beneficial to the County and shall promote sustainability."

Staff concluded that ZC26-2 satisfied LU 3 because the amendment would create an industrial cluster near the Trinity Junction interchange and stated:

"This will result in an expanded tax base with minimal disruption to existing agricultural and residential uses."

This is significant because LU 3 contains **two concepts**:

benefit to the County and **sustainability**.

The staff response principally identified an anticipated economic benefit—an expanded tax base—and minimal disruption to agricultural and residential uses.

The record should therefore permit the Board to identify the factual basis for those conclusions.

Appellant does not contend that ZC26-2 will provide no economic benefit or that the County must establish a particular dollar amount of benefit unless otherwise required by law.

Rather, where an **expanded tax base** and **minimal disruption** were affirmatively relied upon as evidence satisfying LU 3, those conclusions should have an identifiable factual basis.

Likewise, the sustainability component of LU 3 should not disappear merely because economic-development policies also support industrial development.

Appellant does not contend that sustainability requires proof of zero environmental impact or complete project-level analysis. The issue is whether the record contained sufficient information to permit the sustainability component of the policy to be meaningfully considered at all.

D. Public Services and Facilities Are Part of the Master Plan's Growth Framework

Chapter 9 of the Master Plan expressly addresses **Public Services and Facilities**.

Its introductory language states:

"As growth continues, the demand for public services and facilities will increase."

The Plan explains that existing and proposed land uses, existing services and facilities, and service standards are used to determine future service and facility needs. It specifically addresses water services, sanitary sewer, other utilities, fire and police protection.

These subjects directly overlap with issues raised concerning ZC26-2.

The applicant stated that permanent power, water and septic would come later. At the same time, information concerning the anticipated nature and scale of destructive battery testing was limited.

As discussed in Grounds I and II, Appellant does not contend that final utility engineering was required before rezoning.

The relevance to Ground III is different:

The Master Plan itself treats the relationship between growth, land use, public services and infrastructure as an integrated planning issue.

Accordingly, those considerations cannot reasonably be characterized as wholly irrelevant to Master Plan conformity merely because more detailed infrastructure review may occur later.

E. Water Protection and Dependable Water Supply Are Express Master Plan Objectives

Chapter 9 establishes:

GOAL PSF 1: "To protect and preserve water rights and water supply in Churchill County."

The Plan contains numerous implementing policies, including:

PSF 1.11, which discourages long-term groundwater withdrawals when they exceed available aquifer recharge;

PSF 1.11.1, which calls for management of groundwater resources so annual use does not exceed levels sustainable at current rates of inflow and recharge;

PSF 1.12, concerning evaluation of water-supply alternatives capable of meeting future demands;

PSF 1.13, concerning planning water supply to meet average demand in normal-to-dry years; and

PSF 1.14, which requires that a safe and dependable water supply be provided.

Appellant does not contend that these policies establish that the proposed project will adversely affect groundwater or that every one applies identically to ZC26-2.

Nor does Appellant contend that Rivian was required to construct its permanent water system before seeking rezoning.

The evidentiary issue is narrower.

Where the applicant stated that permanent water would "come later," and the anticipated water demand and permanent source were not established in the information identified in the staff report, the record provides a limited factual basis upon which to evaluate which of the Master Plan's water-resource policies are implicated and whether the proposed amendment is consistent with them.

The subject parcel lies within **Nevada Hydrographic Basin 101**. As discussed more fully in Ground IV, that fact does not itself establish an adverse groundwater impact. It does, however, reinforce the materiality of determining anticipated water demand and source when evaluating which Master Plan water-resource policies are implicated.

That uncertainty does not establish an adverse water impact.

But it likewise cannot establish **affirmative conformity** with applicable water-resource policies without sufficient underlying information.

F. The Master Plan Expressly Connects Development, Water Infrastructure and Fire Protection

The Master Plan's water policies also demonstrate that water infrastructure cannot always be evaluated independently of public safety.

For example, **PSF 1.8**, although specifically applicable during creation of parcels within identified service areas, requires water service to be capable of meeting drinking-water standards and providing adequate flow and pressure in case of fire.

Appellant does not rely upon PSF 1.8 as a direct legal requirement imposed upon ZC26-2 if its triggering conditions are not satisfied.

Its relevance is illustrative:

The County's own Master Plan recognizes that water-service adequacy and fire-response capability can be interrelated planning considerations.

That relationship is relevant here because destructive battery testing was expressly identified as the intended use, while questions concerning the nature and scale of that testing, water requirements, fire hazards and emergency-response demands were raised before the Planning Commission.

Without sufficient information concerning the contemplated activity, it is difficult to determine what fire-protection infrastructure or response capability may be necessary—or whether existing resources are adequate.

G. The Nature of the Proposed Use Determines Which Master Plan Policies Require Meaningful Evaluation

As discussed under Ground I, "destructive battery testing" is not a single uniform activity.

The types and scale of testing contemplated can materially affect the relevance of Master Plan policies concerning water, utilities, emergency services, environmental protection, public safety and sustainability.

The evidentiary showing necessary to evaluate Master Plan conformity should therefore be informed by the nature and scale of the development facilitated by the amendment.

For example, if the contemplated testing involves activities capable of requiring specialized hazardous-material response, fire suppression, containment, specialized responder training or substantial utility infrastructure, those characteristics may implicate Master Plan policies differently than a low-intensity industrial use with limited infrastructure and emergency-service demands.

Appellant does not contend that any particular consequence will occur at Rivian's proposed facility.

The point is that:

The County cannot meaningfully determine which Master Plan considerations are material without sufficient information concerning the use against which conformity is being evaluated.

H. Hazard Mitigation and Environmental Protection Are Components of the Same Master Plan

The Master Plan expressly identifies **Chapter 3 — Conservation and Natural Resources** as addressing protection and utilization of land, water, air and other resources.

It identifies **Chapter 4 — Hazards and Hazard Mitigation** as addressing hazardous conditions existing within the County and responsibility and plans for mitigation.

These chapters are part of the same Master Plan upon which the required conformity finding is based.

Appellant does not contend that the existence of hazard-related policies prohibits a destructive battery-testing facility or requires the Planning Commission to conduct a complete environmental review at rezoning.

Rather, where the applicant seeks Heavy Industrial zoning specifically to facilitate an activity involving destructive battery testing, applicable conservation, environmental and hazard-related policies should be identified and meaningfully considered to the extent the characteristics of the proposed use implicate them.

This is especially relevant because Churchill County's own planning documents recognize hazardous-material emergency response as a County planning responsibility. The County's Multi-Jurisdictional Hazard Mitigation Plan identifies a Churchill County Hazardous Materials Response Plan that provides guidance to emergency personnel and a resource directory for hazardous-material emergencies.

The Master Plan itself provides the relevant planning framework for the required conformity determination. The Multi-Jurisdictional Hazard Mitigation Plan is cited only as **corroborative evidence demonstrating that hazardous-material emergency response is a recognized County planning concern**, not as an independent zoning requirement applicable to ZC26-2.

The existence of that plan does not establish that County emergency services are inadequate.

It demonstrates that hazardous-material response is a legitimate County planning consideration rather than an issue categorically unrelated to land-use planning.

I. Economic-Development Policies Must Be Read Together With the Plan's Other Goals and Policies

Appellant recognizes that the Master Plan affirmatively encourages industrial development.

The staff report appropriately identified **ED 9**, **ED 9.1**, **ED 9.2**, **LU 5**, and **LU 5.1** as policies favoring industrial expansion, employment opportunities, and attraction of additional industries.

Those policies should be given meaningful weight.

But the Master Plan does not state that economic-development policies supersede its water, infrastructure, sustainability, public-safety, environmental, or public-service policies whenever a parcel lies within an Industrial designation.

Indeed, the Master Plan's comprehensive structure indicates the opposite: land-use decisions are made within a framework containing **all of those planning objectives.**

The appropriate inquiry is therefore not:

Does the Master Plan encourage industrial development here?

It plainly does.

The appropriate inquiry is:

Has sufficient evidence been provided to determine that this particular zoning amendment, considered against the applicable Master Plan goals and policies as a whole, substantially complies with and supports that Plan?

J. The Staff Analysis Demonstrates an Imbalance in the Master Plan Review

The staff analysis provides detailed affirmative explanations for the economic-development and industrial-location policies supporting ZC26-2.

For example, staff concluded that industrial zoning would attract industries such as electric battery testing, create new industrial uses, expand the tax base, and locate industrial development where the Master Plan intends.

The record does not demonstrate a comparable analysis of the Master Plan's applicable water, infrastructure, sustainability, environmental, hazard-response, and public-service objectives before the finding of substantial Master Plan compliance was made.

That does not mean the Planning Commission was required to discuss every policy contained in the 186-page Master Plan.

It does mean that **directly applicable policies materially implicated by the amendment should not be omitted merely because other Master Plan policies favor the general category and location of development.**

A cross-reference identifying the Master Plan provisions materially implicated by ZC26-2, the provisions addressed in the staff analysis, the evidence identified in support of those provisions, and the corresponding evidentiary issues is provided at **Exhibit 4 — Master Plan Policy Cross-Reference Matrix for ZC26-2**.

K. The Master Plan Finding Required More Than Geographic Consistency

The central issue under Ground III is not whether the parcel is appropriately located within an area where Churchill County intends industrial development.

Appellant accepts that the Industrial designation weighs substantially in favor of ZC26-2.

The issue is whether geographic consistency was treated as effectively resolving the broader finding of Master Plan conformity despite unresolved factual questions relevant to other applicable goals and policies.

The distinction can be stated simply:

The Industrial designation answers an important question about where industrial development is planned. It does not, standing alone, answer whether a particular zoning amendment substantially complies with and supports the Master Plan's applicable goals and policies as a whole.

The applicant's burden therefore required sufficient information to permit meaningful evaluation of both the policies favoring industrial development **and those governing how that development should occur.**

L. Requested Determination Under Ground III

For these reasons, Appellant respectfully requests that the Board determine that the present record does not adequately support the finding that ZC26-2 substantially complies with and supports the goals and policies of the Churchill County Master Plan.

Appellant does not request that the Board reject the Industrial designation or disregard the Plan's economic-development objectives.

Rather, Appellant requests that the Board give effect to the **entire planning framework** adopted by Churchill County and determine whether sufficient evidence exists to evaluate ZC26-2 against the directly applicable policies concerning industrial development, sustainability, water resources, infrastructure, public services, environmental protection, hazard mitigation, and public health and safety.

Where the existing record is insufficient to make that determination, Appellant respectfully requests that the Board **reverse the Planning Commission's recommendation on the present record or, alternatively, remand or continue the matter until sufficient factual evidence exists to evaluate the amendment against the applicable Master Plan goals and policies before the required affirmative finding is made.**

GROUND IV — THE DETERMINATION THAT ADEQUATE SERVICES AND INFRASTRUCTURE ARE AVAILABLE TO SUPPORT THE PROPOSED LAND USE WAS NOT SUPPORTED BY SUFFICIENT EVIDENCE

A. Adequate Services and Infrastructure Are an Express Rezoning-Stage Consideration

CCC §16.08.060(E)(1) expressly requires consideration of whether:

"The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area."

This criterion requires more than determining that infrastructure could potentially be designed or constructed at some later date.

To meaningfully evaluate whether adequate services and infrastructure are available to support a proposed land use, the record must contain sufficient information to permit two related inquiries:

What services and infrastructure will the proposed land use reasonably require, and what services and infrastructure are available or reasonably capable of meeting those requirements?

Appellant does not contend that every permanent utility connection must already exist, that final engineering must be completed, or that project-level infrastructure design must occur before rezoning.

The narrower issue is whether sufficient planning-level information existed to support the affirmative determination required at the rezoning stage.

B. The Applicant Characterized Anticipated Utility Demands as "Minimal" Without Quantifying Those Demands

In response to the County's infrastructure criterion, the applicant stated:

"The remote nature of the site will require minimal, isolated utility demands. Initial utilities for the site will be temporary to start with permanent power, water, and septic to come later."

This response contains an affirmative factual characterization: anticipated utility demands will be **"minimal."**

Yet the information identified in the staff materials did not quantify anticipated electrical demand, water demand, wastewater generation, permanent water supply, or permanent electrical capacity.

Nor does the site's remoteness itself establish the magnitude of anticipated utility demand.

Remoteness may affect **how services are delivered**. It does not establish **how much water, electricity, wastewater capacity, or other infrastructure the proposed activity will require.**

Accordingly, the relevant evidentiary question is not whether Rivian can ultimately design and construct adequate infrastructure.

It is:

What facts in the record supported the applicant's affirmative representation that the proposed land use would impose "minimal" utility demands and the County's determination that adequate services and infrastructure were available to support those demands?

C. The Nature and Scale of the Proposed Testing Are Relevant to Determining Infrastructure Demand

The applicant identified **destructive battery testing** as the reason the existing zoning was inadequate and I-3 zoning was necessary.

As discussed in Grounds I and II, that description does not itself establish the nature or scale of the contemplated activity.

Infrastructure requirements may reasonably vary depending upon such matters as the number and type of batteries tested, testing frequency, battery chemistry and size, facility scale, equipment requirements, containment systems, fire-protection requirements, water needs, electrical requirements, and other operational characteristics.

Appellant does not contend that all such details were required at rezoning.

The point is that **some reasonable understanding of the contemplated activity was necessary to determine the magnitude and type of services and infrastructure it would require.**

A relatively limited testing operation may impose relatively limited infrastructure demands.

A substantially larger or more intensive operation may impose different demands.

Appellant does not ask the Board to presume either scenario.

The absence of sufficient information to determine that distinction is itself the evidentiary issue.

D. The Record Did Not Establish the Permanent Electrical Demand or Available Capacity Necessary to Support It

The applicant stated that permanent power would **"come later."**

Appellant does not contend that a permanent electrical connection had to be constructed before rezoning or that final electrical engineering was required.

But the infrastructure criterion still required an evidentiary basis from which to evaluate whether adequate infrastructure was available or reasonably capable of supporting the proposed land use.

The information identified in the staff materials did not establish:

- the anticipated permanent electrical load;
- what existing electrical infrastructure or capacity would serve that load;
- whether expansion or additional infrastructure would be necessary;
- whether such expansion could materially affect other infrastructure or public services; or
- the factual basis for characterizing the anticipated electrical demand as "minimal."

Appellant does not contend that sufficient electrical service cannot be provided.

The issue is whether the record contained substantial evidence supporting the affirmative determination that adequate infrastructure **was available to support the proposed land use** when the anticipated demand itself had not been established.

E. The Record Did Not Establish Permanent Water Demand or the Source From Which That Demand Would Be Supplied

The applicant likewise stated that permanent water would **"come later."**

The information identified in the staff materials did not quantify anticipated permanent water demand or identify the permanent source from which that demand would be supplied.

Again, Appellant does not contend that the permanent water system had to be installed or finally engineered before rezoning.

Nor does Appellant contend, based merely upon the absence of this information, that the proposed facility will consume substantial quantities of water, adversely affect groundwater, impair existing water rights, or be unable to obtain an adequate supply.

The evidentiary problem is more basic:

Without knowing approximately how much permanent water the proposed land use will require and the source expected to supply that water, what evidence permitted a determination that adequate water infrastructure was available to support the proposed land use?

The answer cannot reasonably be supplied solely by describing anticipated utility demands as **"minimal"** when the demand underlying that characterization was not quantified.

F. The Parcel's Location Within Hydrographic Basin 101 Reinforces the Materiality of Identifying Water Demand and Source

The subject parcel is located within Nevada **Hydrographic Basin 101 — Carson Desert**, near the hydrographic-basin boundary.

The Nevada Division of Water Resources identifies Basin 101 as the Carson Desert hydrographic basin within the Carson River Region. Churchill County's own Water Conservation Plan likewise identifies the Carson Desert as Basin 101.

The parcel's location within Basin 101 does **not** establish that the proposed project will adversely affect groundwater or that an adequate water supply cannot be obtained.

It does, however, make the unidentified permanent water source and unquantified permanent demand materially relevant to the County's infrastructure determination.

NDWR currently identifies the **2,500 acre-feet-per-year perennial-yield figure for the Carson Desert as a reconnaissance-era estimate** and is proposing reassessment of water availability in the basin. NDWR specifically explains that newer work indicates potentially more water may be available if responsibly developed, while also identifying existing domestic wells, water quality, the sensitive basalt aquifer

supplying existing users, environmental concerns, and other considerations requiring further understanding for effective and safe development of the potential supply.

That qualification is important.

Appellant therefore does **not** contend that the historical 2,500 AFY estimate establishes the amount of water presently available to Rivian, that Basin 101 is incapable of supporting additional development, or that the Board should adjudicate groundwater availability based upon a reconnaissance-era estimate.

Rather, the current NDWR information demonstrates why **actual demand and source matter**.

Churchill County's own Water Conservation Plan reinforces that conclusion. The Plan states that effective water-resource protection and planning are essential to the community's long-term sustainability and that the County works with the State Engineer, USGS, TCID and other entities to study **"available water inventories and water table trends, particularly as it relates to Basins 101 and 102."** The Plan further states that **98 percent of Basin 101's recharge comes from infiltration of Carson and Truckee River waters through the Truckee-Carson Irrigation District canal system** and characterizes sustainment of those flows as vital to water storage, recharge and contingency planning in Churchill County.

The County's Master Plan similarly directs the County to discourage long-term groundwater withdrawals when they exceed available aquifer recharge, work with state agencies to manage groundwater at levels sustainable at current rates of inflow and recharge, evaluate water-supply alternatives capable of meeting future demands, and ensure a safe and dependable water supply.

None of those authorities establishes that Rivian's proposed facility will adversely affect Basin 101.

They establish something narrower and directly relevant to the required infrastructure finding:

Where the permanent water source had not been identified and anticipated permanent demand had not been quantified, the record lacked the information necessary to meaningfully compare the proposed land use's water requirement against the source and infrastructure expected to serve it.

Accordingly, the relevant planning-level questions were:

Approximately how much permanent water will the proposed land use require? From what source is that water expected to be obtained? And what evidence establishes that the identified source and infrastructure are adequate or reasonably capable of serving that demand?

Those questions do not require the Board to adjudicate water rights or perform the State Engineer's regulatory function.

They concern the County's own required determination that adequate services and infrastructure are available to support the proposed land use.

G. The Record Likewise Did Not Establish Anticipated Wastewater Demand or the Basis for the Proposed Permanent Septic Service

The applicant stated that permanent septic would also **"come later."**

Appellant does not contend that a final septic design or permit was required at rezoning.

But anticipated wastewater generation is necessarily related to the scale and nature of the proposed development and the permanent infrastructure necessary to serve it.

The information identified in the staff materials did not establish anticipated wastewater generation or the planning-level basis for determining that the proposed permanent means of wastewater disposal could reasonably support the contemplated land use.

As with power and water, the issue is not final engineering.

It is whether enough information existed to support the infrastructure determination required **before final engineering occurs.**

H. "Services" Are Not Necessarily Limited to Utility Connections

CCC §16.08.060(E)(1) addresses adequate **"services and infrastructure."**

Depending upon the nature and scale of a proposed activity, relevant services may include fire protection, emergency medical response, hazardous-material response, law enforcement, transportation access, and related County or regional services.

Appellant does not contend that Churchill County presently lacks those capabilities or that every project-specific response requirement must be established at rezoning.

The narrower infrastructure question is whether sufficient information concerning the proposed activity existed to determine what services it would reasonably require and whether those services were available or reasonably capable of meeting that demand.

The specific evidentiary issues concerning emergency response, hazardous-material response, public services, and public health, safety and welfare are addressed in **Ground V**.

I. Remoteness May Support Compatibility but Does Not Establish Infrastructure or Service Adequacy

The applicant and staff relied in part upon the property's remoteness in support of ZC26-2.

Remoteness is relevant and may weigh favorably in evaluating compatibility with residential or other sensitive uses.

But remoteness does not itself establish infrastructure capacity.

Indeed, depending upon the circumstances, remoteness may increase the distance over which utilities must be extended, increase emergency-response times, require independent infrastructure, or otherwise affect the means by which necessary services are provided.

Appellant does not contend that remoteness makes the site unsuitable.

The point is simply:

Evidence that a site is remote is not evidence establishing how much infrastructure the proposed land use requires or whether adequate services and infrastructure are available to meet those requirements.

The same fact may favor one zoning criterion while requiring additional factual evaluation under another.

J. The Master Plan Independently Recognizes the Relationship Between Growth and Service Capacity

As discussed more fully in Ground III, Churchill County's Master Plan expressly recognizes that growth creates additional demand for public services and facilities.

Chapter 9 addresses water, wastewater, utilities, fire protection, police protection, and other public services as components of the County's growth framework.

This does not create an additional infrastructure requirement beyond the County Code criterion applicable to ZC26-2.

It corroborates that consideration of anticipated demand and available service capacity is an ordinary component of Churchill County's own land-use planning framework.

K. The County's Contemporaneous Land-Use Review Demonstrates That Planning-Level Infrastructure Evaluation Can Occur Before Final Engineering

The same August 12 Planning Commission packet contains the Sand Creek **(Exhibit 8)** subdivision matter, for which County review expressly addressed water and sewer infrastructure necessary to serve the development.

Among the conditions documented in the County packet were requirements that water and sewer improvements be designed to County standards and that existing water or sewer lines, lift-station upgrades, or additional water-main segments determined necessary to serve the project be completed at the developer's expense. The packet further documents compliance with requirements concerning water dedication, impact fees, and infrastructure-construction timing.

Appellant recognizes that Sand Creek involved a different type of land-use action, different facts, and potentially different approval criteria.

It is not offered to establish that ZC26-2 was legally required to undergo the identical analysis, provide identical studies, or satisfy requirements applicable to a subdivision.

Its relevance is narrower:

The County's own contemporaneous planning materials demonstrate that planning-level questions concerning what infrastructure a development will require, whether existing infrastructure must be upgraded, and who will bear the resulting infrastructure obligations can be evaluated before final construction is complete.

The comparison therefore reinforces the distinction made throughout this Ground between requiring **final infrastructure design**, which Appellant does not request, and requiring **sufficient planning-level evidence to support a presently required infrastructure finding.**

L. *City of Reno v. Citizens for Cold Springs* Supports the Distinction Between Final Infrastructure Design and Evidence of Infrastructure Adequacy

As discussed more fully in Ground II, ***City of Reno v. Citizens for Cold Springs***, 126 Nev. 263, 236 P.3d 10 (2010), is relevant to this distinction.

Cold Springs did not require completion of final infrastructure design at the zoning stage.

Its relevance here is narrower: where the governing land-use framework requires an infrastructure determination in the present proceeding, the existence of later infrastructure planning does not itself supply the evidentiary basis for that present determination.

Churchill County's criterion independently requires consideration of whether adequate services and infrastructure are available to support the proposed land use.

Accordingly, the relevant question remains whether the record before the Planning Commission contained substantial evidence supporting that determination when it was made.

M. A Future Ability to Provide Infrastructure Is Not Necessarily Evidence That the Present Criterion Has Been Satisfied

Rivian may ultimately be able to obtain sufficient power, secure an adequate water source, construct appropriate wastewater facilities, and provide every other service or infrastructure component necessary for the proposed development.

Appellant does not contend otherwise.

But the possibility that infrastructure **can be provided later** is analytically different from evidence supporting a present finding that adequate services and infrastructure **are available to support the proposed land use.**

Future engineering may answer the first question.

The County's rezoning criterion required an adequate evidentiary basis for the second.

Allowing the possibility of future infrastructure development to substitute entirely for evidence of anticipated demand and service capacity would risk making the infrastructure criterion effectively self-satisfying:

Infrastructure would be deemed adequate because whatever infrastructure proves necessary could be addressed later.

That interpretation would give little independent effect to the requirement that adequacy be considered during the zoning-amendment process.

N. The Characterization of Utility Demand as "Minimal" Required an Identifiable Factual Basis

The applicant's statement that anticipated utility demands would be **"minimal"** is important because it appears to supply the factual premise supporting infrastructure adequacy despite the absence of quantified permanent demands and sources.

But:

A characterization such as "minimal" is a conclusion. Its evidentiary weight depends upon the underlying facts supporting it.

A conclusory characterization does not become substantial evidence merely because it appears in an application; its evidentiary value depends upon the factual information supporting the conclusion.

Here, the information identified in the staff materials did not establish the anticipated permanent electrical load, permanent water demand and source, wastewater generation, or sufficient characteristics of the proposed testing operation from which those demands could reasonably be evaluated.

Appellant does not ask the Board to substitute a contrary unsupported conclusion that the demands will be substantial.

Appellant asks the Board to identify:

What evidence in the record allowed a reasonable mind to accept the characterization of those demands as "minimal" and to conclude that adequate services and infrastructure were available to support them?

If the answer depends upon information to be supplied during future project review, that information did not constitute evidence in the record when the rezoning finding was made.

O. Requested Determination Under Ground IV

For these reasons, Appellant respectfully requests that the Board determine that the present record did not contain sufficient evidence supporting the determination that adequate services and infrastructure were available to support the proposed land use.

This Ground does not ask the Board to determine that adequate infrastructure **cannot** be provided.

Nor does it ask the Board to require final engineering, adjudicate water rights, determine project-specific groundwater impacts, or decide matters properly reserved for later permitting authorities.

It asks the Board to enforce the evidentiary requirement applicable at the zoning stage:

Before determining that adequate services and infrastructure are available to support the proposed land use, the record must contain sufficient information concerning the anticipated demands of that land use and the services and infrastructure reasonably capable of meeting those demands.

Accordingly, Appellant respectfully requests that the Board **reverse the Planning Commission's recommendation on the present evidentiary record or, alternatively, remand or continue the matter until sufficient planning-level evidence concerning anticipated demand, permanent water source, electrical requirements, wastewater requirements, available service capacity, and other materially**

implicated infrastructure has been developed and considered before the required affirmative finding is made.

GROUND V — THE PUBLIC SERVICES, PUBLIC HEALTH, SAFETY AND WELFARE DETERMINATIONS WERE NOT SUPPORTED BY SUFFICIENT EVIDENCE

A. Public Services, Public Health, Safety and Welfare Were Express Components of the Required Rezoning Findings

CCC §16.08.060(E) required the Planning Commission, before recommending approval of ZC26-2, to determine that the proposed amendment would not negatively impact existing or planned public services or facilities and would not adversely impact public health, safety and welfare.

The staff report expressly made that determination, stating:

"Churchill County has no planned public services and facilities in the area. The subject parcel has legal and physical access via US 95 Lovelock Highway and/or Pole Line Road. Police and fire service will be provided via these roads. The proposed zone change will not adversely impact public health, safety, and welfare or negatively impact existing public services or facilities."

The applicant identified **destructive battery testing** as the intended use necessitating I-3 zoning.

Accordingly, the issue is not whether police and fire vehicles can physically reach the parcel. The issue is whether sufficient information existed concerning the activity proposed for the parcel to determine what public-service demands and reasonably foreseeable public-health and safety considerations were material to the required finding.

This distinction was expressly implicated during the hearing. At approximately **46:39–47:06**, the Commission was told that later site-specific review would examine **"everything that affects neighboring public health, safety, welfare"** and that public protection is addressed through different application phases. At approximately **47:44–48:14**, immediately thereafter, the Commission moved to find that the criteria under CCC §16.08.060(E) had been met and recommend approval of ZC26-2.

As explained more fully in Ground II, Appellant does not contend that SUP-level review was required at rezoning. The narrower question under this Ground is whether sufficient evidence supported the public-service and public-health, safety and welfare determinations that were nevertheless made at this stage.

B. "Destructive Battery Testing" Does Not, Standing Alone, Establish the Relevant Hazard Profile

The application identifies destructive battery testing but does not, on the present record, establish sufficient detail concerning the testing contemplated to determine its relevant hazard and emergency-response characteristics.

Material variables may include battery chemistry, battery size and quantity, state of charge, whether individual cells, modules or full vehicle battery packs will be tested, testing frequency, storage quantities, test methods, whether testing intentionally induces thermal runaway, fire, rupture or other failure modes, and the containment and control systems associated with those activities.

These variables matter because different testing activities can create materially different potential demands upon fire protection, hazardous-material response, emergency medical services, environmental response, law enforcement and transportation resources.

Appellant does not contend that every one of these variables constitutes an independent application requirement.

The issue is whether enough information was provided to determine **which variables were material to the public-service and health-and-safety findings the Planning Commission was required to make.**

C. Authoritative Federal Research Confirms That Battery Characteristics and Test Conditions Affect Failure Behavior

The materiality of these variables is not speculative.

Sandia National Laboratories, through work sponsored by the U.S. Department of Energy, has conducted extensive lithium-ion battery abuse testing. The United States Advanced Battery Consortium battery-abuse program evaluates destructive testing conditions including electrical abuse such as overcharge and short circuit; mechanical abuse such as crush, penetration, drop and mechanical shock; and thermal abuse such as elevated-temperature exposure, simulated fire and thermal shock.

That work specifically evaluates how factors including **cell chemistry, state of charge, cell capacity and energy density affect energy release and heating rates during thermal runaway**.

Separate Sandia research evaluating commercial lithium-ion cells of different chemistries and states of charge found materially different thermal-runaway behavior. Among other findings, thermal-runaway onset temperature decreased and peak heating rate increased as state of charge increased, and different cathode chemistries exhibited different thermal behavior.

More recent DOE-supported research likewise evaluates thermal-runaway severity using battery characteristics including chemistry, state of charge and capacity.

These authorities are not offered to establish that Rivian will conduct any particular abuse test or experience thermal runaway.

They establish the narrower evidentiary point:

"Destructive battery testing" is not sufficiently descriptive, by itself, to establish a uniform hazard or response profile. The characteristics of the batteries and the nature and scale of the testing materially affect the consequences that may reasonably require evaluation.

Accordingly, Appellant's questions concerning battery type, scale and testing methods were relevant to determining what evidence was necessary to support the County's public-service and public-health and safety findings.

D. Emergency-Response Adequacy Cannot Be Meaningfully Evaluated Without Understanding the Hazards to Which Responders May Be Asked to Respond

Questions concerning emergency-response capability were raised both in written public comment and verbally during the Planning Commission hearing.

Those questions were material.

Depending upon the nature and scale of the testing contemplated, reasonably relevant emergency-response considerations may include:

- firefighter and emergency-responder training;
- hazardous-material response procedures;
- firefighting or containment equipment;
- personal protective equipment;
- air-monitoring equipment and procedures;
- decontamination capability;
- emergency water or suppression resources;
- incident-command procedures;
- communications and public-warning systems;
- law-enforcement and traffic-control resources; and
- mutual-aid assistance from outside agencies.

Appellant does not assert that Churchill County presently lacks any particular capability.

That determination cannot reasonably be made without first identifying the hazard to which County personnel might be expected to respond.

Accordingly:

The threshold question is not whether Churchill County is prepared or unprepared. It is whether sufficient information concerning the contemplated testing existed to determine what preparedness would reasonably be required.

Only after identifying the reasonably foreseeable emergency-response demands can existing County and regional capabilities meaningfully be compared against those demands.

E. Remoteness Is Relevant to Public Safety, but It Does Not Resolve the Public-Safety Inquiry

Staff relied substantially upon the site's remoteness and separation from other development in supporting ZC26-2.

Those are legitimate considerations favoring the application.

A remote location may substantially reduce exposure to nearby residential populations and may make certain industrial activities more appropriate than they would be within a populated area.

However, remoteness does not establish the absence of public-service or public-safety effects.

Depending upon the nature of the activity and incident being considered, remoteness may also affect emergency-response time, availability of specialized equipment, emergency water supply, mutual-aid

requirements, communications, transportation access, and the ability to establish protective-action areas.

Accordingly, remoteness should be evaluated as one component of the public-safety analysis rather than treated as a substitute for that analysis.

F. The Staff's 17-Mile Residential-Separation Evidence Is Relevant but Does Not Establish Separation From All Potential Public Exposure

During the Planning Commission hearing, staff explained that the closest residential use—expressly clarified as **residentially zoned A-10 property—was approximately 17 miles south on U.S. Highway 95.**

Staff relied upon that distance, together with distances from other uses, to emphasize the site's remoteness.

Appellant does not dispute the relevance of that separation.

However:

Distance from residential zoning is not necessarily equivalent to distance from all potential public exposure.

Members of the public travel U.S. Highway 95. Employees may work on commercial, industrial, agricultural or governmental properties that are not residentially zoned. Utility and transportation workers may be present in the area. Emergency responders necessarily enter an incident area.

The appropriate public-health and safety inquiry therefore cannot be resolved solely by identifying the nearest residential zoning district.

The nature and reasonably foreseeable geographic reach of a consequence must first be understood before distance can meaningfully establish whether the separation provided by this location is adequate.

G. Proximity to U.S. Highway 95 Is Relevant to Both Site Suitability and Potential Emergency Consequences

The staff report expressly relied upon legal and physical access via **U.S. 95 Lovelock Highway and/or Pole Line Road**, stating that police and fire service would be provided by those roads.

Highway access is a legitimate factor supporting industrial development and emergency access to the site.

But proximity to a transportation corridor may have two implications.

The same highway that provides beneficial industrial and emergency access may also become relevant to traffic control, incident isolation, emergency access, public notification, evacuation or shelter-in-place decisions if a reasonably foreseeable incident is capable of consequences beyond the immediate testing area.

Appellant does **not** contend that an incident at the proposed facility will close U.S. Highway 95 or require evacuation.

The evidentiary question is:

Was sufficient information available concerning the contemplated testing to determine whether effects upon U.S. Highway 95 were reasonably foreseeable and, if so, whether adequate emergency access, traffic-management and alternate-routing capabilities existed?

Where highway access was affirmatively relied upon as evidence supporting the public-services finding, reasonably relevant emergency implications of that same location could not be evaluated without sufficient information concerning the activity being served.

H. The Record Did Not Establish What a Highway Restriction or Protective-Action Area Would Mean at This Location

If an incident associated with the proposed activity were capable of requiring temporary restriction of U.S. Highway 95 or establishment of a protective-action area, the consequences would depend upon facts specific to this location.

Relevant considerations could include available alternate routes, practicality of detours, emergency access if the principal route were restricted, effects upon through traffic, access to surrounding properties, agency responsibilities, public notification, and mobilization of specialized response resources.

Appellant does not contend that the County was required to prepare a final evacuation, emergency-management or traffic-control plan before rezoning.

Rather:

Without sufficient information concerning the nature and scale of the destructive testing, the County lacked the factual basis necessary even to determine whether those considerations were reasonably material to the required public-service and public-safety findings.

I. Documented Battery Incidents Demonstrate the Limited Proposition That Battery Events Can Require Off-Site Protective Actions

Evidence concerning other battery incidents is offered for a **limited evidentiary purpose**.

It is not offered to establish that Rivian's proposed testing facility is equivalent to a battery energy-storage system, that the battery quantities are comparable, or that an incident at Rivian's facility would produce similar consequences.

The January 2025 fire at the Vistra Moss Landing battery energy-storage facility in Monterey County involved a facility materially different in purpose and scale from the use described for ZC26-2.

Nevertheless, Monterey County's official records document that the January 2025 incident resulted in the **mandatory evacuation of approximately 1,500 people and closure of State Route 1 for several days**. Monterey County's official legislative materials further identify prior battery incidents at the same general location that required emergency response and protective actions.

A September 2022 fire at the PG&E Elkhorn battery energy-storage system at Moss Landing provides another documented example. Monterey County reported that a fire in one lithium-ion Megapack resulted in a **shelter-in-place advisory and Highway 1 closure** because of potential hazardous materials. EPA and other personnel conducted air sampling before the County lifted the advisory and closure.

The significance of these incidents is not that the same outcome should be presumed in Churchill County.

They establish only the narrower proposition that:

Under some battery configurations and incident conditions, battery events can result in off-site protective actions affecting transportation corridors and surrounding areas.

Whether those considerations are material to ZC26-2 therefore depends upon the characteristics and scale of the batteries and destructive testing actually contemplated.

J. The Moss Landing Response Demonstrates Both the Potential Demand Upon Public Agencies and the Importance of Evidence-Based Public-Health Decisions

The Moss Landing experience is also informative concerning the categories of public resources that may become involved in a significant battery incident.

Monterey County documents involvement by local fire protection, regional hazardous-material personnel, environmental-health personnel, law enforcement, emergency management, state agencies and EPA. During the February 2025 reignition alone, responding and supporting entities included the North County Fire District, Monterey County Sheriff's Office, County Environmental Health and Emergency Management, Salinas Fire Department Hazmat, Marina Fire Department, Cal Fire Monterey, EPA, the National Weather Service and the regional air district.

At Monterey County's request, EPA deployed **nine air-monitoring stations** during the January 2025 incident to monitor hydrogen fluoride and particulate matter at the facility, around its perimeter and in surrounding communities.

Importantly, EPA ultimately reported that its monitoring showed **no exceedance of California's human-health standard for hydrogen fluoride and no particulate measurements exceeding the moderate air-quality level**, and concluded that its monitoring showed no public-health risk throughout the incident.

That result should not be omitted.

It demonstrates why evidence matters in both directions.

Protective actions and monitoring may be undertaken because a potential hazard warrants investigation; measurement can then establish whether the feared public-health consequence actually exists and inform decisions concerning continued protective action.

The lesson relevant to ZC26-2 is therefore neither an assumption of danger nor an assumption of safety:

Public-health and safety determinations should be based upon sufficient information to identify the reasonably foreseeable hazard and evidence appropriate to evaluate it.

K. Documented Response to the Moss Landing Incident Extended Beyond Air Monitoring

The January 2025 Moss Landing response also involved evaluation of environmental media beyond air.

Monterey County's subsequent technical review documents sampling from **air, soil, surface water and surface wipes**, both at the source property and in surrounding areas, with environmental data used for emergency response and decision-making purposes.

EPA's formal response requirements likewise addressed community debris sampling, worker and community air monitoring, water collection and containment, sampling of fire-suppression runoff, and prevention of off-site migration of potentially affected water.

Again, this evidence does not establish that Rivian's proposed activity will create comparable environmental effects.

It establishes why **distance alone cannot substitute for understanding the activity and reasonably foreseeable consequence**.

Whether a potential effect is capable of extending beyond a testing area depends upon such matters as battery characteristics, quantities, failure mode, containment and site conditions.

L. Emergency-Service Demands May Continue Beyond an Initial Battery Incident

Monterey County documented a **February 18, 2025 reignition** of damaged batteries following the January Moss Landing fire.

The County reported that the structure remained an **active hazardous-material area**, that additional reignition remained possible until damaged batteries and debris were removed, and that agencies continued monitoring the site using measures including thermal-imaging drones.

EPA likewise reports that the January fire subsided on January 18, a flare-up occurred on February 18, and subsequent response included battery delinking, site stabilization, detailed removal planning, monitoring and continued management of damaged batteries.

This evidence is not offered to predict what would occur at Rivian's proposed facility.

It demonstrates the limited proposition that, depending upon the batteries, quantities and incident characteristics involved, public-service demands can potentially extend beyond initial fire suppression to include monitoring, site control, hazardous-material management, environmental response and recovery.

Whether such considerations are material here depends upon the activity actually proposed.

M. The Public Was Not Required to Prove a Worst-Case Event

Appellant's written and oral questions concerning fire, hazardous materials, air effects, emergency response, highway impacts and other potential consequences should not be interpreted as assertions that a catastrophic event will occur.

That is not Appellant's burden.

Nor are the technical studies and documented incidents submitted with this appeal offered as predictions that Rivian's facility will experience the same events.

Their purpose is to establish **materiality**.

Federal battery-safety research establishes that battery characteristics and destructive test conditions affect failure behavior. Actual incident experience establishes that under some battery configurations and circumstances, battery events can create off-site protective actions and demands upon public services.

Accordingly, sufficient information concerning Rivian's contemplated testing was necessary to determine whether those concerns were reasonably applicable here, what level of consequence was reasonably foreseeable, and what public services or protective measures would reasonably be implicated.

The County did not need to presume a worst-case scenario, and Appellant was not required to prove one.

The County needed sufficient information to identify what consequences were reasonably foreseeable for the activity actually proposed.

N. Future SUP Review Does Not Supply the Evidentiary Basis for a Finding Already Made

A future SUP proceeding may provide precisely the information necessary to answer many of these questions.

It may identify testing methods, battery quantities and characteristics, containment systems, emergency-response plans, fire-protection measures, transportation controls, hazardous-material procedures and operational conditions.

That later review is important.

But, as established more fully in Ground II, the existence of future review does not itself constitute evidence supporting an affirmative finding required at the zoning stage.

The hearing record makes the timing issue particularly clear.

At approximately **46:39–47:06**, the Commission was told that later site-specific review would examine matters affecting neighboring public health, safety and welfare. At approximately **47:44–48:14**, the Commission nevertheless moved to find that the criteria under CCC §16.08.060(E) had been met.

Appellant does not contend that the later review should have been conducted during ZC26-2.

The issue is whether the record contained sufficient evidence to support the affirmative public-service and public-health, safety and welfare determinations **when those determinations were made.**

O. Requested Determination Under Ground V

For these reasons, Appellant respectfully requests that the Board determine that the existing record did not contain sufficient information concerning the nature and scale of the proposed destructive battery

testing to substantiate the required determinations concerning public services and facilities and public health, safety and welfare.

Appellant does not request that the Board presume destructive battery testing is unsafe, conclude that a significant incident will occur, assume that Churchill County's emergency responders are unprepared, or require completion of SUP-level emergency planning before rezoning.

Rather, Appellant requests sufficient planning-level information to determine:

what hazards and public-service demands are reasonably foreseeable; what geographic area could reasonably be affected; what emergency-response capabilities, training and equipment those hazards may require; whether transportation infrastructure including U.S. Highway 95 could reasonably be implicated; and whether existing or planned County and regional resources are adequate to address those demands.

Where that factual basis has not been established, Appellant respectfully requests that the Board **reverse the Planning Commission's recommendation on the present evidentiary record or, alternatively, remand or continue the matter until an adequate evidentiary record concerning public services, public health, safety and welfare has been developed and considered before the required affirmative findings are made.**

GROUND VI — THE APPROPRIATE-USE AND COMPATIBILITY DETERMINATIONS WERE NOT SUPPORTED BY SUFFICIENT EVIDENCE

A. Appropriate Use and Compatibility Are Independent Rezoning Considerations

CCC §16.08.060(E)(1), as implemented through Churchill County's zoning-amendment criteria, requires the applicant to address, among other matters:

"The change in zoning provides for an appropriate use of the land."

The County's criteria separately require consideration of whether:

"The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties."

In addition, the Planning Commission's required findings include whether:

"The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity."

These are distinct considerations within the County's zoning-amendment framework. The applicant's evidentiary showing expressly addresses both the **proposed zoning and project**, while the Planning Commission must make an affirmative finding concerning compatible land uses and detrimental impacts before recommending approval.

Accordingly, evidence that the property lies within an Industrial Master Plan designation is relevant to appropriate use and compatibility, but does not by itself resolve those separate inquiries.

The question under this Ground is whether the record contained sufficient evidence supporting the determination that the requested **I-3 Heavy Industrial zoning and stated project** were appropriate at this location and compatible with adjacent properties and surrounding development.

B. The Record Contains Legitimate Evidence Supporting Industrial Development at This Location, but That Evidence Does Not Complete the Required Compatibility Analysis

The staff report identified several legitimate considerations supporting industrial development at this location.

The property lies within the Industrial Master Plan designation. Staff identified nearby industrial or transportation-related uses, including a railroad approximately 500 feet away, a mineral extraction and processing facility approximately two miles away, Trinity Junction approximately seven miles away, the U.S. Navy bombing range approximately eleven miles away, and Kennametal approximately thirteen miles away. Staff also noted previously approved explosive-storage and geothermal-exploration special use permits approximately seven miles away.

Staff further emphasized that neighboring parcels were vacant, that the area was remote, that the closest residentially zoned A-10 parcel was approximately seventeen miles away, and that staff observed no residential uses within several miles along U.S. Highway 95 and Pole Line Road. Based upon those

considerations, staff concluded that the proposed zone change was compatible with neighboring vacant, primarily federal lands.

Appellant does not dispute that these facts are relevant evidence favoring the requested amendment.

The issue is narrower.

The County's evidentiary criterion does not ask solely whether **industrial development generally** could be appropriate in the area. It expressly asks whether the **"proposed zoning and project"** are sensitive to and compatible with adjacent properties.

Here, the applicant identified **destructive battery testing** as the reason the existing zoning was inadequate and stated that:

"Destructive battery testing is best served in remote and rural areas."

The applicant therefore relied upon the stated project both to establish why the zoning amendment was necessary and why the requested zoning represented an appropriate use of the land.

Yet, as established in Grounds I, II and V, the record did not establish sufficient information concerning the nature and scale of that activity to evaluate those characteristics of the stated project that could reasonably be material to compatibility.

Thus, the record contains legitimate evidence explaining why **industrial development generally may be appropriate in this area**, but that does not necessarily complete the County's separate inquiry concerning the compatibility of the **requested zoning and stated project**.

C. The Compatibility Inquiry Is Not Limited Solely to Rivian's Presently Stated Project

ZC26-2 does not merely authorize one specific Rivian operation.

It changes approximately **218.57 acres from RR-20 Rural Resource District to I-3 Heavy Industrial District.**

Churchill County's current planning guidance explains that a property's zoning district determines the uses allowed on the property and directs landowners and applicants to CCC §16.08.250's Land Use Table to determine whether particular uses are allowed or prohibited and what level of review applies.

The County staff report itself likewise states, immediately after quoting the purpose of the I-3 district:

"Specific land uses are listed in the land use table under section 16.08.250 of this Title."

That distinction matters.

A zoning-map amendment changes the regulatory classification of the land. It is therefore not equivalent to approval of only the applicant's presently stated project.

Appellant does not contend that the Planning Commission was required to individually analyze every conceivable use appearing in the I-3 Land Use Table.

The narrower point is:

Compatibility cannot reasonably be treated as limited solely to Rivian's presently stated use when the governmental action being taken changes the land itself to I-3 Heavy Industrial and thereby establishes the zoning framework governing the uses available on that property.

Accordingly, the compatibility inquiry should account for the **character and material range of uses enabled by the requested I-3 classification**, rather than treating compatibility as solely a project-specific question that can be deferred entirely to a later SUP.

This is particularly important because the County's own criterion expressly refers to both the **"proposed zoning and project."**

D. Remoteness and Separation Are Relevant Evidence, but They Do Not Independently Establish Compatibility

The property's remoteness, vacant neighboring parcels, separation from residential zoning, and proximity to other industrial or transportation-related uses are relevant evidence supporting compatibility.

Appellant does not ask the Board to disregard that evidence.

But compatibility is relational.

It requires consideration of the character of the zoning and land use being introduced in relation to adjacent properties and surrounding development.

Distance can reduce potential conflicts and therefore weigh strongly in favor of compatibility. But distance does not, by itself, identify the characteristics of the zoning or project being evaluated.

Similarly, an Industrial Master Plan designation establishes that industrial development is contemplated in the area, but it does not necessarily establish that every industrial zoning classification has identical compatibility characteristics.

The issue under this Ground is therefore not whether I-3 zoning **can** be compatible at this location.

It is whether the record contained substantial evidence supporting the affirmative determination that the **requested I-3 zoning and stated project were compatible at this location** under the criteria Churchill County itself adopted.

E. The Requested Amendment Is to I-3 Heavy Industrial, Not Merely to an Undifferentiated "Industrial" Classification

This distinction is particularly significant because Churchill County's own definition of the requested zoning district recognizes characteristics relevant to compatibility.

The staff report quotes CCC §16.08.214 as defining the Heavy Industrial District (I-3) as follows:

"The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems."

The County therefore does not treat all industrial zoning classifications as interchangeable.

The I-3 district exists specifically for **heavy industrial activities**, and the district's own purpose recognizes that uses within it have greater potential to affect adjacent land uses and infrastructure.

The applicant likewise demonstrated that the distinction between general industrial development and I-3 zoning mattered to this application by identifying destructive battery testing as an activity the existing zoning did not permit and as the reason the requested change was necessary.

Accordingly, evidence showing that the Master Plan contemplates **industrial development generally** in this location is relevant but does not eliminate the separate question:

What evidence establishes that I-3 Heavy Industrial is the appropriate zoning classification for these approximately 218.57 acres and that the proposed I-3 zoning and stated project are sensitive to and compatible with adjacent properties?

Staff answered that question principally through remoteness, vacant neighboring lands, separation from residential zoning, proximity to other industrial-type uses, and consistency with the Industrial Master Plan designation.

Those facts are relevant and should be weighed by the Board.

But where the I-3 district itself is defined by its greater potential to affect adjacent land uses and infrastructure, and where the stated project was relied upon to justify the need and appropriateness of that classification, Appellant respectfully contends that the Board should determine whether those generalized location characteristics supplied sufficient evidence to support the **specific compatibility determination required for I-3 zoning and the stated project.**

F. Requested Determination Under Ground VI

For these reasons, Appellant respectfully requests that the Board independently evaluate the appropriate-use and compatibility criteria applicable to ZC26-2 rather than treating the Industrial Master Plan designation, remoteness, vacant neighboring lands, separation from residential zoning, or presence of other industrial-type uses as independently dispositive.

Those considerations constitute relevant evidence favoring the requested amendment.

The question is whether, taken together with the remainder of the record, they constitute substantial evidence supporting the County's more specific required determinations concerning:

the appropriateness of the requested I-3 Heavy Industrial classification; the compatibility of the proposed zoning and stated project with adjacent properties; and the absence of detrimental impacts to other properties in the vicinity.

Appellant does not ask the Board to determine that I-3 zoning is categorically incompatible with this location.

Nor does Appellant ask the Board to determine that destructive battery testing cannot appropriately occur here.

The requested determination is narrower:

Where the County's own criteria require consideration of the proposed zoning and project, and where the I-3 district itself is defined as accommodating heavy industrial activities having great potential to affect adjacent land uses and infrastructure, the affirmative compatibility determination should rest upon substantial evidence concerning the specific zoning classification and those characteristics of the stated project materially relevant to compatibility—not solely upon evidence that industrial development generally is contemplated in the area.

Where the present record does not provide an adequate evidentiary basis for those determinations, Appellant respectfully requests that the Board **reverse the Planning Commission's recommendation on the present evidentiary record or, alternatively, remand or continue the matter until sufficient evidence has been developed and considered to support the required appropriate-use and compatibility determinations.**

SECTION V — REQUESTED RELIEF

For the reasons set forth in Sections I–III and Grounds I–VI of this Appeal, Appellant respectfully requests that the Churchill County Board of Commissioners grant the following relief.

This Appeal does not ask the Board to determine that destructive battery testing is inherently inappropriate, that I-3 Heavy Industrial zoning can never be appropriate at this location, that the proposed project cannot ultimately obtain adequate infrastructure or public services, or that the project can never satisfy Churchill County's applicable land-use requirements.

The issue presented is narrower:

Whether the evidentiary record presently before the County contains substantial evidence sufficient to support the affirmative findings required for approval of ZC26-2.

For the reasons established in this Appeal, Appellant respectfully contends that it does not.

A. Reverse the Planning Commission's Recommendation

Appellant respectfully requests that the Board **reverse the Planning Commission's recommendation approving ZC26-2** because the record before the Planning Commission did not contain substantial evidence sufficient to support the affirmative findings required under CCC §16.08.060(E).

As established in Grounds I–VI, the challenged findings concern distinct but related requirements, including the sufficiency of the evidentiary record, information deferred to later project review, Master Plan conformity, adequacy of services and infrastructure, effects upon public services and facilities and public health, safety and welfare, and the appropriate-use and compatibility determinations applicable to the requested zoning amendment.

The applicant bears the burden of providing adequate facts supporting the requested zoning amendment. Where information material to the required findings was not established in the record, the existence of future SUP, engineering, permitting, or project-specific review did not itself supply substantial evidence supporting affirmative findings made at the rezoning stage.

Accordingly, Appellant respectfully requests reversal of the Planning Commission's recommendation **on the present evidentiary record.**

B. Deny ZC26-2 on the Present Evidentiary Record

Following reversal of the Planning Commission's recommendation, Appellant respectfully requests that the Board **deny ZC26-2 on the present evidentiary record.**

This requested denial is expressly based upon the sufficiency of the record supporting the zoning amendment presently before the Board.

Appellant does not request a determination that the subject property can never appropriately be rezoned to I-3, that destructive battery testing is categorically incompatible with the location, that the proposed project is inherently unsafe, that adequate water or other infrastructure cannot ultimately be obtained, or

that a future application supported by a materially different or more complete evidentiary record could never satisfy Churchill County's requirements.

Rather:

Appellant seeks denial based upon the sufficiency of the present record—not a determination that the proposed use is inherently unacceptable or can never satisfy Churchill County's requirements.

The distinction is important because the issue before the Board is whether the affirmative findings required for **this zoning amendment, on this record, at this time** are supported by substantial evidence.

Appellant respectfully contends that they are not.

C. Alternatively, Remand the Matter for Further Evidentiary Development Before the Required Zoning Findings Are Made

If the Board determines that outright denial is not appropriate, Appellant alternatively requests that the Board **remand ZC26-2 for further evidentiary development and consideration before the required affirmative zoning findings are made.**

The purpose of remand would not be to require completion of the future SUP proceeding, final engineering, construction plans, final emergency-response plans, adjudication of water rights, or every project-specific approval that may properly occur later.

Rather, the purpose would be to obtain sufficient **planning-level evidence** to permit meaningful evaluation of those matters Churchill County requires to be considered at the zoning-amendment stage.

As applicable to the deficiencies identified in Grounds I–VI, that evidentiary development should include sufficient information to evaluate:

- the nature and reasonable scale of the proposed destructive battery-testing activity to the extent material to the required zoning findings;
- the factual basis supporting conformity with applicable Master Plan goals, policies and land-use considerations;
- anticipated water demand and the expected permanent water source;
- anticipated electrical demand and the infrastructure reasonably capable of serving that demand;
- anticipated wastewater requirements and the proposed means of providing permanent wastewater service;
- other services and infrastructure reasonably required by the proposed land use;
- reasonably foreseeable demands upon fire, emergency medical, hazardous-material, law-enforcement and other public services;
- public-health, safety and welfare considerations reasonably implicated by the nature and scale of the proposed activity;

- the compatibility and appropriateness of the requested I-3 Heavy Industrial zoning and stated project in relation to adjacent properties and surrounding development; and
- such other planning-level information as is reasonably necessary to support the findings required under CCC §16.08.060(E).

Appellant does not contend that each of these subjects requires a separate technical study or final project design.

The appropriate level of information depends upon the finding being made.

The purpose of remand is simply to ensure that:

Enough evidence exists at the zoning stage to support the determinations required at the zoning stage.

Once that information has been developed and considered, the appropriate decision concerning ZC26-2 can be made upon an evidentiary record sufficient to support the required findings.

D. Consider the Supplemental Evidence Submitted With This Appeal Concerning Issues Preserved Before the Planning Commission

Appellant respectfully requests that the Board consider the supplemental evidence submitted with this Appeal to the extent it concerns issues that were raised in written or oral comment before the Planning Commission acted.

The supplemental materials are not offered to transform this administrative appeal into an entirely new proceeding or to introduce unrelated objections that the Planning Commission had no opportunity to consider.

They are submitted to **substantiate, clarify and provide authoritative support for issues already raised before the Planning Commission**, including questions concerning the evidentiary basis for the required findings, Master Plan conformity, water and infrastructure, public services, public health and safety, emergency response, compatibility, and the consequences of deferring material information to later review.

Churchill County's appeal procedure permits the Board to consider relevant additional evidence pertaining to issues raised in the proceedings below when necessary to render a decision based upon substantial evidence.

Accordingly, Appellant respectfully requests that the Board consider the supplemental materials together with the Planning Commission record when determining whether the challenged findings are supported by substantial evidence.

Where supplemental evidence demonstrates that a factual proposition relied upon below requires qualification, additional investigation, or further evidentiary support, Appellant respectfully requests that the Board address that issue before making the corresponding affirmative zoning finding.

E. If the Board Approves ZC26-2, Identify the Evidentiary Basis for Each Challenged Finding

If the Board determines that ZC26-2 should nevertheless be approved, Appellant respectfully requests that the Board expressly identify the evidence upon which it relies in determining that the challenged zoning criteria have been satisfied.

This request does not contend that Churchill County Code requires the Board to issue a separate written evidentiary opinion addressing each item of evidence.

Rather, Churchill County's zoning framework requires the applicable approval findings to be satisfied, and its appeal procedure requires the Board to consider relevant evidence necessary to render a decision based upon substantial evidence.

Because this Appeal specifically challenges the evidentiary basis for several required findings, Appellant respectfully requests that, if the Board determines those findings are nevertheless satisfied, the evidentiary basis for each challenged finding be expressly identified so that the findings and substantial-evidence basis for the Board's final decision are clearly reflected in the administrative record.

Specifically, Appellant requests identification of the evidence relied upon to determine:

1. **that the applicant provided adequate facts supporting the requested zoning amendment and that the required findings are supported by substantial evidence;**
2. **that information deferred to later SUP or project-specific review was not necessary to substantiate findings required at the rezoning stage, or that other evidence in the present record independently supports those findings;**
3. **that ZC26-2 conforms to the Churchill County Master Plan and the applicable goals, policies and land-use considerations identified in this Appeal;**
4. **that adequate services and infrastructure are available to support the proposed land use, including the evidentiary basis concerning anticipated demand and the services and infrastructure reasonably capable of meeting that demand;**
5. **that the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety and welfare; and**
6. **that the requested I-3 Heavy Industrial zoning constitutes an appropriate use of the land and that the proposed zoning and project are sensitive to and compatible with adjacent properties and surrounding development.**

Appellant respectfully requests this identification not to impose a standard beyond that applicable to the Board's decision, but to ensure that the administrative record clearly reflects **what evidence the Board determined satisfied the findings specifically challenged in this Appeal.**

F. Requested Disposition

Accordingly, Appellant respectfully requests that the Churchill County Board of Commissioners:

reverse the Planning Commission's recommendation approving ZC26-2 and deny the requested zoning amendment on the present evidentiary record;

or, alternatively,

remand ZC26-2 for further evidentiary development and consideration sufficient to support the findings required at the zoning-amendment stage before an affirmative decision on the requested amendment is made.

If the Board instead determines that ZC26-2 should be approved, Appellant respectfully requests that the Board **identify on the record the substantial evidence supporting each challenged finding**, including the evidentiary basis upon which the Board resolves the deficiencies specifically identified in Grounds I–VI.

The relief requested is intended to preserve the legitimate functions of both the zoning-amendment and later project-review processes.

It does not require final project approval to occur during rezoning.

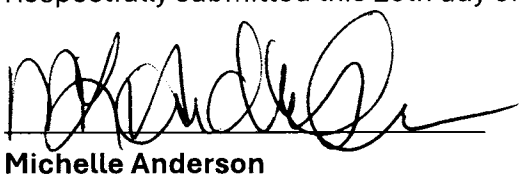
It requires only that:

The determinations Churchill County requires at the zoning stage be supported by sufficient evidence at the zoning stage.

For the reasons set forth in this Appeal, Appellant respectfully requests that the Board grant the relief stated above.

RESPECTFULLY SUBMITTED

Respectfully submitted this 20th day of August, 2026.



Michelle Anderson
Appellant

EXHIBIT INDEX

Administrative Appeal of Churchill County Planning Commission Recommendation
ZC26-2 — APN 004-431-44 — RR-20 to I-3 Heavy Industrial

Exhibit	Title	Contents / Relevance
1	Churchill County Planning Commission — Official Agenda Packet, ZC26-2 Record	August 12, 2026 agenda identification and complete contiguous ZC26-2 County-record segment, including staff/applicant materials and written public comment.
2	Churchill County Planning Commission — August 12, 2026 Meeting Transcript, ZC26-2 Hearing and Closing Public Comment	Complete ZC26-2 hearing segment plus Appellant's additional closing public comment.
3	Churchill County Governing Zoning-Amendment and Administrative-Appeal Standards	Official County rezone application/instructions, applicable findings, applicant burden, and administrative-appeal standards.
4	Churchill County 2020 Master Plan — Applicable Provisions and Policy Cross-Reference Matrix	Master Plan provisions and policies materially relied upon in the appeal, with Appellant-prepared cross-reference matrix.
5	Basin 101 / Carson Desert — NDWR and Churchill County Water Evidence	NDWR GIS/basin materials and Churchill County water-planning evidence relevant to permanent water source, demand, rights, and infrastructure.
6	Churchill County Multi-Jurisdictional Hazard Mitigation Plan	Hazardous-materials, emergency-response, and County capability provisions relevant to Grounds III and V.
7	Sandia National Laboratories — Lithium-Ion Battery Thermal-Runaway, Chemistry, State-of-Charge and Failure-Propagation Evidence	Technical evidence concerning variables affecting lithium-ion thermal behavior and failure propagation; relevant to Ground V.
8	Churchill County August 12, 2026 Agenda Packet — Sand Creek Subdivision #2, Phase 1 (PC26-10), Services and Infrastructure Comparison	Same-meeting County evidence illustrating planning-level evaluation of services and infrastructure while later engineering remained outstanding.
9	County Rezone Instructions, I-3 District Purpose, Development Standards, and Land Use Table	County Code and rezone materials relevant to permanent I-3 zoning scope, compatibility, development standards, and future-use analysis.
10	Moss Landing Battery Incidents — Official Monterey County and U.S. EPA Evidence	Official incident, response, monitoring, preparedness, and environmental-sampling evidence relevant to Ground V, Sections H-K.
11	City of Reno v. Citizens for Cold Springs, 126 Nev. 263, 236 P.3d 10 (2010)	Nevada Supreme Court authority relevant to the present-finding / later-development distinction in Grounds II and IV.
12	Eureka County v. State Engineer, 131 Nev. 846, 359 P.3d 1114 (2015)	Nevada Supreme Court authority concerning presently known substantial evidence, later-developed information, opportunity to challenge evidence, and judicial review; relevant to Grounds II and IV.

Note: Exhibit descriptions are provided for navigation only. The exhibit cover sheets and source materials control as to scope, purpose, limitations, and source attribution.

EXHIBIT 1

CHURCHILL COUNTY PLANNING COMMISSION OFFICIAL AGENDA PACKET — ZC26-2 RECORD EXCERPTS

August 12, 2026
APN 004-431-44 — Rivian / Arcadis, Inc.
Requested Zone Change: RR-20 to I-3 Heavy Industrial

Source: Official Churchill County Planning Commission Agenda Packet, August 12, 2026.

For completeness and record preservation, this exhibit includes the agenda identification page and the complete contiguous ZC26-2 portion of the County packet from original packet pages 493 through 520. This preserves the County staff materials, maps and figures, applicant materials, agency/public-notice materials, and the complete County-record copy of the written public comment submitted August 7, 2026.

Original packet page numbers and original visual content are preserved. Yellow highlighting has been added only to selected County/applicant passages and the public-comment transmission metadata to assist navigation. The substance of the written public comment itself is reproduced in full and is not selectively highlighted.

Included original packet pages: 2 and 493–520.

5. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code**

6. **Consideration and possible action re: Approval of Minutes of the meeting held on**

   A July 8, 2026 Public Hearing

7. **Old Business**

   A. Update on Nevada Department of Transportation (NDOT) improvements to highway, commercial sidewalk and encroachments along Reno Highway in Churchill County.

8. **New Business:**

   A. Consideration and possible action re: A home business special use permit application, SUP26-17, filed by Dana & Barbara Hutchison. The property is located at 1300 Lattin Road, Assessor's Parcel Number 010-581-27, in the E-1 zoning district. The applicant proposes to operate a home based sewing, tailoring & crafts business with occasional customer traffic.

   B. Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.

   C. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.

   D. Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

   E. Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

9. **Consent Agenda:**

   All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

   A Consideration and possible action re: Discontinuation of review of special use permit, SUP25-15, previously granted on June 11, 2025 to Creekwood Homes for a manufactured home dealership. The property is located at 3981, 3977 & 3943 Reno Highway, Assessor's Parcel Numbers 008-411-40, 008-411-41 & 008-411-42, in the C-1 zoning district. The conditions for approval have been verified by staff to be completed.

Exhibit 1 · official packet excerpt · original packet p. 2

Churchill County
Agenda Report

Date Submitted: July 14, 2026

Agenda Item #: New Business -
Meeting Date Requested: August 12, 2026

To: Planning Commission
From:
Subject Title: Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

Type of Action Requested: Recommend approval to the Board of County Commissioners

Does this action require a Business Impact Statement? No

Recommend Board Action: Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.060(E) have been met for Zone Change application, ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number 004-431-44 and therefore recommend that the Board of County Commissioners approve the zone change application.

Discussion: Executive Summary
Staff Recommendation: Approve

Request
The applicant is requesting to change a 218.57-acre parcel from Rural Resource (RR-20) to Heavy Industrial (I-3). The site is approximately 7-miles south of the Trinity Junction interchange. The applicant intends to establish a destructive battery testing use. RR-20 zoning districts does not permit an Explosive or Combustible Materials testing facility. I-3 zoning districts permits an Explosive or Combustible Materials Testing use with an approved Special Use Permit.

Alternatives: Recommend denial of the application or make changes as needed.

Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Reviewed By:

Randy Hines, Public Works Director

Date: July 30, 2026

Board Action Taken:

Motion: _____

1) None

2) None

Aye:

Nay:

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Zone Change	**Application #:**	**ZC26-2**
Request:	To change the zoning of a 218.57-acre parcel from RR-20 to I-3		
Applicant:	**Rivian, Arcadis Inc., Mary Heapy & Matthew Usbeck**		
Owner:	**New Nevada Lands LLC, Health A Rushing**		
Site:	Assessor's Parcel Number 004-431-44		
Master Plan//Zone:	Agriculture // A-10		

Executive Summary

Staff Recommendation: Approve

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.060(E)** have **BEEN** met for **Zone Change,** ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number 004-431-44 and therefore recommend that the Board of County Commissioners **APPROVE** the zone change application.

Request

The applicant is requesting to change a 218.57-acre parcel from Rural Resource (RR-20) to Heavy Industrial (I-3). The site is approximately 7-miles south of the Trinity Junction interchange. The applicant intends to establish a destructive battery testing use. RR-20 zoning districts does not permit an Explosive or Combustible Materials testing facility. I-3 zoning districts permits an Explosive or Combustible Materials Testing use with an approved Special Use Permit.

Findings

CCC 16.08.060(E) requires that the Planning Commission make the following findings prior to forwarding the Board of County Commissions a recommendation of approval:

a) **That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;**
   Staff Comment: The proposed zone change substantially complies with the Master Plan. It supports 4 goals and 5 polices as outlined in the detailed analysis below.

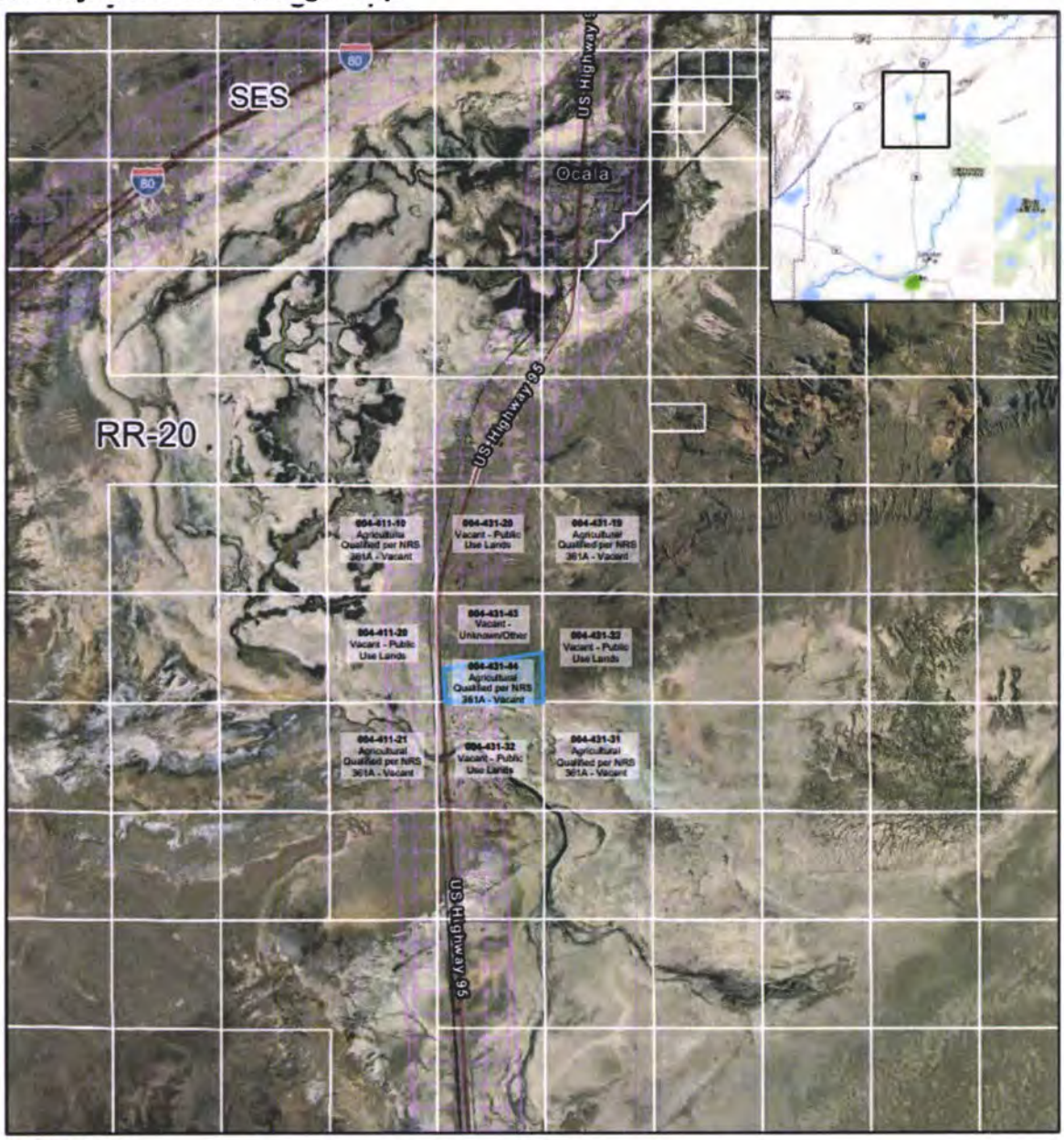
b) **That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;**
   Staff Comment: The proposed zone change is in an undeveloped area within the Industrial Master Plan designation. The closest uses are mineral extraction and processing and the US Naval bombing range, which are both industrial in nature. The proposed zoning is compatible with the adjacent land uses and properties.

c) **That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**
   Staff Comment: Churchill County has no planned public services and facilities in the area. The subject parcel has legal and physical access via US 95 Lovelock Highway and/or Pole Line Road. Police and fire service will be provided via these roads. The proposed zone change will not adversely impact public health, safety, and welfare or negatively impact existing public services or facilities.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Vicinity and Zone Change Map



SES Special Exclusion Setback

Churchill County Tax Parcel Boundaries

Project Parcel

Note: Project Parcel and surrounding parcels are zoned Rural Resource District (RR-20)

0 0.5 1 2 mi
0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Applicant Evidence

The applicant is required to provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five years per CCC 16.08.060(E)1 on the following topics:

1) ***How growth and/or other development factors in the community support a change in the land use.***

The Applicant – The current zoning does not allow for destructive battery testing, and the parcel is in a remote area. It falls within the industrial planning area on the Master Land Use Plan.

2) ***The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use area available in the area.***

The Applicant – The remote nature of the site will require minimal, isolated utility demands. Initial utilities for the site will be temporary to start with permanent power, water, and septic to come later.

3) ***The change in zoning provides for an appropriate use of the land.***

The Applicant – Destructive battery testing is best served in remote and rural areas. The proposed change is in keeping with the isolated nature of the area. The surrounding lots are vacant. The proposed zone change is over 200 acres and is in conformance with the intended master plan land use of Industrial.

4) ***The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.***

The Applicant – The proposed zone change aligns with the county's land use goals and policies. It establishes industrial uses within the Industrial designation on the Master Plan (LU 2.5). It is along a major highway (LU 2.7). It will provide industrial employment to the area (LU 5). And it infills federal "checkerboarding" with industrial uses (LU5.2).

5) ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

The Applicant – The proposed parcel is in a remote area with no nearby commercial or residential uses. Surrounding lands are vacant and undeveloped. The proposed I-3 zoning is consistent with this land use pattern.

Analysis

The Planning Commission is required to make the following three findings in compliance with CCC 16.08.060(E):

1) ***The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan:***

The following nine (9) goals and policies are most relevant to the proposed zone change to Heavy Industrial (I-3) zoning:

Goal/ Policy	Text	Staff Comment
ED9	Establish industrial uses as a fourth pillar of the economy	The proposed zone change encourages industrial development where the county's Master Plan intends.
ED9.1	The County will continue to coordinate with landowners, developers, and industrial businesses to identify suitable industrial areas along major highways and railways.	The proposed zone change is in an industrial designated area alongside US 95 Lovelock Highway
ED 9.2	The County will continue to work toward providing additional industrial and manufacturing employment opportunities, and attracting a greater variety of industries into the area.	Industrial zoning in this area will help attract industries such as electric battery testing to the area.
T13.2	Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.	The site has legal and physical access via US 95 Lovelock Highway.
LU1	Retain the rural character of the County outside of the Urbanizing and Industrial land use designations, while providing opportunities for managed growth and development within Urbanizing and Industrial designations.	The proposed zone change is within the Industrial Master Plan designation area.
LU 3	Development shall be beneficial to the County and shall promote sustainability.	The proposed zone change will create an industrial cluster near the Trinity Junction interchange. This will result in an expanded tax base with minimal disruption to existing agricultural and residential uses.
LU5	Encourage industrial expansion that is supportive of economic development and jobs creation.	The proposed zone change will create new industrial uses such as battery testing and solar power generation.
LU5.1	Undertake projects to reduce obstacles to broad development of industrial lands, especially in the Hazen-Swingle Bench Special Planning Area.	The proposed zone change will enable industrial uses to be established where the county's Master Plan intends.
LU6.2	Locate commercial and industrial zones to better separate commercial uses from industrial activity	The proposed zone is located approximately 24 miles from the closest Commercial District (C-1).

2) ***That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;***

The applicant is proposing to change 218.57 acres of Rural Resource District (RR-20) to Heavy Industrial District (I-3). Churchill County Code 16.08.220 defines Heavy Industrial District (I-3) as:

> *16.08.214 Heavy Industrial District (I-3) -The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of*

zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in this district. Specific land uses are listed in the land use table under section 16.08.250 of this Title.

The neighboring parcels are vacant. The closest uses to the proposed zone change include the railroad (~500ft), a mineral extraction and processing facility operated by Barium Inc (~2 miles), Trinity Junction (~7 miles), the US Navy bombing range (~11 miles), and Kennametal (~13 miles). Churchill County has also approved explosive storage, and geothermal exploration special use permits approximately 7 miles away. These uses are either industrial or transportation uses. The proposed I-3 district will have minor impacts on the adjacent uses.

The Heavy Industrial District's (I-3) purpose states that the district should be located away from people and other non-industrial uses. The proposed zone change is approximately 17 miles from the closest residentially zoned (A-10) parcel. There may be some residential properties located closer. However, staff did not see any residential uses within several miles of the site along US 95 and Pole Line Road. Therefore, the proposed zone change is compatible with the neighboring vacant, primarily Federal, lands.

Further, the proposed zone change will not have detrimental impacts on other properties in the or constitute spot zoning. The proposed amendment is changing a large area (218.57 acres) to a use that is similar to nearby industrial uses. The proposed zone is within the intended industrial area outlined in the Master Plan, as shown below (Exhibit 1).

3) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Churchill County does not have any existing or planned public services or facilities in this area. Public services, such as police and fire, will be provided via US 95 Lovelock Highway.

The applicant plans to use the existing physical and legal access off US 95 Lovelock Highway and/or Pole Line Road. However, Pole Line Road is not currently maintained by Churchill County. This satisfies the requirements under Master Plan policy T13.2:

Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.

The proposed zone change will not negatively impact existing or planned public services. It will also not adversely impact public health, safety, and welfare.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

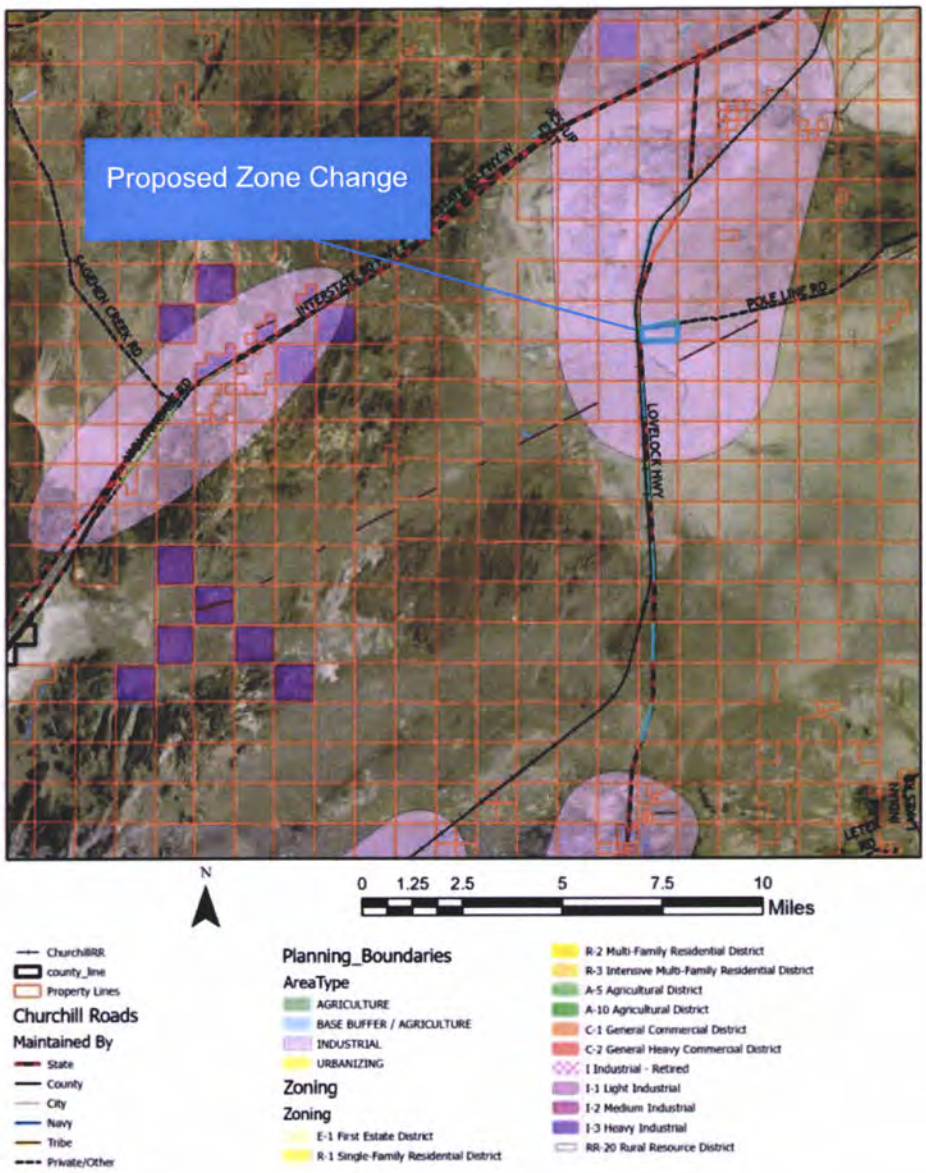


Exhibit 1

Agency Comments

Agency	Reviewer	Comment
NDOW	Cheyenne Trueblood	After review, the Nevada Department of Wildlife has no additional comments or concerns regarding the proposed Zone Change for this project.

Public Comment

Staff received no public comments on this application.

CHURCHILL COUNTY
Zoning District Change (Rezone) Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Matthew Usbeck

Zoning District: RR-20 **Site Address:** Parcel 004-431-44 **APN(s):** 004-431-44

PROJECT PERMIT TYPE – ZONING DISTRICT, CODE, OR PLAN AMENDMENT

SUB-TYPE IS: (See Instructions) **ZONING DISTRICT AMENDMENT**
Needed for submitting online.

Existing **zoning on property:** RR-20 ***Proposed*** **zoning on property:** I-3

Acreage of parcel(s): 218.574 **Acreage being changed:** 218.574

Acreage of surface water rights on property: _____

Submittal Package Items:

- ☑ **This form**
- ☑ **Fee**
- ☑ **Deed of ownership for the property**
- ☑ **Air photo of the neighborhood with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☑ **Zoning map of the neighborhood showing the change with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☑ **Pre-application meeting to determine the correct permit, and to review the procedures and materials needed.**

QUESTIONNAIRE

Approving the Rezone request requires the County to determine that the ***approval criteria***, below, are met. Answer the questions below relating to the criteria. If you need more space, please attach a separate sheet of paper that restates the question and provides the answer. ***DO NOT LEAVE SPACES EMPTY.***

CCC 16.08.060(*E) Findings* requires that the applicant has the burden of proof to provide facts supporting the proposed amendment. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings.

1. ***A zoning map amendment ... shall provide evidence ... concerning the physical use of land and zoning currently existing in the general vicinity ... in the previous five (5) year time period ...***
   Describe the property and the land use of all surrounding parcels. Attach pictures, photos etc. as needed

   Site - Zoning: RR-20 Uses: Vacant

   North - Zoning: RR-20 Nearby uses: Vacant

   West - Zoning: RR-20 Nearby uses: Vacant

   South - Zoning: RR-20 Nearby uses: Vacant

   East - Zoning: RR-20 Nearby uses: Vacant

   Describe changes in the last 5 years: N/A - Vacant

a. ***How growth and/or other development factors in the community support a change in the land use.***

Describe in detail the reasons for requesting a zone change.

The current zoning does not allow for destructive testing. This request is consistent with the county's goal of locating industrial uses in less populated remote areas, and would allow for destructive testing. This property falls within the Industrial planning area on the Master Land Use Plan.

What changes in the area or community support the change, such as growth and/or other development factors?

Precedent for this use exists within vicinity of this property and skilled workforce required to operate this facility resides locally.

b. ***The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.***

Describe how the request provides for orderly development.

The remote nature of this site will require minimal, isolated utility demands. Initial utilities for the site to be temporary to begin, and we intend to bring facilities to the site (power, water/septic, etc)

Describe why you think there are adequate services and infrastructure needed to support the requested change.

N/A

c. ***The change in zoning provides for an appropriate use of the land.***

Describe how the change in zoning provides for an appropriate use of the land.

This land use is best served in remote and rural areas, similar to existing precedent for this use

Spot zoning is not permitted. Describe how this proposed zone change is consistent with the surrounding zoning districts and land uses and will not enact "spot zoning".

All surrounding lots are currently vacant. This is a large area (over 200 acres). The proposed use aligns with the intended master plan use of Industrial.

d. ***The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.***

Master Plan designation: Industrial Why do you think your request is consistent with the land use designation?

Proposed zone change aligns with the county's land use goals and policies to establish industrial use within industrial designation on master plan (LU 2.5), along a major highway (LU 2.7), provides industrial employment to the area (LU 5), and infills federal land "checker boarding" with industrial use (LU 5.2)

If there are policies from the Master Plan or other plans that you wish to note in support of your request, provide them in a separate document.

A major element of the Master Plan is the protection and support of the farming and agriculture.

Are there surface water rights present on the property? If so, what will happen to them?

No existing surface water rights on the site. N/A.

Will your request result in the conversion of farmland to other uses? If so, what will happen to the farming operation?
yes, however this parcel is currently vacant and there is no current farming operation on the site

e. ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

You must examine the Code's Use Table to view the possible uses allowed in the requested zoning district in the future. Why do you think those uses will be sensitive to and compatible with the neighborhood?
This parcel is located in a remote area with no nearby commercial or residential uses. Surrounding lands are vacant and undeveloped The proposed I-3 zoning is consistent with this land use pattern.

Application Signatures

APPLICANT AFFIDAVIT

Matthew Usbeck (PRINT NAME), being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit, if granted.

Applicant's Signature

State of WA)
County of King)

Signed and sworn to (or affirmed) before me on 7/7/2026 (date) by

Matthew Usbeck (name(s) of person(s) making statement).

Signature of notarial officer

JASON GROOMES
NOTARY PUBLIC
REG # 159679
MY COMMISSION EXPIRES
12/01/2027
STATE OF WASHINGTON

OWNER AFFIDAVIT (if not applicant)

New Nevada Lands, LLC, by HEATH A. Rushing, Its: Manager (PRINT NAME), being duly sworn, deposes and states that:

1) I/we own the property described in the foregoing application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.

Applicant's Signature

State of California)
County of El Dorado)

Signed and sworn to (or affirmed) before me on July 10, 2024 (date) by Heath A. Rushing (name(s) of person(s) making statement).

Signature of notarial officer

-see attached CA FORM PUC STAMP. -DEE

ASSESSORS CONSULTATION

Changing the zoning on a property will probably change the current taxation of the existing lots or change the tax status. Of special importance is changing land that the owner has enrolled in Agricultural Deferred Tax Status or other deferred tax status, in which case changes may result in the requirement to pay back deferred taxes.

County policy requires consultation with the County Assessor so the **landowner** understands how their taxes will change.

Assessor consultation: _____

Date Title Printed Name Signature

EMAIL FROM ASSESSORS OFFICE TO SATISFY CONSULTATION REQUIREMENT:
leslie.notestine@churchillcountynv.gov

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 El Dorado)

On 7/10/26 before me, Anahi Rea-Estrada, Notary Public
(insert name and title of the officer)

personally appeared Heath A. Rushing,
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 _____ (Seal)

ANAHI REA-ESTRADA
Notary Public - California
El Dorado County
Commission # 2515185
My Comm. Expires Mar 24, 2029

Heapy, Mary

From: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Sent: Tuesday, July 7, 2026 8:34 AM
To: Heapy, Mary
Cc: Usbeck, Matthew; Dan Cahalane; Denise Mondhink-Felton
Subject: RE: Zone Change App - Rivian Battery Testing

Arcadis Warning: Exercise caution with email messages from external sources such as this message. Always verify the sender and avoid clicking on links or scanning QR codes unless certain of their authenticity.

Good Morning –
This email will fulfill the signature requirement from the Assessor's office. Please be aware that this change of zone will most likely increase the taxable value of the property to an industrial value. If you require more information regarding the value change, please let me know and I will provide a rough estimate.

Thank you.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
Fax: 775-423-2429

From: Heapy, Mary <mary.heapy@arcadis.com>
Sent: Monday, July 06, 2026 12:05 PM
To: Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Cc: Usbeck, Matthew <matthew.usbeck@arcadis.com>
Subject: Zone Change App - Rivian Battery Testing

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Leslie,

Dan Cahalane provided us with your contact information for a Zone Change Application for a remote battery testing facility for Rivian. Please see attached for the application files. Would you be able to provide email approval/signature, as we are not local to Churchill County?

Please let me know if you need any additional information.

Thank you,

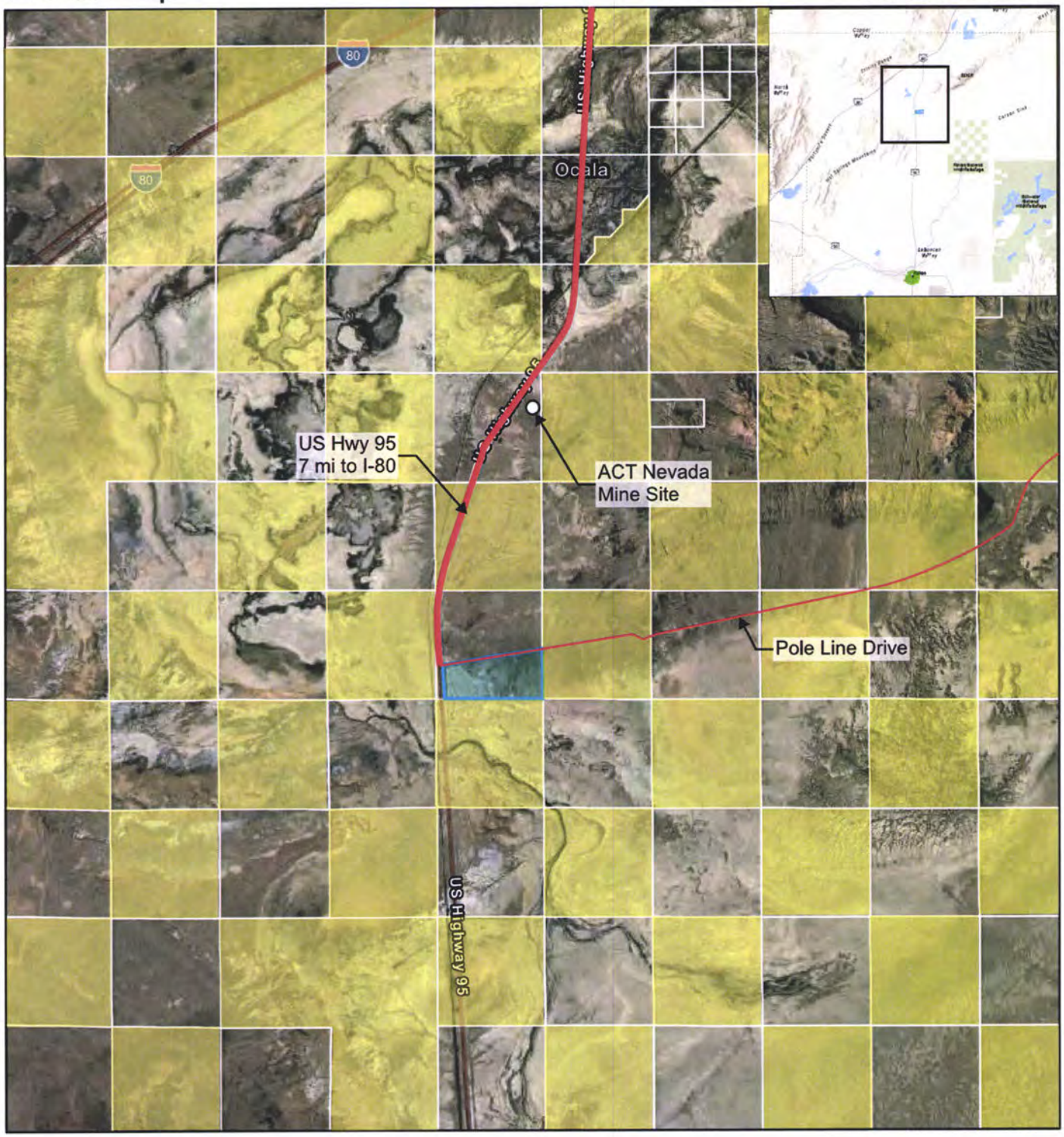
Mary Heapy, NCIDQ, RDI
Senior Associate
Arcadis Inc.
1420 5th Avenue, Suite 2400 | Seattle, WA | 98101 | USA
T +1 214-468-7554
www.arcadis.com



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Aerial Map

Rivian
Parcel 004-431-44



Bureau of Land Management (BLM)

Churchill County Tax Parcel Boundaries

Project Parcel

Access Road

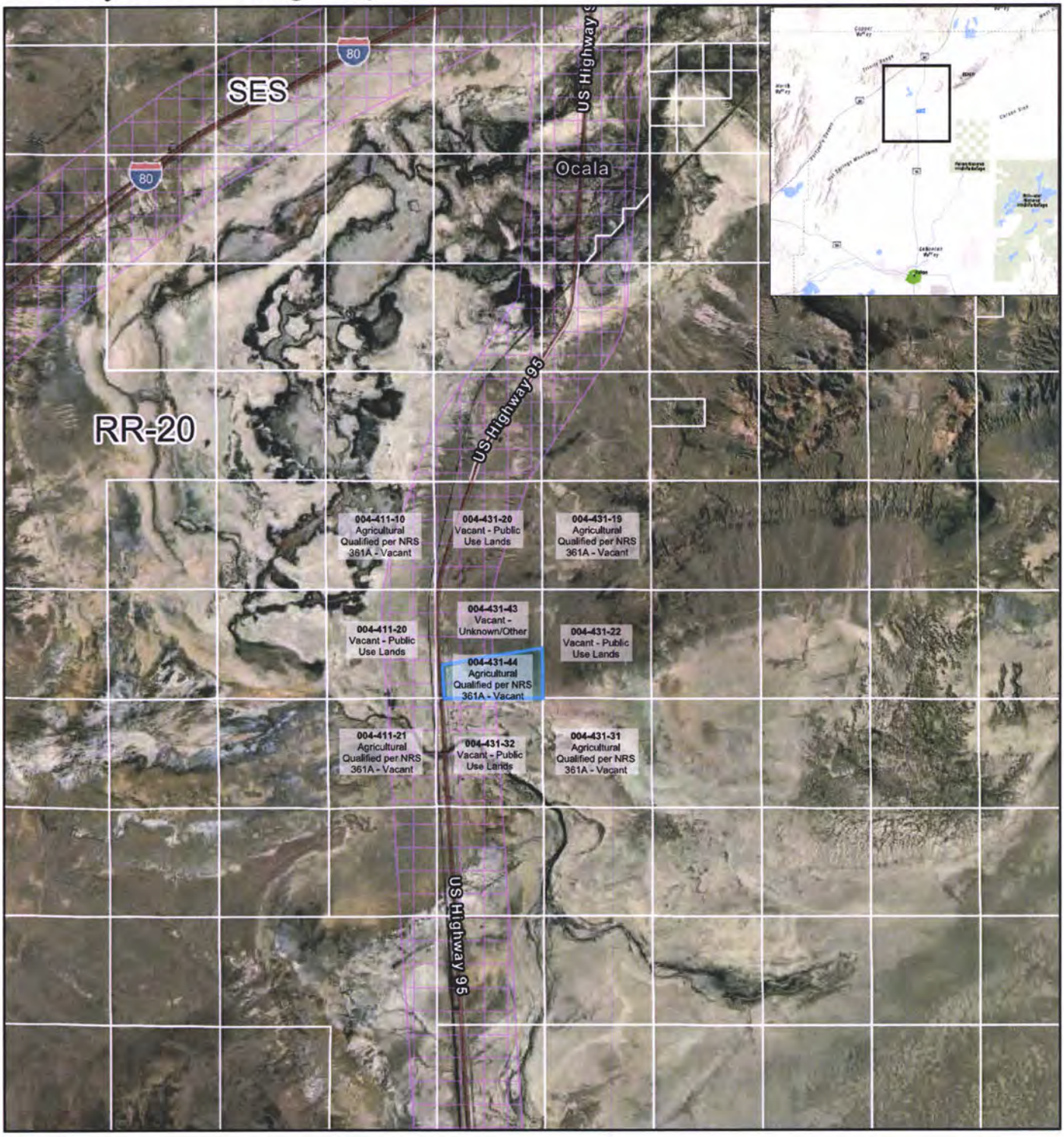
Existing Facilities

0 0.5 1 2 mi
0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Vicinity and Zoning Map

Rivian
Parcel 004-431-44



SES Special Exclusion Setback

Churchill County Tax Parcel Boundaries

Project Parcel

Note: Project Parcel and surrounding parcels are zoned Rural Resource District (RR-20)

0 0.5 1 2 mi
0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Earthstar Geographics

Outlook

RE: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

From Cheyenne Trueblood <cheyenne.trueblood@ndow.org>
Date Wed 7/22/2026 9:34 AM
To Planning Admin <planning-admin@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

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Good morning,

After review, the Nevada Department of Wildlife has no additional comments or concerns regarding the proposed Zone Change for this project.

Please let me know if you have any questions.

Thank you,

Cheyenne (Acevedo) Trueblood
Western Region Supervising Habitat Biologist
Habitat Division

Phone: (775) 688-1145
Email:
cheyenne.trueblood@ndow.org

Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

Support Nevada's Wildlife... buy a Hunting & Fishing license!

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From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:29 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>;

Joseph Marynak <jmarynak@lands.nv.gov>; sthompson@dcnr.nv.gov; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Steve Shell <sshell@water.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Fw: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

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Sorry, forgot the attachments.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Tuesday, July 21, 2026 11:25 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; dianebaley60@gmail.com <dianebaley60@gmail.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; matt.wagner@nvenergy.com <matt.wagner@nvenergy.com>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; Sthompson@dcnr.nv.gov <Sthompson@dcnr.nv.gov>; chey.trueblood@ndow.org <chey.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; sshell@water.nv.gov <sshell@water.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

The Churchill County Planning Commission will be considering the attached application for a Zone Change from Rivian at the August 12, 2026 hearing. This zone change request is in preparation for a permit request for a battery testing site to come at a later date. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by July 30, 2026** to be included in the staff report and with the application to the Planning Commission. We appreciate your input for these applications because you may have knowledge or understanding that we do not.

Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Outlook

RE: Churchill County Planning Commission August 12, 2026 hearing agenda item - Rivian Zone Change, APN 004-431-44 (off Lovelock Hwy)

From Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Date Tue 7/21/2026 12:41 PM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Denise Mondhink-Felton <denise.felton@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Hello -
Please be aware this parcel is currently in agricultural assessment. The zoning change could trigger an ag deferred tax bill for the prior 7 years. We have informed the applicant of this as part of the initial consultation on this application.

Thank you.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
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Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
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Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

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Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
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Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Proof and Statement of Publication
AD #:

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Legal Account

Jodi Lynn Dark says:
That she is a legal clerk of the
Lahontan Valley News
a newspaper published Thursday at
Fallon, in the State of Nevada.

Copy Line

PO #:

AD #:

of which a copy is hereto attached, was published
in said newspaper for the full required period of
time(s) commencing on
and ending on,
all days inclusive.

Signed: Jodi Lynn Dark

Statement:

Date	**Amount**	**Balance**

legals-
churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administrative Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada. The Churchill County Planning Commission will hold a meeting on August 12, 2026 beginning at 6:00 p.m. on the following requests:

Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-25, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., August 11, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post on August 6, 2026 a scanned copy of the application with the Agenda for the August 12, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision on both applications.

Pub Dates: July 30, 2026 **Ad # 63620**

Outlook

Public Comment – APN 004-431-44 Rezone

From Michelle Anderson <mlanderson89506@gmail.com>

Date Fri 8/7/2026 2:50 PM

To Planning Admin <planning-admin@churchillcountynv.gov>; Joe Sanford <joe.sanford@churchillcountynv.gov>; ClerkBoards <ClerkBoards@churchillcountynv.gov>; Alexa Robinson <alexa.robinson@churchillcountynv.gov>; Myles Getto <myles.getto@churchillcountynv.gov>; Matt Hyde <matt.hyde@churchillcountynv.gov>; Eric Blakey <eric.blakey@churchillcountynv.gov>; lane.mills@churchillcountynv.gov <lane.mills@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Cc Carina Nolasco <carina.nolasco@churchillcountynv.gov>

1 attachment (369 KB)

Request for Continuation and Additional Findings APN 004-431-44.pdf;

> **Caution:** This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Dear Planning Department and Members of the Planning Commission,

Please accept the attached Public Comment Package regarding the proposed rezone of APN 004-431-44 from RR-20 to I-3.

I respectfully request that this letter and the attached exhibits be included in the official record and provided to each member of the Planning Commission before the public hearing.

Thank you for your time and consideration. I appreciate your service to Churchill County and respectfully request that the Commission carefully consider the information and requests contained in the attached package before making a recommendation.

Respectfully,

Michelle Anderson
Churchill County Resident

PUBLIC COMMENT

Request for Continuance and Additional Findings

Proposed Zoning Amendment - APN 004-431-44 (RR-20 to I-3)

Dear Churchill County Planning Department and Members of the Planning Commission:

I respectfully submit this public comment regarding the proposed rezoning of APN 004-431-44 from RR-20 (Rural Resource) to I-3 (Heavy Industrial). According to the application, the requested zoning amendment is intended to allow destructive battery testing, a use not permitted under the current zoning.

I support responsible economic development and recognize the importance of private property rights. However, those rights must be balanced with the County's responsibility to protect the health, safety, welfare, and quality of life of Churchill County residents.

My concern is not with responsible industrial development. My concern is whether sufficient information has been presented to allow the Planning Commission to make the findings required under Churchill County Code before recommending approval.

The application discusses why the property is suitable for industrial zoning but provides little information regarding the environmental, public health, emergency response, or operational impacts associated with destructive battery testing.

Churchill County Code § 16.08.060(E) places the burden of proof on the applicant to provide facts supporting the proposed amendment and adequate information to substantiate the required findings. Based on the information currently provided in the application, I am concerned that the applicant has not yet met that burden with respect to the environmental, public safety, emergency response, and operational impacts associated with the proposed destructive battery testing facility. I respectfully request that the Planning Commission ensure the applicant has satisfied its burden of proof before making a recommendation to the Board of County Commissioners.

Approving the zoning amendment before these issues have been adequately evaluated effectively determines that this land use is appropriate for this location before the Commission and the public have had the opportunity to fully understand its potential impacts. Once zoning has been changed, later permitting processes may focus on how a project complies with applicable requirements rather than whether the zoning change itself should have been granted.

If the applicant has not yet provided sufficient evidence to support the required findings under Churchill County Code § 16.08.060(E), I respectfully request that the Planning Commission continue the application until the necessary information has been submitted and made available for meaningful public review. If the required burden of proof cannot be met, I respectfully request that the Commission recommend denial of the application.

I further request that the Commission identify in the public record the evidence supporting each required finding under Churchill County Code, including consistency with the Master Plan, adequacy of public services and infrastructure, protection of public health and safety, environmental stewardship, and the appropriateness of the proposed land use.

Attached are Exhibit A - Requested Findings and Questions, Exhibit B - Requested Supporting Documents, and Exhibit C - Procedural Requests.

Please ensure this decision is based on complete information, substantial evidence, and the thoughtful planning our community deserves.

Thank you for your time, your service, and your careful consideration.

Respectfully,

Michelle Anderson
Churchill County Resident

Exhibit A - Requested Findings and Questions

I respectfully request that the Planning Commission identify the evidence supporting each required finding before recommending approval.

Master Plan

- How does destructive battery testing further the goals of the Churchill County Master Plan regarding public health, public safety, environmental stewardship, and orderly development?
- What evidence supports consistency with the Master Plan beyond the property's industrial planning designation?

Nature of the Proposed Use

- What battery chemistries will be tested?
- What activities are included in "destructive testing"?
- Will testing include thermal runaway, fire, explosion, crush, puncture, or overcharge testing?
- What is the maximum battery or battery pack size proposed?

Air Quality

- What emissions are expected during normal operations and destructive testing?
- Will an air quality permit be required?
- Has an air dispersion analysis been completed?

Fire Protection and Emergency Response

- What is the maximum credible fire scenario?
- Has Churchill County Fire Department reviewed the proposal?
- Does the County possess the staffing, equipment, and training necessary to respond?
- Has Churchill County Emergency Management reviewed the proposal?
- Will additional public resources or mutual aid be required?

Environmental Protection

- How will hazardous materials and damaged batteries be stored and managed?
- How will contaminated fire suppression water be contained?
- What measures will protect groundwater?

Infrastructure and Future Uses

- What public infrastructure improvements or additional public costs will be required?
- What additional uses become allowable if the parcel is rezoned to I-3?
- Which of those uses require future public hearings, and which may proceed through administrative review?

Exhibit B - Requested Supporting Documents

If available, I respectfully request that the following documents be included in the public record before the Commission makes a recommendation:

Planning Documents

- Planning Staff Report
- Staff analysis of each required approval finding
- Draft conditions of approval
- Agency review comments

Environmental Documents

- Air quality analysis
- Air dispersion modeling
- Environmental impact analysis or assessment
- Groundwater protection analysis
- Stormwater management plan

Fire and Emergency Response

- Fire hazard analysis
- Thermal runaway hazard analysis
- Fire suppression plan
- Firewater containment plan
- Emergency Response Plan
- Churchill County Fire Department review
- Churchill County Emergency Management review

Hazardous Materials and Regulatory Review

- Hazardous Materials Management Plan
- Hazardous Waste Management Plan
- Spill prevention plan, if applicable
- Nevada Division of Environmental Protection correspondence
- Air permit determinations or applications
- Any required state or federal environmental permits

Infrastructure

- Traffic study, if required
- Noise study, if completed
- Utility demand analysis
- Water demand analysis
- Fiscal impact analysis, including projected costs to County emergency services

Exhibit C - Procedural Requests

I respectfully request that the Planning Commission:

1. Continue the public hearing if the information necessary to evaluate the proposal is not yet available.
2. Ensure the applicant has met its burden of proof under Churchill County Code § 16.08.060(E) before making a recommendation.
3. Identify in the public record the evidence supporting each required approval finding.
4. Make supporting reports and technical documents available to the public with sufficient time for meaningful review before the hearing.
5. Allow sufficient time for public review and comment if material new information is submitted before or during the hearing process.
6. Include this letter and its exhibits in the official record for this application.
7. Forward this submission as part of the record to the Board of County Commissioners if the application proceeds.

Final Request

Before recommending approval, I respectfully request that the Planning Commission ensure the applicant has met the burden of proof established by Churchill County Code § 16.08.060(E) and that the record contains sufficient evidence to support the required findings. If that evidence is not yet available, I respectfully request a continuance so the Commission and the public can meaningfully evaluate it before a permanent zoning change is recommended.

EXHIBIT 2

CHURCHILL COUNTY PLANNING COMMISSION AUGUST 12, 2026 MEETING TRANSCRIPT ZC26-2 HEARING AND APPELLANT'S CLOSING PUBLIC COMMENT

APN 004-431-44 - Rivian / Arcadis, Inc.
Requested Zone Change: RR-20 to I-3 Heavy Industrial

Source: August 12, 2026 Churchill County Planning Commission Meeting Transcript supplied by Appellant and prepared from the public meeting video. Meeting-video timestamps are preserved.

Scope: This exhibit is not the transcript of the entire meeting. It contains two complete, relevant transcript segments: (1) the uninterrupted Agenda Item 8.E / ZC26-2 hearing, from approximately 18:20 through the Commission's motion, vote, and recommendation at approximately 45:23; and (2) Appellant's complete additional public comment near the end of the meeting, from approximately 53:04 through 55:07, in which she addressed future zone-change review, the applicant's stated reason for rezoning, project impacts, compatibility, the Master Plan, and the fact that zoning stays with the land.

No pages are omitted within either included segment. The intervening transcript concerns unrelated agenda business and is not reproduced. Source transcript page numbers and video timestamps are preserved.

Highlighting: Yellow highlighting is a navigation aid only. The surrounding transcript is retained so the highlighted statements can be read in context.

Included source transcript pages: 19-47 and 56-58.

and 95. five and therefore recommend the board of county commissioners approve with conditions the subdivision application.

17:57

17 minutes, 57 seconds

Second.

18:04

18 minutes, 4 seconds

I have a first from Commissioner Mills, a second from Commissioner Goings. All those in favor. All those opposed.

18:13

18 minutes, 13 seconds

It will be forwarded to the board of county commissioners. Thank you for your time this evening.

18:20

18 minutes, 20 seconds

Eight, new business item number D as stated will be postponed to Wednesday, September 9th, 2026, which will move on to item number eight, new business E.

18:30

18 minutes, 30 seconds

Consideration and possible action regarding a zone change application ZC26-2 filed by Mary Heippe of Arcadius, Inc.

18:39

18 minutes, 39 seconds

for Rivian. The property is located on the Lovelock Highway, Highway 95 North.

18:44

18 minutes, 44 seconds

Assessor's parcel number is 004-431-44 in the RR-20 zoning district. The

18:51

18 minutes, 51 seconds

applicant proposes a change of zoning from RR20 to I3.

18:56

18 minutes, 56 seconds

There is somebody here to speak for Rivian. They are joining us via um goto meeting and they are here to answer any questions. I'll turn it over to staff.

19:05

19 minutes, 5 seconds

Dan Colon, Churchill County Planning.

19:07

19 minutes, 7 seconds

For the record, I have zone change 26-2 before you today. The applicant is requesting to change a 218.57

19:16

19 minutes, 16 seconds

acre parcel from rural resource or RR20 to heavy industrial I3. This site is remote. It's 7 milesi south of Trinity

19:25

19 minutes, 25 seconds

Junction. Um the applicant intends to establish destructive battery testing.

19:30

19 minutes, 30 seconds

This is because RR20 does not permit that and I3 allows it with a special use permit.

19:38

19 minutes, 38 seconds

staff is able to make all the required findings under the development code. Um since we have an audience, I'm going to go through all the findings in detail.

19:47

19 minutes, 47 seconds

So the first finding is the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.

19:55

19 minutes, 55 seconds

Staff has found that nine goals and policies are affected by this application and it conforms with the master plan in that regard. Um, this is

20:03

20 minutes, 3 seconds

in a master plan category area of industrial. Um, this is an area that the county has decided is where we want

20:12

20 minutes, 12 seconds

industrial. It's located far away from everything else in the county. Um, the closest use is, I believe, a gravel mine

20:20

20 minutes, 20 seconds

about 2 miles north. Then the next closest is the Navy bombing range and that's about 11 miles away. And then

20:27

20 minutes, 27 seconds

Kent metal is about 13. The closest residential use, and I'm going to state use as in residentially zone property as

20:35

20 minutes, 35 seconds

an A10, is 17 miles south on 95. So, it is quite a long ways away from anything.

20:42

20 minutes, 42 seconds

As you can see on the master plan land use and growth management plan before you, we're up in that yellow area towards the top, smack dab in the middle

20:52

20 minutes, 52 seconds

of that. So this is in full conformance with the master plan as it is currently written. Second finding is the proposed

21:01

21 minutes, 1 second

amendment will provide land uses compatible with the existing adjacent land uses and will not have detrimental impacts to the other properties in the

21:07

21 minutes, 7 seconds

vicinity. There are no uses established in the vicinity adjacent on any of the parcels around there. Like I said, the

21:16

21 minutes, 16 seconds

closest use that has been established is a mine about two miles away. Um, I drove up there about a month ago. I

21:25

21 minutes, 25 seconds

didn't see a house for about 10 minutes away driving up 95.

21:31

21 minutes, 31 seconds

There's not much close by and it's not going to detrimentally impact anything.

21:37

21 minutes, 37 seconds

And then the third finding, the proposed amendment will not negatively impact existing or planned public services or facilities and will not impact public

21:45

21 minutes, 45 seconds

health, safety or welfare. So this is adjacent to and it abuts 95. It also

21:52

21 minutes, 52 seconds

abuts pole line road. So there is both legal and physical access to this site.

21:58

21 minutes, 58 seconds

Otherwise there are no planned facilities in this area. And the zone that is being asked for a change here is

22:07

22 minutes, 7 seconds

I3 heavy industrial. Our code defines that as the purpose of this district is to provide for heavy industrial uses and

22:14

22 minutes, 14 seconds

land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and

22:22

22 minutes, 22 seconds

other non-industrial uses and uses within it may have to develop their own access to the roadway andor railway transportation systems.

22:32

22 minutes, 32 seconds

Fundamentally, this type of zoning is intended for places that are remote and do not have access to normal services.

22:39

22 minutes, 39 seconds

Therefore, the remoteness is the point here and it does not impact any public facilities or services. As for the

22:47

22 minutes, 47 seconds

impacts of public health, safety or welfare, public health is and safety are dealt with by the fact that there is still good clear access to the site

22:55

22 minutes, 55 seconds

along US 95. That allows for fire and emergency access if anything happens on this site. So that way it doesn't impact

23:03

23 minutes, 3 seconds

neighbors or at least impacts them within reason. So that way we can take care of any fires or anything that goes on there and evacuate people who are injured on the site. Um, public health.

23:15

23 minutes, 15 seconds

This is, as I stated earlier, very far away from anything. It's 17 miles away from the closest residentially zoned use. Um, generally speaking, the wind blows things towards the bombing range.

23:27

23 minutes, 27 seconds

Um, so there's very little public health concern at this point. Any health concerns are dealt with at the

23:35

23 minutes, 35 seconds

sight specific review in terms of a conditional zoning permit or a special use permit, which goes before this

23:42

23 minutes, 42 seconds

board. um and welfare. Um fundamentally this is an industrial use being proposed

23:49

23 minutes, 49 seconds

in a place where we want industrial and will generate income and revenue for the county. So staff is able to make all three of the required findings and

23:58

23 minutes, 58 seconds

therefore recommends that the commission approve this application. I'm available for any questions though I do want to

24:04

24 minutes, 4 seconds

make one final note here. What we are looking at here is a zone change. What this is dealing with is changing the

24:12

24 minutes, 12 seconds

menu of what uses are permissible within a specific district. The RR20 district

24:20

24 minutes, 20 seconds

is basically painted across the entire county because we have lots of areas where there's nobody um and it's federally owned. It's kind of the broad

24:29

24 minutes, 29 seconds

brush paint strokes. We allow for things like mineral extraction. An I3 zone change as proposed here is going to add potentially 33 new uses.

24:40

24 minutes, 40 seconds

This is the list of all the types of uses. They are generally speaking industrial dealing with warehousing,

24:47

24 minutes, 47 seconds

manufacturing, explosive and combustive materials testing,

24:54

24 minutes, 54 seconds

auction houses, restaurants, towing businesses, all of these things that are out here um on this list.

25:03

25 minutes, 3 seconds

All of these new uses require a conditional zoning permit which is going to allow for staff to provide conditions

25:10

25 minutes, 10 seconds

when we actually see a site plan or a special use permit which again staff will be reviewing the application providing conditions and it goes to the

25:18

25 minutes, 18 seconds

board to make a or the planning commission in order to make a decision.

25:23

25 minutes, 23 seconds

So, I just want to make it clear that this is changing the restaurant that you're going to and what you can pick from the menu as opposed to allowing for

25:32

25 minutes, 32 seconds

a specific use to be established. All of these uses still need entitlement through the special use or conditional zoning process. And now I'm available for any questions if you have any.

25:43

25 minutes, 43 seconds

Thank you. I do have a question for you, but this time I would like to um turn it over to Rivian and the representative

25:51

25 minutes, 51 seconds

that is here to introduce yourself and add anything to this that you would like, please. Thank you so much. I'm happy to be here.

25:58

25 minutes, 58 seconds

Lindsay Young with Rivian Real Estate.

26:00

26 minutes

So, um second everything staff just went through with respect to the resoning application. um happy to answer any questions, but I also took a drive up to

26:09

26 minutes, 9 seconds

the site and it's a beautiful country, but very very uh vacant and peaceful.

26:14

26 minutes, 14 seconds

I'll put it that way. So, um anyway, just wanted to add that. But thank you all for having us.

26:21

26 minutes, 21 seconds

Thank you. Um I do have a question for staff with all the information that you did put forth. Um, can you show us on a map where is the other I3 in conjunction

26:31

26 minutes, 31 seconds

to this RR20 that you're asking for a zone change on? Where is the closest I3?

26:38

26 minutes, 38 seconds

It's north of Trinity Junction. And Diane, can we pop up the map again?

26:50

26 minutes, 50 seconds

Go back to Diane. Oh, no. You can go to that one, I guess.

27:08

27 minutes, 8 seconds

So there is no other I3 south of I80 at this time.

27:12

27 minutes, 12 seconds

Oh, there's also down here and they're I3. Okay.

27:22

27 minutes, 22 seconds

And and and to add to that, there's a couple other parcels I recall around Kennameal that are industrial as well.

27:29

27 minutes, 29 seconds

About three or four.

27:35

27 minutes, 35 seconds

So I3 with being Ken metal being the closest to town is approximately how many miles to get on record, please?

27:43

27 minutes, 43 seconds

Five. Five miles.

27:44

27 minutes, 44 seconds

Yes. is the first I3 that any of those lists that you stated could actually go in there and open a business. That is correct.

27:52

27 minutes, 52 seconds

Okay.

27:53

27 minutes, 53 seconds

I believe it's about five miles if you're going out on 50 as well.

27:57

27 minutes, 57 seconds

Okay. Wonderful. And I do want to remind the board we're here only for a zone change. Nothing to do with what he all the information you gave was just additional information. Thank you.

28:10

28 minutes, 10 seconds

Tennis Mills for the record. Dan, just to clarify, for example, I see in the data packet that you guys provided for us that the Nevada Department of

28:18

28 minutes, 18 seconds

Wildlife was asked for input and one of the comments they made was they basically said no comment. I assume that's again because this is just a

28:27

28 minutes, 27 seconds

zoning change. If we later have an application for specific use, then we would expect Endow to weigh in if they have any wildlife concern.

28:36

28 minutes, 36 seconds

Exactly correct. Okay. Thank you.

28:41

28 minutes, 41 seconds

Um, Madam Chair, Jeff going for the record. One more question.

28:46

28 minutes, 46 seconds

Seems to me even with these new I3, I2, I1 um, designations, we have a setback as well from from the 95 corridor. Correct.

28:57

28 minutes, 57 seconds

We have a setback for particularly noxious uses. So these include, I believe, um, brothel,

29:05

29 minutes, 5 seconds

explosive battery and destructive testing, explosive manufacturing, and I believe junkyards and

29:14

29 minutes, 14 seconds

um, landfills. So they have a half mileile setback from the road.

29:23

29 minutes, 23 seconds

And to help the public understand more, with the RR20, what is allowed in the RR20?

29:32

29 minutes, 32 seconds

I'm going to just be upfront with you.

29:34

29 minutes, 34 seconds

There's a lot of things that are allowed in the RR20. Um, I don't know all of them offhand. Generally speaking, we're dealing with things like grazing,

29:43

29 minutes, 43 seconds

mineral extraction, geothermal, potentially solar, um, renewable

29:50

29 minutes, 50 seconds

generation for specifically solar. I'm making this distinction because we split out solar specifically in our code. Um,

29:58

29 minutes, 58 seconds

and generally speaking, things like houses and other things, very rural type uses that allow us to have extractive

30:06

30 minutes, 6 seconds

industries where they make sense. Madam Chair, if I can add some some more comment on the RR20. As you can see

30:14

30 minutes, 14 seconds

here, the green all around town again, that's the A5, A10. Those are the A zones. Um, of course, we have the city

30:21

30 minutes, 21 seconds

of Fallon, which is there. Um, and then we've got commercial C1C2 and some industrial going down 50. Um, and then a little bit of a north of town, right?

30:33

30 minutes, 33 seconds

And and and like it was stated earlier, the RR20 is almost kind of a catch-all zone for everything else, right? Because again, a lot of it is vacant land. There

30:41

30 minutes, 41 seconds

are some things out there, but and R20 has some uses. Um, and these and these folks here that are requesting this zone

30:49

30 minutes, 49 seconds

change, the use that they want to do, which they put in their application, is not allowed in the R20.

30:54

30 minutes, 54 seconds

Hence why they're asking for um the the zone changes to get it so they can do their use in the area that they're in.

31:04

31 minutes, 4 seconds

Anything else from the board? Joe, Madam Chair, Joe Frey for the record.

31:08

31 minutes, 8 seconds

Um, reading out of the county's master plan, Rural Resource District, RR20.

31:13

31 minutes, 13 seconds

The purpose of this district is to protect and enhance every natural resource including historical and archaeological sites by limiting,

31:21

31 minutes, 21 seconds

controlling, and prohibiting specific uses of land. So I hope that clarifies that is the purpose of zone RR20.

31:33

31 minutes, 33 seconds

So I believe you know uh for my fellow members to consider is that what we need

31:40

31 minutes, 40 seconds

to do out there or is this more suited for indust an industrial setting or are we trying to protect and preserve something out there that's

31:48

31 minutes, 48 seconds

archaeological historical natural etc.

31:56

31 minutes, 56 seconds

I mean we can add again there's also in the master plan there's those industrial areas that are designated in there as well and this is this is within that

32:04

32 minutes, 4 seconds

industrial area that that that has been designated in the in the RR20 area.

32:10

32 minutes, 10 seconds

Madam Chair, Jeff, going for the record, I I'd like to just also state here that um planning department has done a remarkable job of going

32:19

32 minutes, 19 seconds

through and um we we had many workshops um that were open to the public. We had

32:27

32 minutes, 27 seconds

this has gone through this board at least twice as well as through the county commissioners. Um, and this is

32:36

32 minutes, 36 seconds

exactly what the community has been begging for as we sit here and listen to

32:43

32 minutes, 43 seconds

the applicants that come to us with questionable industrial applications.

32:52

32 minutes, 52 seconds

This is what the community's been asking for. Push it north. Get it out of town.

32:57

32 minutes, 57 seconds

Get it out of town. So that is what this I3 was set up for was to move these types

33:06

33 minutes, 6 seconds

of industries north and away from the the residential away from the

33:13

33 minutes, 13 seconds

agricultural out where nobody had to mess with them and they were along a um you know a pretty useless piece of ground and I don't want to call it

33:22

33 minutes, 22 seconds

useless but really there's no grazing much happening out there. There's no mining going on much of anything. So anyway, I I when I look at this, this is

33:30

33 minutes, 30 seconds

exactly what the what the the residents of this community have been asking for and we're moving quite a ways away from

33:39

33 minutes, 39 seconds

town here. So, um if for that type of application that would come down later on.

33:47

33 minutes, 47 seconds

I have another question for staff. Do you do you foresee the intent of the I3 is going to be on both sides of the

33:54

33 minutes, 54 seconds

corridor? It's not only going to be north, it's also streaming south as well. There's already I3 down there, but all of that land that is not being used

34:03

34 minutes, 3 seconds

um and is federally owned. Do you foresee a majority of these zone changes coming in for I3 in this area?

34:12

34 minutes, 12 seconds

I guess we can't see the future, but again, if it's out of that area that that we that the master plan doesn't

34:20

34 minutes, 20 seconds

designate as potential industrial, then we would probably recommend that as a denial because again, that's not where we want the industrial. We've done the

34:27

34 minutes, 27 seconds

work to say we want the industrial parcels to be north of town along 80, north of Hazen. That's where we want industrial. Um, and that's, as you can

34:35

34 minutes, 35 seconds

see, the yellow areas, that's where we have industrial. There's a little section of land um I guess a little closer to town that's industrial uh

34:44

34 minutes, 44 seconds

potentially industrial but um again if it's not in a designated area as designated in the master plan then we

34:51

34 minutes, 51 seconds

would probably recommend that for denial because it doesn't follow the master plan.

34:57

34 minutes, 57 seconds

Thank you. Is there anything else from the board?

35:02

35 minutes, 2 seconds

Seeing that there is none, can I open it up to the public? I'd like to remind the public that it is limited to three minutes per person speaking. Is there anyone that like to state a public comment?

35:16

35 minutes, 16 seconds

I know you've been up once before, but we'll need your name and address for the record, please.

35:24

35 minutes, 24 seconds

Michelle Anderson, 3355 Beverly Drive.

35:28

35 minutes, 28 seconds

Um, I submitted documents previous asking questions. One of the questions that wasn't answered where maybe we can get an answer from Rivian is what type

35:37

35 minutes, 37 seconds

of destructive battery testing are they wanting to do out in this I3 zone change.

35:46

35 minutes, 46 seconds

I don't know that anything has been um submitted at this time, but we'll turn that over to staff to answer. Please

35:56

35 minutes, 56 seconds

I'm sorry. I don't want to take away [clears throat] your three minutes.

35:57

35 minutes, 57 seconds

We'll start the clock for your three minutes and ask all your questions and then we can have staff directed after that. I'm sorry. Go ahead and start the clock, please.

36:09

36 minutes, 9 seconds

I would like to remind the planning commission that the reason for the change on this zoning change application

36:17

36 minutes, 17 seconds

is destructive battery testing and with Rivian that's usually lithium. Okay. So,

36:26

36 minutes, 26 seconds

I've already submitted written comments which I would like the board to address before making a recommendation.

36:32

36 minutes, 32 seconds

Um, and so I won't repeat myself tonight, but I do want to ask you to consider something when this application come is

36:40

36 minutes, 40 seconds

before you. Please don't look at this simply as another request to change a piece of property from RR20 to I3

36:48

36 minutes, 48 seconds

industrial. Churchill County is seeing multiple industrial and high energy projects proposed. At some point, we

36:56

36 minutes, 56 seconds

have to stop looking at each project in isolation and looked at look at it in cumulative impact

37:03

37 minutes, 3 seconds

and how that will be on our power, infrastructure, water, emergency services, environmental, neighborhood

37:09

37 minutes, 9 seconds

properties, etc. The board has already stated previously, the commissioner's board, that we don't have enough

37:16

37 minutes, 16 seconds

emergency services. We already have a battery storage facility out here, a data center which has been changed to I3

37:24

37 minutes, 24 seconds

for data center planning um among Tesla testing already. So I'm also concerned

37:31

37 minutes, 31 seconds

about what battery testing actually means. Will this facility conduct destructive or abuse testing? What

37:39

37 minutes, 39 seconds

happens if a test results in thermal runaway or a fire that exceeds the containment? We've seen the the

37:46

37 minutes, 46 seconds

communities including Monterey deal with the consequences of major lithium ion battery fires. So while those facilities

37:54

37 minutes, 54 seconds

are not identical to what is proposed here, they could be. And that demonstrates why the risks deserve serious consideration. Before changing

38:03

38 minutes, 3 seconds

rural residential land to heavy industrial, we should know what types of quant and quantities of batteries will be on site, what testing will occur,

38:12

38 minutes, 12 seconds

what fire suppression and environmental containment should and will be provided, and whether our local emergency services

38:20

38 minutes, 20 seconds

have the staffing, training, equipment, and resources to handle a worst case scenario. And there is another important issue.

38:28

38 minutes, 28 seconds

This zoning decision outlives Rivian.

38:31

38 minutes, 31 seconds

Once RR20 becomes I3, we need to consider everything that heavy industrial zoning could allow there in

38:38

38 minutes, 38 seconds

the future, not just the applicants standing before us today. I'm not against the growth. I am asking for

38:45

38 minutes, 45 seconds

responsible, sustainable growth. and please require the appropriate studies evaluate the evaluate this against our

38:53

38 minutes, 53 seconds

master plan providing meaningful public notice and make sure that these questions are answered before recommending a permanent zoning change.

39:02

39 minutes, 2 seconds

Thank you. Thank you for your comment.

39:09

39 minutes, 9 seconds

Is there any other public comment at this time?

39:17

39 minutes, 17 seconds

Seeing that there is none, staff, would you like to address any questions?

39:27

39 minutes, 27 seconds

How about to the board? Does the board have anything to state or add?

39:37

39 minutes, 37 seconds

Dennis Mills, for the record, um, Miss Anderson, I really appreciate your comments. I I will say I'm a little bit confused because it kind of sounds like

39:45

39 minutes, 45 seconds

your uh Rivian's coming to us for a first or second date and you're asking what their intentions are once we get married. There's a there's additional

39:54

39 minutes, 54 seconds

rounds of of approval for for anybody that wants to

40:02

40 minutes, 2 seconds

establish a new business in in this county.

40:06

40 minutes, 6 seconds

So all the things you're asking are things that I've only been on this board for a matter of months. So I I can't speak as someone with the background

40:15

40 minutes, 15 seconds

that Jeff does, for example, but but I've seen other other requests come through just in the last seven months

40:23

40 minutes, 23 seconds

that all of those questions are addressed in in the relative industrial challenge that that those

40:30

40 minutes, 30 seconds

other companies have asked for. So, I just want anyone that's listening to to to be aware this isn't something we're

40:37

40 minutes, 37 seconds

ignoring. We're not rubber stamping. On the other hand, uh this company physically owns this land. This land under the master plan with very careful

40:46

40 minutes, 46 seconds

development over the last 20 years, the county wants this area to be the location for I3. So, um,

40:55

40 minutes, 55 seconds

to my mind, we kind be kind of bonkers to say, well, you can't change this R20 to I3 because of what might happen to

41:03

41 minutes, 3 seconds

it. The the purpose is if someone thinks they have a reason to shift I3, that's what we want them to do. So just as a comment to everyone that I I don't don't

41:12

41 minutes, 12 seconds

want anyone to think that that we're doing this stuff lightly but but from a perspective from my perspective I don't see the I don't see the reason to be asking these questions now.

41:24

41 minutes, 24 seconds

If I may just as a an aside we don't necessarily have a discussion about public comment that may be more appropriate for the board discussion.

41:36

41 minutes, 36 seconds

Thank you. Did you want to add anything, Steph?

41:48

41 minutes, 48 seconds

Yeah. Um, again, I just want to reemphasize that the current you the current zoning of this is an RR20. Um,

41:55

41 minutes, 55 seconds

we we don't have they did put a proposed use in the application as as battery testing. Um

42:04

42 minutes, 4 seconds

unfortunately, you know, at the time of a zone change, we don't require all the same um reports and applications and

42:13

42 minutes, 13 seconds

and everything that goes along with the use of the of the the proposed use. Um so it's it's we just can't we can't analyze that right now because again

42:22

42 minutes, 22 seconds

that takes time and money for them to prepare that. And this again this isn't the time for the use, it's the time for the zone change to be able to do the

42:30

42 minutes, 30 seconds

use, right? And it's not just this battery testing, it's unindustrial use that that that that can be done out

42:37

42 minutes, 37 seconds

there um with the zone change. Just to add to that, we frequently have zone

42:45

42 minutes, 45 seconds

changes, the economy changes, a project doesn't get developed even though they got went through a zone change. The use

42:53

42 minutes, 53 seconds

the menu that of uses that are available within that zone change is what we're considering. And what we're considering is effectively this is got reasonable

43:01

43 minutes, 1 second

infrastructure given the zoning that we're looking for out here. It meets the intent of the master plan and it's not

43:09

43 minutes, 9 seconds

going to be impacting neighboring properties. Those are the three things that we're looking at at the zone change phase because those are what we can

43:17

43 minutes, 17 seconds

actually evaluate. When we start looking at the specific site circumstances, we're going to be looking at everything that affects neighboring public health,

43:26

43 minutes, 26 seconds

safety, welfare, all the things that go into the special use permit findings.

43:31

43 minutes, 31 seconds

Likewise, when somebody comes in for a division of land, what we're looking at there is what are the infrastructure requirements? How is that going to

43:39

43 minutes, 39 seconds

impact public health, safety, welfare, and how does that tie back to the master plan? So every step of making sure the public is protected is addressed through a different type of application phase.

43:49

43 minutes, 49 seconds

So just want to make that clear.

43:52

43 minutes, 52 seconds

Thank you. And I want to also thank staff for doing so much diligent work when there is an application that does come forward. I know a lot of applications do come forward and they

44:00

44 minutes

never go anywhere because of your strict restrictions that you do put on them. So thank you for that. Seeing that there was no more um public comment, is there anything else from the board?

44:13

44 minutes, 13 seconds

No. Once you do your public comment under an item, you get one time to pe speak per item and per public comment.

44:20

44 minutes, 20 seconds

Um, did you have something else? Nope.

44:24

44 minutes, 24 seconds

Wonderful. I would like to entertain a motion, please.

44:27

44 minutes, 27 seconds

Madam Chairman, Jeff Goings for the record. Based on the information provided in the application, the staff report and heard tonight, I move to find

44:34

44 minutes, 34 seconds

that the criteria found in CCC 16.08.060E 060E have been met for zone change

44:41

44 minutes, 41 seconds

applications ZC26-2 to change the zoning of 218.57

44:49

44 minutes, 49 seconds

acre parcel from RR20 to I3 as assessor's parcel number 004-431-44

44:58

44 minutes, 58 seconds

and therefore recommend that the board of county commissioners approve the zone change application.

45:04

45 minutes, 4 seconds

Second.

45:13

45 minutes, 13 seconds

We have a first with Commissioner Goings, a second with Commissioner Ansodigi. All those in favor? I.

45:19

45 minutes, 19 seconds

All those opposed.

45:23

45 minutes, 23 seconds

The variance will pass five or six to zero. Item number nine. Nine is consent agenda. All matters listed on the

45:31

45 minutes, 31 seconds

consent agenda are considered routine and may be acted upon by the board of county commissioners with one action and without any extensive hearing. Any member of the board or any citizen may

45:40

Um, we would like to welcome her and we'll continue to go through training.

52:57

52 minutes, 57 seconds

We'll be at all these meetings. And is there any other commissioner reports or updates that you guys would like to add?

53:04

53 minutes, 4 seconds

Seeing that there is none, is there any public comment?

53:15

53 minutes, 15 seconds

Michelle Anderson, 3355 Beverly Drive.

53:19

53 minutes, 19 seconds

Good evening again. I have one suggestion I'd like to I'd like the planning commission to consider regarding future zone change applications.

53:28

53 minutes, 28 seconds

When an applicant requests a zoning change, the application requires them to state the reason for that requested

53:35

53 minutes, 35 seconds

change. I believe that reason should become a meaningful part of the commission's consideration when deciding whether to recommend resoning.

53:46

53 minutes, 46 seconds

A zone change shouldn't be considered only as is I3 allowed here or does this parcel qualify for the zoning? If an

53:56

53 minutes, 56 seconds

applicant is asking to change the zoning specifically to accommodate a particular project or use, I believe the commission should also consider the impacts of that

54:04

54 minutes, 4 seconds

proposed use when determining whether the zoning change is appropriate.

54:10

54 minutes, 10 seconds

I understand that zoning stays with the land and that a future owner may use the property differently. In fact, I think

54:18

54 minutes, 18 seconds

that's another reason these decisions deserve careful consideration.

54:23

54 minutes, 23 seconds

But if the county requires applicants to explain why they want a zoning change, that information should have a purpose in the decision-making process.

54:33

54 minutes, 33 seconds

My suggestion is that the planning commission and county consider formally incorporating the applicant's stated reason for the zone change that

54:41

54 minutes, 41 seconds

foreseeable impacts of that proposed use and its compatibility with surrounding properties and the master plan into the

54:48

54 minutes, 48 seconds

review of future zoning changes. I think that would lead to better land use decisions and give the public greater

54:56

54 minutes, 56 seconds

confidence that we're considering not just what a property can be zoned for, but why were changing it in the first place. Thank you.

55:07

55 minutes, 7 seconds

Thank you for your time and your comments this evening. Is there any other public comment?

55:13

55 minutes, 13 seconds

Seeing that there is none, this meeting is adjourned.

Sync to video time

EXHIBIT 3

CHURCHILL COUNTY GOVERNING ZONING-AMENDMENT AND ADMINISTRATIVE-APPEAL STANDARDS

ZC26-2 - APN 004-431-44

Purpose and scope. This exhibit collects the complete official Churchill County application/instruction documents that reproduce or implement the County standards specifically quoted or relied upon in the appeal concerning ZC26-2. It is intended to provide the full relevant County context for the standards cited in Sections III-V and Grounds I-VI.

Part A - Zoning map amendment / rezone standards. Complete current County Zoning District Change (Rezone) Application and Instructions. This part includes the applicant's burden of proof and adequate-information requirement; the CCC 16.08.060(E)(1) criteria concerning development factors, orderly development, adequate services and infrastructure, appropriate land use, Master Plan conformity, and sensitivity/compatibility of the proposed zoning and project; and the County's direction to examine the Use Table and future uses allowed by the requested zoning district.

Part B - Planning Commission findings under CCC 16.08.060(E)(2). Complete current County Code Text Amendment Application. The form expressly states the findings applicable when the Commission forwards a recommendation for approval of a zoning map amendment or consolidated development code amendment: Master Plan compliance; compatibility and detrimental impacts; and impacts to public services/facilities and public health, safety and welfare. The form also asks about utility, emergency/community-service, and transportation demand.

Part C - Administrative appeal standards. Complete current County Appeal Application - Commission Decision. This part reproduces CCC 16.08.050.4(F)4(a)-(g), including filing, appeal content, hearing, notice, evidence, substantial-evidence review, and the Board's authority to affirm, modify, or reverse.

Important source distinction. These are official Churchill County forms and instructions that reproduce and implement the cited County Code standards. The exhibit does not represent that every explanatory sentence in the forms is itself codified ordinance text.

Highlighting. Yellow highlighting is a navigation aid only. The complete source documents are included so each highlighted provision can be read in its original County context.

CHURCHILL COUNTY
Zoning District Change (Rezone) Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: _____

Zoning District: _____ **Site Address:** _____ **APN(s):** _____

PROJECT PERMIT TYPE – ZONING DISTRICT, CODE, OR PLAN AMENDMENT

SUB-TYPE IS: (See Instructions) **ZONING DISTRICT AMENDMENT**
Needed for submitting online.

Existing **zoning on property:** _____ ***Proposed*** **zoning on property:** _____

Acreage of parcel(s): _____ **Acreage being changed:** _____

Acreage of surface water rights on property: _____

Submittal Package Items:

- ☐ **This form** ☐ **Fee** ☐ **Deed of ownership for the property**
- ☐ **Air photo of the neighborhood with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☐ **Zoning map of the neighborhood showing the change with applicant name and address at the top, property identified, and roads or prominent features labeled.**
- ☐ **Pre-application meeting to determine the correct permit, and to review the procedures and materials needed.**

QUESTIONNAIRE

Approving the Rezone request requires the County to determine that the ***approval criteria***, below, are met. Answer the questions below relating to the criteria. If you need more space, please attach a separate sheet of paper that restates the question and provides the answer. ***DO NOT LEAVE SPACES EMPTY.***

CCC 16.08.060(*E) Findings* requires that the applicant has the burden of proof to provide facts supporting the proposed amendment. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings.

1. ***A zoning map amendment ... shall provide evidence ... concerning the physical use of land and zoning currently existing in the general vicinity ... in the previous five (5) year time period ...***
   Describe the property and the land use of all surrounding parcels. Attach pictures, photos etc. as needed

   Site - Zoning: _____ Uses: _____

   North - Zoning: _____ Nearby uses: _____

   West - Zoning: _____ Nearby uses: _____

   South - Zoning: _____ Nearby uses: _____

   East - Zoning: _____ Nearby uses: _____

   Describe changes in the last 5 years: _____

   _____

a. ***How growth and/or other development factors in the community support a change in the land use.***

Describe in detail the reasons for requesting a zone change. _____

_____

_____

_____

What changes in the area or community support the change, such as growth and/or other development factors?

_____

_____

b. ***The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.***

Describe how the request provides for orderly development. _____

_____

_____

Describe why you think there are adequate services and infrastructure needed to support the requested change.

_____

_____

c. ***The change in zoning provides for an appropriate use of the land.***

Describe how the change in zoning provides for an appropriate use of the land. _____

_____

Spot zoning is not permitted. Describe how this proposed zone change is consistent with the surrounding zoning districts and land uses and will not enact "spot zoning".

_____

_____

d. ***The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.***

Master Plan designation: _____ Why do you think your request is consistent with the land use designation?

_____

_____

_____

If there are policies from the Master Plan or other plans that you wish to note in support of your request, provide them in a separate document.

A major element of the Master Plan is the protection and support of the farming and agriculture.

Are there surface water rights present on the property? If so, what will happen to them?

_____

_____

Will your request result in the conversion of farmland to other uses? If so, what will happen to the farming operation?

_____

_____

e. ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

You must examine the Code's Use Table to view the possible uses allowed in the requested zoning district in the future. Why do you think those uses will be sensitive to and compatible with the neighborhood?

_____

_____

_____

Application Signatures

APPLICANT AFFIDAVIT

_____(PRINT NAME), being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit, if granted.

_____

Applicant's Signature

State of _____)
County of _____)

Signed and sworn to (or affirmed) before me on _____(date) by

_____(name(s) of person(s) making statement).

_____

Signature of notarial officer

OWNER AFFIDAVIT (if not applicant)

_____ (PRINT NAME), being duly sworn, deposes and states that:

1) I/we own the property described in the foregoing application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.

_____

State of _____) Applicant's Signature
County of _____)

Signed and sworn to (or affirmed) before me on _____(date) by

_____(name(s) of person(s) making statement).

_____
Signature of notarial officer

ASSESSORS CONSULTATION

Changing the zoning on a property will probably change the current taxation of the existing lots or change the tax status. Of special importance is changing land that the owner has enrolled in Agricultural Deferred Tax Status or other deferred tax status, in which case changes may result in the requirement to pay back deferred taxes.

County policy requires consultation with the County Assessor so the **landowner** understands how their taxes will change.

Assessor consultation: _____
Date Title Printed Name Signature

Churchill County Public Works & Planning
Zoning District Change Instructions

INTRODUCTION

This application package is for projects requesting a **Zoning District Amendment** - also called a Rezone or Zone Change. It is authorized under CCC 16.08.060 to make a change to the County Code – specifically the Zoning Map. It is a request to change the land use designation of a parcel of land to a different designation. Once implemented, any development allowed in the new zone can be proposed as listed in the Land Use Table found in CCC 16.08.250).

APPLICANT NAME

The NAME entry is for the Applicant. This is the party proposing the change. It is NOT the representative or consultant. It MIGHT BE the landowner, but can be someone else such as a prospective purchaser.

ZONING DISTRICT AND PROPERTY INFORMATION

Enter the existing and proposed Zoning District(s) on the form. For requests with many addresses and parcel numbers, refer to an attachment or other location for the information.

SUBMITTAL PACKAGE AND REVIEW PROCEDURE

The application process starts with ***2 pre-application meetings***: One to go over the basics of the form and the process, the other to go over the application materials for accuracy to identify any final changes before submittal. You may want to include pictures, plans, drawings, etc. to make your case.

A required item is an air photo picture showing the neighborhood and land uses of surrounding properties. You can get this from the County website showing the neighborhood of the site. Staff can assist if needed.

Also required is a picture showing the requested change in zoning. Use the zoning map obtained from the County website for the surrounding area, showing the colored zoning districts. It must be marked and labeled to show the proposed zoning change.

>> *You can be view both maps* on the County website (https://nv-churchillcounty.civicplus.com/719/Web-Maps). Copy and print a screen shot. On each map, note the applicant and address, as well as roads and other prominent features.

Staff review and notification procedures:

1. Within 7 days of the filing of the application the Department will provide written notification of application completeness and the date of the public hearings for both the Planning Commission and the Board of County Commissioners.

2. County staff will review the application and prepare a staff report for the Planning Commission.

3. At least 10 days prior to the public hearing, staff will notify all property owners within 300 feet of the subject property (at least 30 unique property owners will be notified) of the proposed application.

4. At least (3) working days before the public hearing, the agenda is posted and reminder notices are sent to the applicant. The applicant or a representative must appear before the Planning Commission to present the application.

5. After the Planning Commission public hearing, the application will be scheduled to go before the Board of County Commissioners with a recommendation from the Planning Commission.

6. The Board of County Commissioners may approve or deny the application. Approval might include requirements to complete before the zone change becomes effective.

QUESTIONS AND RELATED CRITERIA

To approve a zone change, there needs to be a good reason that meets the requirements in County Code. There are "Findings" or approval criteria that must be met to approve a change. The remainder of the form is composed of those criteria, and questions related to each of them. Instructions and explanation generally accompany the questions, so no additional instruction is provided here.

CHURCHILL COUNTY
Code Text Amendment Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: _____

PROJECT PERMIT TYPE – ZONING DISTRICT, CODE, OR PLAN AMENDMENT

SUB-TYPE IS: CODE TEXT AMENDMENT
Needed for submitting online.

Submittal Package Items:

- ☐ **This form** ☐ **Fee**
- ☐ **Text of code section with changes** (please use strikeout & underline format, such as with "Track Changes")
- ☐ **Text document explaining why you think the change is needed.**
- ☐ **Any documentation needed to support your request**

QUESTIONNAIRE

Approving the Rezone request requires the County to determine that the ***approval criteria***, below, are met. Answer the questions below relating to the criteria. If you need more space, please attach a separate sheet of paper that restates the question and provides the answer.

CCC 16.08.060(*E) Findings* requires that the applicant has the burden of proof to provide facts supporting the proposed amendment. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings.

2. ***The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:***
   a. ***That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;***

   Identify the goals and policies from the Master Plan that you think support your request, provide them in a ***separate document***. Why do you think your request is in substantial compliance with the Master Plan?

   _____

   _____

   _____

   Major elements of the Master Plan include the protection and support of ***agriculture***, and the protection and support of the ***NAS Fallon naval base***. How could your proposed change affect them?

   _____

   _____

b. ***That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;***

☐ **N/A –** Check this box if your proposed change does not affect any locations of land.

You must examine the Code's Use Table and other code elements to view the possible uses that will be affected by your proposal. Why do you think the change will be sensitive to and compatible with those neighborhoods that are affected?

_____

_____

_____

c. ***That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

Will your proposed change increase the demand on existing or planned utility facilities? Explain why.

_____

Will your proposed change increase the demand on existing or planned emergency or community services? Explain why. (For example, police, fire, hospital, legal services, social services, library, museum, etc.)

_____

Will your proposed change increase the demand on existing or planned road or transportation facilities? Explain why.

_____

APPLICANT AFFIDAVIT

_____(PRINT), being duly sworn, deposes and states that:

1) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
2) That the zoning ordinances for a permit have been read, understood and complied with.
3) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
4) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit if granted.

_____

Applicant's Signature

State of _____)
County of _____)

Signed and sworn to (or affirmed) before me on _____(date) by

_____(name(s) of person(s) making statement).

_____

Signature of notarial officer

Churchill County Public Works & Planning
Code Text Amendment Instructions

INTRODUCTION

This application package is for projects requesting a **Code Text Amendment** - also called a Code Change. It is authorized under CCC 16.08.060 to make a change to the County laws governing land use development. Sometimes this relates to areas of land, or zoning districts placed on land, or uses that are allowed within zoning districts. Most of these relationships are found in the Land Use Table (CCC 16.08.250). Sometimes changes are about general standards that must be followed, and do not affect specific locations.

The NAME entry is for the Applicant. This is the party proposing the change. It is NOT the representative or consultant.

The ***Permit Type and Subtype*** are needed to submit the application online.

SUBMITTAL PACKAGE AND REVIEW PROCEDURE

The process starts with ***2 pre-application meetings***: One to go over the basics and the process, the other to go over the application materials to identify any final changes before submittal. You may want to attach pictures, plans, drawings, etc. to make your case.

A required item is a text document of the sections that would be changed. It needs to show the changes proposed. This normally is done by showing "strikeouts" of the text being deleted, and "underlining" on the text being added. Text replacement would include both. A Word document that shows the changes using the Track Changes function is very effective at showing changes.

Some changes may also need to show the zoning districts or areas the proposed change would affect. Use the zoning map obtained from the County website which shows the colored zoning districts. It must be marked and labeled as needed to illustrate the proposed change, such as including prominent features.

Staff review and notification procedures:

1. Within 7 days of the filing of the application the Department will provide written notification of application completeness and the date of the public hearings for both the Planning Commission and the Board of County Commissioners.

2. County staff will review the application and prepare a staff report for the Planning Commission.

3. When specific properties are affected - At least 10 days prior to the public hearing, staff will notify all property owners within 300 feet of the subject property (at least 30 unique property owners will be notified) of the proposed application.

4. At least (3) working days before the public hearing, the agenda is posted and reminder notices are sent to the applicant. The applicant or a representative must appear before the Planning Commission to present the application.

5. After the Planning Commission public hearing, the application will be scheduled to go before the Board of County Commissioners with a recommendation from the Planning Commission.

6. The Board of County Commissioners may approve or deny the application. Approval might include requirements to complete before the code change becomes effective.

QUESTIONS AND RELATED CRITERIA

To approve a code change, there needs to be a good reason that meets the requirements in County Code. There are "Findings" or approval criteria that must be met to approve a change. The remainder of the form is composed of those criteria, and questions related to each of them. Instructions and explanation generally accompany the questions, so no additional instruction is provided here.

Churchill County Planning Department

Appeals of Commission Decisions (Filing Fee Required)

A decision of the planning commission may be appealed by the applicant or any aggrieved party to the commission following the procedures in this section within ten days of the date of the decision. The board may affirm, modify or reverse the decision.

Procedures for Filing an Appeal

16.08.050.4(F)4(a)

Time Limit For Filing

Any decision of the staff or planning commission may be appealed by the applicant, a protestant or by the district attorney's office if it is in the opinion of said party that any application was improperly granted.

An appeal of the planning commission must be submitted in writing to the board of county commissioners within ten (10) days after the planning commission has rendered its decision. If no appeal is received by the board of county commissioners within the time allowed, such decision may not be appealed.

16.08.050.4(F)4(b)

Appeal Application

All appeals shall be filed in writing accompanied with a filing fee, by filing a signed written notice of appeal and application stating therein the reasons why the decision of the planning commission should be amended, modified or reversed.

The appeal application shall specify the project or decision for which the appeal is being requested. The application shall indicate which aspects of the decision are being appealed. The appeal application shall provide the necessary facts or other information that support the appellant's contention that the commission erred in its consideration or findings supporting its decision.

16.08.050.4(F)4(c)

The clerk of the board shall set the appeal for hearing before the board of county commissioners within sixty (60) days of said appeal being received.

16.08.050.4(F)4(d)

Withdrawal Of Appeal

Upon delivery of a signed written statement the appellant may withdraw its appeal at any time prior to the date of the appeal hearing.

16.08.050.4(F)4(e)

Notices Of Appeals Hearings

1) Notice of hearings for appeals from decisions of the commission shall be given by the clerk of the board by mailing of a notice of hearing ten (10) days before the date set for hearing to the petitioner and to all parties involved, as shown by the record of findings and decision furnished by the planning commission to the board.

2) Notice of appeals hearings shall be given by one publication in a newspaper of general circulation at least ten (10) days before the date set for the hearing.

16.08.050.4(F)4(f)

Evidence

1) To ensure that all parties have access to their elected officials, the board of county commissioners shall not be limited to the record of the planning commission.

2) The board of county commissioners shall consider only the issues raised before the planning commission, however, all relevant evidence pertaining thereto which is necessary to render a decision based on substantial evidence shall also be considered.

16.08.050.4(F)4(g)

Decision

The board may affirm, modify or reverse the decision of the commission by a simple majority vote.

Date received: _____

Date of hearing: _____

Filing fee paid: _____

Churchill County Appeal Application

*On a decision by the **Churchill County Planning Commission***

Appeal of Planning Commission Decision

Churchill County Consolidated Code 16.08.050.4(F)4(a) Time Limit for Filing: Any decision of the planning commission may be appealed by the applicant, a protestant or by the district attorney's office if it is in the opinion of said party that any application was improperly granted. An appeal of the planning commission decision must be submitted in writing to the board of county commissioners within ten (10) days after the planning commission has rendered its decision. If no appeal is received by the board of county commissioners within the time allowed, such decision may not be appealed.

Churchill County Consolidated Code 16.08.050.4(F)4(b) Appeal Application: All appeals shall be filed in writing accompanied with a filing fee, by filing a signed written notice of appeal and application stating therein **the reasons** why the decision of the planning commission should be amended, modified or reversed.

The appeal application shall specify the project or decision for which the appeal is being requested. The application shall indicate which aspects of the decision are being appealed. The appeal application shall provide the necessary facts or other information that support the appellant's contention that the commission erred in its consideration or findings supporting its decision.

Applicant's Name: _____

Applicant's Address: _____

_____

Decision Being Appealed: _____

_____

_____

_____

Date Decision Was Made: _____

Reason why the decision or recommendation of the planning commission should be amended, modified or reversed. Please attach any supporting documentation you believe will support your appeal.

Applicant's signature

Date

EXHIBIT 4

CHURCHILL COUNTY 2020 MASTER PLAN APPLICABLE PROVISIONS AND POLICY CROSS-REFERENCE MATRIX

ZC26-2 - APN 004-431-44

Official source. Churchill County 2020 Master Plan, adopted April 21, 2021 by the Churchill County Board of County Commissioners.

Scope. This exhibit contains the original Master Plan pages specifically quoted or materially relied upon in the appeal, together with the Master Land Use Plan map and limited surrounding provisions necessary to place those citations in context. It does not reproduce the entire Master Plan.

Included subjects. The Master Plan's role in County decision-making and whole-plan framework; Conservation and Natural Resources; Hazards and Hazard Mitigation; ED 9, ED 9.1 and ED 9.2; the Public Services and Facilities framework; PSF 1, PSF 1.8 and PSF 1.11-1.14; the Master Land Use Plan map; and LU 1, LU 3, LU 5, LU 5.1 and LU 6.2.

Source-page context. Some included Master Plan pages contain additional adjacent policies not specifically cited in the appeal. Those provisions are retained as part of the original page context but are not specially highlighted or treated as independent appeal grounds.

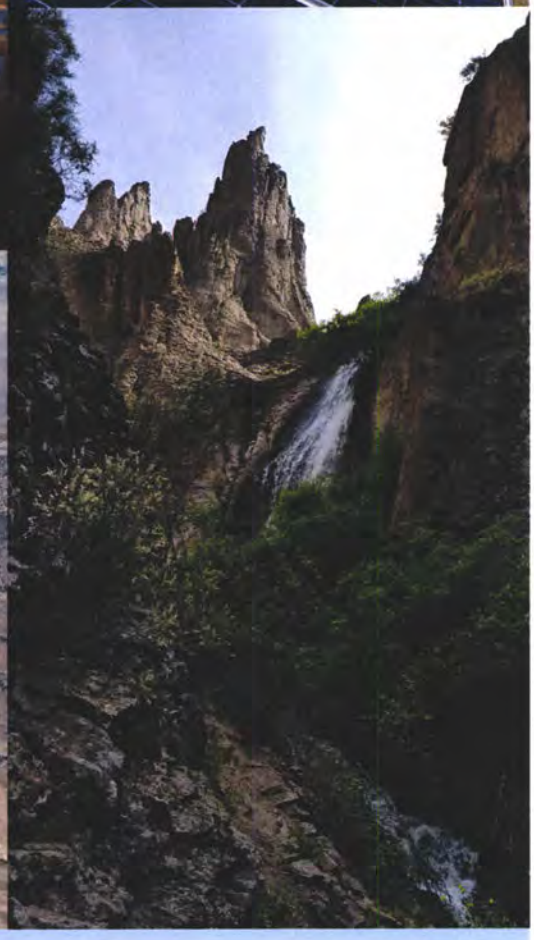
Highlighting. Yellow highlighting is a navigation aid only. Original Master Plan pages are preserved so each highlighted provision can be read in context.

Policy matrix. The final pages contain an Appellant-prepared cross-reference matrix. It is an advocacy/navigation aid, not a Churchill County document, and does not replace the official Master Plan text reproduced first.

CHURCHILL COUNTY
2020 MASTER PLAN



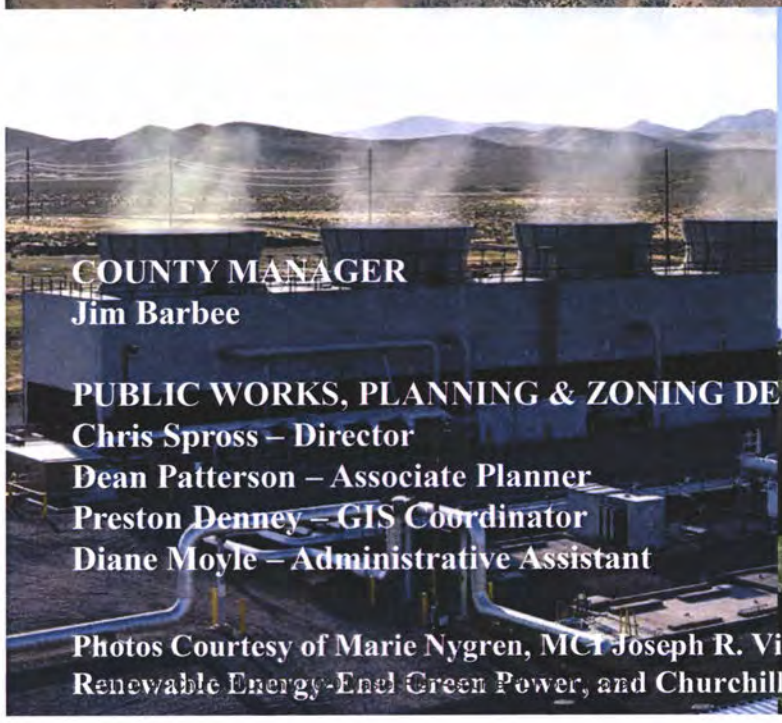


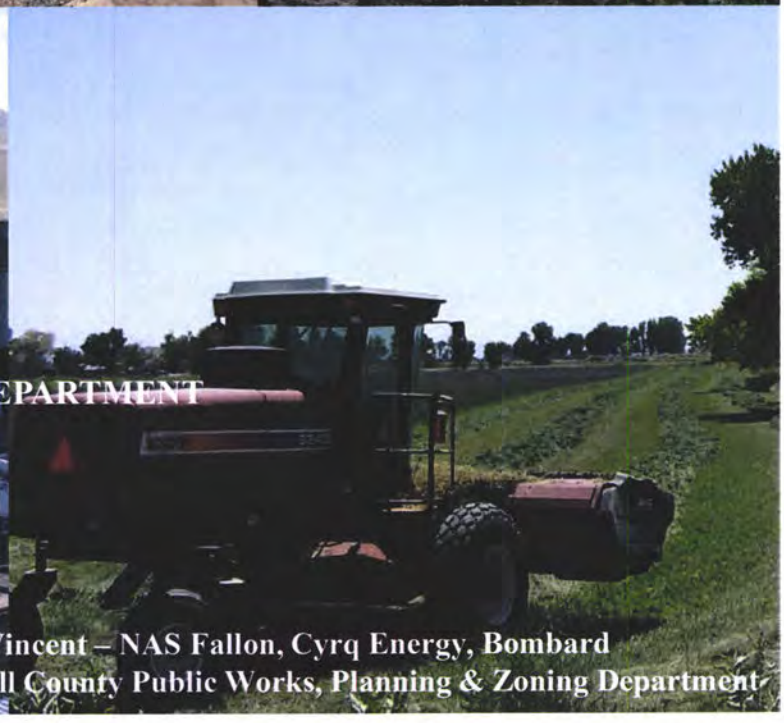




CHURCHILL COUNTY COMMISSIONERS
Pete Olsen – Chairperson
Gregory Koenig – Vice Chairperson
Justin Heath – Commissioner

PLANNING COMMISSION MEMBERS
Deanna Diehl – Chairperson
Charlotte Louis – Vice Chairperson
Charlie Arciniega – Member
Myles Getto – Member
Scott Nelson – Member
Shane Yates – Member
Zack Bunyard – Member





COUNTY MANAGER
Jim Barbee

PUBLIC WORKS, PLANNING & ZONING DEPARTMENT
Chris Spross – Director
Dean Patterson – Associate Planner
Preston Denney – GIS Coordinator
Diane Moyle – Administrative Assistant

Photos Courtesy of Marie Nygren, MCI Joseph R. Vincent – NAS Fallon, Cyrq Energy, Bombard Renewable Energy-Enel Green Power, and Churchill County Public Works, Planning & Zoning Department

Adopted on April 21, 2021 by the Churchill County Board of County Commissioners

Note: The Chapter 12 Policy Plan for Public Lands has been carried over from the 2010 Master Plan. Updates will be considered following completion of the Bureau of Land Management (BLM) Carson District Resource Management Plan (RMP).

Any comments, questions, and suggestions are always welcome. Please submit them to the Churchill County Public Works, Planning & Zoning Department:

- at 155 N Taylor Street, Suite 194, Fallon, NV 89406,
- by telephone (775) 423-7627,
- or by email Director Chris Spross, cspross@churchillcountynv.gov.

Thank you for your interest in our community!

WHAT IS A MASTER PLAN?

The Master Plan is designed to establish Churchill County's vision for the future. It provides the framework and foundation for the decision making of the Board of County Commissioners, the Planning Commission, and the community on matters relating to growth and development through 2040.

The Master Plan focuses on land use and development issues facing Churchill County and establishes goals and policies that address county-wide issues and concerns. It is a dynamic document that must be updated periodically as needs and conditions change. The Churchill County Planning Department is responsible for maintaining the Master Plan and coordinating implementation and review; however, every citizen in the County is responsible for the Plan and its implementation. Any action of a local government and private developer relating to the subdivision or development of land, capital improvements, and similar activities must conform to the Master Plan.

WHY PLAN?

A community must actively manage its growth and respond to changing circumstances if it is to meet the needs of its residents and retain an enjoyable quality of life. Therefore, on a regular basis, and at least every two years, the Planning Commission and Board of County Commissioners will review the Master Plan to determine if progress is being made toward the County's outlined goals. Review of the Master Plan must include discussion and input from other County entities, state and federal agencies, and the public; as well as a review of other County plans to ensure goals are aligned and changing circumstances are addressed. This periodic review will also help to set budget priorities and aid in the implementation of the Capital Improvement Plan.

HOW SHOULD THE PLAN BE USED?

In accordance with Nevada Revised Statutes, the Master Plan may address, but is not limited to, the following subject matter: community design, conservation, economics, housing, land use, population, public buildings, public services and facilities, recreation, seismic safety, streets and highways, transit, utility corridor, and transportation.

The 2020 Churchill County Master Plan includes the following elements:

- ◊ **Chapter 1: Population and Housing –** Past, current, and projected population and housing characteristics.
- ◊ **Chapter 2: Education –** Student demographics and projections of existing educational facilities.
- ◊ **Chapter 3: Conservation and Natural Resources –** Information, goals and policies necessary for the protection and utilization of land, water, air, and other resources.
- ◊ **Chapter 4: Hazards and Hazard Mitigation –** Information on the hazardous conditions existing in the County, and the responsibility and plans for mitigation.
- ◊ **Chapter 5: Historical Preservation –** History of the County, information on historical resources, and plans for preservation.

- ◊ **Chapter 6: Economic Development –** Trends in employment, industry characteristics, and resources contributing to the economy.
- ◊ **Chapter 7: Recreation –** Information on County and City parks, park facility standards, and other recreational facilities and opportunities that County residents use.
- ◊ **Chapter 8: Transportation –** Information, goals, and policies describing the County's vision for the variety of transportation facilities needed for forecasted growth.
- ◊ **Chapter 9: Public Services and Facilities –** Information, goals, and policies describing the County's vision for public sewer and water facilities, and for the variety of public services.
- ◊ **Chapter 10: Open Space –** Information, goals, and policies to preserve the open spaces, protect our natural resources, and maintain our rural character.
- ◊ **Chapter 11: Land Use –** Information, goals, and policies establishing a planned pattern of development to promote sound land use decisions.
- ◊ **Chapter 12: Policy Plan for Public Lands –** Policies for the use of public land under federal control. The plan was adopted into the 2010 Master Plan by the Board of County Commissioners on December 21, 2011. Adoption of a new plan is expected after completion of the Bureau of Land Management's Resource Management Plan (BLM/RMP) for our area.

Goals and Policies

- *GOAL CNR 6: Ensure that measures are taken by Churchill County to maintain good air quality and minimize soil erosion.*
  - Policy CNR 6.1 – Encourage revegetation projects in areas of minimal ground cover to minimize soil erosion.
  - Policy CNR 6.2 – Continue to implement dust control ordinance and require dust control permits when applicable.
  - Policy CNR 6.3 – Consider impacts of new projects on air quality with regard to construction activity, open space, common areas, and roads.
  - Policy CNR 6.4 – Encourage landowners who transfer water rights off their property to vegetate the site with native vegetation, not including vegetation designated as weeds by the University of Nevada Cooperative Extension and USDA, prior to the transfer of the water rights.
  - Policy CNR 6.5 – Take appropriate steps to ensure that new businesses comply with State of Nevada and Environmental Protection Agency standards and require monitoring plans when deemed necessary.

MOSQUITO, VECTOR, AND NOXIOUS WEED CONTROL

Invasive plant and animal infestations reduce the biological, agricultural, recreational, and economic value of land; reduce native plant and animal populations; and degrade ecosystems. There is a Churchill County Mosquito, Vector and Noxious Weed Abatement District that has programs to enforce state and local laws regarding these issues.

Goals and Policies

- *GOAL CNR 7: Churchill County shall ensure that its citizens are protected from nuisances, vectors, and related diseases.*
  - Policy CNR 7.1 – Enforce NRS 555.150 in cooperation with the Mosquito, Vector, and Noxious Weed Abatement District and Fallon/Churchill Fire Department requiring landowners and users to control noxious weeds.
  - Policy CNR 7.2 – Cooperate with other private groups and public agencies to control weed populations by sponsoring education programs to inform the public regarding the safe application of herbicides and other methods of weed control.
  - Policy CNR 7.3 – Support the Mosquito, Vector, and Noxious Weed Abatement District's program of monitoring encephalitis by periodically testing flocks of chickens in partnership with the Nevada State Health Laboratory.
  - Policy CNR 7.4 – Support monitoring programs conducted by the Mosquito, Vector, and Noxious Weed Abatement District to inform the public on how to prevent disease transmission by mosquito populations and reduce nuisance levels.

Numerous hazardous conditions, both natural and manmade, may occur in Churchill County. These include:

- NATURAL HAZARDS
  - Earthquake (seismic activity)
  - Flooding
  - Volcanic Activity
  - Wildland Fire
  - Wind Events
  - Severe Weather
  - Drought
  - Epidemics
- MANMADE HAZARDS
  - Hazardous Materials Release
  - Pipeline Ruptures
  - Utility Failures
  - Dam Inundation Areas
  - Terrorism
  - Arson
  - Old mine entrances – shafts and adits

HAZARDS MITIGATED BY CONSTRUCTION STANDARDS

Construction standards established in the building codes and other development standards adopted by Churchill County provide some protection against seismic activity, wind and severe weather events, and flood damage.

FLOOD HAZARDS

Flooding includes traditional ideas of river and lake flooding, but also includes flash floods (common in the County's mountain gullies, alluvial fans, and valley washes), and breaches of canals elevated above the surrounding lands (common in the Newlands Project area).

Churchill County participates in the National Flood Insurance Program (NFIP). There are two basic components to the program: (a) insurance for homeowners, which is often required by home lenders; and (b) regulations implemented by participating local governments. The regulations are intended to ensure that all development within special flood hazard areas is designed to minimize loss of life and damage to property. Flood zone information can be obtained on the County's website, or through the Planning or Building Department for specific parcels.

The program uses Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA) to delineate special hazard areas and risk premium zones. These maps mainly identify the 100-year Floodplains and the associated Floodways, but other areas can be included as well. Maps 4-1 and 4-2 (Fallon area) depict the flood hazard maps for Churchill County. FIRMs are used to determine if properties and buildings are located in flood insurance risk areas, to administer floodplain management programs, and to mitigate flood damage. When it comes to administering the NFIP locally, Churchill County suffers from the problems of having FIRMs that are very outdated. These maps are based on crude and inaccurate topographic information, as well as outmoded methods of reservoir and irrigation management. Churchill County has a project underway to update the County's flood hazard maps, though it may take years to complete.

INDUSTRIAL DEVELOPMENT

While Churchill County averages more industrial jobs than the State, as shown in Table 6-2 (manufacturing, transportation, and warehousing), the County has been working for a long time to attract more industrial development to make manufacturing one of the pillars of the Counties economy. Many areas of the County have already been designated for industrial activity in both the Master Plan and Zoning Map, mainly along the state highways and interstate freeways, but little industrial development has been attracted. More recently, the County has been working with developers to establish large industrial centers in the western area of the County. Recent efforts have highlighted the potential of designating industrial lands along the railroad line between Hazen and Trinity, particularly where there are existing railroad sidings. The Transportation Chapter provides additional details about highway and railroad infrastructure. The Land Use Chapter includes additional proposed changes regarding industrial land uses.

Goals and Policies for Industrial Development

- *GOAL ED 9: Establish industrial uses as a fourth pillar of the economy.*
  - Policy ED 9.1: The County will continue to coordinate with landowners, developers, and industrial businesses to identify suitable industrial areas along major highways and railways.
  - Policy ED 9.2: The County will continue to work toward providing additional industrial and manufacturing employment opportunities, and attracting a greater variety of industries into the area.

As growth continues, the demand for public services and facilities will increase. The intent of this section is to provide a guide for an orderly and planned extension of the public services and facilities needed for the present and future residents of Churchill County.

This section provides information on water services, sanitary sewer services, other utilities, schools, fire, and police protection. Other public facilities, such as recreation and transportation, are presented in separate sections of the Master Plan. Existing and proposed land uses, existing services and facilities, and service standards are used to determine the needs of future services and facilities in Churchill County.

The goals and policies for public services and facilities are presented within this section. These goals and policies along with those contained in other parts of the Churchill County Master Plan serve as a guideline for providing public services and facilities that are necessary for growth as anticipated in the Land Use Plan. The Churchill County Master Plan also seeks to reinforce specific goals for the needs of current and future public facilities and services.

WATER AND SEWER FACILITIES

Churchill County currently operates both a water system and wastewater system to provide service to customers in the unincorporated areas west and north of the City of Fallon.

Thoughts of providing County-supplied services began with the Sand Creek and Pine Grove Subdivisions, which operated multiple small private water and sewer systems. There was concern regarding the quantity of domestic water provided from groundwater wells in the Lahontan Valley, including the basalt aquifer. There was also local and State concern with groundwater pollution caused by the broad use of 1-acre developments using septic systems. Changing that common development pattern was essential in serving future growth in unincorporated Churchill County. And changing that development pattern required the ability to provide community water and sewer services in areas outside the City of Fallon.

The County's initial plans centered around the systems in the Sand Creek and Pine Grove subdivisions. In the early 2000s, proposals for an increasing number of large developments and pressure from those developers spurred action by the County. The County took over and consolidated the multiple small systems, upgraded facilities and worked on expansion of the systems to serve the large developments. The systems were partly funded through outside monies, and partly funded through contributions by the developers. By around 2005 the systems were ready for operation, though ongoing changes were being made, including a sewage system at the golf course that was quickly replaced by the current sewer plant on Moody Lane. The only major development that was connected before the recession of 2008 is the Onda Verde subdivision. The other major developments have not proceeded, which has created complications for the County systems. Over time, improvements were made to serve the additional customers and mobile home parks near the County facilities, including taking over the Country Club Estates water system near the golf course.

The County effort to provide community systems seeks to:

1. consolidate a number of private water systems into a larger municipal water system;
2. expand the municipal water and sewer systems to the larger Urbanizing Area over time;
3. curtail the development of individual domestic wells and septic systems by having new developments connect to the community systems;
4. encourage existing developments to retire their individual systems and connect to the community systems;
5. facilitate economic development, particularly for commercial and industrial development; and
6. create infrastructure to support future development.

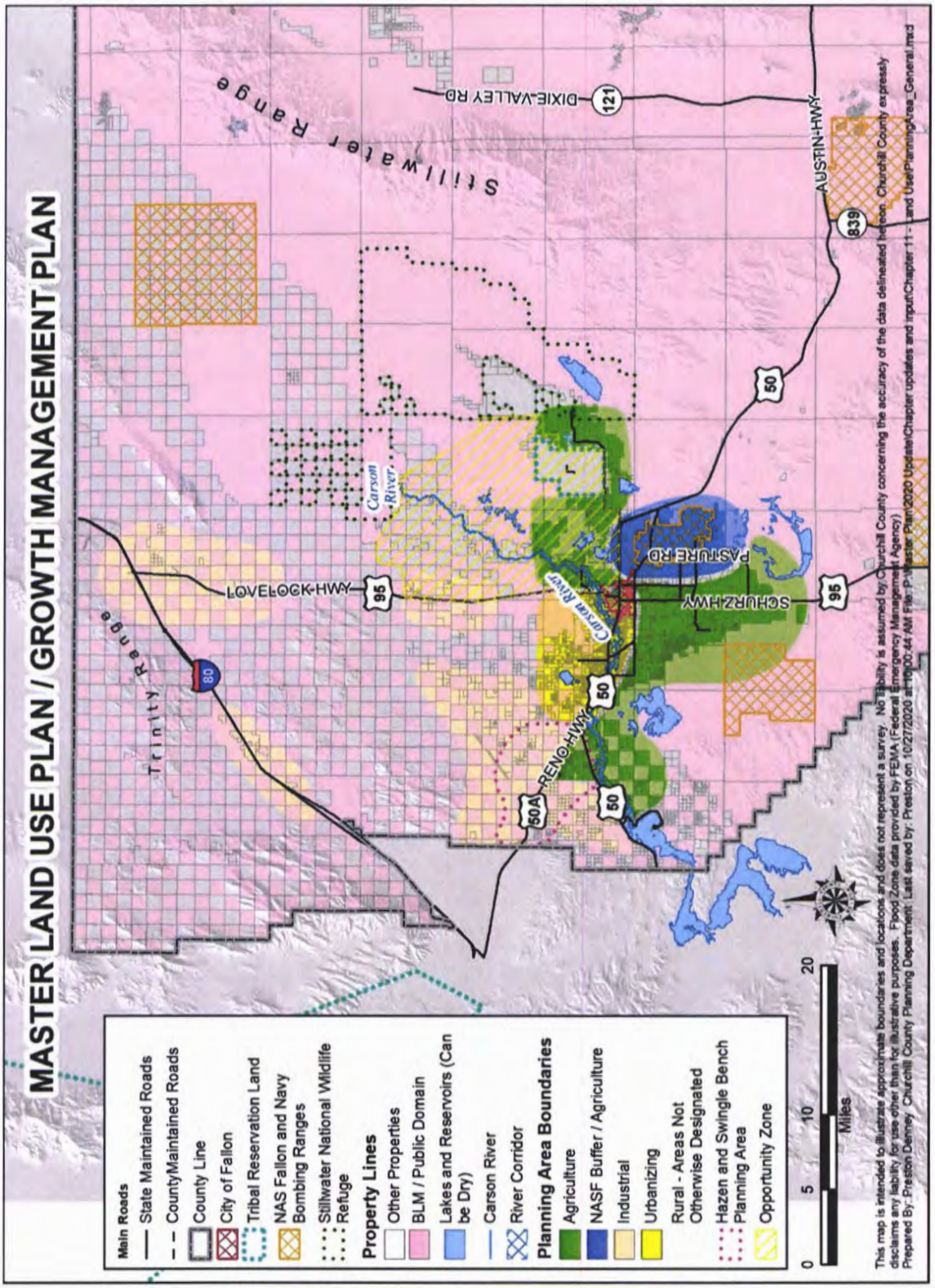
Goals and Policies for Water and Sewer Facilities

- *GOAL PSF 1: To protect and preserve water rights and water supply in Churchill County.*
  - Policy PSF 1.1: Implement the recommendations of the Churchill County Water Resources Plan.
    - Policy PSF 1.1.1: Churchill County shall monitor water supply and water quality that satisfies all water resource goals, objectives, and policies contained in the Master Plan and that attains and maintains federal, state, and local water quality standards.
  - Policy PSF 1.2: Coordinate all water supply management facilities in Churchill County.
    - Policy PSF 1.2.1: Churchill County shall have planning, design, and construction, plus operation and maintenance responsibilities for all new water supply facilities in unincorporated Churchill County (See Map 9-1).
    - Policy PSF 1.2.2: New service areas (including expansions) for public water utilities are only allowed in the Urbanizing and Industrial land use designations and may not overlap with other water utility service areas.
    - Policy PSF 1.2.3: Development that is served by a centralized/community water utility must be located within the service area for the utility.
  - Policy PSF 1.3: Consolidate water management and supply in Churchill County to reduce the duplication of services and facilities, and provide consistent noncompetitive water management.
  - Policy PSF 1.4: Prohibit the creation of new private water and wastewater utility companies in Churchill County.
  - Policy PSF 1.5: Ensure that existing private water and sewer companies with insufficient equity to remain viable do not become certificated utilities under the jurisdiction of the Public Utilities Commission of Nevada.
    - Policy PSF1.5.1: Churchill County will review all water and sewer utility applications for Certificates of Public Convenience within Churchill County and make recommendations to the Public Utilities Commission of Nevada.
  - Policy PSF 1.6: New facilities or water rights required by a private water utility shall be financed, built, and owned by the utility or shall be provided by developers and retained in public ownership by dedication to Churchill County. Churchill County will then lease the facilities to the private utility company at a cost of the normal maintenance of the facilities.
  - Policy PSF 1.7: During the creation of a parcel located in a service area created or recognized by the Public Utilities Commission of Nevada, Churchill County will determine the type and amount of water-right dedication. These water rights will then be allocated to Churchill County and leased to the water purveyor when service is extended to the parcel.
  - Policy PSF 1.8: During the creation of a parcel located in a service area created or recognized by the Public Utilities Commission of Nevada, water service to the new parcel must be capable of meeting all drinking water standards and providing adequate flow and pressure to the parcel in case of fire. Facilities shall meet County standards to serve new parcels.
  - Policy PSF 1.9: Ensure that water systems and facilities meet all applicable state and local requirements, and make adequate provision for matters including, but not limited to, the minimum size of the system, inspection, fee collection, and maintenance. The standards and procedures for the creation of water systems and facilities are subject to review and approval by the Board of County Commissioners.
  - Policy PSF 1.10: Require the uniform mandatory installation and use of water meters in Churchill County when connecting to the County water system or those assisted by the County system. Water meters are essential for water conservation, equity in billing for water use, and effective management of water resources.
    - Policy PSF 1.10.1: Water meters will be required to the extent allowed by law on all new residential, commercial, and industrial construction.

- Policy PSF 1.10.2: Allow the use of water meters to monitor and enforce water conservation.

- Policy PSF1.11: Discourage long-term groundwater withdrawals when they exceed available aquifer recharge.
  - Policy PSF 1.11.1: Churchill County shall work with state agencies to manage local groundwater resources in providing for annual use of these resources that does not exceed levels sustainable at current rates of inflow and recharge.
- Policy PSF 1.12: Churchill County will continue to examine and evaluate potential water supply alternatives, including the Carson Water Subconservancy District's (CWSD) Regional Water Plan, that are capable of meeting future demands consistent with the County's Water Resource Plan as updated periodically.
- Policy PSF 1.13: Plan the water supply for Churchill County based upon meeting the average water demand in normal to dry years with additional water conservation measures or other actions in periods of severe drought.
- Policy PSF 1.14: Ensure that a safe and dependable water supply is provided.
  - Policy PSF 1.14.1: Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.
  - Policy PSF 1.14.2: In cooperation with other departments and agencies, Churchill County shall develop water service plans to coordinate the expansion of existing and new water systems. Where appropriate, the plans shall include groundwater recharge and the identification of recharge areas to be reserved from development.
  - Policy PSF 1.14.3: Stored water without a replenishing source shall not be used for purposes other than fire protection. The use of stored water for fire protection is allowed only with the approval of the appropriate fire protection agency.
  - Policy PSF 1.14.4: Water supply planning and development must not adversely impact adjacent water users or other uses of water.
  - Policy PSF 1.14.5: The cost of water service to new development shall be paid by the new development, and the cost of the service shall include extending service lines or facilities to the site.
  - Policy PSF 1.14.6: Churchill County will work with the State Engineer to develop water budgets for each hydrographic groundwater basin that has the potential to support future growth and development.
  - Policy PSF 1.14.7: Churchill County will work toward preparing an estimate of total water demands in the Lahontan Valley (Basin 101) based upon current zoning, water-right commitments, existing parcels, and future parcel creation.
- Policy PSF 1.15 Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and providing a supplemental source of water for municipal and industrial use.
- Policy PSF 1.16: Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.
- Policy PSF 1.17: Protect groundwater recharge areas.
  - Policy PSF 1.17.1: Known recharge areas along the river and canals shall be protected and maintained to allow recharge to continue.
  - Policy PSF 1.17.2: Churchill County will consider the adoption of an ordinance to protect recharge areas along the river and canals.

Map 11-1


MASTER LAND USE PLAN / GROWTH MANAGEMENT PLAN
Stillwater Range
Trinity Range
DIXIE VALLEY RD
121
AUSTIN HWY
839
50
LOVELOCK HWY
95
Carson River
PASTURE RD
SCHURZ HWY
RENO HWY
50A
80
Main Roads
State Maintained Roads
County/Maintained Roads
County Line
City of Fallon
Tribal Reservation Land
NAS Fallon and Navy Bombing Ranges
Stillwater National Wildlife Refuge
Property Lines
Other Properties
BLM / Public Domain
Lakes and Reservoirs (Can be Dry)
Carson River
River Corridor
Planning Area Boundaries
Agriculture
NASF Buffer / Agriculture
Industrial
Urbanizing
Rural - Areas Not Otherwise Designated
Hazen and Swingle Bench Planning Area
Opportunity Zone
0 5 10 20
Miles
This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
Prepared By: Preston Denney, Churchill County Planning Department. Last saved by: Preston on 10/27/2020 at 10:00:44 AM File: P:\Master Plan\2020 Update\Chapter updates and input\Chapter 11 - Land Use\Planning\Area_General.mxd

To promote a positive image of the County, all development fronting the major highways must adhere to appropriate landscaping and signage requirements, and only those land uses that are aesthetically appealing should be encouraged.

- Certain objectionable land uses should be excluded within a half mile distanced from gateway roads. These include brothels, junkyards, and similar uses.
- Water is scarce in the desert, so landscaping should not be required for new development, except in special situations such as when buffers are needed between incompatible developments.
- Paved parking is expensive to developers, and the lack of asphalt contractors in the County makes it difficult to pave parking lots. Surfacing should not be required for parking lots, except in specific situations.
- While Churchill County has not allowed standard-sized billboards through its history (with some exceptions) they are important for making a good impression on the traveling public. Standard size billboards should be allowed outside of the main populated areas. Closer to the City of Fallon, billboards should be excluded, and signage should be limited to monument-style signs or smaller pole signs.

INFRASTRUCTURE IN THE URBANIZING AREA

Development must also promote a safe and healthy environment consistent with the County's rural lifestyle and high quality of living. In 2003, Churchill County embarked on the development of a County-owned water and sewer system, which is described in more detail under Public Services and Facilities, in anticipation of accelerated growth and the need to prepare for the provision of efficient public services and facilities while ensuring protection of our water and other valuable resources. In conjunction with the provision of these utilities, the County adopted development standards in 2005 that require appropriate infrastructures such as water, sewer, streets, and sidewalks and also require all new development to buffer existing low-density development. Development standards and Master Plan policies, such as the Recreation and Transportation elements, will also ensure that appropriate connectivity between developments via the road network, bike routes, and trails will connect and provide access to open spaces and parks.

The Land Use element establishes a planned pattern for the development of Churchill County for the next 20 years. When reviewing any development proposals, consideration must be given to the Master Plan as a whole to address all goals and policies and ensure that growth is sustainable, protects the environment and our natural resources, and promotes livable, attractive neighborhoods.

Land Use Goals and Policies

- *GOAL LU 1: Retain the rural character of the County outside of the Urbanizing and Industrial land use designations, while providing opportunities for managed growth and development within Urbanizing and Industrial designations.*
  - Policy LU 1.1: Churchill County shall identify incentives for developers that will encourage preservation of agriculture and open spaces and expand residential, commercial, or industrial opportunities.
  - Policy LU 1.2: Promote conservation easements to protect and preserve agriculture, open spaces, and water resources.
  - Policy LU 1.3: Track and update data on resource use and revenues.
  - Policy LU 1.4: New development must buffer existing agricultural uses to prevent conflicts.

- Policy LU 1.5: Review the TDR program and conservation easement program for needed improvements. Look for opportunities to use TDRs when allowing increased density, rezone requests, and planned unit developments. Coordinate efforts with the Navy, other funders, and stakeholders.

➢ *GOAL LU 2: All new development must be comprehensively designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.*
- Policy LU 2.1: In reviewing any development proposals, Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.
- Policy LU 2.2: Construct water and sewer infrastructures to County standards.
- Policy LU 2.3: Design and locate walking trails/sidewalks and bike lanes to provide connectivity with adjoining developments and parks in the vicinity.
- Policy LU 2.4: On and off-site road improvements shall be consistent with the County transportation plan and shall meet development standards.
- Policy LU 2.5: Churchill County shall only approve requests for special use permits, land divisions, and other development proposals that are consistent with the land use map and the policies contained within the Master Plan.
- Policy LU 2.6: Enforce friction zone standards.
- Policy LU 2.7: All new or expanding land uses within the gateway corridors must comply with current landscaping and signage requirements and shall not adversely affect the neighborhood.

➢ *GOAL LU 3: Development shall be beneficial to the County and shall promote sustainability.*
- Policy LU 3.1: Churchill County shall ensure that green energy projects meet environmental standards and have a positive impact on the community.
- Policy LU 3.2: Minimize development and encroachment within the buffer zone around NAS Fallon and its bombing ranges. Continue implementing the NAS Fallon Overlay Zone standards and other agreements with NAS Fallon.
- Policy LU 3.3: Continue implementing the transfer of development rights, conservation easement, and cluster development programs to retain agriculturally productive lands.

➢ *GOAL LU 4: Infrastructure expansion shall be cost effective.*
- Policy LU 4.1: Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.
- Policy LU 4.2: Coordinate infrastructure planning activities near the Fallon city limits with the City government, and coordinate infrastructure planning activities east of the Hazen area with the City of Fernley.

➢ *GOAL LU 5: Encourage industrial expansion that is supportive of economic development and jobs creation.*
- Policy LU 5.1: Undertake projects to reduce obstacles to broad development of industrial lands, especially in the Hazen-Swingle Bench Special Planning Area.
- Policy LU 5.2: Pursue a lands bill to reduce the amount of federal land "checker-boarding," with a focus on areas that have the Industrial land use designation.

➢ *GOAL LU 6: Periodically review and modify land-use designation and zoning district maps to ensure that they accurately relate to actual land uses and reflect the desired future condition for the location.*
- Policy LU 6.1: Locate different agricultural zoning districts to better support viable agricultural operations.
- Policy LU 6.2: Locate commercial and industrial zones to better separate commercial uses from industrial activity.
- Policy LU 6.3: Locate dense residential zones where they can take advantage of community sewer and water services.

APPENDIX TO EXHIBIT 4

APPELLANT'S MASTER PLAN POLICY CROSS-REFERENCE MATRIX

This matrix is prepared by Appellant as a navigation and analytical aid. It is not an official Churchill County document and does not replace the Master Plan provisions reproduced in this exhibit.

Master Plan provision	County/staff treatment in ZC26-2	Ground III / appeal relevance
ED 9 / ED 9.1 / ED 9.2	Staff relied on industrial expansion, highway location, employment opportunities, and attraction of battery-testing/other industry.	Supports the amendment and is expressly acknowledged by Appellant; Ground III does not dispute these policies.
LU 1 / LU 5 / LU 5.1 / LU 6.2	Staff relied on the Industrial designation, managed industrial growth, economic development, reduced obstacles to industrial land, and separation from commercial activity.	Supports the amendment and is acknowledged; it does not by itself resolve conformity with other applicable Plan policies.
LU 3	Staff cited an expanded tax base and "minimal disruption" as satisfying the goal that development be beneficial and promote sustainability.	Ground III asks for the factual basis for the public-benefit/minimal-disruption conclusions and meaningful consideration of LU 3's sustainability component.
Chapter 9 / PSF 1	Not included in staff's nine-policy Master Plan table for ZC26-2.	The Plan treats growth, water, sewer, utilities, fire and police as integrated planning subjects; permanent water/power/septic were stated to come later.
PSF 1.8	Not identified by staff for ZC26-2.	Used illustratively, not asserted as directly triggered: the Plan recognizes a relationship between water-service adequacy and fire-flow capability.
PSF 1.11 / 1.11.1 / 1.12 / 1.13 / 1.14	Not identified in staff's Master Plan table.	Ground III does not claim an adverse water impact; it argues that unknown permanent source/demand limits the record's ability to determine which water policies are implicated and whether affirmative conformity can be found.
Chapter 3 / CNR 6.3 / CNR 6.5	Not identified in staff's Master Plan table.	The Plan addresses air/resource protection and consideration of new-project air impacts; relevance depends on sufficient information about the proposed destructive testing.
Chapter 4 - Hazards and Hazard Mitigation	Not identified in staff's Master Plan table.	The Plan recognizes manmade hazards including hazardous-material releases and utility failures. Ground III uses this to show hazard mitigation is part of the same comprehensive Plan, not to establish that a particular hazard will occur.
Introduction / whole-plan direction	Staff found substantial compliance primarily through the Industrial designation and selected supporting policies.	The Plan states development-related actions must conform to the Master Plan and development proposals should be considered against the Plan as a whole.

EXHIBIT 5

BASIN 101 / CARSON DESERT
NDWR AND CHURCHILL COUNTY WATER EVIDENCE

ZC26-2 - APN 004-431-44

Purpose. This exhibit documents the hydrographic-basin context relevant to Ground IV's challenge to the adequacy of the record concerning permanent water source, demand, rights, and infrastructure. It is not offered to establish that ZC26-2 will necessarily cause an adverse water impact or that the applicant lacks lawful water rights.

Part A - NDWR GIS. Appellant-captured screenshot from the Nevada Division of Water Resources public Water Rights GIS. The search field shows parcel 443144 (APN 004-431-44 without formatting), the parcel is selected in cyan, and the map displays the nearby hydrographic-basin labels, including 101 Carson Desert and 074 White Plains.

NDWR communication. Because the parcel lies near a mapped hydrographic-basin boundary, Appellant contacted the Nevada Division of Water Resources regarding its basin location. Catherine with NDWR advised Appellant that APN 004-431-44 is within Hydrographic Area 101 (Carson Desert). This statement records Appellant's account of that communication and is not represented as a formal written NDWR determination.

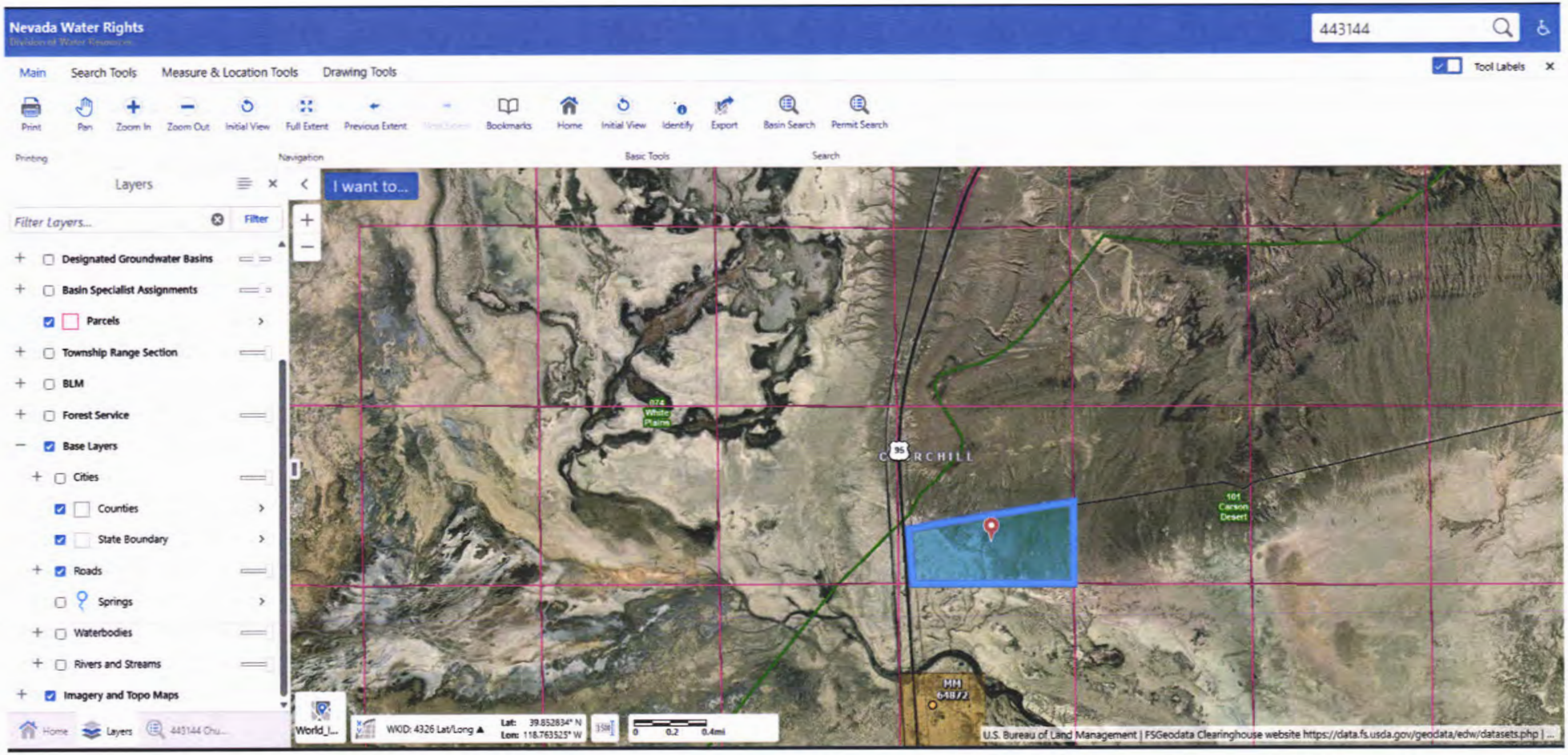
Part B - NDWR Hydrographic Regions and Basins. Complete four-page NDWR county listing. The Carson River Region entry identifies Basin 101 as Carson Desert, includes Churchill County, and identifies the basin as designated.

Part C - Churchill County Water Conservation Plan. Relevant consecutive pages from the County's June 2019 Water Conservation Plan are included to preserve County water-planning context, including Figure 2's hydrographic-basin map, County water-resource planning, and the County's discussion of Basins 101 and 102 and Basin 101 recharge.

Highlighting and limitations. Yellow highlighting is a navigation aid only. Basin designation, planning statements, and recharge information are presented for context. No simple inference is made from these materials regarding unused groundwater capacity, project-specific water availability, or the legal availability of water rights for ZC26-2.

EXHIBIT 5 - PART A

NDWR Water Rights GIS - APN 004-431-44 / Search 443144



Full Appellant-captured NDWR GIS screenshot retained to preserve agency branding, parcel search, selected parcel, basin labels, surrounding geography, and map context.

NEVADA DIVISION OF
WATER RESOURCES

MENU

Hydrographic Regions and Basins

Overview Carson City Churchill Clark Douglas Elko Esmeralda
Eureka Humboldt Lander Lincoln Lyon Mineral Nye
Pershing Storey Washoe White Pine

Churchill

Region	Basin	Sq Miles	Acres	Hydrographic Basin/Sub-Basin Name	Counties	Nearest Cities	Designated
[4] HUMBOLDT RIVER REGION (Hydrographic Region 4)							
4	73	635	406400	Lovelock Valley	Pershing; Churchill	Rye Patch; Lovelock	Yes
4	74	164	104960	White Plains	Churchill; Pershing	Lovelock; Fernley	Yes
	Total	16,843	10,779,520	Square miles/acres			
[5] WEST CENTRAL REGION (Hydrographic Region 5)							
5	75	178	113920	Brady Hot Springs Area	Churchill; Lyon	Bradys Hot Springs; Fernley	Yes
5	76	120	76800	Fernley Area	Lyon; Washoe; Storey; Churchill	Fernley; Hazen	Yes
5	77	58	37120	Fireball Valley	Churchill	Nixon; Fernley	No
5	78	967	618880	Granite Springs Valley	Pershing; Churchill	Lovelock; Gerlach	No
	Total	1,656	1,059,840	Square miles/acres			
[6] TRUCKEE RIVER REGION (Hydrographic Region 6)							
	Total	110,545	70,748,800	Square miles/acres			

Region	Basin	Sq Miles	Acres	Hydrographic Basin/Sub-Basin Name	Counties	Nearest Cities	Designated
6	80	371	237440	Winnemucca Lake Valley	Pershing; Washoe; Churchill	Nixon; Gerlach	No
6	81	672	430080	Pyramid Lake Valley	Washoe; Churchill	Nixon; Sutcliffe	No
6	82	92	58880	Dodge Flat	Washoe; Churchill	Wadsworth	No
	Total	2,300	1,472,000	Square miles/acres			
[8] CARSON RIVER REGION (Hydrographic Region 8)							
8	101	2022	1294080	Carson Desert	Churchill; Pershing; Lyon	Fallon; Stillwater	Yes
8	102	480	307200	Churchill Valley	Lyon; Churchill; Douglas; Storey	Fallon	Yes
	Total	3,519	2,252,160	Square miles/acres			
[9] WALKER RIVER REGION (Hydrographic Region 9)							
9	110A	502	321280	Walker Lake Valley/Schurz Sub-Area	Mineral; Lyon; Churchill	Schurz	No
	Total	3,046	1,949,440	Square miles/acres			
[10] CENTRAL REGION (Hydrographic Region 10)							
10	122	1277	817280	Gabbs Valley	Mineral; Nye; Churchill	Gabbs	Yes
10	123	227	145280	Rawhide Flats	Churchill; Mineral; Lyon	Schurz; Fallon	No
10	124	285	182400	Fairview Valley	Churchill; Mineral	Frenchman; Fallon; Eastgate	Yes
10	125	43	27520	Stingaree Valley	Churchill	Frenchman; Eastgate	Yes
10	126	110	70400	Cowkick Valley	Churchill	Frenchman; Eastgate	Yes
10	127	216	138240	Eastgate Valley Area	Churchill	Eastgate	Yes
10	128	1303	833920	Dixie Valley	Churchill; Pershing; Lander	Dixie Valley; Fallon	Yes
10	129	742	474880	Buena Vista Valley	Pershing; Churchill	Unionville; Lovelock	Yes
10	133	416	266240	Edwards Creek Valley	Churchill	Eastgate; Austin	No
	Total	110,545	70,748,800	Square miles/acres			

Region	Basin	Sq Miles	Acres	Hydrographic Basin/Sub-Basin Name	Counties	Nearest Cities	Designated
	Total	46,783	29,941,120	Square miles/acres			
	Total	110,545	70,748,800	Square miles/acres			

Toggle County Map Toggle Note

Navigate

Forms

Programs

Water Rights

Maps & GIS

Data

Library

Happening Now

Water Right Publications

Bulletin Board

Careers

Fees

Contact Info

901 S. Stewart St., Suite 2002

Carson City, NV 89701

(775) 684-2800

Additional Resources

Department of Conservation and Natural Resources

Division of Forestry

Division of State Parks

Division of State Lands

Natural Heritage Program

State Historic Preservation Office

Nevada Division of Environmental Protection

Disclaimer

Water Resources makes every effort to ensure that information posted on this website is up-to-date, accurate, and reflects the officially promulgated documents. While we try to keep the information timely and accurate, we make no expressed or implied guarantees. We will correct errors as they are brought to our attention.

Physical Setting

Churchill County is located approximately 60 miles east of Reno and 30 miles east of the City of Fernley. The majority of the population within Churchill County lives within the Carson Desert Hydrographic Basin (Basin 101) and the Churchill Valley Hydrographic Basin (Basin 102) as shown in Figure 2.

Climate

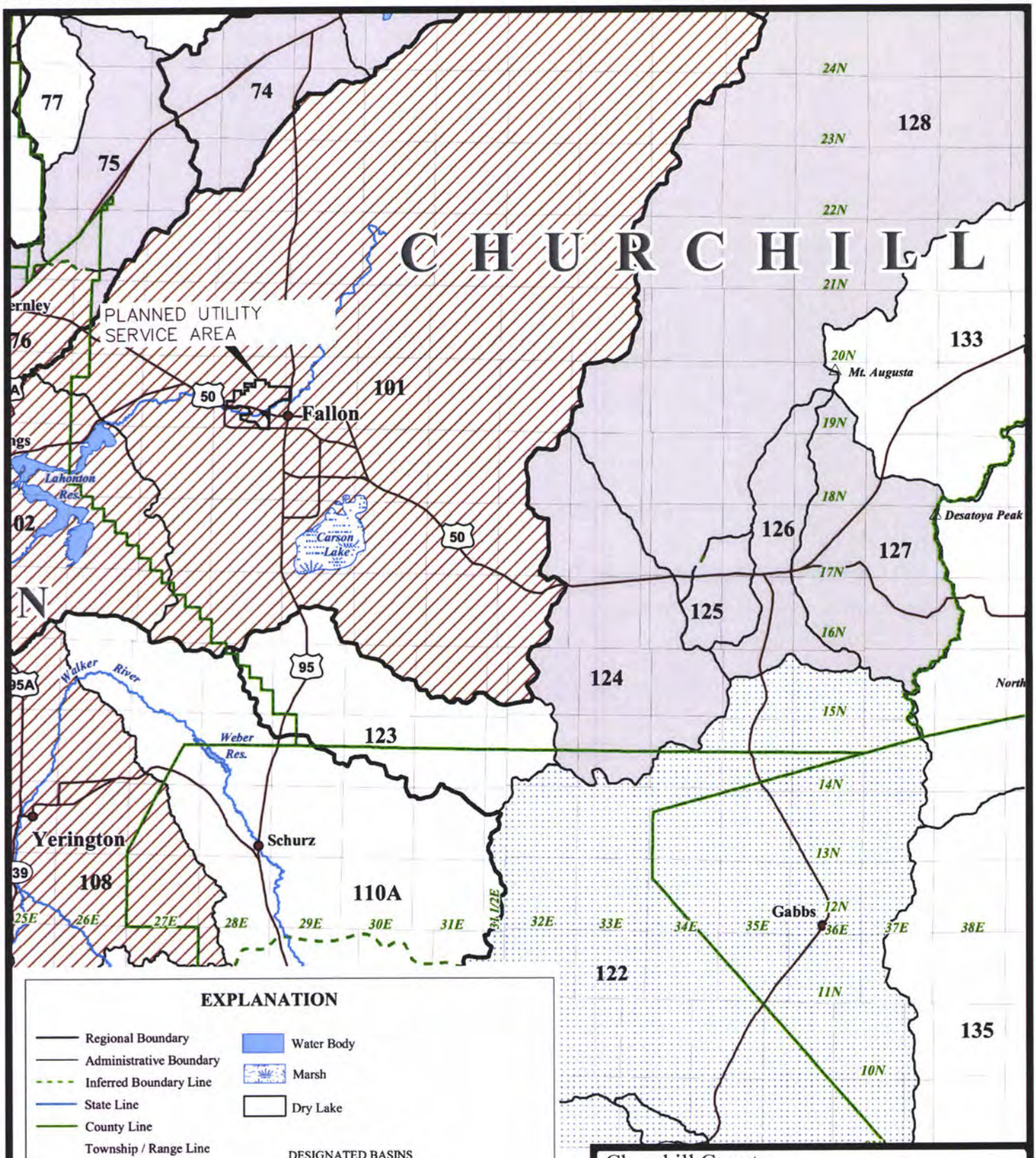
Churchill County experiences a high desert climate with hot summers, cold winters, and an average annual precipitation of less than 5 inches. Average temperatures: summer 85 degrees; winter 39 degrees; and an average diurnal temperature variation of about 35 degrees.

Water Resources and Allotment

Churchill County adopted a Water Resources Plan in 2000 and completed an update in 2007. The Water Resources Plan identifies all potential water sources and water rights owned by Churchill County. The plan is available on the Churchill County web page, in the Planning Department section: http://www.churchillcounty.org/index.aspx?nid=565. Churchill County owns a total of 5,775 acre feet annual (AFA) of underground water rights. The total duty of Churchill County owned underground water rights associated with the Sand Creek Well is 762 AFA and for the Pine Grove Wells 1 and 2 is 87.2 AFA each. Churchill County also owns a significant quantity of surface water rights and continues to accumulate surface water rights for recharge and potential future surface water treatment through various programs.

Source Water Protection

A Community Source Water Protection Plan was adopted by the Churchill County Commissioners in December, 2015 (2015 CSWPP). The purpose of the 2015 CSWPP is to provide a framework for the long term protection of the public drinking water supply sources which includes 1) developing a plan to ensure the availability of clean drinking water for future generations, 2) encourages water resource protection measures to promote sustainable economic growth, 3) increases community awareness of the source of the drinking water supply and how the public can help protect it and 4) to promote collaboration and communication amongst all effected entities. The plan is available on the Churchill County web page, in the Planning Department section: http://www.churchillcounty.org/index.aspx?nid=565.



Churchill County
Water Conservation Plan

Figure 2
Hydrographic Basins

Existing Water Utility System

In 2019, Churchill County completed a Water Master Plan (2019 WMP) which identified existing and projected water customers and corresponding water use, the condition and capacity of the existing water system and recommended improvements. The 2019 WMP is available on the Churchill County web page in the Water and Wastewater Department section: http://www.churchillcounty.org/index.aspx?nid=153.

The Churchill County water system locations are illustrated in Figure 1, page 2. The water system in comprised of wells, a water treatment plant, storage, pumping and distribution. The primary production well is the 395 foot deep Sand Creek well capable of pumping upwards of approximately 1,000 gallons per minute (GPM). A 750 GPM water treatment facility lowers manganese and arsenic to comply with federal drinking water standards. A 1.0 million gallon (MG) treated water storage tank, 950 GPM booster pump station (3 pumps) and a 3,700 GPM fire pump (1 pump) provides potable water to the distribution system for typical municipal uses including fire protection. The water distribution system is comprised of approximately 45,000 lineal feet of water mains ranging in size from 6 inches to 12 inches. All services are metered and a tiered meter rate was codified under Churchill County Code (CCC) 13.04.300 to encourage conservation.

The 2019 WMP identified that the historical annual average day usage varied over the past 6 years from 479 GPD/customer to 520 GPD/customer and averaged 497 gallons per day per customer. Customer and system usage history is contained in the 2019 WMP. Unusual or unaccounted for use could show a problem with a meter. If a customer has unusual water use for their property, a report is run to gather information from the meter which could show if there is a leak. If there are any suspected problems with a meter or transponder, it will be replaced. Meters have been, and will continue to be, tested periodically to ensure accuracy and the County will maintain water pumping and consumption records for the water system.

Unaccounted for water in the Churchill County system has varied from a low of 3.3% to a high of 12% when system wide flushing was undertaken. Unaccounted for water is water that is lost in the system for such items as firefighting, system leaks and breaks, illegal connections, and generally any other unknown and unmetered water use. A common acceptable standard for unaccounted for water is less than 10%.

Conservation

Conservation incentives are measures that increase awareness and encourage conservation. The County has long supported water conservation practices due to the desert environment and the reliance upon surface water inflow from the Carson River and the Newlands Project which is the primary source of groundwater recharge. County building codes require low flow fixtures, providing for standards for new development as well as current properties; the landscape ordinance encourages use of desert tolerant plants and promotes xeriscaping (CCC16.16.020.4) (*See Appendix A*). Water conservation measures are supported through the following County Ordinance (also refer to Appendix A for specific wording):

- CCC 13.04.190. Wasting of water is prohibited.
- CCC 13.04.200. Allows for watering schedules and off peak watering.
- CCC 13.04.280. Requires water meters for all service connections.
- CCC 13.04.300. Identifies the tiered rate structure to promote the conservation of water, including without limitation, an estimate of the manner in which the tiered rate structure will impact the consumptive use of water.
- CCC 13.04.520: Allows prosecution for the illegal use of water.
- CCC 14.12.030. Adopts the International Plumbing Codes that requires water efficient building plumbing systems. This, among other things, provides standards for water efficiency for new development
- CCC 16.16.020. Encourages use of desert tolerant plants and promotes xeriscaping.
- CCC 16.16.010.9. Requires distribution system pressures to be less than 100 psi

In addition. The following programs also promote and support water conservation efforts;

- Flow meters are equipped with transponders that records current meter history and a report can be run that will show possible leaks on a property such as a continuous slow flow from a toilet, sink, etc.,
- Flow meters are tested periodically to ensure accuracy.
- Tracking customer water usage to identify trends in water use and the effectiveness of water conservation measures.
- Encourage reuse of treated effluent from County Water Reclamation Facility,
- Support of Truckee Carson Irrigation District (TCID) and agricultural efficiency programs,
- Continued tracking of unaccounted for water and minimizing unaccounted for water,
- Periodic review of conservation program effectiveness, and
- Support of water conservation education through:
  - Funding of the Churchill County Museum's water conservation exhibits,
  - Support of the Newlands Water Protection Association
  - Billing inserts promoting conservation during warmer months are included in monthly bills encouraging customers to be mindful of where and how their water is being used,
  - Public school outreach,
  - Educational outreach through various organizations such as Future Farmers of America, Conservation Districts, and Cooperative Extension

Water Resource Planning and Conservation

Effective water resources protection and planning is essential to the long-term sustainability of the community. To this end the County has implemented several measures, including adoption of water resource protection policies in the 2015 County Master Plan (Goal PSF 2 & Goal CNR 2), the County Water Resource Plan to ensure continued recharge to the aquifers and protection of vital resources and the County Water Master Plan to track customer water usage, unaccounted for water losses and to maintain efficient water distribution systems.

The County has in the past and will continue in the future to work closely with the Carson Water Subconservancy District (CWSD), United States Geological Survey (USGS), United States Fish and Wildlife Services, Truckee-Carson Irrigation District (TCID), the State Engineer's office, legislators and others in support of any measures that support water conservation and in further studying and understanding water conservation measures, available water inventories and water table trends, particularly as it relates to Basins 101 and 102.

Water Shortage Contingency Plan

The majority of Churchill County's residents live in the Carson Desert Hydro-basin 101, or the Churchill Valley Hydro-basin 102. Ninety-eight percent of Basin 101's recharge comes from infiltration of waters from the Carson and Truckee Rivers through the Truckee Carson Irrigation District canal system. Therefore sustainment of their flows and of existing decrees and agreements is vital to water storage, recharge and contingency planning in Churchill County.

In addition, land and water conservation programs and support for agriculture, wetlands and improved agricultural practices creates and sustains recharge and storage.

Existing water right dedication requirements for all development ensures an appropriate drought reserve or contingency buffer.

Use of Effluent Water

As Churchill County's population grows, the use of reclaimed wastewater is essential to reduce the demand for groundwater. Currently, Churchill County has a discharge permit for the Moody Lane Water Reclamation Facility to discharge tertiary treated effluent to the Soda Lake Drain—this is "counted/credited" as water to the Stillwater Wildlife Refuge.

Drought Response Plan

Under normal circumstances Churchill County does not need drought reserves as the water source and allotment are adequate. However, if a drought situation is identified, Churchill County customers are expected to take additional action to reduce their water use. The objective of the plan would be to manage the available resources to ensure continued supply of potable water during periods of drought or extended drought.

It is envisioned that voluntary conservation will be sufficient to ensure an adequate supply of water and reduce water usage. However, if a sustained drought (lack of precipitation) is encountered, it may be necessary to implement mandatory restrictions in order to ensure an adequate supply of water to meet essential needs.

Churchill County plans for three stages of drought response as follows: 1-Warning Stage, 2 - Alert Stage, and 3 - Emergency Stage.

EXHIBIT 6

CHURCHILL COUNTY
MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

Hazardous-Materials and Emergency-Response Provisions Relevant to ZC26-2

Official source. Churchill County Multi-Jurisdictional Hazard Mitigation Plan (2016), obtained from Churchill County's official Document Center.

Purpose. This exhibit supports the limited propositions advanced in Grounds III and V: Churchill County's own hazard-planning framework treats hazardous-material events, emergency response, and mitigation capability as legitimate County planning subjects. It is not offered to establish that Rivian's proposed destructive-battery-testing facility will cause a hazardous-material event, that County emergency services are inadequate, or that a particular response plan or mitigation requirement automatically applies to ZC26-2.

Ground III connection. The appeal states that the County's Multi-Jurisdictional Hazard Mitigation Plan identifies a Churchill County Hazardous Materials Response Plan providing guidance to emergency-response personnel and a resource directory. The included Planning Process page reproduces that statement in the County's Plan.

Ground V connection. The included Hazard Analysis pages show that the Plan separately evaluates hazardous-material events, including fixed-site facilities and response-access considerations. The included Capability Assessment pages identify the Hazmat Plan, Emergency Operations Plan, fire/zoning codes, and County personnel/resources associated with manmade hazards, vulnerability assessment, and emergency services.

Audit limitation. The Plan is a general hazard-mitigation document, not a project-specific analysis of ZC26-2. Nothing in this exhibit is represented as a finding that the proposed facility creates a particular hazard or requires a particular mitigation measure. Those project-specific questions remain the evidentiary issue raised in the appeal.

Scope and highlighting. This exhibit contains the Plan cover, Executive Summary, adoption/context page, the page specifically identifying the County Hazardous Materials Response Plan, the complete contiguous hazardous-materials hazard-analysis segment selected for context, and the relevant capability-assessment pages. Yellow highlighting is a navigation aid only; surrounding source text is preserved.

Churchill County Multi-Jurisdictional Hazard Mitigation Plan 2016









Prepared by:
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Offices
- Minden, Nevada
- Reno, Nevada
- South Lake Tahoe, California

Across the United States, natural and human-caused disasters have led to increasing levels of death, injury, property damage, and interruption of business and government services. The toll on families and individuals can be immense and damaged businesses cannot contribute to the economy. The time, money and effort to respond to and recover from these emergencies or disasters divert public resources and attention from other important programs and problems. Churchill County, Nevada, recognizes the consequences of disasters and the need to reduce the impacts of natural and human-caused hazards.

The elected and appointed officials of Churchill County (the County), the City of Fallon (the City), and the Fallon Paiute-Shoshone Tribe (FPST) also know that with careful selection, mitigation actions in the form of projects and programs can become long-term, cost effective means for reducing the impact of natural and human-caused hazards. Applying this knowledge, the Churchill County Hazard Mitigation Planning Committee prepared the *Churchill County, Nevada, Multi-Jurisdictional Hazard Mitigation Plan*. With the support of various County and City officials, the State of Nevada, and the United States Department of Homeland Security/Federal Emergency Management Agency (FEMA), this plan is the result of several months' worth of work to create a hazard mitigation plan that will guide the County, City of Fallon, and the Fallon Paiute-Shoshone Tribe toward greater disaster resistance in full harmony with the character and needs of the community and region.

People and property in Churchill County are at risk from a variety of hazards that have the potential for causing widespread loss of life and damage to property, infrastructure, and the environment. The purpose of hazard mitigation is to implement actions that eliminate the risk from hazards, or reduce the severity of the effects of hazards on people and property. Mitigation is any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation encourages long-term reduction of hazard vulnerability. The goal of mitigation is to save lives and reduce property damage. Mitigation can reduce the enormous cost of disasters to property owners and all levels of government. In addition, mitigation can protect critical community facilities, reduce exposure to liability and minimize community disruption. Preparedness, response, and recovery measures support the concept of mitigation and may directly support identified mitigation actions.

The *Churchill County, Nevada Multi-Jurisdictional Hazard Mitigation Plan* has been prepared in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Sec. 104 the Disaster Mitigation Act of 2000 (DMA 2000), Public Law 106-390 of October 30, 2000. This plan identifies hazard mitigation actions intended to eliminate or reduce the effects of future disasters throughout the County and City of Fallon.

This section provides an overview of the Disaster Mitigation Act of 2000 (DMA 2000; Public Law 106-390), the adoption of the updated *Churchill County, Nevada, Multi-Jurisdictional Hazard Mitigation Plan* (MJHMP) by the local governing body, and supporting documentation for the adoption.

1.1 DISASTER MITIGATION ACT OF 2000

The DMA 2000 was passed by Congress to emphasize the need for mitigation planning to reduce vulnerability to natural and human-caused hazards. The DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act; 42 United States Code [USC] 5121-5206 [2008]) by repealing the act's previous Mitigation Planning section (409) and replacing it with a new Mitigation Planning section (322). In addition, Section 322 provides the legal basis for the Federal Emergency Management Agency's (FEMA's) mitigation plan requirements for mitigation grant assistance.

To implement the DMA 2000 planning requirements, the Federal Emergency Management Agency (FEMA) published an Interim Final Rule in the *Federal Register* on February 26, 2002. This rule (44 Code of Federal Regulations [CFR] Part 201) established the mitigation planning requirements for states, tribes, and local communities. The planning requirements are described in detail in Section 2, and identified in their appropriate sections throughout this Plan.

1.2 ADOPTION BY THE LOCAL GOVERNING BODY AND SUPPORTING DOCUMENT

The requirements for the adoption of an MJHMP by the local governing body, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 REQUIREMENTS: PREREQUISITES

Adoption by the Local Governing Body

Requirement §201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council).

Element

Has the local governing body adopted the plan?

Is supporting documentation, such as a resolution, included?

Source: FEMA, March 2008.

Churchill County, the City of Fallon, and the Fallon Paiute Shoshone Tribe are the jurisdictions represented in this MJHMP. There are no other political subdivisions within Churchill County. The MJHMP meets the requirements of Section 409 of the Stafford Act and Section 322 of the DMA 2000.

The local governing body of the County (Churchill County Board of Commissioners), the City (City of Fallon City Council), and the FPST (Tribal Council) has adopted this MJHMP. The signed resolutions are provided in Appendix A.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 14 (Official Record of Adoption)

- ***Carson River Geographic Response Plan (2006)***: This is a regional plan covering five counties in two states. The plan was developed to protect the health, safety, environment, and property (both public and private) from the effects of hazardous materials incidents in or near the Carson River.
- ***Carson River Watershed Discovery Report (2012):*** Intended to initiate watershed-wide discussions about increasing resilience to flooding. The goal of Discovery is to determine which areas within a watershed require mapping, risk assessment, or mitigation planning assistance.
- ***Carson River Watershed Regional Floodplain Management Plan (Carson Water Sub Conservancy District, 2014)***: This plan provides strategies for floodplain management that can be applied regionally as well as locally.
- ***Churchill County Building Code*:** These regulations concern zoning districts, variances, and general development standards within the Churchill County and include the 2006 IBC.
- ***Churchill County Fire Plan (2004, Resource Concepts Incorporated)***: Community Guidelines.
- ***Fallon/Churchill Fire Code (Updated every 3 Years):*** This document includes a wildland/urban interface section that delineates regulations for building and maintaining homes in wildland fire prone areas.
- ***Churchill County Hazardous Materials Response Plan (Updated Annually)***: This plan provides guidance to emergency response personnel on the general plan of action for a response to a hazardous materials emergency and provides for a resource directory.
- ***Churchill County Mass Illness Plan (Updated Annually):*** This plan addresses the County's response to a pandemic/influenza outbreak.
- ***Churchill County Master Plan – (Churchill County Planning 2015):*** Guiding principle includes Section 4, which addresses mitigation, and Section 3, which encourages floodplain management strategies.
- ***Churchill County Water Conservation Plan (2014):*** The purpose of the plan is to document current conservation efforts and provide a strategy for future water saving measures and incentives.
- ***City of Fallon Master Plan (1972):*** This plan provides land use guidance.
- ***Community Wildfire Protection Plan, RCI (November 2004):*** This document includes findings and recommendations for mitigating the threat to property from wildland fires.
- ***Design, Estimating and Construction Review Truckee Canal Risk Assessment (2014):*** This document evaluates the Truckee Canal system and provides a risk assessment.
- ***Emergency Operations Plan (Churchill County Emergency Management 2015)***: This document is the main reference source for managing disasters and large-scale emergencies in Churchill County. Mitigation is discussed in Annex P.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 37 (Planning Process 4-8 - incorporated County emergency/hazard plans)

5.2.5 Hazardous Materials Events

Planning Significance – Churchill County – High
City of Fallon – Moderate
Fallon Paiute-Shoshone Tribe - Moderate

5.2.5.1 Nature

Hazardous materials may include hundreds of substances that pose a significant risk to humans. These substances may be highly toxic, reactive, corrosive, flammable, radioactive, or infectious. Hazard materials are regulated by numerous Federal, State, and local agencies including the U.S. Environmental Protection Agency (EPA), U.S. Department of Transportation (DOT), National Fire Protection Association, FEMA, U.S. Army, and International Maritime Organization.

Hazardous material releases may occur from any of the following:

- Fixed site facilities (such as refineries, chemical plants, storage facilities, manufacturing, warehouses, wastewater treatment plants, swimming pools, dry cleaners, automotive sales/repair, and gas stations)
- Highway and rail transportation (such as tanker trucks, chemical trucks, and railroad tankers)
- Air transportation (such as cargo packages)
- Pipeline transportation (liquid petroleum, natural gas, and other chemicals)

Unless exempted, facilities that use, manufacture, or store hazardous materials in the United States fall under the regulatory requirements of the Emergency Planning and Community Right to Know Act (EPCRA) of 1986, enacted as Title III of the Federal Superfund Amendments and Reauthorization Act (42 USC 11001–11050; 1988). Under EPCRA regulations, hazardous materials that pose the greatest risk for causing catastrophic emergencies are identified as Extremely Hazardous Substances (EHSs). These chemicals are identified by the EPA in the *List of Lists – Consolidated List of Chemicals Subject to the Emergency Planning and Community Right-to-Know Act (EPCRA) and Section 112 of the Clean Air Act*. Releases of EHSs can occur during transport to and from fixed site facilities. Transportation-related releases are generally more troublesome because they may occur anywhere, including close to human populations, critical facilities, or sensitive environmental areas. Transportation-related EHS releases are also more difficult to mitigate due to the variability of locations and distance from response resources.

In addition to accidental human-caused hazardous material events, natural hazards may cause the release of hazardous materials and complicate response activities. The impact of earthquakes on fixed facilities may be particularly serious due to the impairment or failure of the physical integrity of containment facilities. The threat of any hazardous material event may be magnified due to restricted access, reduced fire suppression and spill containment, and even complete cut-off of response personnel and equipment. In addition, the risk of terrorism involving hazardous materials is considered a major threat due to the location of hazardous material facilities and

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 71 (Hazard Analysis 5-32 - Hazardous Materials Events / Nature)

transport routes throughout communities and the frequently limited antiterrorism security at these facilities.

On behalf of several Federal agencies including the EPA and the DOT, the National Response Center (NRC) serves as the point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment within the United States.

5.2.5.2 History

The Nevada Division of Environmental Protection reports that since 1999, oil and chemical spills have occurred within the County as shown in the table below.

Table 5-12: Hazardous Material Release in Churchill County

Location	Date	Substance	Description
EW Site 70 in Dixie Valley NAS Fallon	2/11/2005	Diesel Fuel	Mechanical malfunction of diesel generator caused >25 gal. of diesel to be released. Soil excavated.
11 Miles N. of Fallon, Kennametal Corp	2/12/2005	Neutralization Water	200 gal. from equipment failure.
Hanger 1 NAS Fallon	3/9/2005	Aircraft Fuel	>50 gal. of aircraft fuel spilled from tank incorrectly stored.
Stillwater Geothermal Plant	3/14/2005	Fuel	Soil around Turbine/Generators contaminated by an unknown amount of fuel.
NAS Fallon	5/31/2005	Diesel	150 gal. leaked into soil from tank.
US 95 27 Miles South of Fallon	3/9/2006	Diesel	70 gal. from traffic accident
US 50 West of Fallon	8/21/2007	Diesel	200-300 cy. from parked vehicles over time
Electronic Warfare Site Dixie Valley	9/12/2007	Diesel Fuel	>15 gal. from failed "O" ring caused diesel to spew.
Transport Yard NAS Fallon	5/29/2008	Sewage	1000 gal. of sewage release when sewage line backed up.
Unknown	6/13/2008	Diesel	1400 gal. of fuel release midair jet collision.
Railroad Fuel Off-Load Facility, Hazen	7/18/2008	Diesel Fuel	79 gal. spill due to operator error.
W. NV Railroad Park, Hazen	3/26/2009	Diesel Fuel	>15 gal. from pulled hose of rail car.
11 Miles N. of Fallon, Kennametal Corp	7/19/2010	Effluent Water	17,250 gal released which contain gypsum and iron from leaking filter overnight
Hanger 5, NAS Fallon	10/6/2010	Diesel Fuel	Unknown qty. historic releases from aircraft parked near hanger. Detection from soil samples.
Fallon			
US 50 @ York	8/29/2005	Diesel Fuel	100 gal. spill from ruptured saddle tank.
MP 12.11 of Fallon Lead Industrial	8/29/2005	Diesel Fuel	50 gal. spill from traffic accident.
Former Standard Industrial Minerals Site	Unknown	Arsenic	400,000 cy arsenic in barite tails and ore from mil
283 Sherman St.	10/9/2006	Diesel Fuel	700-800 gal. spill from tank rupture.
Bus Barn Sherman Way	11/14/2006	Heating Oil	900 gal. heating oil from tank rupture

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 72 (Hazard Analysis 5-33 - hazardous-material history)

Table 5-12: Hazardous Material Release in Churchill County

Location	Date	Substance	Description
Pine Grove Sewage Plant	1/7/2007	Sewage	80-100 gal partially treated sewage release unknown
A&K Hazen Sand & Gravel off US 50	8/3/2007	Diesel	500-700 gal. spill because operator error during filling
McDonalds	10/2/2007	Grease	200 gal. grease released into street & sewer during a transfer from McDonalds to truck
Transport Station Carson Rd.	3/19/2008	Sewage	200 gal. of sewage release when truck backed over cleanout station and pump came on.
Fallon Water Treatment Plan	8/23/2010	Hydrochloric Acid	1000 gal released from storage tank into chemical storage room
Fallon Water Treatment Plan	8/31/2010	Hydrochloric Acid	330 gal released from spill during off-loading.
I-95 3.2 miles south of Interstate 80	9/14/2010	Diesel	80 gal released when trucker hit a Rail Road train safety station arm. Saddle tank was breached releasing ~80 gallons to the soil at the side of the road.
Injection Well #21-2, Desert Peak II facility, appx 118'57"30 E 39'47'30 N	4/27/2011	Diesel	100 gal Diesel-powered pump used to pump water from injection well to test well leaked diesel from temporary fuel tank.
Salt Wells Geothermal Plant, tube and shell heat exchanger	9/7/2011	Isobutene	4,000 gal Defective tube ruptured during service disruption.
Rawhide Mine	11/24/2011	Mercury	20-30 gal too much flow volume to the carbon vessel during startup resulted in a small release of mercury impacted water.
Well 267 at Freeman Lane and Stillwater Road	12/14/2011	Geothermal Water	100 gal Frozen gauge on pipe gauge port. Crack on the pipe gave way and released water from the injection well.
NAS Fallon	2/23/2012	GBU-16	2,000 lbs. GBU-16 type bomb fell off the test range and detonated
NAS Fallon	2/24/2012	JP-8	1,000 lbs. F-18 Fighter went down on Bureau of Reclamation land. NAS Fallon Environmental staff will update NDEP when an accurate
Churchill County Moody Lane Lift Station	7/14/2012	Raw Sewage	200 gal Air relief valve stuck open and released sewage to the surrounding area.
Corner of house in front yard	7/26/2012	Raw Sewage	150 gal Sewer system is not being maintained and the clogged cleanouts are causing raw sewage releases on property.
1599 Lucas Road, Fallon NV 171 Rockwood Place, Fallon, NV	8/23/2012	Oil, diesel, grease, sewage	Owner of A1 Septic dumping pumped out sewage in goats pens at his residence; at rental property, dumping diesel, oil, grease in tank -~2 mon. ago, tank leaked ~1000 gal to soil - McCarter brought tractor and covered with soil. Domestic well~100 feet away
Kennametal Inc. 1077 Lovelock Highway	9/2/2012	Sulfuric Acid	Called reported 6500 gal. of sulfuric acid released from a tank due to a pipe break in the tank. A leak also occurred in the double containment releasing acid onto the ground.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 73 (Hazard Analysis 5-34 - hazardous-material history)

Table 5-12: Hazardous Material Release in Churchill County

Location	Date	Substance	Description
			1300 gal. remained in the containment area. Remaining product released to soil.
Brady Power Plant, 10750 I-80 East, Exit 65, Fallon, NV 89406	9/18/2012	Mineral Oil	320 gal Transformer oil holding tank is corroded and dripping oil to the ground surface.
SR 839 Near Churchill/Mineral County Line (NHP stated Churchill 0) (A&K stated mile marker 76)	10/3/2012	Used Oil and Diesel	~ 70 gal mixed oil, 100-150 gal diesel Rollover accident, front tank holding diesel and rear tank holding mixed used oil ruptured.
NAS Fallon	11/20/2012	Fecal Coliform	25,000 gal Chlorine pump malfunction.
NAS Fallon	4/11/2013	JP-8	300 gal Aircraft fuel drop tank ruptured, release to concrete. Rain event occurring at time, spill entered concrete lined drainage ditch. Lined drainage ditch empties to unlined drainage ditch. No sheen observed at unlined section.
NAS Fallon	2/5/2013	Fully Exploded Bomb	1500 lb. bomb fully detonated off range on BLM Land.
Patua Geothermal Site, Drill Location 7820	4/29/213	Geothermal Groundwater	10,000 – 15,000 gal Piping in section 21 failed and released geothermal groundwater to the surrounding area.
Patua Project, LLC North of Hazen off of Patua Road	5/20/2013	Geothermal Brine Fluid	1500 gal; 8000 gal Temporary pipeline failure (couplings failed) occurred several times in one day, releasing geothermal brine to the surrounding soil.
NAS Fallon	11/19/2014	F24-Jet Fuel	56 gal Overfill valve failure led to fuel release from tanker truck.
22211 Bango Road, Railspur B	7/24/2013	HT 110 Oil	170 gal Railcar was overfilled during loading. Oil impacted the track ballast, surrounding soil and underlying soil.
Kennametal, Inc. North Plant, 10777 North Lovelock Highway, hill adjacent to the acid tanks	9/4/2013	Sulfuric Acid	350 gal Sulfuric acid pipeline developed a small hole, which lead to a release to the surrounding area.
Churchill County WWTP	11/10/2013	Sewage	200 gal Flow was emanating from manhole on Dallas Dr., investigation indicated that roots were blocking the sewer lateral blocking flow.
Interstate 80 westbound at Mile Marker 59, north shoulder	11/12/2013	Diesel	40 gal Single vehicle accident at the above location caused a rupture in the saddle tank and a release to the surrounding area.
Bango Oil Refining	6/24/2014	Oil and Water Mixture	100 gal Clogged valve caused a release of oil and water mixture from the heat exchanger at the above location during cleaning.
Terra-Gen Dixie Valley Geothermal Plant	7/21/2014	Lubricating Oil	400 gal Binary expander hose failed, causing a release to the surrounding soil.
Bango Oil Rail Spur, B Line	9/5/2014	Lube Oil, 100W	200 gal Overflow occurred while loading a tank car with processed 100W lube oil. Estimated 200 gallons released

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 74 (Hazard Analysis 5-35 - hazardous-material history)

Table 5-12: Hazardous Material Release in Churchill County

Location	Date	Substance	Description
			to ballast and track area.

5.2.5.3 Location, Extent, and Probability of Future Events

The Nevada Department of Public Safety shows 133 facilities that are permitted to handle hazardous waste within the County all but 10 are listed in the City of Fallon; and none are active and/or archived Superfund sites. The larger fixed facilities that pose a higher risk to the County and City include the Water Treatment Plants for Churchill and the City of Fallon, the Oil Re-Refinery, the Western Nevada Rail Park and the Asphalt Batch Plants. While several of the small, fixed facilities (e.g., body shops) have varying uses of hazardous chemicals, in general these facilities do not pose a significant risk to the County, the City and the FPST. The Naval Air Station at Fallon historically shows releases of fuel.

In addition to fixed facilities, hazardous material events have the potential to occur along U.S. 50, Interstate 80 and U.S. 95. The trucks that use these transportation arteries commonly carry a variety of hazardous materials including gasoline, other crude oil derivatives, and other chemicals known to cause human health problems.

Comprehensive information on the probability and magnitude of hazardous material events from all types of sources (such as fixed facilities or transport vehicles) is not available. Wide variations among the characteristics of hazardous material sources and among the materials themselves make such an evaluation difficult. While it is beyond the scope of this MJHMP to evaluate the probability and magnitude of hazardous material events in the County in detail, it is possible to determine the exposure of population, buildings, and critical facilities should such an event occur. Areas at risk for hazardous material events include any area within a 1-mile radius of U.S. 50, Interstate 80 and U.S. 95 and EHS fixed facilities, which are within the City of Fallon area, see Appendix B, Figure B-8 & B-9.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 75 (Hazard Analysis 5-36 - hazardous-material history)

5.2.6 Infestation

Planning Significance – Churchill County – Low City of Fallon –Low Fallon Paiute-Shoshone Tribe - Low

5.2.6.1 Nature

An "invasive species" is defined as a species that is:

1) Non-native (or alien) to the ecosystem under consideration and
2) Whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

Invasive species can be plants, animals (including aquatic species) and other organisms (e.g., microbes). Source: United States Dept. of Agriculture, National Agriculture Library (10/5/2007)

Infestations impact Nevada's economy through the destruction of crops and natural resources, which also impacts tourism. Some of the plant infestations are highly flammable and assist in the spread of wildfires. Human actions are the primary means of introduction and spread of invasive species.

5.2.6.2 History

The following noxious weeds currently can be found in Churchill County; Yellow Starthistle – Centaurea solstilitalis and Diffuse Knapweed – Centaurea diffusa, Russian Knapweed – Acroptilon repens, and Perennial Pepperweed – Lepidium latifolium. However, this may change in the near future and therefore all noxious weeds are listed below. This information was found in the Enhanced Nevada State Hazard Mitigation Plan.

The Nevada Department of Agriculture monitors the introduction and spread of noxious weeds in the state. They have developed a categorization scheme for control of noxious weeds with Category "C" being the most widespread and subject to active eradication. Below is the Nevada Department of Agriculture's Nevada Noxious Weed List as designated by application of NRS 555.

NEVADA NOXIOUS WEED LIST

NRS 555.130 Designation of noxious weeds. The State Quarantine Officer may declare by regulation the weeds of the state that are noxious weeds, but a weed must not be designated as noxious which is already introduced and established in the State to such an extent as to make its control or eradication impracticable in the judgment of the State Quarantine Officer.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 76 (Hazard Analysis 5-37 - hazardous-material history / context)

While not required by the DMA 2000, an important component of a hazard mitigation plan is a review of the County's, City's and FPST's resources to identify, evaluate, and enhance the capacity of those resources to mitigate the effects of hazards. This section evaluates the County's, City's and FPST's resources in three areas—legal and regulatory, administrative and technical, and financial—and assesses capabilities to implement current and future hazard mitigation actions.

7.1 LEGAL AND REGULATORY CAPABILITIES

The County and City currently supports hazard mitigation through its regulations, plans, and programs. The County's Building Code outlines hazard mitigation-related ordinances. Additionally, the County Master Plan identifies goals, objectives, and actions for natural hazards, including floods, drought, and earthquakes. In addition to policies and regulations, the County carries out hazard mitigation activities by participating in the National Flood Insurance Program (NFIP) see section 7.4.1.

The following table, Table 7-1, summarizes the County's, City's and FPST's hazard mitigation legal and regulatory capabilities.

Table 7-1. Legal and Regulatory Resources Available for Hazard Mitigation

Regulatory Tool	Title	Effect on Hazard Mitigation
Plans	County Master Plan	Updated 2015. Lists goals for coordination, neighborhood design, public awareness, floodplain & hazard area development, and geologic hazards to guide land use planning.
	Carson River Regional Floodplain Management Plan	Provides flood identification and habitat remediation.
	Carson River Geographic Response Plan	The plan was developed to protect the health, safety, environment and property form the effects of hazardous materials incidents in or near Carson River.
	Carson River Watershed Regional Floodplain Management Plan	2008 plan provides strategies for floodplain management that can be applied regionally & locally.
	Economic Development Plan	Business Development
	Community Wildfire Protection Plan	Provides Wildfire hazards. Enables the County to mitigate fuel loads.
	Hazmat Plan	2010 Provides emergency response to reduce impact of HAZMAT spill.
	Churchill Emergency Operations Plan	2011 Provide directives to reduce future hazard impact
	City of Fallon Emergency Operations Plan	Provide directives to reduce future hazard impact
	Banner Churchill Community Hospital Emergency Operations Plan	This plan provides health directives.
	Lahontan Dam Table Top Flood Exercise	2009 exercise document provides a review of reduction in loss of life and minimize property damage.
	Churchill County School District	Emergency Operations Plan
	Western Nevada College	WNC Policy Manual Chapters 10 & 11

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 115 (Capability Assessment 7-1 - legal/regulatory resources)

Table 7-1. Legal and Regulatory Resources Available for Hazard Mitigation

Regulatory Tool	Title	Effect on Hazard Mitigation
Programs	National Flood Insurance Program	Churchill County & City of Fallon adopts and enforces a floodplain management ordinance to reduce future flood damage. In exchange, the NFIP makes Federally backed flood insurance available to homeowners, renters, and business owners
Ordinances and Policies	Building Code (IBC 2006) County & City	Master Plan, Land Use Plan Element, Building, Fire and Zoning codes and ordinances. Provides regulations to reduce hazard impact.
	Fire Code County & City	
	Zoning Ordinances	
	Special purpose ordinances	Floodplain management, storm water management, wildfire ordinances, hazard set back requirements

7.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The administrative and technical capability assessment identifies the staff and personnel resources available within the County & City to engage in mitigation planning and carry out mitigation projects. The administrative and technical capabilities of the County and City are listed in Table 7-2.

Table 7-2. Administrative and Technical Resources for Hazard Mitigation

Staff/Personnel Resources	Department / Agency
County	
Planner(s) or engineer(s) with knowledge of land development and land management practices	Building & Planning
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Building
Planner(s) or engineer(s) with an understanding of manmade or natural hazards	Building, Planning, Fire Dept.
Staff with education or expertise to assess the community's vulnerability to hazards	Building, Fire, Emergency Manager
Floodplain manager	Planning
Personnel skilled in GIS and/or HAZUS-MH	Planning
Scientist familiar with the hazards of the community	UNR, Bureau of Mines & Geology for Earthquakes
Emergency Services	Fire Department, Emergency Management, Sherriff
Finance (purchasing) – Fiscal Management	Comptroller
Public Information Officers, Planner(s)	Sheriff's Office, Fire Dept, Executive Staff
City of Fallon	
Planner(s) or engineer(s) with knowledge of land development and land management practices	Building, Planning & Public Works
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Building & Public Works
Planner(s) or engineer(s) with an understanding of manmade	Building, Planning, Fire Dept., Emergency Mgmt., Police Dept.

Exhibit 6 - Churchill County 2016 MJHMP - official source PDF p. 116 (Capability Assessment 7-2 - administrative/technical resources)

EXHIBIT 7

SANDIA NATIONAL LABORATORIES LITHIUM-ION BATTERY THERMAL-RUNAWAY, CHEMISTRY, STATE-OF-CHARGE AND FAILURE-PROPAGATION EVIDENCE

Technical Evidence Relevant to Ground V - ZC26-2

Purpose. This exhibit supports Ground V's limited proposition that "destructive battery testing," standing alone, does not establish a single hazard or emergency-response profile. Sandia research demonstrates that lithium-ion thermal behavior can vary with cathode chemistry, state of charge (SOC), stored/specific energy, cell capacity/form factor, and multi-cell geometry and thermal/electrical interaction.

Part A - Sandia Energy Storage Safety R&D; Data Repository. Repository pages are included to document Sandia's public research-data source and its connection to the thermal-runaway research reproduced here.

Part B - Barkholtz et al. (Sandia), Multi-scale thermal stability study of commercial lithium-ion batteries as a function of cathode chemistry and state-of-charge. Complete Sandia manuscript. It directly compares LCO, LFP and NCA commercial cells at different SOCs. The authors report that whole-cell thermal-runaway onset temperature decreased and peak heating rate increased with SOC, and that the tested chemistries exhibited materially different thermal-runaway behavior.

Part C - Lamb et al. (2021), Investigating the Role of Energy Density in Thermal Runaway of Lithium-Ion Batteries with Accelerating Rate Calorimetry. Complete open-access article. It evaluates chemistry, SOC, cell capacity and energy density and addresses stored energy, heat release, heating rate, smoke/fire/particulate ejecta and propagation considerations.

Part D - Lamb et al. (Sandia), Failure Propagation in Multi-Cell Lithium Ion Batteries. Complete article. Sandia induced thermal runaway using mechanical nail penetration and examined propagation through multi-cell modules. The results demonstrate that module configuration and thermal/electrical interactions can materially affect failure propagation.

Ground V use and limitation. These studies are not offered to establish what battery chemistry, SOC, cell/module/pack size, storage quantity, test method or failure trigger Rivian will use, and they do not predict that ZC26-2 will experience thermal runaway. They support the narrower evidentiary point that those characteristics can affect the hazards and response demands reasonably associated with battery testing. Without sufficient project-specific information, the relevance and scale of those considerations cannot be determined from the phrase "destructive battery testing" alone.

Highlighting. Yellow highlighting is a navigation aid only. Complete technical papers are included so highlighted propositions can be evaluated in their original context.

R&D Data Repository

This page holds a collection of public data to support a broad-based research effort toward the advancement of energy storage. To have data added here, send a request to dsokolo@sandia.gov. Acceptable file formats include .csv, .xls, or .xlsx. Methods for large file transfer are available as needed.

"Characterization of Cycle-Aged Commercial NMC and NCA Lithium-ion Cells: I. Temperature-Dependent Degradation"

Name	Type	Download Link	Citation
Raw Data for Temperature-Dependent Degradation of 18650 Li-ion Cells	Raw Data	Rawdata Tempbased characterization [1.88GB download]	R. Wittman et al. J. Electrochem. Soc. 170 120538 DOI: 10.1149/1945-7111/ad1450

"Investigating the Role of Energy Density in Thermal Runaway of Lithium-Ion Batteries with Accelerating Rate Calorimetry"

Name	Type	Download Link	Citation
Sandia – ARC Data of Cells at Different States of Charge	Raw Data	README ARC Data 16Ah LMO Graphite ARC Data Multiple SOCs	J. Lamb et al. J. Electrochem. Soc. 168 060516 DOI: 10.1149/1945-7111/ac0699

"Thermodynamic Reaction Heat Calculator for Layered Metal Oxide Cathodes in Organic Electrolytes"

Name	Type	Download Link	Citation
Cathode Reaction Heats	Calculator	Thermodynamic Web Calculator	R.C. Shurtz and J.C. Hewson J. Electrochem. Soc. 2020, 167, 090543 DOI: 10.1149/1945-7111/ab8fd9

"Open Data, Models, and Codes for Vanadium Redox Batch Cell Systems: A Systems Approach using Zero-Dimensional Models"

Name	Type	Download Link	Citation
Sandia Cell – Vanadium Redox Flow	Raw Data	README_VRFB_Data	S.B. Lee et al. J. Electrochem. En. Conv. Stor.

This paper describes objective technical results and analysis. Any subjective views or opinions that might be expressed in the paper do not necessarily represent the views of the U.S. Department of Energy or the United States Government.

SAND2019-7237J

Multi-scale thermal stability study of commercial lithium-ion batteries as a function of cathode chemistry and state-of-charge

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Abstract:

This paper takes a critical look at the materials aspects of thermal runaway of lithium-ion batteries and correlates contributions from individual cell components to thermal runaway trends. An accelerating rate calorimeter (ARC) was used to evaluate commercial lithium-ion cells based on $LiCoO_2$ (LCO), $LiFePO_4$ (LFP), and $LiNi_xCo_yAl_{1-x-y}O_2$ (NCA) at various states of charge (SOC). Cells were disassembled and the component properties were evaluated by thermogravimetric analysis (TGA), differential scanning calorimetry (DSC), and temperature-resolved X-ray diffraction (TR-XRD).

The whole cell thermal runaway onset temperature decreases and peak heating rate increases with SOC due to cathode destabilization. LCO and NCA cathodes are metastable, with NCA cells exhibiting the highest thermal runaway rates. By contrast, the LFP cathode is stable to > 500 °C, even when charged. For anodes, the decomposition and whole cell self-heating onset temperature is generally independent of SOC. DSC exotherm onset temperatures of the anodes were generally within 10 °C of the onset of self-heating in whole cell ARC. However, onset temperatures of the cathodes were typically observed above the ARC onset of whole cell runaway. This systematic evaluation of component to whole cell degradation provides a scientific basis for future thermal modeling and design of safer cells.

Keywords:

Calorimetry, Thermal runaway, Lithium-ion, Thermogravimetric analysis, Temperature-resolved X-ray diffraction

1. Introduction:

High cell voltage and energy density, long lifetime, and reliability have made rechargeable lithium-ion batteries (LIB) the technology of choice for consumer electronics and electric vehicles. They

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are beginning to find wide-spread use in grid-tied stationary storage systems.[1-2] However, with increasing energy and power density come heightened risks of thermal runaway or a serious fire.[3- 10] Incidents of smoke or fire caused by abuses or failure under normal conditions are still an unresolved hurdle to widespread adoption of lithium-ion batteries in grid energy storage applications. A variety of parameters such as cell chemistry and state-of-charge (SOC) can impact thermal runway characteristics. For the successful implementation and commercial operation of utility class energy storage plants, component level thermal stability as a function of chemistry and SOC should be understood and related to whole cell phenomena. Understanding cell-level phenomena is a critical foundation for larger-scale thermal failure propagation studies.

The lithium battery industry mainly uses layered transition metal oxides such as $LiCoO_2$ (LCO) and $LiNi_xCo_yAl_{1-x-y}O_2$ (NCA) as cathode materials where power and performance are a key requirement, and LiFePO4 (LFP), an olivine phosphate, where stability and long cycle life are of paramount importance. On the anode side, graphite or other forms of carbon are the most common materials. There have been numerous reports on the thermal stability of various cell components by thermogravimetric analysis (TGA),[11-13] X-ray diffraction (XRD),[14- 18] and calorimetry.[19- 26] However, these studies may not represent cycled commercial LIB materials as they were not harvested from commercial cells. Additionally, testing conditions and techniques vary by group and publication, making comparative studies across the literature challenging. Of the few studies available on commercial LIBs, most are limited to whole cell accelerated rate calorimetry (ARC) data without component analysis.[27-29] Recent studies of commercial cells incorporated component level characterization, but not across a broad range of SOC or using consistent cell geometries.[30-31] A deeper understanding of commercial cell thermal runaway is required to develop failure mitigation strategies and to design inherently safe energy storage. As such, a multi-scale systematic study of commercial LIBs of several chemistries and SOCs is important. In this work, we employed various methods to investigate the correlation between intrinsic properties of cell components and the thermal stability of whole commercial cells under similar test conditions. Three popular commercial 18650 Li-ion cells with LFP, LCO, and NCA cathodes were purchased from well-known manufacturers. The cells were studied at the whole cell and component level. Relationships between component chemistry, thermal stability, SOC, and thermal runaway behavior will be outlined. By better understanding thermal runaway in commercial cells under systematically varied conditions, the cascade and outcomes of thermal events may be better predicted. This may facilitate a more data-informed development of LIBs and systems that are lower risk and the development and adoption of more robust failure mitigation strategies.

2. Experimental:

2.1. Cell and Electrode Preparation:

The 18650 format LIB were commercially sourced: LCO was purchased from LG Chem, LFP was obtained from A123 Systems, and NCA was sourced from Panasonic (**Table S1**). The SOC was defined by dividing charging capacity by the average capacity at 100% SOC from three charge/discharge cycles of a pristine cell at C/4 rate at room temperature (a rate of 1C corresponds to the current that will discharge the full capacity of a battery in one hour). The cell was then charged at C/4 to the desired capacity. 100% SOC is defined as the capacity obtained with a 0.5A constant current charge with 10% charge rate taper to the maximum manufacturer-specified charging voltage.

Cell disassembly took place within an Ar filled glove box. The external label and metal 18650 can were removed to yield the electrode jellyroll. Anode, cathode, and separator were parted and samples of each were reserved for future characterization. The manufacturer specification for the cells indicate an organic electrolyte, which is expected to be a mixture of ethylene carbonate and dimethyl carbonate with $LiPF_6$ salt. In one instance, a disassembled electrode was washed with dimethyl carbonate prior to analysis.

2.2. Accelerating Rate Calorimetry:

ARC testing was performed on the 18650 cells (LFP, LCO, and NCA) at 0, 50, 75, and 100% SOC. The ARC was operated in heat-wait-seek mode to determine the onset of self-heating. In this mode, the ARC increases temperature in discrete steps, waits for the thermal transients to decay, and then monitors the temperature of the cell for a fixed time. If the cell temperature does not increase above a threshold value, the ARC repeats heat-wait-seek. If an exotherm is detected, the ARC measures temperature in an adiabatic state. Once a threshold temperature is reached, the test is ended and the cell cools. ARC experiments represent a thermal abuse environment that includes moderately high temperatures for long periods of time.

ARC data was acquired for LCO at 0% SOC and LFP cells at all SOC using a Thermal Hazard Technology ES-ARC (manufacturer-designated abbreviation). Prior to measurements, a high-pressure test at > 800 psi was performed to verify that the system is leak-tight. Plastic insulating labels were removed from 18650 cells prior to being loaded in the ARC. Cells were confined within a snug metal cell holder attached to a pressure transducer. The bomb thermocouple was attached with a copper mesh to the side of the cell holder in two positions. Immediately prior to measurement an additional low-pressure test to ~ 50 psi was performed to once again ensure the system is leak-tight. ARC testing was performed from

30-450 °C with 0.020 °C min^{-1} slope sensitivity. In the heat-wait-seek procedure, heating was performed in 5 °C steps with a 30-minute wait time. For ARC calculations, the sample heat capacity is defined as 0.95 J g^{-1} K^{-1} (masses given in **Table S1**) and the test cell heat capacity is 0.5 J g^{-1} K^{-1} (mass of 106 g).

ARC data was acquired for the more energetic LCO and NCA cells using a Thermal Hazard Technology Expanded Volume ARC (EV-ARC). Testing was performed from 50-405 °C with a 0.020 °C min^{-1} slope sensitivity. Heating was performed in 5 °C steps with a 30-minute wait period. 5 °C steps offer a convenient time-scale at which to carry out ARC experiments while not missing the onset of key thermal events. The 30-minute wait period is intended to provide enough time for the temperature to reach a steady state and to determine if there is self-heating. For calculations, the sample heat capacity is again defined as 0.95 J g^{-1} K^{-1}, but no test cell is used in the EV-ARC. **Figure S1** offers a comparison of the two ARCs.

2.3. Thermogravimetric Analysis/Differential Scanning Calorimetry:

Simultaneous thermogravimetric analysis/differential scanning calorimetry (TGA/DSC) allows for simultaneous quantification of mass change (TGA) and the corresponding enthalpy response (DSC) to changes in temperature. TGA/DSC is used to evaluate materials decomposition in response to thermal abuse conditions. The data was acquired on the simultaneous TGA/DSC instrument Netzsch STA 449 F1 under N_2 flow (150 mL min^{-1}) at a heating rate of 15 °C min^{-1} (unless specified otherwise). Samples were prepared in the glove box by placing approximately 10-15 mg of powder removed from the current collector, without any drying or washing, into an alumina crucible with a lid. The crucibles were not sealed to avoid pressurization during measurement. The crucible was then placed in an Ar-filled container and transferred out of the glove box. Crucibles were removed from the container immediately prior to the TGA/DSC measurement. The DSC data were not corrected for any baseline shift. The onset temperature was determined by the automatic procedure in the Netzsch Proteus Thermal Analysis v6.1 package at the intersection of the extrapolated baseline and the tangent line passing through the inflection point on the face side of the exotherm peak. Due to the sharpness of the peaks, the application of more rigorous baseline correction would likely not change the onset.

2.4. Temperature-Resolved X-Ray Diffraction:

Temperature-resolved X-ray diffraction (TR-XRD) was carried out on a Rigaku SmartLab II XRD with a HT 1500 high temperature attachment in Parallel Beam Configuration with a graphite monochromator. Electrode materials were scraped off the current collector and powders were placed on an alumina substrate and heated at 15 °C min^{-1} under ~10^{-2} Torr vacuum to a specified temperature. X-ray diffractograms were recorded after a 10-minute temperature stabilization period for each

temperature point. This process was repeated until all temperature points were sampled (in the range of 25-200 °C for anode materials and 25-600 °C for cathode materials). Electrode samples were collected from the LFP, LCO, and NCA cells at 0 and 100% SOC. The samples were kept in an inert environment until being placed into the high temperature chamber and evacuated.

Unlike the other samples, the LFP cathode powder was analyzed on a zero-background silicon substrate to avoid overlap between Al_2O_3 peaks in the previous substrate and possible Fe_2O_3 peaks in the cathode material. The sample was heated at a rate of 20 °C min^{-1} followed by a 30-minute equilibration time before each measurement. The equilibration time was longer for this sample given the greater gap between the temperatures at which each measurement was completed.

3. Results and Discussion:

For the cathode chemistries studied, the operating voltage is highest for NCA, slightly lower for LCO, and notably lower for LFP at all SOC. The typical voltage profiles of LCO, LFP, and NCA cells as a function of SOC are shown in **Figure S2**. Note that both NCA and LCO have an SOC-dependent rise in the voltage with no plateau, while LFP has a very different profile, with a very wide plateau from 10-90% SOC.

Whole cell failure from the three cell chemistries using ARC shows a range of heat release rates of five orders of magnitude across chemistries. For each chemistry, ARC data was taken at 0, 50, 75, and 100% SOC. Semi-log plots of the ARC self-heating rate profiles are shown as a function of temperature and SOC in **Figure 1**. (The same information is also displayed with linear axes in **Figure S3**.) Qualitatively, a parallel is seen between how flat the plateau, or small the voltage change, is in the normal voltage profile from **Figure S2** and how small the variation in heating rate is as a function of SOC within a given chemistry. A cell's first detectable exothermic event (> 0.02 °C min^{-1} rate) is given as the onset temperature of self-heating (T_{onset}) in **Table 1**. Due to the extreme temperatures of some cells thermal runaway behavior, two different ARCs were used. The ES-ARC was used for lower energy cells (LFPs and LCO at low SOC) and captured pressure data simultaneously. The EV-ARC does not capture pressure data and was used for more energetic failures (LCOs at high SOC and NCAs). Cathode decay energetics can be estimated from the maximum heating rate in the ARC. Therefore, the maximum heating rate (HR_{max}), nominal capacity normalized maximum heating rate ($HR_{max,nominal}$), fractional capacity normalized maximum heating rate ($HR_{max,fraction}$), and vented gas pressure (P_{max}), when available, are recorded in **Table 1**. $HR_{max,nominal}$ was found using the nominal capacities of each cell (2.5 Ah for LCO, 1.1 Ah for LFP, and 2.9 Ah for NCA). $HR_{max,\ fraction}$ was found by multiplying $HR_{max,nominal}$ by the fractional SOC. Across chemistries, the $HR_{max,nominal}$ at 100% SOC varies by four orders of magnitude, with 4.1 °C min^{-1} Ah^{-1} in

LFP and 7410 °C min^{-1} Ah^{-1} in NCA. For NCA, the $HR_{max,nominal}$ varies by four orders of magnitude from 0% to 100% SOC. LCO varies by three orders of magnitude as a function of SOC, while LFP varies by a single order of magnitude in $HR_{max,nominal}$. These differences in SOC dependence are significant.

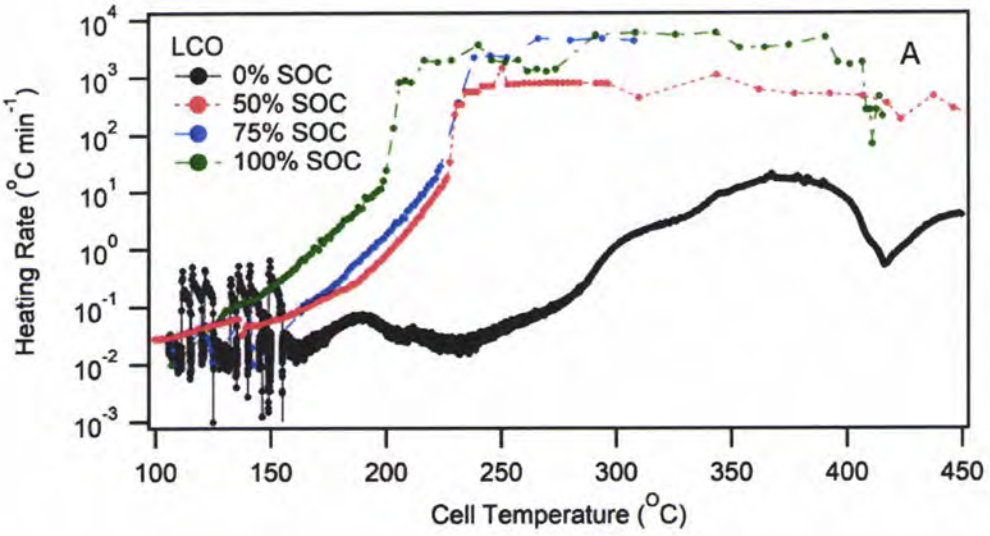
Table 1. Key findings from ARC measurements of thermal runaway behavior as a function of lithium-ion battery chemistry and SOC.

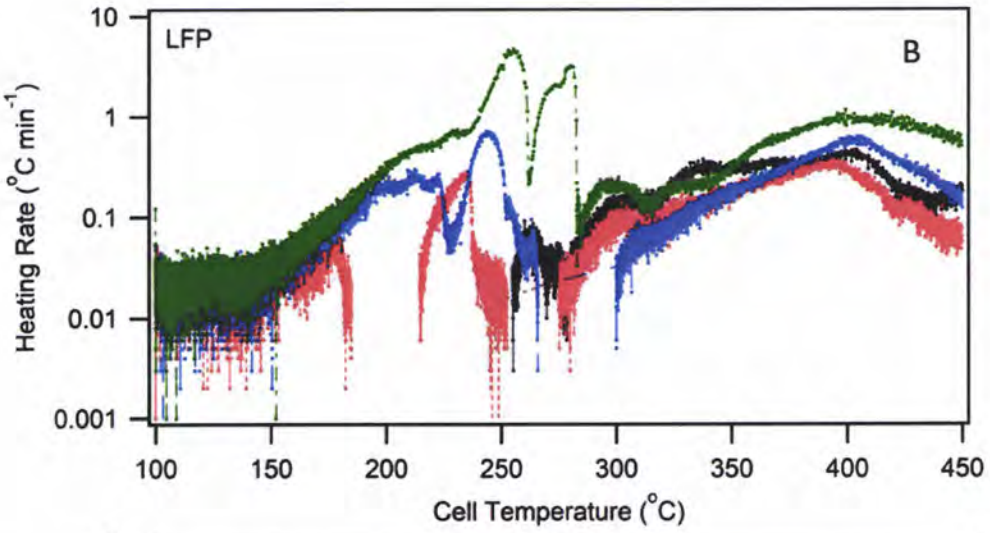
Cell	SOC (%)	ARC type[a]	T_{onset}[b] (°C)	T_{exo}[c] (°C)	HR_{max} (°C min^{-1})	$HR_{max,nominal}$ (°C min^{-1} Ah^{-1})	$HR_{max,fraction}$ (°C min^{-1} Ah^{-1})	P_{max} (psi)
LCO	0	ES	105.8	298.1	18.4	7.4	---	1827.9
	50	ES	96.6	202.5	1116.9	447	894	2981.5
	75	EV	106.5	193.3	4822.3	1930	2570	---
	100	EV	106.4	168.4	6053.5	2420	2420	---
LFP	0	ES	105.9	---	0.4	0.4	---	2900.5
	50	ES	100.8	---	0.3	0.3	0.5	3041.2
	75	ES	100.7	---	0.7	0.6	0.8	3331.9
	100	ES	100.9	240.5	4.5	4.1	4.1	2912.8
NCA	0	EV	164.9	391.8	1.5	0.5	---	---
	50	EV	140.7	182.2	10810.3	3730	7460	---
	75	EV	131.7	169.4	16107.4	5550	7410	---
	100	EV	132.5	165.9	21480.4	7410	7410	---

[a] An ES-ARC (manufacturer-designated abbreviation) is used for less energetic cells, has a larger adiabatic window, and can capture pressure data. An EV-ARC (extended volume) is used for more energetic cells. Images of the two ARCs are provided in Figure S1.

[b]First detectable exothermic event/onset of self-heating (> 0.02 °C min^{-1} change)

[c]Heating rate first surpasses 1 °C min^{-1}


LCO
0% SOC
50% SOC
75% SOC
100% SOC
A
Heating Rate (°C min⁻¹)
Cell Temperature (°C)


LFP
B
Heating Rate (°C min⁻¹)
Cell Temperature (°C)

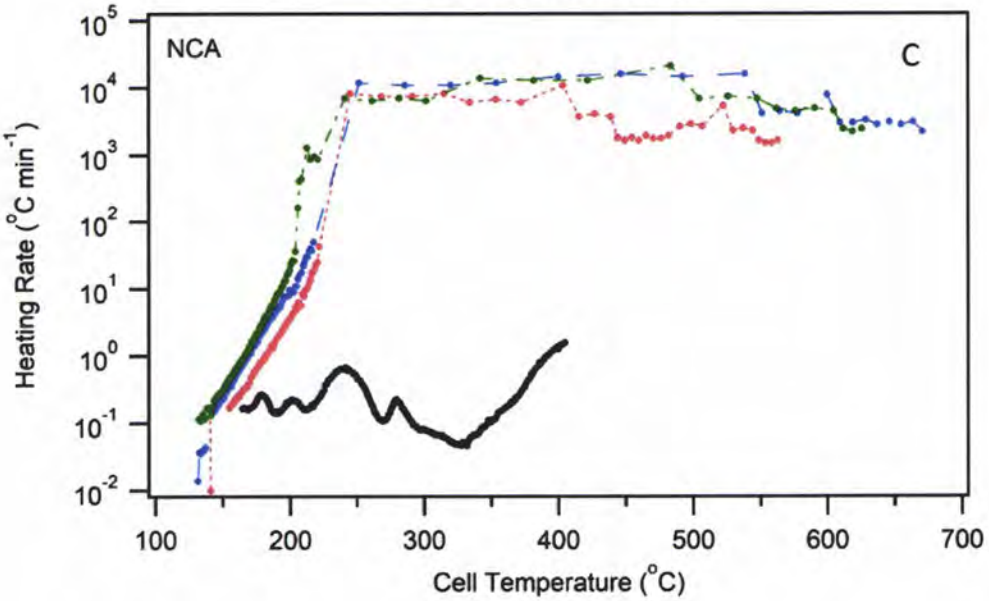

NCA
C
Heating Rate (°C min⁻¹)
Cell Temperature (°C)

Figure 1. Log linear plot of heating rate as a function of temperature based on ARC results from (A) LCO, (B) LFP, and (C) NCA cells at 0% SOC (black, solid line), 50% SOC (red, dotted line), 75% SOC (blue, dashed line), and 100% SOC (green, dash-dot line). Circles are data points and lines are a guide to the eye.

To describe the thermal runaway process, two main steps are identified:[32-33]

(1) Decomposition of the solid-electrolyte interface (SEI) together with the reaction between intercalated lithium and the electrolyte (delithiation), and

(2) Reaction between oxygen from decomposing cathode and electrolyte

Thermal runaway is initiated via the breakdown of the SEI layer as the cell overheats.[7] The SEI layer decomposes at relatively low temperatures, 60-130 °C, and this process is expected to manifest itself in the ARC as a self-heating event.[26] Once the SEI is decomposed, the electrolyte will exothermically react with exposed lithium embedded in the carbon anode. As the anode decomposition proceeds, hydrocarbon gases are released, building pressure inside the 18650 can. Around 130-170 °C, the cathode-anode separators start to melt, **Figure 2**, allowing the electrodes to short circuit.[34] The ARC data will demonstrate one of two patterns: either a hard (low impedance) internal short circuit from dramatic separator failure, or no hard short occurs and the ARC data would be consistent with thermochemical reaction within the cell coupled with a developing short circuit from a gradually decomposing separator. A gap between the DSC endotherm peak temperature of the separator and the temperature at which sudden high rate thermal runaway occurs in the whole cell ARC data would suggest the latter (a combination of thermochemical reaction and short circuit). This was observed for all cells in

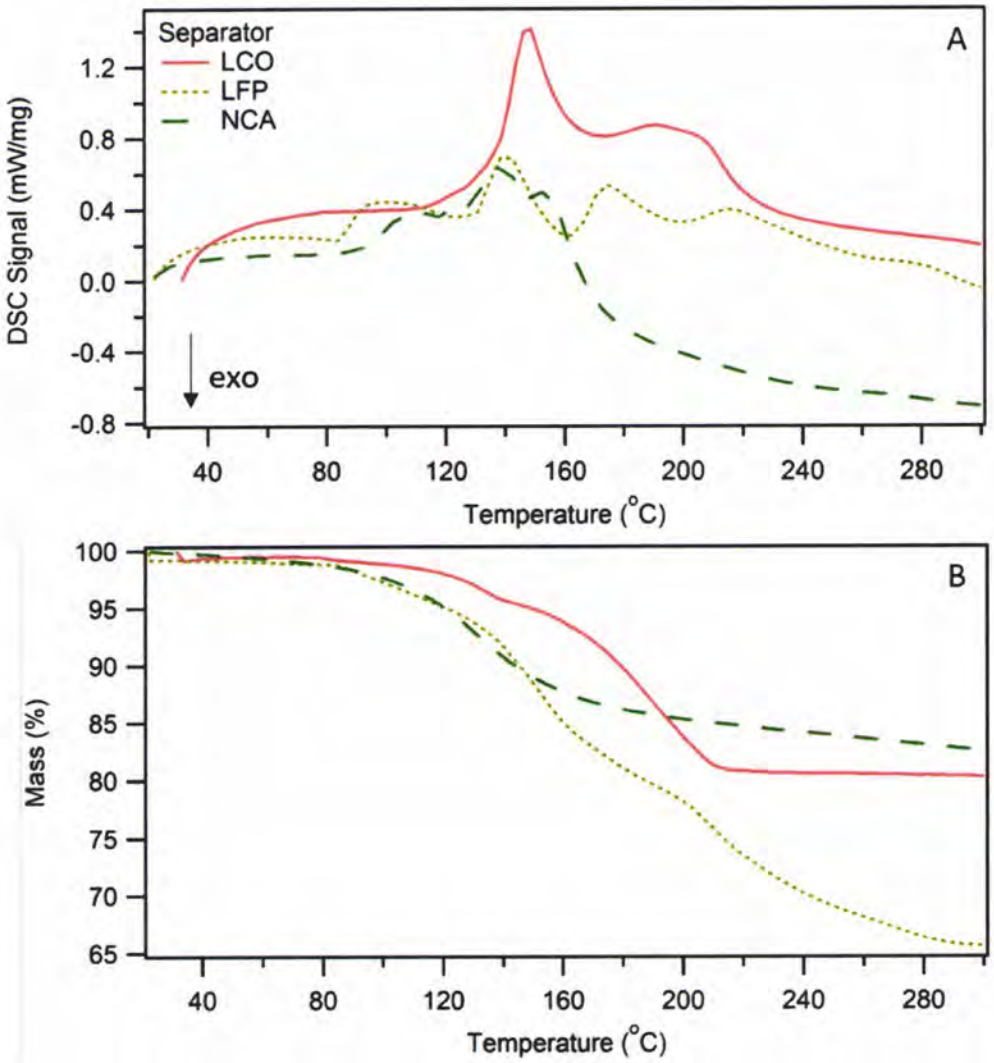


Figure 2. Separator decomposition behavior from LCO (red, solid line), LFP (yellow, dotted line), and NCA (green, dashed line) given by the (A) DSC and (B) TGA results.

Figure 1. The high runaway rates present for LCO and NCA cells exceed the capabilities of the EV-ARC to provide an adiabatic environment and result in a significant amount of noise in the runaway (**Figure S3 A/C**), limiting the amount of quantitative information that can be derived from the ARC data. Despite these limitations, the general trends provide useful information for overall evaluation of the cells. To quantify the onset of large exotherms, the temperature was recorded (T_{exo}) when the heating rate surpassed 1 °C min^{-1} and is displayed in **Table 1**.

3.1. Anode Decomposition

All anodes experienced an exothermic transition with onset at 100-130 °C. The DSC response curves of all three anode materials as a function of SOC are shown in **Figure 3 A, B, and C** (**Table S2-S4** list onset temperatures for all scenarios). In this temperature range, SEI decomposition and possible anode delithiation are the likely explanations. The SEI is comprised of both stable (inorganic LiF, Li_2CO_3, and Li_2O) and metastable (lithium alkyl carbonate and lithium semi-carbonate) components.[19, 35-38] Since all anodes have metastable SEI components, the DSC shows qualitatively similar behavior. Around 100-150 °C, metastable complexes in contact with electrolyte and lithium may transform into stable SEI components, releasing small organic compounds.

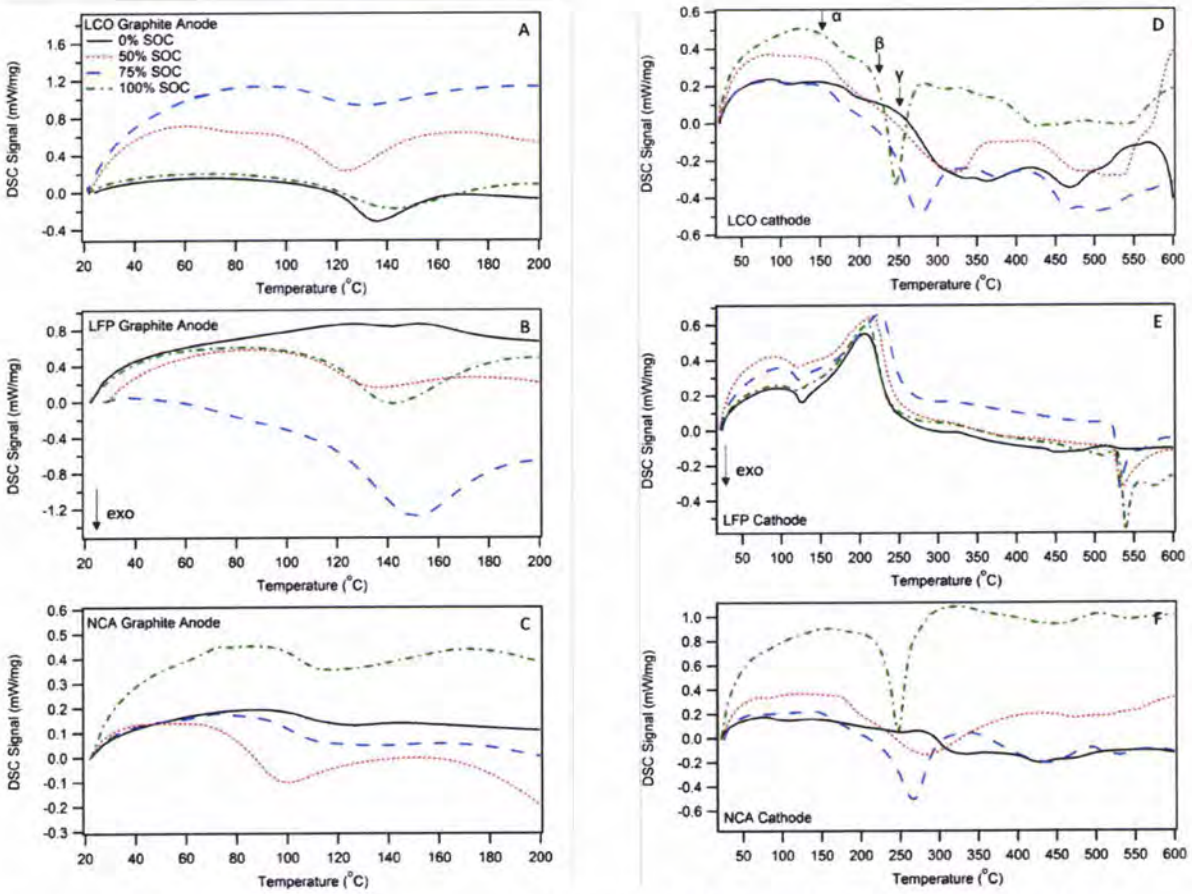


Figure 3. DSC results from (A) LCO anode, (B) LFP anode, (C) NCA anode, (D) LCO cathode, (E) LFP cathode, and (F) NCA cathode at 0% SOC (black, solid line), 50% SOC (red, dotted line), 75% SOC (blue, dashed line), and 100% SOC (green, dash-dot line).

Recent research suggests that the SEI is not static, but instead changes with cell voltage.[39-42] Upon charging, the SEI reversibly thickens from additional LiF, Li_2O, and other inorganic, lithium-

containing components. The impact of increasing lithium (from increasing SOC) on the mass loss during metastable SEI decomposition is two-fold:

(1) a lesser amount of metastable SEI may be available for decomposition, resulting in a lower percentage of mass loss in the anode as a function of increasing SOC. This is evidenced by the TGA results in **Figure S4 A, B, and C.** and

(2) the decomposition pathway may be altered by additional lithium to produce fewer gaseous products, as shown in the following equations[35]:

original pathway: $(CH_2OCO_2Li)_2 \rightarrow Li_2CO_3 + C_2H_4 + CO_2 + \frac{1}{2} O_2$ (1)

additional Li: $2Li + (CH_2OCO_2Li)_2 \rightarrow 2Li_2CO_3 + C_2H_4$ (2)

By comparing DSC of a washed and unwashed anode, we show evidence of this metastable SEI contribution. A 0% SOC electrode fragment was washed with dimethyl carbonate to remove metastable SEI components and electrolyte components like $LiPF_6$, which has also been shown to trigger SEI decomposition via PF_5 attack.[43] The exothermic peak in the resulting DSC measurement (**Figure S5A**) was significantly reduced together with the percentage of the mass loss, from 8.7% in the unwashed to 6.2% in the washed sample by 200 °C. This supports our assignment of the DSC anode exotherms to the decomposition process of metastable SEI components.

XRD of LCO, LFP, and NCA anodes indicates the presence of the same phases for all chemistries at 0% and 100% SOC. Each sample was run as a film on a copper foil current collector, without any processing after it was removed from the battery. At 0% SOC, X-ray diffractograms of all three types of anodes (LCO, LFP, and NCA) are indistinguishable and all reflections can be assigned to graphite (**Figure S6A**). The copper peaks observed in the diffractograms are from the current collector. Upon complete lithiation to 100% SOC, all three types of anodes again demonstrate the presence of the same phases – here, a combination of LiC_6 and LiC_{12} (**Figure S6B**).

Component and whole cell thermal release can be correlated to phase changes in electrodes to help understand the multiscale behavior in cell failure using TR-XRD. It can provide a roadmap of average structural changes through the process of thermal decomposition by selecting temperatures of interest from thermal behavior. TR-XRD measurements were conducted with all anode materials at 100% SOC. As a representative sample, the anode from an LCO cell at 100% SOC is shown in **Figure 4**. With temperature increase, the degree of lithiation decreases, as evident from the transition of LiC_6 into LiC_{12} and subsequently into LiC_{18}.[44] This thermal delithiation is likely due to Li diffusion with rebalancing across the graphite matrix and/or reaction with lingering electrolyte. (This phase evolution resulting in delithiation is distinct from oxidative delithiation of graphite, shown in **Figure S7**). Anode delithiation

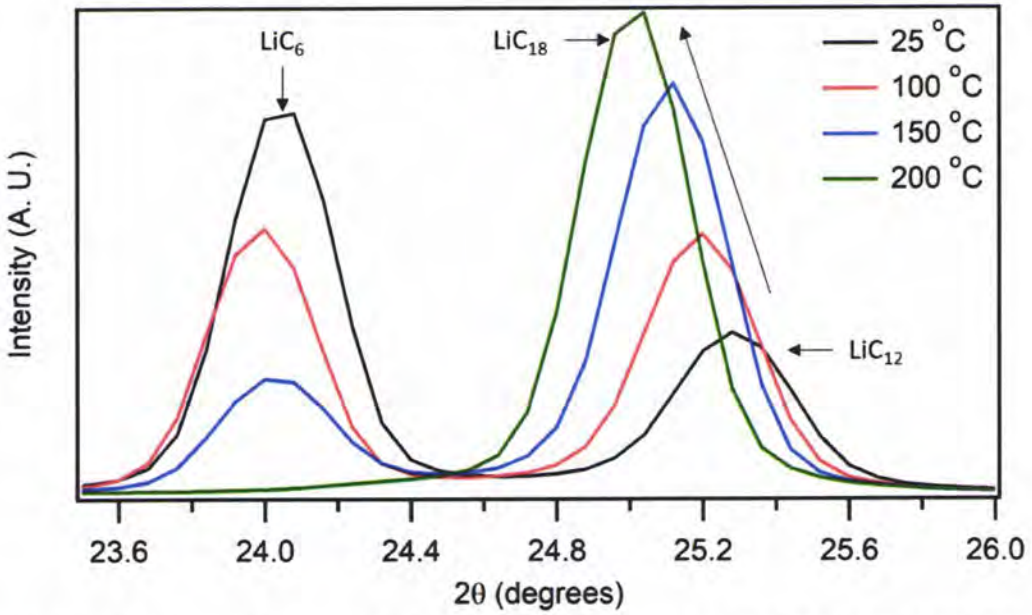


Figure 4. Temperature-resolved XRD pattern of the 100% SOC LCO anode at 25 °C (black line), 100 °C (red line), 150 °C (blue line), and 200 °C (green line).

starts around 100 °C, which corresponds to the temperature for SEI decomposition observed in DSC. As metastable SEI components convert into inorganic SEI, the process leaves underlying lithiated graphite unprotected, making these two decomposition processes intimately coupled. As mentioned previously, SEI/anode decomposition is the first event in the thermal runaway cascade. As such, the LCO SEI decomposition and anode delithiation onset temperatures correspond to the ARC T_{onset} given in **Table 1** of ~106 °C for all SOC. (Comparable TR-XRD results for LFP and NCA at 100% SOC are given in **Figure S8**.) In the LFP anode, at 100 °C, minimal decomposition is noted; however, by 150 °C all of the LiC_6 is gone in favor of LiC_{12}/LiC_{18}. By 200 °C, the LiC_{12}/LiC_{18} has started to decompose into graphite. Similarly, by anode DSC and whole cell ARC, the LFP onset temperature is just past 100 °C (**Figure 3B** and **Table 1**). Changes in the NCA anode were similar to LCO: by 100 °C, the LiC_6 has begun decomposing into LiC_{12}, and by 200 °C, all lithiated graphite has decomposed into LiC_{18} and an unidentified phase. The NCA anode decomposition evident by TR-XRD is consistent with the NCA anode DSC onset temperature for SEI decomposition at 100% SOC (~100 °C, **Figure 3C**). However, the NCA cells exhibited an unusually high ARC T_{onset} of 133 °C (**Table 1**). One possible explanation is that SEI decomposition occurs shortly before the onset of anode decomposition, and it is the anode decomposition which provides more heat for the onset of the whole cell self-heating. If the NCA graphite anode possessed a surface area lower than that

of the other cells, the heat release would be reduced, delaying the onset of ARC self-heating.[45] It is also plausible that the whole cell onset of the different cells varies due to the presence of different electrolyte and additive mixtures; the influence of these cocktails would not have been captured in DSC evaluations of the extracted anodes. (**Tables S2-4** provide a summary of onset temperatures across the different characterization techniques for all cell types and SOC.)

3.2. Cathode Decomposition

The second major step in the chemical thermal runaway process is the reaction between oxygen from the decomposing cathode and the electrolyte. The onset of this reaction can be detected on the ARC by a large increase in self-heating. The exothermic cathode decomposition is responsible for the peak observed in the ARC data, $HR_{max,nominal}$ and $HR_{max,fraction}$ (**Table 1**). DSC heat flow plots from all three cathode materials as a function of SOC are shown in **Figure 3 D, E, and F.** As before, DSC measurements were performed on the disassembled electrode materials without any treatment. From ARC measurements, LFP generates minimal thermal runaway. LFP cells with SOC below 100% do not cross the 1 °C min^{-1} threshold, though the temperatures still ultimately rise to over 400 °C. The DSC (**Figure 3E)** shows a single endothermic peak centered around 200 °C for all LFP cathode materials (corresponding TGA is shown in **Figure S4E**). This peak is likely related to $LiPF_6$ and/or electrolyte decomposition, as the endotherm and mass loss are consistent across SOC.[46] Such electrolyte decomposition likely occurs in LCO and NCA samples as well, although it is masked by an overlapping and overwhelming exotherm from the cathode. Previous DSC reports have suggested that LFP cathodes exhibit an exotherm at 250-300 °C,[31] however, that peak is likely due to residual organic solvent on the electrode. Studies where the LFP cathode was washed indicated no peaks up to 350 °C.[30,47] In the present study, the LFP cathode TGA-DSC measurements indicate substantial decomposition around 500-550 °C, with an exothermic peak and mass loss that increase in intensity with SOC. Temperature-resolved XRD confirms this cathode behavior, as shown in previous studies and **Figure 5**.[48-50] The Li_xFePO_4 material is stable until 300 °C, but by 550 °C, the cathode has largely decomposed to $Fe_2P_2O_7$ and $Fe_7(PO_4)_6$. Due to the stability of the $LiFePO_4$ cathode, the major peak observed in **Figure 1B** ARC data is likely from anode and electrolyte decomposition.

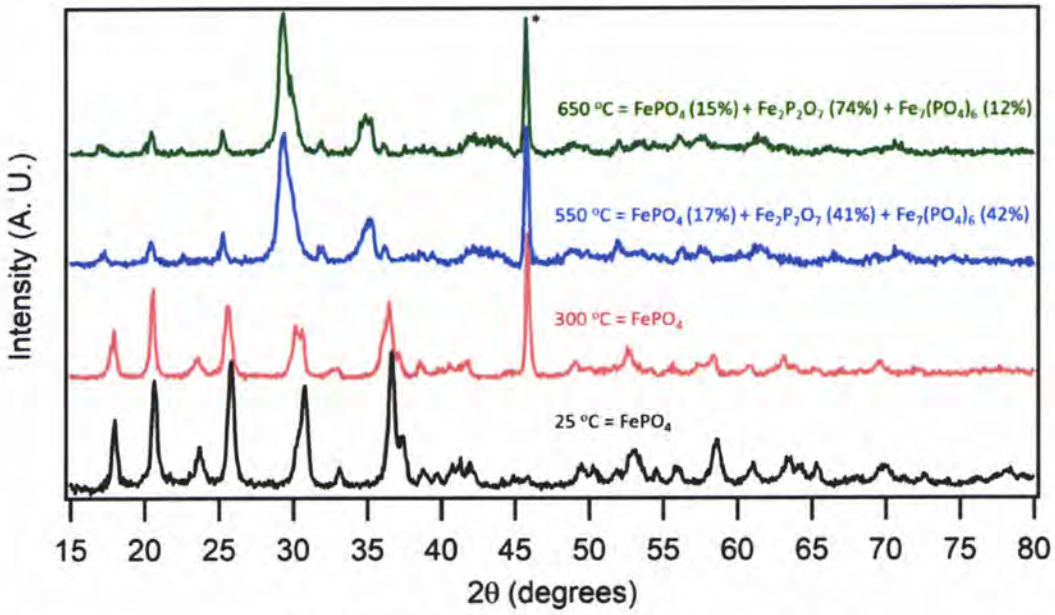


Figure 5. Temperature-resolved XRD of 100% SOC LFP cathode. * is an impurity peak associated with the sample holder used for TR-XRD (the 25 °C sample used a different holder).

DSC of the LCO cathode in **Figure 3D** reveals an initial small exothermic peak onset at ~150 °C (α), immediately followed by a larger exothermic peak (β) whose maxima and definition increases with increasing SOC. At lower SOC (0% and 50%), the peak onset (γ) and maxima are shifted to higher temperatures. Exotherm definition is lost at 50% SOC and becomes hard to definitively pull out of the baseline at 0% SOC. Upon charging (cathode delithiation), layered LCO becomes metastable and loses oxygen when subjected to temperatures above 200 °C.[51] These two exotherms match well with the two mass losses seen in **Figure S4D** TGA results. Decreasing SOC results in decreasing mass loss at higher temperatures, representing a more stable cathode material. The oxygen mass loss beyond 200 °C was confirmed by temperature-resolved XRD of the 100% SOC LCO cathode (**Figure 6A**). CoO_2 decomposition is expected to go as[17]:

$$Li_xCoO_2(\text{layered}) \rightarrow Co_3O_4(\text{spinel}) + O_2 \rightarrow CoO(\text{cubic}) + O_2 \quad (3)$$

As can be seen from the XRD patterns in **Figure 6A,** this decomposition is not smooth, and multiple phases exist simultaneously, suggesting that there are kinetic or diffusion limitations. At 25 °C, the XRD profile is a convolution of Li_xCoO_2 and Co_3O_4 patterns. As the temperature increases, Li_xCoO_2 is gradually decomposed into increasing concentrations of Co_3O_4 and CoO. This results in the complex exotherms observed in the DSC **(Figure 3E)** and gradual TGA mass loss above 200 °C (**Figure S4D**). At 0% SOC, the

cathode is far more stable, resulting in a reduced DSC exotherm and TGA mass loss. The TR-XRD pattern of the 0% SOC LCO cathode in **Figure 6B** shows no major decomposition until temperatures rise beyond 400 °C, as expected from the higher stability of fully lithiated cathode material.[51] The SOC dependence evident in the cathode TR-XRD complements the trend in increasing HR_{max} with SOC observed in ARC data, **Figure 1A**.

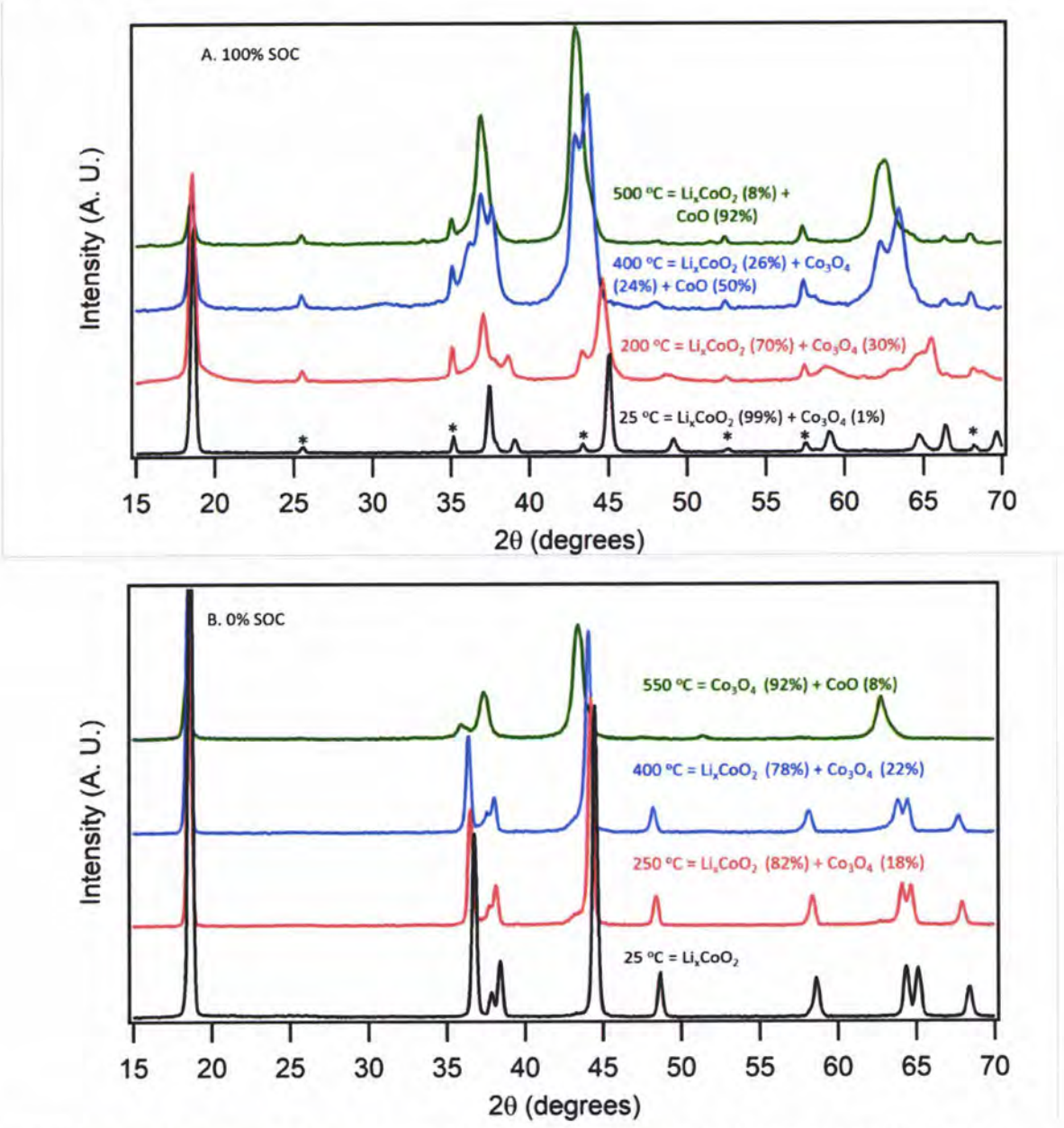


Figure 6. Temperature-resolved XRD pattern of the (A) 100% SOC and (B) 0% SOC LCO cathode. Alumina peaks exist at all temperatures surveyed for the 100% SOC sample and are indicated with an *.

The behavior of NCA is very similar to LCO, here with a one-step exotherm observed in **Figure 3F** and onset of ~150 °C. (In **Figure S4F**, the TGA mass loss identifies two distinct steps. The first distinct mass loss stage is followed by the second gradual loss until 550 °C. This again can be attributed to the metastable nature of the NCA cathode upon charging.) Just as in the LCO cell, lower SOC materials experience increased DSC onset temperatures and decreased exotherms and mass loss. Temperature-resolved XRD was performed on NCA at 100% SOC, and more distinct decomposition steps were noted **(Figure 7A).** The decomposition pathway was expected to be the same as described for LCO above (Eq 3).[52-53] We fit the diffraction profile to Li_xCoO_2 (DB card # 01-076-3173) because the crystal structure does not change drastically with transition metal substitution (Co or Ni). At 25 °C, only the layered transition metal oxide exists, Li_xMO_2 (where M refers to the transition metal, either Co or Ni). At 200 °C, a majority of Li_xMO_2 has decomposed into M_3O_4. Comparing to LCO in **Figure 6A**, the change in crystal structure is much more pronounced for NCA. This means that more O_2 and heat was released as more material decomposed. By 500 °C, mostly MO remains. This defined and rapid decomposition is likely responsible for the greater than three-fold increase in HR_{max}, $HR_{max,nominal}$, and $HR_{max,fraction}$ observed in NCA compared to LCO cells. In the 0% SOC NCA cathode XRD spectra, **Figure 7B**, the material is largely stable through 400 °C. By 600 °C, the layered Li_xMO_2 has almost entirely decomposed into MO. Just as in the LFP and 0% SOC LCO cells, the 0% SOC NCA ARC data did not appear to include a cathode contribution. Although $LiNi_xCo_yAl_{1-x-y}O_2$ exhibits the highest rates of thermal runaway among the three cathode materials tested in this work, the fully lithiated form undergoes runaway at a rate comparable to that of LFP cells. The small exotherms observed in 0% NCA are likely tied to electrolyte decomposition.

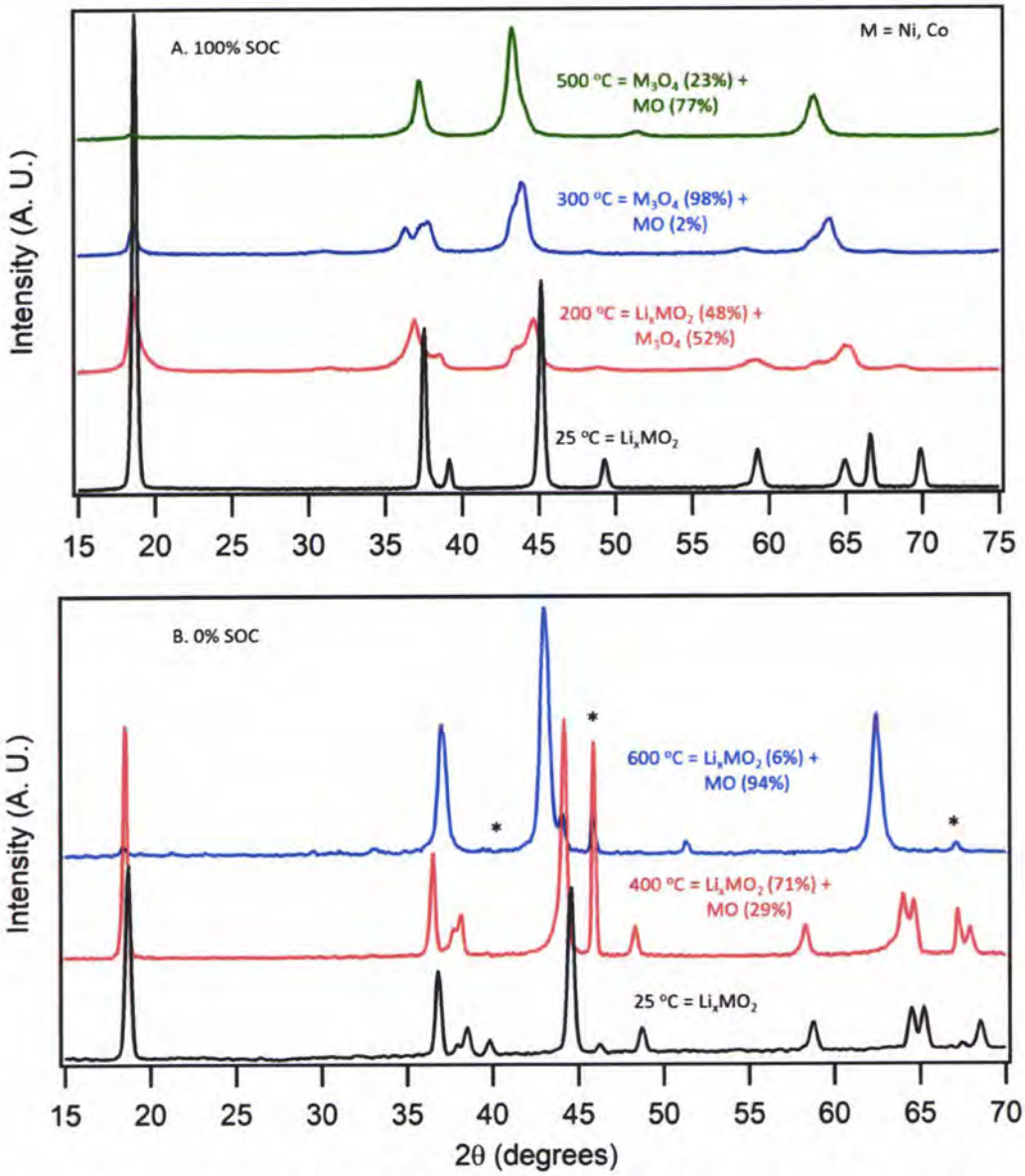


Figure 7. Temperature-resolved XRD pattern of the (A) 100% SOC and (B) 0% SOC NCA cathode. Alumina peaks exist at all temperatures surveyed for the 0% SOC sample and are indicated with an *.

3.3. Multi-Scale Comparison

Figure 8 and **Tables S2-S5** summarize the decomposition of all three chemistries across the component and whole cell scale. They demonstrate how the onset and peak temperatures of anode, cathode, and separator degradation, as measured by DSC, are related to the onset of the whole cell self-heating and thermal runaway, measured by ARC. All of the components in this study were analyzed as-received from the disassembly of commercial cells, without extensive characterization of the amount

and composition of lingering electrolyte. Thus, the influence of electrode-electrolyte interactions on onset temperatures and total heat release was not fully explored in this work, though the topic has been considered in previous component level studies.[54] In this study, one possibility is that anomalous shifts in the apparent baseline of the DSC data may be attributable to varying amounts of electrolyte in the samples. Since no additional electrolyte was added to the electrodes, as is sometimes done in DSC studies, the peaks may also be smaller in magnitude than those observed in previous studies.

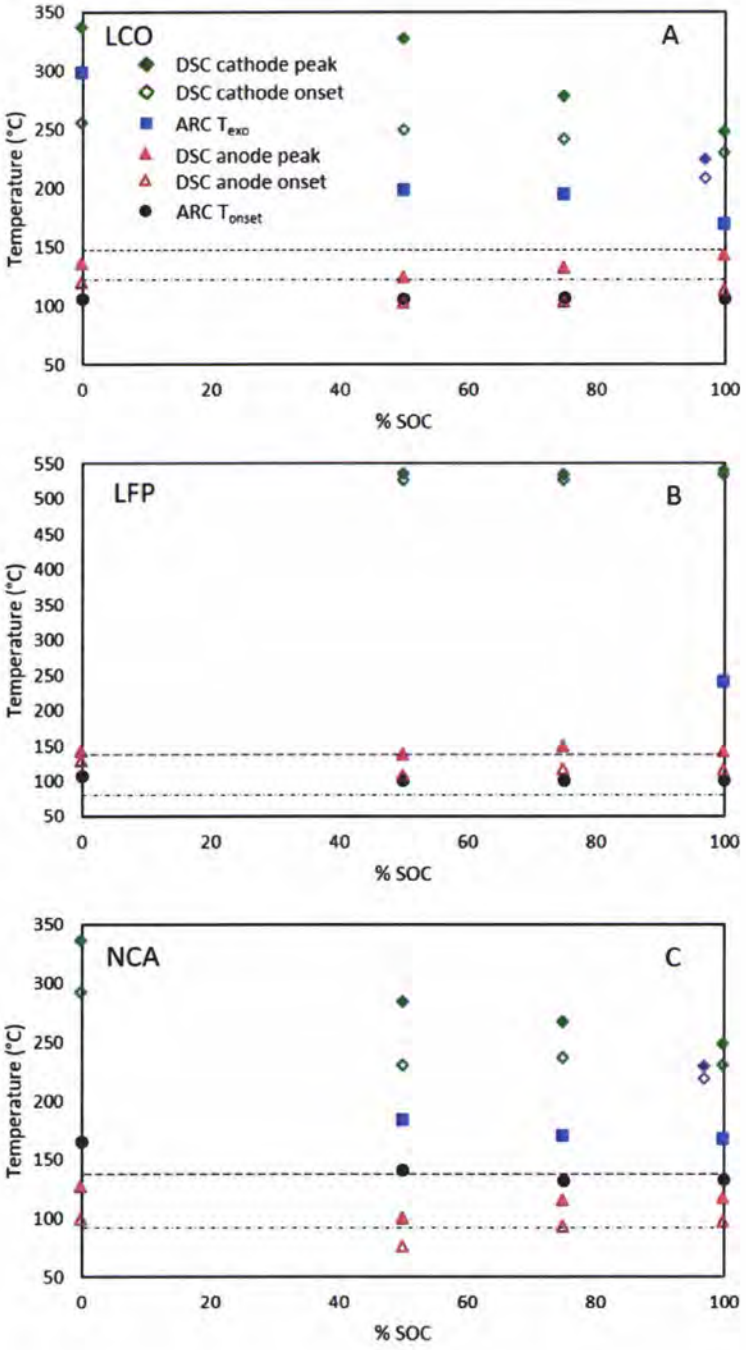


Figure 8. Comparison of component and whole cell degradation onset and peak temperatures for (A) LCO, (B) LFP, and (C) NCA cells. The dash-dot line is the DSC onset of the endotherm for separator breakdown and the dashed line is the peak. Green diamonds represent DSC cathode data and red triangles DSC anode data. Outlined points represent onset temperatures and filled represent peak temperatures. Black dots represent temperature onset in ARC while blue squares represent T_{exo} in ARC.

The filled purple diamond is the DSC cathode peak and the empty purple diamond the cathode onset for 100% SOC at a scan rate of 3 °C min^{-1} (offset on the x-axis for easier viewing). The rest of the DSC data was collected at 15 °C min^{-1}. If a data point is not given, the designated thermal event did not occur.

A key objective of the multi-scale comparison is to understand the self-consistency of different thermal characterization techniques, particularly the ability of component level characterization to predict whole cell behavior. One of the outcomes of this study was the recognition that while ARC protocols for whole cells are fairly standardized (for example, the onset of self-heating is typically defined as 0.02 °C min^{-1}), the lack of standardization for component-level DSC and TR-XRD protocols makes comparisons among different studies difficult. One critical variable is heating rate, as the finite thermal conductivity of the sample medium will affect the apparent onset temperatures of chemical processes in this sample. For example, the faster the temperature rises in ARC, DSC, or TR-XRD, the higher will be the perceived onset temperature for a reaction or phase change.[21] These are not equilibrium processes. In this study, all of the DSC analysis was initially carried out at a scan rate of 15 °C min^{-1}, which is within the range commonly used in the battery component abuse literature. To determine the heating rate effect on onset temperatures, the measurement was repeated at 3 °C min^{-1} for the 100% LCO and NCA cathodes (**Figure S9**). At 3 °C min^{-1}, the LCO cathode showed an onset temperature of 208 °C, compared to 229 °C at 15 °C min^{-1}, and the NCA cathode had an onset of 218 °C, compared to 230 °C at 15 °C min^{-1}. Thus, the real equilibrium value of component-level onset temperature is likely moderately lower for all of the points indicated in **Figure 8**. However, this result would not qualitatively affect the presented discussion as the relative positions of the data points are still the same across different measurements (for example, cathode DSC onset temperatures are still significantly above the ARC onset of thermal runaway). With this in mind, the following sections lay out the proposed degradation pathway for each chemistry, relying on all thermal characterization techniques.

3.3.1. LCO Decomposition

When charged, the LCO cells appear to fail as a result of anode and separator decomposition. For these cells, the whole cell ARC self-heating onset temperature was close to the anode DSC exotherm onset (about 110 °C). The latter coincided with phase transition of LiC_6 to LiC_{12} by 100 °C, as evidenced by TR-XRD of the anode component. The exothermic decomposition of the SEI and anode fueled the endothermic degradation of the separator (peak at 148 °C according to component level DSC). A combination of a soft short circuit from gradual separator decomposition and a developing thermochemical reaction enabled whole cell thermal runaway, with onset temperatures ranging from

168 to 198 °C (from 100% to 50% SOC). In all charged states, the ARC onset of whole cell runaway preceded both the DSC onset of the major cathode exotherm (229 to 249 °C, from 100% to 50% SOC) and the initiation of a TR-XRD phase change from Li_xCoO_2 to Co_3O_4 (just below 200 °C). These results suggest that thermal runaway is initiated primarily by the anode and separator breakdown. Therefore, we posit that improving cathode component stability alone is insufficient to lower cell runaway onset temperatures, though it can lower the overall heat release.

3.3.2. NCA Decomposition

Similar to LCO cells, the failure of NCA cells occurs before the cathode degradation. The NCA anode showed DSC onset temperatures slightly lower than those of the LCO anode (consistently < 100 °C). However, while the LCO cell showed close agreement between anode degradation and the whole cell ARC self-heating onset, in the NCA cell, the whole cell onset was consistently at least 30 °C higher than the onset of DSC anode exotherms and the TR-XRD phase transition of LiC_6 to LiC_{12}. This gap between the start of the anode component and the whole cell degradation suggests an unevaluated thermal role of the electrolyte, which would not have been adequately captured in DSC evaluation of anodes extracted from the cells. Previous reports of ARC on various commercial 18650 NCA cells at 100% SOC have indicated self-heating onset temperatures ranging from 51 °C to 100 °C (133 °C in this study).[30,55] This degradation enables separator breakdown, evidenced by the substantial DSC endotherm at 140 °C. As with the LCO cell, the onset of thermal runaway in the ARC for a charged cell (166 to 182 °C, from 100% to 50% SOC) preceded both the DSC cathode exotherm, ~230 °C, and significant TR-XRD phases changes (Li_xTMO_2 to TM_3O_4).

3.3.3. LFP Decomposition

In the LFP cells, the anode DSC exotherm onset and whole cell ARC self-heating onset were consistent with that of LCO cells and showed no SOC dependence. Again, the SEI and anode decomposition was followed by separator breakdown at 141 °C. However, in this case, separator breakdown did not cause whole cell thermal runaway due to the inherent stability of the cathode material. Cathode component DSC showed exotherm onset temperatures of ~530 °C and TR-XRD phase changes (from $FePO_4$ to $Fe_2P_2O_7$ and $Fe_7(PO_4)_6$) were apparent between 300 and 550 °C. Only the 100% SOC LFP cell exhibited a heating rate above 1 °C min^{-1} (by 241 °C), but the maximum heating rate was still only 4.5 °C min^{-1}, orders of magnitude smaller than LCO and NCA.

The different degradation processes showed a mixed dependence on SOC. Except for the NCA cells, neither the DSC anode onset nor the ARC whole cell self-heating onset showed SOC dependence. However, among all cells, the ARC onset temperature of whole cell thermal runaway decreased and the

overall heat release increased with increasing SOC. Similarly, by DSC, all of the cathodes showed increasing exotherm magnitude with increasing SOC. The fact that the SOC has little influence on whole cell and anode onset temperatures but does influence the start of runaway and overall heat release is relevant to addressing the safety concerns of LIB systems.

4. **Conclusions**:

We have investigated the multi-scale thermal stability of Li-ion battery failure at the component material level using TGA/DSC and temperature-resolved XRD. This component decomposition is compared to whole cell ARC failure. Component data confirms that the exothermic decomposition of the SEI and anode is responsible for whole cell self-heating onset temperatures. SEI decomposition is observed in DSC and TGA data. TR-XRD revealed anode delithiation begins at 100 °C when charged to 100% SOC, and is similar for all anodes. Energy from anode decomposition then catalyzes separator melting. The fact that the ARC onset of whole cell thermal runaway was consistently at least 30 °C above the DSC endotherm peak for the separator suggests that runaway is fueled by a developing short circuit from the decomposing separator coupled with thermochemical reactions, rather than a hard short. The high runaway rates present for LCO and NCA cells exceed the capabilities of the ARC to provide an adiabatic environment and the data should be considered qualitative. However, a trend still exists in HR_{max}, $HR_{max,nominal}$, and $HR_{max,fraction}$ when comparing LCO and NCA. According to DSC and TR-XRD, the NCA cathode decomposes suddenly, releasing oxygen and heat rapidly upon heating, whereas the LCO cathodes decomposes stepwise. This correlates to the three-fold or greater HR_{max}, $HR_{max,nominal}$, and $HR_{max,fraction}$ observed in ARC for NCA cells compared to LCO cells. The LFP cells had the lowest HR_{max} and $HR_{max,nominal}$ of all cells tested. This can be attributed to the stability of the $LiFePO_4$ cathode, which did not decompose until after 500 °C during DSC evaluation. This detailed and comparable thermal stability information on various cell chemistries at different SOCs is valuable when engineering future failure mitigation strategies or inherently safe cells. Understanding the cascade steps from thermal runaway onset to maximum heat release is critical when rationally approaching a safer cell or system design.

Supporting Information.

Supplemental figures include additional TGA/DSC, XRD, ARC, and pressure data. This material is available free of charge via the Internet. The link to raw data used in this paper is located on the internet at https://www.sandia.gov/energystoragesafety-ssl/research-development/research-data-repository/.

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Author Contributions:

All authors have given approval to the final version of the manuscript.

Declarations of interest:

none

Acknowledgements:

This work was supported by the US Department of Energy Office of Electricity, Energy Storage Program. The authors wish to thank Dr. Imre Gyuk for his support of research advancing safety in stationary energy storage. We are grateful for fruitful discussions with Randy Shurtz and John Hewson. This work was performed, in part, at the Center for Integrated Nanotechnologies, an Office of Science User Facility operated for the U.S. Department of Energy (DOE) Office of Science. Sandia National Laboratories is a multi-mission laboratory managed and operated by National Technology and Engineering Solutions of Sandia, LLC., a wholly owned subsidiary of Honeywell International, Inc., for the U.S. Department of Energy's National Nuclear Security Administration under contract DE-NA-0003525. This paper describes objective technical results and analysis. Any subjective views or opinions that might be expressed in the paper do not necessarily represent the views of the U.S. Department of Energy or the United States Government.

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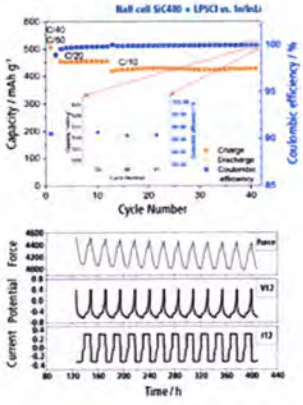
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Journal of The Electrochemical Society, 2021 **168** 060516

Investigating the Role of Energy Density in Thermal Runaway of Lithium-Ion Batteries with Accelerating Rate Calorimetry

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This work uses accelerating rate calorimetry to evaluate the impact of cell chemistry, state of charge, cell capacity, and ultimately cell energy density on the total energy release and peak heating rates observed during thermal runaway of Li-ion batteries. While the traditional focus has been using calorimetry to compare different chemistries in cells of similar sizes, this work seeks to better understand how applicable small cell data is to understand the thermal runaway behavior of large cells as well as determine if thermal runaway behaviors can be more generally tied to aspects of lithium-ion cells such as total stored energy and specific energy. We have found a strong linear correlation between the total enthalpy of the thermal runaway process and the stored energy of the cell, apparently independent of cell size and state of charge. We have also shown that peak heating rates and peak temperatures reached during thermal runaway events are more closely tied to specific energy, increasing exponentially in the case of peak heating rates.

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Manuscript submitted March 31, 2021; revised manuscript received May 4, 2021. Published June 8, 2021.

Supplementary material for this article is available online

Establishing a framework for understanding the hazards associated with thermal runaway reactions of lithium-ion batteries (LIBs) has become increasingly important in recent years as LIBs continue to capture new markets involving an array of abuse-prone applications such as electric vehicles, home energy storage systems, and utility storage. As these batteries are scaled up in size from Wh for consumer products to ⩾kWh for transportation or utility storage, the safety issues associated with these battery systems merit increasing concern. The maturity of the technology and the widespread public adoption is dependent on quantifying and mitigating the rising safety concerns related to thermal runaway.

LIB thermal runaway is caused by either an internal defect or an external source, often categorized as thermal (overheating), mechanical (crush/puncture), or electrical failure (short circuit, overcharge). Thermal runaway can potentially result from relatively normal operating conditions where the heat generation rate of the cells exceeds the heat removal from the battery system. The thermal runaway event could be extremely energetic with a high probability of generating smoke, fire, and particulate ejecta that could be critically dangerous for the user and/or system. Traditionally, this is evaluated using battery abuse tests that perform qualitative or semi-quantitative measurements of the severity of a battery failure. Engineers and researchers rely on temperature measurements, voltage measurements, and visual observations to provide an overall evaluation of the severity of catastrophic battery failure. Abuse testing manuals and standard testing procedures are available from several organizations, with examples in Refs. 1–5. These typically rely on multiple tests to provide a broad, often qualitative understanding of thermal runaway in batteries. When a better understanding of material properties is desired, however, researchers typically turn to various calorimetry methods, such as accelerating rate calorimetry (ARC), to quantify the energy and kinetics of battery failure.

The use of ARC for evaluating lithium-ion batteries was pioneered in work by Dahn et al. studying the response of individual active materials[6–14] and further developed for full cells by Roth et al.[15–17] ARC closely simulates an overtemperature abusive test, yet it also provides reliable results at low internal heating rates, which is crucial to quantify the kinetics of the reaction. Furthermore, it provides essential information about the anatomy of catastrophic failure, which can be grouped into three major temperature regimes, as shown in Fig. 1; Stage 1: initial self-heating to thermal runaway onset, Stage 2: accelerating to thermal runaway, and Stage 3: high rate exothermic decomposition. Figure 1 illustrates this behavior for a typical layered metal oxide cell, but the temperatures observed and the magnitude of the peak heating rate can vary significantly depending on the cell chemistry, state of charge (SOC) and size of the cell.

The close study of ARC testing has allowed the deconvolution of the various stages of thermal runaway of a lithium-ion battery. Electrolyte degradation can begin as low as 50 °C–60 °C[18–21] and has been previously shown to have an exothermic contribution even in the absence of active materials; this is likely responsible for the onset of the low rate self-heating in Fig. 1.[22] As this heating progresses, the anode SEI can decompose allowing further reaction of the anode with the electrolyte.[8,9,23,24] Early ARC studies by Dahn's group[9,11] and subsequent differential scanning calorimetry studies by Yamaki et al.[25] showed that mild heating occurs when the anode is heated between 100 °C and 200 °C. This process also drives further decomposition of the electrolyte, leading to the venting that is typically observed in lithium-ion batteries at high temperatures.[22,26–37] This combination of anode decomposition and electrolyte breakdown are the most likely causes of the accelerating heating observed in the transition to high rate runaway shown in Fig. 1.

When using layered metal oxide cathode materials such as $LiCoO_2$ (LCO), $LiNi_{1-x-y}Mn_xCo_yO_2$ (NMC), $LiNi_{1-x-y}Al_xCo_yO_2$ (NCA), and $LiMnO_2$ (LMR) breakdown typically begins occurring at ~180 °C–200 °C and has strongly accelerating rates of exothermic heat release.[12,38–45] This eventually leads to the high-rate thermal runaway event. When exploring cathode materials beyond layered metal oxides, similar transitions in behavior are often observed, but the mechanisms may change and the temperatures of various events can vary significantly. Cathode materials like $LiFePO_4$ (LFP) and $LiMn_2O_4$ (LMO) in particular typically exhibit less energetic breakdown and/or breakdown at higher temperatures,[13,46] but will still exhibit electrolyte breakdown as well as SEI and anode decomposition. Further, the decomposition products from common electrolytes are typically flammable and present a source of energy during thermal runaway unrelated to the active materials.[22]

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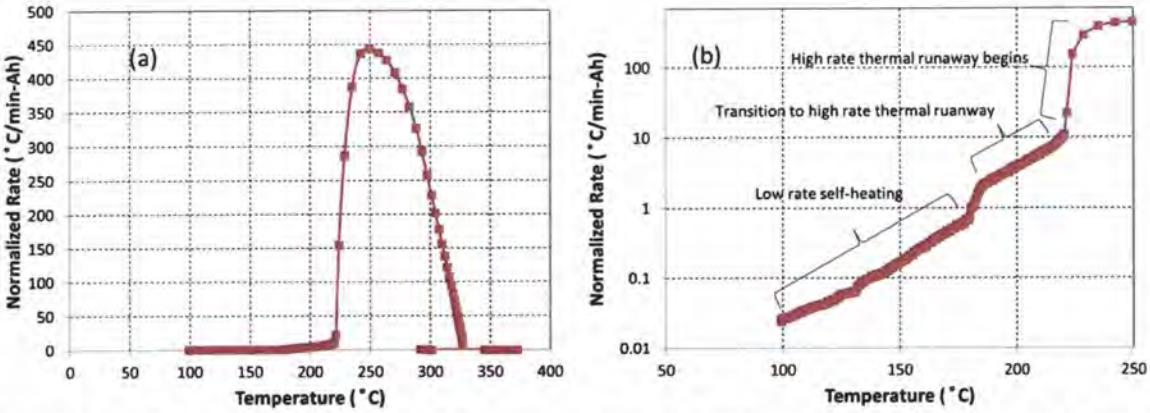


Figure 1. Basic ARC data collected from an NMC-graphite cell showing various features of thermal runaway. Figure (a) shows the full exotherm event, in this case beginning at 95 °C and including a high-rate thermal runaway event at 225 °C. Figure (b) shows the onset processes from figure (a) on a logarithmic scale to better illustrate the low heating rate processes and the onset to thermal runaway.

Most ARC investigations reported in the literature have considered relatively small cells (<3 Ah) and form factors that are useful for materials evaluation, but these designs are increasingly becoming less relevant for modern applications. Feng et al.[47,48] performed the most comprehensive calorimetry studies of large-format cells by ARC. In particular, they studied a collection of large-format cells in multiple chemistries[47] and were able to note some relationships with respect to cell SOC and energy density. Their data showed some exponential-like trends when plotting the peak heating rates in °C min^{-1} vs specific energy in Wh kg^{-1}. They also showed similar behavior with respect to SOC as well as a potential linear relationship between peak temperatures and state of charge. This presents some direct evidence that thermal runaway risk might be tied to the stored energy of cells. However, there are certain aspects of ARC testing that may complicate such conclusions from these data. Notably, testing is typically done with some level of fixturing to contain and measure gas production or (in the case of pouch cells) restraints to limit expansion of the cell during thermal runaway. These constitute inactive masses that are in direct contact with the cell and effectively reduce the specific energy of the cell. Foreseeable impacts of this experimental approach include effectively reducing observed peak heating rates and temperatures.

The present work seeks commonality in the data that links the behavior across several different materials chemistries, sizes, and formats. This study analyzes and compares ARC results collected from cells ranging from 1 Ah 18650 cells to large-format cylindrical and prismatic cells up to 38 Ah. In addition to cells with layered metal-oxide cathodes, results are included from cells with LFP and LMO cathodes. The analysis also considers inactive masses of any cell holders or constraints in direct contact with the cells. Here we seek to identify any trends with increasing cell size and energy density and explore what these trends may mean for the safety of lithium-ion batteries. Further, this helps to expand the previous work to include more large-format cells, particularly cells relevant to vehicle electrification and grid scale energy storage. ARC presents a powerful tool for understanding new materials that are developed. Understanding how results change as capacity and energy density increase will help in understanding how future materials might impact energy storage systems.

Experimental

This work tested cells of various cathode chemistries, sizes and formats using ARC. Two primary test apparatuses were used for this work, both manufactured by Thermal Hazard Technologies. 18650 and smaller-format cylindrical cells were tested in the ES ARC while pouch-format and large-format cylindrical cells were tested in an Extended Volume ARC (EV ARC). In this study, the ES ARC has been considered only for comparisons between chemistries in 18650 cells. These cells were tested in cell holders sealed from air under an N_2 atmosphere. The cell holders used for the ES ARC are nominally 112 g, constructed from stainless steel and have a calculated heat capacity of 56 J K^{-1}. This mass is included in calculations of total heat capacity for the experiment to approximate the role this plays on the thermal environment, as well as the reduced energy density created by the cell holder.

For all tests, initial heating of the cells was performed up to 50 °C, after which the ARC commenced a heat-wait-seek mode. The cell would be heated by 5 °C followed by a 30-min wait. After the wait period, the ARC would repeat this process unless a self-heating $\geqslant$0.02 °C min^{-1} was detected. Once this threshold was passed, the ARC maintained adiabatic conditions within the calorimeter and allowed exothermic self-heating of the cell to proceed. This period of self-heating constitutes the data collection period for the exothermic rate vs temperature plots shown in this paper. The heat-wait-seek profile continued until a maximum temperature of at least 400 °C. At this point the calorimeter would no longer search for any additional exothermic reactions, although thermal runaway events may continue to higher temperatures. Further details on ARC testing procedures are available in the Sandia Abuse Test Manual.[2]

EV ARC testing was performed in open air inside the calorimeter due to the lack of standardization of battery sizes in larger formats. Constraints were used for pouch cells, which add mass and reduce the specific energy of the cell. The constraints are held in intimate contact with the cell and the masses are recorded to determine the total energy density of the fixture. ARC relies on maintaining an adiabatic environment during exothermic processes, but the heating rate that can be provided by the calorimeter is limited with respect to cell heating rates in full thermal runaway. The additional specific heat capacity of the cell holder helps reduce the cell heating rate during thermal runaway, which can thereby remain in the adiabatic region longer. Thermocouple placement was somewhat dependent upon the form factor of the cell being tested. In the case of pouch cells, thermocouples were attached to the negative tab of the cell. This provides good thermal conduction to the cell interior during adiabatic heating of the cell; however it may be slower to respond to the highest heating rates. This also prevented potential damage to the thermocouple when using physical constraints on pouch cells as damage to the sheath of the thermocouple may lead to erroneous readings. Thermocouples on cylindrical cells were attached to the side of the cell at approximately the half-height position of the cell cylinder. Schematics showing typical thermocouple placement are shown in Fig. 2. The rationale of this thermocouple selection is to best capture a representative temperature of the device under test and to capture the heat generated by materials decomposition within the

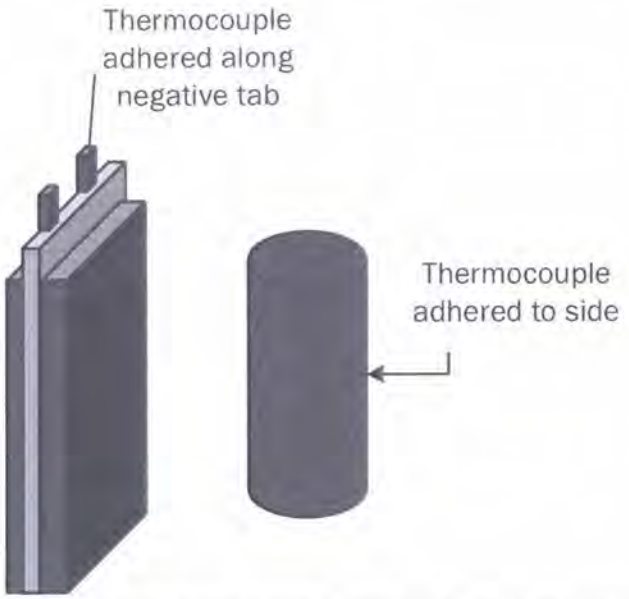


Figure 2. Schematic showing typical thermocouple placements for primary sensors during testing.

cell. Other placements would better capture combustion of vented gasses, but self-ignition of the vent gasses can be unpredictable and not well suited to comparing multiple cells and chemistries.

The heat capacity of cell holder materials was calculated based on measured mass and construction materials. Cell heat capacities (if not readily available) were estimated using an average value of $0.9\,J\,g^{-1}\text{-}K^{-1}$, based on previous observations of 18650 cells.[16] Stored energy values used in this work were converted from the as-charged capacity to a total stored energy value.

The temperature rise rate obtained from the ARC can be converted into a heat release rate by multiplying it by the combined heat capacity of the cell and holder

$$q_{ARC} = (m_{cell}c_{p,cell} + m_{holder}c_{p,holder})\left.\frac{dT}{dt}\right|_{ARC} \quad [1]$$

where q_{ARC} is the cell heat release rate and m and c_p are the mass and specific heat capacity of the cell and holder as indicated by the sub-index. For heating rates normalized to cell capacity, the reported heat release is also multiplied by the cell capacity to get the heat release rate.

Numeric results of the ARC tests were determined primarily from the dT/dt Rate vs Temperature plots, normalized to stored energy values. The masses of the cells and all fixturing materials in direct contact with the cell were recorded and used to generate a calculated heat capacity of the system under test. The enthalpy of the thermal runaway event is typically determined by evaluating the change in temperature for the full cell exotherm.

Results and Discussion

ARC results.—Sandia National Laboratories has long used ARC to compare the energetics of new chemistries. This has typically been done by constructing 18650-format cells of ~1 Ah with the materials in question for test. A collection of these data taken in the ES ARC in sealed sample holders is presented in Fig. 3. This shows a broad array of the thermal runaway behavior of several widely used battery chemistries. Even a cursory glance will note the high runaway kinetics of NCA and LCO cathodes compared to an LFP cathode. While the composition of the battery materials themselves likely have the most pronounced effects and data here is differentiated by cathode and anode material, other properties may impact thermal runaway behavior to a more limited degree. Material properties such as anode and cathode material specific surface areas may impact electrode-electrolyte interactions and may be worth exploring further.

Beyond chemistry, SOC is also well-understood to play a role in both the total energy and kinetics of thermal runaway. This was explored on a 16 Ah pouch-format LMO cell where the thermal runaway was evaluated at different states of charge. The summarized data are presented in Fig. 4 and the full ARC results and are provided in the supplemental information. The authors have also provided the raw data for this test at https://www.sandia.gov/ess-ssl/data-repository/. We ultimately identified two different trends in these data. First, the total enthalpy calculated for the cell thermal runaway event follows a linear pattern. It is worth noting that even at 20% SOC some exothermic activity was detectable. This observed linear trend with SOC is consistent with expected behavior for the major decomposition reactions in both the cathode and the anode. Meanwhile, the peak self-heating rates for this cell increase rapidly at high states of charge. The data in Fig. 4 fit an exponential pattern, with a rapid increase in peak heating rates observed above 60% SOC. The exponential pattern is consistent with expected kinetic behavior for the decomposition reactions at high states of charge; as more heat is released, it will cause more of the decomposition reactions to occur at higher temperatures, where the Arrhenius rates are exponentially higher.[23,49]

Comparison of capacity and specific energy.—The above analysis considers only the as-charged capacity of cells as the normalizing factor. This provides a means to quickly and easily compare the relative thermal runaway risks posed by different lithium-ion chemistries and at different states of charge, provided the test cells have similar masses and total electrochemical capacities. However, analysis in terms of SOC alone does not provide good correlation to the reactions that drive thermal runaway processes. Developing a better understanding of the thermodynamics and kinetics of the reactions that drive thermal runaway requires a more relevant basis for normalizing data. Cell constraints and cell holders are often used, which present additional inactive mass to the system; when we move to higher capacity cells it requires performing tests in larger, non-standardized test fixtures. While for practical reasons these additional inactive masses cannot be fully avoided, we can evaluate their mass and heat capacity and include them in the total values for the cell being evaluated. As we assume the ARC is adiabatic, we assume here that any inactive mass in direct contact with the cell should be included in the overall mass for comparison to other formats and chemistries.

The data presented in Fig. 5 and Table I consider cells in an as-charged capacity range of 1.08–38 Ah (3.5–122 Wh) and chemistries including LFP, NMC, and NCA taken from historic data previously collected at Sandia as well as the LMO data shown in Fig. 4. These data were limited to results collected in open-air testing using the EV ARC, and the physical constraints used varied based on the cell construction and geometry. This variation in mass is accounted for in the overall energy density of the cells shown in Fig. 5b. The raw ARC data are provided in supplemental information. These data show the total enthalpy of thermal runaway as a function of the as-charged stored energy, and the peak thermal runaway temperatures as a function of the specific energy, calculated as described in Eq. 1 and accounting for the mass of any inactive material. This effectively corrects for the relatively high mass of the test apparatus when testing low capacity cells, as well as cells of similar chemistries with different specific energies.

Figure 5a tracks how the heat released during thermal runaway is impacted by the total energy storage of the cell. The enthalpy of the thermal runaway event tracks linearly with the total stored energy. This indicates safety implications for even low-specific energy cells or cells at lower states of charge. The stored energy is still available to potentially initiate events like cell venting and fire. If the cells in question are well insulated (similar to the adiabatic environment of the present study), even a low rate of energy release is able to drive

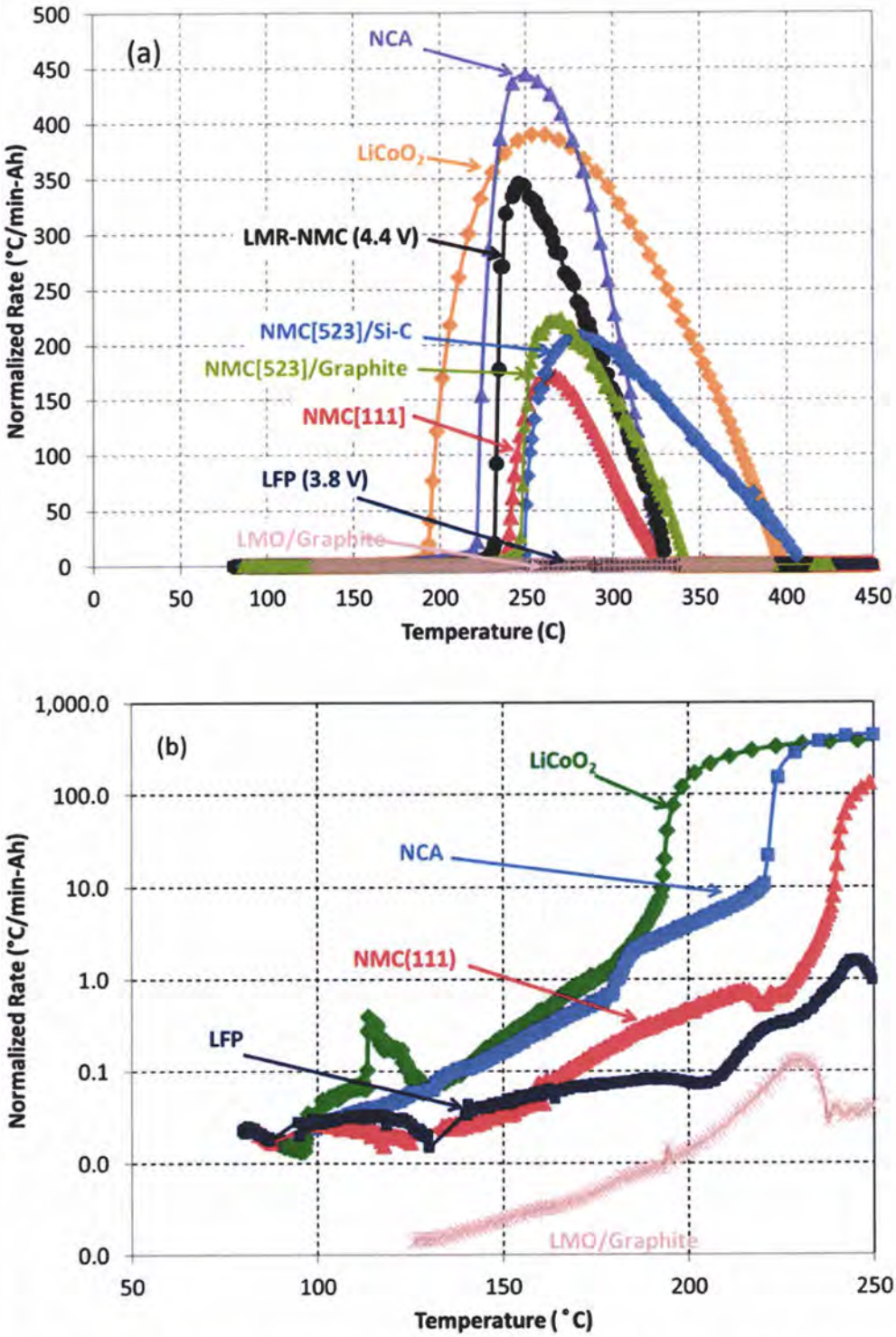


Figure 3. Accelerating rate calorimetery data showing comparisons of several common chemistries (a) and a logarithmic plot of select data showing low rate behavior as well as peak heating rates of less active materials, notably LFP cathode cells (b).

the cells to high temperatures. This is similar to results observed by Liu et al. that found increasing energy released during thermal runaway with increasing energy stored.[50]

More qualitatively, it can be useful to evaluate the ARC measurements in terms of the maximum thermal runaway temperature. These data are shown in Fig. 5b with the peak temperature as a function of specific energy. These data show in stark terms the increase in potential risk as specific energy increases. As higher energy density cells are fielded, it should be generally expected that peak temperatures observed in thermal runaway will increase. This becomes of particular concern if thermal runaway temperatures increase to a point where typical structural materials within battery

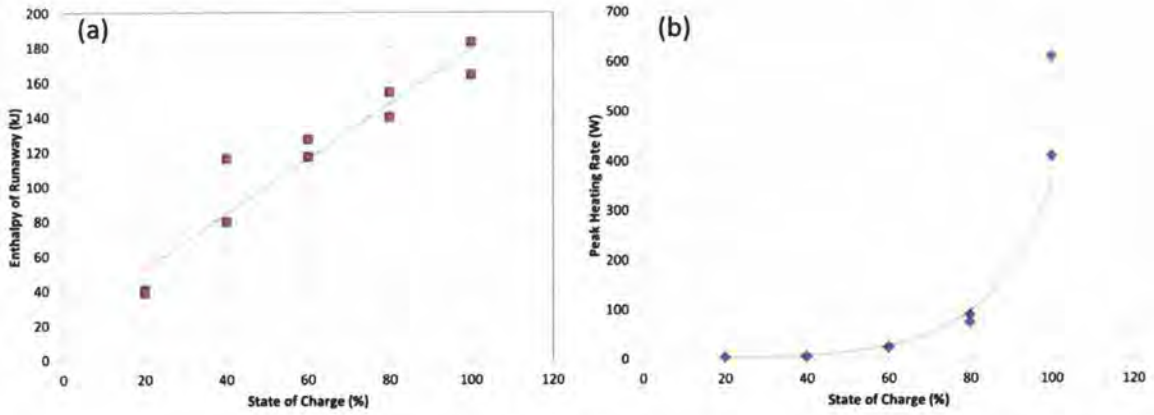


Figure 4. Runaway enthalpy (a) and peak heating rates (b) of a 16 Ah $LiMn_2O_4$-graphite cell evaluated at various states of charge. The source ARC data is available in the supplemental information.

systems are affected (including aluminum, copper, and steel), increasing the likelihood of propagation to other cells.[51]

Meanwhile, peak heating rates follow an exponential curve (shown as linear on the log scale of Fig. 6) until very high specific energies, where the rate becomes roughly flat. This flattening at high peak heating rates may be a limitation of the equipment used, as at these high heating rates the ARC cannot match the high rates of self-heating. The exponential slope of the peak heat release rate as a function of the specific energy in Fig. 6, together with the related peak temperatures in Fig. 5b, suggest an Arrhenius approximation might be appropriate for analyzing the peak heating rates. This correlation between energy density and peak heating rates suggests that achieving a balance between high energy density and safety performance has limitations. While various precautions may reduce the likelihood of failure occurring (for example, a separator preventing the formation of internal short circuits), it may be difficult to fully avoid the potential consequences of thermal runaway without reducing the overall specific energy.

A more interesting question may be the implications of this work at the system level. Our own work on mitigating thermal runaway propagation has largely found the most success by increasing the inactive mass of the battery.[51–53] In large multi-cell systems, the goal is to limit a single cell thermal runaway to only the immediate point of failure, or at least to delay any propagating failure long enough to allow the immediate vehicle or area to be evacuated. However, solutions that reduce the energy density of the system negate much of the advantage of advanced battery chemistries.

Consideration of activation energies.—The data from Fig. 6 are replotted in Fig. 7 with peak heating rate as a function of the temperature of peak heat release; the Arrhenius format with logarithmic rates and inverse temperatures is suitable for considering activation energies of processes with the fastest heat release. This is similar to approaches commonly used to derive kinetic parameters from other types of calorimetry.[54,55] The effective activations energies observed for LFP and LMO are both about 190 kJ $mole^{-1}$. The NMC data have more scatter, but the overall slope appears reasonably consistent with LFP and LMO cells. The slope of the high-temperature data from NCA cells is nearly flat, and the scatter between just four points precludes evaluating a meaningful activation energy (requires a negative slope and a correlation coefficient close to unity).

Other investigators have measured activation energies between 108 kJ $mole^{-1}$ and 682 kJ $mole^{-1}$, with most values occurring below 225 kJ $mole^{-1}$;[56–58] the activation energies at lower temperatures on the right side of Fig. 7 are reasonably consistent with the full-cell measurements from literature. These full-cell effective activation energies apply most directly to the event corresponding to the most rapid heat release, which may include the simultaneous decomposition of multiple components. An activation energy in the vicinity of 65 kJ $mol^{-1}e^{-1}$ ha^{-1} s^{-1} been proposed in some models for anode-electrolyte reaction heat release, though the same process can be fit by higher activation energies in the vicinity of 135 kJ $mole^{-1}$.[9,23,24] Cathode decomposition and electrolyte oxidation are often suggested to have activation energies in the 120 kJ $mol^{-1}e^{-1}$ range.[10,12,59]

A recent simulation analysis in a cascading propagation scenario suggests that the high temperature heat-release rates transition to a lower activation energy at higher temperatures, perhaps an activation energy as low as 30 kJ $mole^{-1}$ for temperatures around 600 °C to 700 °C.[52] Such a shift is qualitatively consistent with the

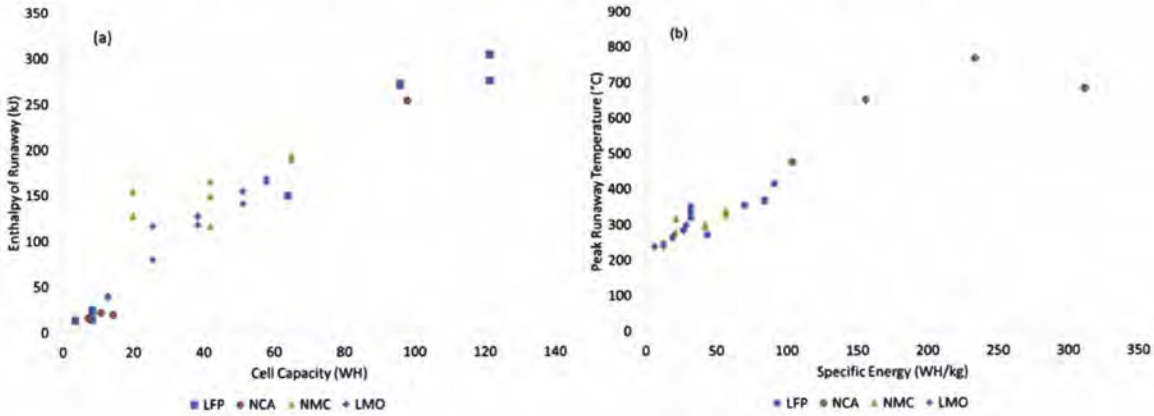


Figure 5. Runaway enthalpy as a function of as-charged energy in Wh (a) and peak runaway temperatures as a function of the cell specific energy (b). The total heat release is tied heavily to the stored energy available, but peak temperatures during thermal runaway are tied more closely to energy density.

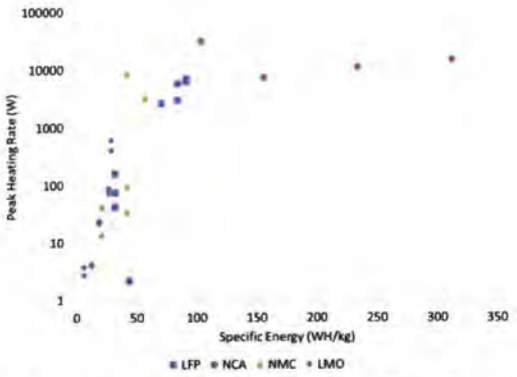


Figure 6. Peak heating rates shown as a function of specific energy. This shows an exponential increase until leveling off at the highest temperatures.

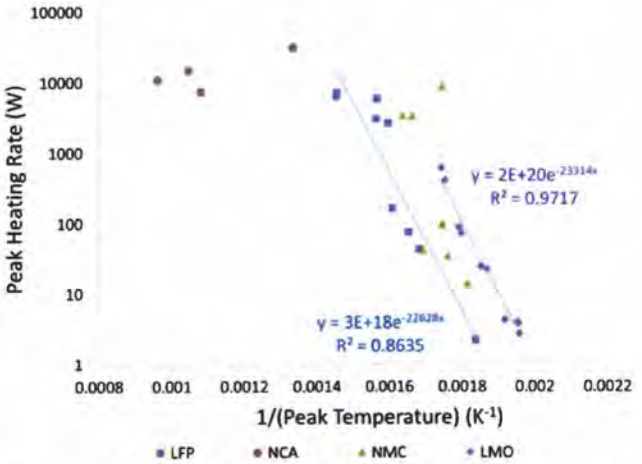


Figure 7. Peak heating rates shown as a function of inverse temperatures for at the peak heating rate.

high-temperature NCA data on the left side of Fig. 7 and implies a transition to a high-temperature regime where mass transport processes are limiting. Much of the variance of activation energies observed in literature is likely driven by the fact that most previous analyses require determination of activation energies at the component level. This work presents a potential means to evaluate the activation energies of thermal runaway at the full cell level, experimentally accounting for the multitude of reactions that can occur during a full-cell thermal runaway process.

Comparison to thermodynamics of major decomposition reactions.—Some of the trends discussed in the preceding sections can be explained in terms of the thermodynamics of the thermal runaway reactions. The quantity of reactive materials available for the major decomposition reactions in both electrodes is proportional to SOC (the number of transferred lithium atoms). This does not include thermal contributions from SEI and self-decomposition of electrolyte, but these are expected to be small compared to other sources. The enthalpy of decomposition for lithiated graphite with electrolyte has been calculated from thermodynamics and should be similar for the negative electrodes in all these cells.[23,24]

Figure 8a compares the ARC measurements to estimates of anode heat release, assuming exothermic heat of 281.4 kJ mol^{-1} lithium in the charged graphite anode.[24] The calculated anode heat release corresponds surprisingly well to the ARC heat release measurements; some possible explanations are presented below in connection with Fig. 9. The two lowest NMC points in Fig. 8a and subsequent plots correspond to the two NMC cells with lowest capacity in Fig. 5a, which depart farthest from the linear trend in both plots. If these particular NMC enthalpy measurements are overstated with respect to the rest of the data (possibly due to an overestimated heat capacity for pouch cells of the smallest size), then the corresponding points in Fig. 8a and subsequent plots would shift to the left, which would improve the trends in all cases.

Layered metal oxides decompose to rock salts when heated sufficiently, releasing 1 oxygen atom per delithiated site. When the enthalpy of this cathode decomposition reaction is lumped with the heat from oxidation of the solvent, thermodynamic calculations have shown that the heat generated per mole of delithiated metal oxide only varies by ~10% for LCO, NMC, and NCA.[49,60] Therefore, cells with graphite anodes and layered metal oxide cathodes and liquid organic electrolytes should yield similar quantities of heat via thermal runaway reactions for a given quantity of stored energy. Figure 8b shows the heat release predicted for layered metal oxide decomposition with electrolytes, which is on the same order of magnitude as the anode heat release, but usually lower than the ARC measurements. A recently published thermodynamic database and calculation method[49,60] was used for these estimates with the assumption that NCA = $Li_xNi_{0.8}Co_{0.15}Al_{0.05}O_2$ and NMC = $Li_xNi_{0.5}Mn_{0.3}Co_{0.2}O_2$. The predictions in Fig. 8 also assume that a discharged cathode is fully lithiated (x = 1 at SOC = 0).

In contrast, release of 0.5 oxygen atom per delithiated site has been estimated for decomposition of LFP[45,46,61] and release of either 2 oxygen atoms[62] or 1 oxygen atom[63,64] per delithiated site has been proposed for decomposition of LMO. Because the number of oxygen atoms released per vacant lithium site is distinct for different types of decomposing cathode materials, oxidation of solvent with oxygen from the cathode cannot explain why the enthalpies of decomposition for different types of cathode materials would be similar on a

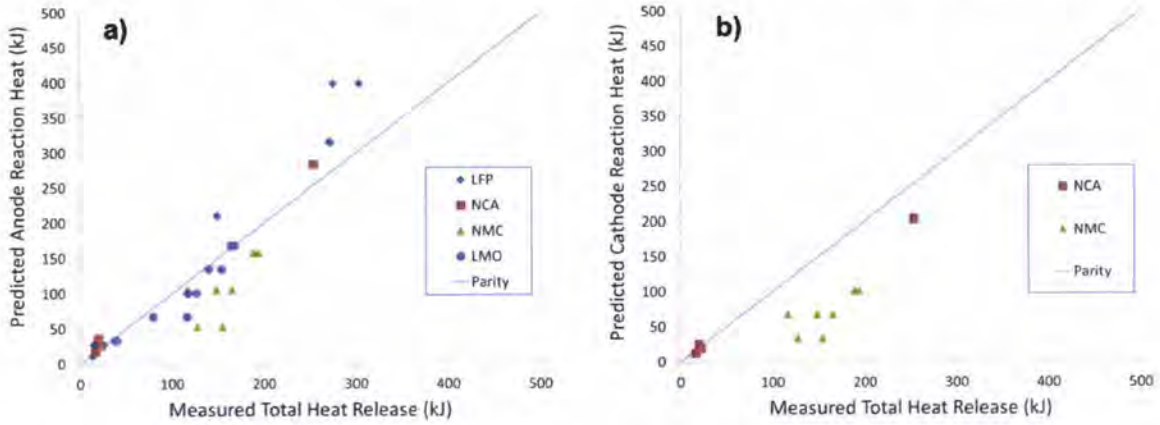


Figure 8. Predicted heat release from lithiated graphite anodes (a) and layered metal oxide cathodes (b) compared to experimental ARC heat release, assuming independent reactions with electrolyte.

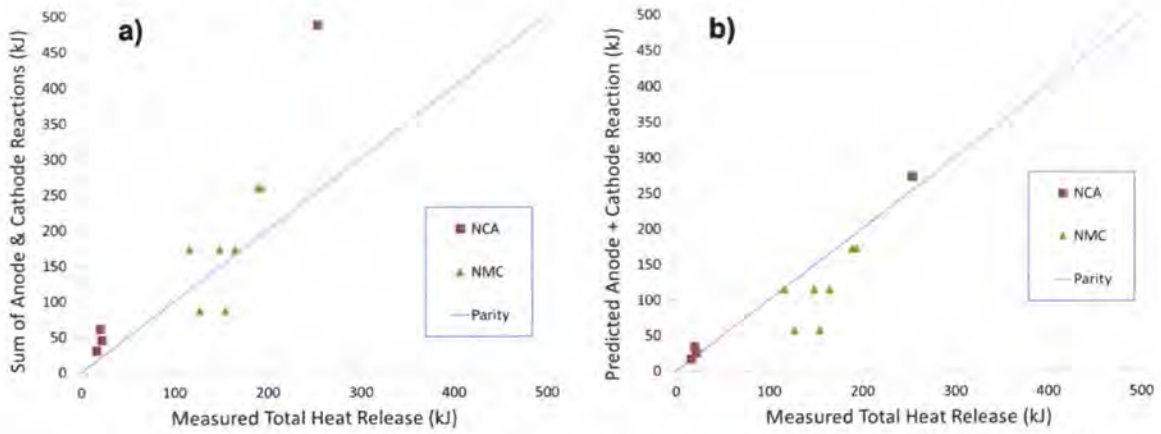


Figure 9. Predicted heat release from sum of each electrode reacting independently with electrolyte (a) and oxygen from layered metal oxide cathodes reacting with lithium from graphite anodes (b) compared to experimental ARC heat release.

vacant lithium site basis. Figure 8b does not include LFP or LMO because a thermodynamic database for the applicable reactants and products (similar to Ref. 49) has not yet been evaluated and published. Calorimetry of charged LFP cathodes[46] exhibits lower heat release than layered metal oxides, which is most likely due to the lower oxygen release per delithiated site in LFP.

Figure 9a considers NMC and NCA cathode materials and is a summation of the predicted anode heat release from Fig. 8a and layered metal oxide cathode heat release from Fig. 8b with respect to the ARC measurements. Since the predicted heat release from both electrodes is similar, the sum of heat release from both electrodes shown in Fig. 9a exceeds the ARC measurements by a factor of ~2 for both large and small NCA cells at different SOCs, and a smaller margin for most of the NMC points. The excess predicted heat release for NCA cells may be explained in the same manner as recent simulations of full cells, where it was assumed that the individual electrode decomposition reactions illustrated in Fig. 8 were limited by venting electrolyte in order to limit cell temperature rise to a level consistent with experimental data.[52]

Figure 9b compares the NMC and NCA ARC measurements to a competing reaction that has been proposed by several authors,[47,65–68] wherein oxygen from cathode decomposition reacts with lithium from the anode, producing Li_2O as a product.[66] This path is expected to compete for the same reactants consumed by the decomposition reactions assumed in Fig. 8, and it could feasibly become dominant, especially after the electrolyte vents and the separator melts. Given that oxygen from the cathode is generally produced in excess of the amount needed to consume all the lithium in the anode, Fig. 9b provides a plausible explanation for why these decomposing full cells generate similar amounts of heat per unit of stored energy with different cathode materials. In reality, the anode decomposition reaction begins at a low rate near 100 °C,[8,9,23] but the similar trends in Figs. 8a and 9b demonstrate nearly equivalent heats of reaction for the anode reaction with electrolyte (281.4 kJ mol^{-1} lithium in anode) and the reaction between anode lithium and cathode oxygen (306.6 kJ mol^{-1} lithium in anode for NMC-532 and 271.4 kJ mol^{-1} lithium in anode for NCA). The similar activation energies with different cathode materials in Fig. 7 also lends credibility to the idea that a common reaction process whereby oxygen from the cathode reacts with lithium from the anode is responsible for the observed high-rate behavior for cells with different cathode chemistries. This may have implications as well when anode materials with varying levels of reactivity with oxygen are used.

The thermodynamics and residual species associated with decomposition of electrode materials (including cells utilizing LFP and LMO cathodes) should be investigated further in future works to see whether one of the two paradigms represented by Fig. 9. becomes more compelling. These paradigms are summarized as follows: Fig. 9a shows that the measured heat release is less than the calculated heat release from decomposition of individual electrodes; previous simulations have shown that this excess heat production may be prevented if decomposition is limited by electrolyte (which vents from cells during thermal runaway).[52] Figure 9b shows that a reaction between the two electrodes via an oxygen intermediate is thermally consistent with the ARC heat release measurements, and this proposed reaction happens to be energetically comparable to the decomposition of lithiated graphite with electrolyte.

Ultimately, this analysis suggests that the severity of thermal runaway reactions may be heavily tied to the energy density of the materials used for electrochemical storage and may be difficult to fully engineer out of a system. However, there are impacts from the inactive portions of the battery that are only briefly touched upon here and present important areas for improvement. The flammability of the electrolyte in lithium metal cells and lithium-ion cells presents a source of stored chemical energy in addition to that available from the stored electrochemical energy. It has been previously estimated that accounting for chemical combustion can significantly increase the released energy from a cell.[31,33,69,70] In addition to the electrolyte, flammable plastic components have been reported to contribute significantly to the heat release in fire scenarios. While high energy density of the active materials is a desired feature of a battery, the flammability of the electrolytes and cell packaging materials is not. This makes the pursuit of chemically inactive electrolytes and cell packaging a very promising path to improve single-cell battery safety even as active material chemistry advances.

Conclusions

An evaluation of ARC data presented here, when normalizing for energy density, indicates that peak runaway temperatures in adiabatic environments tend to be linearly proportional to the cell specific energy. These data cover four cathode chemistries, multiple form factors, and stored energy ranging from 3.5 to 122 Wh. This follows from ARC measurements that show the heat released is also linearly proportional to the stored energy. More importantly, perhaps, ARC measurements of the heat-release rate suggest that the kinetics of cell failure display an exponential relationship with increasing energy density. This compares well to a materials-level analysis of oxygen release observed for layered metal oxide cathodes.

In a practical scenario, thermal runaway occurs when the self-heating rate of a battery failure event exceeds the heat loss rate in its current environment or installation. The logical next step is that increasing energy density will lead to increased consequences of thermal runaway occurring. With exponentially faster heat release at higher energy density it will be easier for the thermal runaway to

Table I. Tabulated data for results shown in Figs. 5–7.

Wh	Wh kg^{-1}	Peak rate (W)	Peak runaway temperature (°C)	Enthalpy of runaway (kJ)	Material
3.5	44	2.20E + 00	271	13.9	LFP
8.3	32	4.33E + 01	321	15.0	LFP
8.3	32	1.63E + 02	348	25.4	LFP
8.3	32	7.51E + 01	331	23.7	LFP
64.0	71	2.62E + 03	353	150	LFP
96.0	92	7.11E + 03	414	271	LFP
96.0	92	6.27E + 03	414	272	LFP
122	85	3.02E + 03	366	303	LFP
122	85	5.82E + 03	365	275	LFP
14.3	312	1.48E + 04	682	20.1	NCA
7.1	156	7.43E + 03	651	16.7	NCA
10.7	234	1.11E + 04	765	22.2	NCA
98.0	104	3.15E + 04	476	254	NCA
20.0	22	4.20E + 01	318	155	NMC
20.0	21	1.40E + 01	277	128	NMC
42.0	42	9.70E + 01	300	117	NMC
42.0	42	8.65E + 03	299	148	NMC
42.0	42	3.42E + 01	295	165	NMC
65.1	57	3.35E + 03	338	189	NMC
65.1	57	3.28E + 03	328	194	NMC
12.8	6	3.77E + 00	238	40.5	LMO
12.8	6	2.72E + 00	237	38.7	LMO
25.6	13	3.92E + 00	239	79.7	LMO
25.6	13	4.25E + 00	248	117	LMO
38.4	19	2.21E + 01	262	127	LMO
38.4	19	2.43E + 01	267	117	LMO
51.2	27	8.80E + 01	285	140	LMO
51.2	27	7.33E + 01	283	154	LMO
58.0	29	6.07E + 02	300	164	LMO
58.0	29	4.09E + 02	297	168	LMO

exceed any heat dissipation to the environment, likely leading to more severe consequences in terms of further damage or cascading failure. This would be considered intuitive if discussing chemical energy storage but is a concept often avoided when considering electrochemical energy. As new technologies are developed with increased energy in mind, increasing attention will need to be paid to designing mitigation into systems that minimize consequences.

The overall energy released during thermal runaway in this work scales quite well with the stored energy; however, during a practical thermal runaway there will also be other concerns not evaluated here, including the significant energy available from inactive materials. The combustion of the electrolyte and its decomposition products can be a significant contributor if the thermal runaway process is energetic enough to provide an ignition source. Plastic packaging may play a role as well. Faster rates of heat release and higher peak runaway temperatures associated with higher energy densities observed here will be more likely to ignite these inactive materials. The potential for fire and the heat it generates may be of particular importance when considering system-level safety, as it provides a means beyond the exothermic failure of the active materials to initiate runaway in other cells, driving a propagating battery failure.

Acknowledgments

This work included support from the US Department of Energy Vehicle Technology Program, Office of Electricity Energy Storage Program, and the US Department of Transportation National Highway Traffic Safety Administration. The authors wish to thank Dr. Imre Gyuk, Samm Gillard, Brian Cunningham, David Howell, Stephen Boyd, and Stephen Summers for their support of this work and battery safety research and development at Sandia National Laboratories. We would like to thank members of the technical team who have contributed to this work including Jill Langendorf, Lucas Gray, Christopher Grosso, and Scott W. Spangler. This work was built upon foundational work in developing Accelerating Rate Calorimetry testing for lithium-ion batteries by E. Peter Roth and Christopher J. Orendorff. Sandia National Laboratories is a multi-mission laboratory managed and operated by National Technology and Engineering Solutions of Sandia, LLC., a wholly owned subsidiary of Honeywell International, Inc., for the U.S. Department of Energy's National Nuclear Security Administration under contract DE-NA-0003525. This paper describes objective technical results and analysis. Any subjective views or opinions that might be expressed in the paper do not necessarily represent the views of the U.S. Department of Energy or the United States Government.

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Version of Record: https://www.sciencedirect.com/science/article/pii/S0378775314016905
Manuscript_b84a9a021d645a9de11dd7164155bc94

Failure propagation in multi-cell lithium ion batteries

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Abstract

Traditionally, safety and impact of failure concerns of lithium ion batteries have dealt with the field failure of single cells. However, large and complex battery systems require the consideration of how a single cell failure will impact the system as a whole. Initial failure that leads to the thermal runaway of other cells within the system creates a much more serious condition than the failure of a single cell. This work examines the behavior of small modules of cylindrical and stacked pouch cells after thermal runaway is induced in a single cell. Cylindrical cells are observed to be less prone to propagate owing to the limited contact between neighboring cells. The electrical connectivity is found to be impactful as the 10S1P cylindrical cell module did not show failure propagation through the module, while the 1S10P module had an energetic thermal runaway consuming the module minutes after the initiation failure trigger. Modules built using pouch cells conversely showed the impact of strong heat transfer between cells. In this case, a large surface area of the cells was in direct contact with its neighbors, allowing failure to propagate through the entire battery within 60-80 seconds for all configurations (parallel or series) tested.

Keywords: lithium ion safety; thermal runaway; failure propagation; battery abuse; multi cell

1. Introduction

Studies on the safety of lithium ion batteries (LIB) have long focused on the impact and aftermath of the field failure of a single cell. This has been driven by the fact that LIB have traditionally been used for small devices where 1) failure of a single cell would have little impact beyond the device and its user, and 2) the battery is unlikely to see a truly abusive condition under normal use. As LIB are considered for larger systems, including vehicle electrification and electric grid applications such as

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energy storage and smart grid applications, the impact of the failure of single cells and small groups of cells must be reexamined. Recent incidents have seen thermal events that have eventually consumed entire battery systems, stemming from myriad initial causes including mechanical intrusion [1], overheating [2] and overvoltage/overcharging. [3] Not only are the causes of failure becoming more diverse, but the impact of these failures is increasing as well. However, few systemic studies have been performed to determine how a localized thermal runaway event may impact a battery system as a whole, regardless of the initial mode of failure.

The thermal runaway behavior of single lithium ion cells is well studied. [4-16] Typical responses include venting of battery gasses, ejection of cell contents, extreme temperatures and in some cases self-ignition of the cell or ejected battery materials. What is less well known is how these behaviors may impact a larger, more complex system. The failure of a single cell taken on its own may have little impact on the safety or performance of an electric vehicle system; however, the thermal and electrical impact on other cells in the system may be sufficient to cause a cascading runaway effect. In this scenario, the energetic thermal runaway of a single cell provides enough heat to neighboring cells within the battery to initiate thermal runaway in the neighbors. These cells then provide enough heat to chain the failure to their neighbors, continuing until the entire battery pack has been consumed. This worst-case scenario would result in a catastrophic release of energy within the confines of an electric vehicle causing significant damage and presenting a potentially dangerous situation for the operator. This possibility of propagation through a pack was modeled by Spotnitz et al. [16]. This work proposed that the likelihood of full battery pack failure was influenced by several factors, including the abuse response of the individual cells and the overall insulation of the pack. Particularly important, though, is the thermal contact to other cells, and they predicted that cells directly neighboring multiple other cells were more likely to cause a propagation through a battery pack.

The electrical configuration of cells may impact how failure propagates as well. Offer et al. [17] showed that even under normal conditions varying resistances of connections between cells within a battery module may impact the local temperature of a cell. It is common practice as well to use blocking and discharge diodes within large parallel battery packs to prevent self-discharge of the battery through a shorted cell. [18] However, the thermal separation between cells is often limited. Prismatic and pouch cells are often packed together either face to face or separated by thin plates used for active cooling. [19] Even if they are thermally separated the electrical connections themselves have been shown to provide a path for heat transfer between cells. [13]

Recent work exploring behavior of battery systems has largely been focused on long-term performance issues; [17, 19-24] however some information on failure propagation may be inferred. Much of the current handling of cell faults in battery packs involves the diagnosis and electrical handling of faulty cells within a system. Various methods exist for the detection of faulty cells, [21] and Kim et al. [20] described a method for electrically isolating faulty cells from the battery pack. The science of fault detection is still in its infancy, and the most reliable indicators of battery health are still voltage and temperature monitoring of cells. Unfortunately, when considering battery safety, changes in cell voltage or temperature are only symptoms of a different issue and are not indicators of a root cause. These indicators often lag a root cause, and by the time a significant temperature increase or voltage change is observed the cell is undergoing a thermal runaway event that is too late to arrest.

The work presented here examines the failure propagation behavior of small battery modules constructed with cylindrical 18650 cells and stacked pouch cells. The impact of electrical configuration (series vs. parallel) is evaluated as well. This will examine both the propensity of different constructions to have a propagating thermal runaway and the behavior of the propagation once it occurs. This provides a method for better understanding the potential impacts of a single cell failure on a larger battery system, as well as provides new data to inform the design of batteries.

2. Experimental Methods

Thermal runaway was initiated using a mechanical nail penetration. Previous work found that nail penetration parallel to the axis of cylindrical cells could be reliably used to create a hard internal short and thermal runaway for a given cell type. [25] Similarly, the same work observed that thermal runaway could be induced using nail penetration into the side of a stacked pouch cell. This provides a method for inducing thermal runaway within a single cell of a multi-cell battery module without adding any additional thermal or electrical energy to the cell.

Modules for failure propagation were constructed using commercially available cells. 18650 modules were constructed using Panasonic CGR18650CG cells with a nominal capacity of 2200 mAh. The 18650 test articles were constructed as 10 cell modules fully series (10S1P) and fully parallel (1S10P) configurations, with electrical connections made using 0.005" x 0.200" nickel ribbon. The cells were held together in a close module configuration. Thermocouples were attached to cells facing towards the center of the module. A schematic of the physical layout of the 18650 modules with thermocouple placements is shown in Figure 1.

The propagation tests on the 18650 test modules were performed by creating a hard shorting failure within the central cell (Cell 6) using mechanical nail penetration. The nail was inserted through the bottom of the cell can using a hydraulic press at a rate of 2 cm/second to a depth of 20 mm. The module was monitored for the propagation of the energetic failure through the remaining cells. Battery temperatures, module voltage and individual cell voltages of the 10S1P module were collected and evaluated.

Stacked pouch cell modules were constructed as 5 cell batteries using AA Portable Power Corp. model 7035130-10C 3,000 mAh cells. The modules were constructed in fully series (5S1P) and fully parallel (1S5P) configurations, with electrical connections made using 0.005 x 0.200" nickel ribbon. The cells were fixed together in a close packed, stacked orientation with the largest part of the cell face

directly in contact with its neighbors. Thermocouples were placed between each cell as well as on the outer faces of the module, and the module held together using 0.5" phenolic board as constraints. A schematic of cell layout and thermocouple placement can be seen in Figure 2.

The propagation test on the stacked pouch modules was performed by creating a hard short circuit condition within one cell using a sharp nail penetration. The nail was inserted into the target cell at 2 cm/second up to 20 mm. The central cell (Cell 3) and an edge cell (Cell 1) were failed in separate tests. The propagation of cell failure was monitored using temperature measurements, as well as cell voltage measurement of series modules.

3. Results and discussion

Table 1 details the configurations of the modules tested. The response of these cells to mechanical nail penetration and blunt rod indentation have been determined previously and are reported in reference [25]. It was observed in the previous work that nail penetration could be used to produce a repeatable thermal runaway event in the cells tested. Due to the difficulty and costs of performing destructive testing, the total number of tests performed is somewhat limited. While repeat tests of the data observed here were conducted, a deep statistical analysis featuring a large number of tests may yield different results.

Table 1. Cell and battery specifications for test articles used for propagation testing

Battery	Chemistry	Geometry	Configuration
2200 mAh 18650	$LiCoO_2$/Graphite	cylindrical	10S1P, 1S10P
3000 mAh pouch	$LiCoO_2$/Graphite	pouch	5S1P, 1S5P

3.1 Propagation Testing 10S1P and 1S10P Cylindrical Cell Batteries

3.1.1 10S1P

Figure 3 shows the temperature response of the 10S1P propagation test initiated at Cell 6. Cell 6 goes into thermal runaway and self-ignites with a peak temperature of 360 °C (initiated at 265 seconds in Figure 3). The sustained fire causes an initial temperature rise in all of the thermocouples on the cells

with the exception of Cell 10 which has a thermocouple that is sufficiently well separated from the fire. Approximately 15 seconds after the initiation, an electrolyte fire ignites from electrolyte that had leaked from Cell 6 which caused a more sustained temperature increase in the Cell 2, 3 and 9 thermocouples but no evidence of thermal runaway in those cells. Several cells audibly vent during this test, but there is no evidence of thermal runaway in any cell other than Cell 6.

The module and cell voltage responses of the 10S1P battery to the propagation test are shown in Figure 4. After the penetration of Cell 6, the voltages of Cells 1, 2, 3, 5 and 7 also drop but recover during the test with the exception of Cell 1. The Cell 8 voltage is also very noisy after the initial Cell 6 failure, but settles out over time. The noise in voltage channels could be attributed to heating from the initial fire that ignited after the Cell 6 failure. It is interesting to note that Cell 1 voltage is most affected by the Cell 6 failure and not an adjacent cell (5 or 7), but there is no evidence of thermal runaway of Cell 1. Figure 5 shows a picture of the battery completely intact post-test. Thermal runaway failure initiated at Cell 6 clearly impacts the measured voltage of Cell 1, but no thermal runaway propagation to other cells is observed.

Ultimately, while the initial runaway of Cell 6 generates a significant amount of heat, the thermal conductivity between neighboring cells is relatively low. Firstly, even in a closely packed geometry such as that used here, there is a significant air gap between the cylindrical cells. Further, any shorting that occurs within the battery in a fully series configuration will not impact the general operability of the other cells; the battery module could conceivably still be operated albeit at a lower voltage to account for the missing cell.

3.1.2 1S10P

Figure 6 shows the cell skin temperature, and Figure 7 shows the battery voltage during the 1S10P propagation test. Failure is initiated at Cell 6 which, results in self-ignition and relatively small sustained electrolyte fire. This sustained electrolyte fire continues as the other cells vent and leak

electrolyte over the course of several minutes. While there are elevated temperatures recorded by the thermocouples on the skin of each cell there is no evidence of thermal runaway at times < 400 s. Module voltage is lost at ~200 seconds (Figure 10). At approximately 420 seconds, Cells 2 and 9 go into an energetic thermal runaway and that failure quickly propagates through the rest of the battery (approximately 290 s after the initiation at Cell 6). Skin temperatures of the cells measured during the runaway are between 600-900 °C, with some thermocouples reading saturation at 1270 °C (likely destroyed in the fire). Figure 8 shows the significant damage to the battery post-test. Unlike the 10S1P configuration, the failure of Cell 6 propagates completely through the 1S10P battery.

This shows a significantly different result from the 10S1P module, with a propagating failure that is able to eventually consume the entire module. While the geometry of the module is unchanged there are some potential impacts from the change in electrical connectivity. Firstly, the electrical connections themselves provide a conductive path to other cells in the module; while in the series configuration the electrical conductors only provide a path to the cells directly before and after Cell 6 in the string. Therefore, the parallel configuration provides a path for heat transfer from Cell 6 to all other cells in the module. Further, in a parallel configuration creating a short on an internal cell effectively creates a short circuit load at the point of failure. This creates additional heat generation from 1) the excessive discharging of cells within the module, 2) the flow of current through the bus material connecting the module together and 3) resistive heating at the point of failure itself. Wu et al. [23] and Offer et al. [17] showed that cells nearest the load point can discharge at a greater rate due reduced resistance between the cells and the load point, leading to increased heating of cells near the load point. The elevated temperatures created by the initial runaway also brought the module to a point where the runaway of any additional cell was likely to provide enough heat to send the remainder of the module into thermal runaway.

3.2 Propagation Testing 5S1P and 1S5P Pouch Cell Batteries

3.2.1 5S1P

The propagation test of the 5S1P pouch cell battery is initiated by a nail penetration at the edge of Cell 3 (center cell). Thermocouples are placed between cells (labeled C1-2 for the thermocouple between Cells 1 and 2) and on the outside of the ends of the battery (Cells 1 and 5). Figure 9 shows the cell skin temperature and battery voltage as a function of time during the propagation test. Figure 10 shows the battery and individual cell voltages during the 5S1P propagation test. Nail penetration of Cell 3 results in a short circuit and thermal runaway with a sharp temperature rise of the C2-3 thermocouple and a loss in the Cell 3 voltage. The failure propagates outward from Cell 3 to Cell 2, Cells 4 and 1, and finally Cell 5 with a full thermal runaway of the battery over the course of approximately 60 seconds. Figure 11 shows a picture of the 5S1P battery post-propagation test.

Results from the pouch cell and cylindrical cell batteries in the series configurations are notably different. The failure quickly propagates completely through the pouch cell battery, but not in the cylindrical cell battery. This suggests that in the series pouch cell battery, propagation of failure is dominated by heat transfer from cell-to-cell because of the good thermal contact over the largest surface area of the cells.

With heat transfer through the surface area of the cells dominating the propagation process, initiation at the center of the battery is likely to be the most severe test condition. Failure propagation through the 5S1P pouch cell battery is also evaluated with initiation at the end of the battery (at Cell 1) which is expected to be a less severe condition. Figure 12 shows the cell skin temperature and battery voltage of the 5S1P propagation test initiated at Cell 1. Figure 13 shows the battery and individual cell voltages for this test. Nail penetration of Cell 1 results in a short circuit, loss of cell voltage and thermal runaway of Cell 1 where the skin temperature is measured to be > 200 °C on the outside of the cell (C-1) and > 600 °C at the inside face of the cell (C1-2). Just as observed for the Cell 3 initiation experiment,

failure propagates through the entire 5-cell battery when failure is initiated at Cell 1, resulting in full thermal runaway of the battery. The total propagation time is approximately 80 seconds, which is longer than observed for the propagation event when initiated at Cell 3. Since propagation takes place serially from one end of the battery to the other, it is rational to expect the duration of the propagation event to be longer than if initiation is triggered in the center of the battery. Even for initiation at the end of the battery, the heat transfer through the contact surface area between cells is still sufficiently high to cause the failure to propagate completely through the 5S1P battery. Figure 14 shows the remains of the battery after the 5S1P test initiated at Cell 1.

The 5S1P module with initial failure at Cell 1 provides an opportunity to examine how temperature propagates through the module, as the propagation of failure occurs entirely in one direction and is not impacted by cells discharging through the created short circuit. The cell average temperatures are determined as the simple average of the temperatures measured at each cell face and are profiled in Figure 15. This shows the rough temperature distribution through the module first as a result of the initial failure, then as the failure propagates through the cell. Cell 1 can be seen increasing to 285 °C in the first 10 seconds, elevating Cell 2 with it. At 20 seconds Cell 1 reaches its peak temperature of 403 °C, while Cell 2 reaches a high enough temperature to likely begin self-heating. At this point as well temperature rise is observed in Cell 3. By 30 seconds, full runaway is apparent in Cell 2 as it has exceeded the temperature of the initial cell runaway, peaking by 40 seconds after the initial failure. Cell 3 has heated significantly by this point, and by 50 seconds in shows signs of runaway itself, also beginning to elevate the temperature of cell 4 significantly. After 60 seconds Cell 3 has reached its peak temperature of 630 °C and Cell 4 is over 300 °C as well. Cell 4 continues to heat reaching a peak of ~640 °C after 80 seconds, at which point Cell 5 has reached 340 °C. By 100 seconds Cell 5 begins to cool, signaling the end of thermal runaway. These profiles make apparent that when thermal conductivity between cells is sufficiently strong a propagating thermal runaway can travel through a module through

the generated heat alone. Another observation of note is that the maximum temperature reached by each cell increased as the runway progressed through the battery (except for Cell 5, which was bounded by the inert constraint). This demonstrates how involving more and more cells in a propagating failure will increase not only the total energy involved in the event, but can also increase the acute severity as the cells reach temperatures as part of the propagating failure that they would not under an individual runaway event.

3.2.2 1S5P

Pouch cell battery failure propagation is also evaluated for batteries in the 1S5P configuration, where failure is initiated by a nail penetration at the center of the battery (Cell 3). Figure 16 shows the cell skin temperatures and battery voltage for the 1S5P propagation test. As observed in the 5S1P experiments, failure propagates completely through the 1S5P batteries. Again, the thermal contact over the large surface area between the cells dominates the propagation mechanism as opposed to electrical connectivity. The data from the 10S1P and 1S10P 18650 modules suggest that the parallel configuration would have a much more aggressive propagating failure. However, the propagation times through both batteries are comparable (approximately 50-60 seconds).

The primary difference observed between the 18650 and stacked pouch modules is that in this case the cells have a large area in direct contact with neighboring cells. Here, the thermal conductivity between neighboring cells is so strong that it overwhelms any impact the differing electrical connection may have. This indicates that poor insulation between cells would negate any safety features a battery may have to eliminate failure propagation, particularly for small, tightly packed modules.

4. Conclusions

This work examines the failure propagation behavior on differing cell types and electrical configuration. Cylindrical cells, even in a close pack configuration, have limited thermal contact between neighboring cells with significant air gaps present that limits the heat transfer between cells during

thermal runaway. In this case, the impact of the electrical connections becomes more pronounced. Here, a parallel configuration leads to stronger propagation through the cylindrical cell module due both to heat transfer along the electrical connections as well as electrical shorting of the module through the initiated cell. It is important to note that in conventional battery system design, one strategy to mitigate the issue of cell shorting is through the use of blocking and discharge diodes to prevent unwanted current flow. However, the increased heat transfer the through the parallel configuration would not be mitigated through the use of blocking diodes.

The testing of stacked pouch cells demonstrates the impact when the heat transfer between neighboring cells is strong. This shows that with strong heat transfer between modules the impact of cell heating dwarfs any impact the electrical configuration may have, as thermal runaway propagates through the module at the same pace regardless of the electrical configuration. Initiation of runaway on the edge cell also gives a glimpse of how a propagating thermal runaway can compound the intensity of the runaway as it progresses through the module, as peak cell temperatures observed increase with each interior cell that goes into thermal runaway. The stacked pouch module data shows the limitations of mitigations built into the electrical system, as safeguards to block short circuit currents would have little impact in this case. This shows the need for engineering strategies to prevent the thermal interactions of cells during a runaway event, as well as electrical interactions, to prevent a catastrophic failure of a battery.

Future work in this area will continue to evaluate failure propagation using other experimental initiation triggers, studying different cell types, sizes, and chemistries, evaluating more sophisticated battery designs (with passive and active controls), and to simulate the propagation events for selected battery types and configurations through models.

Acknowledgements

Funding for this work was provided by the U.S. Department of Energy Vehicle Technologies Program. We would like to thank our project sponsors David Howell and Brian Cunningham.

Sandia National Laboratories is a multi-program laboratory managed and operated by Sandia Corporation, a wholly owned subsidiary of Lockheed Martin Corporation, for the U.S. Department of Energy's National Nuclear Security Administration under contract DE-AC04-94AL85000.

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Figure 13. Battery and cell voltages for the 5S1P propagation test initiated at Cell 1.

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Figure 15. Temperature profile of cell average temperatures at 10 second intervals for the 100 seconds following the initial induced runaway of Cell 1.

Figure 16. Cell skin temperatures and battery voltage for the 1S5P propagation test initiated at Cell 3.

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Figures

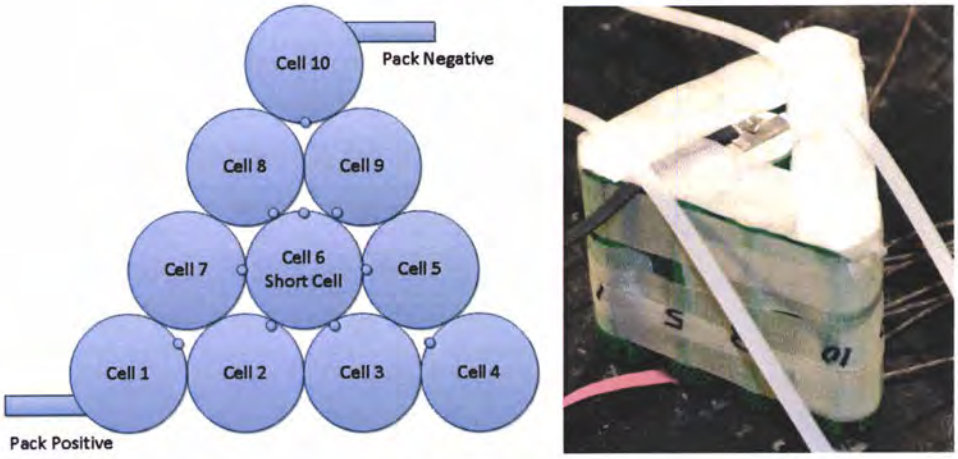


Figure 1. Diagram showing arrangement of 18650 modules and thermocouple placement.

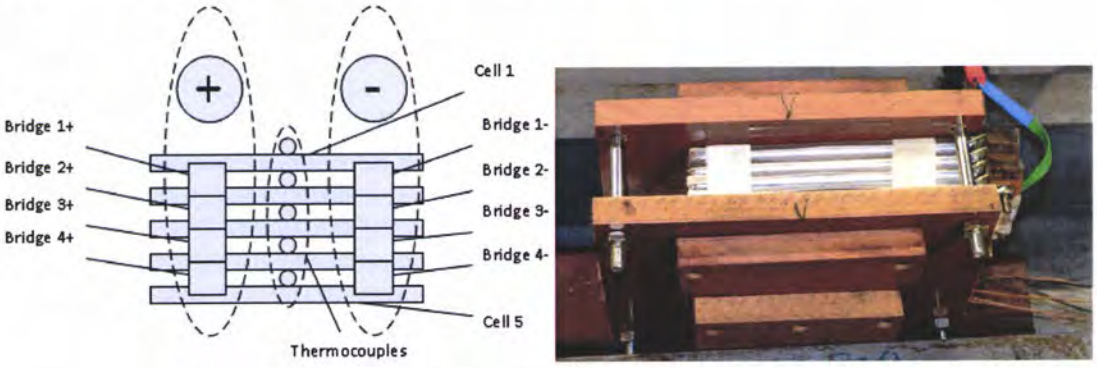


Figure 2. Diagram showing stacked pouch cell parallel module with bridge and thermocouple placement.

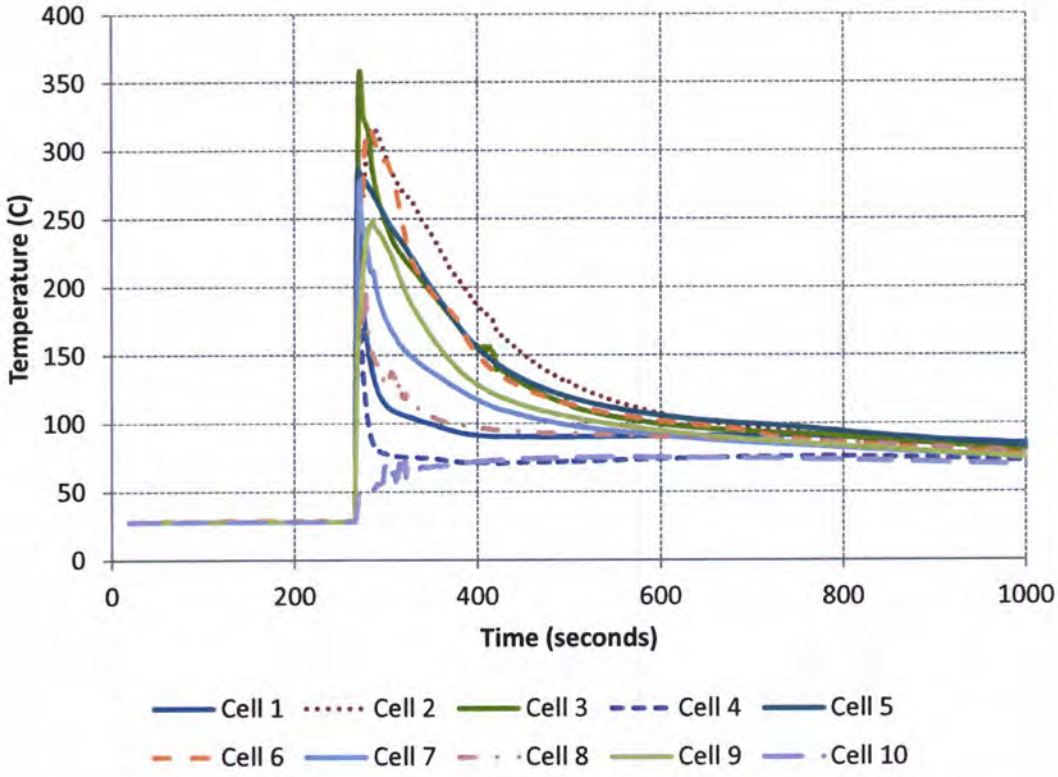


Figure 3. Cell skin temperature as a function of time during the 10S1P propagation test.

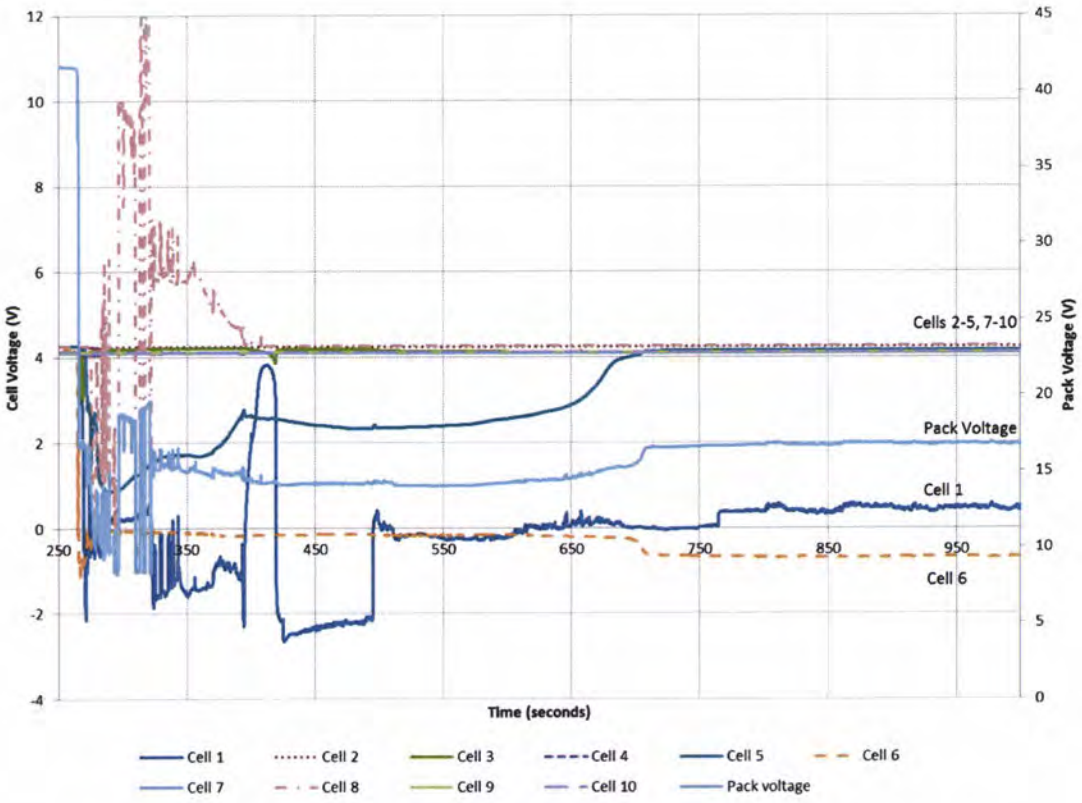


Figure 4. Cell and battery voltage as a function of time during the 10S1P propagation test.

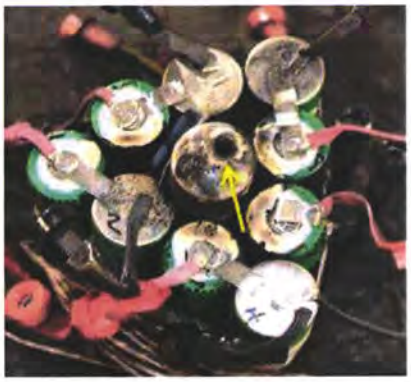


Figure 1. Photograph of the 10S1P battery post-propagation test showing the penetration of Cell 6.

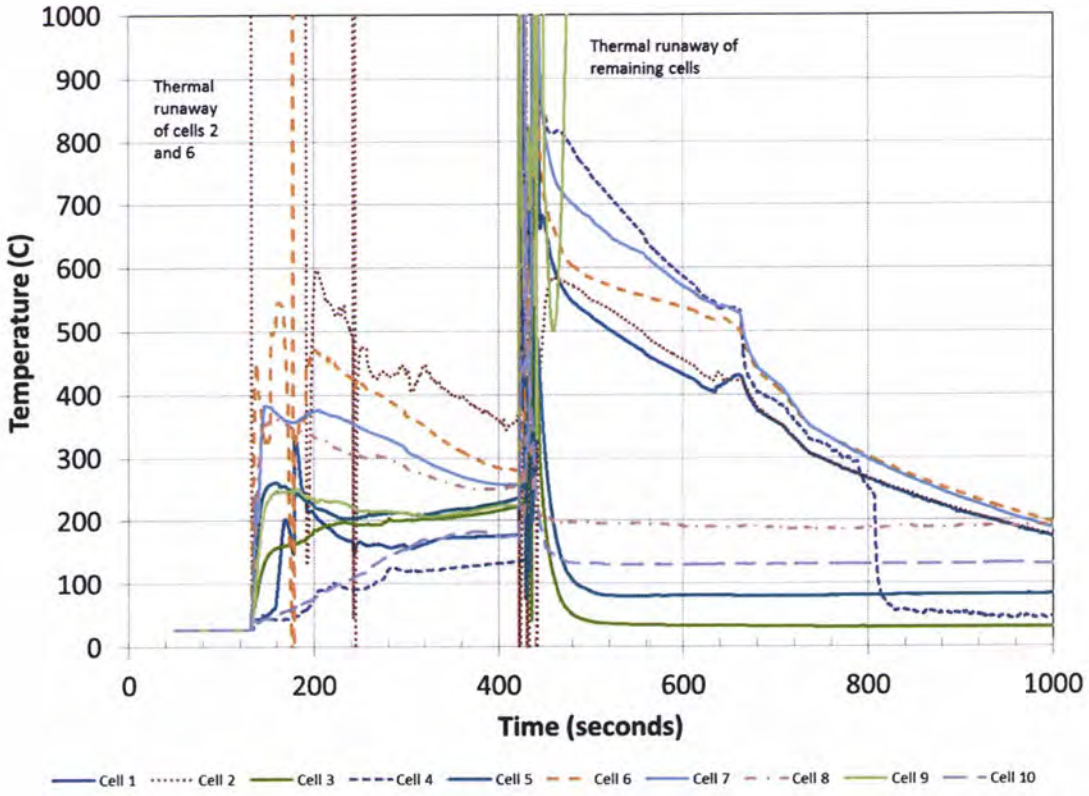


Figure 2. Cell skin temperature as a function of time during the 1S10P propagation test.

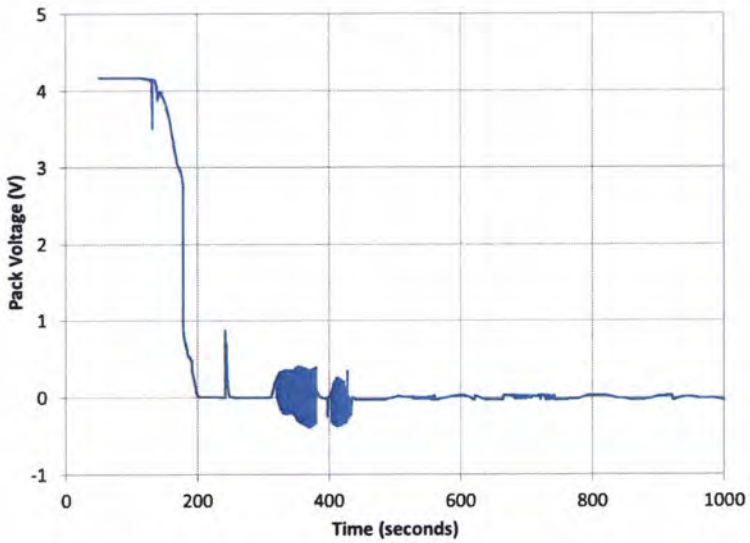


Figure 7. Battery voltage as a function of time during the 1S10P propagation test.



Figure 8. Photograph of the 1S10P battery post-propagation test.

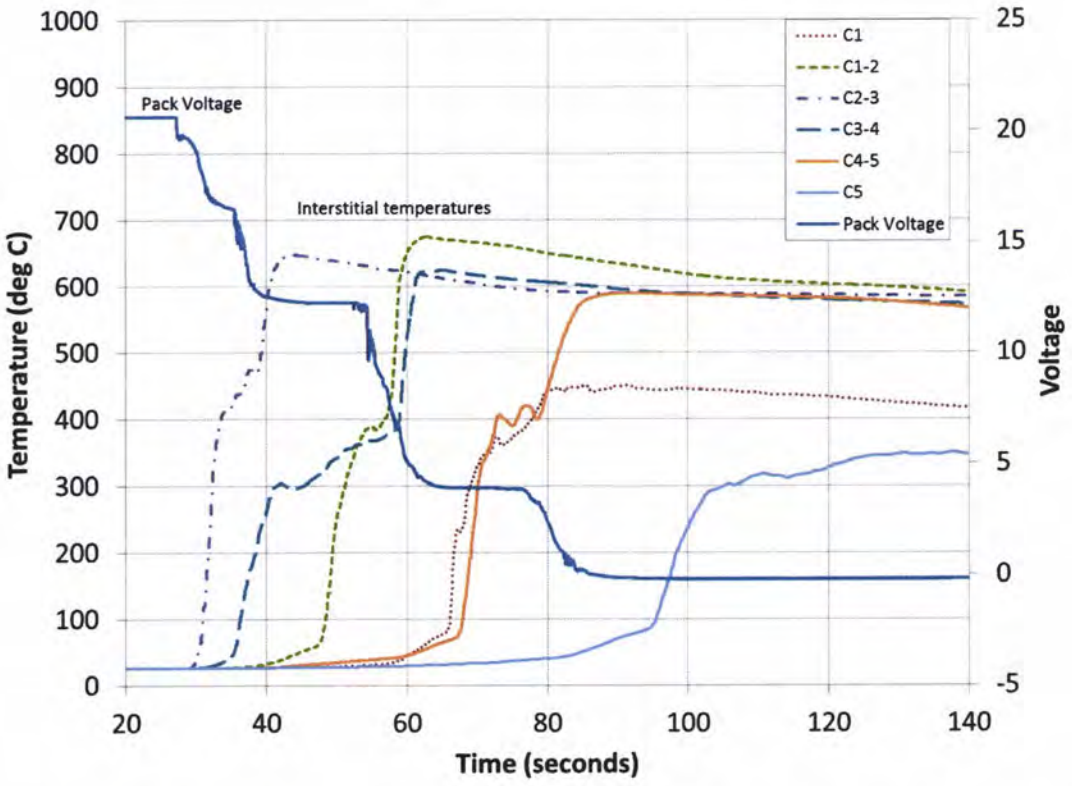


Figure 9. Cell skin temperature and battery voltage as a function of time during the 5S1P propagation test initiated at the center cell (Cell 3).

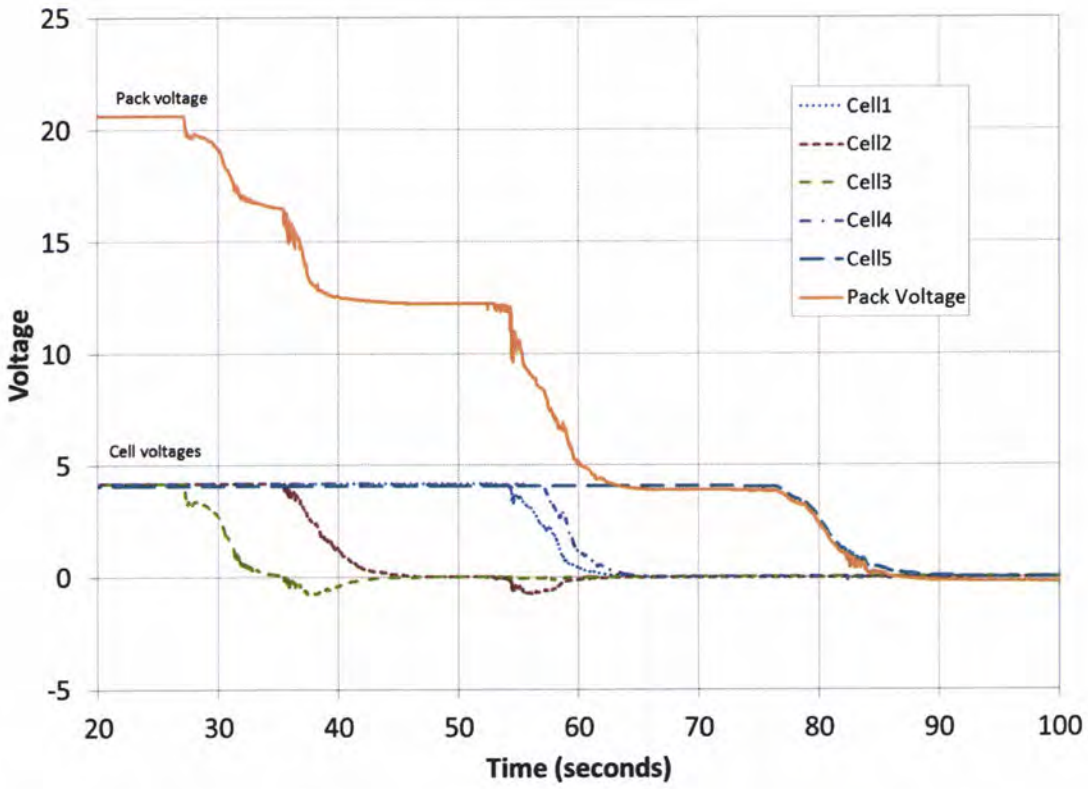


Figure 10. Battery voltage and cell voltages during the 5S1P propagation test initiated at the center cell (Cell 3).



Figure 11. Photograph of the 5S1P battery post-propagation test initiated at the center cell (Cell 3).

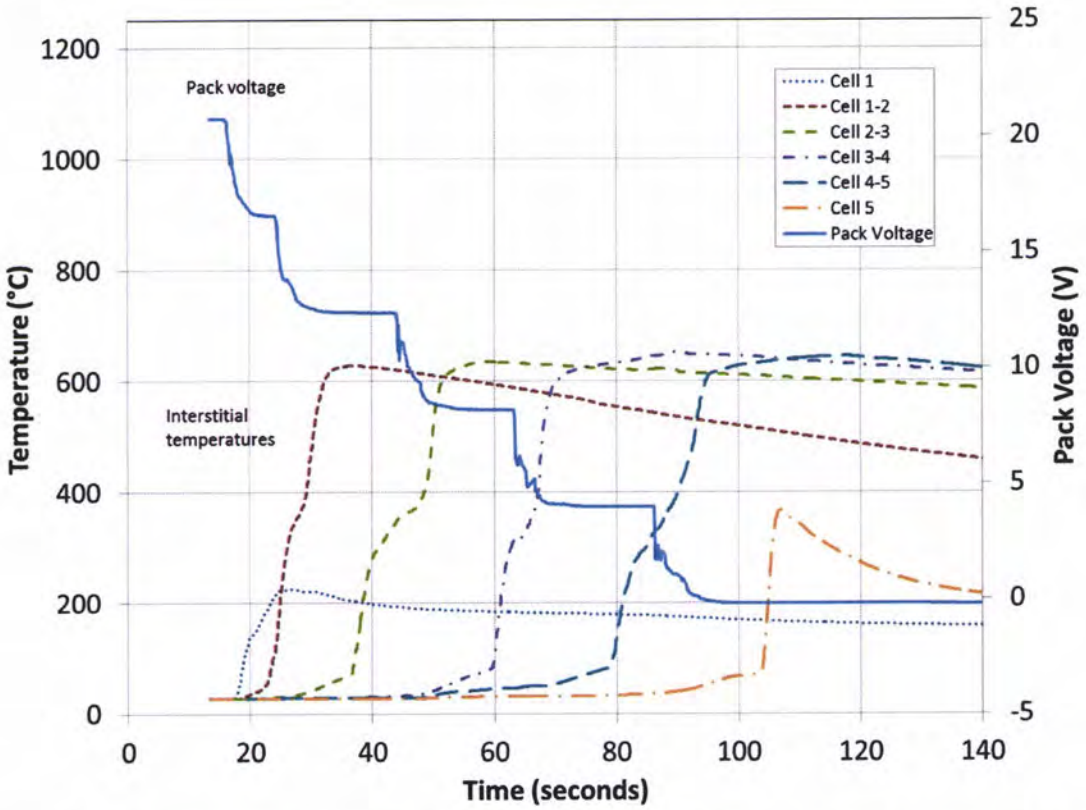


Figure 12. Cell skin temperature and battery voltage as a function of time for the 5S1P propagation test

initiated at Cell 1.

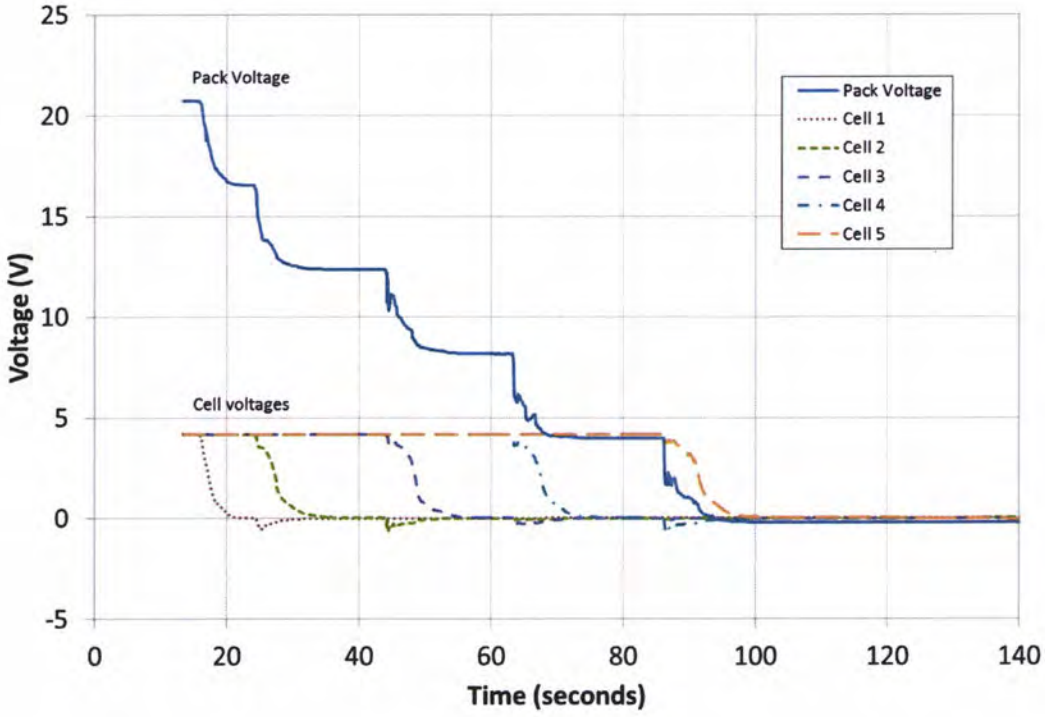


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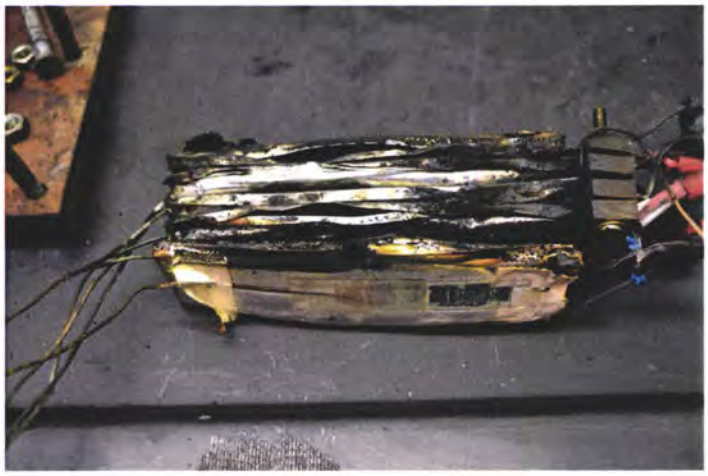


Figure 14. Photograph of the 5S1P battery post-propagation test initiated at Cell 1.

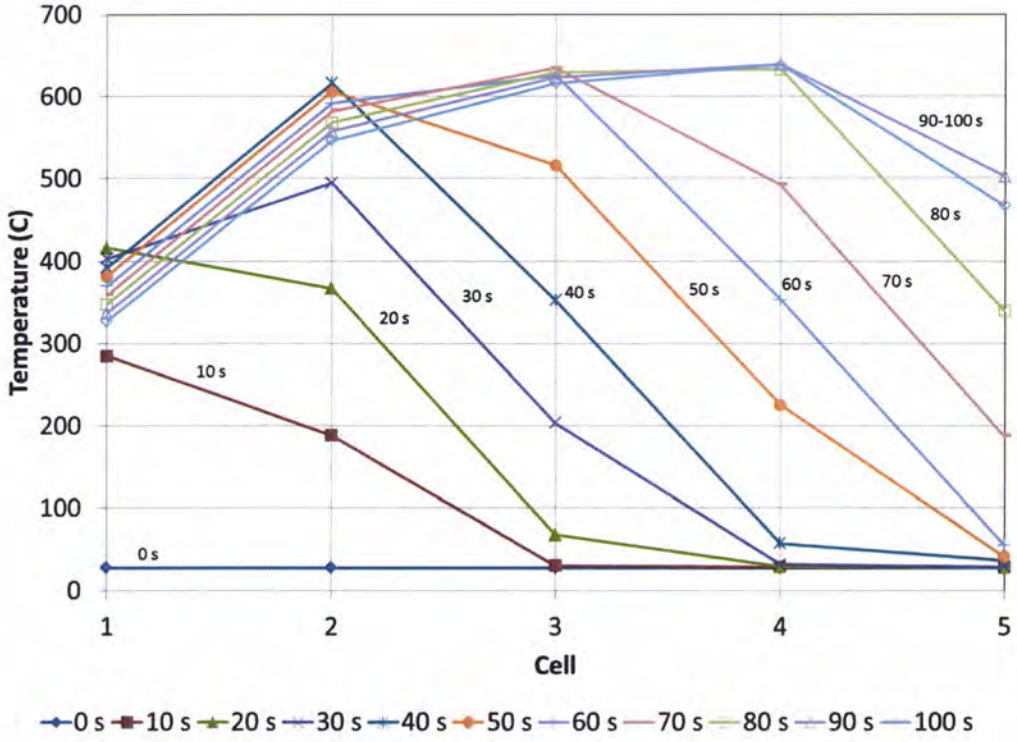


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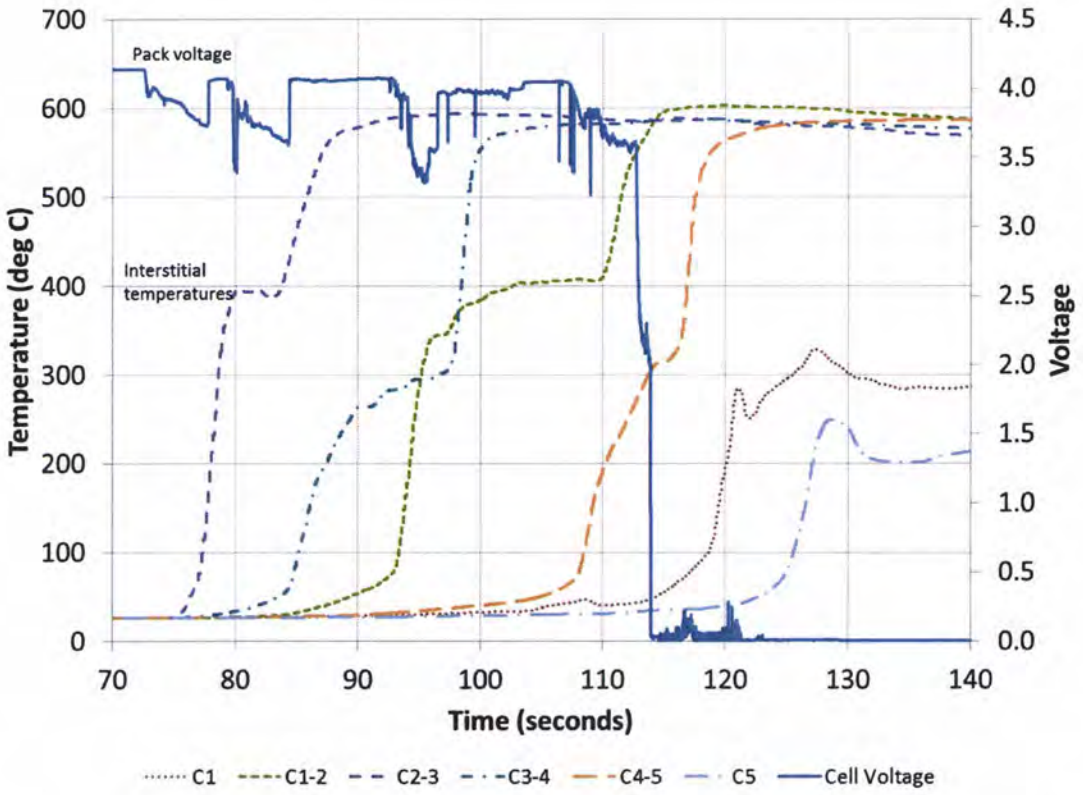


Figure 16. Cell skin temperatures and battery voltage for the 1S5P propagation test initiated at Cell 3.

Table 1. Cell and battery specifications for test articles used for propagation testing

Battery	Chemistry	Geometry	Configuration
2200 mAh 18650	$LiCoO_2$/Graphite	cylindrical	10S1P, 1S10P
3000 mAh pouch	$LiCoO_2$/Graphite	pouch	5S1P, 1S5P

EXHIBIT 8

CHURCHILL COUNTY AUGUST 12, 2026 AGENDA PACKET SAND CREEK SUBDIVISION #2, PHASE 1 (PC26-10) SERVICES AND INFRASTRUCTURE COMPARISON

Supporting Evidence Relevant to Ground IV - ZC26-2

Official source and same-meeting context. These pages are reproduced from the same official Churchill County Planning Commission agenda packet dated August 12, 2026 that contained ZC26-2. The agenda identified Sand Creek PC26-10 as New Business Item 8.C and ZC26-2 as Item 8.E.

Purpose. Ground IV uses Sand Creek for a limited evidentiary comparison. The point is not that a final subdivision map and a zoning-map amendment are governed by identical legal standards, or that Rivian was required to submit subdivision-level engineering. The comparison shows that, within the same County packet, staff evaluated services and infrastructure through concrete planning-level facts while recognizing that later civil improvement plans and construction details could remain outstanding.

What the County evaluated. The Sand Creek staff analysis addressed access for police and fire; water, sewer, drainage and utilities; County water/sewer service; an Intent/Will Serve letter; water-right dedication/payment; fire-department water-system standards; power and telecommunications availability; infrastructure construction/bonding; traffic generation and a future turn lane; public-facility/service adequacy; road and utility maintenance funding; and later civil-improvement/infrastructure requirements.

Important distinction. Sand Creek PC26-10 was a final subdivision-map application implementing an already-approved tentative map and was reviewed under subdivision/conditional-approval standards. ZC26-2 is a zoning-map amendment governed by CCC §16.08.060(E). This exhibit therefore does not argue that the Sand Creek conditions or evidentiary requirements automatically apply to ZC26-2. It supports only the narrower Ground IV proposition that planning-level evaluation of service and infrastructure adequacy can be based on factual information without requiring every final engineering detail to be complete.

Scope. The exhibit includes the complete contiguous County staff-report/analysis segment for PC26-10 (original packet pp. 75-82) and the complete contiguous applicant-engineer response to the prior Sand Creek conditions relevant to phased infrastructure (original packet pp. 111-116). This preserves favorable, limiting, and contextual material rather than isolated excerpts.

Highlighting. Yellow highlighting is a navigation aid only. Original packet page numbers and surrounding County/applicant text are preserved.

Churchill County
Agenda Report

Date Submitted: July 8, 2026

Agenda Item #: New Business -
Meeting Date Requested: August 12, 2026

To: Planning Commission
From:
Subject Title: Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.

Type of Action Requested: Recommend approval to the Board of County Commissioners

Does this action require a Business Impact Statement? No

Recommend Board Action: Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for subdivision, PC26-10, to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor's Parcel Numbers 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners approve with conditions the subdivision application.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The tentative map was approved by the Board of County Commissioners on November 10, 2025.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.
   c. Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.
   d. Applicant shall obtain a Will Serve letter from Churchill County for each lot.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

e. Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).

f. Applicant shall obtain variances for lot size and minimum lot width for lot 15.

g. Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.

h. Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.

i. Applicant shall complete the abandonment of the 50ft roadway as outlined under AE26-4 (pending).

Alternatives: Recommend denial of the application or make changes as needed.

Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By: _____ Date:
Randy Hines, Public Works Director

Board Action Taken:

Motion: _____ 1) None **Aye:**

2) None **Nay:**

Diane Moyle
(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Subdivision	**Application #:**	**PC26-10**
Request:	To implement the first phase of an approved tentative subdivision and create 25 new parcels		
Applicant:	**Casey Road, LLC**		
Owner:	**Casey Road, LLC**		
Site:	Assessor Parcel Numbers 008-792-11 & 95		
Master Plan//Zone:	Urbanizing // R-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the division of land and imposing conditions outlined in CCC **16.12.010** and **16.04.050** have **BEEN** met for **subdivision** PC26-10 to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor Parcel Numbers 008-792-11 & 95, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **subdivision** application.

Request

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The tentative map was approved by the Board of County Commissioners on November 10, 2025.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. The proposed application:

1. **Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;**
   Staff Comment: The proposed subdivision is not within a flood zone and shall have an approved drainage plan as conditioned below.
2. **Conserves agricultural resources;**
   Staff Comment: The proposed subdivision is in a Single Family Residential (R-1) district and will not impact agricultural resources.
3. **Provides adequate open spaces through efficient design and development;**
   Staff Comment: The proposed subdivision provides each property with private open space.
4. **Preserves topographic elements and features;**
   Staff Comment: There are no topographical features requiring preservation.
5. **Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
   Staff Comment: The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services.
6. **Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**
   Staff Comment: The proposed parcel size and density are consistent with neighboring communities.

7. **Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;**
   Staff Comment: The proposed subdivision will provide infrastructure for water, sewer, drainage, and other utilities to County specification as conditioned below.
8. **Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and**
   Staff Comment: The proposed subdivision will not impact existing streams, hills, scenic areas, or open space.
9. **Conforms with the goals and objectives of the development code and Master Plan.**
   Staff Comment: The proposed subdivision conforms with the goals and objectives of the development code and the 16 identified Master Plan goals and policies, as conditioned below. The required variance for smaller lot sizes best balances safety and code compliance as the Right of Way (ROW) changes from 50ft to 60ft.

Recommended Conditions of Approval

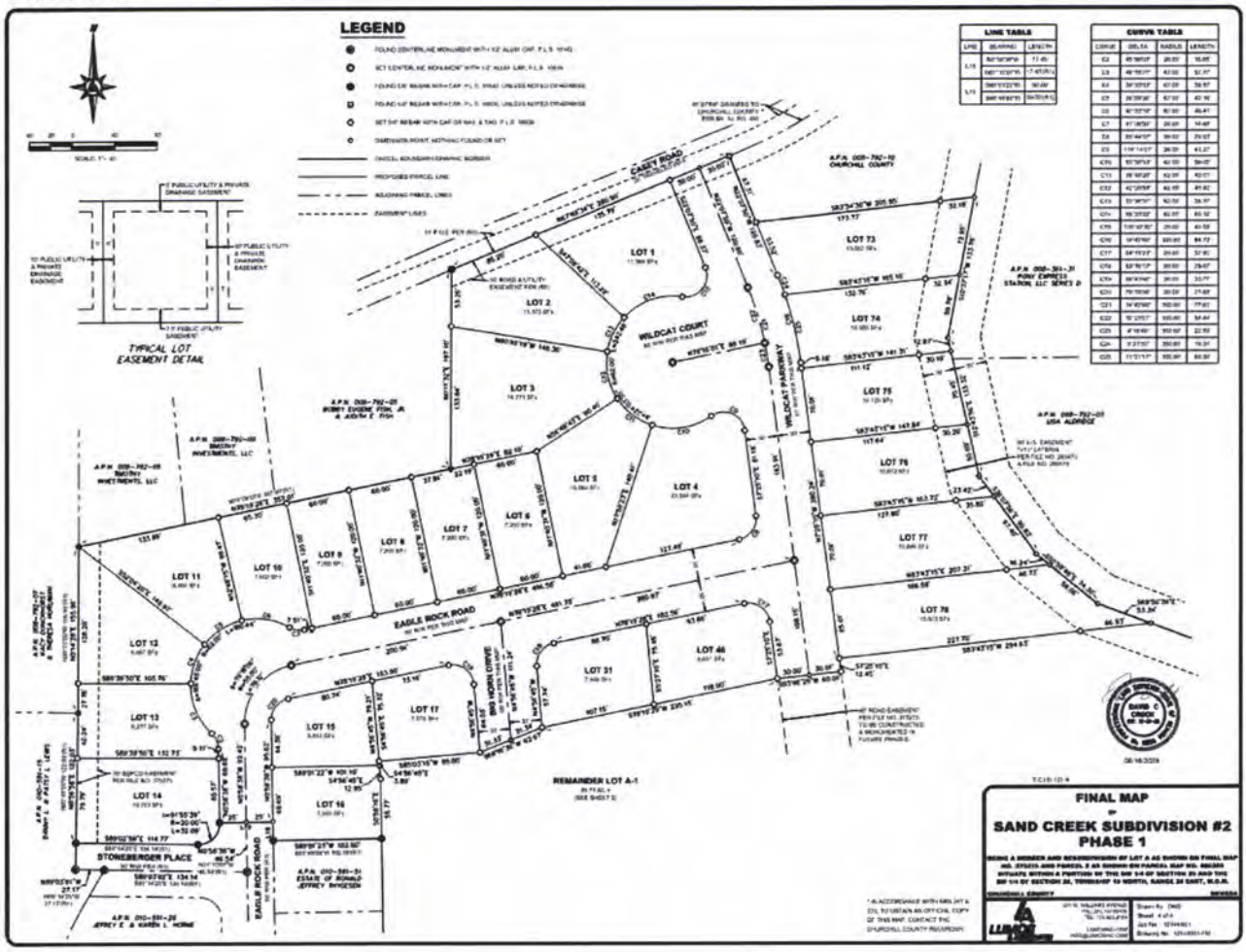
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.
   c. Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.
   d. Applicant shall obtain a Will Serve letter from Churchill County for each lot.
   e. Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).
   f. Applicant shall obtain variances for lot size and minimum lot width for lot 15.
   g. Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.
   h. Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.
   i. Applicant shall complete the abandonment of the 50ft roadway as outlined under AE26-4 (pending).

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



Background

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The Board of County Commissioners approved the tentative map on November 10, 2025.

The applicant has also filed concurrent Public Utility Easement (PUE) abandonments (approved), and a road abandonment (AE26-4, also before the Planning Commission).

Analysis

CCC 16.04.050(A) authorizes the Planning Director, Planning Commission, or County Commissioners to apply conditions to development to ensure:

1) Master Plan Conformity

The following 16 goals and policies are most relevant to the proposed subdivision:

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Goal/ Policy	Text	Staff Comment
ED5.5	Require that new and expanded developments comply with Truckee-Carson Irrigation District (TCID) requirements to maintain the viability of delivery and drainage features.	The applicant has not rerouted or changed the existing 60ft irrigation easement.
PSF1.2.2	New service areas (including expansions) for public water utilities are only allowed in the Urbanizing and Industrial land use designations and may not overlap with other water utility service areas.	The proposed subdivision is within the existing County water service area.
PSF1.2.3	Development that is served by a centralized/community water utility must be located within the service area for the utility.	The proposed subdivision is within the existing County water system service area.
PSF1.14.1	Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.	The proposed subdivision is within the existing County water system service area and will be served by the County's water system.
PSF1.14.5	The cost of water service to new development shall be paid by the new development, and the cost of the service shall include extending service lines or facilities to the site.	The applicant shall build or bond the required water infrastructure prior to map recordation, as conditioned above.
PSF1.16	Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.	The site does not have sufficient water rights. The applicant shall provide a Payment in Lieu of water rights prior to map recordation, as conditioned above.
PSF1.20	For proposed or existing development to be served by the County utilities, adequate land or rights-of-way shall be dedicated to public facilities. During the development review process, necessary easements, rights-of-way, and lands shall be made available for the installation, construction, and operation of public facilities and utilities.	The proposed map provides sufficient rights of way for dedication to ensure the installation, construction, and operation of public facilities and utilities.
PSF1.21	All planned unit developments and subdivisions shall be served by a centralized/community municipal water system.	The proposed subdivision shall be served by Churchill County's water system. Churchill County has provided an Intent to Serve letter for this site.
PSF1.22	Require all developments taking place near public water facilities to connect to them with limited exceptions.	The proposed subdivision shall connect to public water facilities.
PSF2.1.4	Development that is served by a public wastewater utility must be located within the service area for the utility.	The proposed subdivision is within the existing County sewer service area.
PSF2.2.1	All planned unit developments and subdivisions with residential densities of more than one unit per five acres shall be served by a community sewage treatment facility.	The proposed subdivision shall be served by the Churchill County sewer system.
PSF2.2.7	Require all developments taking place near public sewer facilities to connect to them with limited exceptions.	The proposed subdivision shall be served by the Churchill County sewer system.

PSF2.5	Ensure that future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.	The proposed subdivision shall be served by Churchill County sewer system. Churchill County's sewer system meets all required environmental standards.
PSF5.1.4	Future development will require water distribution systems to meet fire department standards.	The proposed subdivision will connect to Churchill County's water system. Churchill County's water system meets fire department standards.
LU4	Infrastructure expansion shall be cost effective.	The proposed subdivision shall either construct or bond the required infrastructure expansion.
LU4.1	Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.	The proposed subdivision abuts existing residential development to the east and west. This allows for cost effective provision of utilities.

2) Compatibility with adjacent properties and uses

The proposed subdivision abuts existing residential subdivisions to the east and west and commercial development to the north. The subsequent subdivision phases will fill the vacant area to the south, as seen in the exhibit below:

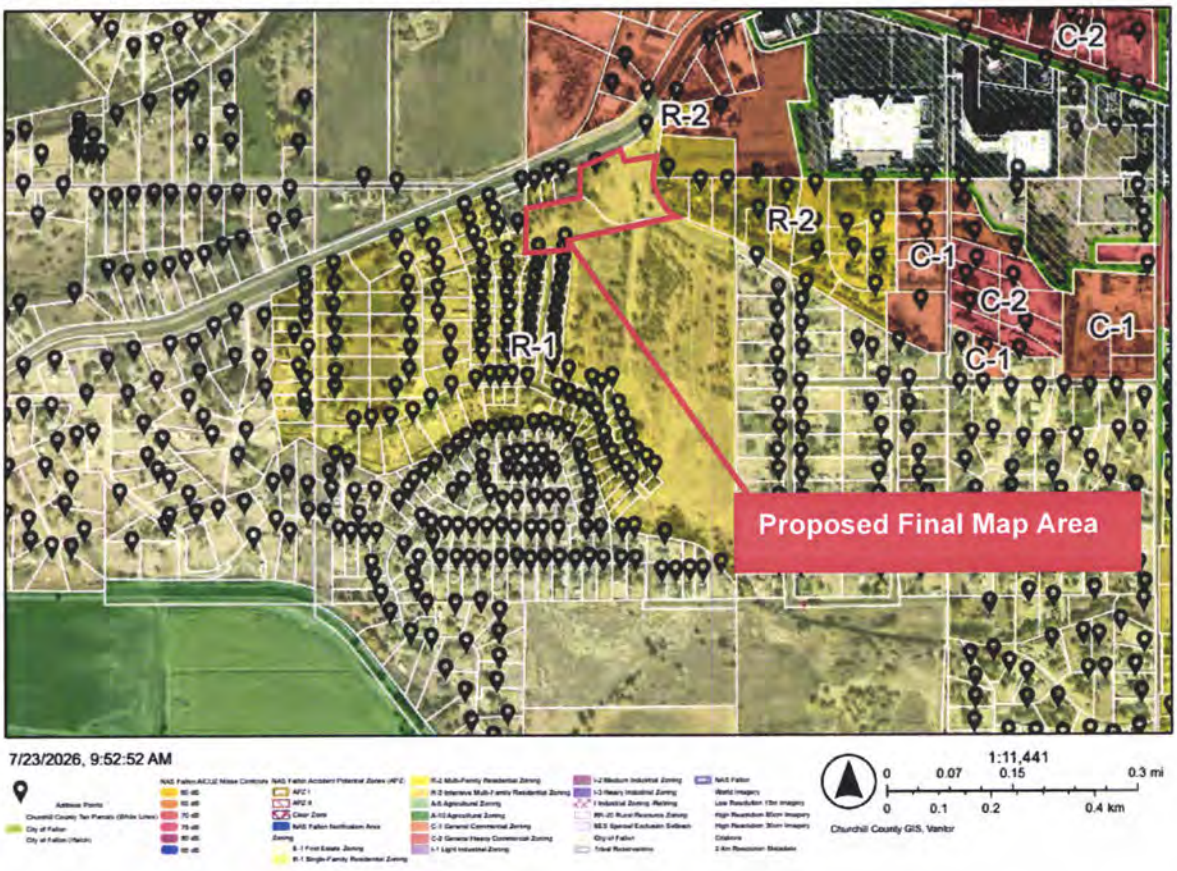


Exhibit 1

The proposed parcels range from 6,855sf to 15,813sf.[1] This matches the neighboring parcels which range from 7,013sf to up to 3 acres (130,680sf).

3) Protection of the public health, safety, and welfare

There are minimal public safety risks from the location of the subdivision. The proposed subdivision is not within a flood plain and there are no known fault lines within the subdivision. The geotechnical report identified sandy soils and sediments within the subdivision but did not have concerns over potential liquefaction.[2]

The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services. The proposed roads meet Churchill County design standards. This ensures the public health, safety, and welfare.

The proposed 25 parcels increase the number of people in this dominantly residential area. According to the US Census, the average persons per household in Churchill County is 2.66. Therefore, this phase of development will increase activity and traffic by approximately 67 people. The full development may create an impact of approximately 479 people. The applicant's full subdivision traffic study shows an anticipated 1,688 daily trips. The traffic study recommended the creation of a left turn lane along Casey Road. The Director of Public Works determined that the left turn lane is not required until phase 2 of the subdivision. The current phase will have acceptable impacts to the welfare of neighboring properties.

4) That adequate public facilities and services are available to the development

The proposed parcels have access along the proposed Eagle Rock Road, Wildcat Parkway, and Big Horn Drive. Staff covered the potential traffic impacts and timing of the future Casey Road left turn lane in Section 3, above.

Sufficient power and telecommunications services are available along Casey Road. Parcels contain a 7.5ft wide PUE along the proposed road frontages, 5ft wide PUEs along side property lines, and a 5ft PUE and private drainage to provide utility access and drainage.[3]

Churchill County water and sewer will service the subdivision. Churchill County has provided an Intent to Serve letter for the subdivision. Payment in lieu of water rights dedication shall be made in accordance with CCC 13.02.010(G), as conditioned above. Staff notes that the geotechnical report found water intrusion may occur at depths of 6.5ft. This may impact the design of below grade utilities. An approved Civil Improvement Plan will be required prior to recordation of the final map, as conditioned above.

The proposed subdivision will have adequate public facilities and services, as conditioned above.

5) Findings of conformance with the goals and objectives of the Code and the master plan must be made in order to recommend approval and impose conditions

Broadly, the proposed subdivision meets the standards outlined under Churchill County code. However, there is an exception where Eagle Rock Road transitions from the old 50ft ROW

[1] Please note that 1-acre equals 43,560sf.
[2] Liquefaction describes an event during an earthquake where normally solid ground behaves like a liquid.
[3] PUE stands for Public Utility Easement.

LUMOS & ASSOCIATES

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12144.001

June 18, 2026

Randy Hines
Public Works Director
Churchill County
155 N. Taylor Street, Suite 153
Fallon, NV 89406

Subject: Sand Creek Subdivision #2, Phase 1
Tentative Subdivision Map PC25-8

Dear Mr. Hines:

The following are responses to the Conditions of Approval for Sand Creek Subdivision #2, Phase 1 as it applies to the Tentative Subdivision Map application for the Sand Creek Subdivision #2 (PC25-8).

COUNTY ENTITY

1) The Tentative Subdivision Map shall be updated within 60 days to reflect requirements of these conditions of approval to the satisfaction of county Department Heads. Disputes shall be resolved by recommendation of the Planning Commission and approval by the BOCC. When done, the Tentative Map shall be printed on mylar and appropriately signed. Failure to update materials in a timely manner may require reconsideration by recommendation of the Planning Commission and approval by the BOCC.

2) Phasing of the project shall progress according to the phasing plan. A table of phase improvement sequencing shall be included on the revised Tentative Map, with the following improvement requirements:
   a. With the filing of the mylar addressing all corrections, the property at the intersection of Allen Road and Birch Lane shall be dedicated to the county to accommodate road and intersection improvements.
   To be coordinated with Client

   b. Improvements interior to the phase shall be provided with the phase. Improvements exterior to the phase that are needed for the phase to function as determined by the Director shall be provided with the phase.
   All interior subdivision improvements are included for Sand Creek Subdivision #2, Phase 1.

   Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per "Trip Generation Comparison Letter for Sand Creek" dated July 24, 2025, prepared by GCW, Inc., exterior improvements in the form of a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name

Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.")

c. With each phase, streets shall be provided with street lighting meeting Churchill County Standards, with locations at intersections and pedestrian crossings at a minimum.
Street lighting is shown on the street improvement plans for Sand Creek Subdivision #2, Phase 1.

d. The Phase 1 shall include the establishment of a financial arrangement for road maintenance (including stormwater, street lighting, and power costs) that is acceptable to the county. This can include a Special Assessment District, homeowners association, or other alternative.
To be coordinated with Client

e. Phase 1 shall include the recommended turning improvements at the Wildcat Parkway/Casey Road intersection, as described in the updated traffic study letter and determined to be needed by the Road Supervisor.
Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per "Trip Generation Comparison Letter for Sand Creek" dated July 24, 2025, prepared by GCW, Inc., a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.")

f. Phase 5 shall include the extension of Wildcat Parkway through the county's sewer lift station property to Birch Lane, the extension of Dixie Drive and its canal crossing, improvements to the Wildcat Parkway/ Birch Lane intersection, and associated pedestrian improvements determined to be needed by the Road Supervisor.
Not applicable to Phase 1.

3) A variance must be obtained before the first Final Map is recorded to waive the "minimum average width" standard for the subdivision. All lots must conform to all other lot layout standards. Conforming lots shall be shown on the revised Tentative Subdivision Map.
A variance application and letter of justification has been included in the final map application package for Sand Creek Subdivision #2, Phase 1

4) The depiction and labeling of any planned abandonment of existing road or utility easements, and the elimination any parcel lines shall be added to the revised Tentative Map to clearly illustrate and document such actions. The 50' easements for roads and associated utilities shall be abandoned and replaced with 60' rights-of-way for roads and associated utilities. All abandonment processes shall be completed before or concurrently with the Final Map approvals.
Abandonment of existing easements was documented on the approved Tentative Map.

5) The plan and timing for the handling of irrigation facilities, including all recommendations from TCID and BOR, shall be clearly indicated on the revised Tentative Map. All necessary permits for altering facilities shall be obtained during construction of improvements.
Not Applicable. Sand Creek Subdivision #2, Phase 1 does not intersect irrigation facilities.

6) The plan for the handling of roads shall be provided on the revised Tentative Map. It shall clearly state what is to be built. Roads shall be built to county standards, with any portions that do not have a county standard designed to a special standard approved by the Director. It shall clearly state what is to be offered for dedication to the county. This can be done in general notes or on each road label.
Road sections for Sand Creek Subdivision #2, Phase 1 meet Churchill County standards for width and dimensions. The geotechnical investigation recommends a thicker paving section, which is reflected in Details 125 and 125A on Sheet C5.3. Public rights-of-way are indicated on the final map for Sand Creek Subdivision #2, Phase 1. Construction of infrastructure to Churchill County standards was also addressed in General Note 8 of the approved tentative map for Sand Creek Subdivision #2.

7) The recommendations of agencies that submit comments shall be incorporated into the Tentative Subdivision Map, as determined by the Director.
There are no comments from other agencies.

8) Changes shall be made to the revised Tentative Map for compliance with Churchill County Code, including but not limited to:

   a. Changes to labels on road easements and improvements shall be made to be consistent with the county's decision on offers to grant easements and dedicate land and facilities.
   The final map clearly addresses easements and dedications.

   b. All existing roads connecting to the project roads shall be shown on the map and provided with the easement and road dimensional information on the revised Tentative Map.
   Connecting roads are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

   c. All proposed roads shall have the easement/right-of-way width, construction standard, and end of proposed road construction (where applicable) for each road clearly indicated on the revised Tentative Map.
   Right-of-way widths are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

   d. Off-site road improvements shall be shown on the map or indicated in notes and shall reference the current traffic study update letter.
   See response to comment no. 2.e. above. No offsite road improvements are included with Sand Creek Subdivision #2, Phase 1.

   e. Existing utility easements from previous maps and documents shall be shown on the map, and those that will be abandoned shall be labeled as such.
   Existing easements are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

f. Existing property lines that will be removed from the project shall be labeled as such.
Existing property lines to be removed are shown on the final map.

g. A note shall be placed on the typical lot layout diagram indicating that lots must provide for two parking spaces that do not rely on tandem (front to back) parking.
The typical lot layout is shown on Sheet C2.0, and a note regarding off-street parking was included.

h. Metes and bounds shall be provided for the project perimeter.
Project perimeter metes and bounds are shown on the Final Map.

i. The vicinity map shall be modified to improve readability.
The vicinity map on the Sand Creek Subdivision #2 Tentative Map was improved. Readable vicinity maps have been included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

j. North arrows and scale shall be included on all maps.
All plans include north arrows and scales.

k. The legend and map lines shall be modified to clearly distinguish lines for different purposes, including different utility lines, from project parcel lines.
Legends including map lines are included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

l. Add a phasing improvements sequence table to Sheet 1, consistent with conditions of approval.
Phasing was included on the revised Sand Creek Subdivision #2 Tentative Map.

m. Add statement of intent regarding proposed deed restrictions, such as home associations, and other matters regarding common areas.
Sand Creek Subdivision #2, Phase 1 plat note 14 addresses homeowner associations and deed restrictions.

n. Add project density and percentage of land uses to the Project Information on Sheet 1.
Project density and percentage of land use was added to the Project Information on the Revised Tentative Map for Sand Creek Subdivision #2.

o. Provide TCID review number and review comments.
TCID review number is 25-018. The review comments are attached.

9) Any final changes required by the County Surveyor shall be made to the revised Tentative Map, including but not limited to the following:

a. Labeling on the Sheet 1 map that displays phasing and other features.
Sand Creek Subdivision #2 Tentative Map labeling and phasing revisions were included on revised tentative map.

b. Accurate naming of the map as a merger and resubdivision, and reference to the legal description document name and number.

The plat for Sand Creek Subdivision #2, Phase 1 is described as a merger and resubdivision.

c. Modify notes and labels to clearly identify irrigation structures and document their source.
Not applicable to Sand Creek Subdivision #2, Phase 1. Irrigation structures were documented on the approved Sand Creek Subdivision #2 Tentative Map.

d. Electronic signatures shall be made larger and more legible.
Electronic signature on Revised Tentative Map for Sand Creek Subdivision #2 is legible. Digital signatures on Sand Creek Subdivision #2, Phase 1 plat and improvements plans are of a legible size.

e. Basis of bearing line and monuments shall be clearly indicated.
Basis of bearing line and monuments were clearly indicated on Revised Tentative Map for Sand Creek Subdivision#2 and is also shown on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

10) The improvement plans for off-site and on-site sewer and water infrastructure shall be designed to county standards. In addition:

a. Existing water and sewer lines lying outside the project that need to be upgraded to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

b. Any sewer lift station upgrades needed to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

c. Any additional water main segments needed to meet looping requirements shall be installed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

11) Final maps shall be submitted and implemented in compliance with Churchill County Code, including but not limited to, water dedication timing, impact fee timing, and infrastructure construction timing.
The final map application for Sand Creek Subdivision #2, Phase 1 has been submitted in compliance with Churchill County Code with respect to timing, water dedication, impact fees, and infrastructure.

12) All Final Subdivision Maps shall be in substantial conformance with the approved Tentative Subdivision Map, and subject to the following:

a. A submittal not in substantial conformance must first be approved as a modified Tentative Map by recommendation of the Planning Commission and approval by the BOCC.
Noted.

b. Final maps shall be submitted in numerical order, but consecutive phases may be grouped together.

Noted. The current final map application is the first final map application and is defined as Phase 1.

c. Final maps for subsequent phases shall not be submitted until infrastructure for the previous phase is constructed.
Noted.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,

Edward C. Thomas, P.E.
Senior Engineer

EXHIBIT 9 - FINAL AUDITED REVISION

COUNTY REZONE INSTRUCTIONS, I-3 DISTRICT PURPOSE, DEVELOPMENT STANDARDS, AND LAND USE TABLE

Evidence Supporting Ground VI's Zoning-Compatibility Analysis - ZC26-2

Why this exhibit matters. Ground VI addresses whether sufficient evidence supported the appropriate-use and compatibility determinations for the requested I-3 zoning. The County's own Code and rezone materials make the zoning classification broader than one presently stated project: §16.08.214 defines I-3 and expressly cross-references additional development regulations; §16.08.250 governs uses and permit levels; and the County's rezone instructions direct applicants to consider possible future uses allowed in the requested district.

Audit of §16.08.214 cross-references. Section 16.08.214 expressly directs the reader to CCC §14.04.030 and §16.16.020 for additional regulations that may affect I-3 uses. Section 16.16.020 is materially relevant to this appeal and is therefore added here. In particular, §16.16.020.2 applies friction-zone standards to newly constructed or changed industrial uses and contains separation/buffering provisions, including a specific one-half-mile highway setback for "Explosion and combustion testing." This exhibit does **not** assert that Rivian's described destructive battery testing has already been legally classified as that listed use; the provision is included because the governing I-3 section expressly incorporates these development standards and they illustrate why the actual use classification and characteristics can matter.

CCC §14.04.030. The cross-reference was also audited. It is located in Title 14, Buildings and Construction / Building Permits. We do not use it as a substantive Ground VI compatibility criterion here. Because the appeal's Ground VI turns on zoning compatibility and the Title 16 development/use standards, this exhibit preserves §16.08.214's express reference to §14.04.030 without implying that a building-permit provision independently proves or defeats compatibility.

Important limitation. Nothing in this exhibit predicts which future I-3 uses will occur, treats all I-3 uses as incompatible, or assumes that "destructive battery testing" equals "Explosion and combustion testing." Permit symbols, use classification, later permits, and other applicable Code requirements remain controlling. The exhibit supports the narrower point that the permanent zoning classification and the regulations the County itself makes applicable to it are relevant to the required compatibility analysis.

EXHIBIT 9 - PART A

CCC §16.08.214 - I-3 HEAVY INDUSTRIAL DISTRICT

The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in this district. Specific land uses are listed in the land use table under section 16.08.250 of this Title. HISTORY Adopted by Ord. Bill 2025-A, Ordinance 32 on 9/17/2025

Existing zoning context - CCC §16.08.220 RR-20

The purpose of this district is to protect and enhance all natural resources including historical and archaeological sites by limiting, controlling and prohibiting certain use of lands. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in this district. Specific land uses are listed in the land use table under section 16.08.250 of this article. (Bill No. 2018-E, 2019)

EXHIBIT 9 - PART B

CCC §16.16.020 - SITE DEVELOPMENT STANDARDS

Source note. Section 16.08.214 expressly cross-references §16.16.020. The excerpts below reproduce the portions most directly relevant to I-3 intensity/separation and Ground VI. Other §16.16.020 subjects (outside storage, landscaping, parking, signs, lighting, and specific-use standards) remain part of the Code but are not necessary to this limited compatibility exhibit.

§16.16.020.1 - I-3 intensity and dimension standards

I-3 row appears in the official Site Development Standards table.

§16.16.020.2 - Friction Zone Typical Development Standards

The provisions of this section shall apply to any planned unit development, subdivision or parcel map and any newly constructed or change of commercial or industrial use in commercial or industrial zoning.

Commercial adjacent to industrial shall include a 75-foot-wide setback that extends from the rear of the industrial building to the front of the commercial building. An eight-foot landscape strip shall be dedicated for landscaping along the commercial side of the property line. The industrial building should be located 50 feet from the property line and the commercial buildings should be located 25 feet from the property line. Within the 50 feet between the industrial building and the property line, an eight-foot strip should be dedicated for landscaping. Additionally, buffers along all common property lines to minimize visual and noise pollution may be required up to and including an eight-foot-high sound wall at the discretion of the planning department.

Single-family adjacent to industrial shall include a 200-foot-wide setback that extends from the rear of the dwelling unit to the industrial building. Within the area between the building and the property line, an eight-foot-wide landscape strip with buffers along all common property lines to minimize visual and noise pollution that may be required up to and including an eight-foot-high sound wall at the discretion of the Planning Department shall be constructed. There will be a 100-foot minimum distance from the building to the property line.

The following land uses shall include no less than a one-half mile setback from the edge of right-of-way of U.S. 95 north, U.S. 95 south, U.S. 50 east (Austin Highway), U.S. 50 west (Carson Highway), U.S. 50 alternate (Reno Highway) and U.S. Interstate 80: Brothel, house of prostitution. Explosion and combustion testing. Junkyards, salvage yards, wrecking yards. Solid waste landfill.

EXHIBIT 9 - PART C

CCC §16.08.250 - RR-20 / I-3 USE TABLE COMPARISON

Operative provisions and legend: All proposed uses and developments must be categorized according to the use listings in the land use table of this section. Where a proposed use or development does not clearly match a listing in the table, the planning director shall perform a similar use determination to classify the proposed use or development as the closest applicable use listing in the table. A similar use determination may be appealed to the planning commission, or the planning commission may modify the determination during a normal permit hearing for the project. All proposed uses and developments must be consistent with the use limits and permitting requirements provided in the land use table of this section for the zoning district in which they are located. Variances may not be requested or approved to allow prohibited uses, nor to change the required permit or review for allowed uses. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in these districts. All uses that include handling of materials designated as explosives or highly hazardous substances as defined under NRS 278.147 shall require a conditional use permit as set forth in 16.08.085 regardless of the zoning established in the Use Table. Certain uses, as defined in section 16.08.080, are required to obtain a special use permit regardless of the zoning established in the Use Table. Uses in the land use table of this section are identified with use limits, permit process requirements, and establish use limits and permit processes for specific instances, as provided below: (Blank) or x = Use is prohibited S = Use is allowed through a special use permit as defined in 16.08.080 C = Use is allowed through a conditional zoning permit as defined in 16.08.075 R = Use is allowed through a zoning review T = Use is allowed through a temporary use permit HB = Use is allowed through a home business permit - = Use is allowed without a zoning review or other permit * /+ = Either or both notations are used to identify and reference modifications to use limits or permit processes that apply in specific situations for the land use in the same row, and described under the land use name. † = Notation to identify modifications to use limits or permit processes within the NAS overlay. These apply only when a use is allowed, not prohibited. This notation increases the level of review normally required in a situation and is accompanied by one of the above symbols to indicate the minimum level of review. It may also indicate that a use that might be allowed is prohibited in the NAS overlay due to operational concerns. "Uses in NAS Fallon overlay may be †X - Prohibited, or †S - must have at least a SUP review, or †C - must have at least a Conditional Zoning Permit."

Use / category	RR-20	I-3	NAS
Agriculture and Resource Production and Support : NOTE : Transportation of resource products to and from an operation is allowed under the definition for the specific resource			
Agricultural Production - not included in specific listings Rangeland Agriculture (Dispersed grazing, nut harvesting, etc.) Timber Growing and Harvesting (fence poles, pulp trees, Christmas tree, etc.) Farming/Cropland Pasture Grazing (incl. small scale livestock feeding and hobby farms) * with an Agricultural Support Building	-/R*	-/R*	n/a
Aquaculture * If hydrologically connected to fish habitat areas	R/S*		n/a
Animal Feeding Operation - Small (feeding 100 to 1,000 animal units) * If with buildings	-/R*	-/R*	†S
Cannabis Establishment			n/a
Dairy/Feed Lot, minor alterations of existing buildings NOTE: new or major expansion treated as Animal Feeding Operation	R	R	†S
Animal Feeding Operation - Large (feeding more than 1,000 animal units)	R		†S
Land Application of Domestic Septage	S		n/a
Exotic Animal Farm (fur farm etc.) Excludes zoos and similar uses - see recreation uses	S		†S
Game Hunting Ranch Also see Recreation Resort in lodging uses	S		†S
NOTE : Review dog/cat/pet breeding facility as kennel in commercial uses			
Agriculture and Resource Related Retail :			
Farm Stand/Direct Resource Product Sales Site Review sales not associated with the growing farm, and sales not on the farm site as commercial use. Also see retail sales for other zones.	R		n/a
Nursery Sales (retail and wholesale)			†S
Agro-Tourism Treat processing as resource related industrial or industrial uses Also see retail sales and commercial uses for other zones.	S		†S
Farm Animal Auction Also see animal feeding operations	S		†S
Agriculture and Resource Related Industrial :			
Light Wood Processing and Storage (mills, paper, plywood, etc.)	S	C	†S
Light Milk/Cheese Processing and Storage * limited in scale to animals produced on the farm	S	C	†S
Light Meat Processing and Storage (slaughtering and butchering) * limited in scale to animals produced on the farm Review Office of Mobile Slaughtering Operation as commercial uses	S	C	†S
Light Crop Processing and Storage (mills, cereal processing, cold warehouses, canning, bottling, extracts, etc.)	S	R	†S
Geologic Drilling Activities (general drilling for mineral, geothermal, etc.)	R	R	†A
Oil and Gas Extraction Excludes processing see Chemical Manufacturing	S	C	†S
Mineral Extraction and Processing (including batch plants) * limited in scale to materials extracted on the same property NOTE : See temporary mining for other zones.	S	C	†S
Temporary Mineral Extraction and Processing for habitat restoration purposes			†S
NOTE: For natural resource energy projects - see Energy Production uses			
Industrial Uses :			
Warehouse Storage and Distribution * Prohibited if over 50 employees For multi-tenant space for businesses locations see commercial uses		C	†S*
Off-Premises Outdoor Storage (for business/personal use - not renting spaces)		C	n/a
Hazardous Materials Storage - Indoors or Outdoors Also see NRS 278.147 * - Prohibited if over 50 employees		S	†S*
Data Storage and Data Processing Facilities * - Prohibited if over 50 employees		C	†S*
Light Manufacturing (indoors & benign) Also see Laboratory in commercial uses		C	†X
Heavy Manufacturing		C	†X
Basic Chemical Manufacturing or Storage (excluding fuels)		C	†X
"Hazardous Chemical Manufacturing or Storage Also see NRS 278.147"		S	

Use / category	RR-20	I-3	NAS
Bitumen Emulsion Plant		C	
Bulk Fuel Storage and Distribution - small (<100,000 gal.) Includes incidental retail sales. Excludes vehicle fuel sales and storage incidental to other use.		C	†S
Explosive or Combustible Materials Testing See CCC 16.16.020.2 for 1/2 mi. setback from highways		S	†X
Tire Retreading/Rebuilding Excludes tire distilling - see Chemical Manufacturing		C	†X
Junkyard, Salvage Yard, Wrecking Yard See CCC 16.16.020.2 for 1/2 mi. setback from highways		C	†X
Asphalt and Concrete Batch Plants - also see mining * Prohibited unless temporary and for specific project		C	†S*
Outdoor Recreation Uses : (Note: For indoor recreation see commercial listings)			
Wildland and Unimproved Outdoor Recreation (hiking, riding, hunting, etc.)	-	-	n/a
Improved Passive Outdoor Recreation (park, trailhead parking, fishing facility)	R	R	n/a
Improved Active Outdoor Recreation Facility (sport complex w/multiple ball fields/courts, golf course, boat launch, zoo) - also see Game Hunting Ranch in agricultural uses * If approved in a PUD	S		†S
Equestrian Boarding and Training Facility May also need event venue permit, below	S		†S
Outdoor Recreation and Entertainment Facility (See definition CCC 16.24 under Recreation)	S		†X
Rodeo and Farm Animal Event Venue (racing, showing, equestrian events) NOTE : Also see Outdoor Recreation and Entertainment Facility for other zones.			†X
Outdoor Shooting Range	S	S	†X
Motorized Racetrack - with events or gatherings [[DEF- Established tracks with events for large and small vehicles]]	S		†X
Motorized riding track - personal use	-	-	n/a
Residential Uses :			
Single-Family Dwelling (the following are also SFDs - see definition) + Prohibited except for certain on-site businesses in CCC 16.16.020.8 * Prohibited unless residential lot was approved in a PUD or tentative map NOTE : Also see Community Residential Facilities and definition. Home for Individual Residential Care (1—2 + caretaker) Home for Groups with Disabilities (3—10 + caretaker) Halfway House for Substance Abuse Recovery (<11 resid.) Domestic Violence Shelter (<11 residents) Foster Home (1—6)	R		n/a
Accessory Dwelling Unit * Prohibited unless with existing legal permanent Single-Family Dwelling	C		n/a
Second Permanent Dwelling	C		n/a
2—4 Multi-Family Dwellings on a parcel * Only if approved in a PUD			†X
5+ Multi-Family Dwellings on a parcel * Only if approved in a PUD			†X
Boarding House			†X
Permanent Housing for Farm Labor (single and multi-family) * Multi-family prohibited - single-family only	S		n/a
Cluster Development (Requires a special land division permit process) * Prohibited under the NAS Fallon Accident Potential Zones			†S *
Planned Unit Development (Requires a special PUD permit process)		R	†X
Recreational Vehicle used as permanent dwelling (> 90 days/yr.) Such use prohibited except within authorized RV park (see Lodging section) or as approved Temporary Living Quarters.			†X
Temporary Living Quarters			
For hardship (elderly/disabled), or commercial/industrial watchmen	T	T	n/a
For farm labor, or while building a Single-Family Dwelling	T		n/a
Manufactured/Mobile Home Park			†X
Community Services			
Care of 1—4 children (treat as baby sitting)	-	-	n/a
Daycare Facility (5+ children or 1+ adults) * Prohibited unless under 13 persons	S		†S
Child Care Institution/Boarding School (16+ children; live-in facility)	S		†X
Educational Facility (public and private) Excludes informal classes - see Personal Training Svc. in commercial uses	S		†X
Public Auditoriums and Gathering Facilities (Religious assembly, Public Community Ctr. or Convention Ctr.) Excludes Private Gathering/Reception Facility - see commercial uses	S		†X
Government Services and Offices (museum, library, senior ctr., post office) Review Fleet Parking and Maintenance as separate listing in Vehicle uses	S		†X
Emergency and Law Services (police, jail, court, fire, ambulance, etc.)	S		†S
Emergency and Surgical Medical Facility (Hospitals, etc.) Review stand-alone day-surgery center as Medical Services in commercial Medical Offices and Helipads may be approved as accessory uses			†X
Extended Care Medical Facility (convalescent services, nursing home, mental health facility, hospice, etc.)			†X
Elder Care Facility (see definition)			†X
Community Residential Facility (also see Single Family Dwelling):			
Group Foster Home (7—15 children - see definition)	S		
Home for Groups with Disabilities (11—20; see definition)	S		†S

Use / category	RR-20	I-3	NAS
Domestic Violence Shelter (11+)	S		†S
Treatment Center or Halfway House for Substance Abuse Recovery (11+)	S		†S
Halfway House for Incarceration Transition (any number)	S		†S
Cemetery	S		n/a
Funeral and Interment Services (including crematory)			†S
Lodging Uses : NOTE : Review Vacation Home Rental as a Single-Family Dwelling Rental of whole home only, otherwise see Vacation Room Rentals			
Bed and Breakfast Inn and Vacation Room Rental (see definitions) * Prohibited unless with existing legal permanent Single-Family Dwelling	S		†S
Motel (does not include accessory uses)			†X
Hotel (includes accessory uses)			†X
Lodging approved in a PUD			†X
Recreation Resort (see definition) Also see Game Hunting Ranch	S		†S
Campground and Recreational Vehicle Facility (public and private)	S		†X
Commercial Uses : NOTE : Some businesses may qualify as a small-scale Home-Based Business			
Retail and Wholesale Sales Rentals and Repair - not included in specific listing (food, merchandise, hardware, etc.; new/used) For vehicle sales/rentals see Vehicle and Equipment category * If over 50,000 sf building; or if outdoor sales or storage area included; or if drive through services included; or if paint or chemical sales included + Prohibited if over 10,000 sf building, or if over 50 employees			†S
Multi-Tenant Business Complex (incl. shopping centers) * If over 10,000 sf. Each use in complex must be reviewed individually			†X
Beverage Distributor + Prohibited if over 50 employees		R	†S
Auction House * With outside sales area or outside speakers		C	†S
Cannabis Establishment			
Flea markets, swap meets, and special events			†S
Manufactured/Modular/Mobile Home Sales For construction of homes - see Industrial/Fabrication			†S
Firearm, Explosive, or Weapon Sales/Service/Rental - requiring an FFL			†S
Personal Storage (ministorage, RV, boat, etc.)	S		n/a
Off-Premises Storage Inside a building	R	R	
Home Based Businesses * If not meeting basic HB criteria + Prohibited unless associated with existing legal residence	HB/S*		n/a
General Offices and Services - not included in a specific listing + Prohibited if over 50 employees			†S
Office for Mobile Animal Slaughtering Business	S		n/a
Temporary Real Estate Office within a subdivision	R	R	n/a
Temporary Office (using a commercial coach)	T	T	n/a
Eating and Drinking Establishment * Prohibited unless fronting the I-80, US 50, US 50A and US 95 corridors + Prohibited unless approved in a PUD	S*	C	†S
Eating and Drinking Establishments - Farm Specialty (serving food from own farm - for other zones see regular uses above)			†S
NOTE : An Eating and Drinking Establishment serving alcohol requires a SUP			
Financial Service (banking, stocks, commodities, etc.) * If drive up services are included			n/a
Medical and Counseling Services (doctor offices, clinics, physical therapy, etc.)			†S
Personal Health and Beauty Service (hair, nails, spa, massage, etc.)			n/a
Body Marking Service (tattoo, piercing (excl. earrings), etc. - see definition)			n/a
Personal Training Service and Classes (professional, health, fitness, arts, etc.)			†S
Laundromat			n/a
Dry Cleaner			n/a
Baking Facility			†S
Craft/Art Studio (welding/pottery/painters/etc.; includes sales)	S		†A
Testing Service (office and sample collection; processing 1-use and field kits)			†A
Laboratory (chemical testing)		C	†X
Materials Testing Excludes Explosive and Combustion Testing - see industrial uses		C	†S
Veterinary Clinic	S		†S
Pet Grooming (for sales see retail)	S		†A
Mobile Animal Care Service Office (Grooming, Farrier, etc.)			n/a

Use / category	RR-20	I-3	NAS
Animal Boarding or Kennel	S		†S
Taxidermy	S		n/a
Construction Contractors and Property Services (incl. repair; plumbers, electricians, sign co., well drilling, etc.) * For painting contractors, or outdoor material/heavy equipment storage			†S
Utility and Telecom Offices/Shop * If fleet vehicle storage and maintenance is included	S		†S
Waste Collection Service (solid/garbage and liquid/septage) Also see Industrial category and septage application in natural resources	S	C	n/a
Pest Control Service			n/a
Janitorial/Cleaning Service			n/a
Private Gathering/Reception Facility (including clubs and fraternal orgs.) * Prohibited unless designed and approved for 100 people or less + Prohibited unless approved in a PUD	S*		†S
Indoor Entertainment Use - not in a separate listing (billiards, game parlor)			†S
Indoor Recreation and Entertainment Facility (see definition CCC 16.24 under Recreation) (auditorium, theater, playhouse, equestrian, bowling, ice/roller rink, soccer)			†X
Indoor Shooting Range	S		n/a
Casino/Gaming Establishment Additional uses are reviewed individually (food, hotel, theater, spa, etc.)			†X
Adult Entertainment (See Title 9)		S	n/a
Brothel, House of Prostitution (See Title 5) See CCC 16.16.020.2 for 1/2 mi. setback from highways	S		n/a
On-Site Advertising	S	R	n/a
Off-Site Advertising - billboards, highway signs, etc. * Prohibited unless meeting exceptions in 16.16.020.6.B.2.f	S/R*	R	n/a
Vehicle and Equipment Uses : (Also see Transportation Section)			
Standard Vehicle or Trailer Sales or Rental (see definition) (standard personal vehicle, ATV, motorcycle, assoc. trailer, and similar size vehicles)			†A
Specialized Vehicle or Trailer Sales or Rental (see definition) (RVs, motorhome, campers, moving trucks, dump trailers, horse trailers, etc.)			A
Commercial or Construction Trailer/Equipment Sales or Rental (see definition) (Commercial vehicles, cargo containers, construction equip., assoc. trailers)			†S
Vehicle/Equipment Service and Repair (including temporary storage of associated vehicles)	S		†S
Vehicle Fuel Sales and Travel Services (including Truck Stops) * Prohibited if a truck stop or travel center + If approved to be within a Planned Unit Development Additional uses are reviewed individually (food, hotel, vehicle service and repair, casino, laundromat, etc.)			†S*
Vehicle Washing Facility			n/a
Parking Lot for Operable Vehicles - Stand Alone			
Short Term	R	R	n/a
Long Term - more than one week Not for other on-site use; vehicles must come and go		C	n/a
NOTE : Also see storage uses in Commercial section for uses that may include vehicle storage			
Towing Business (including fleet parking and vehicle storage) Excluding Wrecking Yard/Junkyard - see Industrial category		C	n/a
Trucking Business/Package Delivery (including fleet parking) NOTE: Transport of on-site resource products is included with main use	S	C	†S
Fleet Vehicle Parking and Maintenance Facility (10+; bus barn, utility, etc.) Excluding uses with inherent parking (fire, police, trucking, etc.)	S	C	n/a
NOTE : For vehicle racing etc. see Indoor Recreation and Entertainment Facility in Commercial, or Outdoor Recreation Uses			
Transportation Facilities :			
Streets, roads, highways, and rail lines	-		n/a
Highway/Road Maintenance Facility	R		n/a
Ground Transportation Terminal and Park and Ride Lot (bus, rail, etc.) * Prohibited unless fronting I-80, US 50, US 50A and US 95, or a rail corridor	S*	C	†S
Airport	S	S	†X
Airstrip/landing strip/helicopter pad	S	S	†X
Railroad Company Operations Yard (sidings, car storage, switching)	-	-	n/a
Rail-Based Services and Industrial Parks (transloading, rental space, rail services, etc.) Each use must be reviewed individually.		C	†S
Utilities Facilities, Transmission, and Waste Handling :			
Local Utility Distribution Lines and Mains	-	-	n/a
Utility Transmission Line - Level 1 (within approved corridors)	-	-	n/a
Utility Transmission Line - Level 2 (not within approved corridors)	S	S	†S
Utility Handling Facility - Level 1 (small scale in-line)	R	R	n/a
Utility Handling Facility - Level 2 (treatment of less hazardous substances)	S	C	†S
Utility Handling Facility - Level 3 (treatment of more hazardous substances) * If previously approved in a PUD	S	C	†S

Use / category	RR-20	I-3	NAS
NOTE: Review utility company offices/maintenance facility as other uses.			
Communication tower and antennas (and accompanying facilities) * When co-locating the transmitter/receiver on existing towers, structures, or buildings.	S/R*	C/R*	n/a
Recycling Drop Box/Station	R	R	n/a
Recycling Facility * If all operations inside of a building	S/ R*	C/R*	n/a
Solid Waste Transfer Station	S	C	†X
Solid Waste Landfill (sanitary, construction waste, petroleum contaminated soil, hazardous waste, etc.) See CCC 16.16.020.2 for 1/2 mi. setback from highways		S	†X
Hazardous, Infectious, or Explosive Materials Disposal/Landfill See CCC 16.16.020.2 for 1/2 mi. setback from highways		S	†X
Energy Production : NOTE : See definition for Power Generation			
Private Power Generation and Alternatives (renewable or fuel-based) Not for electricity generation (windmill water pumps, solar hot water, geothermal heating, etc.) OR Power generation (including generators) for personal/on-site power needs only and less than 20 kw and 40 feet or less high	-	-	n/a
Minor Power Generation (renewable energy or fuel-based) Same as Private Power Generation and Alternatives, plus producing up to 500 Kw, and may be over 40' high * If over 40 in height	R/S*	R	†S
Major Power Generation (renewable energy or fuel-based) facilities not qualifying for Private or Minor Power Generation Prohibited if fuel based, or wind powered, or concentrated solar *For solar only, excluding concentrated solar	S	S/C*	†S/X+

Will your request result in the conversion of farmland to other uses? If so, what will happen to the farming operation?

_____

_____

e. ***The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

You must examine the Code's Use Table to view the possible uses allowed in the requested zoning district in the future. Why do you think those uses will be sensitive to and compatible with the neighborhood?

_____

_____

_____

Application Signatures

APPLICANT AFFIDAVIT

_____ (PRINT NAME), being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination of the permit, if granted.

_____

Applicant's Signature

State of _____)
County of _____)

Signed and sworn to (or affirmed) before me on _____(date) by

_____(name(s) of person(s) making statement).

_____

Signature of notarial officer

Churchill County Public Works & Planning
Zoning District Change Instructions

INTRODUCTION

This application package is for projects requesting a **Zoning District Amendment -** also called a Rezone or Zone Change. It is authorized under CCC 16.08.060 to make a change to the County Code – specifically the Zoning Map. It is a request to change the land use designation of a parcel of land to a different designation. Once implemented, any development allowed in the new zone can be proposed as listed in the Land Use Table found in CCC 16.08.250).

APPLICANT NAME

The NAME entry is for the Applicant. This is the party proposing the change. It is NOT the representative or consultant. It MIGHT BE the landowner, but can be someone else such as a prospective purchaser.

ZONING DISTRICT AND PROPERTY INFORMATION

Enter the existing and proposed Zoning District(s) on the form. For requests with many addresses and parcel numbers, refer to an attachment or other location for the information.

SUBMITTAL PACKAGE AND REVIEW PROCEDURE

The application process starts with ***2 pre-application meetings***: One to go over the basics of the form and the process, the other to go over the application materials for accuracy to identify any final changes before submittal. You may want to include pictures, plans, drawings, etc. to make your case.

A required item is an air photo picture showing the neighborhood and land uses of surrounding properties. You can get this from the County website showing the neighborhood of the site. Staff can assist if needed.

Also required is a picture showing the requested change in zoning. Use the zoning map obtained from the County website for the surrounding area, showing the colored zoning districts. It must be marked and labeled to show the proposed zoning change.

>> *You can be view both maps* on the County website (https://nv-churchillcounty.civicplus.com/719/Web-Maps). Copy and print a screen shot. On each map, note the applicant and address, as well as roads and other prominent features.

Staff review and notification procedures:

1. Within 7 days of the filing of the application the Department will provide written notification of application completeness and the date of the public hearings for both the Planning Commission and the Board of County Commissioners.

2. County staff will review the application and prepare a staff report for the Planning Commission.

3. At least 10 days prior to the public hearing, staff will notify all property owners within 300 feet of the subject property (at least 30 unique property owners will be notified) of the proposed application.

4. At least (3) working days before the public hearing, the agenda is posted and reminder notices are sent to the applicant. The applicant or a representative must appear before the Planning Commission to present the application.

5. After the Planning Commission public hearing, the application will be scheduled to go before the Board of County Commissioners with a recommendation from the Planning Commission.

6. The Board of County Commissioners may approve or deny the application. Approval might include requirements to complete before the zone change becomes effective.

QUESTIONS AND RELATED CRITERIA

To approve a zone change, there needs to be a good reason that meets the requirements in County Code. There are "Findings" or approval criteria that must be met to approve a change. The remainder of the form is composed of those criteria, and questions related to each of them. Instructions and explanation generally accompany the questions, so no additional instruction is provided here.

Exhibit 3 Part A official County source p. 5
Exhibit 3 Part B County Records Handbook Exhibit 3 cross-reference p. 6

EXHIBIT 10 - CORRECTED FINAL

MOSS LANDING BATTERY INCIDENTS
OFFICIAL MONTEREY COUNTY AND U.S. EPA EVIDENCE

Supporting Evidence Relevant to Ground V, Sections H-K - ZC26-2

Purpose. Ground V cites the Moss Landing incidents for the limited proposition that battery incidents can, depending on their type and scale, require off-site protective actions, transportation restrictions, multi-agency response, environmental monitoring and sampling, and continuing post-fire response. The evidence is offered to show why sufficient project-specific information is material to identifying reasonably foreseeable public-service and emergency-response demands.

Critical distinction. Moss Landing was a utility-scale battery energy-storage complex and is materially different in purpose and scale from the battery-testing use presently described for ZC26-2. This exhibit does not predict that Rivian will experience a comparable incident, require evacuation or highway closure, or create off-site contamination.

Part A - County of Monterey. The County's 2025-26 Legislative Platform documents emergency response involving fire, HAZMAT, Environmental Health, law enforcement and EPA; a shelter-in-place incident; the January 2025 mandatory evacuation of 1,500 people; and State Route 1 closures.

Part B - U.S. EPA presentation. Selected official slides document the January response, EPA air monitoring, the February 18 flare-up, preparedness measures and multi-agency participation.

Part C - U.S. EPA Notice of Federal Response Action. The complete January 22, 2025 notice is retained. Highlighting is limited to EPA's response determination and the response measures most directly relevant to Ground V: fire watch/suppression readiness, perimeter/community monitoring, emergency-response planning, water containment/sampling, prevention of off-site migration, and debris/plume sampling.

Part D - Monterey County Environmental Health data review. The opening pages document the January fire, February flare-up, and sampling of air, soil, surface water and surface wipes.

Balanced record. The appeal also acknowledges EPA's favorable air-monitoring result. This evidence is not offered to presume danger; it demonstrates the role factual monitoring and project-specific information play in public-health and emergency-response decisions.

Lithium-Ion Battery Energy Storage System (BESS) Facilities

The Moss Landing Lithium-Ion Battery Energy Storage System (BESS), one of the world's largest BESS, is located in Monterey County at the retired Moss Landing oil and gas-fired power plant, which was built by PG&E. The facility began operating in December 2020 and houses large quantities of LG brand and Tesla brand lithium-ion battery packs managed by Vistra Energy and PG&E, respectively. There have been several incidents at the site resulting in emergency response from the local fire protection district, regional HAZMAT team, the Environmental Health Bureau, law enforcement, the U.S Environmental Protection Agency (EPA) and others. One of these incidents resulted a shelter-in-place order issued to the surrounding residential community due to potentially hazardous air quality. A second incident, in January 2025, resulted in the mandatory evacuation of 1,500 people. Both of these incidents resulted in the closure of State Route 1, which lasted several days for the second incident. Utility scale battery usage at the residential level, as well as commercial level, will continue to increase as the focus on renewable energy source demands intensifies.

Key Objectives:

Support local activities necessary to implement SB 38 (Laird, 2023). Support policies and funding for local emergency response resulting from BESS hazardous threats to the surrounding community and environment. Support stronger legislation that requires emergency action plans and the owner or operator of the facility to coordinate with local emergency management agencies, unified program agencies, and local first response agencies. Impose stronger restrictions and regulations on BESS facilities that help ensure local community safety and environmental protection is prioritized. Support new environmental health, public health, and safety regulations for BESS as they develop. Support additional accountability measures and additional opportunities for local governments to have a say in the operation and siting of BESS facilities.

San Lucas Clean Drinking Water

San Lucas is a small, disadvantaged farming community located in unincorporated Monterey County approximately eight miles from King City. The community water system (approximately 100 connections) is owned and operated by the San Lucas County Water District. The San Lucas Clean Drinking Water Project would address ongoing water quality problems at the existing District water source which have occurred since 2006. In 2011, a "do not drink" order was issued, and despite establishing an alternative well to serve the community, a second "do not drink" order was issued in 2016. The lack of safe, affordable drinking water for the community has also caused a nearly 20-year delay of a severely needed affordable housing project in San Lucas.

The County and the District are working with the State Water Resources Control Board to identify potential solutions to address the water quality issues. The State Board is providing the District with Technical Assistance to identify a project that will provide safe drinking water to the community. The County is supportive of the project that the State Board has identified as an alternative, that would construct a new pipeline to tie into the Cal Water system on the east side of King City and deliver water directly to the District water distribution tank. The pipeline project will have the lowest impact on the community's water rates long-term, compared to the other project alternatives identified.

While there has been a responsible party identified for the nitrate water quality issues, other water quality issues also need to be addressed. The responsible party will be partially financially liable for the treatment of nitrates, however, should the pipeline move forward. The County's Federal FY24 Community Project

Response Timeline

- On **January 16, 2025**, a battery module in the ML300 building ignited, resulting in a large fire.
  - Evacuation order was issued to area, approximately 1,200 people (lifted on **Friday, January 17th, at 6 p.m.**).
  - Monterey County Health and North County Fire requested assistance from EPA to provide air monitoring.
- **January 18, 2025:** Fire goes out. EPA consulted with county and transferred air monitoring to Vistra on **January 20**.
- **January 22, 2025**: EPA issues a Notice of Federal Response Action to Vistra.
- **February 18, 2025**: small flare-up burned for approximately 10 hours (to date, no additional incidents of smoke or fire).
  - California Environmental Protection Agency requested that EPA lead the oversight of Vistra's battery removal work.
- **From January to July 2025**, EPA focused on negotiation of battery removal agreement (ASAOC), technical review of detailed project plans, and preparation for battery removal.



Planning and Preparedness

Onsite fire & rescue

- North County Fire Dept. regularly visits site, involved in planning efforts
- Private firefighting/rescue on-site

Monitoring plans

- Private firefighting team performs building walkthroughs w/ temperature monitoring and visual checks to catch problems early
- Perimeter and community air **monitoring**
- Perimeter and community air **sampling**
- Thermal camera monitoring battery temperatures (during handling)
- Site specific emergency response plan developed



Agency Involvement

- United States Environmental Protection Agency
- Monterey County Health Department, Environmental Health Bureau
- State of California EPA
- State of California State Water Resources Control Board
- State of California Department of Toxic Substances and Control
- County of Monterey Department of Emergency Management
- North County Fire Protection District

Agency Roles



Incident Objective 1 –
Emergency Response, Battery Removal

- **LEAD: EPA Emergency Response (Overseeing Vistra)**
- Inside fence line
- Incident management, battery handling, on-site treatment, recycling and disposal

Incident Objective 2 –
Broader study on risk assessment from January fire

- **LEAD: Monterey County / CalEPA, DTSC**
- Outside fence line
- Assessment of longer-term exposure and impacts

Incident Objective 3 –
Long-Term Cleanup as Necessary

- **LEAD: Monterey County / CalEPA (Water Board and DTSC)**
- Assess any long-term remediation needs– surface water, groundwater, site characterization

Exhibit 10 - Part B - U.S. EPA Board presentation - source p. 18

REGION 9

SAN FRANCISCO, CA 94105

January 22, 2025

Cynthia Vodopivec
SVP - Environmental, Health and Safety
6555 Sierra Drive
Irving, TX 75039

Re: Notice of Federal Response Action issued to Vistra Corp. (Vistra) regarding the site located at 7301 State Highway 1, Moss Landing, CA 95039

Dear Cynthia Vodopivec:

The U.S. Environmental Protection Agency (EPA) has been informed of a release or threatened release of hazardous substances, pollutants, or contaminants into the environment at the Moss Landing Power Plant site, located at 7301 State Highway 1, Moss Landing, CA 95039 (the site).

Under the authority of the National Contingency Plan (NCP), 40 CFR Part 300, and the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended, 42 U.S.C. Section 9601, et seq., EPA evaluates whether responsible parties or other agencies are properly responding to such releases.

This site is within the jurisdiction of EPA and the EPA On-Scene Coordinator (OSC) is charged with coordinating, directing, and reviewing the work of responders to ensure compliance with the NCP. The primary OSC for this site is Olivia Trombadore. Alternative OSCs for the site include Justin Marquez and Katherine Hull.

Responsible parties generally include the current or former operator and/or owner of the site and persons who generated or were involved in the transportation, management, or disposal of the materials at the site. Before EPA initiates a response, potentially responsible parties, where practicable, are offered the opportunity to conduct the response. If the responsible party decides to perform the work, EPA may enter into an administrative agreement with the party which memorializes that commitment. If the responsible party is unwilling to perform the response, EPA may issue an order which requires the party to perform the work or EPA may perform the work. If public funds are expended for a response action, responsible parties may be held liable for all government costs, including the cost of overseeing work performed by responsible parties.

This notice is to inform you that EPA has determined that a response action is necessary at the site and to give you the opportunity to conduct the response. Your intention to do so, or your unwillingness to

do so, should be immediately conveyed to the OSC. Correspondence should be directed to the OSC at the following address or at trombadore.olivia@epa.gov, with copies to marquez.justin@epa.gov and hull.katherine@epa.gov.

If the OSC determines that the response to the release or threatened release is not being properly conducted, EPA may initiate the required response action. The fire at the Moss Landing Power Plant facility has caused a release or threat of release of hazardous substances into the environment. The contaminates of concern are particulate matter, Asbestos, heavy metals, and toxic gases such as Hydrogen Fluoride. The following actions are considered necessary for a proper response, within the specified time frame:

Description
Immediate Response Actions. Immediately implement the following actions: a. Conduct Ash/debris sampling in the community, as described under "Immediate Community Debris Sampling," below. b. Conduct 24-hour fire watch and be prepared to conduct fire suppression activities, if needed. c. Conduct worker health and safety air monitoring for percent Oxygen, Lower Explosive Limit, total Volatile Organic Compounds (VOCs), Carbon Monoxide, Hydrogen Cyanide, Hydrogen Fluoride, and heavy metals (as particulates). d. Conduct worker health and safety asbestos sampling. e. Implement perimeter air monitoring of the facility for particulate matter and Hydrogen Fluoride, per EPA's direction. f. Maintain site security and restrict access to the site. Please replace any government personnel at the check point with either Vistra personnel or private security.
Emergency Response Plan. By 8:00 am Pacific Standard Time (PST) on January 27, 2025, submit to EPA an emergency response plan ("Emergency Response Plan") to prepare for a secondary fire/emergency, which includes plans to: a. Conduct ash/debris sampling in the community described under "Immediate Community Debris Sampling" below. b. Conduct 24-hour fire watch and be prepared to conduct fire suppression activities, if needed. c. Conduct worker health and safety air monitoring for percent Oxygen, Lower Explosive Limit, total Volatile Organic Compounds (VOCs), Carbon Monoxide, Hydrogen Cyanide, Hydrogen Fluoride, and heavy metals (as particulates). d. Conduct community air monitoring for particulate matter and toxic gases including Hydrogen Fluoride. Conduct co-located air sampling for Asbestos, heavy metals, and Hydrogen Fluoride. Air sampling should be consistent with NIOSH Method 7300 for metals, NIOSH Method 7902 for Hydrogen Fluoride, and NIOSH Method 7400 for asbestos. e. Manage water collection, containment, and sampling of water on site. f. Prevent the off-site migration of fire suppressants or water potentially affected by contaminants. To include implementing a water sampling program for fire suppression runoff if firefighting suppression water is migrating off-site. Analytes should be outlined in plan and samples should be run on a 24-hour turn around time during an emergency.

The Emergency Response Plan must be approved by EPA. Upon approval of the Emergency Response Plan by EPA, Vistra shall promptly implement the work required under the plan.
Health and Safety Plans. Submit to EPA a Health and Safety Plan (HASP) that meets the requirements pursuant 29 CFR 1910.120(b)(4). Submit the HASP EPA by 8:00 am PST on January 27, 2025. Any contractors hired to implement air surveillance or water sampling must have an approved HASP prior to beginning work.
Immediate Community Debris Sampling. Promptly coordinate with the County of Monterey to respond to any requests for the collection and sampling of ash/debris for asbestos and heavy metals. Establish a mechanism for reporting the results of such sampling activity to the individual(s) who requested such sampling and to EPA. Implement a dust sampling plan which provides for sampling of, at a minimum, asbestos and metals, within the footprint of the soot deposition plume (as determined by EPA). Report the results of any such sampling to EPA.
On-Site Safety. Compliance with 29 CFR 1910.120: Hazardous Waste Operations and Emergency Response (HAZWOPER) for all personnel on-site. Proof of compliance must include: the written safety and health program plan and all ancillary plans required pursuant to 29 CFR 1910.120(b)(1); proof of a medical surveillance program (29 CFR 1910.120(f)); and proof of training (29 CFR 1910.120(e)). Contractors brought on-site to conduct work must follow HAZWOPER, no exceptions.
Permit requirements. No federal, state, or local permits are required for on-site response actions conducted pursuant to CERCLA sections 104, 106, 120, 121, or 122 and subject to EPA oversight.

If you have any questions regarding legal authorities, rights, or sanctions under the law, you may contact Laura Friedli in the Office of Regional Counsel, at 415-972-3325. If you have any technical or operational questions, contact the OSCs, at the telephone numbers listed below. During non-business hours, you may also contact the EPA Spillphone Duty Officer, at 415-300-2193.

On-Scene Coordinators:

Name: Olivia Trombadore
Phone: 415-243-7750
Email: trombadore.olivia@epa.gov

Name: Justin Marquez
Phone: 562-733-0466
Email: marquez.justin@epa.gov

Name: Katherine Hull
Phone: 415-798-0369
Email: hull.katherine@epa.gov

Acknowledgment of Receipt

Received
by: _____
Date:_____

cc: File
Laura Friedli, EPA ORC
Randy McMurry, Monterey County Environmental Health
Maria Ferdin, Monterey County Environmental Health
Donn Poticar, Monterey County Environmental Health
Rick Encarnacion, Monterey County Environmental Health

CORNERSTONE EARTH GROUP

Date:	June 25, 2025
Revised:	July 8, 2025
Project No.:	1593-1-1
Prepared For:	Ms. Nicole Fowler **COUNTY OF MONTEREY COUNTY ENVIRONMENTAL HEALTH BUREAU** 1270 Natividad Road Monterey, California 93906
Re:	Moss Landing Vistra Battery Fire Data Review 7301 Highway 1 Moss Landing, CA 95039

Dear Ms. Fowler:

We are pleased to submit the results of the preliminary data review for the Moss Landing Vistra Battery Fire Emergency Response on behalf of the Monterey County Environmental Health Bureau (EHB).

Background

On January 16, 2025, a fire occurred at the Moss 300 battery energy storage facility operated by Vistra Corporation (Vistra) at the Moss Landings Power Plant located at 7301 Highway 1 (source property). The initial fire incident occurred for approximately five days, resulting in evacuation orders for local residents that were lifted on January 19, 2025. A subsequent flare-up fire occurred on the evening of February 18, but was contained by early in the morning of February 19, 2025. Vistra has been named as the responsible party. Due to the widespread nature of potential impacts, a coalition of regulators is overseeing the response, including local, state, and federal agencies.

Samples have been collected at the source property and in the surrounding areas. Samples were collected from the following media: air, soil, surface water, and surface wipes. The sampling was performed by a variety of regulatory agencies, community groups, and by Vistra's environmental consultant. Data has been used for emergency response and decision making purposes. The publicly available environmental data has been consolidated and posted to the County's Data Dashboard Viewer[1], and Testing and Monitoring Website[2].

We understand that the Monterey County Board of Supervisors desired a review of the available data and preliminary conclusions related to human health risk, if possible.

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[1] Moss Landing Vistra Battery Fire Data Dashboard Online Viewer
[2] Testing and Monitoring | County of Monterey, CA

Conclusions and Recommendations

Cornerstone's data review and toxicological sub-consultant, Integral Consulting (Integral), reviewed the publicly available and limited amount of non-publicly available environmental data.

Based on their review, Integral noted several limitations of the dataset presented in the dashboard. At this time, the preparation of a robust and defensible HHRA would be challenging for these reasons. Additionally, preliminary evaluations of human health risk conducted using the data presented in the dashboard would be subject to a high level of uncertainty.

Prior to the preparation of an HHRA, the specific goals should be clearly defined, including identification of specific receptor groups or regions. Additionally, a sampling and analysis plan should be prepared outlining the supplemental samples to be collected. The additional data may be used to expand the existing dataset so that human health risk can be evaluated for the desired receptors. The plan should be reviewed by an experienced risk assessor to confirm it sufficiently addresses the data gaps identified by Integral. Please refer directly to Integral's memo for additional conclusions and recommendations, including those to improve the quality of the dashboard, are presented in the attached summary letter.

Limitations

Findings, opinions, conclusions, and recommendations presented in this report are based on readily available information. Monterey County EHB understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

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EXHIBIT 11

CITY OF RENO v. CITIZENS FOR COLD SPRINGS
126 Nev. 263, 236 P.3d 10 (2010)

Nevada Supreme Court Authority Relevant to Grounds II and IV - ZC26-2

Purpose. The appeal cites *City of Reno v. Citizens for Cold Springs* for a narrow Nevada land-use principle: when the governing ordinance requires an infrastructure/services finding at the zoning stage, later development review does not necessarily substitute for an adequate factual basis supporting that present finding.

What the Court held. The Nevada Supreme Court concluded that Reno violated its then-applicable municipal code because the findings made before approval of the zoning ordinance concerning planned water services and infrastructure deferred the issue and were too general to satisfy the code. The Court rejected Reno's argument that it was enough to leave the details for later development proceedings where the ordinance itself required a finding concerning adequate services and infrastructure.

Important limitation. *Cold Springs* interpreted Reno's former municipal code, not Churchill County Code, and involved a much larger proposed development. This exhibit does not contend that Reno's ordinance controls ZC26-2 or that final engineering is required before rezoning. Churchill County independently establishes the findings applicable to ZC26-2 under CCC §16.08.060(E). The case is offered as persuasive Nevada authority concerning the distinction between later project details and evidence necessary to support a presently required zoning finding.

Why it supports this appeal. Grounds II and IV expressly acknowledge that permanent utilities and final engineering may be developed later. Their narrower challenge is whether the existing record contained enough planning-level information to support Churchill County's present finding concerning adequate services and infrastructure when permanent power, water and septic were described as matters that would "come later."

Source and highlighting. The complete Nevada Supreme Court opinion is included. Because the verified opinion PDF is image-based, yellow bands are used only as navigation aids on the pages containing the Court's key infrastructure discussion and conclusion; the original text remains fully visible and unaltered.

126 Nev., Advance Opinion 27

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF RENO,
Appellant,
vs.
CITIZENS FOR COLD SPRINGS; ANTHONY MIDMORE; AND JOAN LISCOM,
Respondents.

No. 50301

FILED

JUL 29 2010

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY
CHIEF DEPUTY CLERK

Appeal from an amended district court order in a land use action. Second Judicial District Court, Washoe County; Robert H. Perry, Judge.

Affirmed in part and reversed in part.

John J. Kadlic, City Attorney, and Marilyn D. Craig, Deputy City Attorney, Reno,
for Appellant.

John L. Marshall, Reno,
for Respondents.

McDonald Carano Wilson LLP and Michael A.T. Pagni and Mark W. Dunagan, Reno,
for Amici Curiae.

BEFORE THE COURT EN BANC.

OPINION

By the Court, GIBBONS, J.:

In this appeal, we consider whether the City of Reno violated Nevada law by conditionally approving amendments to the Reno Master Plan prior to the Truckee Meadows Regional Planning Commission's

decision that the proposed amendments conformed to the Truckee Meadows Regional Plan. We also consider whether the City violated a former provision in the Reno Municipal Code (RMC) by failing to make a sufficient finding about plans for water services and infrastructure before passing a zoning ordinance that corresponded with the proposed master-plan amendments. We conclude that the City complied with Nevada law because the master-plan amendments only became effective after the Regional Planning Commission determined that the proposed amendments conformed to the regional plan. We further conclude that the City violated the RMC because the findings it made prior to approval of the zoning ordinance about planned water services and infrastructure deferred the subject to a later date and were too general in nature to satisfy the mandates of the code. Therefore, we affirm in part and reverse in part.

FACTS AND PROCEDURAL HISTORY

I. Passage of Resolution 6712 and Ordinance 5809

Cold Springs is a predominately rural area located north of Reno. It is a closed hydrographic basin that traps water and sewer outflow within its confines. Because of the closed nature of Cold Springs' water services and infrastructure, there are limited water supplies and sewage disposal available to its citizens. In 2005, the City passed a zoning ordinance that annexed approximately 6,800 acres of undeveloped land in Cold Springs.[1] The City annexed this land because developers proposed

[1]This court considered issues surrounding the annexation of land in Cold Springs in the case of Citizens for Cold Springs v. City of Reno, 125 Nev. ___, 218 P.3d 847 (2009).

substantial urbanization in the area, including 13.5 million square feet of new commercial space and 6,860 new residential units. After the annexation, Nevada's statutory scheme required the Reno Planning Commission and City Council to modify the City's master plan and zoning provisions before development could begin.

Pursuant to NRS 278.030(1), the governing entity of each Nevada city with a population of 25,000 people or more must create a planning commission. City planning commissions are responsible for drafting and adopting master plans. Sustainable Growth v. Jumpers, LLC, 122 Nev. 53, 62, 128 P.3d 452, 459 (2006) (citing NRS 278.150(1)-(2)). Master plans contain long-term, comprehensive guides for the orderly development and growth of an area. Id. (citing NRS 278.150(1)-(2)). Before adopting a substantial amendment to a master plan, the city planning commission must hold at least one public hearing after providing notice by publication of the hearing's time and place. NRS 278.210(1). Once the city planning commission adopts the master-plan amendments, the local governing body may adopt such amendments if they can be practically applied for the area's development. NRS 278.220(1). Before adopting any amendment, however, the governing body must hold a public hearing after providing notice by publication of the hearing's time and place. NRS 278.220(3).

When a governing body adopts an amendment to a master plan, it must also abide by the procedures set forth in NRS 278.0282. Subsection 1 of NRS 278.0282 states that "[b]efore the adoption or amendment of any master plan, . . . each governing body and any other affected entity shall submit the proposed plan or amendment to the regional planning commission." Once the governing body submits the

proposed master-plan amendment, the regional planning commission shall "determine whether the proposed plan or amendment conforms with the comprehensive regional plan." NRS 278.0282(1). Regional plans set forth goals and policies for the physical development and orderly management of the regional area in question. NRS 278.0272(1)-(2).

Governing bodies may also enact zoning ordinances with a procedure similar to that used to adopt amendments to master plans. NRS 278.260(1) sets forth that local governing entities must provide for the manner in which zoning ordinances are amended. Under RMC section 2.100, a local committee must first consider a proposed ordinance and, after the city meets requirements for the notice and publication of the provision, the Reno City Council must either adopt or reject the proposed ordinance within 45 days after the publication. Any proposed zoning changes must also substantially conform to the applicable master plan. Nova Horizon v. City Council, Reno, 105 Nev. 92, 96, 769 P.2d 721, 723 (1989). Pursuant to NRS 278.0284, "[a]ny action of a local government relating to . . . zoning . . . must conform to the master plan of the local government. In adopting any ordinance or regulation relating to . . . zoning, . . . the local government shall make a specific finding that the ordinance conforms to the master plan." In addition, NRS 278.250(2) states that "zoning regulations must be adopted in accordance with the master plan for land use."

In this case, the Reno Planning Commission held a public hearing to discuss amendments to the Reno Master Plan and the passage of a corresponding zoning ordinance. The proposed zoning ordinance would rezone the subject property in Cold Springs from generally rural land-use designations to industrial, commercial, and urban residential

classifications. The proposed master-plan amendments would alter the Reno Master Plan so that it was in agreement with the proposed zoning ordinance. The Reno Planning Commission then approved the master-plan amendments and corresponding zoning ordinance. When considering these provisions, it deferred issues about supplying the prospective development with water services and infrastructure to a later date.

After the Reno Planning Commission approved the proposed amendments and ordinance, the Reno City Council considered them at a public hearing. The City Council then conditionally approved the master-plan amendments in Resolution 6712, which would change the Reno Master Plan by altering the land-use designations for the subject property. The resolution stated that it would "become effective upon a determination of conformance by the Regional Planning Commission." Next, the City Council changed Cold Springs' rural zoning designations to primarily urban designations in Ordinance 5809. Although Ordinance 5809 originally stated that it would become effective several days after its adoption, the City Council amended the ordinance so that it would become effective upon the Regional Planning Commission's determination that the master-plan amendments conformed to the regional plan. When passing Resolution 6712 and Ordinance 5809, the City Council did not find that Cold Springs' existing water services and infrastructure were adequate to serve the potential growth on the property. Nor did it make a finding specifying plans to supply additional water services and infrastructure to the subject property to meet the anticipated demand caused by development.

Following the passage of these provisions, the City Council submitted the proposed master-plan amendments to the Regional

Planning Commission at the Truckee Meadows Regional Planning Agency so that it could determine whether the amendments conformed to the Truckee Meadows Regional Plan. The Nevada Legislature created the Truckee Meadows Regional Planning Agency in 1989 to foster coordination between Reno, Sparks, and Washoe County. The agency is comprised of a director, staff, the Regional Planning Governing Board, and the Regional Planning Commission. The agency adopted the first Truckee Meadows Regional Plan in 1991. Then in 2002, it adopted a regional plan that created a streamlined, simplified process for coordinating land-use development in Reno, Sparks, and Washoe County. In this case, the Regional Planning Commission unanimously determined that the proposed amendments to the Reno Master Plan conformed to the Truckee Meadows Regional Plan. Upon the finding of conformance, both Resolution 6712 and Ordinance 5809 went into effect.

II. District court proceedings

Respondents filed suit against the City in 2006. Respondents consist of citizens, taxpayers, residents, and property owners of the subject land in Cold Springs. They are concerned about the proposed urbanization and development in Cold Springs because this area has limited water supplies and infrastructure. Their complaint requested declaratory and injunctive relief, and petitioned for a writ of mandamus. After the parties experienced confusion regarding the proper mechanism for respondents' challenge, respondents filed an amended complaint that petitioned for both a writ of mandamus and judicial review.

In the amended complaint, respondents alleged that the City erred by adopting Ordinance 5809 because this zoning ordinance did not conform to the existing master plan at the time of its passage and

adoption. According to respondents, the City attempted to amend the existing master plan by adopting Resolution 6712, but it failed to properly enact the resolution because it did not obtain a determination from the Regional Planning Commission stating that the master-plan amendments conformed to the regional plan prior to the resolution's passage. Respondents also alleged that the City erred by adopting Ordinance 5809 because the City did not make a finding about plans for water services and infrastructure prior to the ordinance's passage, nor did the ordinance promote orderly development.

The district court considered respondents' arguments during a hearing. After the hearing, the district court ordered the City to set aside Ordinance 5809. The parties then agreed to submit a proposed amended order to the district court to clarify its findings. In the amended order, the district court concluded that "the requirements of first obtaining an amendment to the Master Plan and having a plan to provide services are more than mere procedural guidelines." Although the district court did not order the City to set aside Resolution 6712, it partly based its decision to mandate that the City set aside Ordinance 5809 upon the premise that the City did not properly amend the Reno Master Plan before adopting Ordinance 5809. The district court also concluded that the City disregarded procedure in the RMC when adopting Ordinance 5809 because it did not make a finding regarding plans for the provision of services and infrastructure necessary due to the future development in Cold Springs. The City now appeals from the district court's amended order.

DISCUSSION

I. Standard of review

In this case, respondents filed a complaint in district court for declaratory and injunctive relief, and for a writ of mandamus. A writ of mandamus is a remedy that exists "to compel the performance of an act which the law especially enjoins as a duty resulting from office." Board of Comm'rs v. Dayton Dev. Co., 91 Nev. 71, 75, 530 P.2d 1187, 1189 (1975). This extraordinary remedy can also correct a governing body's manifest abuse of discretion in zoning cases. Id.

After respondents filed their complaint, this court issued its decision in Kay v. Nunez, 122 Nev. 1100, 146 P.3d 801 (2006). In Kay, the appellant filed petitions in district court for a writ of mandamus and judicial review to contest a local government's zoning and land-use decision. Id. at 1103, 146 P.3d at 804. This court concluded in Kay that a petition for judicial review was the proper mechanism for seeking review of a local government's zoning and planning decision in district court. Id. at 1104-06, 146 P.3d at 804-05. The court arrived at this conclusion based on the express language in NRS 278.3195(4), which sets forth that a person who administratively appeals a zoning decision under the applicable ordinance to the governing board and is aggrieved by the board's decision may appeal by timely filing a petition for judicial review in district court. Id. at 1104-05, 146 P.3d at 804-05.

Given the ruling in Kay, respondents amended their complaint to petition for both a writ of mandamus and judicial review. After a hearing, the district court ordered the City to set aside Ordinance 5809. In its order, the district court noted that the parties initially disputed whether a petition for a writ of mandamus or for judicial review was the

appropriate vehicle for respondents' challenge. The district court also noted that later on during the proceedings, the parties appeared to agree that the proper vehicle was a writ of mandamus. The City continues to argue on appeal that the proper vehicle for respondents' challenge was a writ of mandamus. According to the City, a petition for judicial review is improper in this case because the City's enactment of Ordinance 5809 was a legislative act that is not subject to NRS 278.3195(4). However, we conclude that the petition for judicial review was the proper mechanism.

The enactment of zoning ordinances and amendments by local municipal entities constitutes sound legislative action. McKenzie v. Shelly, 77 Nev. 237, 242, 362 P.2d 268, 270 (1961). Some courts do not extend judicial review to the legislative process of enacting zoning amendments. 4 Patricia E. Salkin, American Law of Zoning § 42:5 (5th ed. 2010). However, the procedural actions of municipal legislative entities may still be subject to judicial review. Id. In City of Beechwood Village v. Council, Etc., 574 S.W.2d 322, 323 (Ky. Ct. App. 1978), the Court of Appeals of Kentucky reviewed an amendment to a zoning map adopted by a local legislative body. The court in Beechwood Village invalidated the zoning amendment because the local legislative body failed to make a sufficient finding explaining why the amendment conformed to the community's comprehensive plan. Id. at 323-25.

Similarly, the Court of Appeals of New York concluded in Voelckers v. Guelli, 446 N.E.2d 764, 767-68 (N.Y. 1983), that courts could judicially review the voting procedures used by local town boards to enact zoning amendments. In Voelckers, respondents argued on appeal that the lower courts had exceeded their authority by reviewing a legislative action, meaning the town board's action related to a proposed zoning code

amendment. Id. at 767. The court disagreed and concluded that "a determination of such a nature—addressing a question of procedure only, eschewing any intrusion into the substance of the matter being voted on—is within the scope of judicial authority." Id. at 768.

In this case, we consider two procedural issues raised by the parties: (1) whether the City complied with NRS 278.0282 when passing the amendments to the Reno Master Plan in Resolution 6712, and (2) whether the City complied with former RMC section 18.06.404(d)(1)(b) when rezoning the subject property in Ordinance 5809. Because these issues are procedural and do not require this court to consider the substance or content of the enactments, we conclude that a petition for judicial review was the proper vehicle for respondents' challenge. See Voelckers, 446 N.E.2d at 767-68.

When considering petitions for judicial review in zoning cases, both the district court and this court review the agency record to decide whether substantial evidence supports the governing body's findings. Kay, 122 Nev. at 1105, 146 P.3d at 805. Substantial evidence is that which a reasonable mind could accept as sufficient to support a conclusion. State, Emp. Security v. Hilton Hotels, 102 Nev. 606, 608, 729 P.2d 497, 498 (1986). This court will not substitute its judgment for that of a municipal entity if substantial evidence supports the entity's action. McKenzie, 77 Nev. at 240, 362 P.2d at 269.

The two issues on appeal also require this court to interpret NRS 278.0282 and former RMC section 18.06.404(d)(1)(b).[2] "Statutory construction is a question of law, which this court reviews de novo." Kay, 122 Nev. at 1104, 146 P.3d at 804. Courts also apply a de novo standard of review when interpreting municipal code provisions. U.S. v. Iverson, 162 F.3d 1015, 1019 (9th Cir. 1998); Asphalt Specialt. v. City of Commerce City, 218 P.3d 741, 745 (Colo. App. 2009). When the language in a provision is clear and unambiguous, this court gives "effect to that meaning and will not consider outside sources beyond that statute." NAIW v. Nevada Self-Insurers Association, 126 Nev. ___, ___, 225 P.3d 1265, 1271 (2010). If there is more than one reasonable interpretation of the statute, this court considers legislative intent and other similar statutory provisions when construing the statute's language. Id.

II. The City complied with NRS 278.0282 when passing Resolution 6712

The City argues on appeal that it complied with Nevada law, specifically NRS 278.0282, when passing amendments to the Reno Master Plan in Resolution 6712. According to the City, it properly adopted Resolution 6712 because its language stated that the master-plan amendments would only become effective after the Regional Planning Commission determined that the proposed amendments conformed to the regional plan. Respondents argue that the City violated NRS 278.0282 because it adopted the master-plan amendments prior to the Regional

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[2]The City amended RMC section 18.06.404 on September 9, 2009, after the district court issued its amended order in this case on June 5, 2008. Thus, we will analyze this matter in accordance with the version of RMC section 18.06.404 that was in effect on June 5, 2008.

Planning Commission's determination that the amendments conformed to the regional plan. We conclude that the City's argument has merit.

NRS 278.0282(1) states that "[b]efore the adoption or amendment of any master plan, . . . each governing body and any other affected entity shall submit the proposed plan or amendment to the regional planning commission." Once the governing body submits the proposed master-plan amendment, the Regional Planning Commission shall "determine whether the proposed plan or amendment conforms with the comprehensive regional plan." NRS 278.0282(1). If the commission concludes that the master-plan amendment does not conform to the regional plan, it must specify which parts of the amendment do not conform and explain its reasoning. Id.

In this case, the Reno City Council passed amendments that altered the land-use designations for Cold Springs in the Reno Master Plan. It conditionally approved these proposed amendments in Resolution 6712, before the Truckee Meadows Regional Planning Commission found that the amendments conformed to the Truckee Meadows Regional Plan. The City Council included a provision in Resolution 6712 that stated the amendments would only "become effective upon a determination of conformance by the Regional Planning Commission." After the City submitted the master-plan amendments to the Regional Planning Commission, the commission unanimously concluded that the proposed amendments conformed to the regional plan and the resolution became operative.

We conclude that the sequence of events used when passing Resolution 6712 complied with the procedures set forth in NRS 278.0282. Subsection 1 of NRS 278.0282 requires that a governing body submit

"proposed" amendments to the Regional Planning Commission prior to the amendment of a master plan. The term "proposed" indicates that the Regional Planning Commission must review master-plan amendments before they are ratified and become effective.

Caselaw draws a distinction between proposed amendments and ratified or effective amendments. See, e.g., Kimble v. Swackhamer, 94 Nev. 600, 602, 584 P.2d 161, 162 (1978) (the Legislature could "ratify or reject a proposed amendment to the federal constitution" (discussing Hawke v. Smith, 253 U.S. 221 (1920))); Williams v. Griffin, 91 Nev. 743, 745, 542 P.2d 732, 733 (1975) (agencies may refuse to issue permits when doing so would conflict with proposed ordinances that are not yet in effect); Maragliano v. Land Use Bd., 957 A.2d 213, 215 (N.J. Super. Ct. App. Div. 2008) (if a governing body proposes to amend a zoning ordinance, planning boards should not grant development approvals until the amendment takes effect). Because the City added a provision to Resolution 6712 that prevented the resolution from becoming effective until the Regional Planning Commission determined that the proposed master-plan amendments conformed to the regional plan, we conclude that the City complied with the express language in NRS 278.0282 when adopting Resolution 6712.

III. The City violated former RMC section 18.06.404(d)(1)(b) when passing Ordinance 5809

The City argues that the district court erred when it ordered that Ordinance 5809 be set aside because the City complied with former RMC section 18.06.404(d)(1)(b) when passing the ordinance. According to the City, this municipal code provision did not require the local government to make a finding setting forth detailed plans about water

services and infrastructure prior to the approval of Ordinance 5809. Respondents argue that the City failed to comply with former RMC section 18.06.404(d)(1)(b) when enacting Ordinance 5809 because it did not make a sufficient finding about the plans for water services and infrastructure.

A. The requirements of former RMC section 18.06.404(d)(1)(b)

Former RMC section 18.06.404(d)(1)(b) mandated that when approving a zoning-map amendment, the Reno Planning Commission and City Council must find that there is a plan to support proposed development with sufficient services and infrastructure. It stated the following:

> In approving any zoning map amendment, the planning commission and city council shall find the following:
>
> . . . .
>
> b. The change in zoning represents orderly development of the city and there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area

RMC § 18.06.404(d)(1)(b) (2008). Because this version of the code was in effect at the time when the district court issued its amended order, we analyze the appeal under former RMC section 18.06.404(d)(1)(b).[3]

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[3]Similar to former RMC section 18.06.404(d)(1)(b), the current version of RMC section 18.06.404(d)(1) states that the Reno Planning Commission and City Council "shall make findings regarding the requirements of NRS 278.250(2), as applicable, and the proposed amendment's conformity to the City of Reno Master Plan." Pursuant to NRS 278.250(2), local governments must design zoning regulations to, among other things, "preserve the quality of air and water resources" and

continued on next page . . .

In this case, the parties acknowledge that the existing water and sewer services in Cold Springs cannot support the proposed development and urbanization permitted by the change in zoning. Because Cold Springs' existing water and sewer services cannot support the proposed development, former RMC section 18.06.404(d)(1)(b) required the Reno Planning Commission and City Council to make a finding, when passing Ordinance 5809, regarding plans to supply adequate water services and infrastructure to support the proposed development. The City argues that it complied with this former code provision because it made findings which set forth that the details regarding the provision of water services and infrastructure would be established before development begins. According to the City, it was improper for the district court to require detailed plans about water services and infrastructure at the zoning and planning stage of the process.

We conclude that this is not a reasonable interpretation of former RMC section 18.06.404(d)(1)(b). Courts must construe ordinances in a manner that gives meaning to all of the terms and language. Bd. of County Comm'rs v. CMC of Nevada, 99 Nev. 739, 744, 670 P.2d 102, 105 (1983). Courts "should read each sentence, phrase, and word to render it meaningful within the context of the purpose of the legislation." Id. The City's interpretation that former RMC section 18.06.404(d)(1)(b) permits governing entities to defer findings or make broad conclusions about

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. . . continued

"develop a timely, orderly and efficient arrangement of transportation and public facilities and services."

services and infrastructure would render the following phrase in the code to be meaningless: "the planning commission and city council shall find . . . there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area." Also, deferring the requirement to make a finding about plans for adequate services and infrastructure could prevent governing entities from designing proper zoning regulations that promote the orderly development of an area.

In contrast, respondents in this case interpret former RMC section 18.06.404(d)(1)(b) as requiring local governments to make a finding about plans for adequate services and infrastructure prior to the adoption of amendments to the master plan. This constitutes a reasonable interpretation of the former code provision. Pursuant to this provision's plain language, governing entities must make a finding during the zoning and planning stage of development about how officials plan to meet the water and infrastructure demands generated by the proposed zoning change. The provision's clear and unambiguous language does not permit governing entities to merely defer findings regarding plans for water services and infrastructure to a later date or to make vague conclusions that fail to articulate even a general plan for the provision of water services and infrastructure.

According to amici curiae, actual plans for water services and infrastructure cannot be created before local governments enact applicable zoning ordinances. However, the express language in former RMC section 18.06.404(d)(1)(b) does not require local governments or developers to submit complete, all-inclusive development plans prior to the approval of new zoning ordinances. Such a requirement would be redundant because

Nevada's statutory scheme already requires developers to submit detailed plans regarding water and sewer services during later stages in the development process. See, e.g., NRS 278.335; NRS 278.372; NRS 278.377; NRS 278A.540. As set forth above, the provision's plain language is subject to only one reasonable interpretation: local government must make a finding about plans for adequate services and infrastructure prior to the adoption of amendments to the master plan. In this finding, local government must set forth an estimate of the water services and infrastructure required to serve the proposed development facilitated by the zoning amendment and must state how the governing entity plans to meet this demand.

B. Substantial evidence does not show that the City made a sufficient finding about plans for services and infrastructure

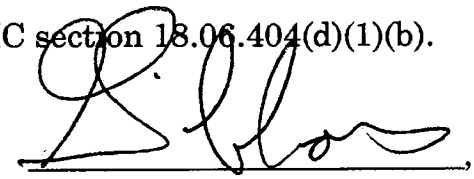
After reviewing the record in this case, we conclude that substantial evidence does not show that the City made a sufficient finding regarding how officials plan to meet the water demands and infrastructure needs generated by the proposed development in Cold Springs. When approving Ordinance 5809, the evidence shows that the Reno Planning Commission stated: "As future development projects are brought forward, issues such as sanitary sewer, water service and other critical infrastructure needs will be addressed." In addition, the Reno City Council made the following statement: "[W]hile the details of the provision of water and sewer will be required when the development is proposed, there is infrastructure in place that could be expanded, such as an existing sewer plant, and a water purveyor called Utilities, Inc. Alternatively, new utilities could be built by the developer."

These statements do not satisfy the requirements of former RMC section 18.06.404(d)(1)(b) because they do not articulate even a general plan to meet the potential demands for water services and infrastructure generated by the zoning change. While the City is not required to set forth detailed, all-inclusive development plans for water services and infrastructure, former RMC section 18.06.404(d)(1)(b) did require something more than the deferral of the issue or broad, evasive conclusions about how officials can build or expand utilities if necessary. See Annapolis Market v. Parker, 802 A.2d 1029, 1045-46 (Md. 2002) (findings of fact should be meaningful and should not merely set forth broad conclusions, make boilerplate resolutions, or defer issues to a later date). The parties in this case agree that the existing water services and infrastructure cannot support the potential development in Cold Springs, and merely deferring the subject or broadly concluding that a developer could build new utilities if necessary oversimplifies complex water-supply issues. Because the City did not satisfy the applicable provision of the RMC, we conclude that the district court did not err by ordering the City to set aside Ordinance 5809.

CONCLUSION

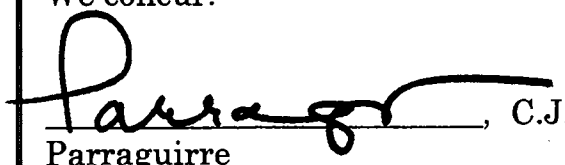
We conclude that the City did not violate NRS 278.0282 by conditionally approving amendments to the Reno Master Plan prior to submitting the amendments to the Regional Planning Commission for review. The City complied with NRS 278.0282 because Resolution 6712 provided that the proposed master-plan amendments would become effective after the Regional Planning Commission determined that they conformed to the regional plan. We further conclude that the City violated former RMC section 18.06.404(d)(1)(b) because there is no substantial

evidence showing that it made an adequate finding about planned water services and infrastructure before passing Ordinance 5809. Accordingly, we reverse the district court's finding that the City failed to properly amend the Reno Master Plan and affirm the district court's conclusion that the City violated former RMC section 18.06.404(d)(1)(b).

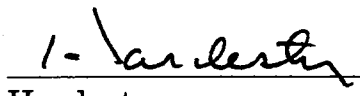


_____, J.
Gibbons

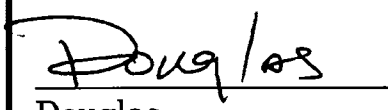
We concur:



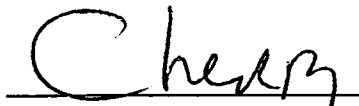
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Parraguirre



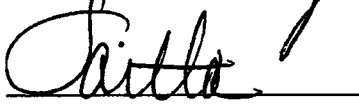
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Hardesty



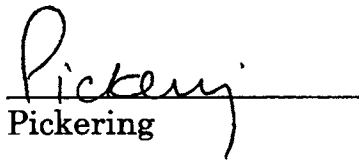
_____, J.
Douglas



_____, J.
Cherry



_____, J.
Saitta



_____, J.
Pickering

EXHIBIT 12

EUREKA COUNTY v. STATE ENGINEER
131 Nev. 846, 359 P.3d 1114 (2015)

Nevada Supreme Court Authority Relevant to Grounds II and IV - ZC26-2

Purpose. The appeal cites *Eureka County v. State Engineer* for the limited Nevada administrative-law principle that a decision requiring a present determination must be supported by substantial evidence then in the record; information necessary to support that determination cannot simply be left for later development.

What the Court held. In a water-rights proceeding, the State Engineer approved applications while leaving the content of a future monitoring, management and mitigation plan for later. The Nevada Supreme Court concluded that the approval decision had to be made upon presently known substantial evidence rather than information to be determined in the future, and that the State Engineer could not defer the necessary mitigation determination to a later date.

Important limitation. *Eureka County* is a water-rights case applying NRS 533.370(2), not a Churchill County zoning case. This exhibit does not contend that the water-right statutes govern ZC26-2. Churchill County's required zoning findings arise independently under CCC §16.08.060(E). The opinion is offered only for the Nevada Supreme Court's treatment of presently required findings, substantial evidence, later-developed information, opportunity to challenge evidence, and judicial review.

Connection to this appeal. Grounds II and IV do not argue that final engineering, final utility design, or every later permit must exist before rezoning. They challenge whether the record contained enough presently known, planning-level evidence to support findings the County was required to make at the rezoning stage when permanent power, water and septic were described as matters that would come later.

Key pages. The most directly relevant discussion appears on source pages 14-16. The Court requires presently known substantial evidence, explains why protestants must be able to challenge evidence before approval, requires a decision sufficiently supported to permit judicial review, rejects deferral of the necessary mitigation determination, and expressly cites *City of Reno v. Citizens for Cold Springs*.

Source and highlighting. The complete 17-page opinion is included. Yellow highlighting is limited to passages most directly supporting the proposition for which the appeal cites the case; the complete opinion is retained for context.

131 Nev., Advance Opinion 84

IN THE SUPREME COURT OF THE STATE OF NEVADA

EUREKA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA; KENNETH F. BENSON, INDIVIDUALLY; DIAMOND CATTLE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY; AND MICHEL AND MARGARET ANN ETCHEVERRY FAMILY, LP, A NEVADA REGISTERED FOREIGN LIMITED PARTNERSHIP,
Appellants,
vs.
THE STATE OF NEVADA STATE ENGINEER; THE STATE OF NEVADA DIVISION OF WATER RESOURCES; AND KOBEH VALLEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY,
Respondents.

No. 61324

FILED

OCT 29 2015

TRACIE K. LINDEMAN
CLERK OF SUPREME COURT
BY
CHIEF DEPUTY CLERK

MICHEL AND MARGARET ANN ETCHEVERRY FAMILY, LP, A NEVADA REGISTERED FOREIGN LIMITED PARTNERSHIP; DIAMOND CATTLE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY; AND KENNETH F. BENSON, AN INDIVIDUAL,
Appellants,
vs.
STATE ENGINEER OF NEVADA, OFFICE OF THE STATE ENGINEER, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES; AND KOBEH VALLEY RANCH, LLC, A NEVADA LIMITED LIABILITY COMPANY,
Respondents.

No. 63258

15-33016

Consolidated appeals challenging district court orders denying judicial review of the State Water Engineer's decisions affecting water rights. Seventh Judicial District Court, Eureka County; Dan L. Papez, Judge.

Reversed and remanded.

Allison, MacKenzie, Ltd., and Karen A. Peterson, Jennifer Mahe, and Dawn Ellerbrock, Carson City; Theodore Beutel, District Attorney, Eureka County,
for Appellant Eureka County.

Schroeder Law Offices, P.C., and Laura A. Schroeder and Therese A. Ure, Reno,
for Appellants Kenneth F. Benson; Diamond Cattle Company, LLC; and Michel and Margaret Ann Etcheverry Family, LP.

Adam Paul Laxalt, Attorney General, and Micheline N. Fairbank, Senior Deputy Attorney General, Carson City,
for Respondents the State of Nevada Division of Water Resources and the State Engineer.

Parsons Behle & Latimer and Ross E. de Lipkau and John R. Zimmerman, Reno; Parsons Behle & Latimer and Francis M. Wikstrom, Salt Lake City, Utah,
for Respondent Kobeh Valley Ranch, LLC.

Dyer, Lawrence, Flaherty, Donaldson & Prunty and Francis C. Flaherty, Carson City,
for Amicus Curiae NV Energy, Inc.

Lewis Roca Rothgerber, LLP, and Daniel F. Polsenberg, Las Vegas; Taggart & Taggart, Ltd., and Paul G. Taggart, Carson City; Gregory J. Walch and Dana R. Walsh, Las Vegas,
for Amici Curiae Municipal Water Purveyors.

BEFORE THE COURT EN BANC.

OPINION[1]

By the Court, PICKERING, J.:

These consolidated appeals challenge the district court's orders denying judicial review of the State Water Engineer's decisions affecting water rights. Under NRS 533.370(2), the State Engineer "shall reject" an application for a proposed use of water or change of existing water rights where that "proposed use or change conflicts with existing rights." The parties ask this court to determine whether this section allows for the State Engineer to take into account the applicant's ability to mitigate the drying up of existing rights holders' water sources when determining if a proposed use or change will conflict with existing rights. However, even assuming that under NRS 533.370(2) the State Engineer has authority to grant an application that conflicts with existing rights based upon a determination that the applicant will be able to mitigate, the State Engineer's decision to approve the applications and issue the permits at issue here is not supported by sufficient evidence that successful mitigation efforts may be undertaken so as to dispel the threat to the existing rights holders. We thus reverse the district court's decision denying judicial review of the State Engineer's decisions and remand.

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[1]We originally reversed and remanded in an unpublished order. Respondents and other interested persons not party to these appeals moved to publish the order as an opinion. We grant the motions and publish this opinion in place of our earlier order. *See* NRAP 36(f).

I.

At the heart of this appeal is the Mount Hope Mine, a large proposed molybdenum mine that General Moly, Inc. seeks to establish in Eureka County. The mine's contemplated life is 44 years, and will require an estimated total of 11,300 acre feet of water per year (afa). To provide the water for the mine, General Moly seeks to pump groundwater by well from the Kobeh Valley and Diamond Valley groundwater basins, basins that already source many existing water rights, which will cause a drawdown of the water table throughout the two valleys. According to a water resources monitoring plan created by Eureka Moly, LLC, a subsidiary of General Moly, the vast majority of this water for the Mount Hope Mine "will be consumptively used in processing activities of the [mining] Project (*i.e.*[,] no water will be returned to the aquifer)."

General Moly created respondent Kobeh Valley Ranch, LLC (KVR) to hold and control the water rights for the project. Water rights already appropriated by a predecessor entity associated with the mining project were transferred to KVR, as were existing applications to appropriate water that the predecessor had filed in 2005. Between 2006 and 2010, KVR also filed numerous applications to change the point of diversion, the place of use, and the manner of use of other of its existing water rights. Appellant Eureka County protested KVR's applications on numerous grounds, including that KVR's groundwater appropriations would conflict with existing rights under NRS 533.370(2). A number of holders of senior water rights sourced in Kobeh Valley and Diamond Valley also protested on those, and other, grounds. The State Engineer originally held a hearing on the applications, then pending, in 2008, after which he approved some of KVR's applications over these objections, but

upon review the district court vacated the ruling and remanded the matter back to the State Engineer for a new hearing.

The State Engineer held another hearing in 2010, in which he accepted the evidence presented at the first hearing and allowed additional evidence to be presented regarding specific water usage at the proposed mining project. The State Engineer ultimately granted all of KVR's applications in his Ruling Number 6127.

Pertinent to this appeal, the State Engineer recognized that certain springs located on the Kobeh Valley floor that are in hydrologic connection with the underlying water table and that source existing, senior water rights would be "impacted" by KVR's pumping. However, the State Engineer found that KVR could fully mitigate any impact, and to that end required KVR to prepare, with the assistance of Eureka County, a monitoring, management, and mitigation plan (3M Plan) for approval by the State Engineer before KVR diverted any water. The State Engineer then issued KVR the various use and change permits requested.

Eureka County, as well as appellants Kenneth F. Benson, Diamond Cattle Company, LLC, and Michel and Margaret Ann Etcheverry Family, LP, (collectively referred to as Benson-Etcheverry), all of whom hold existing, senior rights in the valleys, petitioned the district court for judicial review of Ruling 6127. The district court denied the petition, finding that substantial evidence supported the State Engineer's decision that KVR would be able to mitigate any adverse impacts to existing water rights. The district court further held that NRS 533.370(2) "does not prevent the State Engineer from granting applications that may impact existing rights if the existing right can be protected through mitigation, thus avoiding a conflict with existing rights."

While Ruling 6127 was before the district court, KVR developed a 3M Plan in coordination with Eureka County. Though the State Engineer approved the 3M Plan, he retained ultimate authority over it, stating that the 3M Plan was approved with the "understanding that components of the Plan are subject to modification based on need, prior monitoring results, or changes in the approved water rights." Benson-Etcheverry petitioned the district court for judicial review of this decision, but the district court denied that petition as well.

Eureka County and Benson-Etcheverry appeal the district court's order denying judicial review of Ruling 6127. Benson-Etcheverry also appeal the district court's subsequent order denying judicial review of the State Engineer's approval of the 3M Plan.

II.

A.

The State Engineer, who is charged with administering water rights in this state, *Desert Irrigation, Ltd. v. State*, 113 Nev. 1049, 1061, 944 P.2d 835, 843 (1997), is required to approve applications to appropriate new water rights or to change the place, manner, or use of existing water rights if the applicant meets certain statutory requirements. NRS 533.370(1). However:

> Except as otherwise provided in subsection 10 [which excepts applications for environmental or temporary permits], where there is no unappropriated water in the proposed source of supply, *or where its proposed use or change conflicts with existing rights* or with protectable interests in existing domestic wells as set forth in NRS 533.024, or threatens to prove detrimental to

> the public interest, the State Engineer *shall reject the application and refuse to issue the requested permit.*

NRS 533.370(2) (emphases added).

The State Engineer and KVR submit that the State Engineer may conditionally grant proposed use or change applications on the basis of future successful mitigation, thereby ensuring that the new or changed appropriation does not conflict with existing rights, in accordance with NRS 533.370(2). This court has never addressed whether the statute may be read in this manner, and we need not do so at this time. Even assuming that the State Engineer may grant a proposed use or change application on the basis of the appropriator's ability to successfully mitigate and bring the existing water rights back to their full beneficial use, substantial evidence does not support the State Engineer's decision that this is the case here. *Town of Eureka v. Office of State Eng'r of State of Nev., Div. of Water Res.*, 108 Nev. 163, 165, 826 P.2d 948, 949 (1992) ("With questions of fact, the reviewing court must limit itself to a determination of whether substantial evidence in the record supports the State Engineer's decision.").

B.

The State Engineer in his Ruling 6127 recognized that there would be "extensive" drawdown of the water table in Kobeh Valley near KVR's main well field area due to KVR's groundwater pumping, which could "impact" existing "rights on springs and streams in hydrologic connection with the water table . . . includ[ing] valley floor springs." He also recognized that:

> Water rights that could potentially be impacted are those rights on the valley floor where there is predicted drawdown of the water table due to

> mine pumping. The Applicant recognizes that certain water rights on springs in Kobeh Valley are likely to be impacted by the proposed pumping. These springs produce less than one gallon per minute and provide water for livestock purposes.

(footnotes omitted).[2] But the evidence to which the State Engineer cited demonstrates that more than just an "impact" to these low-flow springs would occur. For instance, the State Engineer cited to KVR's hydrogeology expert Terry Katzer's testimony at the 2010 hearing that KVR's pumping would dry up certain springs and stock watering wells:

> Q: Okay. Will the pumping over time cause impacts to springs in direct stock watering wells in the floor of Kobeh Valley?
>
> A: I believe it will. And I can't name the springs because I am not that familiar with them. Mud Springs, for instance, I know where that is. I've been there. It will probably dry that up with time. And other springs that are in close proximity to the well field.
>
> Q: Stock watering wells?
>
> A: Stock watering wells, yes, probably.

Flow modeling reports by KVR's hydrogeology and groundwater modeling expert, Dwight Smith, to which the State Engineer also cited, confirmed this assessment:

> Springs located in lower altitudes in the Roberts Mountains . . . are more likely to be impacted due

---

[2]Eureka County challenges the "less than a gallon per minute" finding, but KVR's 2010 flow modeling report indicates that these springs produced less than a gallon per minute. And, while the inventory KVR prepared in 2011 shows an estimated less than five gallon flow for Mud Spring, this is not inconsistent with a less than one gallon flow finding.

> to closer proximity to the KVCWF[Kobeh Valley Central Well Field], resulting in larger predicted drawdown at these locations. Discharge at Mud Spring (Site 721) and Lone Mountain Spring (Site 742), located near the southeast edge of the KVCWF near proposed well 226, are predicted to be impacted and will likely cease to flow based on predicted drawdowns of 40 to 50 feet. Both of these springs discharge less than approximately one gallon per minute.

Smith also testified that Mud Springs and another spring called Lone Mountain Springs would cease to flow fairly soon after KVR begins pumping.

The federal Bureau of Land Management (BLM) claims unadjudicated reserved rights sourced from Lone Mountain Springs. And respondent Etcheverry Family, LP, holds permitted existing rights in Mud Springs, rights consisting of 10.86 afa to use for stock watering purposes.

Therefore, contrary to the State Engineer's, KVR's, and amici's assertions, KVR's pumping would not merely impact existing water rights; the very evidence upon which the State Engineer relied demonstrates that KVR's appropriation would cause the complete depletion of the source of existing water rights. The Legislature did not define exactly what it meant by the phrase "conflicts with" as used in NRS 533.370(2), but if an appropriation that would completely deplete the source of existing water rights does not "conflict with" those existing rights, then it is unclear what appropriation ever could. Furthermore, dictionary definitions from around the time a statute is enacted can aid this court in deciphering that statute's meaning, *Douglas v. State*, 130 Nev., Adv. Op. 31, 327 P.3d 492, 494 (2014), and contemporaneous reference material with the Legislature's adoption of the "conflicts with" aspect of NRS 533.370(2), defines "conflict," in verb form, as "[t]o be in opposition; be contrary or at

variance." *See* 2 *The Century Dictionary and Cyclopedia, with a New Atlas of the World*, at 1186 (rev. enl. ed. 1911); 1913 Nev. Stat., ch. 140, § 63. To the extent that KVR's proposed appropriations would deplete the water available to satisfy existing rights at issue, they are undeniably "in opposition" thereto, and thus "conflict with" the existing rights under NRS 533.370(2).[3]

C.

Considered separate and apart from any potential mitigation techniques, the appropriations in question are in conflict with existing water rights in the valleys. But the State Engineer found KVR could implement mitigation techniques that would ameliorate the depletion of Mud Springs: "The State Engineer finds that this flow loss can be adequately and fully mitigated by the Applicant should predicted impacts occur." Furthermore, because "the only way to fully ensure that existing water rights are protected is by closely monitoring hydrologic conditions while groundwater pumping occurs," the State Engineer found that "a monitoring, management and mitigation plan prepared with input from Eureka County must be approved by the State Engineer prior to pumping groundwater for the project." The State Engineer thus concluded that: "Based upon substantial evidence and testimony, and the monitoring, management and mitigation plan requirement, the State Engineer

[3]The State Engineer's ruling states that though the BLM originally protested KVR's appropriations, it withdrew its protests "after reaching a stipulation on monitoring, management and mitigation" with KVR. It seems the State Engineer assumed this was sufficient to dispense with the conflict under NRS 533.370(2), but this is a less than clear conclusion. In any event, Etcheverry Family, LP, has not withdrawn its protest of KVR's applications.

concludes that the approval of the applications will not conflict with existing water rights . . . ."

Nowhere in the ruling, however, does the State Engineer articulate what mitigation will encompass, even in the most general sense. And evidence of what that mitigation would entail and whether it would indeed fully restore the senior water rights at issue is lacking: there was no mitigation plan in the record before the district court or in existence when KVR's applications were granted. Indeed, KVR's representative Patrick Rogers acknowledged that he didn't "know what we [General Moly] would propose in a mitigation plan. A mitigation plan hasn't been developed yet. It would be speculative to say what we would or would not propose."

The State Engineer and KVR point to KVR's experts' testimony as evidence that mitigation could occur and would be successful. But Katzer, an hydrology expert, testified only that there were "a variety of [mitigation] techniques. You could increase the well if it's being fed by a well or you could run a pipeline to it from part of the distribution system." KVR's other expert, Smith, similarly testified that if predicted water table drawdown were to occur due to KVR's pumping, "certainly there can be mitigation measures taken, many of which could include shifting[ ] pumping around the well field as an easy example." While KVR's experts testified as to the existence of a few possible mitigation techniques, they did not specify what techniques would work, much less techniques that could be implemented to mitigate the conflict with the existing rights in this particular case. And concerns over precisely how KVR, or its parent company Eureka Moly, would mitigate these conflicts are not without cause: Martin Etcheverry testified that after KVR did some experimental

pumping, one of his springs, Nichols Springs, was noticeably lower than before the pumping and that it had not yet returned to its pre-pumping levels. And according to Eureka County's natural resource manager, the Nichols Springs lowering was brought to Eureka Moly's attention multiple times, including at a meeting at the BLM's Battle Mountain office, but that neither KVR nor Eureka Moly had done anything to address the lowering of that spring.

The State Engineer and KVR alternatively assert the existing rights holders conceded that mitigation could be accomplished. But the existing rights holders, including Martin Etcheverry, merely recognized in their 2010 hearing testimony that they would be satisfied if KVR could completely and successfully mitigate the interference with their rights.

The State Engineer implies on appeal that KVR's mitigation could encompass providing substitute water to the senior rights holders by arguing that said holders are entitled only to the beneficial use of the amount of their water rights, and have no right to the historical source of their water rights. *See Desert Irrigation, Ltd. v. State*, 113 Nev. 1049, 1059, 944 P.2d 835, 842 (1997) ("[E]ven those holding certificated, vested, or perfected water rights do not own or acquire title to water. They merely enjoy the right to beneficial use."). But to the extent KVR's mitigation would involve substitute water sources—which is not reflected in the State Engineer's decision or the evidence that was presented to him—there was no evidence before the State Engineer that KVR applied for or committed certain of its already obtained water rights to mitigation or where the substituted water would otherwise come from. And, using the State Engineer's numbers regarding the amount of water in the basin, there may not be any water left to use for mitigation after KVR's appropriation.

The State Engineer found Kobeh Valley had 15,000 afa total. KVR's appropriation is 11,300 afa, and the other committed rights had 1,100 afa, which left 2,600 afa for future appropriation. However, there is 5,530 afa in nonadjudicated claims to vested or reserved rights on file in the State Engineer's office.

This is setting aside the further, specious assumption that water from a different source would be a sufficient replacement. Take, for example, the testimony given by an existing rights holder before the State Engineer that he had seen problems before with piping in water for animals because the pipes can freeze and interfere with the flow in the extreme winter cold. Given these, seemingly supported, concerns over such potential problems, it is therefore unclear that substitution water, if available, would be sufficient. *See, e.g., Weibert v. Rothe Bros., Inc.*, 618 P.2d 1367, 1373 (Colo. 1980) ("In order to determine the adequacy of the [augmentation] plan to accomplish its intended purpose, it is necessary to consider the adequacy of the replacement water rights."); *see also Rocky Ford Irrigation Co. v. Kents Lake Reservoir Co.*, 135 P.2d 108, 114 (Utah 1943) (examining whether the exchange of water deteriorates water quality or quantity to such a degree as to "materially impair[ ] the use").

Added to this, a surface water rights holder may be found to have abandoned its right if it no longer delivers the water or maintains the source of diversion. NRS 533.060(4)(a)-(d). Requiring that existing rights holders use water other than from the source that they currently have rights in might mean the existing rights holder would need to obtain a new permit to appropriate that new water. *See* NRS 533.060(5) ("Any such right to appropriate any of the water must be initiated by applying to the State Engineer for a permit to appropriate the water as provided in

this chapter."). KVR did not address before the State Engineer this potential obstacle to providing water from an alternate source to mitigate, and neither did the State Engineer's ruling.

Finally, KVR asserts that the State Engineer's determination that "it is readily feasible to avoid conflicts when mitigating impacts to water sources that produce relatively minor amounts of water" merely reflects the State Engineer's "experience and common sense." But this is precisely the problem with the State Engineer's ruling: though the State Engineer certainly may use his experience to inform his decision making, his decisions must be supported by substantial evidence in the record before him, which is not the case here. *Town of Eureka*, 108 Nev. at 165, 826 P.2d at 949.

D.

Essentially, and with all other arguments aside, the State Engineer and KVR's position is that the State Engineer may leave for a later day, namely the day the 3M Plan is put before him, the determination of exactly what KVR's mitigation would entail. But the State Engineer's decision to grant an application, which requires a determination that the proposed use or change would not conflict with existing rights, NRS 533.370(2), must be made upon presently known substantial evidence, rather than information to be determined in the future, for important reasons.

First, those who protest an application to appropriate or change existing water rights must have a full opportunity to be heard, a right that includes the ability to challenge the evidence upon which the State Engineer's decision may be based. *Revert v. Ray*, 95 Nev. 782, 787, 603 P.2d 262, 264 (1979); *see also* NRS 533.365(5) ("Each applicant and each protestant shall . . . provide to the State Engineer and to each

protestant and each applicant information required by the State Engineer relating to the application or protest."). *Cf. Bowman Transp., Inc. v. Arkansas-Best Freight Sys., Inc.*, 419 U.S. 281, 288 n.4 (1974) ("[T]he Due Process Clause forbids an agency to use evidence in a way that forecloses an opportunity to offer a contrary presentation."). This necessarily means that the opportunity to challenge the evidence must be given *before* the State Engineer grants proposed use or change applications. Those who protest an application's grant cannot be forced to wait and challenge a future 3M Plan because, as Benson-Etcheverry note: "The appeal as to Ruling No. 6127 can result in vacating the Ruling, among other remedies. However, appeal of the 3M Plan can only result in vacating the Plan." In other words, challenging the sufficiency of a later developed mitigation plan cannot undo a decision to grant applications for a proposed use or change that may have been erroneous. And allowing the State Engineer to grant applications conditioned upon development of a future 3M Plan when the resulting appropriations would otherwise conflict with existing rights, could potentially violate protestants' rights to a full and fair hearing on the matter, a rule rooted in due process. *Revert*, 95 Nev. at 787, 603 P.2d at 264.

Furthermore, the State Engineer's decision to grant an application must be sufficiently explained and supported to allow for judicial review. *Id.*, 603 P.2d at 265; *see also Port of Jacksonville Mar. Ad Hoc Comm., Inc. v. U.S. Coast Guard*, 788 F.2d 705, 708 (11th Cir. 1986) (even under deferential substantial evidence review, courts must not merely "rubber stamp" agency action: they must determine that the "agency articulated a rational connection between the facts presented" and the decision) (internal quotation omitted). The State Engineer thus may

not defer the determination of what mitigation would encompass to a later date: even if he may grant applications where the resulting appropriations would conflict with existing rights based upon the finding that the applicant would be able to successfully mitigate that deleterious effect, an assumption we do not adopt today, the finding must be based upon evidence in the record to support that mitigation would be successful and adequate to fully protect those existing rights. *See City of Reno v. Citizens for Cold Springs*, 126 Nev. 263, 276, 236 P.3d 10, 18-19 (2010) (law requiring local governments to make a finding about plans for adequate services and infrastructure prior to amending a master plan to allow further development "require[d] something more than the deferral of the issue or broad, evasive conclusions about how officials can build or expand utilities if necessary").

III.

In sum, substantial evidence does not support the State Engineer's finding that KVR would be able to "adequately and fully" mitigate the fact that its groundwater appropriations will cause Kobeh Valley springs that sources existing rights to cease to flow. The State Engineer's decision to grant KVR's applications, when the result of the appropriations would conflict with existing rights, and based upon unsupported findings that mitigation would be sufficient to rectify the conflict, violates the Legislature's directive that the State Engineer must deny use or change applications when the use or change would conflict with existing rights. NRS 533.370(2). As appellants have met their burden to show the State Engineer's decision was incorrect, NRS 533.450(10), the State Engineer's decision to grant KVR's applications cannot stand.

We therefore reverse and remand these matters to the district court for proceedings consistent with this opinion.[4] Because we reverse and remand on this basis, we do not reach the remaining issues raised in these consolidated appeals.

Pickering, J.
Pickering

We concur:

Hardesty, C.J.
Hardesty

Parraguirre, J.
Parraguirre

Douglas, J.
Douglas

Cherry, J.
Cherry

Saitta, J.
Saitta

Gibbons, J.
Gibbons

[4]From the record and Ruling 6127, it is unclear which of KVR's applications for proposed use or change in Kobeh Valley, if it can be pinpointed, is the appropriation that will cause the springs to dry up. Therefore, we must overturn the entire decision.

Churchill County
Agenda Report

Date Submitted: August 26, 2026

Agenda Item #: Appointments -
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Randy Hines, Public Works Director
Subject Title: Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots..

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve subdivision final map application, PC26-10, to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor's Parcel Numbers 008-792-11 & 008-792-95 subject to recommended conditions of approval.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The tentative map was approved by the Board of County Commissioners on November 10, 2025.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.
   c. Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.
   d. Applicant shall obtain a Will Serve letter from Churchill County for each lot.
   e. Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).
   f. Applicant shall obtain variances for lot size and minimum lot width for lot 15.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

g. Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.

h. Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.

i. Applicant shall complete the abandonment of the 50ft roadway as outlined under AE26-4 (pending).

Alternatives: Recommend denial of the application or make changes as needed.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY
Parcel Creation Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Casey Road, LLC

Site Address: 2575 Casey Rd **APN:** 008-792-11 **/ Address:** No Address **APN:** 008-792-95

Zoning District: R-1 **Address:** _____ **APN:** _____

 # LOTS ON THE MAP: 25 **Are there Surface Water Rights on the Property?** ☑ **NO** ☐ **If YES>** Do you want the County to make the Water Dedication Map for you? ☐ **NO** ☑ **If YES>** ***See Instruct.***

PROJECT PERMIT TYPE - PARCEL CREATION // **SUB-TYPE IS:**

NOTE: This is needed to submit online. See Instruction Sheet for details on Permit Types.

- ☐ **DIVISION OF LAND INTO LARGE PARCELS** (new lots that are 40 acres or more; can include any number)
- ☐ **PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
  - ☐ Second/Subsequent Parcel Map – if a previous Parcel Map exists, additional limits apply.
- ☐ **TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). The actual land division applications are submitted separately after approval of the parceling plan.
- ☑ **SUBDIVISION MAP** (new lots less than 40 acres & creating 5 lots or more)
  - ☐ Tentative Subdivision Map ☑ Final Subdivision Map
- ☐ **REVERSION TO ACREAGE** (to merge lots together, ALL of which are created by a land division map (not by deed))
  NOTE: These may ALSO need a utility or road easement Abandonment - include that application form.

IF THE ITEMS BELOW also apply, check the box and include it in the name of the map.

- ☑ **MERGER AND RESUBDIVISION** - also check the above box for the map type used for the new lots.
  NOTE: These may ALSO need a utility or road easement Abandonment - include that application form.
- ☐ **MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- ☐ **PART OF A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the map is in support of a PUD.

SUMMARY OF PROPOSAL

Describe what are you trying to accomplish:

Merger and resubdivision to create 25-unit single-family subdivision with remainder parcel. Phase One of ~~Sand Creek Subdivision #2 (PC25-8)~~

Describe any particular problems or issues you are trying to solve:

Application Signature Sheet

All Applications
This affidavit is signed by the "subdivider" proposing the land division, such as the owner, purchaser, etc.
Our office can perform the notary, or you can arrange it yourself.

Subdivider affidavit of application submittal and commitment to pay taxes

I, being duly sworn, hereby depose and declare that:

(1) I am the subdivider proposing this land division application, have reviewed all materials being submitted on my behalf, affirm that the information in the application is correct and complete, and authorize Churchill County to enter and examine the property in the application; and
(2) I understand that making property line changes may ***jeopardize any loan contract*** I may have, and I am responsible for communicating with that party regarding the consequences of this proposal.
(2) I will make provision for the payment of the tax imposed by chapter 375 of NRS, relating to Taxes On Sale Or Transfer Of Real Property, for land in the application; and
(3) I and any successor in interest will comply with the disclosure and recording requirements of NRS 598.0923(1)(f), relating to Deceptive Trade Practices for Land Sale Installment Contracts, if applicable, for land in the application.

Applicant Signature(s): _____

Title of Authorized Land Mgr. (if applicable – show authorization): Managing Member

State of Nevada)
County of Lyon)

Signed and sworn to (or affirmed) before me on 6/22/2026 (date) by

(print applicant names) Jessica Stanger

_____
Signature and Stamp of notarial officer

ALEXIS SNYDER
Notary Public, State of Nevada
Appointment No. 20-6309-12
My Appt. Expires Feb 2, 2029

☐ **Check this box if Parcel Map or Division of Land into Large Parcels**

Clerk-Treasurer's Office Signature for Payment of Taxes

Taxes have been paid: 6/23/2026 Deputy Clerk Tara Adams _____
Date Title Printed Name Signature

All Applications - ***Assessor's Office Consultation***

County policy requires consultation with the County Assessor so the landowner understands how their taxes will change.

Assessor Staff signature: 6/23/26 Chief Dep Assessor Leslie Nolestine _____
Date Title Printed Name Signature

CHURCHILL COUNTY
Questionnaire for Parcel Creation

Please review these questions ***before designing the project***. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. You can look up the standards in the Couty Code here: https://churchillcounty.municipalcodeonline.com/book?type=ordinances#.
The questions are divided into subject categories. Some responses have a follow-up question next to it. Most questions have an informational note afterward. Some questions direct you to provide additional information in the Supplemental Information area at the end of the questionnaire.

> ***NOTE:*** Creating ***Non-Conforming Lots*** (so they do not meet code requirements), or increasing an existing non-conformity is not normally allowed. Adjust your proposal to meet the requirement. If you think you have a special reason for not meeting a requirement, you might get approval for a Variance from the standard - see the Variance application.

Ownership

- Does the property have a Conservation Easement? ☑ NO ☐ If **YES >** Parcel changes might not be allowed
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? ☑ NO ☐ YES
  NOTE: Holders of security interest will have to sign parcel creation maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law.** Note that **not** informing them may cause them to call in your loan for full repayment. (CCC 16.12.040.1 & -2)
- Is ownership complicated by a trust, government entity, corporation, partnership, or LLC?
  ☐ NO ☑ If **YES >** Add the Title Company Certificate who will make sure the correct and authorized person is signing the map and deeds.

Lots size and area

(**NOTE:** See note at beginning regarding creating Non-Conforming Lots.)

- Minimum parcel area for the zoning district: 7,000 s.f. Will the resulting parcels meet the requirement? (CCC Table 16.16.020.1) ☑ YES ☐ If **NO >** Normally not allowed without obtaining a Variance from the Development Standards ***Table*** – consult Staff.
- Will there be parcels smaller than 5 acres? ☐ NO ☑ If **YES >** Often not allowed unless connecting to community sewer or water - consult with staff. **NOTE** that a Variance may be needed, such as for ***2nd Parcel Map*** (CCC16.12.040.2.B).
- Minimum ***Average*** Parcel Width for the zoning district: 100/80 Minimum Parcel Width: 60/30
  Will the resulting parcels meet the requirement? (CCC Table 16.16.020.1) ☑ YES ☐ If **NO >** Normally not allowed without obtaining a Variance. **NOTE:** For oddly shaped parcels, consult with Staff.
- Are there existing buildings? ☑ NO ☐ If **YES >** Will the resulting lot lines meet the yard setback requirements from the buildings? (CCC Table 16.16.020.1) ☐ YES ☐ If **NO >** Normally not allowed without obtaining a Variance. **NOTE:** If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.

Layout of Lot Lines and Miscellaneous Easements

- Will new parcel lines follow linear features, such as a road, canal, or tree line, and split the feature between lots? ☑ NO ☐ If **YES >** You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.
- Will linear features (such as a driveways, road, power line, or canal) that serve one lot have to run across another lot? ☑ NO ☐ If **YES >** Easements for it may be needed.

Irrigation

- Does the property have surface water rights? ☑ NO ☐ If **YES >** TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C) ***Maps using deeds*** need the water rights stated in the deeds.
- Does the property have irrigation facilities serving others (private or public/Newlands) that cross the site? ☐ NO ☑ If **YES >** Are they protected by easements? ☑ YES ☐ If **NO >** Additional easements are needed. (CCC 16.16.010.1.C)
  NOTE: TCID approval is required for protection of existing public facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D & CCC 16.16.010.1.C)
- Will any **new** access or utility easements cross over agricultural water delivery or drainage facilities? ☑ NO ☐ If **YES >** TCID & BOR permits may be required. Please consult with them.

Abandonment of roads or easement

- Are there road, utility, irrigation, or other easements on the property that are being abandoned or moved? ☐ NO ☑ If **YES >** An Abandonment application (and fee) may be needed – see it for details. It can be reviewed along with the map but may be done multiple ways, and some need hearings. Explain the situation in the Supplemental Information.
  NOTE: Most parcel lines created by a previous map will have utility easements, but all easements are NOT always shown on the map. Be sure to check map notes for easements following property lines, your deed, your title report, the federal patent creating the private land, etc.

Roads and Access Easements (**NOTE:** See note at beginning regarding creating Non-Conforming Lots.)

- Will all resulting parcels have "legal access" (CCC 16.16.010.1.A) ☑ YES ☐ NO
  NOTE: Legal access is direct frontage on a publicly maintained road, or an access easement to one.
  Will all resulting parcels have "physical access" (CCC 16.16.010.1.A) ☑ YES ☐ NO
  NOTE: Physical access is a road in an easement reaching the property without trespassing.

  NOTE: If either are missing at this time, ***explain in your Supplemental Information how it will be fixed***. Do NOT submit the map until legal and physical access is or will be fixed, because it cannot be approved.
  NOTE: If a County road that fronts the property is within a ***federal*** canal/drain easement, provide the easement info on the map and reference the County-BOR agreement (see staff for more info.).
- Is there a public access/road easement (60' wide) from a publicly maintained road to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2. A, -B, & -C)
  ☑ YES ☐ If **NO >** Explain in your Supplemental Information how it will be fixed. **Please do NOT submit** the map until legal access is or will be fixed. Maps with questionable or no legal access cannot be approved.
- Are there access easements or road frontage to each lot? ☑ YES ☐ If **NO >** Additional easements are needed (CCC 16.16.010.1.A & CCC 16.12.040.2.A, -B, & -C).
- Does the property border large tracts of undeveloped land? ☐ NO ☑ If **YES >** Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Does the property border lands that are not fully developed? ☐ NO ☑ If **YES >** Access easements must be provided to those borders, unless the road network already serves them. (CCC 16.12.040.2. A, -B, & -C)
- Does any new lot need to cross a canal or obstacle to reach the developable area? ☑ NO ☐ If **YES >** A bridge will need to be built. (CCC 16.12.040.2. A, -B, & -C) Explain in your Supplemental Information.
- Are more than 50 lots being created? ☑ NO ☐ If **YES >** A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)

- Mark the access & improvement status of the road serving the development: (CCC 16.12.040.2. A, -B, & -C)

  ☑ **Publicly maintained road is fronting property** No off-site improvements needed. Land in the easement or right-of-way of existing roads normally must be dedicated to the County - see **NOTES** below.

  ☐ **Privately maintained road is fronting property** Off-site road upgrades to meet County standards are needed that reach back to a publicly maintained road – must be either paved or gravel depending on size of new lots. Land in the easement or right-of-way of existing roads is normally offered for dedication to the County, and might be accepted. See NOTES below and explain in Supplemental Information. If you want a ***private road*** (gated, signed, etc.), see NOTES below.

  ☐ **No Road to property** New off-site road construction (or upgrading) is needed reaching back to publicly maintained road – must be either paved or gravel depending on size of new lots. Dedication is determined individually. See NOTES below and explain in Supplemental Information.

  NOTE: For any roads fronting the property that are located within a ***federal*** canal/drain easement, provide the easement information on the map and reference the BOR-County agreement (see staff for details).

  NOTE: For maps with dedicated roads that will be accepted by the County (usually for existing county roads), draw the right-of-way as a separate plot of land w/ solid lines. ***Also*** show gross and net area of lots.

  NOTE: For maps with off-site road improvements, the "improvements" may need to be offered for dedication by separate document.

  NOTE REGARDING PRIVATE ROADS: NRS states that roads are public unless specifically created as private. Public roads cannot be gated, signed, or exclude the public. Creating a private road may need to abandon a public road and recreate it as private. Private roads are usable and maintained by ONLY the parties they belong to. The County may still require special allowance for emergency services and utilities.

- Will each new lot front on an existing publicly maintained road? ☐ **YES** ☑ If **NO >** Additional road construction within the development will be needed to each new lot. (CCC 16.12.040.2. A, -B, & -C)

- For proposals that will need road construction (see previous 2 questions), mark the road surface standard required for your development and see Notes.

  ☐ **N/A**

  ☑ **Paved** Required for land divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which could be gravel).

  ☐ **Gravel** Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which could be gravel).

  ☐ **Minimum Access** Allowed with an approved Variance for limited situations provided in code. Must meet construction standards and provide for private maintenance and stormwater control. Explain in Supplemental Information.

  NOTE: See CCC 16.12.040.2.A, -B, & -C for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

  NOTE: On the map, show the centerline and width, or the approximate traveled way; as well as estimated easements for stormwater control features. Engineered drawings are not required with the map, but will be required before construction or a financial guarantee.

- For new or upgraded roads, will they be publicly or privately maintained? ☐ **N/A** ☑ **Public** ☐ **Private**

  NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Department and BOCC. A private road maintenance agreement may be needed – discuss with Staff.

- For new roads, mark the road classification you are proposing. (See CCC 10.04.020)

  ☐ **N/A** ☑ **Residential** ☐ **Collector** ☐ **Arterial** ☐ **Marjor Arterial** ☐ **Park** ☐ **Minor (private)**

  NOTE: Be sure to include the road categorization and speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there power service at the site? ☑ **YES** ☐ If **NO >** Are you extending it to the site? ☐ **YES** ☐ If **NO >** How far away is it? **Approx. Distance:**_____ **Direction:** _____
- Is there telecommunication service at the site? ☑ **YES** ☐ If **NO >** Are you extending it to the site? ☐ **YES** ☐ If **NO >** How far away is it? **Approx. Distance:** _____ **Direction:** _____
- Is there County Sewer or Water services fronting or within 180' of the property?
  ☐ **NO** ☑ If **YES >** Mark the available services: ☑ **Water system** ☑ **Sewer system**
  NOTE: When services are nearby, Title 13 requires you to connect to them and build the infrastructure.
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Mark those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.u)
  ☑ **Community water system:** Presumed to meet the standard
  ☑ **Community sewer system:** Presumed to meet the standard
  ☐ **Wells:** Application must demonstrate adequacy – see notes below
  ☐ **Septics** Application must demonstrate adequacy – see notes below
  NOTE: Sewer and water rules limit when small parcels can be proposed, ***especially below 5 acres***. See CCC16.12.040.2.B, Master Plan Ch. 9, and Title 13. Most land divisions in the Urbanizing area that are less than 5 acres in size need to connect to the county sewer or water system, with some exceptions.
  NOTE: PUDs & Subdivisions must normally connect to community systems and are limited in location.
  NOTE: Community sewer and water facilities must normally be built or financially guaranteed before recording the map, and dedicated to the County. (CCC 16.12.030.3, CCC 16.12.030.6 & CCC 16.16.010.9).
  NOTE FOR WELL AND SEPTIC ON LOTS OF 2 ACRES OR MORE: A well and septic are presumed to meet the standard, though a site with severe soil limitations for septic use (clay, alkali, lake bottom (playa), etc.) will need to provide a soil report that septic systems will operate. Problem areas must be shown on the map.
  NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 2 ACRES: Provide a soil report that septic systems will operate. Problem areas must be shown on the map. Show on the map that a well and/or septic system for each lot can meet required setbacks within the development and from facilities on adjacent properties.
- Are there Public Utility Easements to each resulting parcel? ☑ **YES** ☐ If **NO >** Additional easements may be needed. (CCC 16.16.010.1.B)

Community Development Fees and Water Dedication

- Mark the community development fees that will be due with recording of the map? (CCC 16.12.030.5, CCC 13.02.010 & CCC 16.20)
  ☐ **Water well dedication/fee:** If the parcel has surface water rights, dedicate two acre-feet for each new lot. If not, pay the fee ($3276 per lot). Only applies in Subbasins 101 & 102. ***See NOTE below***.
  ☑ **Community water system dedication/fee:** Dedicate groundwater rights to serve the development or pay a fee, with other options possible.
  ☑ **Road Fee- $2300 per lot.** Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
  N/A Residential Park Fee - up to $1000. Due with construction of new residences or uses.
  N/A Residential Schools Fee - $900. Due with construction of new residences or uses.
  NOTE: If you need to dedicate water, identify a location that is acceptable to the Staff using a TCID water use map. Provide it with the application. A full **map exhibit** will be needed before recording.
- Does this property have a credit for previously meeting a water dedication/payment requirement?
  ☑ **NO** ☐ If **YES >** It will reduce the requirement for this map – they are typically for homes or lots created since ~2001 – contact staff. ***Note*** that such credits are normally identified in a title report.

Compatibility with Nearby Uses

- Is the site adjacent to an agricultural operation? ☑ NO ☐ If **YES >** A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) An example might be an Agriculture Protection Setback. Explain in the Supplemental Information. Also see Friction Zones, below.
- Does the site border property with a different zone, use, or major arterial road? ☐ NO ☑ If **YES >** Will the new lots be large enough to provide for any applicable Friction Zone buffers? ☐ NO ☑ YES
  NOTE: Buffers vary between 50' and 200' and usually require landscaping strips (CCC 16.16.020.2).
  - Single Family Subd./PUD on a major arterial road (US 50, US 50A, US 95, & Co. roads w/50+ mph.) – 50'
  - Single Family adjacent to Multi-Family – 100'
  - Single Family adjacent to Industrial – 200'
  - Commercial adjacent to Single Family Residential – 100'
  - Commercial adjacent to Industrial – 75'
- Is the site within the NAS Fallon Overlay? (base or ranges) ☑ NO ☐ If **YES >** Land divisions are discouraged. Add certificate statement. (CCC 16.08.240, & -.250; Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour? (contact Staff) ☑ NO ☐ If **YES >** Add noise contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.A.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? ☑ NO ☐ If **YES >** Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? ☐ NO ☑ If **YES >** Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? ☐ NO ☑ If **YES >** Include a lighting plan meeting "dark skies" standards (CCC 16.16.020.7). Subdivisions and PUDs have additional standards.
- Will there be landscaping for the land division? (CCC 16.16.020.4.B) ☑ NO ☐ If **YES >** Include the landscaping plan, w/entrance and common space landscaping, future ownership, and maintenance.

Natural Areas and Waterways

- Are there flowing waterways such as streams, rivers, or dry washes? ☑ NO ☐ If **YES >** See **Note** below
  Are there other waterways such as springs, wetlands, ponds, or lakes? ☑ NO ☐ If **YES >** See **Note** below
  NOTE: Show waterways on the map along with a conservation easement around the channel and native riparian vegetation. Explain your plan to protect the natural features and native vegetation in the Supplemental Info. Consult with staff regarding protection ideas. (CCC 16.16.010.1.C & D, CCC 16.16.010.5)
- Are you altering a water course, including bridges? ☑ NO ☐ If **YES >** If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E). Also see ***Hazards***.
- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions? ☑ NO ☐ If **YES >** See **Note** below
  NOTE: Show the natural features on the map. Consult staff if needed. Explain your plan to protect the natural features in the Supplemental Information. (CCC 16.16.010.5)

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? ☑ **NO** ☐ If **YES >** Mark the applicable flood zone below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

  ☐ **AE Zone** (with elevations): Include the base flood elevation and boundaries.

  ☐ **AE Zone with Floodway**: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

  ☐ **A Zone** (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling plans must provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? ☑ **NO** ☐ If **YES >** They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).

- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? ☑ **NO** ☐ If **YES >** Explain how you will deal with these hazards in the Supplemental Information. (CCC 16.12.010, CCC 16.04.050, Title 19, etc.)

- Are there major irrigation canals on or near site that **sit above** the elevation of the property? ☑ **NO** ☐ If **YES >** Explain how you will protect against canal breakage and flooding in the Supplemental Info. (CCC 16.12.040.1 & CCC 16.04.050)

- Will the lots need to be graded, OR are they planned to be graded to support future development, OR will grading be needed for stormwater mgmt. or to build infrastructure? ☐ **NO** ☑ **YES**
  NOTE: Grading/disturbance over 1 acre requires a Grading Plan & Dust control plan (CCC 16.16.010.2 & CCC 16.16.010.11 & CCC 16.16.010.4). Subdivisions and Parceling Plans must submit an existing conditions plan, a Preliminary Grading & Storm Drainage Plan, and possibly a Geotechnical Report (CCC 16.12.040.1.C).

SUPPLEMENTAL INFORMATION

Certain questions direct you to provide information about an issue here. State the name of the category and the subject of the question, then provide your additional information.

SAND CREEK SUBDIVISION #2
PHASE 1

OWNER'S CERTIFICATE

THE UNDERSIGNED, CASEY ROAD, LLC BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:
1) WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
2) WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS,OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
3) WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN.
4) WE OFFER TO DEDICATE TO CHURCHILL COUNTY THOSE SEWER, WATER, ROAD, OR OTHER FACILITIES INSTALLED TO SERVE THIS DEVELOPMENT.
5) WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, AND (B) THE RIGHT TO FARM NOTE ON THIS MAP.

CASEY ROAD, LLC

_____
JESSICA STANGER DATE

ITS: MANAGER

STATE OF _____
} SS:
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JESSICA STANGER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

_____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:
1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENT
2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY,
ORDER NO: _____.

_____
DATE TITLE PRINTED NAME SIGNATURE

COUNTY SURVEYOR REVIEW CERTIFICATE

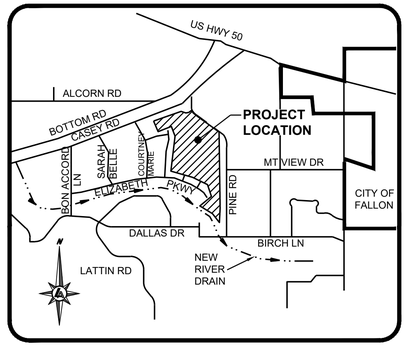
I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR AND THAT I HAVE EXAMINED THIS MAP, AND I FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT, AND THAT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO ENSURE THAT THE PLACEMENT OF MONUMENTS THAT HAVE NOT BEEN SET WILL BE SET ON OR BEFORE _____.

_____
JEFF CRUESS, P.L.S. 12456

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____
DATE TITLE PRINTED NAME SIGNATURE



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS, DOES HEREBY CERTIFY:
1) THAT THIS MAP IS APPROVED; AND
2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
3) THAT THE BOARD ACCEPTS THE OFFER TO DEDICATE LANDS AND IMPROVEMENTS AS DEPICTED AND ANNOTATED ON THIS MAP FOR NEW ROADS, SEWER AND WATER FACILITIES, AND REJECTS ALL OTHER OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME; AND
4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE; AND
5) THAT A PUBLIC STREET EASEMENT, OR UTILITY EASEMENT THAT EXISTED PRIOR TO THIS MAP HAS BEEN VACATED OR ABANDONED IN CONJUNCTION WITH THIS MAP IN ACCORDANCE WITH NRS 278.480.

_____
DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PUBLIC WORKS AND PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS, AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

_____
DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION

_____
DATE PRINTED NAME SIGNATURE

DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

_____
DATE TITLE PRINTED NAME SIGNATURE

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CASEY ROAD, LLC;
2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 35, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 20____
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

_____
DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-26
No. 10836

CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:
1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, OR SPECIAL ASSESSMENT, AND
3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

_____
CHURCHILL COUNTY CLERK-TREASURER DATE

RECORDER'S CERTIFICATE

FILE NO. _____

FILED FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC. ON THE _____ DAY OF _____, 202__ AT ____ MINUTES PAST _____ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: _____

_____
CHURCHILL COUNTY RECORDER

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2
PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 1 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

SAND CREEK SUBDIVISION #2
PHASE 1

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR DATE

BRAD DOLAN, CHURCHILL COUNTY FIRE MARSHAL DATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10 AND AS REQUIRED BY CCC 10.04.050, THE ROAD(S) LISTED BELOW AND DEPICTED ON THIS MAP ARE HEREBY CATEGORIZED AS STATED, WHICH DETERMINES THE SPEED LIMIT FOR SAID ROADS UNTIL THEY ARE CHANGED BY LATER ACTION:

EAGLE ROCK ROAD - CATEGORIZED AS A RESIDENTIAL ROAD
WILDCAT COURT - CATEGORIZED AS A RESIDENTIAL ROAD
WILDCAT PARKWAY - CATEGORIZED AS A RESIDENTIAL ROAD
BIG HORN DRIVE - CATEGORIZED AS A RESIDENTIAL ROAD

TRUCKEE-CARSON IRRIGATION DISTRICT

I, BENJAMIN D. SHAWCROFT, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (TCID) DOES HEREBY DECLARE AS FOLLOWS:

1) EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 *ET SEQ*). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.

2) THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.

3) ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.

4) THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.

5) THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

BENJAMIN D. SHAWCROFT, ESQ. DATE
DISTRICT MANAGER

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

BY: _____

ITS: _____

SOUTHWEST GAS CORPORATION DATE

BY: _____

ITS: _____

CC COMMUNICATIONS DATE

BY: _____

ITS: _____

CHARTER COMMUNICATIONS DATE

BY: _____

ITS: _____

CHURCHILL COUNTY UTILITIES DATE

BY: _____

ITS: _____

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

OPEN RANGE NOTE

PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-26
No. 10836

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

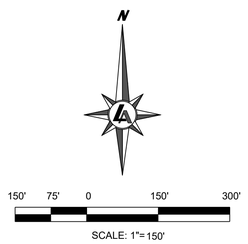
FINAL MAP
OF
SAND CREEK SUBDIVISION #2
PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369
SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH,
RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

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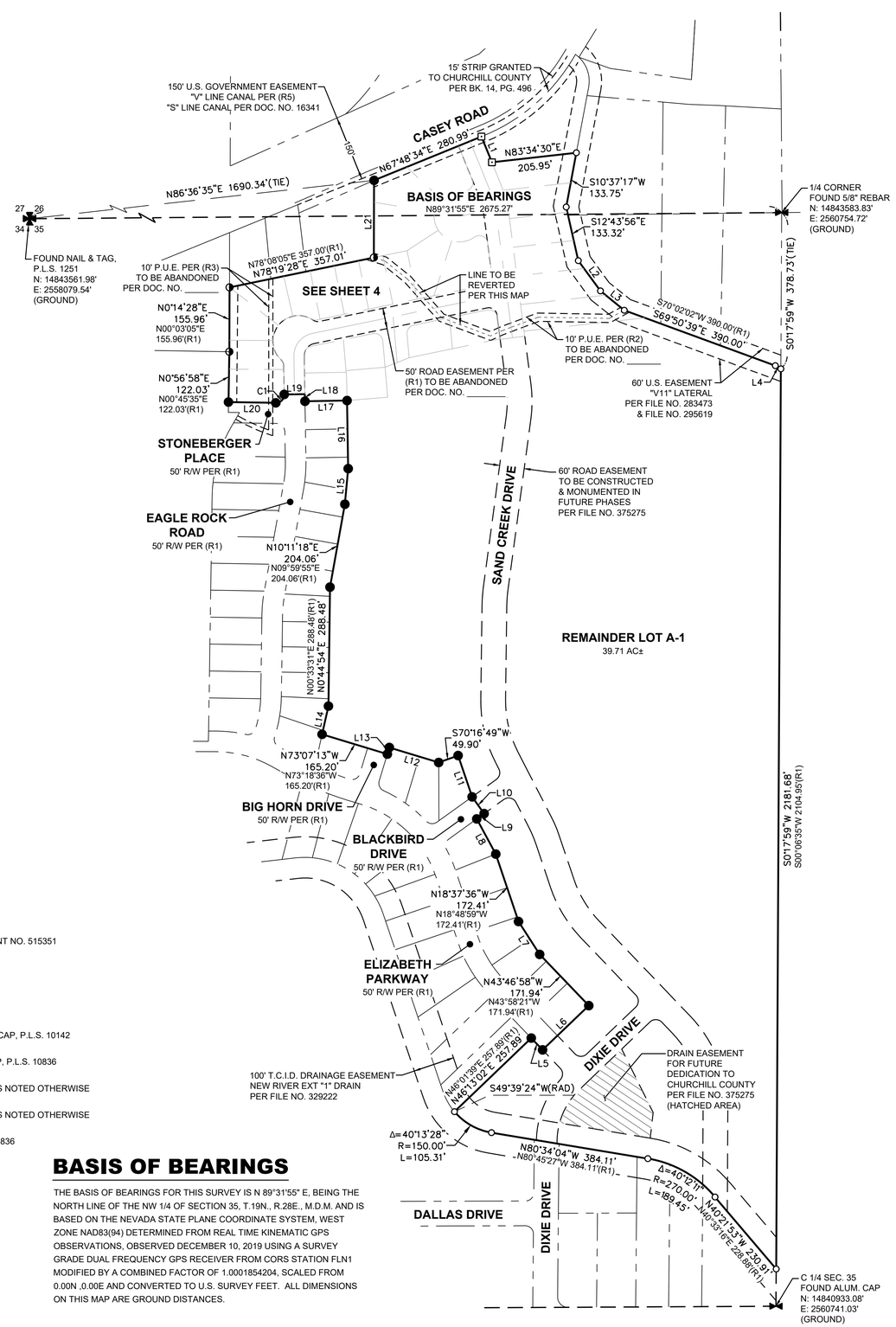
Drawn By : DMS
Sheet : 2 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	91°55'39"	20.00'	32.09'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°07'50"E	67.31'
L2	S36°07'56"E	90.83'
L3	S50°59'48"E	74.30'
	S50°59'59"E	74.30'(R2)
L4	S60°21'57"E	15.51'
	S60°33'25"E	15.50'(R1)
L5	S43°46'58"E	39.64'
	S43°58'21"E	39.64'(R1)
L6	N46°13'02"E	155.00'
	N46°01'39"E	155.00'(R1)
L7	N32°45'07"W	94.80'
	N32°56'30"W	94.80'(R1)
L8	N28°24'10"W	96.91'
	N28°35'33"W	96.91'(R1)
L9	N54°17'27"E	22.06'
	N54°06'04"E	22.06'(R1)
L10	N35°42'33"W	50.00'
	N35°53'56"W	50.00'(R1)
L11	N18°44'18"W	105.73'
	N18°55'41"W	105.73'(R1)

LINE TABLE		
LINE	BEARING	LENGTH
L12	N73°07'13"W	125.07'
	N73°18'36"W	125.07'(R1)
L13	S16°52'47"W	16.68'
	S16°41'24"W	16.68'(R1)
L14	N12°40'25"E	70.07'
	N12°29'02"E	70.07'(R1)
L15	N5°17'56"E	86.65'
	N5°06'33"E	86.65'(R1)
L16	N0°58'38"W	164.96'
	N01°10'01"W	164.96'(R1)
L17	S89°01'23"W	102.00'
	S88°49'59"W	102.00'(R1)
L18	N0°58'38"W	17.45'
	N01°10'01"W	17.45'(R1)
L19	S89°01'22"W	50.00'
	S88°49'59"W	50.00'(R1)
L20	N89°02'59"W	114.76'
	N89°14'25"W	114.76'(R1)
L21	N0°11'32"E	187.10'



NOTES

LOTS (25):	5.67 AC.±
STREETS:	2.00 AC.±
REMAINDER LOT A-1	39.71 AC.±
TOTAL AREA:	47.38 AC.±

1) THIS MAP IS A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP FILE NO. 375275 RECORDED OCTOBER 6, 2005 AND PARCEL 2 AS SHOWN ON PARCEL MAP FILE NO. 486369 RECORDED MARCH 3, 2021 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

2) THE PARCELS SHOWN LIE WITHIN THE " X" ZONE PER FEMA FIRM 32001C1727F, DATED SEPTEMBER 26, 2008 AND 32001C1731F DATED SEPTEMBER 26, 2008.

3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

4) PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

5) THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

6) ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE, THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OR RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. EASEMENTS ARE 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD. 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD AND 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

7) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE UTILITY EASEMENT ADJACENT TO THE PRIVATE STREET TO SERVE EACH PARCEL RESPECTIVELY.

8) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

9) A PUBLIC UTILITY EASEMENT HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY. SAID EASEMENT ALSO COVERS EXISTING OVERHEAD NV ENERGY FACILITIES NOT CURRENTLY WITHIN A DOCUMENTED EASEMENT.

10) ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

11) NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

12) ALL ROAD, SEWER, WATER AND OTHER INFRASTRUCTURE WILL BE CONSTRUCTED TO COUNTY STANDARDS OR TO SPECIAL STANDARDS APPROVED BY THE COUNTY AND WILL BE OFFERED FOR DEDICATION ON SUBSEQUENT FINAL MAPS.

13) ALL LOTS MUST PROVIDE FOR TWO PARKING SPACES THAT DO NOT RELY ON TANDEM (FRONT TO BACK) PARKING.

14) THERE ARE NO PROPOSED DEED RESTRICTIONS, NO PLANNED HOMEOWNERS ASSOCIATION, AND NO COMMON AREAS SHOWN HEREON.

15) THERE ARE NO OFFSITE ROAD IMPROVEMENTS.



REFERENCES

(R1) FINAL MAP FILED OCTOBER 6, 2005 AS FILE NO. 375275

(R2) PARCEL MAP FILED MARCH 3, 2021 AS FILE NO. 486369

(R3) AMENDED PLAT FILED MAY 23, 2000 AS FILE NO. 329222

(R4) FINAL MAP FILED NOVEMBER 23, 2004 AS FILE NO. 366328

(R5) PARCEL MAP FILED JUNE 16, 1994 AS DOCUMENT NO. 283473

(R6) GRANT, BARGAIN, SALE DEED RECORDED AUGUST 5, 2025 AS DOCUMENT NO. 515351

ALL IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA

LEGEND

- FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- DIMENSION POINT, NOTHING FOUND OR SET
- PARCEL BOUNDARY/GRAPHIC BORDER
- PROPOSED PARCEL LINE
- PARCEL LINES TO BE REVERTED
- ADJOINING PARCEL LINES
- EASEMENT LINES
- (R) REFERENCE DOCUMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°31'55" E, BEING THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T.19N., R.28E., M.D.M. AND IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2 PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

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Drawn By : DMS
Sheet : 3 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

LEGEND

- FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- RM — SET REFERENCE MONUMENT 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- DIMENSION POINT, NOTHING FOUND OR SET
- PARCEL BOUNDARY/GRAPHIC BORDER
- PROPOSED PARCEL LINE
- ADJOINING PARCEL LINES
- EASEMENT LINES
- (R) — REFERENCE DOCUMENT

N

40' 20' 0 40' 80'

SCALE: 1"= 40'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N0°58'38"W	17.45'
	N01°10'01"W	17.45'(R1)
L19	S89°01'22"W	50.00'
	S88°49'59"W	50.00'(R1)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	45°58'05"	20.00'	16.05'
C3	48°18'27"	62.00'	52.27'
C4	36°33'53"	62.00'	39.57'
C5	38°59'30"	62.00'	42.19'
C6	42°53'10"	62.00'	46.41'
C7	41°28'50"	20.00'	14.48'
C8	85°44'37"	20.00'	29.93'
C9	118°14'01"	20.00'	41.27'
C10	53°38'33"	62.00'	58.05'
C11	38°49'20"	62.00'	42.01'
C12	42°25'58"	62.00'	45.92'
C13	33°36'37"	62.00'	36.37'
C14	55°33'22"	62.00'	60.12'
C15	120°32'30"	20.00'	42.08'
C16	14°42'40"	330.00'	84.73'
C17	94°15'23"	20.00'	32.90'
C18	83°16'12"	20.00'	29.07'
C19	96°43'48"	20.00'	33.77'
C20	79°18'06"	20.00'	27.68'
C21	14°42'40"	300.00'	77.03'
C22	10°23'51"	300.00'	54.44'
C23	4°18'49"	300.00'	22.59'
C24	3°21'30"	330.00'	19.34'
C25	11°21'11"	330.00'	65.39'

CASEY ROAD
26' TRAVELED WAY

15' STRIP GRANTED TO CHURCHILL COUNTY PER BK. 14, PG. 496

15' P.U.E. PER (R5)

15' ROAD & UTILITY EASEMENT PER (R5)

N86°36'35"E 1690.34'(TIE)

27 26 34 35

FOUND NAIL & TAG, P.L.S. 1251 N: 14843561.98' E: 2558079.54' (GROUND)

N: 14843661.95' E: 2559766.92' (GROUND)

N67°48'34"E 280.99' 135.79'

S47°08'42"E 113.29'

S22°07'50"E 88.37'

N22°07'50"W 120.83'

N22°07'50"W 120.80'

67.31'

30.00'

30.00'

53.52'

85.20'

53.26'

N0°11'32"E 187.10'

133.84'

N80°45'19"W 148.30'

R=62.00' L=242.46'

N78°16'01"E 88.19'

WILDCAT COURT
60' R/W OFFERED FOR DEDICATION PER THIS MAP

LOT 1
11,366 SF±

LOT 2
11,173 SF±

LOT 3
14,771 SF±

LOT 4
13,594 SF±

LOT 5
10,863 SF±

LOT 6
7,200 SF±

LOT 7
7,200 SF±

LOT 8
7,200 SF±

LOT 9
7,200 SF±

LOT 10
7,002 SF±

LOT 11
9,484 SF±

LOT 12
9,467 SF±

LOT 13
8,277 SF±

LOT 14
10,703 SF±

LOT 15
6,855 SF±

LOT 16
7,000 SF±

LOT 17
7,576 SF±

LOT 31
7,946 SF±

LOT 46
8,651 SF±

LOT 73
13,062 SF±

LOT 74
10,485 SF±

LOT 75
10,120 SF±

LOT 76
10,672 SF±

LOT 77
12,846 SF±

LOT 78
15,813 SF±

A.P.N. 008-792-10
CHURCHILL COUNTY

A.P.N. 008-361-31
PONY EXPRESS STATION, LLC SERIES D

A.P.N. 008-792-03
LISA ALDRIDGE

A.P.N. 008-792-05
BOBBY EUGENE FISH, JR. & JUDITH E. FISH

A.P.N. 008-792-09
TIMOTHY INVESTMENTS, LLC

A.P.N. 008-792-08
TIMOTHY INVESTMENTS, LLC

A.P.N. 008-792-07
KACY DUNCKHORST & THERESA HURLMAN

A.P.N. 010-591-15
DANNY L. & PATSY L. LEWS

A.P.N. 010-591-51
ESTATE OF RONALD JEFFREY THYGESEN

A.P.N. 010-591-28
JEFREY E. & KAREN L. HORNE

S83°34'30"W 205.95' 173.77'

S83°43'15"W 165.10' 132.76'

S83°43'15"W 141.31' 111.12'

S83°43'15"W 147.84' 117.64'

S83°43'15"W 163.72' 127.90'

N83°43'15"E 207.31' 166.58'

S83°43'15"W 294.63'

RM 32.18'

RM 32.34'

RM 30.19'

RM 30.20'

RM 23.42'

RM 35.82'

RM 16.24'

RM 40.73'

RM

73.95'

S10°37'17"W 133.75'

59.79'

12.87'

70.45'

S12°43'56"E 133.32'

50.00'

S36°07'56"E 80.83'

67.40'

S50°58'48"E 74.30'

58.06'

S69°50'39"E 53.34'

66.93'

5.18'

30'

30'

70.01'

183.91'

S7°25'10"E 81.18'

N17°59'23"E 140.41'

S7°25'10"E 280.24'

N7°25'10"W 280.24'

108.15'

65.01'

S7°25'10"E 12.45'

30.00'

30.01'

S83°46'29"W 60.01'

60' U.S. EASEMENT "V11" LATERAL PER FILE NO. 283473 & FILE NO. 295619

60' R/W OFFERED FOR DEDICATION PER THIS MAP

SAND CREEK DRIVE
60' R/W OFFERED FOR DEDICATION PER THIS MAP

60' ROAD EASEMENT TO BE CONSTRUCTED & MONUMENTED IN FUTURE PHASES PER FILE NO. 375275

N78°19'28"E 481.78'

N78°19'28"E 182.56'

N78°19'28"E 153.90'

N78°19'29"E 82.19'

N78°19'29"E 416.58'

N78°08'05"E 357.00'(R1)

N78°19'28"E 357.01'

S78°19'29"W 225.15'

93.86'

88.70'

73.16'

80.74'

200.91'

280.87'

107.15'

118.00'

41.60'

127.48'

133.89'

65.30'

60.00'

37.81'

22.19'

60.00'

S52°04'20"E 149.97'

N12°48'15"W 99.47'

S11°40'32"E 120.00'

N11°40'32"W 120.00'

N11°40'31"W 120.00'

128.20'

N00°03'05"W 155.96'(R1)

N01°14'28"E 155.96'

S89°39'50"E 105.76'

27.76'

42.24'

S89°39'50"E 132.73'

N00°46'35"W 122.03'(R1)

N01°56'58"E 122.03'

79.79'

9.11'

20' SSPCO EASEMENT PER FILE NO. 375275

Δ=166°45'00" R=62.00' L=180.44'

C5 C6 C7 C4 C3 C2

7.51'

Δ=79°18'06" R=55.00' L=76.12'

C19 C20

BIG HORN DRIVE
60' R/W OFFERED FOR DEDICATION PER THIS MAP

N4°56'45"W 64.03'

N4°56'45"W 111.24'

N4°56'45"W 57.74'

S4°56'45"E 75.32'

N4°56'45"W 79.21'

44.38'

95.62'

S68°16'36"W 62.67'

31.33'

31.34'

30'

30'

S85°03'15"W 95.00'

S4°56'45"E 3.89'

S89°01'22"W 101.10'

S4°56'45"E 12.95'

N0°58'38"W 95.62'

N0°58'38"W 92.42'

N0°58'38"W 69.68'

60.57'

68.69'

55.77'

S0°58'16"E

Δ=91°55'39" R=20.00' L=32.09'

25' 25'

L19 L18

S89°02'59"E 114.77'

S89°14'25"E 134.14'(R1)

N0°58'38"W 46.54'

N01°10'01"W 46.54'(R1)

STONEBERGER PLACE
50' R/W PER (R1)

S89°03'02"E 134.14'

S89°14'25"E 134.14'(R1)

N89°03'01"W 27.17'

N89°14'25"W 27.17'(R1)

EAGLE ROCK ROAD
50' R/W PER (R1)

S89°01'23"W 102.00'
S88°49'59"W 102.00'(R1)

N: 14843128.21'
E: 2559701.35'
(GROUND)

REMAINDER LOT A-1
39.71 AC.±
(SEE SHEET 2)

EAGLE ROCK ROAD
60' R/W OFFERED FOR DEDICATION PER THIS MAP

N78°08'05"E 357.00'(R1)

N78°19'28"E 357.01'

N78°19'29"E 82.19'

60.00'

N56°48'43"E 90.40'

Δ=224°03'30" R=62.00'

C9 C10 C11 C12

5' PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

10' PUBLIC UTILITY & PRIVATE EASEMENT

5' 5'

10' PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

7.5' PUBLIC UTILITY EASEMENT

TYPICAL LOT EASEMENT DETAIL

DAVID C CROOK EXP. 12-31-26 PROFESSIONAL LAND SURVEYOR-STATE OF NEVADA No. 10836

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2 PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION THE NW1/4 OF SECTION 35 AND THE SE1/4 OF THE SW1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY NEVADA

LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 4 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

FIRST CENTENNIAL TITLE COMPANY OF NEVADA
1032 Inglewood Dr, Ste 100, Fernley, NV 89408
Phone: (775)583-7100 • Fax: 775-583-7101

COMMITMENT FOR TITLE INSURANCE

Issued By

First American Title Insurance Company

Today's Date:
May 5, 2026

Order No.: P-26056409-FRN
Escrow Officer: Rachelle Lunger

Proposed Buyer/Borrower:

Property Address: 2685 (& not addressed) Casey Road, Fallon, NV 89406

Lender: TBD

Loan Amount: $1.00

RE/MAX Traditions
Kim McCreary
3305 US Highway 50 A
Fernley, NV 89408

First Centennial Title of Nevada

John Capner, Authorized Signatory

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company
NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within N/A after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements; and
   f. Schedule B, Part II-Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I-Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
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First American Title Insurance Company

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
    ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
    The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1032 Inglewood Dr, Ste 100, Fernley, NV 89408
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: P-26056409-FRN-1
Issuing Office File No.: P-26056409-FRN
Property Address: 2685 (& not addressed) Casey Road, Fallon, NV 89406

SCHEDULE A

1. Commitment Date: April 29, 2026 at 07:30 AM

2. Policy to be issued:

   a. ALTA Owner's Policy (2021)
   Proposed Insured:
   Proposed Amount of Insurance: TBD
   The estate or interest to be insured: Fee Simple

   b. ALTA Loan Policy (2021)
   Proposed Insured: TBD
   Proposed Amount of Insurance: TBD
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Casey Road LLC, a Nevada limited liability company

5. The Land is described as follows:

   SEE SCHEDULE C ATTACHED HERETO

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

First Centennial Title of Nevada

John Capner, Authorized Signatory

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____ By: _____

Sally F. Tyler, President Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. This Preliminary Title Report is intended only as a solicitation of an offer to issue a Policy of Title Insurance. It is not intended for any other purpose and the Company expressly disclaims all liability for any use or purpose other than as stated herein. The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

6. PRIOR TO THE CLOSE OF ESCROW FIRST CENTENNIAL TITLE COMPANY WILL REQUIRE:

a. An Owner’s Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.

b. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule (“RRE Rule”) issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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AMERICAN LAND TITLE ASSOCIATION

c. REQUIREMENT: This Company will require the following documents to insure a conveyance or encumbrance by the Limited Liability Company (LLC) named below:

a) A current copy of the Articles of Organization, certified by the Secretary of State, State of Nevada.
b) A copy of the Operating Agreement and all amendments thereto, if any, including delegations of authority appointing managers or other parties to execute documents that this Company is being requested to insure.
c) A copy of the current Statement of Information Form, List of Managers and Members, filed with the Secretary of State, State of Nevada.

LIMITED LIABILITY COMPANY: Casey Road LLC, a Nevada limited liability company

d. IN THE EVENT that the purchaser(s) in the transaction anticipated herein require an ALTA Owners Policy of Title Insurance, then an ALTA/NSPS Land Title Survey must be presented to First Centennial Title Company of Nevada, Inc. and First American Title Insurance Company no less than fifteen (15) days prior to the anticipated date of escrow closing.

e. A Full Reconveyance releasing and reconveying all rights acquired by Deed of Trust shown as Item No. 28 of Schedule B Part II - Exceptions.

NOTE: This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 2685 (& not addressed) Casey Road, Fallon, NV.

NOTE: According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

Grant, Bargain, Sale Deed recorded August 5, 2025 as Document No. 515351.

NOTE: Not entitled to Short Term Rate.

NOTE: The property described herein DOES NOT qualify for the ALTA Extended Homeowner's Policy.

NOTE: General and Special Taxes for proration purposes for the fiscal year 2025-2026 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: $1,559.27
Total Amount Paid: $1,559.27
Assessor's Parcel No.: 008-792-95

Please contact the Churchill County Treasurer's Office at (775) 423-6028 to obtain current amounts due prior to the close of escrow.

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AMERICAN LAND TITLE ASSOCIATION

NOTE: General and Special Taxes for proration purposes for the fiscal year 2025-2026 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: $2,653.86
Total Amount Paid: $2,653.86
Assessor's Parcel No.: 008-792-11

Please contact the Churchill County Treasurer's Office at (775) 423-6028 to obtain current amounts due prior to the close of escrow.

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ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

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

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

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

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

7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

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AMERICAN LAND TITLE ASSOCIATION

8. General and Special Taxes for the fiscal year 2026-2027, including any secured personal property taxes and any district assessments, a lien, not yet due and payable.
Assessors Parcel No.: 008-792-95, 008-792-11

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.

10. Any Liens, Assessments, Bonds, or Charges levied by the Truckee-Carson Irrigation District, by reason of said land lying within its boundaries.

11. Any assessments, liens, charges or fees which may become due the Carson Water Subconservancy District, or future General Improvement District for the immediate area in which the land herein lies.

12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.

13. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the State of Nevada, recorded January 18, 1909, Book 1, Page 78, as File No. 14696, Patent Records of Churchill County, Nevada.

    Affects Parcel 2

14. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for canals, drains, or ditches, recorded September 1, 1906, in Book 8, Page 540, as Document No. 3746, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

15. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded January 18, 1909, Book 1, Page 78, as Document No. 14696, Patent Records of Churchill County, Nevada.

    Affects Parcel 1

16. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for easement for ditch/canal construction and maintenance (S Line Canal), recorded September 21, 1906, in Book 8, Page 233, as Document No. 4167, Miscellaneous Records, Churchill County, Nevada.

    Affects Parcel 2

17. Terms and Conditions as set forth and contained in a document entitled “Agreement”, recorded November 11, 1907, in Book 9, Page 8 as File No. 11263, of Miscellaneous Records.

    Affects Parcel 2

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18. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for S Line Canal, recorded March 18, 1910, in Book 10, Page 278, as Document No. 16341, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

19. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for ditches, canals, flumes, pipe lines, telegraph and telephone transmission lines, or other structures now constructed by or under the authority of the United States, recorded April 4, 1918, in Book 1, Page 278, as File No. 25735, Water Right Application Records, Churchill County, Nevada.

    Affects Parcel 2

20. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Truckee-Carson Irrigation District, for an exclusive and perpetual easement or right of way for the sole purpose of constructing, operating and maintaining the New River Drain Extension, recorded April 20, 1927, in Book 17, Page 515, as Document No. 40684, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

21. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded June 17, 1937, Book 2, Page 307, as Document No. 51888, Patent Records of Churchill County, Nevada.

    Affects Parcels 1 and 2

22. Terms, Conditions and Provisions as contained in an Agreement, recorded March 13, 1987, as Document No. 226533, April 6, 1988 as Document No. 236004, April 6, 1988 as Document No. 236010, March 27, 1995 as Document No. 288703, May 5, 1995 as Document No. 289752, Official Records of Churchill County, Nevada.
    PURPOSE: Water Rights Agreement
    EXECUTED BY: Myrtle E. Stewart, et al

    Affects Parcel 1

23. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated Parcel Maps 249930 as amended by 250219, 283473, 290789, 291317, 324398, 329222, 366328

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Affects Parcels 1 and 2

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24. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on 'Final Map of Sand Creek Subdivision Unit #1' Map recorded October 6, 2005 as Document No. 375275 and referenced in the legal description contained herein.

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Afffects Parcel 1

25. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Churchill County, Nevada, for public utility and road easement, recorded October 19, 2005, as Document No. 375675, Official Records, Churchill County, Nevada.

    Affects Parcels 1 and 2

26. Terms and Conditions as set forth and contained in a document entitled “Right of Entry Agreement - Verner Homes Nevada LLC”, recorded January 9, 2020, as Document No. 478294, of Official Records.

    Affects Parcels 1 and 2

27. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on 'Parcel Map for Verner Homes Nevada LLC Map, recorded March 3, 2021 as Document No. 486369 and referenced in the legal description contained herein.

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Affects Parcel 2

28. A Deed of Trust with Assignment of Rents to secure an original principal amount of $300,000.00, and any other amounts as therein provided, recorded January 31, 2023, as Document No. 500062, Official Records, Churchill County, Nevada.
    Dated: January 19, 2023
    Trustor: NEV DEV LLC, a Nevada limited liability company
    Trustee: Ticor Title of Nevada, Inc.
    Beneficiary: Verner Homes Nevada LLC, a Nevada limited liability company

29. Terms and Conditions as set forth and contained in a document entitled “Notice of Final Action, Decision, and Order”, recorded November 10, 2025, as Document No. 516878, of Official Records.

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ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

SCHEDULE C

The Land is described as follows:

Parcel 1:

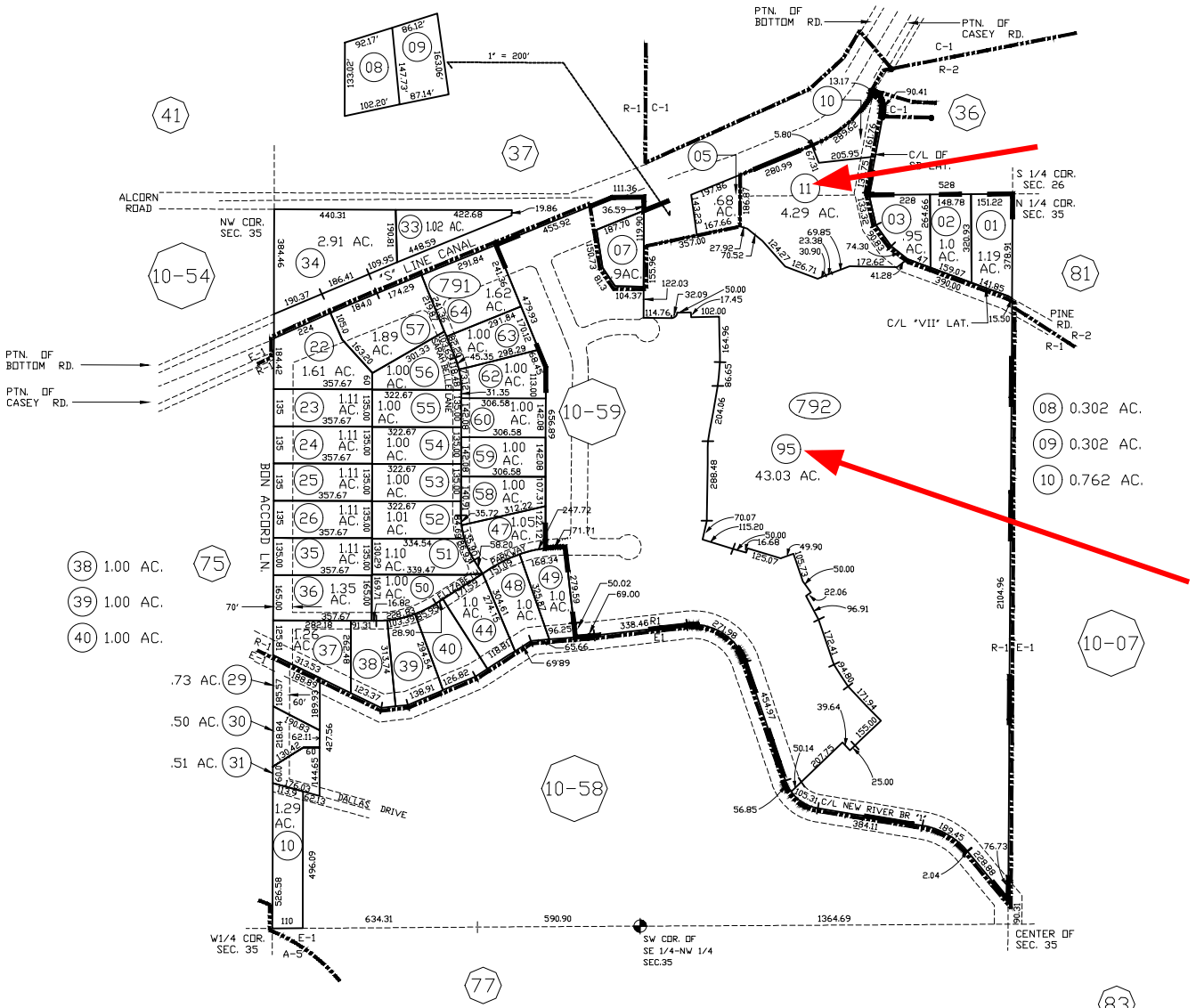
Lot 'A' as shown on the Final Map of Sand Creek Subdivision Unit #1, recorded October 6, 2005, under Document No. 375275, Official Records, Churchill County, Nevada.

Assessor's Parcel No.: 008-792-95

Parcel 2:

Parcel 2 of the Parcel Map for Verner Homes Nevada LLC recorded March 3, 2021 as Document No. 486369.

Assessor's Parcel No.: 008-792-11


08–79
1" = 200'
PTN. OF BOTTOM RD.
PTN. OF CASEY RD.
ALCORN ROAD
NW COR. SEC. 35
"S" LINE CANAL
BON ACCORD LN.
DALLAS DRIVE
C/L NEW RIVER BR "I"
C/L OF LAT.
C/L "VII" LAT.
PINE RD.
S 1/4 COR. SEC. 26
N 1/4 COR. SEC. 35
W1/4 COR. SEC. 35
SW COR. OF SE 1/4-NW 1/4 SEC.35
CENTER OF SEC. 35
10-54
10-59
10-58
10-07
792
95
43.03 AC.
08 0.302 AC.
09 0.302 AC.
10 0.762 AC.
38 1.00 AC.
39 1.00 AC.
40 1.00 AC.
.73 AC.
.50 AC.
.51 AC.
1.29 AC.
R-1
R-2
C-1
E-1
A-5
SCALE CORRECT WHEN ON 11" X 17" PAPER.
THE LINE BELOW THIS TEXT IS 1 INCH IN LENGTH.
TOWNSHIP 19 N. RANGE 28 E. SECTION 35
NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is definitely not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.
LEGEND
ZONING ELLIPSE
BRACKET
PARCEL # ○
ROAD
EASEMENT
ZONE E-1, R-1 & R-2
LAST REVISED: MARCH 24, 2021
STATE OF NEVADA
COUNTY OF CHURCHILL
REVISED BY: ASSESSOR
FISCAL YEAR 2025/2026
1"=400'
WHEN ON 11" X 17" PAPER.
08–79

Churchill County
Agenda Report

Date Submitted: October 3, 2025

Agenda Item #: Appointments - B
Meeting Date Requested: November 10, 2025

To: Board of Churchill County Commissioners
From: Randy Hines, Public Works Director
Subject Title: Consideration and possible action re: Approval of a Tentative Subdivision Map Application (PC25- 8) filed by Casey Road, LLC for the Sand Creek Subdivision for property located at 2685 Casey Road, Assessor's Parcel Numbers 008-792-95 and 008-792-11, consisting of 47.37 acres in the R-1 zoning district, whereby the Applicant proposes to create about 180 lots.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to: A) approve the Sand Creek #2 Tentative Subdivision Map Application submitted by Casey Road LLC to divide APN 008-792-11 & 008-792-95 into 180-lots, subject to conditions as listed in the Staff Report; and B) to void the previously approved Old Stone Ranch Planned Unit Development.

Discussion: ***Permitting History***
This property is part of the Old Stone Ranch Planned Unit Development (PUD) that was originally approved at the beginning of 2023. Since then, the Applicant has determined the project is too difficult to market and develop. The subject Application will reconfigure the north unit of the PUD from multifamily development of roughly 500 units into 180 single family dwelling lots.

If this project is approved, half of the PUD project will be changed and the PUD will be voided. The Applicant understands this, and agrees to it. The remaining south unit of the PUD area will be developed in the future as a large lot subdivision.

Note: *A* Tentative Subdivision Map is reviewed by the Planning Commission, which makes a recommendation to the Board of County Commissioners (BOCC), which makes the final decision. It is implemented by a Final Subdivision Map that is approved directly by the BOCC to check that code requirements and conditions of approval have been met before recording the map. Normal subdivision maps are not subject to noticing requirements to neighbors or the newspaper.

Note: The map is called a "Tentative Subdivision Map", but, in this instance, there is the need to merge existing lots before subdividing the larger property. The official terminology is a "merger

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and re-subdivision" (as allowed under NRS). The merger and re-subdivision (a) eliminates existing lot lines, (b) merges the lots together, and (c) re-subdivides the property all in one process rather than multiple processes. Existing utility easements can be abandoned within the same process.

An important point is that a Tentative Subdivision Map is a ***PLAN***, and is not intended to be unchangeable or designed to construction detail. The subdivision laws specifically have the Tentative Subdivision Map stage, and the Final Subdivision Map stage. Some adjustments, shifting, and minor changes are allowed in the final designs between the "tentative" plans and "final" plans. As a general rule, the standard is that the final plan "substantially complies" with the approved tentative plan.

***Applications*:**
The project submittal includes the Tentative Subdivision Map Permit, which also requires an array of reports and studies, including:

- Traffic Study – including multiple letters of amendment.
- Geotechnical Report.
- Drainage Report.
- Grading Plan.

Copies of the subdivision were sent to different agencies as required by NRS. No comments have been received at this time.

Summary of Project *A* summary of the primary elements of the project are provided below:

- ***Project area***: 47+/- acres, zoned R-1.
- ***Single Family Parcel Layout*** - Includes areas of single family homes on east and west of the proposed Wildcat Parkway. See maps for details. Phases 1-5 will take place along and west of the parkway. Phases 6-8 will take place east of the parkway. While the layout of the single family homes could be shifted slightly, it is very likely to be in a final configuration.
- ***Zoning Density***: R-1 zoning allows a density of 5 units/acre. The project proposes 180 lots. Average density for the project is be **3.8 units/acre**, including road areas.
- ***Phasing Plan***: A Phasing Plan Map is provided on the Tentative Map, which includes 8 phases of 25 +/- lots. Major phasing considerations include: (a) construction of the Wildcat Parkway/Casey Road intersection improvements, (c) segmental construction of Wildcat Parkway (d) connection of Wildcat Parkway to Birch Lane in Phase 5. These are described in detail below.
- ***Traffic and Access***

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1. ***Primary Access and Major Roads***: The previous PUD performed a Traffic Study that had multiple update letters. The traffic study and letters can be found in the submittal. An update letter was also prepared for the current proposal. It recommends intersection improvements at the 2 primary points of access: (1) on the north side at the Casey Road/Wildcat Parkway intersection, and (2) to the east at the Birch Lane/Allen Road intersection. Wildcat Parkway lies within an existing easement running through the property, and will be probably be a collector road. It will connect to Birch Lane, which runs east to Allen Road, and will probably also be a collector.
2. ***Minor Access:*** There will be several points of minor access into and through the project. Along the west side of the property is an existing development with 4 roads dead-ending at the property: Eagle Rock Road, Big Horn Drive, Black Bird Road, and Elizabeth Parkway. Along the south side, Dixie Drive ends at the property. These will be extended through the project, connecting with Wildcat Parkway.
3. ***Pedestrian Access:*** Pedestrian facilities are proposed within the project through curb, gutter, and sidewalk along improved streets. Subdivisions must normally connect into the county's TRACC trail system, however, there are no trail segments fronting the property.

Water and Sewer Service: The project will connect to the existing county water and sewer systems, which abut the west edge and south tip of the property. Primary service mains will run through the property within the roads. This includes both transmission mains through the area, and distribution mains that will serve individual lots. The water treatment plant lies just to the west, and the sewer lift station lies just to the south.

- ***Stormwater***: The Applicant has provided a drainage report for dealing with stormwater. The concept is to use surface drainage and subsurface pipes for routing water to detention basins on the north and south ends.
- ***Irrigation Facilities***: The project has 2 BOR/TCID facilities on the property, one on the northernmost edge (Pine Road), which will not be altered, and one on the southernmost edge (near Birch Lane), which will have 2 bridge crossings for project roads: Dixie Road and Wildcat Parkway. Both BOR and TCID have long been involved with the PUD project.

County Code Criteria Review:
Subdivision Criteria Review:
CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals. The proposed development must

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conform to the Churchill County Development Code. Conditions of approval will address specific issues.

- **Building Setbacks, Building Height:** Homes will easily meet the 35' height limit. The subdivision was designed to provide normal R-1 zoning setbacks. However, some lots do not meet the minimum lot size and width requirements (see below) and may have difficulty with providing an easily developable space, while still meeting setbacks due to odd shapes and narrow widths. Such lots may need a specialized floorplan and lot layout, rather than a tract home approach.
- **Easements:** Wildcat Parkway, Eagle Rock Road, Dixie Drive, and Blackbird Drive will be located within the existing easements for them. Some easements will need to be enlarged, as described in Criterion 4 below, along with the adjacent utility easement. The Wildcat Parkway easement currently reaches to the county's property housing the sewer lift station for the area. It will extend across the county's property to reach Birch Lane. There are a number of existing public utility easements on the property. Some follow existing property lines that will be eliminated, or even the lines of lots that no longer exist. These need to be shown on the map, and those that are to be abandoned clearly labeled.
- Agricultural irrigation easements and facilities run through the project in 2 locations. The Applicant and county have coordinated with the Bureau of Reclamation and TCID regarding the facilities, particularly during the PUD. A deliver canal runs along the north edge of the project, and Pine Road turns onto the canal road, though it is not an official road right-of-way. The Applicant does not intend to alter the canal, but may confine the road to the irrigation easement. Along the south edge of the property, another drainage facility runs east-west. The project proposes 2 bridge crossings over it for project roads, which will require federal permitting.
- **Lot size and width:** Most of the project meets the lot size limits of 7,000 sf for normal lots and 7,500 sf for corner lots, ***except for*** 1 lot pointed out in the application. Lot 15 is a corner lot at the turn of Eagle Rock Road, but it does not even meet the standard lot area, being less than 6,800 sf. Being a corner lot, it would be challenging to develop. It is recommended that lots to the south that are larger than the minimum be adjusted to provide the required lot size. Alternatively, a lot may have to be removed and its area used to increase this lot and others by shifting lines. Throughout the project, there are many lots that are exactly or nearly 7,000 sf, which leaves no room for miscalculation. This, in turn, means that adjustments might be needed with the Final Map.

The code has 2 lot width requirements, which are columns in the Development Standards table (CCC 16.16.020.1). One column is the minimum width of 60' for normal lots, and 75' for corner lots. This standard establishes a minimum to be used for oddly shaped lots. The other column is the minimum average width of 100', which would have to be calculated for oddly shaped lots, or

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which is the minimum width for rectangular lots. The project seems to have been designed to use only the minimum width. ***No lots meet the average width, and it appears that some do not meet the 60' or 75' minimum width.*** One example is Lot 15, which does not meet the area requirement (noted above), and which is less than 75' at the corner. Most of the lots that do not meet the 60' width requirement are in the south part of the project. There may be other corner lots may not meet the 75' width requirement. FYI – Staff would not penalize the lot for the street corner curve radius in the measurement.

This issue seems to arise because the map uses the same layout approach as the original Sand Creek Subdivision, which appears to have been designed using the 60'/75' width requirements. It was developed around 2005, which coincides with the date the modern Development Code was established. Staff's best guess is that the "minimum average width" was established with or after the modern Development Code in 2005. Staff recommends that the proposed lot configuration, which was previously approved in the original Sand Creek Subdivision is acceptable, and that a variance from the "average width" standard for all lots be submitted with the Final Subdivision Maps. Plans for a variance should be stated on the tentative map. On the other hand, staff recommends that the proposed lot layout should be modified to meet the other standards not in the "minimum average width" column – such as the lot area and minimum width issues noted above. This may result in the loss of a few lots. However, there are areas in the development with large lots, where adjustments might regain any lots lost in other areas.

- **Access, sewer, and water facilities:** See comments under Criterion 4, below, regarding infrastructure. Each new lot will be served by the county's community sewer and water systems, and will have access to a public or private road.
- **Water rights and community development fees:** The county has 4 community development fees: roads, parks, schools, and water dedication. The park and school fees are required at the time of residential construction – they will not be required with the land division. The road fee is required at the time of Final Subdivision Map. Projects connecting to the community water system do not have to meet surface water dedication requirements, but must meet the groundwater dedication requirements with the Final Map instead.
- **Friction Zones**: The Churchill County Code provides for special requirements and buffers between different land uses, which are called Friction Zones. The previous PUD had multifamily development that has friction zone requirements next to single family development. The proposed single family development will be nearly identical to the development to the west, and be similar in use to the single family development to the east. No friction zones are required.
- **Parking and Landscaping**: The parking code requires single family lots to have 2 spaces per dwelling, which is normally easily accommodated on single-family lots, but very small lots often propose "tandem" parking (front to back) for the garage and driveway, which never actually provides for adequate parking. Staff recommends that

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notes be placed on the map to deal with this possible problem. Landscaping does not apply to single family development or subdivisions.

- **Lighting, and Signage**: The lighting code requires the use of Dark Sky compliant fixtures to point downward, not sideway or upward. Lighting is not discussed in the submittal. Lighting for the single-family homes will be reviewed with those building plans. Lighting along roads will be reviewed with improvement plans. Staff recommends that street lighting be provided, and that it be installed to county standards. The previous PUD proposed project signs for the entrances; however those are no longer planned.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the master plan. The **Master Plan** designates the area as urbanizing and is implemented by the existing R-1 zoning district. Most Master Plan policies are not applicable to the issue of a land division. Some exceptions include:

- **GOAL LU 2** and Policy LU 2.1, discuss compatibility issues that are discussed under criterion 2, below.
- The Public Services and Facilities **Chapter 9** extensively discusses requirements for major developments using community sewer and water services, which the project follows. These are addressed in the plans, and discussed under Criterion 4.
- In many locations, the Master Plan outlines the growth and development factors that are creating a critical housing shortage in the community. The project lies in an infill area amongst other urban and suburban development. These policies and factors support the proposed development.

2. Compatibility with existing adjacent properties and uses. The new single family lot sizes mostly range between 7,000-9,000 sf. with a few being larger. This is comparable to the existing home sites west of the project. To the east are single family residences on 1 acre homesites. The proposed single-family development is compatible with adjacent uses.

3. Protection of the public health, safety and general welfare. While owners of homes to the east and west of the project may object to the development of the property, any effects to public health, safety and general welfare will be similar to the existing developments. Adequate protections exist.

4. That adequate public facilities and services are available to the development. The project lies in an infill area amongst other urban and suburban development, and is near shopping

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opportunities. The area has well-developed public facilities and the project is in close proximity to them. Adequate capacity in services and infrastructure is available for the project.

Emergency and School Services: The Sheriff's Office and Fire Marshal were involved in meetings for the previous PUD. No comments have been received for the new layout with reduced density. During the previous PUD, discussions with the school district indicated that there would be a need for school bus turnouts. The school district has provided no comments on the new layout at this time. Adequate services are available.

Water Service: The project site is immediately adjacent to the existing county water system along its west edge – the water treatment plant is visible at the edge of the map. The submittal shows utility routing for the existing transmission mains and the proposed distribution mains. Note that a "raw water" line runs from the county well at the north tip of the project, down Wildcat Parkway, and along Blackbird Lane. The transmission line to Onda Verde runs along Eagle Rock Road and then Wildcat Parkway to Casey Road. Distribution mains run in the new roads, but the ability of existing adjacent mains to support the additional demand is unclear. Staff recommends conditions to ensure that the county is not responsible for unforeseen improvements to serve the development. There may be off-site upgrades to the water system needed to serve the areas and there may be looping requirements that come into play. Improvement details will be worked out with the Improvement Plans.

Sewer Service: The project site is adjacent to the existing county sewer system along the west edge and at the project's south tip, where the county's sewer lift station is located. The project site has a force main (which cannot be used by the project) running in Wildcat Parkway from the sewer lift station on Birch Lane to Onda Verde and beyond. A major sewer line runs south to the sewer lift station following Elizabeth Parkway and Wildcat Parkway. A collector main for the development will run south in Wildcat Parkway. The proposed distribution mains will run in the project roads, connecting to the county system. It is possible that off-site upgrades to service mains or the sewer lift station may be needed to serve the areas. Staff recommends conditions to ensure that the county is not responsible for unforeseen improvements to serve the development.

The county has issued an ***Intent to Serve*** letter for both sewer and water service, as required by NRS. This is contingent upon adequate capacity being available at the time project construction moves forward with a Final map. At that time, a **Will Serve** letter will be issued.

Existing Roads: Casey Road lies on the north side of the project, and Wildcat Parkway will connect to it. It is a paved county-maintained road within the south edge of the federal irrigation easement. That easement is supplemented by an additional road easement width established from previous land divisions. Birch Lane lies off the south tip of the project, and Wildcat Parkway will connect to it. Birch Lane runs eastward to Allen Road. It is a paved county-maintained road within a right-of-way that (a) is of variable width, (b) sometimes lies in

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easements, and (c) sometimes lies in county-owned land.

To the west, several existing roads end at the west property line and will be extended through the project to Wildcat Parkway: Eagle Rock Road, Big Horn Lane, Black Bird Road, and Elizabeth Parkway. These are county roads within 50' easements built to urban standards (curb/gutter/sidewalk). To the south, Dixie Drive also ends at the project boundary. It will be extended across the canal into the project. Pine Road lies to the east, but the north end turns onto the dirt TCID canal road running along the north edge of the project. This segment is also referred to as Pine Road, though it has no official right-of-way, and informal use has dramatically expanded it outside the canal easement. Three homes north of the canal take access from this canal road. The project (a) will leave the canal road in place, (b) will not use it, and (c) may confine it to the canal easement so that project land can be used for lots.

Primary Project Access: The project has 2 primary access points from major collector roads: the Casey Road/ Wildcat Parkway intersection on the north edge of the project, and the Birch Lane/ Allen Road intersection east of the project. The previous PUD performed a Traffic Study that had multiple update letters. The traffic study and letters can be found in the submittal. An update letter was also prepared for the current proposal. All versions included development of both areas north and south of Birch Lane, but the current proposal only applies to the north area. The current letter recommends intersection improvements at the two primary points of access.

Project traffic to and from the north will be from Casey Road, either connecting east to the traffic light at US 50, running west. For the Casey Road/Wildcat Parkway intersection, the updated traffic letter recommends installing the Aug. 11, 2022 improvements – becoming a Casey Road west-bound turn lane into the project. Staff recommends a condition to install the recommended turning improvements to the Road Supervisor's satisfaction with Phase 1.

Project traffic to and from the east will connect to Birch Lane in Phase 5. This connection will allow project and neighborhood traffic to easily use the intersection with Allen Road, then turn north to the city or south towards the Navy base. The previous PUD had planned intersection improvements here. For the Birch Lane/Allen Road intersection, the current traffic study update letter recommends following the April 2021 improvements – becoming exclusive turn lane improvements from all three directions.

The Allen Road improvements should not be needed for an undetermined time after Phase 5. The Applicant previously acquired the parcel at the Birch Lane/ Allen Road intersection for the PUD. It is still needed for the larger project lying both north and south of Birch Lane, and the Applicant verbally indicates he intends to dedicate it to the county for that intersection. Of more immediate concern is that Birch Lane is in substandard condition and needs repair, and the Road Supervisor may want to do intersection improvements soon. He indicates plans to use Road Fees from the project to make improvements to the Birch Lane/ Allen Road intersection and the Birch

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Lane surface. Consequently, he will need the parcel sooner rather than later.

By ending the PUD, and developing it in parts, there is a risk that ownership of all lands (north area, south area, and intersection property) might be separated. Staff recommends that the intersection property be dedicated with the mylar of the tentative map after final corrections are made. This will ensure that the improvements can be made regardless of whether ownership is separated.

Major Roads: The two access points will be connected by the new Wildcat Parkway running through the project between Casey Road and Birch Lane. The Parkway will use a normal road standard that includes a 60' right-of-way and urban road improvements. Wildcat Parkway and other roads will be constructed by the developer, and the right-of-way land and improvements will be dedicated to the county and accepted for county maintenance.

Birch Lane provides access to Allen Road. The Wildcat Parkway connection to Birch Lane will require off-site improvements through the sewer lift station property, and at the intersection. These need to be constructed to county standards, and will need to be dedicated to the county using a separate process. In addition, staff recommends that the Birch Lane/Wildcat Parkway intersection receive turn-lane and pedestrian improvements, as determined by the Road Supervisor, mainly through striping. Improvement details for both roads will be worked out with the Improvement Plans.

Minor Roads: There are several existing minor roads to the west and south that will be extended into the project. Some will have to be transitioned from the existing 50' road standard to the project's 60' road standard, including curb/gutter/sidewalk. This will need the abandonment of the existing 50' easements for roads and utilities, and upgrading them to 60' rights-of-way for roads and utilities. This would be done with the first Final Map, and is a recommendation.

The county's ability to fund maintenance for new roads is limited, which was an issue for the previous PUD that was addressed by using a homeowners' association. ***The current Application indicates plans to establish a Special Assessment District (SAD)*** with the county to fund maintenance on the project roads. However, later discussions indicate a desire for flexibility to use other alternatives, and a recommended condition would incorporate such flexibility.

- NOTE that a SAD has never been done in the county, though it has been discussed for years. SADs are common in more populated jurisdictions. This will require some work by the staff and Applicant to develop.
- Also NOTE that the previous PUD planned to accomplish the same thing using a homeowners' association, which is still an option.

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Pedestrian Access: Pedestrian facilities are proposed on streets through the urban road standard with curb/gutter/sidewalk. These facilities will be extended off-site with any associated road improvements, as noted above. Street pedestrian safety facilities, such as crosswalks and street lighting must be installed to county and Orange Book standards. See lighting discussion above regarding street safety lighting locations, at least at intersections and pedestrian crossings.

Stormwater: The Applicant has provided a preliminary drainage report for dealing with stormwater. The concept is to use surface drainage and subsurface pipes for routing water to detention basins to hold storm drainage. Basins are located in the north and south ends of the project. The south basin will have the largest storage volume. The final report will need to be updated for the improvement plans. These facilities are part of the road system and will be maintained by the county after construction and dedication, though funding measures will need to be developed.

Dedication of Road, Utility, and Other Easements and Improvements. As required by NRS 278.378, the offers to grant easements and dedicate land to the county must be accepted or rejected along with approval of Final Subdivision Maps on the BOCC approval certificate. These plans need to be figured out and noted on the tentative map.

- The county would normally accept all easements shown on the map.
- Staff recommends that offers of dedication for road land and improvements should be accepted. Those that are off-site improvements will need to be offered/accepted by a separate document.
- Staff recommends the on-site sewer and water system improvements constructed to serve the project should be accepted for dedication. Most of these will be within the roads.
- Staff recommends that any abandonments of utility easements should be clearly identified on the tentative map, and that the abandonment process would take place on the final maps, or by a separate process running concurrently with the final map.

5. As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the Master Plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.

Based on the above assessment, options for Findings are provided below.

Recommended Conditions:

1) The Tentative Subdivision Map shall be updated within 60 days to reflect requirements of these conditions of approval to the satisfaction of county Department Heads. Disputes shall be

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resolved by recommendation of the Planning Commission and approval by the BOCC. When done, the Tentative Map shall be printed on mylar and appropriately signed. Failure to update materials in a timely manner may require reconsideration by recommendation of the Planning Commission and approval by the BOCC.

2) Phasing of the project shall progress according to the phasing plan. A table of phase improvement sequencing shall be included on the revised Tentative Map, with the following improvement requirements:

a) With the filing of the mylar addressing all corrections, the property at the intersection of Allen Road and Birch Lane shall be dedicated to the county to accommodate road and intersection improvements.

b) Improvements interior to the phase shall be provided with the phase. Improvements exterior to the phase that are needed for the phase to function as determined by the Director shall be provided with the phase.

c) With each phase, streets shall be provided with street lighting meeting Churchill County Standards, with locations at intersections and pedestrian crossings at a minimum.

d) Phase 1 shall include the establishment of a financial arrangement for road maintenance (including stormwater, street lighting, and power costs) that is acceptable to the county. This can include a Special Assessment District, homeowners association, or other alternative.

e) Phase 1 shall include the recommended turning improvements at the Wildcat Parkway/ Casey Road intersection, as described in the updated traffic study letter and determined to be needed by the Road Supervisor.

f) Phase 5 shall include the extension of Wildcat Parkway through the county's sewer lift station property to Birch Lane, the extension of Dixie Drive and its canal crossing, improvements to the Wildcat Parkway/ Birch Lane intersection, and associated pedestrian improvements determined to be needed by the Road Supervisor.

3) A variance must be obtained before the first Final Map is recorded to waive the "minimum average width" standard for the subdivision. All lots must conform to all other lot layout standards. Conforming lots shall be shown on the revised Tentative Subdivision Map.

4) The depiction and labeling of any planned abandonment of existing road or utility easements, and the elimination any parcel lines shall be added to the revised Tentative Map to clearly illustrate and document such actions. The 50' easements for roads and associated utilities shall be abandoned and replaced with 60' rights-of-way for roads and associated utilities. All abandonment processes shall be completed before or concurrently with the Final Map approvals.

5) The plan and timing for the handling of irrigation facilities, including all recommendations from TCID and BOR, shall be clearly indicated on the revised Tentative Map. All necessary permits for altering facilities shall be obtained during construction of improvements.

6) The plan for the handling of roads shall be provided on the revised Tentative Map. It shall clearly state what is to be built. Roads shall be built to county standards, with any portions that do not have a county standard designed to a special standard approved by the Director. It shall clearly state what is to be offered for dedication to the county. This can be done in general notes or on each road label.

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7) The recommendations of agencies that submit comments shall be incorporated into the Tentative Subdivision Map, as determined by the Director.
8) Changes shall be made to the revised Tentative Map for compliance with Churchill County Code, including but not limited to:
   a) Changes to labels on road easements and improvements shall be made to be consistent with the county's decision on offers to grant easements and dedicate land and facilities.
   b) All existing roads connecting to the project roads shall be shown on the map and provided with the easement and road dimensional information on the revised Tentative Map.
   c) All proposed roads shall have the easement/right-of-way width, construction standard, and end of proposed road construction (where applicable) for each road clearly indicated on the revised Tentative Map.
   d) Off-site road improvements shall be shown on the map or indicated in notes, and shall reference the current traffic study update letter.
   e) Existing utility easements from previous maps and documents shall be shown on the map, and those that will be abandoned shall be labeled as such.
   f) Existing property lines that will be removed from the project shall be labeled as such.
   g) A note shall be placed on the typical lot layout diagram indicating that lots must provide for two parking spaces that do not rely on tandem (front to back) parking.
   h) Metes and bounds shall be provided for the project perimeter.
   i) The vicinity map shall be modified to improve readability.
   j) North arrows and scale shall be included on all maps.
   k) The legend and map lines shall be modified to clearly distinguish lines for different purposes, including different utility lines, from project parcel lines.
   l) Add a phasing improvements sequence table to Sheet 1, consistent with conditions of approval.
   m) Add statement of intent regarding proposed deed restrictions, such as home associations, and other matters regarding common areas.
   n) Add project density and percentage of land uses to the Project Information on Sheet 1.
   o) Provide TCID review number and review comments.
9) Any final changes required by the County Surveyor shall be made to the revised Tentative Map, including but not limited to the following:
   a) Labeling on the Sheet 1 map that displays phasing and other features.
   b) Accurate naming of the map as a merger and resubdivision, and reference to the legal description document name and number.
   c) Modify notes and labels to clearly identify irrigation structures and document their source.
   d) Electronic signatures shall be made larger and more legible.
   e) Basis of bearing line and monuments shall be clearly indicated.
10) The improvement plans for off-site and on-site sewer and water infrastructure shall be designed to county standards. In addition:

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a) Existing water and sewer lines lying outside the project that need to be upgraded to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
b) Any sewer lift station upgrades needed to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
c) Any additional water main segments needed to meet looping requirements shall be installed at the developer's expense, as determined necessary by the Public Works Director.

11) Final maps shall be submitted and implemented in compliance with Churchill County Code, including but not limited to, water dedication timing, impact fee timing, and infrastructure construction timing.

12) All Final Subdivision Maps shall be in substantial conformance with the approved Tentative Subdivision Map, and subject to the following:
a) A submittal not in substantial conformance must first be approved as a modified Tentative Map by recommendation of the Planning Commission and approval by the BOCC.
b) Final maps shall be submitted in numerical order, but consecutive phases may be grouped together.
c) Final maps for subsequent phases shall not be submitted until infrastructure for the previous phase is constructed.

Alternatives: Deny the Application or make changes as deemed appropriate.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Chris Spross, County Manager — Date: November 03, 2025

Jeff Weed, Deputy District Attorney - Civil — Date: November 04, 2025

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Churchill County
Agenda Report

Sherry Wideman, Comptroller

Date: November 04, 2025

Board Action Taken:

Motion: Approve

1) Eric Blakey

2) Matt Hyde

Aye: 3

Nay: 0

(Vote Recorded By)

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LUMOS & ASSOCIATES

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950 Sandhill Road, Suite 100
Reno, NV 89521
775.827.6111
LumosInc.com

12144.001

June 18, 2026

Randy Hines
Public Works Director
Churchill County
155 N. Taylor Street, Suite 153
Fallon, NV 89406

Subject: Sand Creek Subdivision #2, Phase 1
Tentative Subdivision Map PC25-8

Dear Mr. Hines:

The following are responses to the Conditions of Approval for Sand Creek Subdivision #2, Phase 1 as it applies to the Tentative Subdivision Map application for the Sand Creek Subdivision #2 (PC25-8).

COUNTY ENTITY

1) The Tentative Subdivision Map shall be updated within 60 days to reflect requirements of these conditions of approval to the satisfaction of county Department Heads. Disputes shall be resolved by recommendation of the Planning Commission and approval by the BOCC. When done, the Tentative Map shall be printed on mylar and appropriately signed. Failure to update materials in a timely manner may require reconsideration by recommendation of the Planning Commission and approval by the BOCC.

2) Phasing of the project shall progress according to the phasing plan. A table of phase improvement sequencing shall be included on the revised Tentative Map, with the following improvement requirements:
   a. With the filing of the mylar addressing all corrections, the property at the intersection of Allen Road and Birch Lane shall be dedicated to the county to accommodate road and intersection improvements.
   To be coordinated with Client

   b. Improvements interior to the phase shall be provided with the phase. Improvements exterior to the phase that are needed for the phase to function as determined by the Director shall be provided with the phase.
   All interior subdivision improvements are included for Sand Creek Subdivision #2, Phase 1.

   Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per "Trip Generation Comparison Letter for Sand Creek" dated July 24, 2025, prepared by GCW, Inc., exterior improvements in the form of a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name

Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.")

c. With each phase, streets shall be provided with street lighting meeting Churchill County Standards, with locations at intersections and pedestrian crossings at a minimum.
Street lighting is shown on the street improvement plans for Sand Creek Subdivision #2, Phase 1.

d. The Phase 1 shall include the establishment of a financial arrangement for road maintenance (including stormwater, street lighting, and power costs) that is acceptable to the county. This can include a Special Assessment District, homeowners association, or other alternative.
To be coordinated with Client

e. Phase 1 shall include the recommended turning improvements at the Wildcat Parkway/Casey Road intersection, as described in the updated traffic study letter and determined to be needed by the Road Supervisor.
Sand Creek Subdivision #2, Phase 1 consists of 25 lots accessed primarily from Casey Road. Per "Trip Generation Comparison Letter for Sand Creek" dated July 24, 2025, prepared by GCW, Inc., a southbound left turn pocket from Casey Road into Wildcat Road is recommended to serve the Sand Creek Subdivision. In an email letter from Randy Hines, Churchill County, Public Works Director, dated April 1, 2026 (attached), construction of the left turn pocket may be deferred to Phase 2 of Sand Creek Subdivision #2. (Please note that a Road Name Application has been submitted for Sand Creek Subdivision #2 to change the name of Wildcat Parkway to Sand Creek Drive.")

f. Phase 5 shall include the extension of Wildcat Parkway through the county's sewer lift station property to Birch Lane, the extension of Dixie Drive and its canal crossing, improvements to the Wildcat Parkway/ Birch Lane intersection, and associated pedestrian improvements determined to be needed by the Road Supervisor.
Not applicable to Phase 1.

3) A variance must be obtained before the first Final Map is recorded to waive the "minimum average width" standard for the subdivision. All lots must conform to all other lot layout standards. Conforming lots shall be shown on the revised Tentative Subdivision Map.
A variance application and letter of justification has been included in the final map application package for Sand Creek Subdivision #2, Phase 1

4) The depiction and labeling of any planned abandonment of existing road or utility easements, and the elimination any parcel lines shall be added to the revised Tentative Map to clearly illustrate and document such actions. The 50' easements for roads and associated utilities shall be abandoned and replaced with 60' rights-of-way for roads and associated utilities. All abandonment processes shall be completed before or concurrently with the Final Map approvals.
Abandonment of existing easements was documented on the approved Tentative Map.

5) The plan and timing for the handling of irrigation facilities, including all recommendations from TCID and BOR, shall be clearly indicated on the revised Tentative Map. All necessary permits for altering facilities shall be obtained during construction of improvements.
Not Applicable. Sand Creek Subdivision #2, Phase 1 does not intersect irrigation facilities.

6) The plan for the handling of roads shall be provided on the revised Tentative Map. It shall clearly state what is to be built. Roads shall be built to county standards, with any portions that do not have a county standard designed to a special standard approved by the Director. It shall clearly state what is to be offered for dedication to the county. This can be done in general notes or on each road label.
Road sections for Sand Creek Subdivision #2, Phase 1 meet Churchill County standards for width and dimensions. The geotechnical investigation recommends a thicker paving section, which is reflected in Details 125 and 125A on Sheet C5.3. Public rights-of-way are indicated on the final map for Sand Creek Subdivision #2, Phase 1. Construction of infrastructure to Churchill County standards was also addressed in General Note 8 of the approved tentative map for Sand Creek Subdivision #2.

7) The recommendations of agencies that submit comments shall be incorporated into the Tentative Subdivision Map, as determined by the Director.
There are no comments from other agencies.

8) Changes shall be made to the revised Tentative Map for compliance with Churchill County Code, including but not limited to:

   a. Changes to labels on road easements and improvements shall be made to be consistent with the county's decision on offers to grant easements and dedicate land and facilities.
   The final map clearly addresses easements and dedications.

   b. All existing roads connecting to the project roads shall be shown on the map and provided with the easement and road dimensional information on the revised Tentative Map.
   Connecting roads are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

   c. All proposed roads shall have the easement/right-of-way width, construction standard, and end of proposed road construction (where applicable) for each road clearly indicated on the revised Tentative Map.
   Right-of-way widths are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

   d. Off-site road improvements shall be shown on the map or indicated in notes and shall reference the current traffic study update letter.
   See response to comment no. 2.e. above. No offsite road improvements are included with Sand Creek Subdivision #2, Phase 1.

   e. Existing utility easements from previous maps and documents shall be shown on the map, and those that will be abandoned shall be labeled as such.
   Existing easements are shown on the revised Tentative Map for Sand Creek Subdivision #2 and on the plat for Sand Creek Subdivision #2, Phase 1.

f. Existing property lines that will be removed from the project shall be labeled as such.
Existing property lines to be removed are shown on the final map.

g. A note shall be placed on the typical lot layout diagram indicating that lots must provide for two parking spaces that do not rely on tandem (front to back) parking.
The typical lot layout is shown on Sheet C2.0, and a note regarding off-street parking was included.

h. Metes and bounds shall be provided for the project perimeter.
Project perimeter metes and bounds are shown on the Final Map.

i. The vicinity map shall be modified to improve readability.
The vicinity map on the Sand Creek Subdivision #2 Tentative Map was improved. Readable vicinity maps have been included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

j. North arrows and scale shall be included on all maps.
All plans include north arrows and scales.

k. The legend and map lines shall be modified to clearly distinguish lines for different purposes, including different utility lines, from project parcel lines.
Legends including map lines are included on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

l. Add a phasing improvements sequence table to Sheet 1, consistent with conditions of approval.
Phasing was included on the revised Sand Creek Subdivision #2 Tentative Map.

m. Add statement of intent regarding proposed deed restrictions, such as home associations, and other matters regarding common areas.
Sand Creek Subdivision #2, Phase 1 plat note 14 addresses homeowner associations and deed restrictions.

n. Add project density and percentage of land uses to the Project Information on Sheet 1.
Project density and percentage of land use was added to the Project Information on the Revised Tentative Map for Sand Creek Subdivision #2.

o. Provide TCID review number and review comments.
TCID review number is 25-018. The review comments are attached.

9) Any final changes required by the County Surveyor shall be made to the revised Tentative Map, including but not limited to the following:

a. Labeling on the Sheet 1 map that displays phasing and other features.
Sand Creek Subdivision #2 Tentative Map labeling and phasing revisions were included on revised tentative map.

b. Accurate naming of the map as a merger and resubdivision, and reference to the legal description document name and number.

The plat for Sand Creek Subdivision #2, Phase 1 is described as a merger and resubdivision.

c. Modify notes and labels to clearly identify irrigation structures and document their source.
Not applicable to Sand Creek Subdivision #2, Phase 1. Irrigation structures were documented on the approved Sand Creek Subdivision #2 Tentative Map.

d. Electronic signatures shall be made larger and more legible.
Electronic signature on Revised Tentative Map for Sand Creek Subdivision #2 is legible. Digital signatures on Sand Creek Subdivision #2, Phase 1 plat and improvements plans are of a legible size.

e. Basis of bearing line and monuments shall be clearly indicated.
Basis of bearing line and monuments were clearly indicated on Revised Tentative Map for Sand Creek Subdivision#2 and is also shown on the Sand Creek Subdivision #2, Phase 1 plat and improvement plans.

10) The improvement plans for off-site and on-site sewer and water infrastructure shall be designed to county standards. In addition:

a. Existing water and sewer lines lying outside the project that need to be upgraded to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

b. Any sewer lift station upgrades needed to serve the project shall be completed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

c. Any additional water main segments needed to meet looping requirements shall be installed at the developer's expense, as determined necessary by the Public Works Director.
Per Randy Hines, this condition is no longer applicable.

11) Final maps shall be submitted and implemented in compliance with Churchill County Code, including but not limited to, water dedication timing, impact fee timing, and infrastructure construction timing.
The final map application for Sand Creek Subdivision #2, Phase 1 has been submitted in compliance with Churchill County Code with respect to timing, water dedication, impact fees, and infrastructure.

12) All Final Subdivision Maps shall be in substantial conformance with the approved Tentative Subdivision Map, and subject to the following:

a. A submittal not in substantial conformance must first be approved as a modified Tentative Map by recommendation of the Planning Commission and approval by the BOCC.
Noted.

b. Final maps shall be submitted in numerical order, but consecutive phases may be grouped together.

Noted. The current final map application is the first final map application and is defined as Phase 1.

c. Final maps for subsequent phases shall not be submitted until infrastructure for the previous phase is constructed.
Noted.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Edward C. Thomas, P.E.
Senior Engineer

SAND CREEK SUBDIVISION #2
PHASE 1

OWNER'S CERTIFICATE

THE UNDERSIGNED, CASEY ROAD, LLC BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:
1) WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
2) WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS,OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
3) WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS DEPICTED AND ANNOTATED HEREIN.
4) WE OFFER TO DEDICATE TO CHURCHILL COUNTY THOSE SEWER, WATER, ROAD, OR OTHER FACILITIES INSTALLED TO SERVE THIS DEVELOPMENT.
5) WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, AND (B) THE RIGHT TO FARM NOTE ON THIS MAP.

CASEY ROAD, LLC

_____
JESSICA STANGER DATE

ITS: MANAGER

STATE OF _____ }
COUNTY OF _____ } SS:

ON THIS _____ DAY OF _____, IN THE YEAR 20 _____, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JESSICA STANGER, PERSONALLY KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT WHO ACKNOWLEDGED THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY ON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:

_____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:
1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENT
2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY,
ORDER NO: _____.

_____
DATE TITLE PRINTED NAME SIGNATURE

COUNTY SURVEYOR REVIEW CERTIFICATE

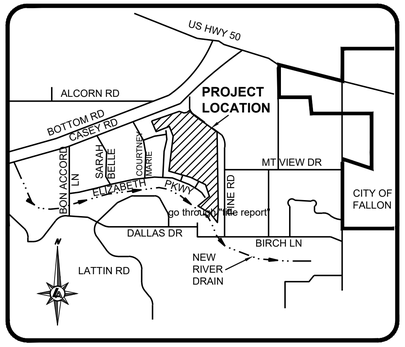
I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR AND THAT I HAVE EXAMINED THIS MAP, AND I FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT, AND THAT A PROPER FINANCIAL GUARANTEE HAS BEEN DEPOSITED TO ENSURE THAT THE PLACEMENT OF MONUMENTS THAT HAVE NOT BEEN SET WILL BE SET ON OR BEFORE _____.

_____
JEFF CRUESS, P.L.S. 12456

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____
DATE TITLE PRINTED NAME SIGNATURE



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS, DOES HEREBY CERTIFY:
1) THAT THIS MAP IS APPROVED; AND
2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
3) THAT THE BOARD ACCEPTS THE OFFER TO DEDICATE LANDS AND IMPROVEMENTS AS DEPICTED AND ANNOTATED ON THIS MAP FOR NEW ROADS, SEWER AND WATER FACILITIES, AND REJECTS ALL OTHER OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME; AND
4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE; AND
5) THAT A PUBLIC STREET EASEMENT, OR UTILITY EASEMENT THAT EXISTED PRIOR TO THIS MAP HAS BEEN VACATED OR ABANDONED IN CONJUNCTION WITH THIS MAP IN ACCORDANCE WITH NRS 278.480.

_____
DATE TITLE PRINTED NAME SIGNATURE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PUBLIC WORKS AND PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS, AND THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

_____
DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION

_____
DATE PRINTED NAME SIGNATURE

DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SEWAGE DISPOSAL SYSTEM.

_____
DATE TITLE PRINTED NAME SIGNATURE

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:
1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CASEY ROAD, LLC;
2) THE LANDS SURVEYED LIE WITHIN THE NW 1/4 OF SECTION 35, AND THE SW 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 20____
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

_____
DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

David C. Crook, PLS
Digitally signed by David C. Crook, PLS
DN: C=US, E=dcrook@lumosinc.com, O=Lumos & Associates, CN="David C. Crook, PLS"
Date: 2026.06.18 09:30:23-07'00'

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-26
No. 10836

06/18/2026

CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:
1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, OR SPECIAL ASSESSMENT, AND
3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

_____
CHURCHILL COUNTY CLERK-TREASURER DATE

RECORDER'S CERTIFICATE

FILE NO. _____

FILED FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC. ON THE _____ DAY OF _____, 202__ AT ____ MINUTES PAST _____ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: _____

_____
CHURCHILL COUNTY RECORDER

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

FINAL MAP
OF
SAND CREEK SUBDIVISION #2
PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 1 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

SAND CREEK SUBDIVISION #2
PHASE 1

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR DATE

BRAD DOLAN, CHURCHILL COUNTY FIRE MARSHAL DATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10 AND AS REQUIRED BY CCC 10.04.050, THE ROAD(S) LISTED BELOW AND DEPICTED ON THIS MAP ARE HEREBY CATEGORIZED AS STATED, WHICH DETERMINES THE SPEED LIMIT FOR SAID ROADS UNTIL THEY ARE CHANGED BY LATER ACTION:

EAGLE ROCK ROAD - CATEGORIZED AS A RESIDENTIAL ROAD
WILDCAT COURT - CATEGORIZED AS A RESIDENTIAL ROAD
WILDCAT PARKWAY - CATEGORIZED AS A RESIDENTIAL ROAD
BIG HORN DRIVE - CATEGORIZED AS A RESIDENTIAL ROAD

TRUCKEE-CARSON IRRIGATION DISTRICT

I, BENJAMIN D. SHAWCROFT, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (TCID) DOES HEREBY DECLARE AS FOLLOWS:

1) EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 *ET SEQ*). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.

2) THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.

3) ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.

4) THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.

5) THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

BENJAMIN D. SHAWCROFT, ESQ. DATE
DISTRICT MANAGER

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

BY: _____

ITS: _____

SOUTHWEST GAS CORPORATION DATE

BY: _____

ITS: _____

CC COMMUNICATIONS DATE

BY: _____

ITS: _____

CHARTER COMMUNICATIONS DATE

BY: _____

ITS: _____

CHURCHILL COUNTY UTILITIES DATE

BY: _____

ITS: _____

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

OPEN RANGE NOTE

PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-26
No. 10836

06/18/2026

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

FINAL MAP
OF
SAND CREEK SUBDIVISION #2
PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

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LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 2 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

N

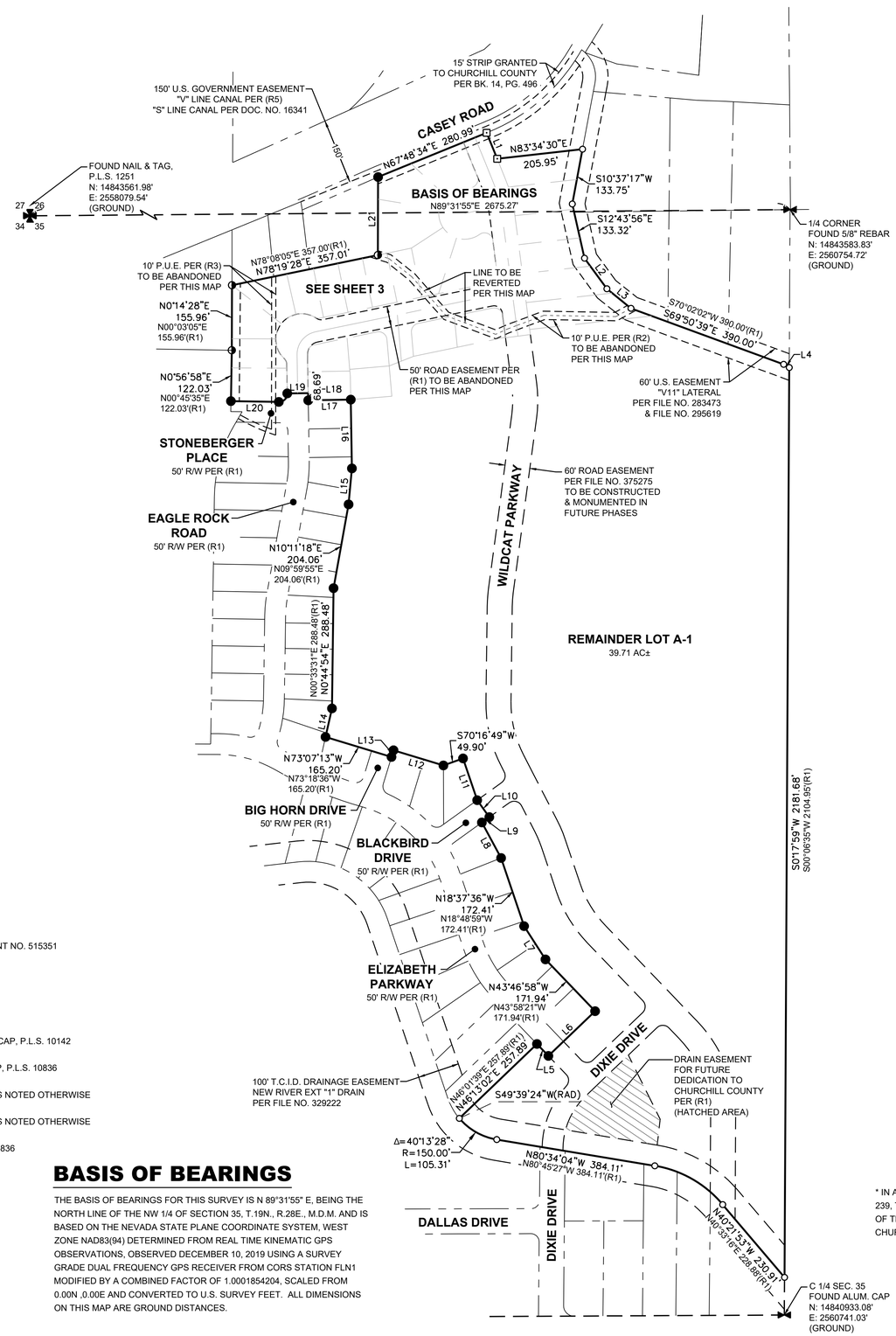
150' 75' 0 150' 300'

SCALE: 1"= 150'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°07'50"E	67.31'
L2	S36°07'56"E	90.83'
L3	S50°59'48"E	74.30'
	S50°59'59"E	74.30'(R2)
L4	S60°21'57"E	15.51'
	S60°33'25"E	15.50'(R1)
L5	S43°46'58"E	39.64'
	S43°58'21"E	39.64'(R1)
L6	N46°13'02"E	155.00'
	N46°01'39"E	155.00'(R1)
L7	N32°45'07"W	94.80'
	N32°56'30"W	94.80'(R1)
L8	N28°24'10"W	96.91'
	N28°35'33"W	96.91'(R1)
L9	N54°17'27"E	22.06'
	N54°06'04"E	22.06'(R1)
L10	N35°42'33"W	50.00'
	N35°53'56"W	50.00'(R1)
L11	N18°44'18"W	105.73'
	N18°55'41"W	105.73'(R1)

LINE TABLE		
LINE	BEARING	LENGTH
L12	N73°07'13"W	125.07'
	N73°18'36"W	125.07'(R1)
L13	S16°52'47"W	16.68'
	S16°41'24"W	16.68'(R1)
L14	N12°40'25"E	70.07'
	N12°29'02"E	70.07'(R1)
L15	N5°17'56"E	86.65'
	N5°06'33"E	86.65'(R1)
L16	N0°58'38"W	164.96'
	N01°10'01"W	164.96'(R1)
L17	S89°01'23"W	102.00'
	S88°49'59"W	102.00'(R1)
L18	N0°58'38"W	17.45'
	N01°10'01"W	17.45'(R1)
L19	S89°01'22"W	50.00'
	S88°49'59"W	50.00'(R1)
L20	N89°02'59"W	114.76'
	N89°14'25"W	114.76'(R1)
L21	N0°11'32"E	187.10'



NOTES

LOTS (25):	5.67 AC.±
STREETS:	2.00 AC.±
REMAINDER LOT A-1	39.71 AC.±
TOTAL AREA:	47.38 AC.±

1) THIS MAP IS A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON THE FINAL MAP FILE NO. 375275 RECORDED OCTOBER 6, 2005 AND PARCEL 2 AS SHOWN ON PARCEL MAP FILE NO. 486369 RECORDED MARCH 3, 2021 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

2) THE PARCELS SHOWN LIE WITHIN THE " X" ZONE PER FEMA FIRM 32001C1727F, DATED SEPTEMBER 26, 2008 AND 32001C1731F DATED SEPTEMBER 26, 2008.

3) ANY FURTHER DIVISION OF THESE PARCELS MAY BE SUBJECT TO SUBDIVISION IMPROVEMENTS AS PROVIDED UNDER NRS 278.462(3).

4) PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

5) THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

6) ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE, THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OR RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. EASEMENTS ARE 10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD. 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD AND 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

7) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE UTILITY EASEMENT ADJACENT TO THE PRIVATE STREET TO SERVE EACH PARCEL RESPECTIVELY.

8) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

9) A PUBLIC UTILITY EASEMENT HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY. SAID EASEMENT ALSO COVERS EXISTING OVERHEAD NV ENERGY FACILITIES NOT CURRENTLY WITHIN A DOCUMENTED EASEMENT.

10) ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

11) NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

12) ALL ROAD, SEWER, WATER AND OTHER INFRASTRUCTURE WILL BE CONSTRUCTED TO COUNTY STANDARDS OR TO SPECIAL STANDARDS APPROVED BY THE COUNTY AND WILL BE OFFERED FOR DEDICATION ON SUBSEQUENT FINAL MAPS.

13) ALL LOTS MUST PROVIDE FOR TWO PARKING SPACES THAT DO NOT RELY ON TANDEM (FRONT TO BACK) PARKING.

14) THERE ARE NO PROPOSED DEED RESTRICTIONS, NO PLANNED HOMEOWNERS ASSOCIATION, AND NO COMMON AREAS SHOWN HEREON.

15) THERE ARE NO OFFSITE ROAD IMPROVEMENTS.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-26
No. 10836

06/18/2026

REFERENCES

(R1) FINAL MAP FILED OCTOBER 6, 2005 AS FILE NO. 375275

(R2) PARCEL MAP FILED MARCH 3, 2021 AS FILE NO. 486369

(R3) AMENDED PLAT FILED MAY 23, 2000 AS FILE NO. 329222

(R4) FINAL MAP FILED NOVEMBER 23, 2004 AS FILE NO. 366328

(R5) PARCEL MAP FILED JUNE 16, 1994 AS DOCUMENT NO. 283473

(R6) GRANT, BARGAIN, SALE DEED RECORDED AUGUST 5, 2025 AS DOCUMENT NO. 515351

ALL IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA

LEGEND

- FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- DIMENSION POINT, NOTHING FOUND OR SET
- PARCEL BOUNDARY/GRAPHIC BORDER
- PROPOSED PARCEL LINE
- PARCEL LINES TO BE REVERTED
- ADJOINING PARCEL LINES
- EASEMENT LINES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°31'55" E, BEING THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T.19N., R.28E., M.D.M. AND IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2 PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

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INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 3 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

N

40' 20' 0 40' 80'

SCALE: 1"= 40'

LEGEND

- FOUND CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10142
- SET CENTERLINE MONUMENT WITH 1/2" ALUM. CAP, P.L.S. 10836
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10142, UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH CAP, P.L.S. 10836, UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH CAP OR NAIL & TAG, P.L.S. 10836
- DIMENSION POINT, NOTHING FOUND OR SET
- PARCEL BOUNDARY/GRAPHIC BORDER
- PROPOSED PARCEL LINE
- ADJOINING PARCEL LINES
- EASEMENT LINES

LINE TABLE		
LINE	BEARING	LENGTH
L18	N0°58'38"W	17.45'
	N01°10'01"W	17.45'(R1)
L19	S89°01'22"W	50.00'
	S88°49'59"W	50.00'(R1)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	45°58'05"	20.00'	16.05'
C3	48°18'27"	62.00'	52.27'
C4	36°33'53"	62.00'	39.57'
C5	38°59'30"	62.00'	42.19'
C6	42°53'10"	62.00'	46.41'
C7	41°28'50"	20.00'	14.48'
C8	85°44'37"	20.00'	29.93'
C9	118°14'01"	20.00'	41.27'
C10	53°38'33"	62.00'	58.05'
C11	38°49'20"	62.00'	42.01'
C12	42°25'58"	62.00'	45.92'
C13	33°36'37"	62.00'	36.37'
C14	55°33'22"	62.00'	60.12'
C15	120°32'30"	20.00'	42.08'
C16	14°42'40"	330.00'	84.73'
C17	94°15'23"	20.00'	32.90'
C18	83°16'12"	20.00'	29.07'
C19	96°43'48"	20.00'	33.77'
C20	79°18'06"	20.00'	27.68'
C21	14°42'40"	300.00'	77.03'
C22	10°23'51"	300.00'	54.44'
C23	4°18'49"	300.00'	22.59'
C24	3°21'30"	330.00'	19.34'
C25	11°21'11"	330.00'	65.39'

5' PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

10' PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

10' PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT

7.5' PUBLIC UTILITY EASEMENT

TYPICAL LOT EASEMENT DETAIL

15' STRIP GRANTED TO CHURCHILL COUNTY PER BK. 14, PG. 496

15' P.U.E. PER (R5)

15' ROAD & UTILITY EASEMENT PER (R5)

CASEY ROAD
26' TRAVELED WAY

N67°48'34"E 280.99'
135.79'

S47°08'42"E 113.29'

S22°07'50"E 88.37'

N22°07'50"W 120.83'

N22°07'50"W 120.80'

53.52'

67.31'

30.00'

30.00'

85.20'

53.26'

A.P.N. 008-792-10
CHURCHILL COUNTY

A.P.N. 008-361-31
PONY EXPRESS STATION, LLC SERIES D

A.P.N. 008-792-03
LISA ALDRIDGE

A.P.N. 008-792-05
BOBBY EUGENE FISH, JR. & JUDITH E. FISH

A.P.N. 008-792-09
TIMOTHY INVESTMENTS, LLC

A.P.N. 008-792-08
TIMOTHY INVESTMENTS, LLC

A.P.N. 008-792-07
KACY DUNCKHORST & THERESA HURLIMAN

A.P.N. 010-591-15
DANNY L. & PATSY L. LEWIS

A.P.N. 010-591-51
ESTATE OF RONALD JEFFREY THYGESEN

A.P.N. 010-591-28
JEFREY E. & KAREN L. HORNE

LOT 1
11,366 SF±

LOT 2
11,173 SF±

LOT 3
14,771 SF±

LOT 4
13,594 SF±

LOT 5
10,863 SF±

LOT 6
7,200 SF±

LOT 7
7,200 SF±

LOT 8
7,200 SF±

LOT 9
7,200 SF±

LOT 10
7,002 SF±

LOT 11
9,484 SF±

LOT 12
9,467 SF±

LOT 13
8,277 SF±

LOT 14
10,703 SF±

LOT 15
6,855 SF±

LOT 16
7,000 SF±

LOT 17
7,576 SF±

LOT 31
7,946 SF±

LOT 46
8,651 SF±

LOT 73
13,062 SF±

LOT 74
10,485 SF±

LOT 75
10,120 SF±

LOT 76
10,672 SF±

LOT 77
12,846 SF±

LOT 78
15,813 SF±

WILDCAT COURT
60' R/W PER THIS MAP

WILDCAT PARKWAY
60' R/W PER THIS MAP

BIG HORN DRIVE
60' R/W PER THIS MAP

EAGLE ROCK ROAD
60' R/W PER THIS MAP

STONEBERGER PLACE
50' R/W PER (R1)

EAGLE ROCK ROAD
50' R/W PER (R1)

N78°19'28"E 357.01'
N78°08'05"E 357.00'(R1)

N78°19'28"E 481.78'

N78°19'28"E 182.56'

N78°19'28"E 153.90'

N78°19'29"E 82.19'

N78°16'01"E 88.19'

N80°45'19"W 148.30'

N0°11'32"E 187.10'

N0°03'05"W 155.96'(R1)
N0°14'28"E 155.96'

N0°45'35"W 122.03'(R1)
N0°56'38"E 122.03'

S89°39'50"E 105.76'

S89°39'50"E 132.73'

S89°02'59"E 114.77'
S89°14'25"E 134.14'(R1)

S89°03'02"E 134.14'
S89°14'25"E 134.14'(R1)

N89°03'01"W 27.17'
N89°14'25"W 27.17'(R1)

S52°04'20"E 149.97'

S83°34'30"W 205.95'
173.77'

S83°43'15"W 165.10'
132.76'

S83°43'15"W 141.31'
111.12'

S83°43'15"W 147.84'
117.64'

S83°43'15"W 163.72'
127.90'

N83°43'15"E 207.31'
166.58'

S83°43'15"W 294.63'

S83°46'29"W 60.01'

S78°19'29"W 225.15'

S68°16'36"W 62.67'

S7°25'10"E 81.18'

S7°25'10"E 53.67'

S7°25'10"E 12.45'

N7°25'10"W 280.24'

N17°59'23"E 140.41'

S10°37'17"W 133.75'

S12°43'56"E 133.32'

S35°07'56"E 90.83'

S50°59'48"E 74.30'

S69°50'39"E 53.34'

N11°40'31"W 120.00'

N11°40'32"W 120.00'

S11°40'32"E 120.00'

N12°48'15"W 99.47'

S85°03'15"W 95.00'
S4°56'45"E 3.89'

S89°01'22"W 101.10'
S4°56'45"E 12.95'

S89°01'23"W 102.00'
S88°49'59"W 102.00'(R1)

N0°58'38"W 46.54'
N01°10'01"W 46.54'(R1)

N0°58'38"W 95.62'
N0°58'38"W 92.42'
N0°58'38"W 69.68'
N0°58'38"W 68.69'
N0°58'38"W 60.57'

S0°58'16"E 55.77'

N56°48'43"E 90.40'

N4°56'45"W 64.03'
N4°56'45"W 57.74'
N4°56'45"W 79.21'
S4°56'45"E 75.32'

S55°27'10"E 75.45'

Δ=229°03'30"
R=62.00'
L=242.46'

Δ=166°45'00"
R=62.00'
L=180.44'

Δ=79°18'06"
R=55.00'
L=76.12'

Δ=91°55'39"
R=20.00'
L=32.09'

L=242.46'

C2 C3 C4 C5 C6 C7 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C20 C21 C22 C23 C24 C25

L18 L19

183.91'
108.15'
70.01'
65.01'
70.45'
59.79'
73.95'
32.18'
32.34'
12.87'
5.18'
30.19'
30.20'
23.42'
35.82'
16.24'
40.73'
58.06'
67.40'
50.00'
66.93'
227.70'
118.00'
107.15'
93.86'
88.70'
80.74'
73.16'
200.91'
280.87'
127.48'
41.60'
37.81'
22.19'
133.89'
133.84'
79.79'
42.24'
27.76'
128.20'
44.38'
31.33'
31.34'
30.00'
30.01'
25'
9.11'
7.51'

20' SSPCO EASEMENT PER FILE NO. 375275

60' U.S. EASEMENT "V11" LATERAL PER FILE NO. 283473 & FILE NO. 295619

60' ROAD EASEMENT PER FILE NO. 375275 TO BE CONSTRUCTED & MONUMENTED IN FUTURE PHASES

REMAINDER LOT A-1
39.71 AC.±
(SEE SHEET 2)

* IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

PROFESSIONAL LAND SURVEYOR
DAVID C CROOK
EXP. 12-31-26
No. 10836
STATE OF NEVADA

06/18/2026

T.C.I.D. I.D. #

FINAL MAP
OF
SAND CREEK SUBDIVISION #2 PHASE 1

BEING A MERGER AND RESUBDIVISION OF LOT A AS SHOWN ON FINAL MAP NO. 375275 AND PARCEL 2 AS SHOWN ON PARCEL MAP NO. 486369 SITUATE WITHIN A PORTION OF THE NW 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY **NEVADA**

LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DMS
Sheet : 4 of 4
Job No. : 12144.001
Drawing No.: 12144001-FM

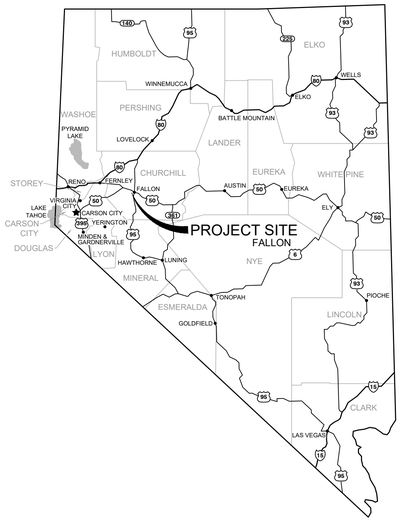
CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1

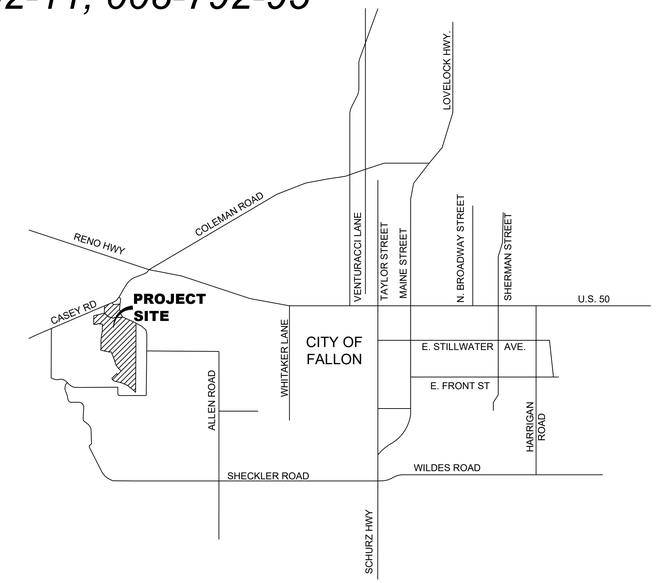
APN: 008-792-11, 008-792-95

OWNER/DEVELOPER

CASEY ROAD, LLC
ATTN: KIM MCCREARY
3305 US HIGHWAY 50 A
FERNLEY, NV 89408
TEL.: 775.745.9056



LOCATION MAP



VICINITY MAP

ENGINEER

950 SANDHILL ROAD, SUITE 100
RENO, NEVADA 89521
TEL: 775.827.6111
INFO@LUMOSINC.COM

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LUMOS & ASSOCIATES

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATION

DATUM: NAVD 88
PROJECT BENCHMARK = CORS STATION FLN1
HAVING AN ELEVATION OF 3977.47'

SHEET INDEX:

TITLE SHEET ____ C1.0
NOTES AND ABBREVIATIONS ____ C1.1
HORIZONTAL CONTROL ____ C1.2
SITE PLAN ____ C2.0-C2.2
GRADING PLAN ____ C3.0-C3.2
PEDRAMP DETAILS ____ C3.3
PLAN AND PROFILES ____ C4.0-C4.2
DETAILS ____ C5.0-C5.5
EROSION CONTROL PLAN ____ C6.0

LUMOS & ASSOCIATES
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Digitally signed by Edward C. Thomas, P.E.
DN: C=US, E=EThomas@lumosinc.com, O=Lumos & Associates, OU=Engineering Division, CN=Edward C. Thomas, P.E.
Location: Reno, NV
Reason: I am the author of this document
Date: 2026.05.18 14:23:03-07'00'

Edward C. Thomas, P.E.

STATE OF NEVADA
EDWARD C. THOMAS
5/18/26
CIVIL
No. 9740
PROFESSIONAL ENGINEER
EXP. 6/30/2028

CASEY ROAD, LLC
SAND CREEK SUBDIVISION #2
PHASE 1
TITLE SHEET
CHRUCHILL COUNTY NEVADA
FALLON

REV	DATE	DESCRIPTION	BY

FINAL MAP
NOT FOR CONSTRUCTION
APRIL 2026

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C1.0

DRAWN BY: MWD
DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

L:\LAProj\12144.001 - Sand Creek Phase 1 Final Map\3-Design\DWG\Civil\Sheets\12144.001-TITLE & NOTES.dwg,TITLE, 05/18/2026 01:59 pm mdotorio

LEGEND

EXISTING		PROPOSED
4174	CONTOUR LINE	4174
+ 4163.1	GROUND ELEVATION	+ 4163.1
	TREE	
	ROCK	
	EDGE OF PAVEMENT	
	AC PAVING TO BE REMOVED	
	CURB & GUTTER	
	CONCRETE	
	UTILITY POLE	
	LIGHT	
	GUY WIRE	
ET	ELECTRIC TRANSFORMER	ET
EV	ELECTRIC VAULT	EV
EP	ELECTRIC PANEL	EP
EC	ELECTRIC CABINET	EC
EB	ELECTRIC BOX	EB
EM	ELECTRIC METER	EM
EG	ELECTRIC GENERATOR	EG
E	ELECTRIC MANHOLE	E
AC	AIR CONDITIONER	AC
	ELECTRIC OUTLET	
	BOLLARD	
SD	STORM DRAIN MANHOLE / DROP INLET	SD
	CATCH BASIN	
WV	WATER VALVE	WV
ICV	IRRIGATION CONTROL VALVE WATER	ICV
WM	METER	WM
WS	WATER SPIGOT / HOSE BIB WATER	WS
M	MANHOLE	M
WV	WATER VAULT	WV
	FIRE HYDRANT	
GV	GAS VALVE	GV
GM	GAS METER	GM
T	TELEPHONE MANHOLE	T
TB	TELEPHONE BOX	TB
TV	TELEPHONE VAULT	TV
S	SEWER MANHOLE	S
SSCO	SEWER CLEANOUT	SSCO
	SURVEY MONUMENT	
	CONTROL POINT	
	BARRICADE	
	SIGN	
	RETAINING WALL	
	FENCE	X
	GRADE BREAK	
	FLOW LINE	
	SOIL TEST PIT	
	DETAIL CALLOUT	X / CXX
EX COM	COMM LINE	COM
EX GAS	GAS LINE	GAS
EX OH ELEC / EX ELEC	ELECTRIC LINE	ELEC
EX SS	SEWER LINE	SS
EX WL	WATER LINE	WL
EX AIR	AIR LINE	AIR
EX SD	STORM DRAIN	SD
EX REC WL	RECLAIMED WATER LINE	REC WL

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AGG	AGGREGATE
BC	BEGIN CURVE (HORIZONTAL)
BCR	BEGIN CURB RETURN
BOW	BOTTOM OF WALL
BF, BOF	BOTTOM OF FOOTING
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CB	CATCH BASIN
cfs	CUBIC FEET PER SECOND
CF	CUBIC FEET
C&G	CURB AND GUTTER
℄	CENTER LINE
CL	CLASS / CENTER LINE
CMP	CORRUGATED METAL PIPE
COMP	COMPACTION
CONC	CONCRETE
CONTR	CONTRACTOR
CP	CONCRETE PAD
CTV	CABLE TELEVISION
DI	DROP INLET
DIA, Ø	DIAMETER
DWY	DRIVEWAY
E	EAST
EA	EACH
EC	END CURVE (HORIZONTAL)
ECR	END CURB RETURN
ELL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX, (E)	EXISTING
EXT	EXTERIOR
FCA	FLANGE COUPLING ADAPTER
FE	FINISH ELEVATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FFC	FRONT FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
fps	FEET PER SECOND
FTG	FOOTING
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GDW	GRAVEL DRIVEWAY
GD	GROUND
GV	GATE VALVE
H	HANDICAPPED
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INT	INTERSECTION
IRR	IRRIGATION
LAT	LATERAL
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
MDD	MAXIMUM DRY DENSITY
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MMD	MAXIMUM MARSHALL DENSITY
MUTCD	MANUAL FOR TRAFFIC CONTROL DEVICES
N	NORTH
NAP	NOT A PART
NIP	NOT IN PROJECT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE, POINT OF COMPOUND CURVATURE
PG	PAD GRADE
PI	POINT OF INTERSECTION
PIVC	POINT OF INTERSECTION VERTICAL CURVE
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRVC	POINT OF REVERSE VERTICAL CURVE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q 5	5 YEAR PEAK FLOW
Q 100	100 YEAR PEAK FLOW
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
RET	CURB RETURN
RP	RADIUS POINT
RT	RIGHT
R/W, ROW	RIGHT-OF-WAY
S=	SLOPE
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSPWC	STANDARD SPEC. FOR PUBLIC WORKS CONSTRUCTION
STA	STATION
SW	SIDEWALK
TELE	TELEPHONE
TBO	TEMPORARY BLOW OFF VALVE
TC	TOP OF CURB, TOP OF CONC
TCSB	TRAFFIC CONTROL SIGNAL BOX
TG	TO GRADE
TOB	TOP OF BERM
TF, TOF	TOP OF FOOTING
TOW	TOP OF WALL
TS	TRAFFIC SIGNAL
TR	TOP OF RAIL
TRANS	TRANSITION
TYP	TYPICAL
UG/P	UNDER GROUND POWER
UNO	UNLESS NOTED OTHERWISE
V 5	VELOCITY AT 5 YEAR PEAK
VC	VERTICAL CURVE
VEL	VELOCITY
VERT	VERTICAL
VG	VALLEY GUTTER
W	WEST
W/G	WATER AND GAS
WL	WATER LINE
WM	WATER METER
WS	WATER SURFACE
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
YR	YEAR

811

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NOTES:

GENERAL

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS ADOPTED BY THE GOVERNING AGENCY.
2. THE CONTRACTOR SHALL REFER TO THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, AS ADOPTED BY THE PERMITTING ENTITY, FOR ALL DETAILING NOT SHOWN ON THESE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND CURRENT NDOT STANDARD PLANS/SPECIFICATIONS (STANDARD SPECIFICATIONS) AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING A PRE-CONSTRUCTION JOB SITE CONFERENCE WITH GOVERNING AGENCIES, ALL UTILITY COMPANIES, OWNER'S REPRESENTATIVES, AND THE PROJECT ENGINEER PRIOR TO COMMENCING WORK. THIS MEETING SHALL BE HELD AT LEAST FORTY-EIGHT (48) HOURS, OR TWO (2) BUSINESS DAYS, PRIOR TO THE START OF CONSTRUCTION AND SHALL COMMUNICATE SCHEDULES, CONTRACTORS MEAN AND METHODS, MATERIALS TO BE USED, AND OTHER RELEVANT MATTERS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT.
5. ALL WORK EITHER DIRECTLY OR INDIRECTLY RELATED TO THE PROJECT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY SYSTEM MANAGER.
6. THE CONTRACTOR SHALL MAINTAIN AN ONSITE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, WORK CHANGE DIRECTIVES, FIELD ORDERS, FIELD CHANGES, AND WRITTEN INTERPRETATIONS AND CLARIFICATIONS. RECORDS SHALL BE IN GOOD ORDER AND ANNOTATED TO SHOW CHANGES MADE DURING CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT SUBMITTALS AND/OR SHOP DRAWINGS TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO ORDERING OR INSTALLATION. A SIGNED SET OF REVIEWED SUBMITTALS MUST ALWAYS BE AVAILABLE ONSITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 1-800-642-2444 TO PROVIDE FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
9. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLAN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROCURE ALL NECESSARY PERMITS, LICENSES, INSURANCE POLICIES, ETC. AS MAY BE NECESSARY TO COMPLY WITH LOCAL, COUNTY, STATE, AND FEDERAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK; UNLESS OTHERWISE OBTAINED BY THE OWNER.
11. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND PROVIDE, PLACE, AND MAINTAIN ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, PILOT CAR, OR OTHER DEVICES NECESSARY TO CONTROL TRAFFIC THROUGH THE CONSTRUCTION AREA AND FOR PUBLIC SAFETY. ALL TRAFFIC CONTROL OPERATIONS SHALL COMPLY WITH THE LATEST MUTCD. AT NO TIME WILL OBSTRUCTIONS BE LEFT IN THE ROADWAY DURING NIGHT HOURS. ALL TRAFFIC CONTROL PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER OR ATTSA CERTIFIED PERSONNEL.
12. THE CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FURTHER AGREES THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS IN ACCORDANCE WITH THE PROVISIONS OUTLINED BY THE PROJECT CONTROL AND THE STANDARD SPECIFICATIONS.
13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND NRS CHAPTER 618.
14. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
15. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY DAY. THE CONTRACTOR SHALL MAINTAIN DEBRIS FREE CONSTRUCTION ROUTES, ADJACENT STREETS AND STORM DRAIN SYSTEMS.
16. TEMPORARY CONSTRUCTION FENCING SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT IN AREAS AS DELINEATED ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER. THE TEMPORARY FENCING SHALL PREVENT CHILDREN AND PETS FROM ENTERING THE CONSTRUCTION AREA, CREATE A VISUAL BARRIER OF THE CONSTRUCTION ACTIVITIES FROM THE ADJACENT RESIDENCE AND YARDS, AND PROTECT VEGETATION FROM CONSTRUCTION EQUIPMENT.
17. THE CONTRACTOR SHALL USE ONLY AUTHORIZED SITES FOR STORAGE OF EQUIPMENT AND MATERIALS AND OBTAIN PROPER APPROVALS FROM THE LAND OWNER AND LOCAL GOVERNING AUTHORITY TO DO SO. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL EQUIPMENT AND MATERIALS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. IN THE EVENT A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL HAVE THE MONUMENT REPLACED, AT HIS OWN EXPENSE, BY A LICENSED SURVEYOR IN THE STATE OF THE PROJECT SITE.
19. CONSTRUCTION HOURS SHALL BE WEEKDAYS BETWEEN 7:00 AM AND 6:00 PM UNLESS OTHERWISE DICTATED BY LOCAL ORDINANCE. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PROJECT ENGINEER TO MODIFY WORK HOURS.
20. ALL FIELD CHANGES MUST BE PRE-APPROVED BY THE PROJECT ENGINEER.
21. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
22. ALL SALVAGED MATERIALS ARE THE PROPERTY OF THE OWNER AND SHALL BE PALLETIZED ONSITE UNLESS OTHERWISE ARRANGED WITH THE OWNER AND/OR PROJECT ENGINEER.
23. THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS AS REQUIRED TO COMPLY WITH LOCAL ORDINANCES.
24. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY WESTEX CONSULTING ENGINEERS ON THIS PROJECT. ALL RECOMMENDATIONS INCLUDED IN THE REPORT ARE HEREBY MADE A PART OF THE CONSTRUCTION DOCUMENTS UNLESS MODIFIED WITHIN THESE PLANS. INSPECTION AND TESTING DURING CONSTRUCTION SHALL BE REQUIRED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED WITHIN THE REPORT.

    TITLE: GEOTECHNICAL INVESTIGATION REPORT OLD STONE RANCH
    DATE: 5/20/2022

UNDERGROUND UTILITIES

25. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS NEAR OR WITHIN THE CONSTRUCTION LIMITS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE NECESSARY RELOCATION OF ANY UTILITY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK.
26. NO OTHER UTILITIES MAY BE PLACED IN A WATER OR SEWER TRENCH.
27. ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEAN OUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
28. CONTRACTOR SHALL SUPPORT TRENCH SIDEWALLS IN ACCORDANCE WITH ALL APPLICABLE LAWS AND GOVERNING SAFETY REGULATIONS. SHEETING OR SHORING SHALL CONFORM TO LOCAL REGULATIONS AND OSHA STANDARDS.
29. ENDS OF UNFINISHED PIPE SHALL BE SEALED AT THE END OF EACH DAY.
30. PIPE SHALL BE LAID IN THE UPHILL DIRECTION, WITH BELL ENDS UPHILL.
31. THE CONTRACTOR SHALL COORDINATE ALL WATER MAIN SHUT DOWNS AND TIE-INS WITH THE WATER UTILITY A MINIMUM OF FORTY-EIGHT (48) HOURS OR TWO (2) BUSINESS DAYS IN ADVANCE.
32. ALL UNDERGROUND VALVES, TEES, FITTINGS, ETC. LARGER THAN 2" SHALL BE COATED TO PROTECT AGAINST CORROSION.
33. ALL WATER PROJECT MATERIAL (PIPES, VALVES, LATERALS AND APPURTENANCES) SHALL BE LEAD FREE AND MEET THE MINIMUM REQUIREMENTS OF THE NEVADA ADMINISTRATIVE CODE AND NSF/ANSI 61.
34. ALL THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACK-FILL.
35. ALL BOLTS AT THRUST BLOCKS AND VALVE SADDLES SHALL BE COVERED WITH VISQUEEN AND TAPED PRIOR TO CONCRETE PLACEMENT.
36. THE WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL:
    a. THE WATER MAIN HAS BEEN DISINFECTED IN ACCORDANCE WITH AWWA C651, NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION (NDEP), THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS STANDARDS.
    b. THE DISPOSAL OF ANY SPENT CHLORINE SOLUTIONS MUST BE COORDINATED WITH NDEP'S BUREAU OF WATER POLLUTION CONTROL.
    c. ANALYSIS OF THE WATER MAIN WHICH INDICATE THAT THE WATER MEETS PRIMARY DRINKING WATER STANDARDS FOR COLIFORM BACTERIA (ABSENT FOR COLIFORM BACTERIA) HAVE BEEN OBTAINED AND REPORTED TO NDEP'S BUREAU OF SAFE DRINKING WATER. SAMPLING SHALL BE IN ACCORDANCE WITH NDEP REGULATIONS.
37. PVC PIPE SHALL BE TESTED PER AWWA C605 AND DUCTILE IRON PIPE SHALL BE TESTED FOR AWWA C600. OTHER MATERIALS SHALL BE TESTED PER REQUIREMENTS IN THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION SECTION 336.
38. CONTRACTOR SHALL CONDUCT PIPING TESTS BEFORE JOINTS ARE COVERED AND AFTER THRUST BLOCKS HAVE HARDENED SUFFICIENTLY. FILL PIPELINE 24 HOURS BEFORE TESTING AND APPLY TEST PRESSURE TO STABILIZE SYSTEM. USE ONLY POTABLE WATER.
39. CONTRACTOR SHALL PERFORM PLASTIC PIPE BALL AND MANDREL TEST ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
40. CONTRACTOR SHALL PERFORM AIR PRESSURE TESTING ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS.

GRADING, EXCAVATION & SURFACE IMPROVEMENTS

41. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKE-OFF AND SHALL BUDGET THE PROJECT ACCORDINGLY. ALL EXCESS GRADING MATERIALS SHALL BE DISPOSED OF OFFSITE.
42. ALL EARTHWORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
43. THE SOILS ENGINEER SHALL APPROVE ALL EARTHWORK AND GRADING TO CONFIRM COMPACTION REQUIREMENTS ARE MET.
44. CONTRACTOR SHALL PROTECT EXISTING PAVING, CONCRETE, LANDSCAPING, FENCING, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS NOT SPECIFICALLY CALLED OUT FOR REPLACEMENT. CONTRACTOR SHALL REPAIR/REPLACE ANYTHING DAMAGED BY FORCES UNDER THEIR EMPLOY OR CONTRACT.
45. ALL ASPHALT CONCRETE SURFACES SHALL BE SAWCUT THREE FEET MINIMUM INSIDE THE EDGE OF PAVEMENT TO A NEAT, STRAIGHT LINE AND REMOVED. THE EXPOSED PAVEMENT TIE-IN EDGES SHALL BE METICULOUSLY CLEANED OF ALL LOOSE MATERIAL AND THEN TREATED WITH BITUMINOUS EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIALS SHALL BE GRADED AND RECOMPACTED PRIOR TO PAVING.

ENVIRONMENTAL

46. ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND MAINTAINING A SWPPP.
47. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF EROSION AND SILTATION FROM ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES, AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP UPDATES.
48. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING DUST CONTROL PROGRAM INCLUDING WATERING OF OPEN AREAS, TO CONFORM WITH THE LATEST FEDERAL, STATE, AND COUNTY AIR POLLUTION REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND UPDATING DUST CONTROL PERMITS FOR THE PROJECT.
49. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF AN APPROVED DUST PALLIATIVE OR HYDROMULCH.
50. THE CONTRACTOR SHALL IDENTIFY A STANDBY CREW FOR EMERGENCY WORK AND THEY SHALL BE AVAILABLE AT ALL TIMES. MATERIAL NECESSARY TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROVED LOCATIONS.
51. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
52. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING FACILITIES. GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED.
53. FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE END OF EACH WORKING DAY.
54. ALL DISTURBED AREAS ARE REQUIRED TO HAVE A PALLIATIVE APPLIED FOR DUST CONTROL. ALL GRADING SHALL COMPLY WITH STATE AND COUNTY REGULATIONS.
55. A SIX-FOOT HIGH PERIMETER FENCE OR A 24-HOUR GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18".
56. ALL AREAS DISTURBED BECAUSE OF THE WORK SHALL BE REVEGETATED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
57. NO CONSTRUCTION MATERIALS SHALL BE STORED IN A STREAM ENVIRONMENT ZONES (SEZ) AT ANY TIME.
58. IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY, PREPARE A DEWATERING PLAN, AND OBTAIN APPROVAL FROM THE PROJECT ENGINEER BEFORE PROCEEDING WITH WORK. DEWATERING ACTIVITIES MAY REQUIRE THE CONTRACTOR TO OBTAIN A DISCHARGE/PUMPING PERMIT FROM THE STATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITS.
59. ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.

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EDWARD C. THOMAS — No. 9740 — STATE OF NEVADA — PROFESSIONAL ENGINEER — CIVIL
5/18/26
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2 PHASE 1

NOTES AND ABBREVIATIONS

CHURCHILL COUNTY — NEVADA — FALLON

REV	DATE	DESCRIPTION	BY

FINAL MAP
NOT FOR CONSTRUCTION
APRIL 2026

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EDWARD C. THOMAS
STATE OF NEVADA
PROFESSIONAL ENGINEER
No. 9740
5/18/26
CIVIL
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
HORIZONTAL CONTROL

FALLON — CHURCHILL COUNTY — NEVADA

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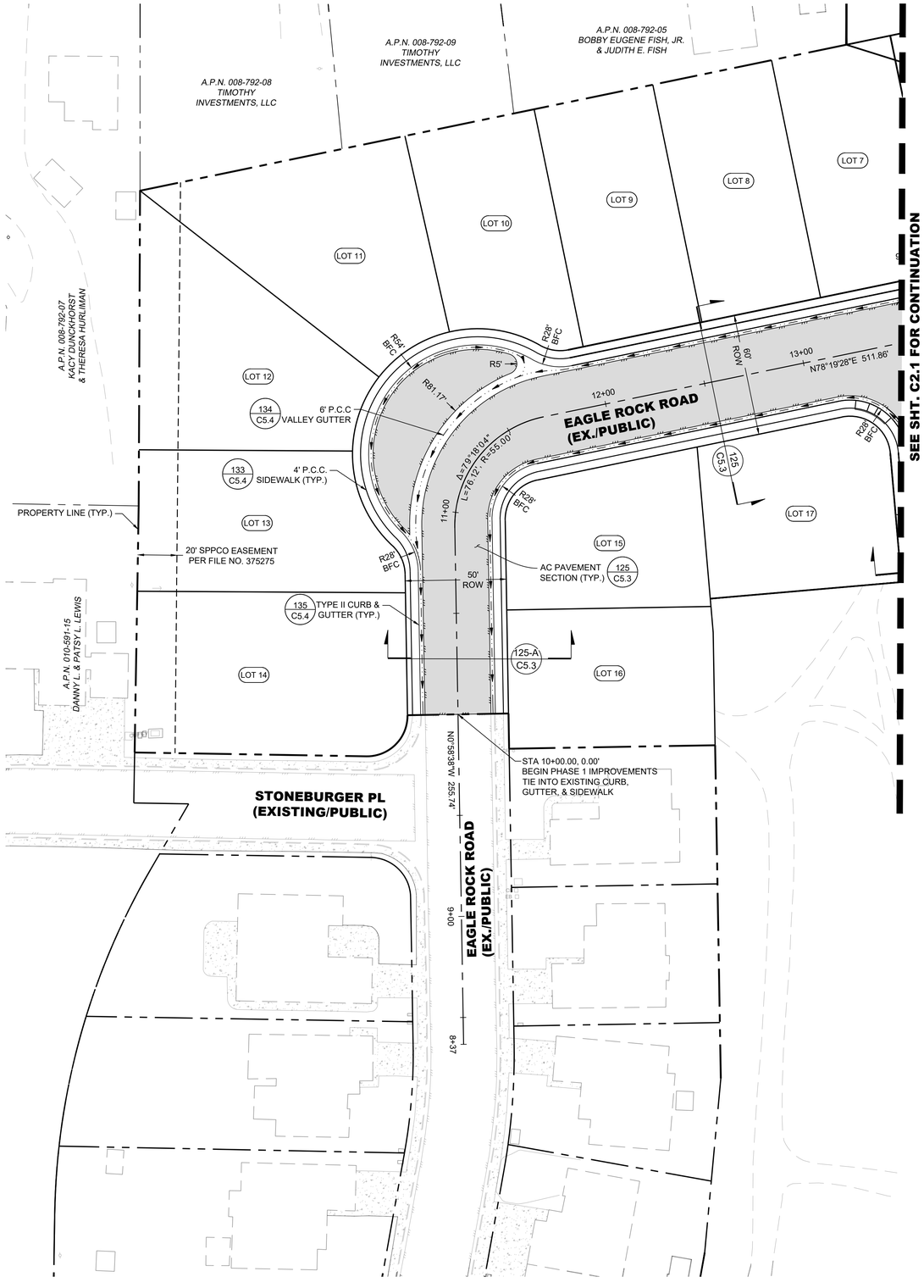
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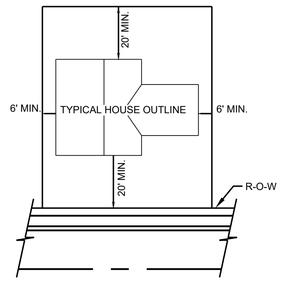
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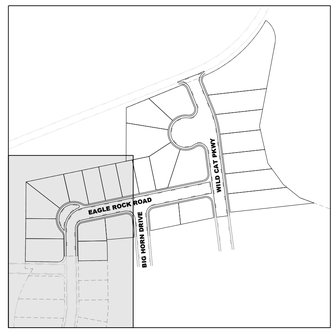
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TYPICAL LOT LAYOUT
N.T.S.



SHEET NOTES

1. EXISTING VEGETATION SHALL BE CLEARED AND GRUBBED WITHIN THE AREA OF PHASE 1. THE CLEARED AND GRUBBED MATERIAL SHALL BE HAULED OFF-SITE.

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CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
SITE PLAN

CHURCHILL COUNTY — FALLON — NEVADA

REV	DATE	DESCRIPTION	BY

FINAL MAP
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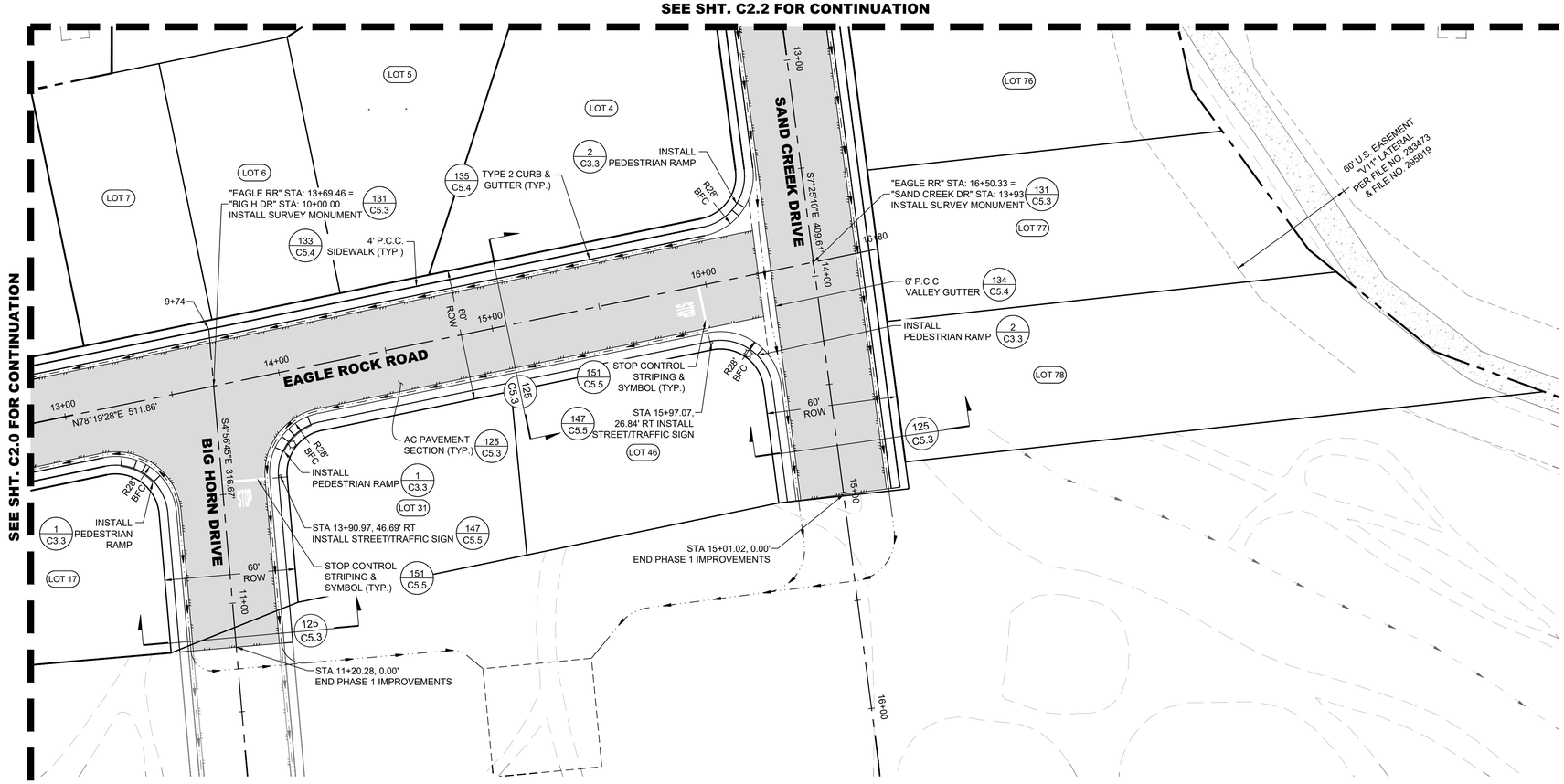
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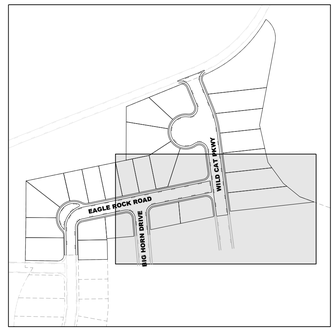
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11x17 SHEETS: 1" = 60'

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SEE SHT. C2.2 FOR CONTINUATION

SEE SHT. C2.0 FOR CONTINUATION





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REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
EDWARD C. THOMAS
5/18/26
CIVIL
No. 9740
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
SITE PLAN

CHURCHILL COUNTY — FALLON — NEVADA

REV	DATE	DESCRIPTION	BY

FINAL MAP
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APRIL 2026

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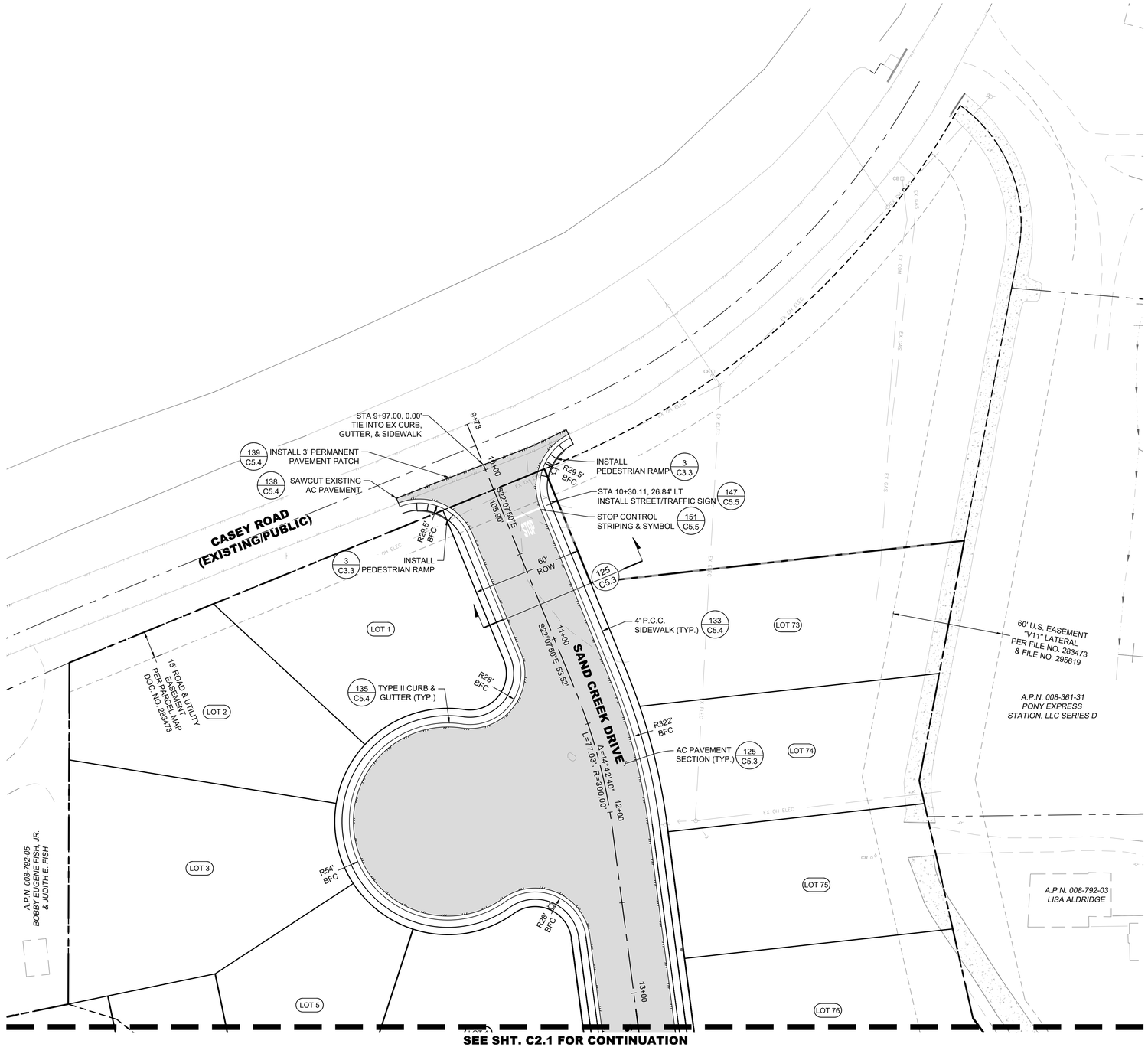
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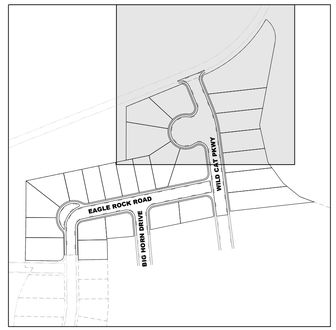
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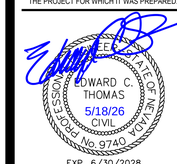
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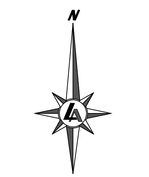
SAND CREEK SUBDIVISION #2
PHASE 1
SITE PLAN

FALLON — CHURCHILL COUNTY — NEVADA

REV	DATE	DESCRIPTION	BY

FINAL MAP
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APRIL 2026

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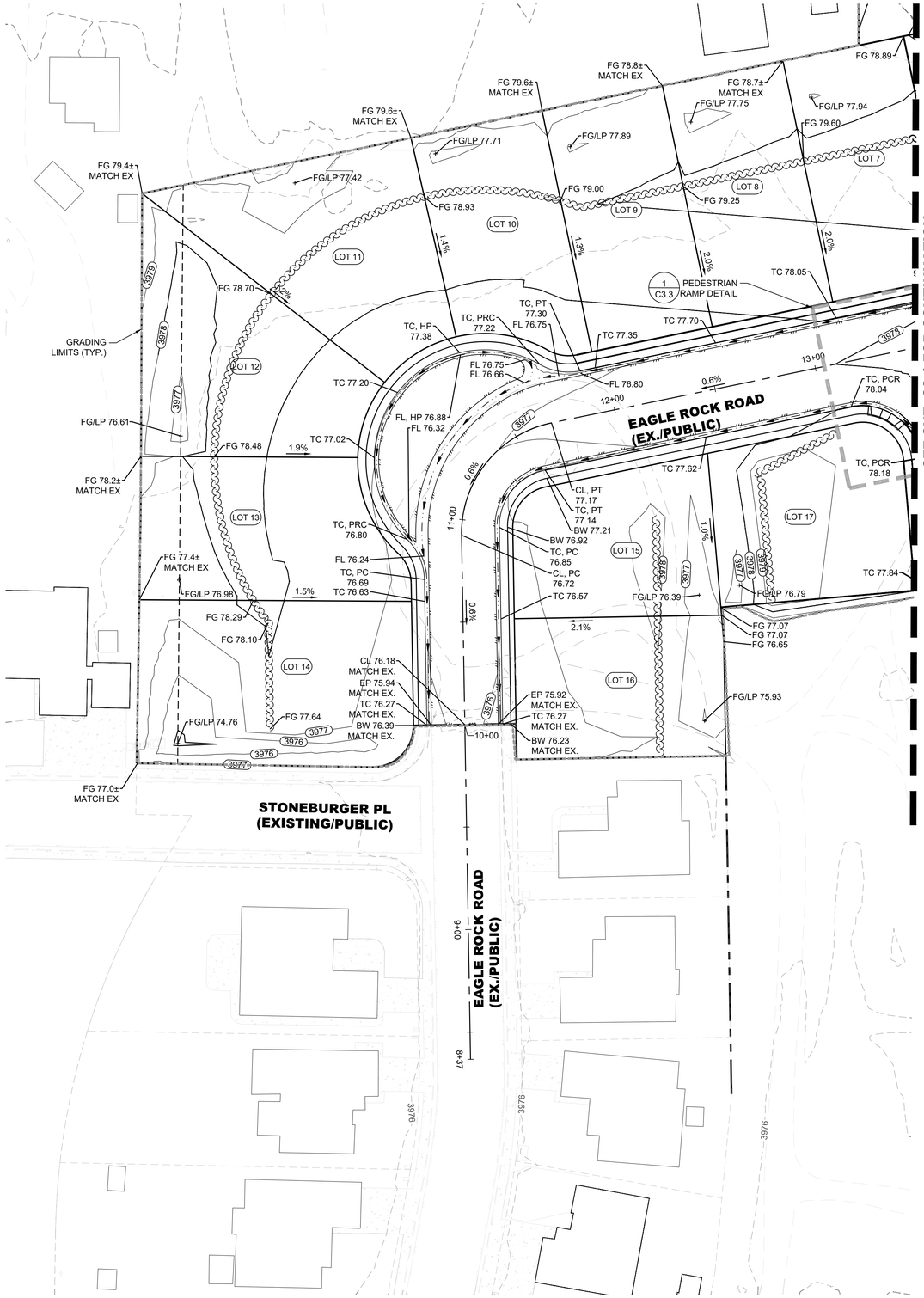


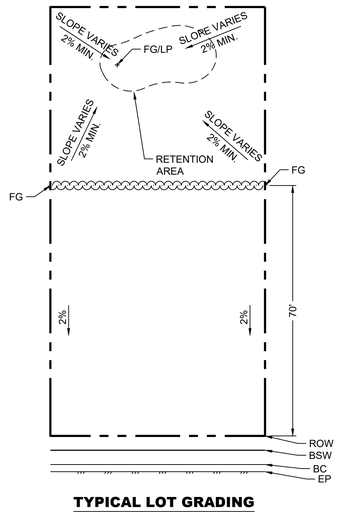
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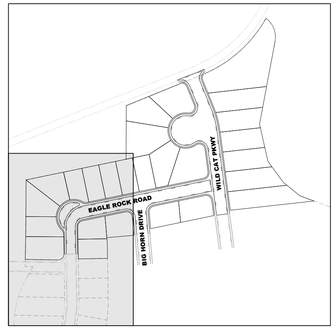
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TYPICAL LOT GRADING



KEY MAP

LEGEND

- FLOW LINE
- 5045 PROP. CONTOUR
- 5045 EX. CONTOUR
- 3:1 RATIO SLOPE INDICATOR
- 2.0% PERCENT SLOPE INDICATOR
- TC 68.40 GRADE TAG
- RIPRAP
- RETAINING WALL
- 100-YR WSE 100-YEAR FLOOD ELEVATION
- 15' OFF 15' OFFSET OF 100-YEAR FLOOD ELEVATION

GRADING NOTES

1. ADD 3,900 TO ALL ELEVATIONS.
2. ALL "TC" SPOT ELEVATIONS AND HORIZONTAL MEASUREMENTS AT TOP BACK OF CURB UNLESS OTHER WISE NOTED.
3. SOIL MAY HAVE BEEN MOVED SINCE TOPOGRAPHIC SURVEY WAS PERFORMED. OWNER RESPONSIBLE FOR ANY AND ALL INCONSISTENCIES.

N

0 30' 60'

22x34 SHEETS: 1" = 30'
11x17 SHEETS: 1" = 60'

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No. 9740
STATE OF NEVADA
PROFESSIONAL ENGINEER
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
GRADING PLAN

CHURCHILL COUNTY
FALLON
NEVADA

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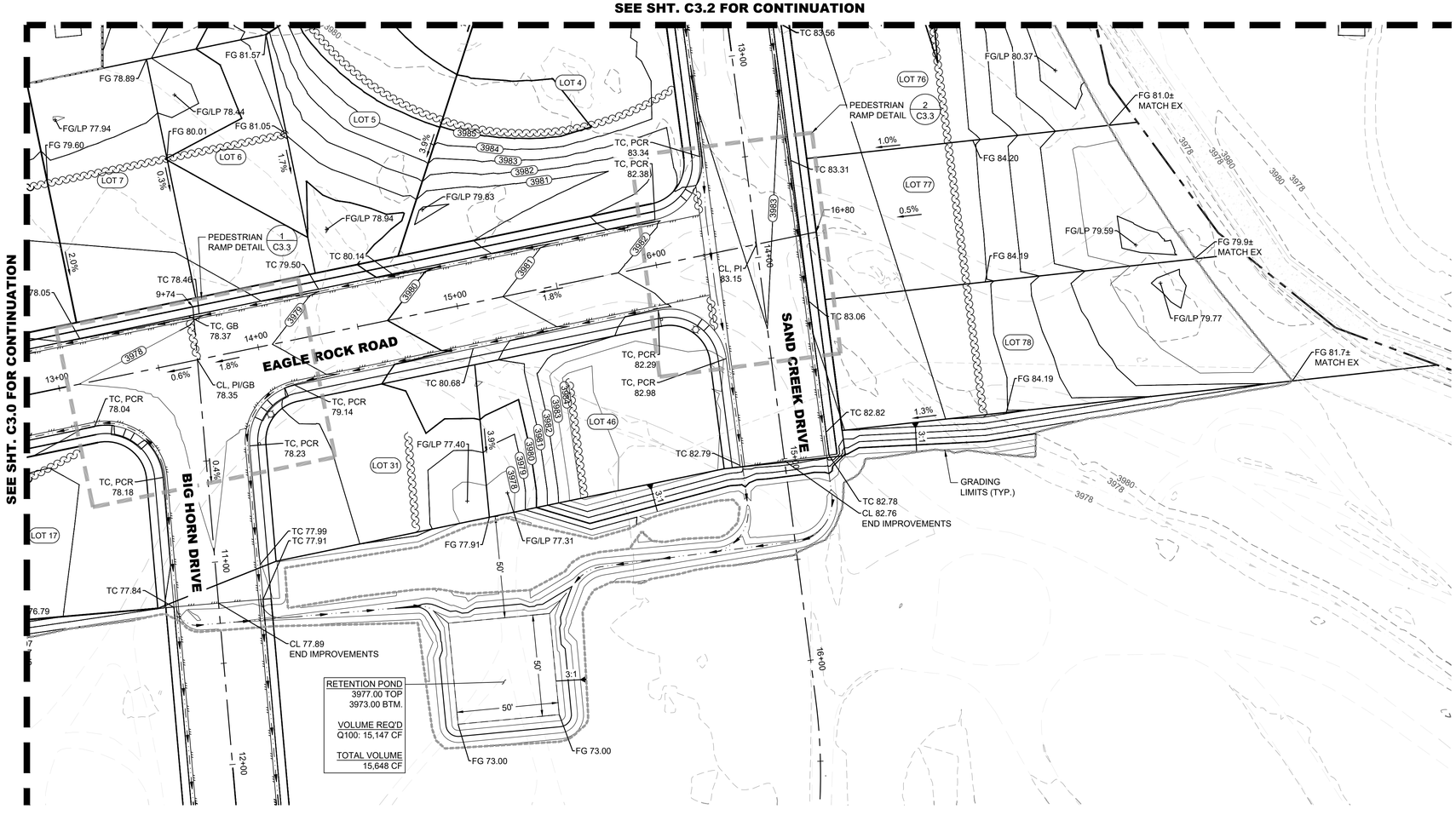
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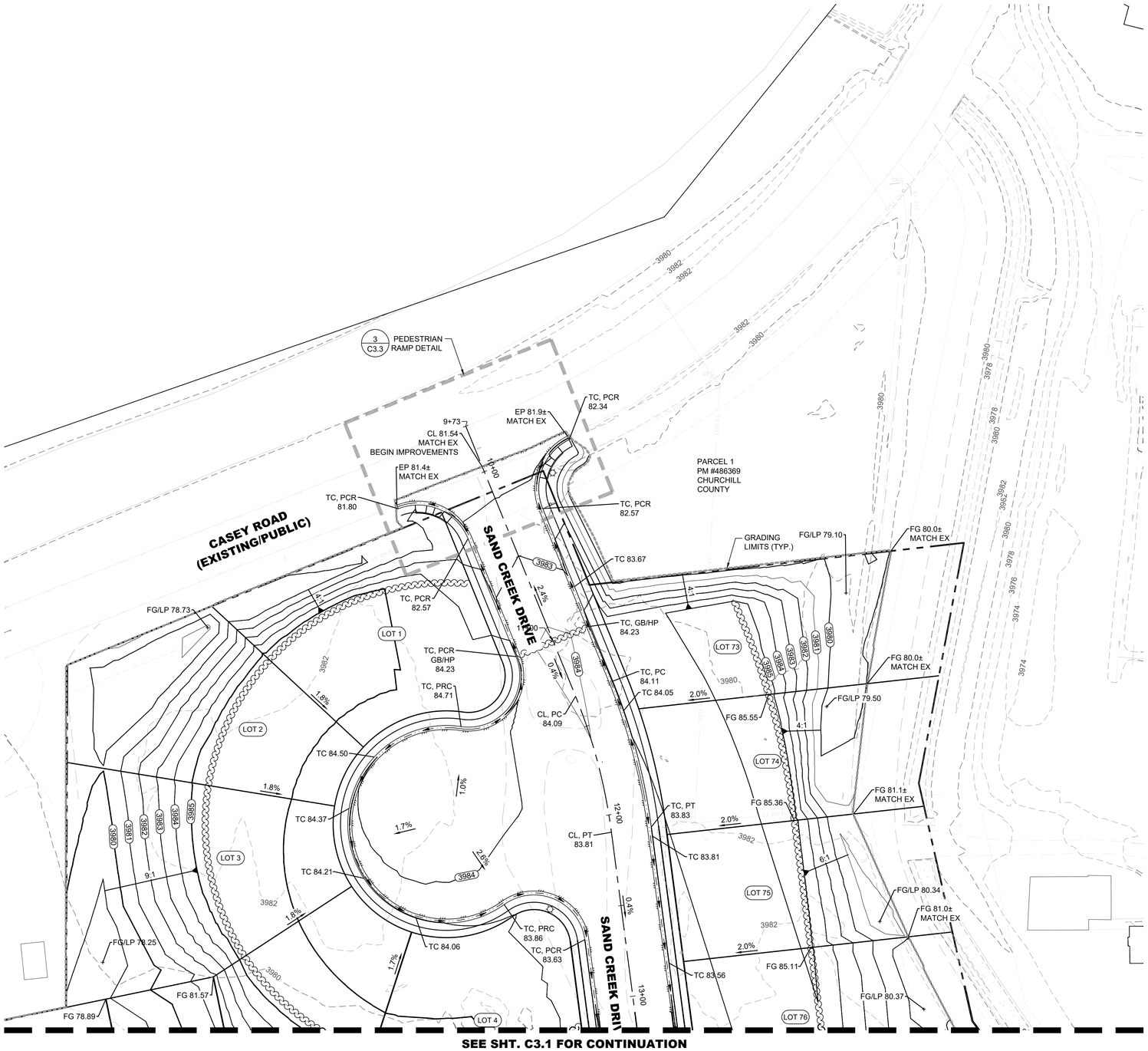
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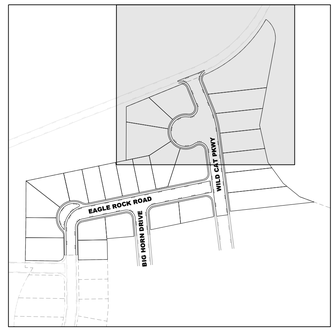
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SEE SHT. C3.2 FOR CONTINUATION
SEE SHT. C3.0 FOR CONTINUATION
EAGLE ROCK ROAD
BIG HORN DRIVE
SAND CREEK DRIVE
PEDESTRIAN RAMP DETAIL 1 C3.3
PEDESTRIAN RAMP DETAIL 2 C3.3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 17
LOT 31
LOT 46
LOT 76
LOT 77
LOT 78
FG 81.57
FG 78.89
FG/LP 78.44
FG/LP 77.94
FG 81.05
FG 80.01
FG 79.60
FG/LP 78.94
FG/LP 79.83
TC 80.14
TC 79.50
TC 78.46
9+74
78.05
TC, GB 78.37
CL, PI/GB 78.35
TC, PCR 78.04
TC, PCR 79.14
TC, PCR 78.23
TC, PCR 78.18
TC 80.68
FG/LP 77.40
TC 77.99
TC 77.91
TC 77.84
FG 77.91
FG/LP 77.31
CL 77.89
END IMPROVEMENTS
TC 83.56
TC, PCR 83.34
TC, PCR 82.38
TC 83.31
16+80
CL, PI 83.15
TC 83.06
TC, PCR 82.29
TC, PCR 82.98
TC 82.82
TC 82.79
TC 82.78
CL 82.76
END IMPROVEMENTS
FG/LP 80.37
FG 81.0± MATCH EX
FG 84.20
FG/LP 79.59
FG 79.9± MATCH EX
FG 84.19
FG/LP 79.77
FG 81.7± MATCH EX
FG 84.19
GRADING LIMITS (TYP.)
RETENTION POND
3977.00 TOP
3973.00 BTM.
VOLUME REQ'D
Q100: 15,147 CF
TOTAL VOLUME
15,648 CF
FG 73.00
FG 73.00
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KEY MAP

LEGEND

- FLOW LINE
- PROP. CONTOUR
- EX. CONTOUR
- RATIO SLOPE INDICATOR
- PERCENT SLOPE INDICATOR
- GRADE TAG
- RIPRAP
- RETAINING WALL
- 100-YEAR FLOOD ELEVATION
- 15' OFFSET OF 100-YEAR FLOOD ELEVATION

GRADING NOTES

1. ADD 3,900 TO ALL ELEVATIONS.
2. ALL "TC" SPOT ELEVATIONS AND HORIZONTAL MEASUREMENTS AT TOP BACK OF CURB UNLESS OTHER WISE NOTED.
3. SOIL MAY HAVE BEEN MOVED SINCE TOPOGRAPHIC SURVEY WAS PERFORMED. OWNER RESPONSIBLE FOR ANY AND ALL INCONSISTENCIES.

N

0 30' 60'

22x34 SHEETS: 1" = 30'
11x17 SHEETS: 1" = 60'

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111

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PROFESSIONAL ENGINEER
STATE OF NEVADA
EDWARD C. THOMAS
No. 9740
5/18/26
CIVIL
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
GRADING PLAN

FALLON — CHURCHILL COUNTY — NEVADA

REV	DATE	DESCRIPTION	BY

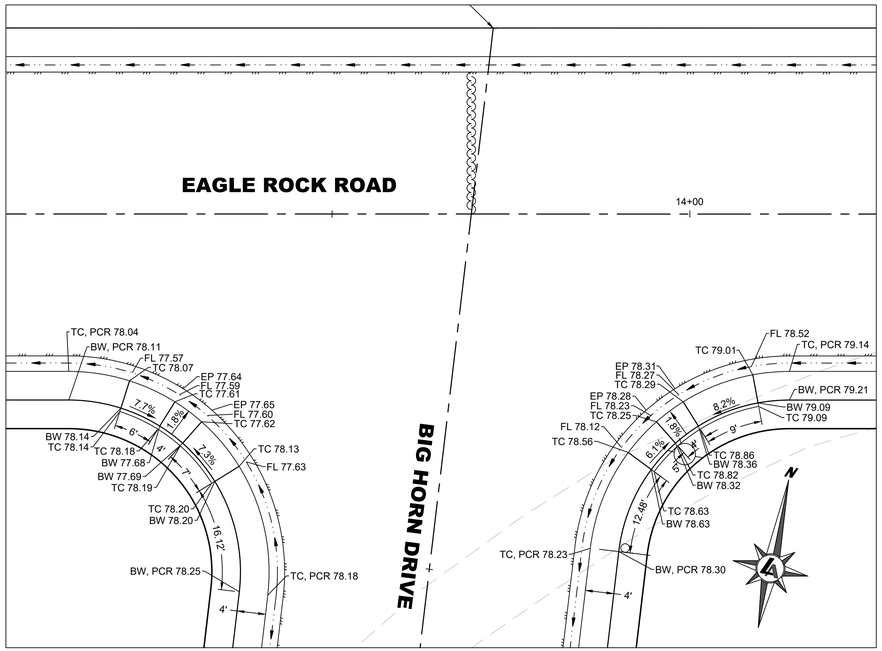
FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

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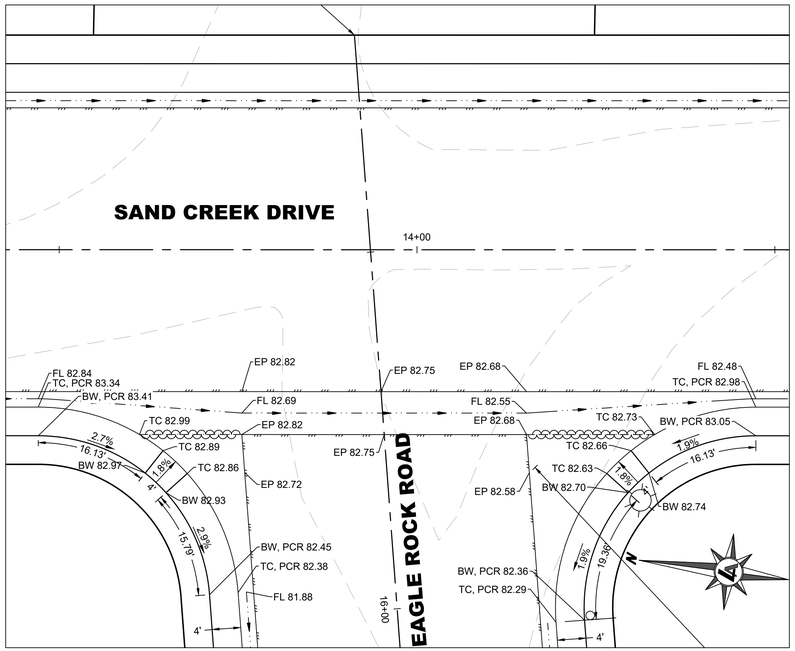
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DESIGNED BY:	ECT
CHECKED BY:	ECT
JOB NO.:	12144.001

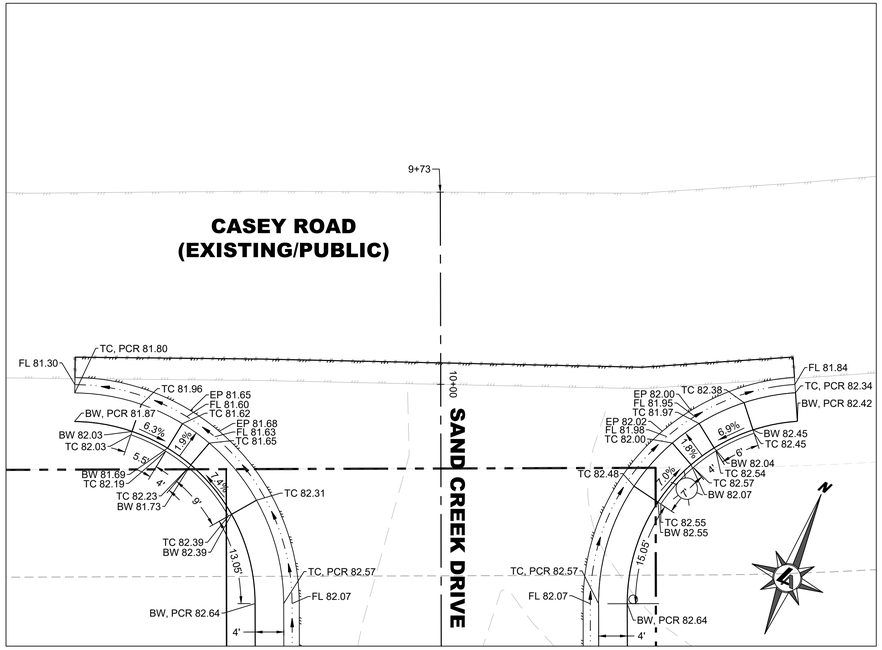
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DETAIL 1 - EAGLE ROCK ROAD & BIG HORN DRIVE



DETAIL 2 - SAND CREEK DRIVE & EAGLE ROCK ROAD



DETAIL 3 - CASEY ROAD & SAND CREEK DRIVE

0 10' 20'

22x34 SHEETS: 1" = 10'
11x17 SHEETS: 1" = 20'

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111

WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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EDWARD C. THOMAS
5/18/26
CIVIL
PROFESSIONAL ENGINEER
STATE OF NEVADA
No. 9740
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
PEDRAMP DETAILS

FALLON CHURCHILL COUNTY NEVADA

REV	DATE	DESCRIPTION	BY

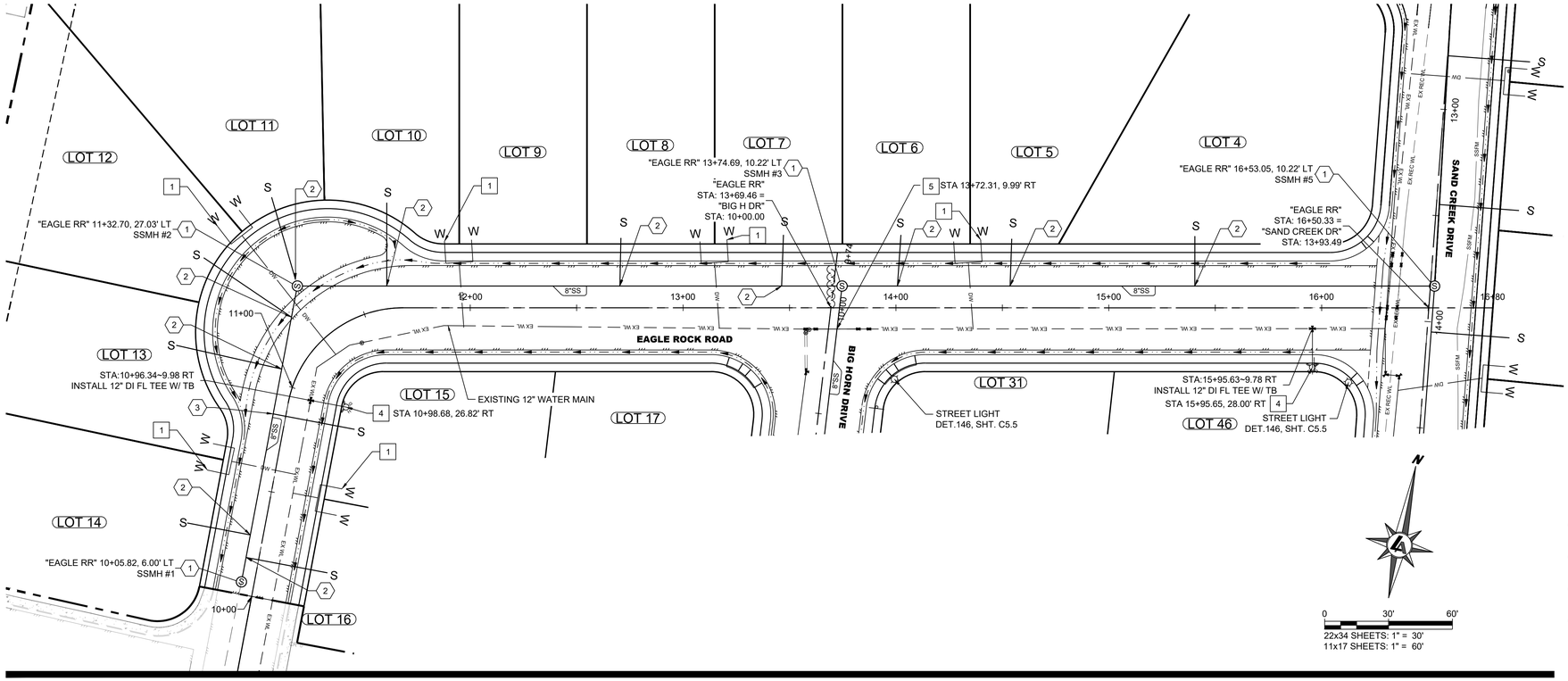
FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

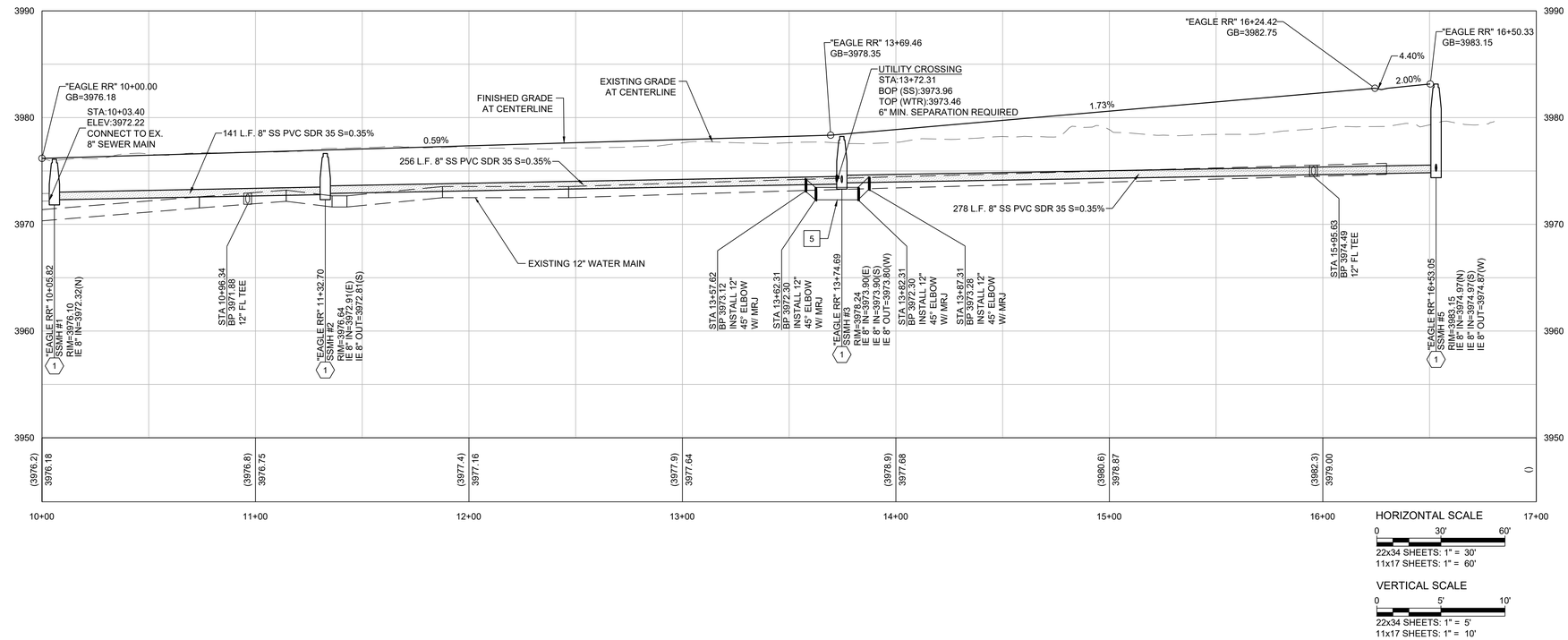
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"EAGLE RR" - STA:10+00 TO STA:17+00



SHEET NOTES

1. ADD 3,900 TO ALL PLAN ELEVATIONS.
2. ALL "TC" SPOT ELEVATIONS ARE TO BACK FACE OF CURB UNLESS OTHERWISE NOTED.
3. LENGTH OF PIPE FOR SANITARY SEWER AND STORM DRAIN IS MEASURED FROM CENTER TO CENTER OF MANHOLES.
4. ALL SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAIN WHILE MAINTAINING A MINIMUM OF 12" SEPARATION.
5. ALL WATER SERVICES SHALL BE JOINTLESS HDPE PIPE MATERIAL AND MAINTAIN 18" MINIMUM SEPARATION OVER SANITARY SEWER FACILITIES. IF MINIMUM SEPARATION AND 36" MINIMUM COVER CANNOT BE MAINTAINED REFER TO DETAILS XX ON SHEET C6.X.
6. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND MUST BE VERIFIED.

SPECIAL CONSTRUCTION AT POTABLE WATER CROSSINGS:

7. SS AND SD PVC PIPE SHALL BE CUT SO THAT A FULL 20-FOOT SECTION OF PIPE WILL BE CENTERED AT THE CRITICAL CROSSING LOCATION. ALL DUCTILE IRON PIPE JOINTS WITHIN 10' OF CROSSING SHALL BE RESTRAINED AND WRAPPED WITH POLYETHYLENE WRAP PER AWWA C105.
8. ALL SD AND SS EXPOSED JOINTS WITHIN 10' OF CROSSING SHALL BE WRAPPED WITH POLYETHYLENE WRAP AND CONCRETE ENCASED OR SEALED WITH MACWRAP.
9. EXISTING OVERHEAD ELECTRICAL TO BE UNDERGROUNDED PER NV ENERGY DESIGN

SANITARY SEWER KEYNOTES

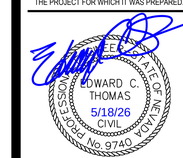
1. TYPE I 48" SANITARY SEWER MANHOLE (DET. 87 SHT. C5.2)
2. 4" PVC SEWER LATERAL (DET. 80 SHT. C5.2)
3. 4" PVC SEWER LATERAL, W/ ADDITIONAL DEFLECTIONS TO MAINTAIN MIN. SEPARATION FROM WATER MAIN (DET. 97-A & 97-B SHT. C5.3)
4. 4" SANITARY SEWER CLEANOUT (DET. 82 SHT. C5.2)

WATER KEYNOTES

1. 3/4" DUAL DOMESTIC WATER METER (DET. 17, SHEET C5.1)
2. 3/4" SINGLE DOMESTIC WATER METER (DET. 17, SHEET C5.1)
3. WATER CONNECTION (DET. 22, SHEET C5.1)
4. FIRE HYDRANT ASSEMBLY (DET. 31, SHEET C5.2)
5. LOWERING WATER MAIN (DET. 23, SHEET C5.1)
6. LOWERING RAW WATER MAIN (DET. 23, SHEET C5.1)
7. TEMPORARY FLUSH VALVE ASSEMBLY (DET. 27, SHEET C5.1)
8. 12" DI FL 11.25° ELBOW W/ TB (DET. 30, SHEET C5.2)
9. REMOVE EX. BLIND FLANGE & INSTALL FLANGE COUPLING ADAPTER (CONTRACTOR TO VERIFY)
10. 12" DI FL 90° ELBOW W/ TB (DET. 30, SHEET C5.2)

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
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EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
PROFILE EAGLE ROCK RD

FALLON — CHURCHILL COUNTY — NEVADA

REV	DATE	DESCRIPTION	BY
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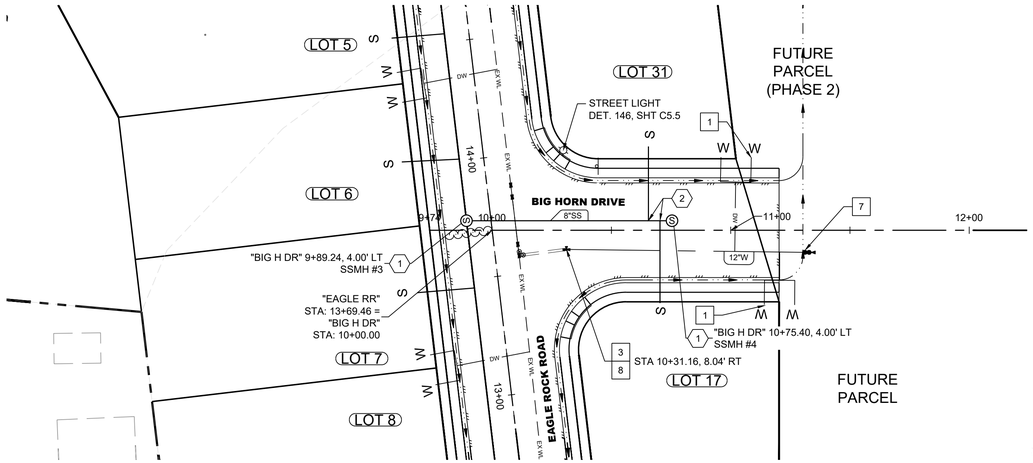
FINAL MAP
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APRIL 2026

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C4.0

DRAWN BY: MWD
DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

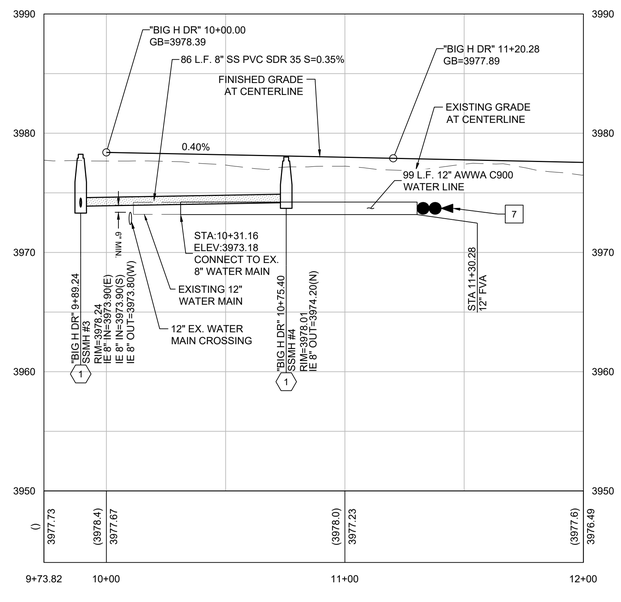
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0 30' 60'
22x34 SHEETS: 1" = 30'
11x17 SHEETS: 1" = 60'

"BIG H DR" - STA:9+73.82 TO STA:12+00



HORIZONTAL SCALE
0 30' 60'
22x34 SHEETS: 1" = 30'
11x17 SHEETS: 1" = 60'

VERTICAL SCALE
0 5' 10'
22x34 SHEETS: 1" = 5'
11x17 SHEETS: 1" = 10'

SHEET NOTES

1. ADD 3,900 TO ALL PLAN ELEVATIONS.
2. ALL "TC" SPOT ELEVATIONS ARE TO BACK FACE OF CURB UNLESS OTHERWISE NOTED.
3. LENGTH OF PIPE FOR SANITARY SEWER AND STORM DRAIN IS MEASURED FROM CENTER TO CENTER OF MANHOLES.
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9. EXISTING OVERHEAD ELECTRICAL TO BE UNDERGROUNDED PER NV ENERGY DESIGN

SANITARY SEWER KEYNOTES

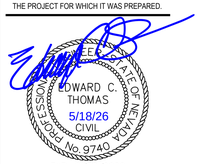
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2. 4" PVC SEWER LATERAL (DET. 80 SHT. C5.2)
3. 4" PVC SEWER LATERAL, W/ ADDITIONAL DEFLECTIONS TO MAINTAIN MIN. SEPARATION FROM WATER MAIN (DET. 97-A & 97-B SHT. C5.3)
4. 4" SANITARY SEWER CLEANOUT (DET. 82 SHT. C5.2)

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6. LOWERING RAW WATER MAIN (DET. 23, SHEET C5.1)
7. TEMPORARY FLUSH VALVE ASSEMBLY (DET. 27, SHEET C5.1)
8. 12" DI FL 11.25° ELBOW W/ TB (DET. 30, SHEET C5.2)
9. REMOVE EX. BLIND FLANGE & INSTALL FLANGE COUPLING ADAPTER (CONTRACTOR TO VERIFY)
10. 12" DI FL 90° ELBOW W/ TB (DET. 30, SHEET C5.2)

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CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1

PLAN AND PROFILE BIG HORN DR

CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY
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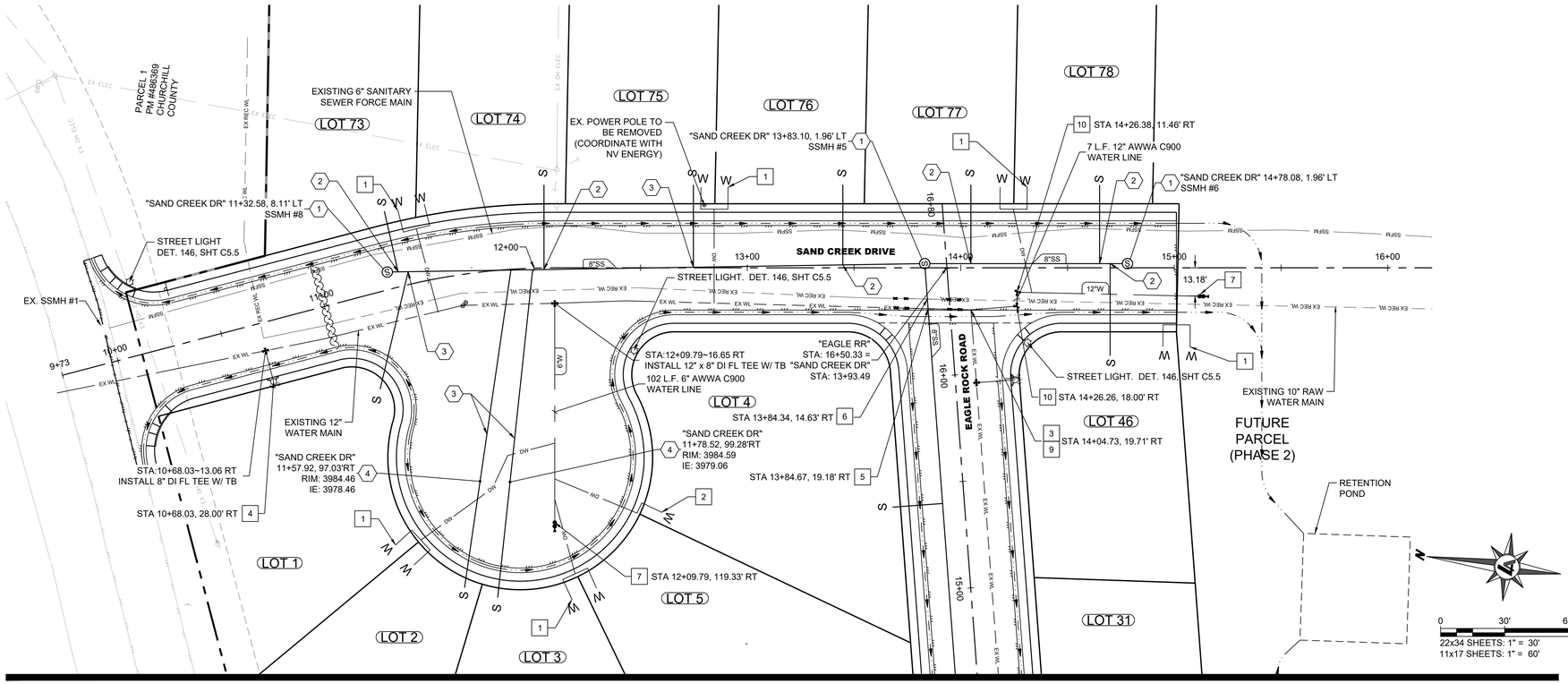
FINAL MAP
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APRIL 2026

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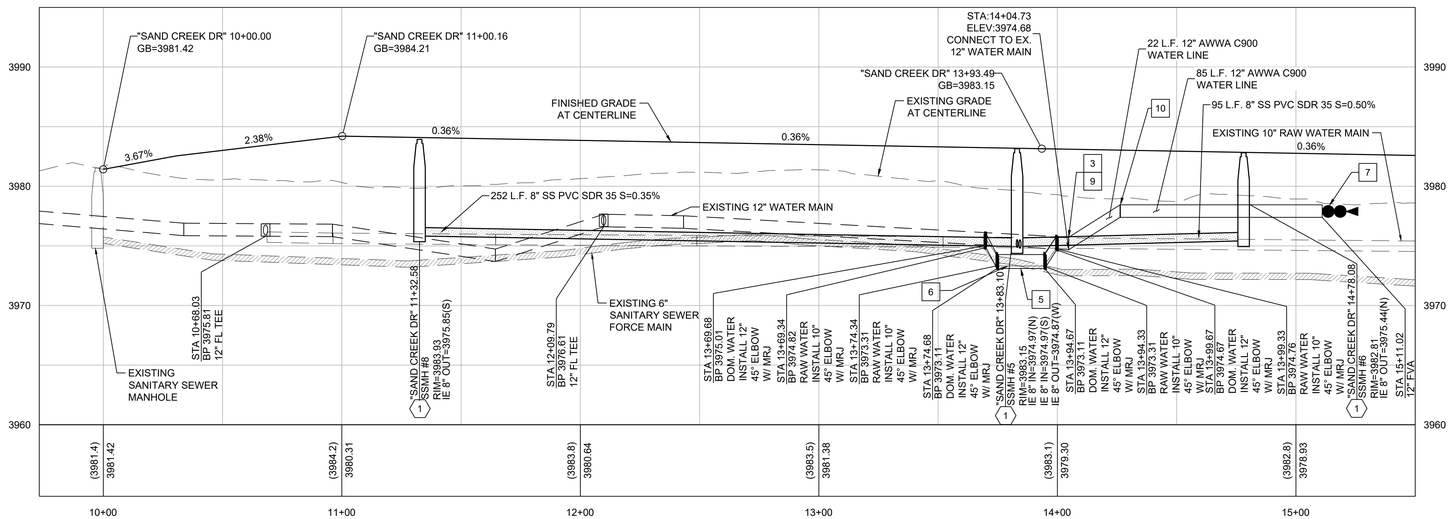
C4.1

DRAWN BY: MWD
DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

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05/18/2026 02:01 pm mdiforno



"SAND CREEK DR" - STA:9+73.13 TO STA:15+50



HORIZONTAL SCALE
0 30' 60'
22x34 SHEETS: 1" = 30'
11x17 SHEETS: 1" = 60'

VERTICAL SCALE
0 5' 10'
22x34 SHEETS: 1" = 5'
11x17 SHEETS: 1" = 10'

SHEET NOTES

1. ADD 3,900 TO ALL PLAN ELEVATIONS.
2. ALL "TC" SPOT ELEVATIONS ARE TO BACK FACE OF CURB UNLESS OTHERWISE NOTED.
3. LENGTH OF PIPE FOR SANITARY SEWER AND STORM DRAIN IS MEASURED FROM CENTER TO CENTER OF MANHOLES.
4. ALL SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAIN WHILE MAINTAINING A MINIMUM OF 12" SEPARATION.
5. ALL WATER SERVICES SHALL BE JOINTLESS HDPE PIPE MATERIAL AND MAINTAIN 18" MINIMUM SEPARATION OVER SANITARY SEWER FACILITIES. IF MINIMUM SEPARATION AND 36" MINIMUM COVER CANNOT BE MAINTAINED REFER TO DETAILS XX ON SHEET C6.X.
6. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND MUST BE VERIFIED.

SPECIAL CONSTRUCTION AT POTABLE WATER CROSSINGS:

7. SS AND SD PVC PIPE SHALL BE CUT SO THAT A FULL 20-FOOT SECTION OF PIPE WILL BE CENTERED AT THE CRITICAL CROSSING LOCATION. ALL DUCTILE IRON PIPE JOINTS WITHIN 10' OF CROSSING SHALL BE RESTRAINED AND WRAPPED WITH POLYETHYLENE WRAP PER AWWA C105.
8. ALL SD AND SS EXPOSED JOINTS WITHIN 10' OF CROSSING SHALL BE WRAPPED WITH POLYETHYLENE WRAP AND CONCRETE ENCASED OR SEALED WITH MACWRAP.
9. EXISTING OVERHEAD ELECTRICAL TO BE UNDERGROUNDED PER NV ENERGY DESIGN

SANITARY SEWER KEYNOTES

1. TYPE I 48" SANITARY SEWER MANHOLE (DET. 87 SHT. C5.2)
2. 4" PVC SEWER LATERAL (DET. 80 SHT. C5.2)
3. 4" PVC SEWER LATERAL, W/ ADDITIONAL DEFLECTIONS TO MAINTAIN MIN. SEPARATION FROM WATER MAIN (DET. 97-A & 97-B SHT. C5.3)
4. 4" SANITARY SEWER CLEANOUT (DET. 82 SHT. C5.2)

WATER KEYNOTES

1. 3/4" DUAL DOMESTIC WATER METER (DET. 17, SHEET C5.1)
2. 3/4" SINGLE DOMESTIC WATER METER (DET. 17, SHEET C5.1)
3. WATER CONNECTION (DET. 22, SHEET C5.1)
4. FIRE HYDRANT ASSEMBLY (DET. 31, SHEET C5.2)
5. LOWERING WATER MAIN (DET. 23, SHEET C5.1)
6. LOWERING RAW WATER MAIN (DET. 23, SHEET C5.1)
7. TEMPORARY FLUSH VALVE ASSEMBLY (DET. 27, SHEET C5.1)
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EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1

PLAN AND PROFILE SAND CREEK DR

FALLON CHURCHILL COUNTY NEVADA

REV	DATE	DESCRIPTION	BY

FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C4.2

DRAWN BY: MWD
DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

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GENERAL NOTES FOR ALL DETAILS

1. ALL MATERIALS FURNISHED AND WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR ORANGE BOOK), AMERICAN WATER WORKS ASSOCIATION (AWWA) AND UNIFORM PLUMBING CODE (UPC). ALL WATER AND SEWER SYSTEM WORK SHALL UTILIZE THE VERSION OF THE CODES AS REFERENCED IN NAC 445A.6663. FOR ALL OTHER WORK, THE LATEST CODE CYCLE ADOPTED BY CHURCHILL COUNTY SHALL APPLY.

GENERAL NOTES FOR WATER SERVICE

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND CHAPTER 618 OF NRS, IN THE CONSTRUCTION PRACTICES FOR ALL EMPLOYEES DIRECTLY ENGAGED IN THE COMPLETION OF THIS PROJECT.
2. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK ACCORDING TO GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
3. ALL UNDERGROUND VALVES LARGER THAN 2", TEES, ETC., SHALL BE COATED IN MASTIC.
4. ALL NUTS/BOLTS SHALL BE COATED WITH TRIPAC COATING SYSTEM FOR BURIED INSTALLATION & 304 SS FOR EXPOSED (IN VAULT) INSTALLATION.
5. ALL DUCTILE IRON PIPE, VALVES AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ISO 8180, ANSI A21.5, AWWA C105/A21.5 AND ASTM A674. POLYETHYLENE ENCASEMENT SHALL BE CROSS LINKED HIGH DENSITY POLYETHYLENE (CLHDPE), MINIMUM 4 MILS THICKNESS MEETING AWWA C105/A21.5. BASE COLOR SHALL BE WHITE WITH BLACK COLORED TEXT STATING ENCASEMENT MATERIAL PROPERTIES. ENCASEMENT TO BE V-BIO OR OTHER MATERIAL APPROVED BY THE COUNTY AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. NOTIFY CHURCHILL COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS:
   4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS;
   MIN 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45;
   AIR ENTRAINMENT 6% ± 1.5%;
   SLUMP AT 1 TO 4 INCHES;
   ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202.
   POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
8. NO OTHER UTILITIES MAY BE PLACED IN A WATER OR SEWER TRENCH.
9. BACKFLOW PREVENTION AS REQUIRED PER DETAILS # 30 THRU # 40. RESIDENTIAL SUBDIVISIONS DO NOT TYPICALLY REQUIRE DETAILS # 31 THRU # 40. CHURCHILL COUNTY WILL NOTIFY WHEN THESE SHEETS ARE REQUIRED.
10. CONTRACTORS SHALL COMPLY WITH HOST EMPLOYER (CHURCHILL COUNTY) SAFETY PROGRAM
11. CONTRACTOR IS RESPONSIBLE FOR REVIEWING HOST EMPLOYER'S SAFETY PROGRAM. CONTRACTOR AT PRE-BID SHALL FURNISH CHURCHILL COUNTY SAFETY RECORDS FROM THE LAST THREE YEAR PERIOD AND A COPY OF ITS OWN COMPANY SAFETY PROGRAM.
12. ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEANOUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
13. FOR DETAILS NOT SHOWN, CONTACT CHURCHILL COUNTY @ (775)-423-7628.
14. THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS DURING CONSTRUCTION OF PUBLIC IMPROVEMENTS.
15. CHURCHILL COUNTY SHALL APPROVE OF THE INSPECTOR & TESTING FIRM PRIOR TO CONSTRUCTION.
16. THE INSPECTOR SHALL INVENTORY ALL CONSTRUCTION MATERIALS TO ENSURE QUALITY CONTROL. REJECTION OF DEFECTIVE MATERIALS MUST BE COORDINATED WITH CHURCHILL COUNTY.
17. ALL NEW PUBLIC WATER MAINS SHALL BE 8" OR LARGER.
18. CONTRACTOR IS RESPONSIBLE TO MAKE FIELD MEASUREMENTS TO LOCATE AND SIZE EXISTING FACILITIES OR UNDERGROUND UTILITIES.
19. OPENINGS IN UNFINISHED PIPING AND APPURTENANCES MUST BE SEALED TO PREVENT THE ENTRY OF GROUNDWATER, POLLUTION OR CONTAMINATION AT THE END OF EACH WORKING DAY.
20. PLACE CHLORINE TABLETS IN WATER LINES AS FOLLOWS:
    3 TABLETS PER 6" DIAMETER OF LINE;
    4 TABLETS PER 8" DIAMETER LENGTH OF LINE;
    5 TABLETS PER 10" DIAMETER LENGTH OF LINE;
    6 TABLETS PER 12" OR GREATER DIAMETER LENGTH OF LINE;
    TABLETS MUST BE GLUED AT EQUALLY SPACED INTERVALS TO INSIDE OF PIPE USING APPROVED ADHESIVE.
    DISINFECTION SHALL MEET AWWA STANDARD C651-05.
21. ALL NEW WATER MAINS ARE TO BE FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C651-05.
22. DISPOSAL OF SPENT CHLORINE SHALL BE COORDINATED WITH NDEP BUREAU OF WATER POLLUTION CONTROL (775) 687-9418.
23. CONTRACTOR SHALL SUBMIT CUT SHEETS & SHOP DRAWINGS FOR REVIEW TO THE PROJECT ENGINEER, AND/OR THE UTILITY ENGINEER PRIOR TO ORDERING CONSTRUCTION MATERIALS. A SIGNED SET OF DRAWINGS MUST ALWAYS BE AVAILABLE ONSITE DURING CONSTRUCTION.
24. PER THE CHURCHILL COUNTY CODE, SECTION 16.16.010.9, A BOND MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
25. ALL MATERIALS IN CONTACT WITH RAW WELL WATER OR POTABLE WATER SHALL BE CERTIFIED TO ANSI/NSF 61.

Churchill County Est. 1861

DETAIL No. 01

GENERAL NOTES
(WATER)

DATE	REVISIONS	BY

WATER MAIN PRESSURE & BACTERIA TESTING

1. CONTRACTOR SHALL MAINTAIN TEST PRESSURE WITHIN 5 PSI FOR A PERIOD OF 2 HOURS. TEST PRESSURE SHALL BE 150 AND 200 PSI, PER PRESSURE ZONE, AS INDICATED ON PLANS. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C600, C605 AND NAC 445A.67145-7(B).

2. ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING:

   ALLOWABLE LEAKAGE (GALLONS PER HOUR) = $\frac{LD\sqrt{P}}{148,000}$

   WHERE L = LENGTH OF PIPE IN TEST SECTION (FEET)
   D = NOMINAL PIPE DIAMETER (INCHES)
   P = AVERAGE TEST PRESSURE (PSIG) DURING HYDROSTATIC TEST

3. LEAKAGE SHALL BE MEASURED BY THE VOLUME OF WATER REQUIRED TO MAINTAIN THE TEST PRESSURE WITHIN 5 PSI FOR THE TEST PERIOD, NOT THE DROP IN PRESSURE.
4. INSPECTOR IS RESPONSIBLE FOR OBTAINING AND DELIVERING TESTING LAB SAMPLE BOTTLES AND COLLECTING SAMPLES FOR BACTERIA/COLIFORM TESTING. INSPECTOR SHALL PRESENT TEST RESULTS TO THE UTILITY.
5. COLIFORM TESTING SHALL BE SUBMITTED TO NDEP BUREAU OF SAFE DRINKING WATER FOR REVIEW AND APPROVAL PRIOR TO PLACING POTABLE WATER INFRASTRUCTURE IN SERVICE.
6. WATERLINE DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH AWWA, SEE FLUSHING AND DISINFECTION NOTES ON GENERAL NOTES SHEET 1.

CHURCHILL COUNTY CROSS-CONNECTION CONTROL PROGRAM REQUIREMENTS

1. ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE INSPECTED BY A UTILITYREPRESENTATIVE AND A TEST FORM (COMPLETED BY A HEALTH DISTRICT CERTIFIED TESTER)MUST BE SUBMITTED TO CHURCHILL COUNTY BEFORE SERVICE IS ACTIVATED.
2. THE TEST FORM MUST BE SUBMITTED TO CHURCHILL COUNTY ANNUALLY WITHIN 30 DAYS OF THE ASSEMBLY INSTALLATION ANNIVERSARY DATE.
3. CHURCHILL COUNTY MAY TEST THE ASSEMBLY AT ANY TIME AT ITS OWN EXPENSE.
4. THE CUSTOMER IS RESPONSIBLE TO PROTECT HIS/HER SYSTEM FROM THERMAL EXPANSION BY INSTALLING EITHER AN EXPANSION TANK OR PRESSURE RELIEF VALVE IN THE FEED LINE TO THE WATER HEATER (NO PROTECTION COULD RESULT IN SERIOUS DAMAGE AND/OR INJURY).
5. ALL ASSEMBLIES MUST BE USC APPROVED.
6. ALL WATER USED DURING CONSTRUCTION SHALL BE METERED AND SHALL FLOW THROUGH AN APPROVED BACKFLOW PREVENTION ASSEMBLY. UNAUTHORIZED FIRE HYDRANT USAGE SHALL RESULT IN COLLECTION OF REVENUES, FINES, POSSIBLE LEGAL ACTION AND THE INVOLVEMENT OF STATE/LOCAL LICENSING BOARDS.
7. IF A CONTINUOUS WATER SUPPLY IS CRITICAL TO A PREMISE, PARALLEL ASSEMBLIES SHOULD BE INSTALLED.
8. IT IS THE CUSTOMER'S RESPONSIBILITY TO ACCOUNT FOR PRESSURE LOSSES FROM THE ASSEMBLY.
9. BACKFLOW PREVENTION SHALL NOT BE RELOCATED, REMOVED, OR REPLACED WITHOUT PRIOR APPROVAL FROM CHURCHILL COUNTY.
10. PLEASE NOTE THAT THE REQUIRED ASSEMBLIES PROTECT THE PUBLIC WATER SYSTEM ONLY.

DC, RP, AND PVB/SVB ASSEMBLIES:

1. ALL BACKFLOW DEVICES SHALL BE LISTED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC) AS AN APPROVED BACKFLOW PREVENTION ASSEMBLY AND PROVIDE APPROPRIATE DOCUMENTATION. THE LISTED DEVICE SHALL ALSO BE APPROVED FOR THE PROPOSED ORIENTATION OF INSTALLATION.
2. SUPPORTS SHALL BE PROVIDED AS NECESSARY.
3. ELECTRIC SUPPLY SOCKETS SHALL BE AWAY FROM RELIEF VALVE & TESTCOCK.
4. FREEZE PROOF INSULATED BOX AND 1 TYPE OF HEAT ARE REQUIRED. 2 TYPES ARE REQUIRED.
5. PLACE WATERTIGHT, FLEXIBLE SEALANT AT PIPE PENETRATIONS.
6. INSULATED BOX SHALL EITHER SWING CLEAR OF ASSEMBLY OR BE SIZED TO PROVIDE CLEARANCES SHOWN IN THE DETAILS.
7. SPRING LOADED LID IS REQUIRED ON LARGE BOXES.
8. EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE SHUT OFF VALVES.
9. MANUAL SHUTOFF VALVES SHALL BE BRASS GLOBE OR CURB VALVE SIZED THE SAME AS SERVICE LINE.
10. DRAIN CONFIGURATION SHALL BE AN INLINE TEE TO BRASS SHUTOFF VALVE WITH A RUBBER SEAT & SCHEDULE 80 1/2" 90° ELBOW WITH FEMALE THREADS. ADD 1/2" RED FREEZE KING DRAIN. DRAINS ONLY ALLOWED DOWNSTREAM OF DEVICE ON IRRIGATION SYSTEMS
11. USE 2 FULL TURNS OF TEFLON TAPE ON ALL THREADED JOINTS.
12. NO STOP AND WASTE VALVES.
13. ADEQUATE CLEARANCE MUST BE PROVIDED FOR OPERATION OF VALVES AND REPAIR AND TESTING OF THE ASSEMBLIES.
14. NO OUTLET, TEE, OR AN CONNECTION MAY BE MADE TO THE SERVICE LINE BETWEEN THE METER AND THE BACKFLOW ASSEMBLY.
15. ALL ASSEMBLIES MUST BE INSTALLED IN THE HORIZONTAL ORIENTATION UNLESS USC APPROVED IN A DIFFERENT ORIENTATION.
16. ASSEMBLIES MUST BE INSTALLED AS CLOSELY AS PRACTICAL TO THE WATER METER.
17. CHURCHILL COUNTY RECOMMENDS PROTECTING THE ASSEMBLIES FROM VANDALISM IN SUSCEPTIBLE AREAS. REQUIRED CLEARANCES MUST STILL BE MET AND UTILITY ACCESS MUST BE PROVIDED.
18. ASSEMBLIES LESS THAN 2" REQUIRE 1 CU. FT OF CLEAN GRAVEL AND ASSEMBLIES GREATER THAN OR EQUAL TO 2" REQUIRE 8 CU. FT OF CLEAN GRAVEL FOR ALL DRAINS.
19. FOR WATER METERS 6" OR GREATER BURY DEPTH MUST BE 42" MIN. UNLESS OTHERWISE APPROVED BY THE COUNTY.
20. FOR WATER METERS LESS THAT 6" BURY DEPTH MUST BE 36" MIN.
21. THERMAL EXPANSION PROTECTION IS REQUIRED IN ANY DOMESTIC WATER SUPPLY SYSTEM THAT IS DOWNSTREAM FROM A DC, RP, OR PVB/SVB ASSEMBLY. REFERENCE: UNIFORM PLUMBING CODE & NAC.445A.67235.

Churchill County Est. 1861

DETAIL No. 02

GENERAL NOTES
(WATER)

DATE	REVISIONS	BY

REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP):

1. THE RP SHALL ALWAYS BE INSTALLED ABOVE GRADE AND WILL NOT BE ALLOWED IN BASEMENTS.
2. A DRAIN SHALL BE INSTALLED IN THE BOX FOR OUTDOOR INSTALLATIONS AND A DAYLIGHT DRAIN AND A FLOOR DRAIN SHALL BE INSTALLED FOR INDOOR INSTALLATIONS. REFER TO **TABLE A** FOR MINIMUM REQUIRED DRAIN SIZES.
3. AN AIR GAP (VERTICAL PHYSICAL SEPARATION) LEAST 2 TO 3 TIMES THE DIAMETER OF THE RELIEF VALVE OPENING, WITH A MINIMUM OF 1" PER NAC 445A.6553, SHALL BE MAINTAINED BETWEEN THE WATER DISCHARGE POINT ON THE RELIEF VALVE AND THE DRAIN OR 1" ABOVE THE MINIMUM FLOOD LEVEL, WHICHEVER IS HIGHEST.
4. ASSEMBLY SHALL BE A USC APPROVED LEAD FREE DEVICE.
5. THE RP SHALL BE INSTALLED ABOVE GRADE.
6. GROUNDED ELECTRIC SUPPLY SHALL BE A MINIMUM OF 6" ABOVE BOTTOM OF RELIEF VALVE AND STUBBED TO THE OUTSIDE.
7. NO STOP AND WASTE VALVES.
8. FREEZE PROOF INSULATED BOX AND 2 SOURCES OF HEAT ARE REQUIRED.
9. INSULATED BOX SHALL SWING CLEAR OF ASSEMBLY TO PROVIDE CLEARANCES SHOWN OR INSULATED BOX SHALL BE SIZED TO PROVIDE CLEARANCES SHOWN.
10. SPRING LOADED LID REQUIRED ON LARGE BOXES.
11. THERMAL EXPANSION PROTECTION IS REQUIRED IN ANY DOMESTIC WATER SUPPLY SYSTEM THAT IS DOWNSTREAM FROM A BACKFLOW PREVENTION DEVICE. REFERENCE: UNIFORM PLUMBING CODE & NAC 445A.67235.
12. BACKFLOW DEVICES SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY FOLLOWING INSTALLATION, COPY OF TEST RESULTS TO BE FORWARDED TO CHURCHILL COUNTY BY A CERTIFIED ASSEMBLY TESTER WITHIN THAT SAME TIMEFRAME.
13. MINIMUM DIMENSIONS FOR THE THRUST BLOCK BEARING AREA FOR PIPE 2" AND SMALLER SHALL BE 8" X 8" AND 12" IN DEPTH. ALL OTHER SIZES TO BE DETERMINED BY ENGINEER.

DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY (DC):

1. BELOW GROUND VAULTS SHALL REMAIN DRY THROUGHOUT THE YEAR.

PRESSURE VACUUM BREAKER (PVB) SPILL RESISTANT PRESSURE VACUUM BREAKER (SVB) BACKFLOW PREVENTION ASSEMBLY:

1. THE PVB SHALL NOT BE SUBJECT TO ANY BACK PRESSURE FROM: ELEVATED DOWNSTREAM PIPING, INJECTION SYSTEMS, COMPRESSED AIR, PUMPS, OR OTHER MEANS. IF BACK PRESSURE EXISTS, AN RP MUST BE INSTALLED.

AIR GAP SEPARATION

1. THE TANK AND PUMP SHALL BE DESIGNED TO SUIT CUSTOMER'S NEEDS.
2. AN AIR GAP (THE DISTANCE BETWEEN THE LOWEST POINT OF THE SUPPLY LINE AND OVERFLOW ELEVATION OF THE RECEIVING TANK) MUST BE AT LEAST 2 TIMES THE DIAMETER OF THE SUPPLY LINE, WITH A MINIMUM AIR GAP OF 1" PER NAC 445A.6553. THE OUTLET OF THE AIR GAP SHALL BE PROTECTED BY A FLAPPER VALVE AND ALL MATERIALS SHALL MEET POTABLE WATER MATERIALS STANDARDS.
3. FREEZE PROTECTION SHALL BE PROVIDED FOR THE SUPPLY PIPE AND THE RECEIVING TANK WHERE NECESSARY.
4. THE WATER METER SHALL BE LOCATED UPSTREAM OF THE AIR GAP.
5. AIR GAP BYPASSES MUST BE AUTHORIZED BY THE UTILITY.

TABLE A

RP SIZE	MIN. ID DRAIN SIZE
3/4 - 1 ½"	2"
1 ½ - 2"	4"
2 ½ - 3"	6"
4 - 10"	8"

Churchill County Est. 1861

DETAIL No. 03

GENERAL NOTES
(WATER)

DATE	REVISIONS	BY

TYPICAL LOCATIONS WHERE RP ASSEMBLIES ARE REQUIRED

(THIS LIST IS ACCORDING TO NAC 445A.67195, CHURCHILL COUNTY MAY REQUIRE AN RP FOR APPLICATIONS NOT LISTED HERE):

A BUILDING THAT:

- CONTAINS A HOTEL, MOTEL, CASINO, CONDOMINIUM OR TOWNHOUSE, OR ANY APARTMENTS;
- IS USED FOR UNIDENTIFIED COMMERCIAL PURPOSES;
- UTILIZES ANY SEWAGE PUMPS OR EJECTORS;
- UTILIZES A HYDRONIC HEATING SYSTEM WITH A CHEMICAL ADDITIVE;
- HAS A BAPTISMAL FONT;
- UTILIZES A BOTTLING SYSTEM;
- IS A BREWERY, CANNERY, PACKING HOUSE, DAIRY PROCESSING FACILITY, RESTAURANT, OR OTHER FACILITY WHERE FOOD IS PROCESSED OR SERVED, DENTAL CLINIC, MEDICAL FACILITY, HOSPITAL, CONVALESCENT HOME, SANITARIUM, MORGUE, MORTUARY, FACILITY FOR CONDUCTING AUTOPSIES, LABORATORY, SCHOOL, COLLEGE, UNIVERSITY, PUBLISHING OR PRINTING FACILITY, VETERINARY CLINIC, PET SHOP, PET GROOMING FACILITY, LAUNDRY OR DRY CLEANING FACILITY, DYEING FACILITY, ANY ELECTROCHEMICAL PLATING FACILITY; FACILITY THAT HAS A POOL OR SPA, A PARK FOR MOBILE HOMES OR RECREATIONAL VEHICLES, FACILITY FOR PRODUCTION OF POWER, FACILITY THAT HANDLES, PROCESSES OR STORES RADIOACTIVE MATERIALS, FACILITY THAT PROCESSES SAND OR GRAVEL, FACILITY THAT MANUFACTURES OR UTILIZES CHEMICALS, FACILITY FOR THE MANUFACTURING, REPAIR, OR WASHING OF MOTOR VEHICLES, FACILITY FOR MANUF. OR PROCESSING OF FILM, FACILITY FOR MANUFACTURING OF ICE, A FACILITY FOR MANUF., PROCESSING OR CLEANING OF METAL, FACILITY FOR MANUF. OF ANY RUBBER, FACILITY FOR MANUF. OF ANY PAPER, ANY FACILITY FOR MANUF., PROCESSING OR FABRICATION, CLASS 4, CLASS 5, OR CLASS 6 FIRE SPRINKLER SYSTEMS, IRRIGATION SYSTEMS WHERE CHEMICALS ARE INJECTED OR BOOSTER PUMPS ARE ADDED.

TYPICAL LOCATIONS WHERE DC OR PVB/SVB ASSEMBLIES OR AIR GAPS ARE REQUIRED

(THIS LIST IS ACCORDING TO NAC 445A.67195, CHURCHILL COUNTY MAY REQUIRE A DC, PVB/SVB OR AG FOR APPLICATIONS NOT LISTED HERE):

A DC IS REQUIRED FOR A BUILDING WITH CLASS 1, CLASS 2, OR CLASS 3 FIRE SPRINKLER SYSTEMS. A SITE WITH AN AUXILIARY WATER SUPPLY, AND A SITE WITH TWO METERS. A PVB/SVB IS REQUIRED FOR IRRIGATION SYSTEMS WITH NO PUMPS OR CHEMICAL INJECTION SYSTEMS. AN AIR GAP IS REQUIRED FOR STORM DRAINAGE SYSTEMS, SEWAGE COLLECTION, DISTRIBUTION, OR TREATMENT SYSTEMS, AND FILL LOCATIONS FOR PORTABLE SPRAYING OR CLEANING EQUIPMENT.

GENERAL NOTES FOR SANITARY SEWER

1. SEWER LINE CLEANING SHALL BE PERFORMED WITH HYDRAULICALLY PROPELLED, HIGH-VELOCITY JET, MECHANICALLY POWERED EQUIPMENT, OR OTHER PUBLIC WORKS APPROVED DEVICES. THE CLEANING SHALL RESTORE THE SEWER LINES TO A MINIMUM OF 95% OF THE LINES ORIGINAL CARRYING CAPACITY. FINAL ACCEPTANCE SHALL BE MADE AFTER SUCCESSFUL INSPECTION TO THE PUBLIC WORKS INSPECTORS SATISFACTION THAT THE CONDITIONS ABOVE HAVE BEEN MET.
2. SEWER GRADES SHALL BE VERIFIED AT EACH MANHOLE. INSPECTOR SHALL VERIFY PROPER OPERATION OF LEVELING EQUIPMENT AND PROCEDURE.
3. ALL NEW PUBLIC COLLECTOR SEWERS SHALL BE 8 INCHES OR LARGER.
4. PERFORM PLASTIC PIPE BALL AND MANDREL TESTS ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. PERFORM AIR PRESSURE TESTING ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.07.04 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

GENERAL NOTES FOR E-ONE SEWER

1. MINIMUM BURY DEPTH IS 30 INCHES.
2. ALL LOW PRESSURE FORCE MAIN PIPING SHALL BE SDR 21 PVC FOR 2" AND 3" MAINS AND C900 PVC FOR 4" AND LARGER MAINS.
3. INSTALL AIR-RELEASE VALVES AT SYSTEM HIGH POINTS OR EVERY 2000 FT OF PIPE RUN.
4. INSTALL FLUSHING STATIONS AND ISOLATION VALVES AT EVERY 1500 FT OF PIPE RUN AND WHENEVER TWO OR MORE MAINS COME TOGETHER.
5. 'LOOPED' SYSTEMS ARE NOT ALLOWED.
6. SIZE SEWER MAINS IN ACCORDANCE WITH TABLES 4 AND 7 (MAXIMUM NUMBER OF GRINDER PUMP CORES OPERATING DAILY AND SCH 40 PVC PIPE FLUID DYNAMICS) FROM THE ENVIROMENT-ONE CATALOG.
7. USE OF ENVIROMENT-ONE SYSTEM COMPONENTS HAS BEEN AUTHORIZED BY THE UTILITY. ALTERNATE SYSTEM WILL BE REVIEWED ON A CASE-BY CASE BASIS.
8. 'FLAPPER' TYPE STOP-CHECK VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN LINE AS FEASIBLE.

Churchill County Est. 1861

DETAIL No. 04

GENERAL NOTES
(WATER & SEWER)

DATE	REVISIONS	BY

GEOTECHNICAL NOTE:

BACKFILL OF L.P. SEWER TRENCHES SHALL BE IN ACCORDANCE WITH THE DETAIL ON PAGE ONE OF THESE CHURCHILL COUNTY STANDARDS. THE REQUIREMENT FOR CLASS 'A' BEDDING SAND MAY BE WAIVED IF THE TRENCH IS IN A NON-STRUCTURAL LOCATION AND THE NATIVE MATERIAL HAS A PLASTICITY INDEX OF LESS THAN 20.

SYSTEM TESTING:

1. CHURCHILL COUNTY OR IT'S AUTHORIZED INSPECTOR SHALL INSPECT ALL SYSTEMS PRIOR TO BURIAL.
2. COMPACTION TESTING (>90% ASTM D1557A) IS REQUIRED IN ALL STRUCTURAL AREAS.
3. HYDROSTATIC ALLY TEST THE LINE TO 150% OF DEAD HEAD PRESSURE (90 psi) FOR 2 HOURS. SYSTEM SHALL NOT LOSE MORE THAN 5 psi WITHIN THIS TESTING PERIOD.

Churchill County Est. 1861

DETAIL No. 05

GENERAL NOTES
(WATER & SEWER)

DATE	REVISIONS	BY

GENERAL NOTES FOR ROADWAY GEOMETRICS

1. THE ENGINEER SHALL SUBMIT A TRAFFIC REPORT AND PAVEMENT SECTION DESIGN WITH THE IMPROVEMENT PLANS, UNLESS APPROVED OTHERWISE BY THE COUNTY PUBLIC WORKS DIRECTOR.

2. THE ENGINEER OF RECORD SHALL SUBMIT THE PAVEMENT MIX DESIGN TWO (2) WEEKS PRIOR TO PAVING TO CHURCHILL COUNTY PUBLIC WORKS DEPARTMENT FOR REVIEW.

3. DESIGN OF THE STRUCTURAL SECTION FOR ASPHALT CONCRETE PAVEMENT FOR BOTH PUBLIC AND PRIVATE STREETS SHALL CONFORM TO THE PROCEDURES AS SET FORTH IN THE CURRENT ASPHALT INSTITUTE MANUAL SERIES NO. 1 (MS-I.) OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) DESIGN GUIDE , BASED ON SUBGRADE STRENGTH VALUES DETERMINED BY RESILIENT MODULUS (MR) VALUE, RESISTANCE (R) VALUE OR CALIFORNIA BEARING RATIO (CBR), AND TRAFFIC DATA PROVIDED IN APPROVED TRAFFIC STUDY FOR THE PROJECT. SUFFICIENT TESTS SHALL BE MADE TO FULLY EVALUATE EACH DIFFERENT SOIL TYPE IN THE PROJECT. MAJOR ARTERIAL, MINOR ARTERIAL, INDUSTRIAL AND COMMERCIAL STREETS SHALL BE A TYPE 2 AC-20P ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. COLLECTOR AND LOCAL/RESIDENTIAL STREETS SHALL BE A TYPE 3 AC-20 ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. THE MINIMUM DESIGN LIFE OF THE STRUCTURAL SECTION SHALL BE 20 YEARS. MINIMUM STREET STRUCTURAL SECTIONS FOR BOTH PUBLIC AND PRIVATE STREETS SHALL BE 3" AC ON 6" OF TYPE 2, CLASS B AGGREGATE BASE FOR LOCAL/RESIDENTIAL STREETS, 3" AC ON 4" TYPE 2, CLASS B AGGREGATE BASE FOR MINOR ARTERIAL, INDUSTRIAL, COMMERCIAL AND COLLECTOR STREETS, AND 4" AC ON 6" TYPE 2, CLASS B AGGREGATE BASE FOR EXPRESSWAYS AND MAJOR ARTERIAL STREETS. ALL STREETS, BOTH PUBLIC AND PRIVATE,WHICH ARE TO BE UTILIZED BY CONSTRUCTION VEHICLES DURING DEVELOPMENT, SHALL BE DESIGNED TO CARRY THE MAXIMUM ANTICIPATED LOADS. CONCRETE STREETS MAY BE PERMITTED UPON APPROVAL OF STRUCTURAL DESIGNS BY PUBLIC WORK.

STRIPING AND SIGNAGE

1. PAVEMENT STRIPING SHALL BE NDOT TYPE II WATERBORNE PAINT WITH A MINIMUM FILM THICKNESS OF 25 MILS APPLIED IN TWO COATS. DROP ON GLASS BEADS SHALL BE APPLIED ON SECOND COAT. SEE SECTION 632 OF THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SILVER BOOK).

2. PAVEMENT SYMBOL MARKINGS, CROSSWALKS, YIELD LINES, AND STOP BARS SHALL BE REFLECTIVE THERMOPLASTIC MATERIAL MEETING THE CURRENT SPECIFICATIONS FROM SECTION 634 OF THE SILVER BOOK.

3. THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

TRENCHING AND PATCHING

1. THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

Churchill County Est. 1861

DETAIL No. 06

GENERAL NOTES
(STREETS)

DATE	REVISIONS	BY

GENERAL NOTES FOR CONCRETE WORK

1. NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY THE COUNTY INSPECTOR OR APPLICABLE ENGINEER OF RECORD

2. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS;
   4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS.
   MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45.
   AIR ENTRAINMENT 6% ± 1.5%.
   SLUMP AT 1 TO 4 INCHES.
   ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202.
   POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.

3. COMMERCIAL DRIVEWAYS SHALL HAVE #4 BARS AT 18" ON-CENTER LONGITUDINAL AND TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS.

4. IF EXPANSION JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.

5. CONCRETE REMOVAL SHALL BE TO NEAT SAWCUT LINES

6. REMOVE CONCRETE WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXIST

7. DEPRESSED CURB LENGTH TO MATCH DRIVEWAY WIDTH

8. WEAKENED PLAIN JOINTS AT 5'-0" 0.C. WITH EXPANSION JOINT IF NECESSARY

9. CONCRETE MIX DESIGN FOR INTERCEPTOR MANHOLES, MANHOLES IN AREAS OF HIGH GROUNDWATER OR MANHOLES IN OTHER AREAS OF THE SEWER SYSTEM WITH A KNOWN HIGH POTENTIAL FOR HYDROGEN SULFIDE GASSES SHALL INCORPORATE XYPEX BIOSAN CONCRETE ADMIXTURE. THE XYPEX BIOSAN CONCRETE ADMIXTURE SHALL BE INCLUDED AT A DOSAGE OF "*1% BY WEIGHT OF THE TOTAL CEMENTITOUS CONTENT*" PER THE MANUFACTURER'S RECOMMENDATION

Churchill County Est. 1861

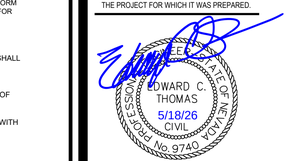
DETAIL No. 07

GENERAL NOTES
(CONCRETE)

DATE	REVISIONS	BY

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EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

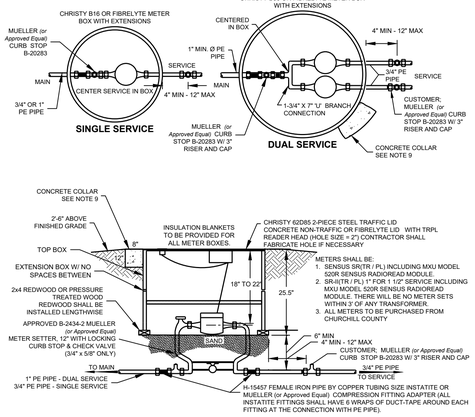
CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY

FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

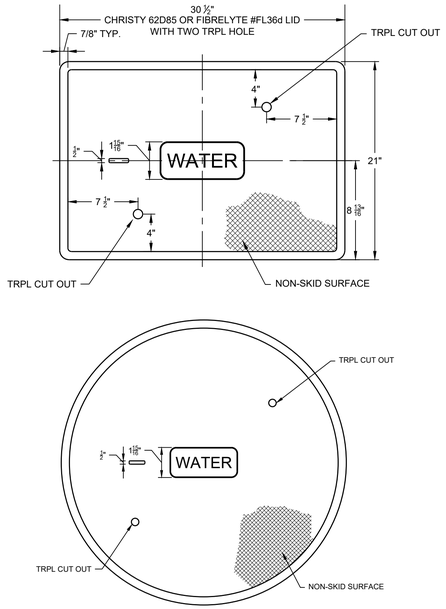
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IF NOT ONE INCH ON THIS SHEET, ADJUST



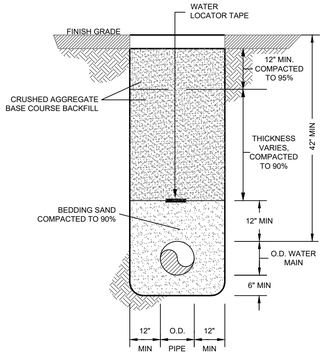
NOTES:

1. THERE SHALL BE NO OBSTRUCTION WITHIN 3' OF METER BOX.
2. CHURCHILL COUNTY SHALL SET METER IN YOKE AND LOCK OUT AFTER SUCCESSFUL BACTERIOLOGICAL TEST. 48 HOURS ADVANCE NOTIFICATION IS REQUIRED.
3. FENCING SHALL IN NO WAY PREVENT ACCESS BY COUNTY PERSONNEL FOR READING AND FOR MAINTENANCE. METER BOXES SHALL NOT BE INSTALLED IN DRIVEWAYS OR SIDEWALKS AND THE FRONT OF THE METER BOX SHALL BE INSTALLED NO CLOSER THAN 1' AND NO FURTHER THAN 4' BEHIND BACK OF WALK.
4. TUBING (3/4" & 1") SHALL BE PE- COPPER TUBE SIZE EQUIVALENT.
5. ALL PIPE AND FITTINGS SHALL BE 200 PSI PRESSURE RATED.
6. H-20 CONCRETE BOXES & LID ASSEMBLIES SHALL BE USED IN ALL HEAVY TRAFFIC AREAS.
7. CHURCHILL COUNTY REQUIRES SENSUS TR / PL METER INCLUDING MXU MODEL 520R SENSUS RADIOREAD MODULE.
8. SERVICES MUST BE CENTERED INSIDE THE BOX WITH DIRT 4" BELOW IDLER.
9. CONCRETE COLLARS SHALL BE INSTALLED ON ALL WATER METERS LOCATED IN RURAL ROADWAY SECTIONS.

DETAIL No. 17	DATE	REVISIONS	BY
3/4" - 1" WATER METER			



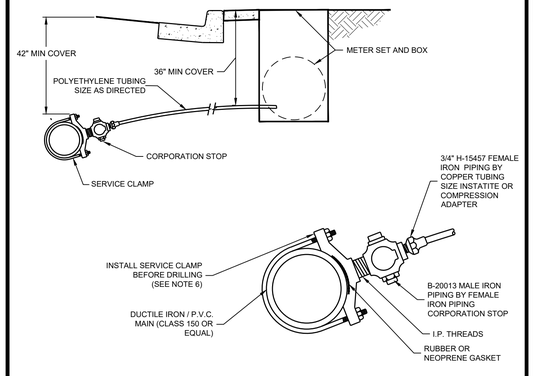
DETAIL No. 20	DATE	REVISIONS	BY
METER BOX LID			



NOTES:

1. BEDDING SAND SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AND SHALL BE A MINIMUM OF 12" ABOVE AND 6" BELOW THE MAIN.
2. CRUSHED AGGREGATE BASE COURSE BACKFILL SHALL BE PLACED IN 12" MAXIMUM LOOSE LIFTS. THE TOP 12" SHALL BE COMPACTED TO 95% MAXIMUM DENSITY. THE AREA ABOVE THE BEDDING SAND & BELOW 12" FROM FINISH GRADE SHALL BE COMPACTED TO 90% MAXIMUM DENSITY.
3. METALLIC WATER LOCATOR TAPE SHALL BE PLACED IN ALL TRENCHES AT LEAST 12" ABOVE THE FIBER.
4. SEPARATION FOR PIPES IN A JOINT TRENCH SHALL BE A MINIMUM OF 12".

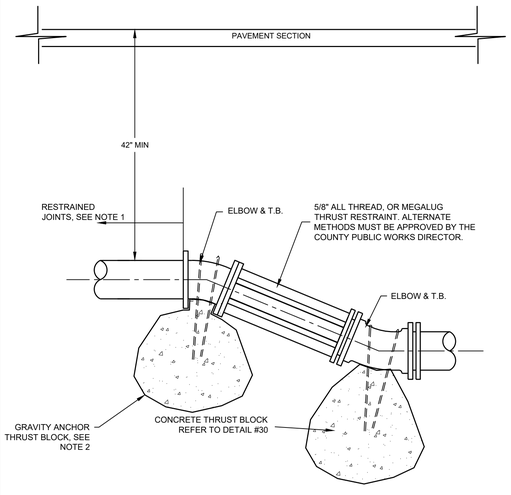
DETAIL No. 21	DATE	REVISIONS	BY
WATER TRENCH			



NOTES:

1. ALL CONNECTIONS SHALL BE MUELLER COMPRESSION COUPLINGS (OR APPROVED EQUAL) OR INSTATITE TAPED WITH 6 WRAPS OF DUCT TAPE AFTER PIPE INSERTED.
2. ALL VALVES SHALL BE RING TIGHT (RT) OR RESILIENT SEAL VALVES.
3. WATER SERVICE LINES SHALL BE 3/4" SDR 7 CLASS 200 (ASTM D2239) OR APPROVED EQUAL.
4. ALL SERVICE LINES SHALL HAVE A MINIMUM TEST PRESSURE RATING OF 200 PSI.
5. LOCATE FRONT OF METER BOX NO CLOSER THAN 1' AND NO FURTHER THAN 4' BEHIND SIDEWALK. WHERE CURB OR SIDEWALK DOES NOT EXIST, LOCATE METER BOX AS DIRECTED BY CHURCHILL COUNTY.
6. SERVICE CLAMPS SHALL BE 317 STAINLESS STEEL DOUBLE-STRAP EPOXY-COATED (OR APPROVED EQUAL), O.D. CONTROLLED SADDLE FOR DISTRIBUTION MAINS.
7. ALL SINGLE AND DUAL WATER METER BOXES SHALL HAVE A REMOTE READER CABLE PROVISION IN LID (SEE WATER METER DETAILS #17 & #18).
8. MINIMUM DISTANCE BETWEEN TAPS AND COUPLINGS 18".
9. CORPORATION STOP, CURB STOP, AND SERVICE LINE TO BE THE SAME SIZE.
10. COUPLINGS 3/4" AND 1" SHALL BE COMPRESSION OR INSTATITE COUPLINGS. 1 1/2" & 2" SHALL BE BRASS COMPRESSION COUPLING WITH SLEEVE.
11. CUSTOMERS ARE REQUIRED TO HAVE A SHUTOFF DEVICE ON THEIR SIDE OF THE WATER METER FOR EMERGENCY
12. ALL POLYETHYLENE TUBING SHALL CONFORM TO AWWA STANDARD C901 "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, ½ INCH THROUGH 3 INCH FOR WATER SERVICE" AND ASTM D2737 SPECIFICATION FOR POLYETHYLENE (PE) PLASTIC TUBING.

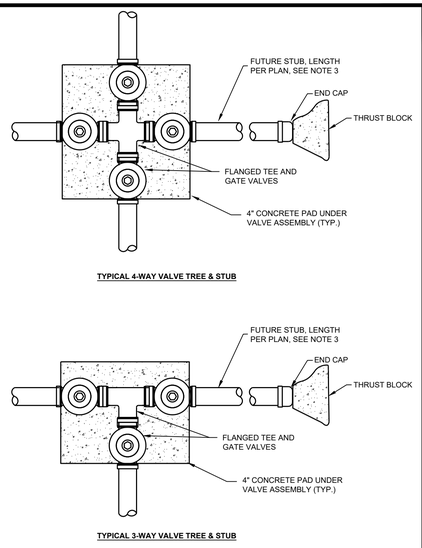
DETAIL No. 22	DATE	REVISIONS	BY
WATER SERVICE CONNECTION			



NOTES:

1. DESIGN ENGINEER TO PROVIDE STAMPED RESTRAINED JOINT CALCULATIONS AND GRAVITY ANCHOR BLOCK CAN BE OMITTED
2. IF RESTRAINED JOINTS (NOTE 1) IS NOT FEASIBLE, DESIGN ENGINEER TO PROVIDE STAMPED GRAVITY ANCHOR CLOCK CALCULATIONS.

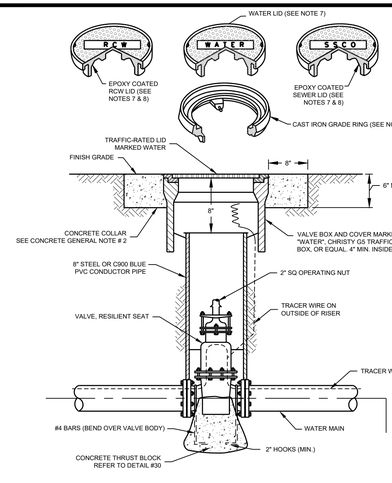
DETAIL No. 23	DATE	REVISIONS	BY
VERTICAL RESTRAINT			



NOTES:

1. GATE VALVE SHALL BE AWWA MUELLER A-2300 SERIES RESILIENT SEAT GATE VALVE.
2. SEE THRUST BLOCK BEARING AREAS FOR THRUST BLOCK SIZE. (SEE DETAIL #30)
3. FUTURE STUBS SHALL BE 20' MIN. TO ALLOW FUTURE CONNECTION TO BE MADE WITHOUT DISTURBING FITTINGS/VALVES.

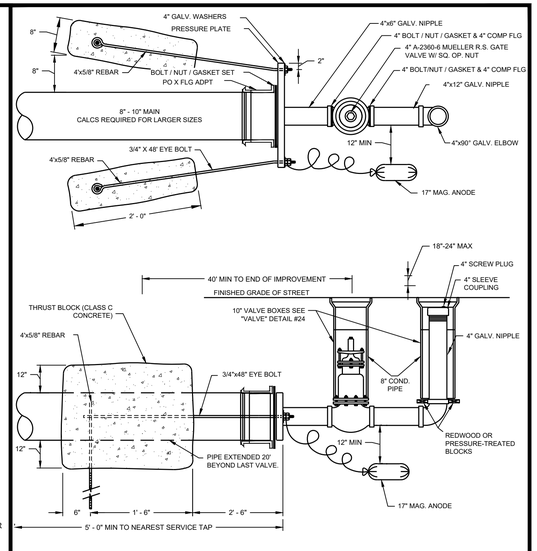
DETAIL No. 25	DATE	REVISIONS	BY
3-WAY & 4-WAY VALVE ASSEMBLIES			



NOTES:

1. GATE VALVE SHALL BE AWWA MUELLER A-2300 SERIES RESILIENT SEAT GATE VALVE (OR APPROVED EQUAL).
2. SEE THRUST BLOCK BEARING AREAS FOR THRUST BLOCK SIZE. (SEE DETAIL #30)
3. WHERE CENTER OF PIPE EXCEEDS 5 FOOT DEPTH, PROVIDE EXTENSION STEM WITH STEM GUIDE.
4. ALL VALVES SHALL BE RING TIGHT (RT) RESILIENT SEAT VALVES.
5. VALVES 12" AND SMALLER SHALL BE GATE VALVES AND VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES (MUELLER LINESEAL III).
6. CONTRACTOR MUST ENSURE THAT THE VALVE BOX IS CLEAN AND ACCESSIBLE.
7. CAST IRON LID SHALL BE MARKED AT THE FACTORY "WATER" FOR WATER APPLICATIONS, "RCW" FOR RECLAIMED WATER APPLICATIONS, "SSFM" FOR SANITARY SEWER APPLICATIONS OR "SSCO" FOR SANITARY SEWER CLEANOUT APPLICATIONS.
8. FOR RECLAIMED WATER AND SANITARY SEWER APPLICATIONS, CAST IRON LID SHALL BE EPOXY COATED AT THE FACTORY, OR POWDER COATED, COLOR SHALL BE PURPLE FOR RECLAIMED WATER APPLICATIONS AND GREEN FOR SANITARY SEWER APPLICATIONS.
9. GRADE RING IS NOT ALLOWED FOR NEW VALVE BOX INSTALLATIONS. CAST IRON GRADE RING (CHRISTY G5 GRADE RING OR APPROVED EQUAL) MAY BE USED FOR OVERLAY ADJUSTMENTS WHEN OVERLAY DEPTH EQUALS THE GRADE RING DEPTH. NO MORE THAN ONE GRADE RING ALLOWED PER BOX.

DETAIL No. 26	DATE	REVISIONS	BY
VALVE & VALVE BOX			



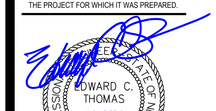
NOTES:

1. MASTIC ALL EXPOSED METAL
2. INSTALLATIONS AT COUNTY DISCRETION

DETAIL No. 27	DATE	REVISIONS	BY
PERMANENT FLUSH VALVE ASSEMBLY			

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EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY

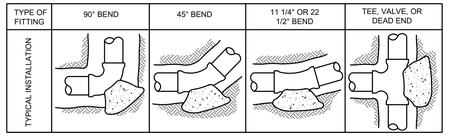
FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

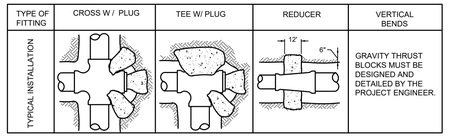
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C5.1

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DESIGNED BY:	ECT
CHECKED BY:	ECT
JOB NO.:	12144.001

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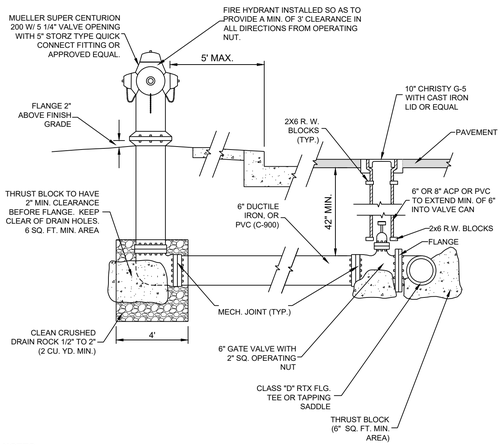
TYPE OF FITTING		90° BEND	45° BEND	11 1/4" OR 22 1/2" BEND	TEE OR DEAD END	CROSS W / PLUG	TEE W / PLUG	REDUCER
SIZE OF PIPE	4"	2	1	1	2	2	2	N/A
	6"	4	4	2	4	4	4	SEE DETAIL
	8"	7	4	2	5	7	7	SEE DETAIL
	10"	12	6	3	8	12	12	SEE DETAIL
	12"	16	10	5	12	16	16	SEE DETAIL
	14"	20	12	6	14	20	20	SEE DETAIL
	16"	27	15	8	18	27	27	SEE DETAIL
	18"	45	25	13	32	45	45	SEE DETAIL
	24"	65	35	18	46	65	65	SEE DETAIL

NOTES:

1. THRUST BLOCKS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. AREAS GIVEN ARE FOR CLASS 235 PIPE AT TEST PRESSURE OF 150 P.S.I. WITH 2000 P.S.F. SOIL BEARING CAPACITY. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND / OR SOIL TYPES SHOULD ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.
3. BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL.
4. JOINTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE.

DETAIL No. 30

THRUST BLOCK BEARING AREAS (IN SQ. FT.)

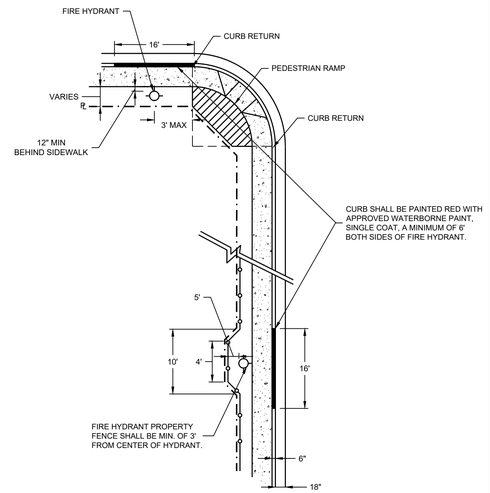


NOTES:

1. OPERATION NUT SHALL BE 1½" PENTAGON.
2. PAINT CURB RED 8' EITHER SIDE OF THE FIRE HYDRANT.
3. 6" DIAMETER SCHEDULE 40 STEEL BOLLARD GROUTED SOLID WITH CONCRETE. EXTERIOR PAINTED WITH 2 COATS OF 5 MIL (DRY FILM THICKNESS) SAFETY YELLOW.
4. MOUND CONCRETE TO ROUTE WATER AWAY FROM POLE. PROVIDE 1" ELEVATION DROP FROM POLE TO EXTERIOR OF CONCRETE COLLAR.
5. ALL JOINTS BETWEEN VALVE AND 90° ELBOW SHALL BE MECHANICALLY RESTRAINED.

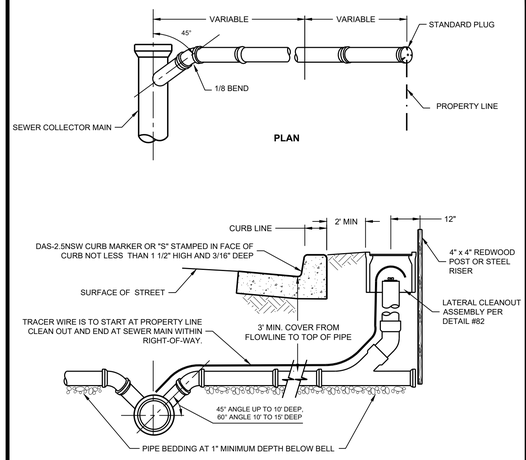
DETAIL No. 31

FIRE HYDRANT



DETAIL No. 32

FIRE HYDRANT LOCATIONS

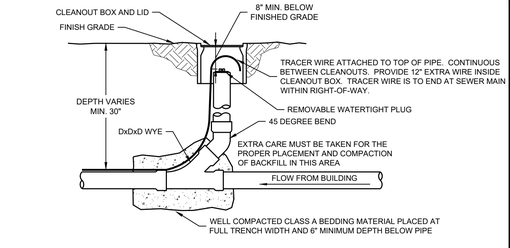


NOTES:

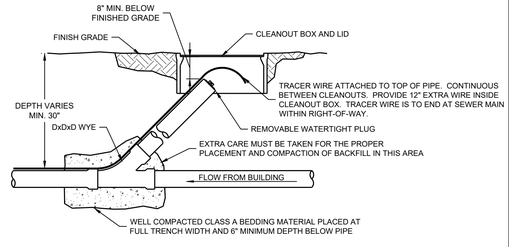
1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%.
3. ALL JOINTS ON SEWER LATERAL PIPE SHALL BE COMPRESSION TYPE OR APPROVED SOLVENT WELD.
4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
5. ON EXISTING INTERCEPTORS, SADDLE WYES AND SADDLE TEES SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
6. ON ALL NEW INTERCEPTORS W / LATERALS, STANDARD WYES OR TEES WILL BE SLIP-GASKETED SEWER FITTINGS.
7. THERE SHALL BE 12" MINIMUM CLEARANCE WHEN SEWER LATERAL CROSSES WATER MAIN.

DETAIL No. 80

SEWER LATERAL CONNECTION



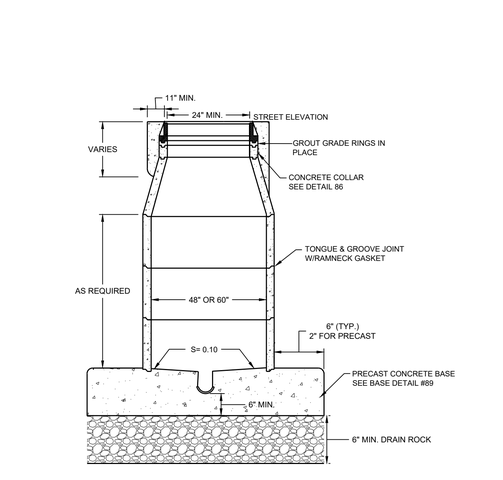
OPTION 1 ***NOT RECOMMENDED IN AREAS WHERE HEAVY EQUIPMENT IS OPERATED***



OPTION 2

DETAIL No. 82

LATERAL CLEANOUT ASSEMBLY

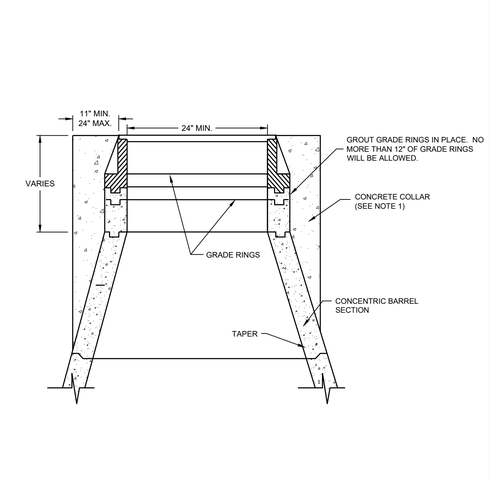


NOTES:

1. PIPES SHALL NOT PROTRUDE MORE THAN 3" INSIDE MANHOLE SECTION.
2. REFER TO DETAIL 90 FOR MANHOLE FRAME AND COVER DETAILS.
3. MANHOLES SHALL BE VACUUM TESTED PER ASTM C1244-93 OR HYDROSTATIC TESTED.
4. MANHOLES 5' OR LESS IN HEIGHT MAY BE CONCENTRIC

DETAIL No. 87

TYPE I STANDARD MANHOLE

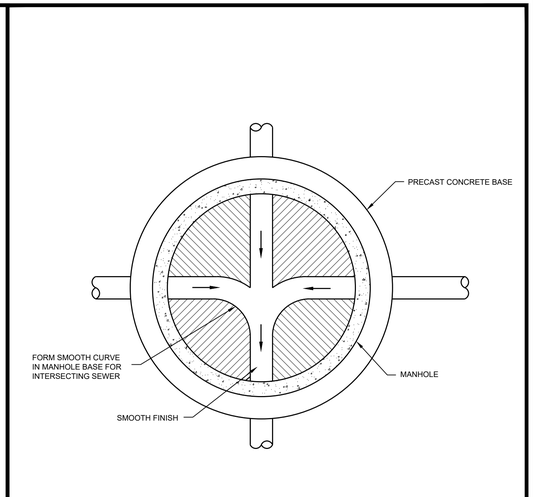


NOTES:

1. CONCRETE COLLAR SHALL BE PER CONCRETE GENERAL NOTE # 2.
2. HEIGHT OF COLLAR SHALL BE CONSISTENT ALL AROUND MANHOLE.
3. ALL MANHOLES SHALL INCLUDE D&L SUPPLY A-1024 FRAME AND COVER ASSEMBLY, OR EQUAL, WITH THE LETTERS ***"SANITARY SEWER"*** CLEARLY DISPLAYED ON THE COVER.
4. CONCRETE COLLAR SHALL BE FLUSH WITH ADJACENT PAVEMENT (0.00' TO 0.02')
5. CONSTRUCT AFTER PAVING IS COMPLETE
6. CASTING AND COLLAR SHALL BE 12" TO 18" ABOVE GRADE IN UNIMPROVED AREAS
7. REFER TO DETAIL 90 FOR MANHOLE FRAME AND COVER DETAILS.

DETAIL No. 88

TYPE 1 MANHOLE COLLAR WITHOUT LADDER



NOTES:

1. ALL MANHOLE BASE MATERIALS (DRAIN ROCK) SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. CAP ANY UNUSED STUB-OUTS UNLESS WAIVED BY THE UTILITY.
3. 4 WAY MANHOLES ARE TO BE INSTALLED ONLY WHERE REQUIRED.

DETAIL No. 89

TYPICAL BASE

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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EDWARD C. THOMAS 5/18/26 CIVIL No. 9740 STATE OF NEVADA REGISTERED PROFESSIONAL ENGINEER
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

CHURCHILL COUNTY NEVADA
FALLON

REV	DATE	DESCRIPTION	BY

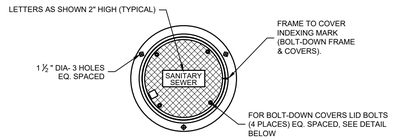
FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

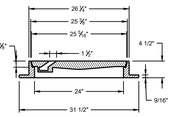
C5.2

DRAWN BY: MWD
DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

L:\APro\12144.001 - Sand Creek Phase 1 Final Map\3-Design\DWG\Civil\Sheets\12144.001-DETAILS.dwg,C5.2 DETAILS, 05/18/2026 02:01 pm mdotorio



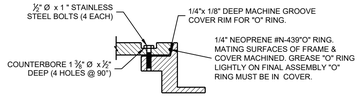
BOLT-DOWN LIDS REQUIRED ONLY IN EASEMENT AREAS, AREAS OF POTENTIAL FLOODING, AND WHERE REQUIRED BY THE COUNTY PUBLIC WORKS DIRECTOR



SECTION VIEW



SECTION DETAIL TAPERED FRAME & COVER



SECTION DETAIL BOLT-DOWN FRAME & COVER

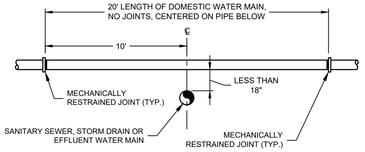
NOTES:

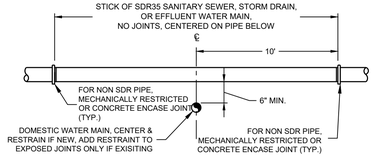
1. FOR MANHOLES INSTALLED ON MAINS >24" DIAMETER, 30" OR 36" FRAMES AND COVERS MAY BE REQUIRED, COORDINATE SIZING WITH PUBLIC WORKS.

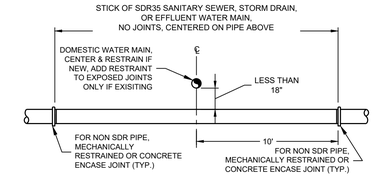
DETAIL No. 90

MANHOLE FRAME AND COVER

DATE	REVISIONS	BY



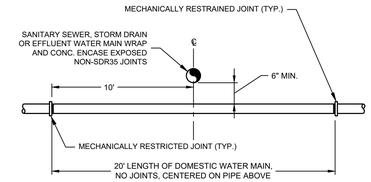


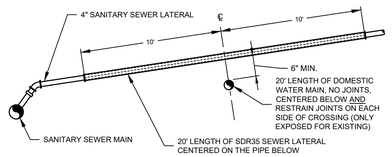


DETAIL No. 97-A

SEWER/STORM DRAIN CROSSING WATER MAIN/LATERAL

DATE	REVISIONS	BY





DETAIL No. 97-B

SEWER/STORM DRAIN CROSSING WATER MAIN/LATERAL

DATE	REVISIONS	BY

NOTES:

- "WATER" INCLUDES WATER MAINS AND LATERALS.
- "SEWER" INCLUDES SANITARY SEWER, STORM DRAIN AND RECLAIMED WASTEWATER MAINS AND LATERALS.
- "RESTRAIN" MEANS USING MECHANICAL COUPLINGS TO RESTRICT JOINT MOVEMENT OR SEPARATION OF PIPE JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING.
- "SPECIAL CONSTRUCTION" ARE TO BE IDENTIFIED ON THE PLANS IN PLAN VIEW USING CROSS-HATCHING AND IN PROFILE VIEW BY REFERENCING A STANDARD DETAIL.
- "CONCRETE ENCASEMENT" OF THE WATER AS MITIGATION OR PROTECTION IS DISCOURAGED.
- REFERENCE NDEP GUIDANCE DOCUMENT FOR ADDITIONAL REQUIREMENTS.

NOTES:

EVERY EFFORT IS TO BE MADE TO KEEP WATER MAIN OR WATER LATERAL 18" ABOVE SEWER MAIN AND WATER MAIN 12" ABOVE SEWER LATERAL. OTHERWISE, THE FOLLOWING SPECIAL CONSTRUCTION METHODS APPLY:

NEW SEWER MAIN ABOVE NEW WATER MAIN, OR BELOW LESS THAN 18":
1. CENTER SDR35 SEWER MAIN AND CENTER AND RESTRAIN WATER MAIN.

NEW SEWER MAIN ABOVE EXISTING WATER MAIN, OR NEW SEWER MAIN BELOW EXISTING WATER MAIN BY LESS THAN 18":
1. CENTER SDR35 SEWER MAIN AT CROSSING AND RESTRAIN ANY EXPOSED WATER MAIN JOINTS.

NEW WATER MAIN BELOW EXISTING SEWER MAIN, OR ABOVE LESS THAN 18":
1. POLYTHYLENE WRAP AND CONCRETE ENCASE EXPOSED SEWER MAIN JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING (CONC. ENCASEMENT NOT REQ'D FOR EXISTING SDR35) AND CENTER AND RESTRAIN WATER MAIN.

NEW WATER MAIN BELOW EXISTING SEWER FORCE MAIN, OR ABOVE LESS THAN 18"
1. POLYETHYLENE WRAP AND CONCRETE ENCASE EXPOSED SEWER FORCE MAIN JOINTS ONLY IF ENTIRE JOINT IS EXPOSED AS PART OF THE WORK WITHIN 10' EACH SIDE OF THE POINT OF CROSSING (UNLESS WELDED HDPE THEN NOT NECESSARY) AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

NEW WATER LATERAL BELOW EXISTING SEWER FORCE MAIN OR ABOVE LESS THAN 18":
1. UTILIZE JOINTLESS HDPE FOR WATER LATERAL.

NEW WATER CROSSING BELOW STORM DRAIN , OR ABOVE LESS THAN 18":
1. CENTER AND RESTRAIN WATER LINE OR SLEEVE WATER LINE **AND** CENTER NEW STORM DRAIN **AND**
   1.1. APPLY EXTERNAL/INTERNAL JOINT SEALANT TO ALL STORM DRAIN JOINTS WITHIN 10 FT. OF CROSSING; **OR**
   1.2. POLYETHYLENE WRAP AND CONCRETE ENCASE STORM DRAIN JOINTS WITHIN 10 FT OF CROSSING; **OR**
   1.3. CONSTRUCT STORM DRAIN WITH ASTM D3212 JOINTS FROM STRUCTURE TO STRUCTURE

NEW WATER MAIN BELOW EXISTING SEWER LATERAL, OR ABOVE LESS THAN 12":
1. POLYETHEYLENE WRAP AND CONCRETE ENCASE SEWER LATERAL JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING (CONC. ENCASEMENT NOT REQ'D FOR EXISTING SDR35) OR SDR35 SEWER LATERAL AND CENTER AND RESTRAIN WATER MAIN.

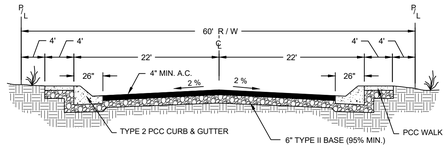
NEW SEWER LATERAL ABOVE EXISTING WATER MAIN, OR SEWER LATERAL BELOW EXISTING WATER MAIN BY LESS THAN 12":
1. CENTER SDR 35 PVC SEWER LATERAL AT CROSSING AND RESTRAIN EXPOSED WATER MAIN JOINTS.

NEW WATER LATERAL BELOW EXISTING SEWER MAIN, OR ABOVE LESS THAN 18":
1. USE JOINTLESS HDPE FOR WATER LATERAL
2. IF ENTIRE SEWER JOINT IS EXPOSED AS PART OF THE WORK, POLYETHEYLNE WRAP AND CONCRETE ENCASE SEWER JOINT (NOT REQ'D FOR EXISTING SDR 35).

DETAIL No. 97-C

SEWER/STORM DRAIN CROSSING WATER MAIN/LATERAL

DATE	REVISIONS	BY



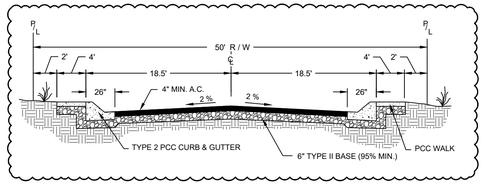
NOTES:

1. MINIMUM SECTION TO BE 4" TYPE 3 PG64-28NV TO BE COMPACTED TO 96% MARSHALL DENSITY WITH 6" TYPE 2 AGGREGATE BASE COMPACTED TO A MINIMUM OF 95% MDD. ACTUAL SECTION TO BE VERIFIED BY A SOILS REPORT. SUBGRADE TO BE A MINIMUM OF 24" AND COMPACTED TO A RELATIVE DENSITY OF 95% OR BETTER. (REFER TO GEOTECHNICAL INVESTIGATION REPORT OLD STONE RANCH BY WESTEX CONSULTING ENGINEERS 5/20/2022).

DETAIL No. 125

TYPICAL 60' WIDE STREET SECTION

DATE	REVISIONS	BY



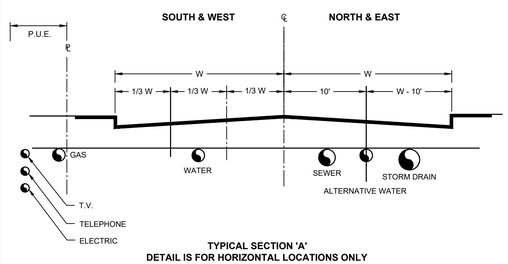
NOTES:

1. MINIMUM SECTION TO BE 4" TYPE 3 PG64-28NV TO BE COMPACTED TO 96% MARSHALL DENSITY WITH 6" TYPE 2 AGGREGATE BASE COMPACTED TO A MINIMUM OF 95% MDD. ACTUAL SECTION TO BE VERIFIED BY A SOILS REPORT. SUBGRADE TO BE A MINIMUM OF 24" AND COMPACTED TO A RELATIVE DENSITY OF 95% OR BETTER. (REFER TO GEOTECHNICAL INVESTIGATION REPORT OLD STONE RANCH BY WESTEX CONSULTING ENGINEERS 5/20/2022).

DETAIL No. 125A

TYPICAL 50' WIDE STREET SECTION

DATE	REVISIONS	BY

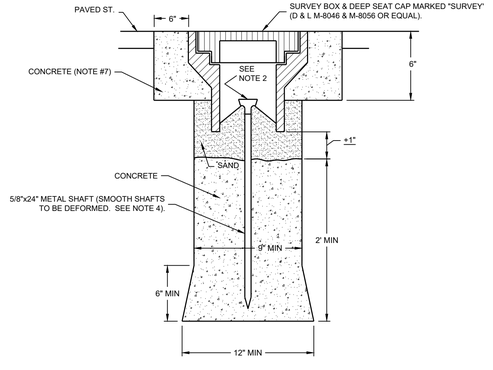


TYPICAL SECTION 'A'
DETAIL IS FOR HORIZONTAL LOCATIONS ONLY

DETAIL No. 128

TYPICAL UTILITY MAIN LOCATIONS

DATE	REVISIONS	BY



CLASS "A"

NOTES:

1. BRONZE SURVEY MARKER (SERVCO #286 OR EQUAL) MAY BE SUBSTITUTED FOR THE 5/8" SHAFT & CAP.
2. 1-1/2" (MIN.) NONFERROUS CAP W/ PLS # PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
3. MONUMENT(S) SHALL BE SET BY CONTRACTOR.
4. PLACE MONUMENTS AT ALL BC's, EC's, PRC's, PCC's AND INTERSECTIONS ON STREET CENTERLINES.
5. CONCRETE COLLAR SHALL BE FLUSH WITH ADJACENT PAVEMENT (+0' to -0.02').
6. CONSTRUCT AFTER PAVING IS COMPLETED.
7. CONCRETE SHALL MEET ORANGE BOOK REQUIREMENTS FOR FREEZE AND THAW ENVIRONMENTS.
8. SEE CONCRETE WORK GENERAL NOTE 2.

DETAIL No. 131

MONUMENT DETAIL

DATE	REVISIONS	BY

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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EDWARD C. THOMAS 5/18/26 CIVIL No. 9740 STATE OF NEVADA PROFESSIONAL ENGINEER

EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY

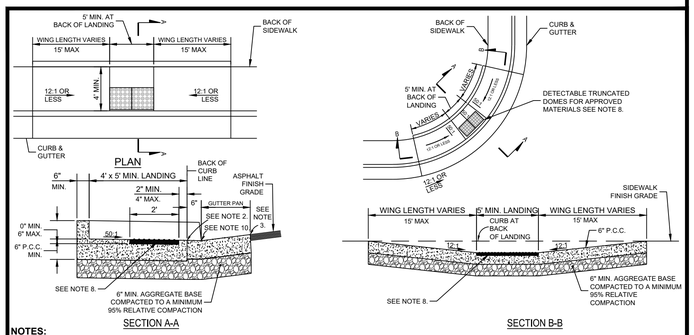
FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

BAR IS 1 INCH ON ORIGINAL DRAWING
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C5.3

DRAWN BY:	MWD
DESIGNED BY:	ECT
CHECKED BY:	ECT
JOB NO.:	12144.001

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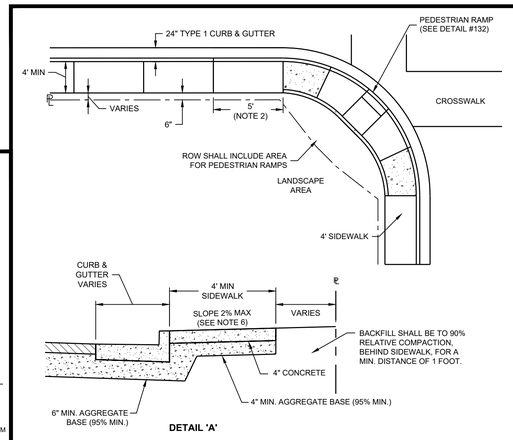
NOTES:

1. GRATINGS OR SIMILAR ACCESSES SHALL NOT BE LOCATED IN AREA AT THE BASE OF THE CURB RAMP OR LANDING AREA.
2. NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO GUTTER PAN.
3. A.C. PAVING SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP, AND FEATHERED AT 12:1 IN LINE WITH THE SIDEWALK.
4. ROUGH BROOM TEXTURE ON CURB RAMPS AND WINGS. TEXTURE SHALL PROVIDE A VISUAL CONTRAST TO THE SIDEWALK.
5. ALL RAMPS SHALL BE 12:1 OR FLATTER.
6. RAMP LENGTH SHALL BE 6" MINIMUM (TYP. U.N.O.) REFERENCE PLAN FOR RAMP LONGER THAN 6'.
7. ALL SLOPE RATES ARE RELATIVE TO LEVEL.
8. DETECTABLE WARNING SHALL BE CONSTRUCTED WITH RED 'ARMORCAST WET SET PANEL' (OR APPROVED EQUAL) AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS. CONCRETE DEPTH UNDER TRUNCATED DOMES SHALL BE 6" THICK MINIMUM.
9. PEDESTRIAN RAMPS ARE REQUIRED AT ALL INTERSECTIONS. MINIMUM THREE PEDESTRIAN RAMPS ARE REQUIRED AT TEE INTERSECTIONS. PEDESTRIAN RAMPS SHALL BE PERPENDICULAR TO ROAD.
10. GUTTER SHALL MAINTAIN POSITIVE DRAINAGE TO PREVENT PONDING.
11. SEE CONCRETE WORK GENERAL NOTE 2.

DETAIL No. 132-C

PEDESTRIAN RAMP FOR THE DISABLED

DATE	REVISIONS	BY



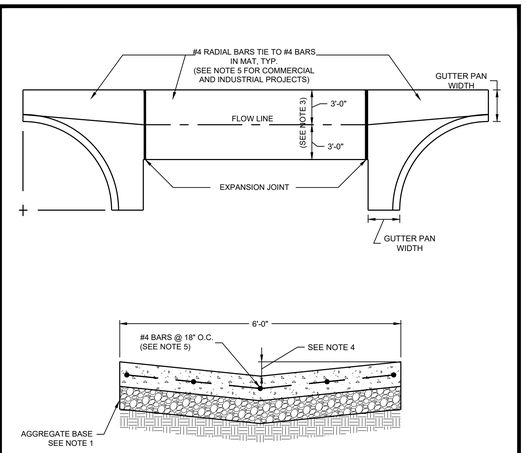
NOTES:

1. MIN. CURB RETURN RADIUS SHALL BE 20 FEET UNLESS OTHER SPECIFIED
   a. TRANSVERSE EXPANSION JOINTS 1/2" WIDE SHALL BE CONSTRUCTED AT ALL SIDEWALK RETURNS. OPPOSITE EXPANSION JOINTS INADJACENT CURB. ISOLATION JOINTS SHALL BE INSTALLED AROUND ALL STRUCTURES.EXPANSION & ISOLATION JOINTS SHALL BE FILED W/ JOINT FILLER STRIPS 1/2" THICK. JOINT MATERIAL SHALL CONFORM TO SEC.202.10.
2. ALL AGGREGATE BASE SHALL BE TYPE 2, CLASS B.
3. ON SIDEWALKS WIDER THAN 5, JOINTING PATTERN SHALL BE .8-.12 TIMES THE WIDTH OF THE SIDEWALK.
4. SEE CONCRETE WORK GENERAL NOTE 2
5. OBSTRUCTIONS WILL NOT BE PERMITTED WITHIN A 3' MIN. WIDTH IN ANY SIDEWALK. ANY PORTION OF SIDEWALK THAT EXCEEDS 2% MAX. CROSS-SLOPE SHALL BE REMOVED AND REPLACED. SLOPES MUST BE VERIFIED WITH A SMART LEVEL BY INSPECTOR.

DETAIL No. 133

TYPICAL SIDEWALK

DATE	REVISIONS	BY



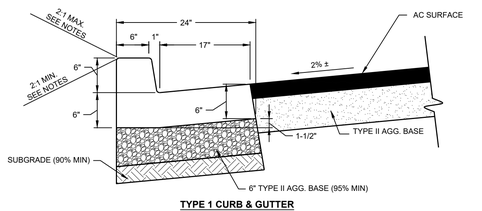
NOTES:

1. AGGREGATE BASE SHALL BE TYPE 2, CLASS B AND BE COMPACTED TO A MIN. 95% OF MAX. DENSITY.
2. PORTLAND CEMENT CONCRETE SHALL BE FIBER-REINFORCED AND MEET 4,000 PSI MIN. AT 28 DAYS, 6% ±1.5% ENTRAINED AIR. ALL MATERIAL SHALL CONFORM TO SSPWC, CURRENT EDITION.
3. GUTTER PAN WIDTH SHALL BE 3'-0" TOTAL WIDTH OR 1'-6" HALF WIDTH ON PRIVATE PROPERTY.
4. FLOW LINE VARIES TO MATCH GUTTER 12".
5. CHURCHILL COUNTY ENGINEER SHALL REQUIRE #4 BARS AT 12" EACH DIRECTION IN VALLEY GUTTERS WITHIN ROADWAY IN INDUSTRIAL AND COMMERCIAL PROJECTS.

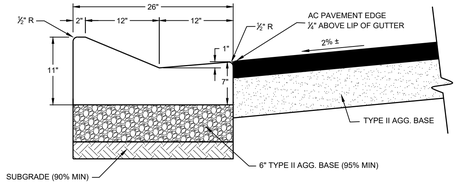
DETAIL No. 134

P.C.C. VALLEY GUTTER

DATE	REVISIONS	BY



TYPE 1 CURB & GUTTER



TYPE 2 CURB & GUTTER

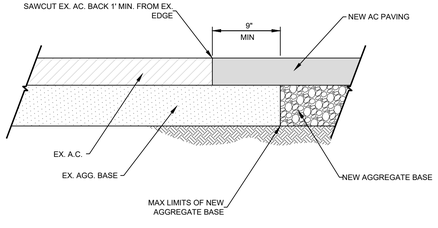
NOTES:

1. SEE CONCRETE WORK GENERAL NOTE 2.
2. ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET.
3. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2 CLASS B AGGREGATE BASE AND BE COMP. TO A MIN. 95% MAX. DRY DENSITY.
4. ALL MATERIALS SHALL CONFORM TO SSPWC CURRENT EDITION.
5. FOR SLOPE STABILIZATION REFER TO SECTION 16.16.010.2 OF CURRENT CHURCHILL COUNTY CODE.

DETAIL No. 135

TYPE I & 2 CURB & GUTTER

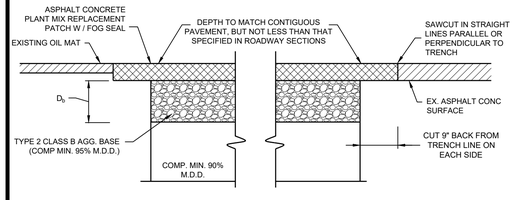
DATE	REVISIONS	BY



DETAIL No. 138

SAWCUT DETAIL

DATE	REVISIONS	BY



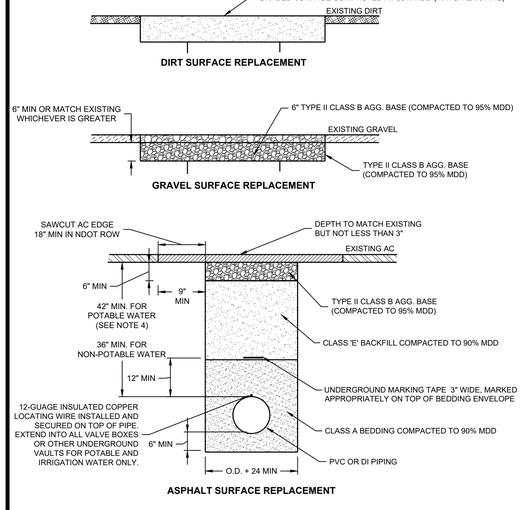
NOTES:

1. IF SAWCUT IS WITHIN 24" OF EDGE OF A.C. PAVEMENT REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE ENTIRE SECTION.
2. D_b =8" MIN. TEMPORARY AND PERMANENT.
3. TESTING IS REQUIRED FOR ALL PERMANENT PATCHES. COMPACTION ON SUBGRADE/BASE GRADE AND A.C.

DETAIL No. 139

PERMANENT PAVING PATCH

DATE	REVISIONS	BY



NOTES:

1. CHIP SEAL ROADS SHALL BE PATCHED WITH 3" AC ON 6" MIN. TYPE 2 AGG. BASE.
2. SAWCUT EXISTING AC AND TACK COAT ALL JOINTS PRIOR TO PAVING.
3. DRAIN ROCK MAY BE USED FOR BEDDING IN GROUNDWATER CONDITIONS OR UPON THE APPROVAL OF THE COUNTY PUBLIC WORKS DIRECTOR. GEO FABRIC MUST BE ENVELOPED AROUND DRAIN ROCK PRIOR TO BACKFILL.
4. MINIMUM COVER MAY BE REDUCED TO 36" MIN (FOR MITIGATING CONFLICTS, HIGH POINTS, ETC.) AT THE DISCRETION OF THE COUNTY.

DETAIL No. 141

TYPICAL IMPROVED ROAD TRENCH SECTION

DATE	REVISIONS	BY

LUMOS & ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
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STATE OF NEVADA
EDWARD C. THOMAS
5/18/26
CIVIL
No. 9740
PROFESSIONAL ENGINEER
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY

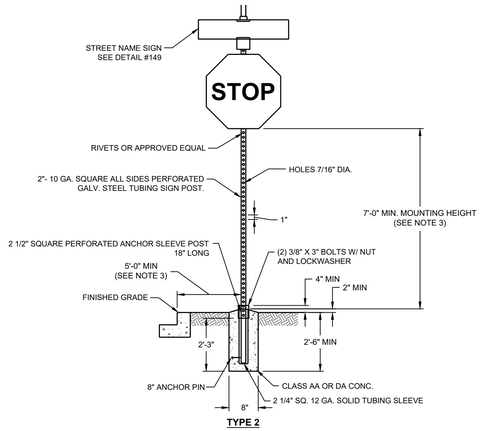
FINAL MAP
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DESIGNED BY: ECT
CHECKED BY: ECT
JOB NO.: 12144.001

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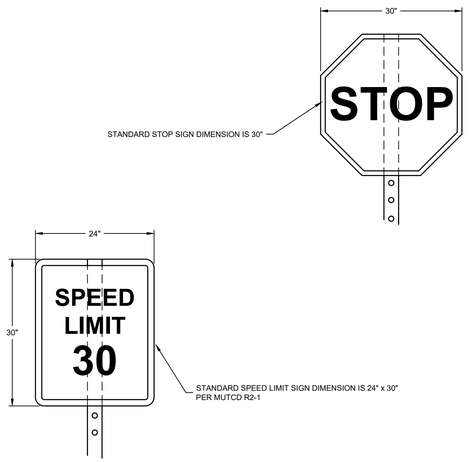


TYPE 2

NOTES:

1. SIGN MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. STREET NAME SIGN SHALL BE AS SPECIFIED BY THE GOVERNING AGENCY AND MOUNTED WITH VANDAL-PROOF HARDWARE. (SEE AGENCY SECTION).
3. ON STREETS WHERE CURBING DOES NOT EXIST, SET SIGN 6' MINIMUM FROM PAVEMENT EDGE. MIN. MOUNTING HEIGHT = 7'-0".

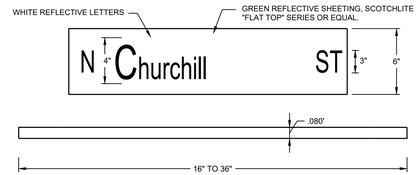
	DETAIL No. 147	DATE	REVISIONS	BY
Churchill County Est. 1861	STANDARD STREET / TRAFFIC SIGN INSTALLATION			



NOTES:

1. SEE DETAIL #147, FOR STANDARD INSTALLATION OF TRAFFIC SIGNS
2. ON STREETS WHERE CURB DOES NOT EXIST, SET SIGN 6' MIN FROM EDGE OF PAVEMENT. MIN MOUNT HEIGHT 7'-0"

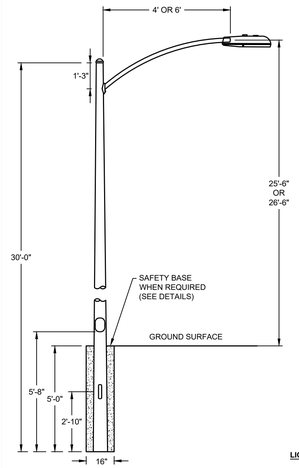
	DETAIL No. 148	DATE	REVISIONS	BY
Churchill County Est. 1861	SPEED LIMIT & STOP SIGNS			



NOTES:

1. STREET NAME SIGN SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE M.U.T.C.D.
2. REFLECTIVE MATERIALS SHALL BE MOUNTED ON EXTRUDED ALUMINUM No. 6063-T6 (SEE DETAIL).

	DETAIL No. 149	DATE	REVISIONS	BY
Churchill County Est. 1861	STREET NAME SIGN			



NOTES:

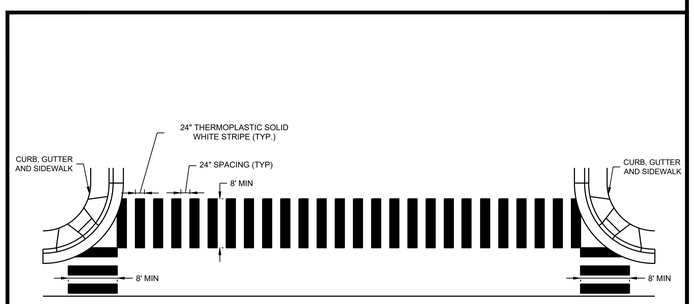
1. CHURCHILL COUNTY PUBLIC WORKS DEPARTMENT SHALL REVIEW AND APPROVE THE TYPE AND LOCATION OF STREET LIGHTS IN PUBLIC RIGHT-OF-WAY. WHEN THE PROJECT IMPROVEMENT PLANS ARE SUBMITTED TO THE COUNTY FOR REVIEW. ALL PUBLIC STREET LIGHT FIXTURES SHALL BE A CUTOFF STYLE AND DESIGN AND WILL BE SELECTED FROM THE AVAILABLE CHOICES APPROVED FOR USE BY SIERRA PACIFIC POWER COMPANY. DEVELOPERS ARE REQUIRED TO UTILIZE SIERRA PACIFIC POWER COMPANY FOR THE FINAL INSTALLATION PHASES.

LIGHT PATTERN TYPES FALL INTO TWO CATEGORIES

CUTOFF:
A LUMINARIE LIGHT DISTRIBUTION IS DESIGNATED AS CUTOFF WHEN THE CANDLEPOWER PER 1000 LAMP LUMENS DOES NOT NUMERICALLY EXCEED 25 (2.5 PERCENT) AT AN ANGLE OF 90 DEGREES ABOVE THE LOWEST POINT HORIZONTAL, AND 100 (10 PERCENT) AT A VERTICAL ANGLE OF 100 DEGREES ABOVE THE LOWEST POINT HORIZONTAL. THIS APPLIES TO ANY ANGLE AROUND THE LUMINARIE.

LOCATION
1. LIGHTS SHALL BE SPACED A MINIMUM OF 750 FT. OR AS DICTATED BY SPPCO.
2. LIGHTS SHALL BE LOCATED AT ALL STREET INTERSECTIONS AND CUL-DE-SACS.

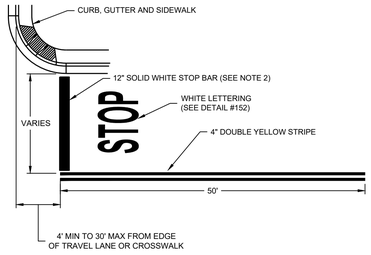
	DETAIL No. 146	DATE	REVISIONS	BY
Churchill County Est. 1861	TRAFFIC POLE TYPE 7			



NOTES:

1. SEE PAVEMENT MARKINGS, STRIPING, AND SIGNAGE GENERAL NOTE # 2.
2. STOP BAR STRIPING DETAIL IS REQUIRED AT ALL INTERSECTIONS WITH FOUR-WAY STOP AND ON STREETS THAT ARE CLASSIFIED COLLECTOR OR GREATER, UNLESS REQUIRED OTHERWISE BY THE COUNTY PUBLIC WORKS DIRECTOR.

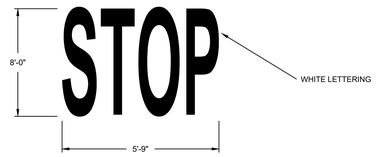
	DETAIL No. 150	DATE	REVISIONS	BY
Churchill County Est. 1861	INTERSECTION CROSSWALK STRIPING			



NOTES:

1. STOP BAR STRIPING DETAIL IS REQUIRED AT ALL INTERSECTIONS WITH FOUR-WAY STOP AND ON STREETS THAT ARE CLASSIFIED COLLECTOR OR GREATER, UNLESS REQUIRED OTHERWISE BY THE COUNTY PUBLIC WORKS DIRECTOR.
2. ONLY THE 12-INCH SOLID WHITE STOP BAR IS REQUIRED AT STOP SIGN LOCATIONS IN RESIDENTIAL AREAS, UNLESS REQUIRED OTHERWISE BY THE COUNTY PUBLIC WORKS DIRECTOR.
3. PAVEMENT MARKINGS, STRIPING, AND SIGNAGE GENERAL NOTES 1 AND 2.

	DETAIL No. 151	DATE	REVISIONS	BY
Churchill County Est. 1861	STOP CONTROL STRIPING			



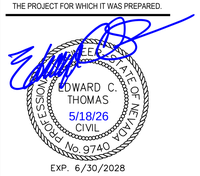
NOTES:

1. PAVEMENT MARKINGS, STRIPING, AND SIGNAGE GENERAL NOTE 2.

	DETAIL No. 152	DATE	REVISIONS	BY
Churchill County Est. 1861	STOP SYMBOL MARKING			

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CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
DETAILS

CHURCHILL COUNTY NEVADA

FALLON

REV	DATE	DESCRIPTION	BY

FINAL MAP
FOR PERMIT REVIEW
APRIL 2026

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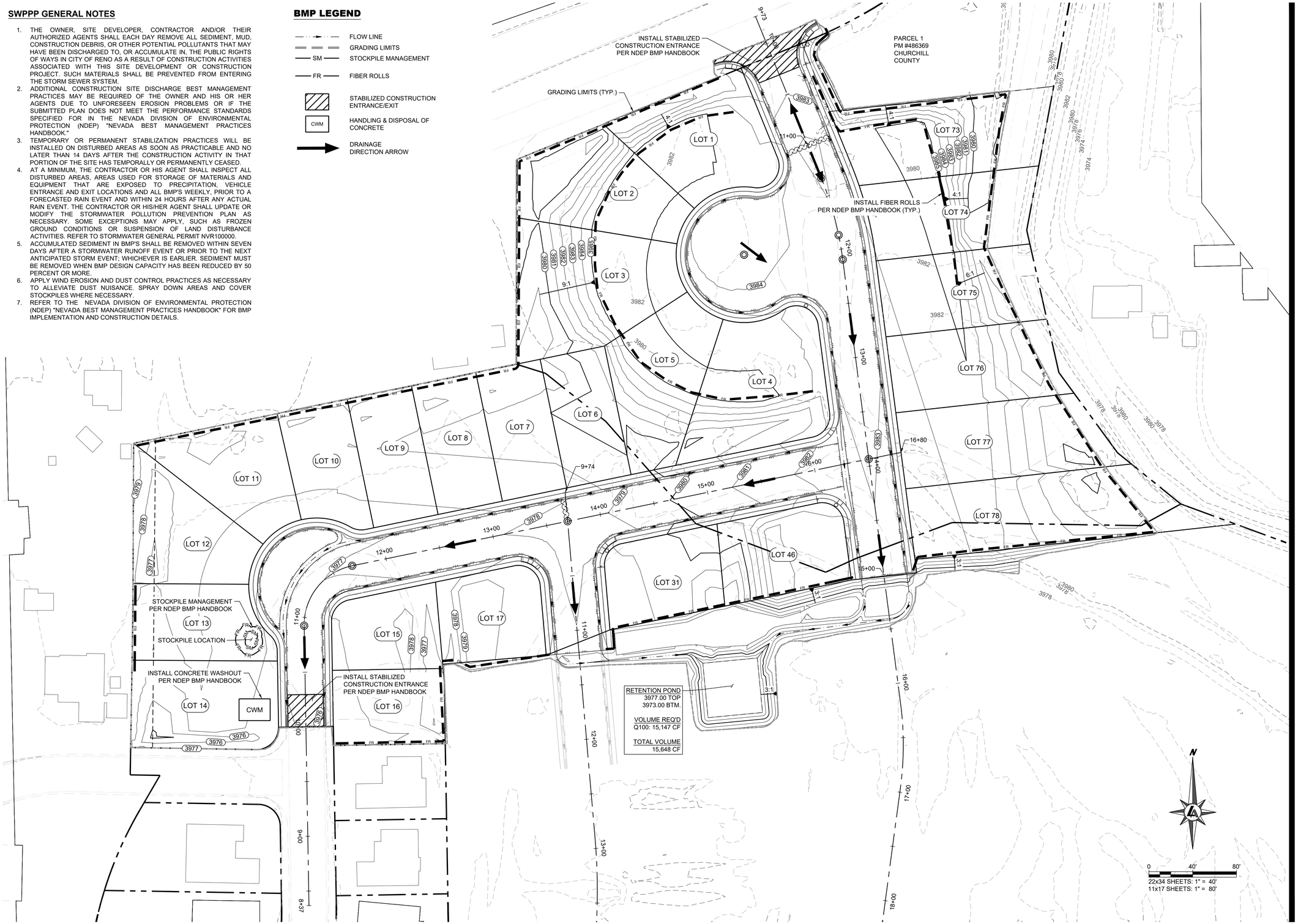
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SWPPP GENERAL NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS IN CITY OF RENO AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED FOR IN THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) "NEVADA BEST MANAGEMENT PRACTICES HANDBOOK."
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORALLY OR PERMANENTLY CEASED.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS/HER AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000.
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT; WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
6. APPLY WIND EROSION AND DUST CONTROL PRACTICES AS NECESSARY TO ALLEVIATE DUST NUISANCE. SPRAY DOWN AREAS AND COVER STOCKPILES WHERE NECESSARY.
7. REFER TO THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) "NEVADA BEST MANAGEMENT PRACTICES HANDBOOK" FOR BMP IMPLEMENTATION AND CONSTRUCTION DETAILS.

BMP LEGEND

- FLOW LINE
- GRADING LIMITS
- SM — STOCKPILE MANAGEMENT
- FR — FIBER ROLLS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CWM — HANDLING & DISPOSAL OF CONCRETE
- DRAINAGE DIRECTION ARROW



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STATE OF NEVADA
EDWARD C. THOMAS
5/18/26
CIVIL
No. 9740
PROFESSIONAL ENGINEER
EXP. 6/30/2028

CASEY ROAD, LLC

SAND CREEK SUBDIVISION #2
PHASE 1
EROSION CONTROL PLAN

FALLON — CHURCHILL COUNTY — NEVADA

REV	DATE	DESCRIPTION	BY

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NOT FOR CONSTRUCTION
APRIL 2026

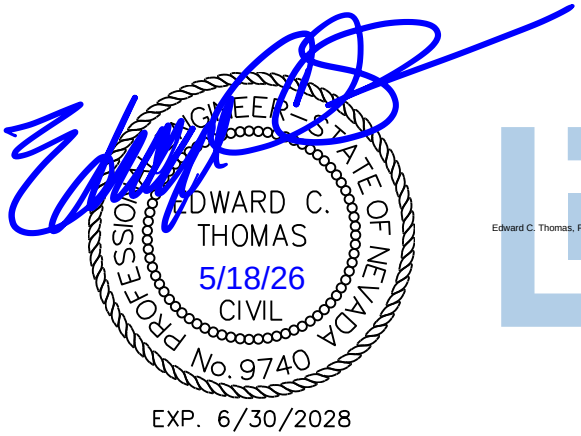
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TECHNICAL DRAINAGE LETTER
For
SAND CREEK SUBDIVISION #2, PHASE 1 FINAL MAP



Edward C. Thomas, P.E.
Digitally signed by Edward C. Thomas, P.E.
DN: C=US, E=ethomas@lumosinc.com, O=Lumos & Associates, OU=Engineering Division, CN="Edward C. Thomas, P.E."
Location: Reno, NV
Reason: I am the author of this document
Date: 2026.05.18 14:55:27-07'00'

Prepared For:
Casey Road, LLC
3305 US Highway 50 E
Fernley, NV 89408

Prepared By:
Edward C. Thomas, PE

LUMOS & ASSOCIATES

Lumos & Associates, Inc.
950 Sandhill Road, Suite 100
Reno, NV 89521
(775) 827-6111

JN 12144.001
April 2026

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2. Methodology & Parameters 2
3. Hydrologic analysis 2
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3.2. Proposed Project Description 3
3.3. FEMA FIRM Panels 4
4. Conclusions 4

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A.1 Effective FIRM Panels

A.2 NOAA Data

B Hydrologic Computations

B.1 Existing Conditions Calculations

B.2 Proposed Conditions Calculations

C Drainage Exhibits

C.1 Existing Drainage Exhibits

C.2 Proposed Drainage Exhibits

1. INTRODUCTION

This document is presented as a Technical Drainage Letter in support of the Sand Creek Subdivision #2, Phase 1 development and will provide calculations for the impacts for the Sand Creek Subdivision #2, Phase 1 improvements located in unincorporated Churchill County, Nevada. This letter is provided, as required, by the Churchill County (County).

The project site is located south of Casey Road and west of Pine Road. Access to the proposed subdivision will be from Casey Road (north entrance) and the northern terminus of Eagle Rock Road (south entrance). The subject development, lies within parcel numbers 008-792-11 and 95, which falls within the Northwest ¼, Section 335, Township 19 North, Range 28 East, Mount Diablo Meridian, Fallon, Churchill County, Nevada. The existing parcels are 4.29 and 43.03 acres, respectively. They are currently zoned with a zoning designation of R-1 (Single Family Residential).

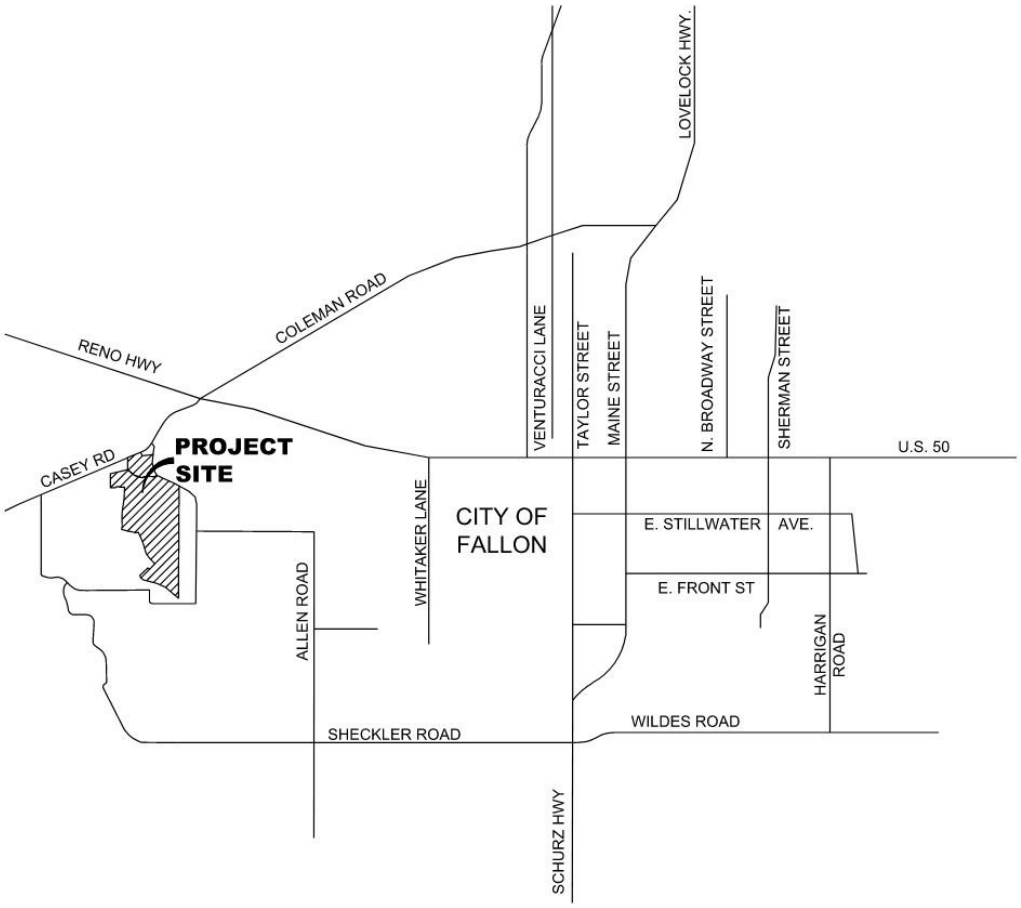


Figure 1: Vicinity Map

2. METHODOLOGY & PARAMETERS

The Rational Formula Method was used to generate peak discharges for all drainage hydrologic basins. The peak discharges for the project were calculated using:

Design Discharge, Q = C I A

Where:

Q = Peak rate of runoff (cfs),
A = Contributing basin area (acres),
C = Runoff coefficient (unitless),
I = Average rainfall intensity for a duration equal to the T_c (in/hr),
T_c = Time of concentration (minutes).

The Rational Method was used to determine the peak flows for this analysis. The runoff coefficient for existing conditions was determined as Undeveloped Areas, Range, with a runoff coefficient of 0.20 and 0.50 in the 25-year and 100-year storm events, respectively. Composite runoff coefficients were computed for proposed conditions using the Range coefficients described above, Pavement coefficients of 0.88 and 0.93, Roof coefficients of 0.85 and 0.87, and lawn coefficients of 0.10 and 0.50. For purposes of hydrologic calculations, it was assumed that front yards would be lawn area, back yards would be range, and each lot would have an average of 2500 sq. ft. of roof area and 320 sq. ft. of paved driveway

The storm intensity and precipitation depths are derived from data provided by the NOAA Atlas 14, Point Precipitation Frequency Estimates. See Appendix B for drainage calculations and NOAA Tables. Time of concentration was determined using the SCS method.

3. HYDROLOGIC ANALYSIS

3.1. Existing Project Description

Sand Creek Subdivision #2, Phase 1 is predominately an undeveloped site, previously an agriculture field and is vegetated with weeds, brush, grass (approximately 30% cover) and a few existing trees. There is an existing irrigation canal that bisects the proposed subdivision, with Phase 1 to the north and Phase 2 to the south. Grades on the site are extremely flat and generally drain from north to south with a small portion draining to the north toward Casey Road. An irrigation canal borders the northeast edge of the site. Evidence of abandoned irrigation ditches cross portions of the site. The development is bordered on the northwest and north by existing single-family residences. Eagle Rock Road terminates at the southwest corner of the Phase 1 site and will be extended with Sand Creek Subdivision #2, Phase 1.

The Geotechnical Update and Reliance Letter for Old Stone Ranch, dated May 20, 2022 and prepared by Westex Consulting Engineers indicates that soils are sandy in nature. Infiltration rates were computed at one minute per inch. Where groundwater was encountered, it was found to be at a depth of 8.5 feet below existing grade.

The existing drainage analysis for the project area is shown in the Existing Drainage Display in Appendix C, analyzes the undeveloped site. The Phase 1 site is broken into three general drainage discharge points: south toward the Eagle Rock Road development (E1), and south toward future units of Sand Creek (E2), and North to Casey Road (E3).

Subbasin	Acres	25-Year	100-Year
		Q (cfs)	Q (cfs)
E1	2.20	0.99	3.64
E2	3.59	1.62	5.94
E3	1.89	0.99	3.64
Total	7.68	3.47	12.71

Table 1: Summary of Existing Runoff

3.2. Proposed Project Description

Phase 1 improvements consist of 25 single family lot-sale home sites and the construction curb, gutter, sidewalk, AC paving and utility infrastructure. Residential pad grading will be prepared with Phase 1. The front 70 feet of each residential parcel will be graded to drain to the street. The rear remainder of the parcel will be graded to drain to individual, shallow infiltration basins on each parcel. The basins have been sized to contain the volume of runoff from the 100-year storm without flooding the home or overflowing onto neighboring properties. The Westex geotechnical letter indicates good infiltration rates in native soils. Runoff reaching the streets will be transported as gutter flow to either Casey Road, Eagle Rock Road, or south toward future units of Sand Creek. Runoff reaching Eagle Rock Road will be routed south to an existing retention basin at the south end of Elizabeth Parkway. Runoff routed toward future units of Sand Creek will be collected in a temporary retention pond to the south of Phase 1. In the future, runoff will be routed to the existing retention pond at the south end of Elizabeth parkway.

The proposed drainage analysis for the project area is shown in the Proposed Drainage Plan in Appendix C. As with the existing calculations the proposed Phase 1 site is broken into three general drainage discharge points: south toward the Eagle Rock Road development (E1), and south toward the temporary retention basin in future units of Sand Creek (E2), and North to Casey Road (E3).

Subbasin	Acres	25-Year		100-Year	
		Q (cfs)	V (Cu. Ft)	Q (cfs)	V (Cu. Ft)
P1	1.90	2.82		4.98	9,404
P2	2.70	3.92	24,993	7.03	40,332
P3	0.33	0.30		0.70	15,147
Total	4.93	7.04		12.71	

Table 2: Summary of Proposed Runoff

Runoff routed toward the Eagle Rock development has been increased as a result of a larger area being routed in that direction and an increase in impervious ground cover. Runoff routed toward future units of Sand Creek has been increased. Peak runoff reaching Casey Road has been reduced in the 25-year storm partly by routing more runoff toward future units of Sand Creek and partly by on-parcel retention. 100-

year runoff to Casey Road is unchanged. The overall peak runoff leaving the project site has been increased.

The volume of runoff is shown for Basin P2. A temporary retention basin has been sized to contain the runoff from the 100-year storm from Basin P2. The basin is designed at a depth of four feet, which will ensure that the bottom of the basin is above groundwater.

3.3. FEMA FIRM Panels

The property is mapped on FIRM panels 32001C1727 F, dated September 26, 2008 and 32001C0731F, dated September 26, 2008 . The entire site is mapped within an unshaded Zone X, which is defined as areas determined to be outside the 500-year floodplain. A FIRMette of the project site is included in Appendix A.

4. CONCLUSIONS

The proposed subdivision will increase the total amount of runoff generated by the proposed road improvements and single-family residences. Runoff being routed to Casy Road has been reduced. Runoff being routed toward Eagle Rock Road has been increased, but it is being routed to the existing stormwater retention basin at the south end of Elizabeth Parkway. A temporary retention basin has been size to contain all runoff being routed toward future units of Sand Creek. Ultimately, this basin will be removed, and runoff will be routed to the existing retention basin at the south end of Elizabeth parkway. The rear of each parcel will be graded to retain all runoff generated on each parcel. It is recommended that a percolation test be performed in the actual location of each retention basin prior to construction to ensure that infiltration rates are appropriate. This project includes no piped stormwater infrastructure.

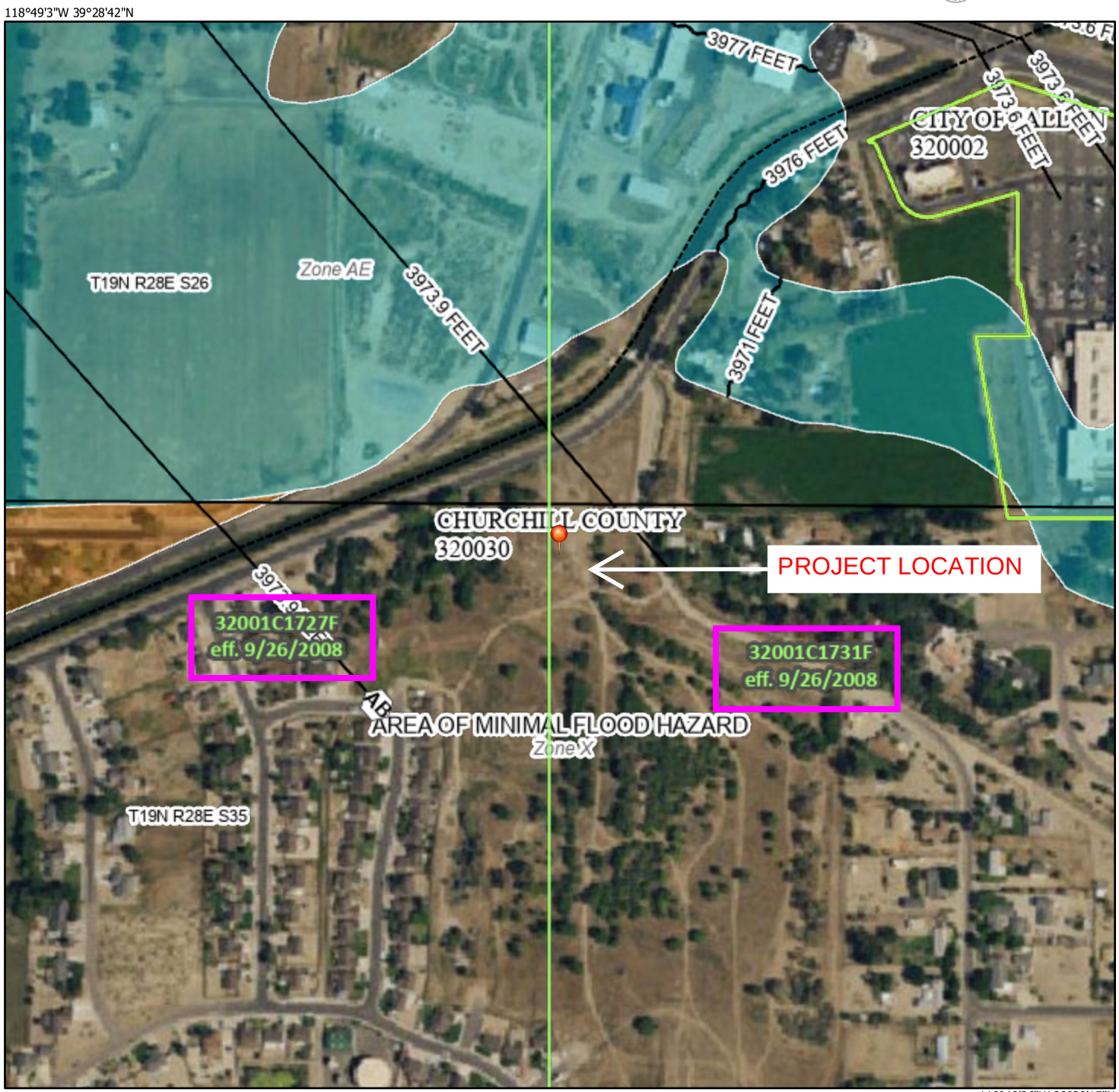
The design and hydrologic studies of the proposed development and improvements have been conducted in compliance with the drainage guidelines for Churchill County.

APPENDIX A

BACKGROUND DATA

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2026 at 7:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NOAA Atlas 14, Volume 1, Version 5
Location name: Fallon, Nevada, USA*
Latitude: 39.4718°, Longitude: -118.8111°
Elevation: 3977 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PRECIPITATION INTENSITY (IN/HR)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.07** (0.888-1.31)	**1.34** (1.13-1.64)	**1.84** (1.52-2.24)	**2.28** (1.87-2.77)	**2.98** (2.38-3.62)	**3.61** (2.80-4.43)	**4.34** (3.28-5.35)	**5.21** (3.78-6.50)	**6.55** (4.50-8.39)	**7.75** (5.09-10.1)
10-min	**0.816** (0.678-0.996)	**1.03** (0.858-1.25)	**1.39** (1.16-1.70)	**1.73** (1.43-2.11)	**2.26** (1.81-2.76)	**2.75** (2.13-3.37)	**3.31** (2.49-4.07)	**3.97** (2.87-4.94)	**4.99** (3.43-6.38)	**5.90** (3.87-7.66)
15-min	**0.672** (0.560-0.824)	**0.848** (0.708-1.04)	**1.15** (0.956-1.41)	**1.43** (1.18-1.74)	**1.87** (1.50-2.28)	**2.27** (1.76-2.78)	**2.73** (2.06-3.37)	**3.28** (2.37-4.09)	**4.12** (2.83-5.28)	**4.88** (3.20-6.33)
30-min	**0.452** (0.376-0.554)	**0.570** (0.476-0.696)	**0.776** (0.644-0.948)	**0.964** (0.794-1.17)	**1.26** (1.01-1.54)	**1.53** (1.19-1.87)	**1.84** (1.39-2.27)	**2.21** (1.60-2.75)	**2.78** (1.91-3.55)	**3.29** (2.15-4.26)
60-min	**0.280** (0.233-0.343)	**0.353** (0.295-0.431)	**0.480** (0.399-0.587)	**0.596** (0.491-0.725)	**0.779** (0.623-0.951)	**0.946** (0.734-1.16)	**1.14** (0.858-1.40)	**1.37** (0.989-1.70)	**1.72** (1.18-2.20)	**2.03** (1.33-2.64)
2-hr	**0.176** (0.150-0.213)	**0.222** (0.188-0.268)	**0.291** (0.245-0.351)	**0.351** (0.291-0.422)	**0.441** (0.357-0.532)	**0.518** (0.412-0.629)	**0.607** (0.469-0.744)	**0.711** (0.534-0.881)	**0.878** (0.631-1.11)	**1.03** (0.713-1.32)
3-hr	**0.134** (0.114-0.159)	**0.169** (0.145-0.202)	**0.220** (0.186-0.261)	**0.261** (0.219-0.310)	**0.320** (0.265-0.379)	**0.370** (0.300-0.442)	**0.427** (0.339-0.515)	**0.494** (0.383-0.603)	**0.602** (0.452-0.748)	**0.696** (0.510-0.890)
6-hr	**0.083** (0.071-0.097)	**0.105** (0.090-0.123)	**0.135** (0.115-0.159)	**0.160** (0.135-0.187)	**0.194** (0.162-0.228)	**0.222** (0.183-0.262)	**0.251** (0.203-0.300)	**0.286** (0.226-0.345)	**0.338** (0.259-0.415)	**0.382** (0.285-0.479)
12-hr	**0.048** (0.042-0.056)	**0.062** (0.053-0.071)	**0.080** (0.069-0.093)	**0.095** (0.082-0.109)	**0.115** (0.098-0.132)	**0.130** (0.110-0.151)	**0.146** (0.121-0.172)	**0.163** (0.133-0.194)	**0.187** (0.148-0.225)	**0.207** (0.160-0.254)
24-hr	**0.027** (0.024-0.029)	**0.034** (0.031-0.037)	**0.045** (0.041-0.049)	**0.053** (0.049-0.058)	**0.065** (0.059-0.070)	**0.074** (0.067-0.080)	**0.083** (0.075-0.091)	**0.093** (0.083-0.102)	**0.106** (0.093-0.117)	**0.117** (0.102-0.130)
2-day	**0.014** (0.013-0.015)	**0.018** (0.017-0.020)	**0.024** (0.022-0.026)	**0.028** (0.026-0.031)	**0.035** (0.031-0.038)	**0.039** (0.036-0.043)	**0.044** (0.040-0.049)	**0.049** (0.044-0.054)	**0.056** (0.049-0.063)	**0.062** (0.053-0.069)
3-day	**0.010** (0.009-0.011)	**0.012** (0.011-0.014)	**0.016** (0.015-0.018)	**0.020** (0.018-0.021)	**0.024** (0.022-0.026)	**0.027** (0.024-0.029)	**0.030** (0.027-0.033)	**0.034** (0.030-0.037)	**0.038** (0.034-0.042)	**0.042** (0.036-0.047)
4-day	**0.007** (0.007-0.008)	**0.010** (0.009-0.011)	**0.013** (0.012-0.014)	**0.015** (0.014-0.016)	**0.018** (0.017-0.020)	**0.021** (0.019-0.022)	**0.023** (0.021-0.025)	**0.026** (0.023-0.028)	**0.029** (0.026-0.032)	**0.032** (0.028-0.035)
7-day	**0.004** (0.004-0.005)	**0.006** (0.005-0.006)	**0.008** (0.007-0.008)	**0.009** (0.008-0.010)	**0.011** (0.010-0.012)	**0.013** (0.011-0.014)	**0.014** (0.013-0.015)	**0.016** (0.014-0.017)	**0.018** (0.016-0.019)	**0.019** (0.017-0.021)
10-day	**0.003** (0.003-0.004)	**0.004** (0.004-0.005)	**0.006** (0.005-0.006)	**0.007** (0.006-0.008)	**0.008** (0.008-0.009)	**0.010** (0.009-0.010)	**0.011** (0.010-0.012)	**0.012** (0.011-0.013)	**0.013** (0.012-0.015)	**0.014** (0.013-0.016)
20-day	**0.002** (0.002-0.002)	**0.002** (0.002-0.003)	**0.003** (0.003-0.004)	**0.004** (0.004-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.007)	**0.007** (0.006-0.007)	**0.007** (0.006-0.008)	**0.008** (0.007-0.009)
30-day	**0.001** (0.001-0.001)	**0.002** (0.002-0.002)	**0.002** (0.002-0.003)	**0.003** (0.003-0.003)	**0.003** (0.003-0.004)	**0.004** (0.003-0.004)	**0.004** (0.004-0.005)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.006)
45-day	**0.001** (0.001-0.001)	**0.001** (0.001-0.001)	**0.002** (0.002-0.002)	**0.002** (0.002-0.002)	**0.003** (0.002-0.003)	**0.003** (0.003-0.003)	**0.003** (0.003-0.004)	**0.004** (0.003-0.004)	**0.004** (0.004-0.004)	**0.004** (0.004-0.005)
60-day	**0.001** (0.001-0.001)	**0.001** (0.001-0.001)	**0.001** (0.001-0.002)	**0.002** (0.002-0.002)	**0.002** (0.002-0.002)	**0.002** (0.002-0.003)	**0.003** (0.002-0.003)	**0.003** (0.003-0.003)	**0.003** (0.003-0.004)	**0.003** (0.003-0.004)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

NOAA Atlas 14, Volume 1, Version 5
Location name: Fallon, Nevada, USA*
Latitude: 39.4718°, Longitude: -118.8111°
Elevation: 3977 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PRECIPITATION DEPTH (IN)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.089** (0.074-0.109)	**0.112** (0.094-0.137)	**0.153** (0.127-0.187)	**0.190** (0.156-0.231)	**0.248** (0.198-0.302)	**0.301** (0.233-0.369)	**0.362** (0.273-0.446)	**0.434** (0.315-0.542)	**0.546** (0.375-0.699)	**0.646** (0.424-0.838)
10-min	**0.136** (0.113-0.166)	**0.171** (0.143-0.209)	**0.232** (0.193-0.284)	**0.288** (0.238-0.351)	**0.377** (0.302-0.460)	**0.458** (0.355-0.561)	**0.551** (0.415-0.679)	**0.661** (0.479-0.824)	**0.832** (0.571-1.06)	**0.984** (0.645-1.28)
15-min	**0.168** (0.140-0.206)	**0.212** (0.177-0.259)	**0.288** (0.239-0.352)	**0.358** (0.295-0.435)	**0.467** (0.374-0.571)	**0.568** (0.440-0.696)	**0.683** (0.515-0.842)	**0.819** (0.593-1.02)	**1.03** (0.708-1.32)	**1.22** (0.800-1.58)
30-min	**0.226** (0.188-0.277)	**0.285** (0.238-0.348)	**0.388** (0.322-0.474)	**0.482** (0.397-0.586)	**0.629** (0.503-0.768)	**0.764** (0.593-0.937)	**0.920** (0.693-1.13)	**1.10** (0.799-1.38)	**1.39** (0.953-1.78)	**1.64** (1.08-2.13)
60-min	**0.280** (0.233-0.343)	**0.353** (0.295-0.431)	**0.480** (0.399-0.587)	**0.596** (0.491-0.725)	**0.779** (0.623-0.951)	**0.946** (0.734-1.16)	**1.14** (0.858-1.40)	**1.37** (0.989-1.70)	**1.72** (1.18-2.20)	**2.03** (1.33-2.64)
2-hr	**0.353** (0.300-0.426)	**0.445** (0.377-0.536)	**0.583** (0.490-0.703)	**0.703** (0.583-0.845)	**0.883** (0.715-1.06)	**1.04** (0.824-1.26)	**1.21** (0.939-1.49)	**1.42** (1.07-1.76)	**1.76** (1.26-2.22)	**2.06** (1.43-2.65)
3-hr	**0.405** (0.345-0.480)	**0.510** (0.438-0.607)	**0.661** (0.561-0.786)	**0.785** (0.659-0.931)	**0.962** (0.796-1.14)	**1.11** (0.902-1.33)	**1.28** (1.02-1.55)	**1.48** (1.15-1.81)	**1.81** (1.36-2.25)	**2.09** (1.53-2.67)
6-hr	**0.499** (0.430-0.584)	**0.629** (0.540-0.741)	**0.810** (0.694-0.953)	**0.959** (0.814-1.12)	**1.16** (0.976-1.37)	**1.33** (1.10-1.57)	**1.51** (1.22-1.80)	**1.72** (1.36-2.07)	**2.02** (1.55-2.49)	**2.29** (1.71-2.87)
12-hr	**0.586** (0.511-0.675)	**0.747** (0.649-0.863)	**0.972** (0.843-1.12)	**1.15** (0.991-1.32)	**1.39** (1.18-1.60)	**1.57** (1.33-1.83)	**1.77** (1.47-2.08)	**1.97** (1.61-2.34)	**2.25** (1.78-2.72)	**2.50** (1.94-3.07)
24-hr	**0.650** (0.594-0.704)	**0.832** (0.764-0.904)	**1.09** (0.999-1.18)	**1.29** (1.18-1.40)	**1.57** (1.43-1.70)	**1.78** (1.61-1.94)	**2.01** (1.80-2.19)	**2.24** (1.99-2.45)	**2.57** (2.25-2.82)	**2.82** (2.45-3.12)
2-day	**0.702** (0.645-0.768)	**0.895** (0.821-0.980)	**1.18** (1.08-1.28)	**1.39** (1.27-1.52)	**1.69** (1.53-1.84)	**1.92** (1.73-2.09)	**2.16** (1.93-2.35)	**2.40** (2.12-2.63)	**2.73** (2.38-3.03)	**2.99** (2.58-3.34)
3-day	**0.731** (0.675-0.797)	**0.934** (0.861-1.02)	**1.22** (1.13-1.33)	**1.44** (1.32-1.57)	**1.74** (1.59-1.89)	**1.98** (1.79-2.14)	**2.22** (2.00-2.41)	**2.46** (2.19-2.70)	**2.80** (2.45-3.09)	**3.06** (2.65-3.40)
4-day	**0.761** (0.706-0.825)	**0.973** (0.902-1.06)	**1.27** (1.17-1.38)	**1.49** (1.37-1.62)	**1.80** (1.65-1.94)	**2.04** (1.85-2.20)	**2.28** (2.06-2.47)	**2.53** (2.26-2.76)	**2.87** (2.53-3.15)	**3.12** (2.72-3.45)
7-day	**0.839** (0.776-0.909)	**1.07** (0.998-1.16)	**1.39** (1.28-1.50)	**1.63** (1.51-1.77)	**1.96** (1.80-2.11)	**2.20** (2.01-2.38)	**2.45** (2.23-2.65)	**2.70** (2.43-2.94)	**3.02** (2.69-3.32)	**3.28** (2.88-3.61)
10-day	**0.914** (0.845-0.995)	**1.17** (1.07-1.27)	**1.53** (1.41-1.66)	**1.79** (1.65-1.95)	**2.15** (1.96-2.33)	**2.41** (2.20-2.63)	**2.69** (2.43-2.93)	**2.96** (2.66-3.24)	**3.32** (2.94-3.66)	**3.59** (3.16-3.98)
20-day	**1.09** (1.00-1.18)	**1.40** (1.28-1.52)	**1.82** (1.68-1.97)	**2.13** (1.95-2.31)	**2.53** (2.31-2.74)	**2.82** (2.57-3.07)	**3.12** (2.82-3.39)	**3.41** (3.06-3.72)	**3.78** (3.36-4.16)	**4.06** (3.57-4.48)
30-day	**1.22** (1.13-1.32)	**1.57** (1.46-1.70)	**2.04** (1.89-2.20)	**2.38** (2.20-2.57)	**2.82** (2.59-3.04)	**3.15** (2.88-3.41)	**3.47** (3.15-3.77)	**3.78** (3.42-4.12)	**4.18** (3.75-4.59)	**4.47** (3.98-4.93)
45-day	**1.42** (1.32-1.54)	**1.83** (1.70-1.97)	**2.38** (2.21-2.57)	**2.78** (2.58-2.99)	**3.29** (3.04-3.54)	**3.66** (3.36-3.94)	**4.02** (3.67-4.34)	**4.36** (3.97-4.72)	**4.78** (4.34-5.20)	**5.08** (4.58-5.54)
60-day	**1.60** (1.49-1.73)	**2.05** (1.91-2.21)	**2.68** (2.50-2.88)	**3.13** (2.91-3.36)	**3.71** (3.43-3.98)	**4.13** (3.81-4.44)	**4.53** (4.16-4.88)	**4.92** (4.50-5.32)	**5.41** (4.90-5.88)	**5.74** (5.18-6.29)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

APPENDIX B

HYDROLOGIC CALCULATIONS

SAND CREEK PHASE 1 RUNOFF COEFFICIENTS - EXISTING CONDITIONS

Landcover Classification	C_{25}	C_{100}
Rangeland	0.20	0.50

Subbasin ID	**E1**	**E2**	**E3**	**Onsite Total**
Drainage Direction	South to Eagle Rock	South to Sandcreek	North to Casey	
Area, A [ac]	**2.20**	**3.59**	**1.89**	**7.68**

Composite Areas [ac]					
	Rangeland	2.20	3.59	1.89	7.68
	0				0.00
	0				0.00
	0				0.00
	0				0.00
	0				0.00

Area Check	✔	✔	✔	✔

Composite C_5	**0.20**	**0.20**	**0.20**	**0.20**
Composite C_{100}	**0.50**	**0.50**	**0.50**	**0.50**

SAND CREEK PHASE 1 RUNOFF RATES - EXISTING CONDITIONS

			E1	E2	E3	Onsite Total
		Subbasin ID				
		Drainage Direction	South to Eagle Rock	South to Sandcreek	North to Casey	0
		Area, A [sf]	95832	156380.4	82328.4	334540.8
		Area, A [ac]	2.20	3.59	1.89	7.68
Coef.	C	Composite C_5	0.20	0.20	0.20	0.20
		Composite C_{100}	0.50	0.50	0.50	0.50
Initial Overland	T_i	Flow Runoff Coefficient, C_5 "R"	0.20	0.20	0.20	0.20
		Flow Length, L [ft] [1]	0			
		Elevation Change				
		Land Slope, s [%]	-	-	-	-
		Initial Overland Time: T_i [min]	0.00	0.00	0.00	0.00
Travel Time	T_t	Flow Length, L [ft]	285	430	211	430
		Elevation Change	1.6	5.25	3.71	5.25
		Channel Slope, s [%]	0.30	1.22	1.76	1.22
		Average Velocity, V_5 [ft/s] [3]	0.72	1.20	2.75	1.20
		Travel Time: T_t [min]	6.60	5.97	1.28	5.97
ToC & Intensity	T_c	Time of Concentration, T_c [min]	6.60	5.97	1.28	5.97
	Urban. Check	Required? - Y/N	N	N	N	N
		Total Length: L_{total} [ft]	-	-	-	-
		Time of Concentration, Check, $T_{c,check}$ [min]	-	-	-	-
	$T_{c,final}$	**Final ToC, $T_{c,final}$ [min]**	**10.00**	**10.00**	**10.00**	**10.00**
	I [2]	5-yr Intensity I_5 [in/hr]	1.39	1.39	1.39	1.39
		25-yr Intensity I_{25} [in/hr]	2.26	2.26	2.26	2.26
		100-yr Intensity I_{100} [in/hr]	3.31	3.31	3.31	3.31
Flow	Q	5-yr Flow, Q_5 [cfs]	0.61	1.00	0.53	2.14
		25-yr Flow, Q_{25} [cfs]	0.99	1.62	0.85	3.47
		100-yr Flow, Q_{100} [cfs]	**3.64**	**5.94**	**3.13**	**12.71**

SAND CREEK PHASE 1 RUNOFF COEFFICIENTS - PROPOSED CONDITIONS

Landcover Classification	C_{25}	C_{100}
Rangeland	0.20	0.50
Pavement	0.88	0.93
Roof	0.85	0.87
Lawn	0.10	0.50

Assume: 2500 sq. ft. of roof and 320 sf of paved parking per contributing parcel

Subbasin ID	**P1**	**P2**	**P3**	**Onsite Total**
Drainage Direction	South to Eagle Rock	South to Sancreek	North to Casey	
Area, A [ac]	**1.90**	**2.70**	**0.33**	**4.93**
Composite Areas [ac] Rangeland	0.00	0.00	0.12	0.12
Pavement	0.75	1.11	0.11	1.97
Roof	0.63	0.80		1.43
Lawn	0.52	0.79	0.10	1.41
0				0.00
0				0.00
Area Check	✔	✔	✔	✔
Composite C_{25}	**0.66**	**0.64**	**0.40**	**0.63**
Composite C_{100}	**0.79**	**0.79**	**0.64**	**0.78**

11 parcels 14 parcels

SAND CREEK PHASE 1 RUNOFF - PROPOSED CONDITIONS

		Subbasin ID	P1	P2	P3	Onsite Total
		Drainage Direction	South to Eagle Rock	South to Sancreek	North to Casey	0
		Area, A [sf]	82764	117612	14374.8	214750.8
		Area, A [ac]	1.90	2.70	0.33	4.93
Coef.	C	Composite C_5	0.66	0.64	0.40	0.63
		Composite C_{100}	0.79	0.79	0.64	0.78
Initial Overland	T_i	Flow Runoff Coefficient, C_5 "R"	0.62	0.61	0.28	0.61
		Flow Length, L [ft] [1]	0			
		Elevation Change				
		Land Slope, s [%]	-	-	-	-
		Initial Overland Time: T_i [min]	0.00	0.00	0.00	0.00
Travel Time	T_t	Flow Length, L [ft]	635	505	180	505
		Elevation Change	6.11	1.93	2.91	1.93
		Channel Slope, s [%]	0.96	0.38	1.62	0.38
		Average Velocity, V_5 [ft/s] [3]	2.00	1.40	2.60	1.40
		Travel Time: T_t [min]	5.29	6.01	1.15	6.01
ToC & Intensity	T_c	Time of Concentration, T_c [min]	5.29	6.01	1.15	6.01
	Urban. Check	Required? - Y/N	N	N	N	N
		Total Length: L_{total} [ft]	-	-	-	-
		Time of Concentration, Check, $T_{c,check}$ [min]	-	-	-	-
	$T_{c,final}$	**Final ToC, $T_{c,final}$ [min]**	**10.00**	**10.00**	**10.00**	**10.00**
	I [2]	5-yr Intensity I_5 [in/hr]	1.39	1.39	1.39	1.39
		25-yr Intensity I_{25} [in/hr]	2.26	2.26	2.26	2.26
		100-yr Intensity I_{100} [in/hr]	3.31	3.31	3.31	3.31
Flow	Q	5-yr Flow, Q_5 [cfs]	1.73	2.41	0.18	4.33
		25-yr Flow, Q_{25} [cfs]	2.82	3.92	0.30	7.04
		100-yr Flow, Q_{100} [cfs]	**4.98**	**7.03**	**0.70**	**12.71**

SAND CREEK PHASE 1 - RETENTION ESTIMATES

Landcover Classification	C_{25}	C_{100}
Rangeland	0.20	0.50
Pavement	0.88	0.93
Roof	0.85	0.87
Lawn	0.10	0.50

24-hr Precipitation (in)

P_{25}	P_{100}
1.57	2.01

Assume: 2500 sq. ft. of roof and 320 sf of paved parking per contributing parcel

Subbasin ID	**P2**	
Drainage Direction	South to Eagle Rock	
Area, A [ac]	**2.70**	

Composite Areas [ac]		
Rangeland	0.00	
Pavement	1.00	
Roof	0.80	
Lawn	0.90	
0		
0		

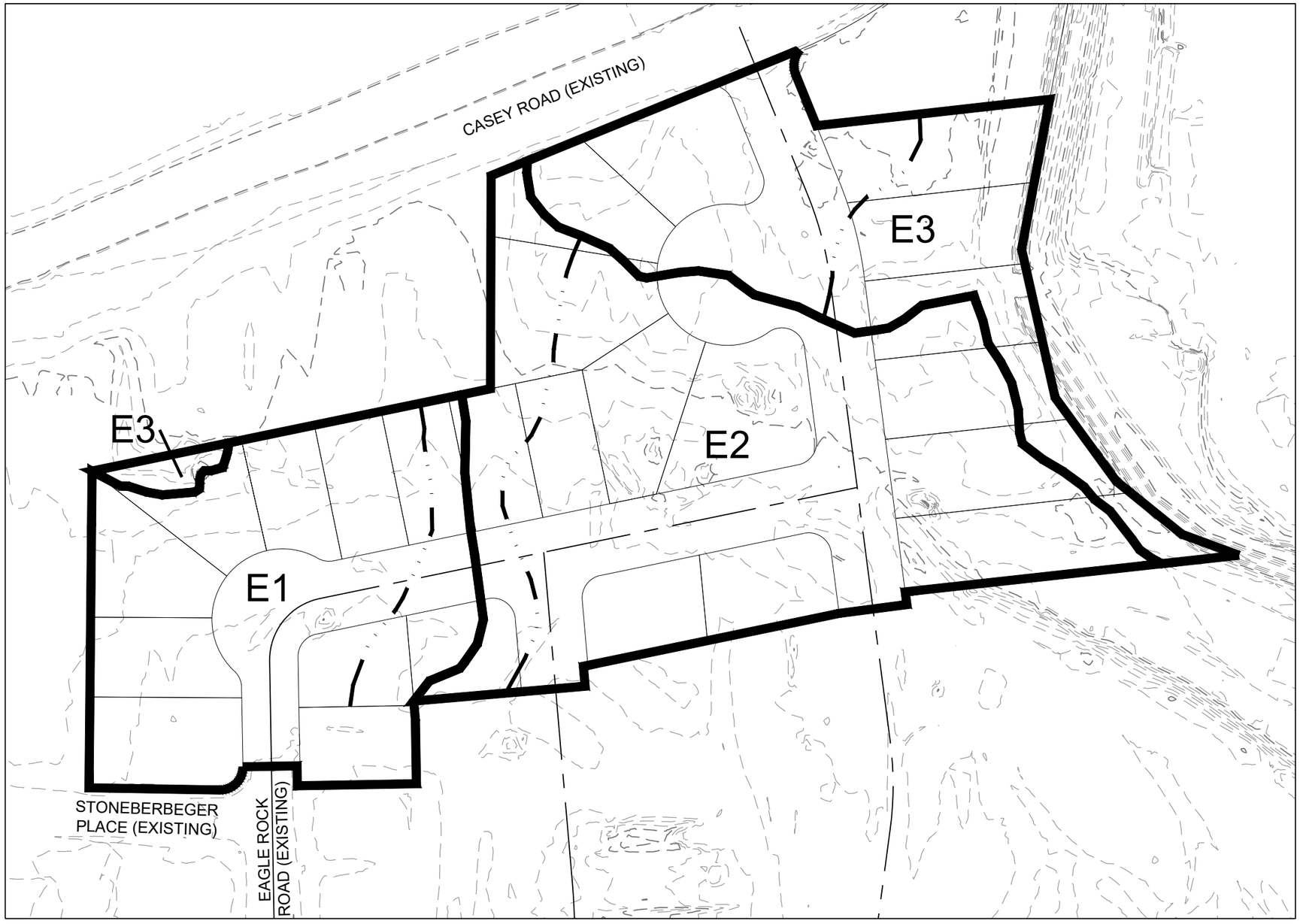
Area Check	✔	

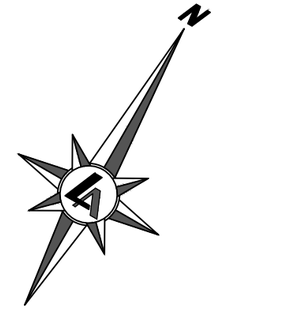
Composite C_{25}	**0.61**	
Composite C_{100}	**0.77**	

Storage Volume (cf)	
V_{25}	9403.52
V_{100}	15147.12

APPENDIX C

DRAINAGE EXHIBITS





0 100' 200'

SCALE: 1" = 100'

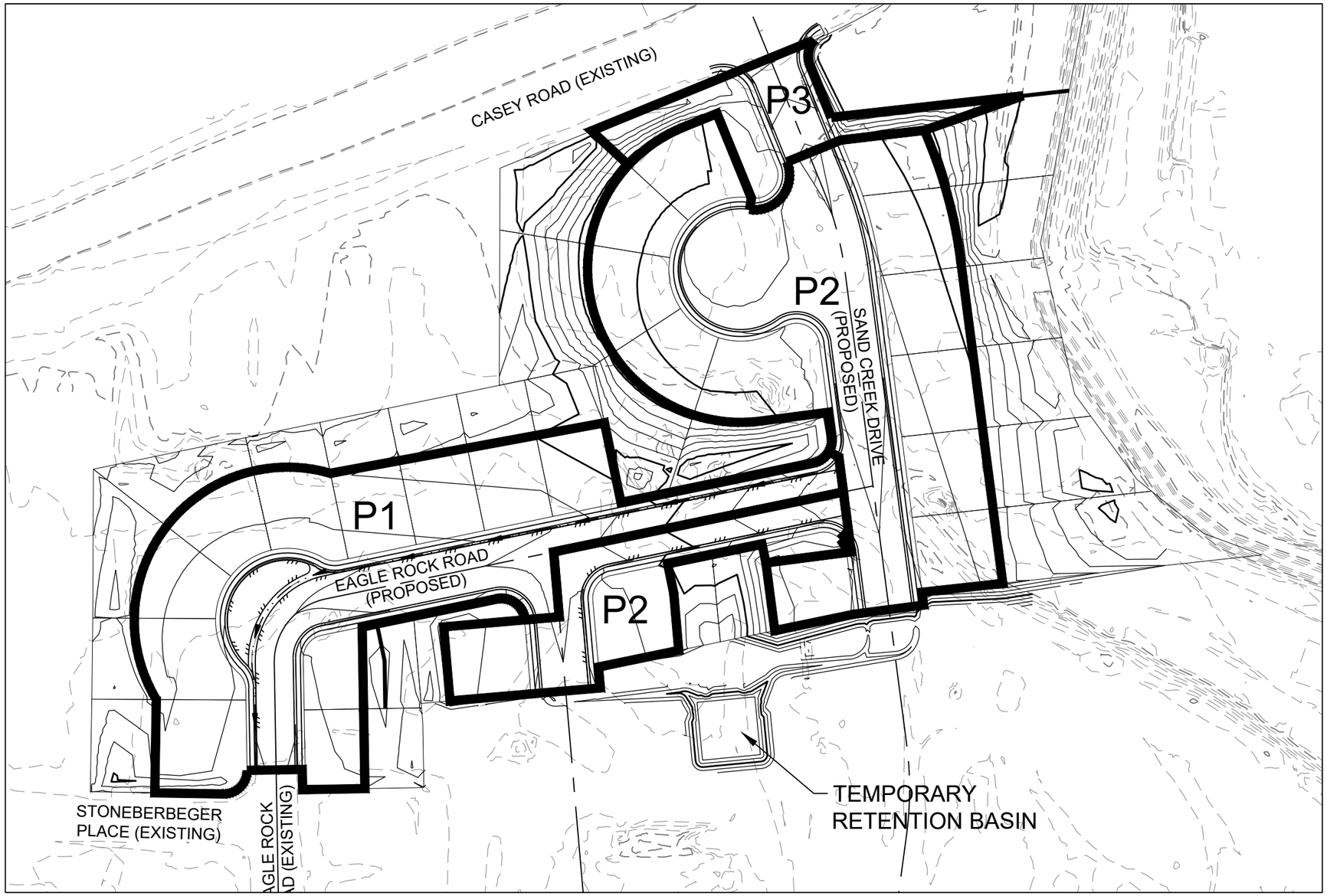
LUMOS & ASSOCIATES

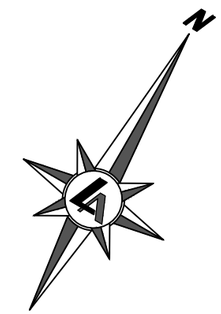
SAND CREEK PHASE 1

HYDROLOGY
EXISTING CONDITION DRAINAGE AREAS

CHURCHILL COUNTY NEVADA

Date:	APRIL, 2026
Scale:	1"=100'
Job No:	12144.001
FIGURE	H-1





0 100' 200'

SCALE: 1" = 100'

LUMOS & ASSOCIATES

SAND CREEK PHASE 1

HYDROLOGY
PROPOSED CONDITION DRAINAGE AREAS

CHURCHILL COUNTY NEVADA

Date: APRIL, 2026
Scale: 1"=100'
Job No: 12144.001
FIGURE H-2

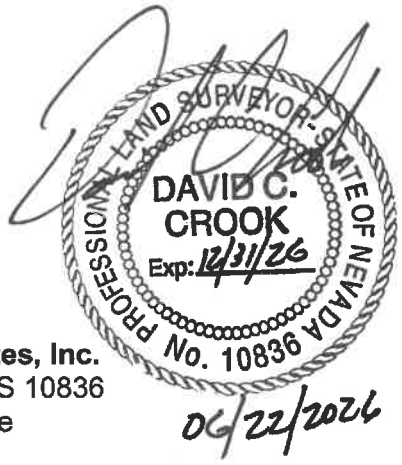
FINAL MAP

OF

SAND CREEK SUBDIVISION #2

PHASE 1

PARCEL MAP CHECK REPORT



Prepared by:
Lumos & Associates, Inc.
David C. Crook, PLS 10836
275 W. Williams Ave
Fallon, NV 89406

Parcel Map Check Report

Client: **Prepared by:**

Date: 4/22/2026 12:01:12 PM

Parcel Name: LOT 1 - 0 LA - LOT 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,636.2348' East:2,559,983.3810'

Segment# 1: Curve
Length: 60.12' Radius: 62.00'
Delta: 55°33'22" Tangent: 32.66'
Chord: 57.79' Course: S70° 37' 59"W
Course In: S8° 24' 40"W Course Out: N47° 08' 42"W
RP North: 14,843,574.9017' East: 2,559,974.3120'
End North: 14,843,617.0707' East: 2,559,928.8612'

Segment# 2: Line
Course: N47° 08' 42"W Length: 113.29'
North: 14,843,694.1243' East: 2,559,845.8109'

Segment# 3: Line
Course: N67° 48' 34"E Length: 135.79'
North: 14,843,745.4106' East: 2,559,971.5433'

Segment# 4: Line
Course: S22° 07' 50"E Length: 88.37'
North: 14,843,663.5510' East: 2,560,004.8339'

Segment# 5: Curve
Length: 42.08' Radius: 20.00'
Delta: 120°32'30" Tangent: 35.02'
Chord: 34.74' Course: S38° 08' 25"W
Course In: S67° 52' 10"W Course Out: S8° 24' 40"W
RP North: 14,843,656.0166' East: 2,559,986.3073'
End North: 14,843,636.2318' East: 2,559,983.3819'

Perimeter: 439.64' Area: 11,366.06Sq.Ft.
Error Closure: 0.0031 Course: S14° 53' 23"E
Error North : -0.00302 East: 0.00080

Precision 1: 141,822.58

Parcel Name: LOT 10 - 0 LA - LOT 10
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,326.1123'	East:2,559,614.6861'

Segment# 1: Curve

Length: 46.41'	Radius: 62.00'
Delta: 42°53'10"	Tangent: 24.35'
Chord: 45.33'	Course: N81° 38' 18"W
Course In: S29° 48' 18"W	Course Out: N13° 04' 53"W
RP North: 14,843,272.3136'	East: 2,559,583.8691'
End North: 14,843,332.7046'	East: 2,559,569.8363'

Segment# 2: Line

Course: N12° 48' 15"W	Length: 99.47'
North: 14,843,429.7011'	East: 2,559,547.7918'

Segment# 3: Line

Course: N78° 19' 28"E	Length: 65.30'
North: 14,843,442.9159'	East: 2,559,611.7407'

Segment# 4: Line

Course: S11° 40' 32"E	Length: 120.00'
North: 14,843,325.3988'	East: 2,559,636.0251'

Segment# 5: Line

Course: S78° 19' 28"W	Length: 7.51'
North: 14,843,323.8790'	East: 2,559,628.6704'

Segment# 6: Curve

Length: 14.48'	Radius: 20.00'
Delta: 41°28'50"	Tangent: 7.57'
Chord: 14.17'	Course: N80° 56' 07"W
Course In: N11° 40' 32"W	Course Out: S29° 48' 18"W
RP North: 14,843,343.4651'	East: 2,559,624.6231'
End North: 14,843,326.1107'	East: 2,559,614.6821'

Perimeter: 353.16'	Area: 7,002.24Sq.Ft.
Error Closure: 0.0044	Course: S68° 19' 30"W
Error North : -0.00163	East: -0.00409

Precision 1: 80,265.91

Parcel Name: LOT 11 - 0 LA - LOT 11
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,332.7046'	East:2,559,569.8365'

Segment# 1: Curve

Length: 42.19'	Radius: 62.00'
Delta: 38°59'30"	Tangent: 21.95'
Chord: 41.38'	Course: S57° 25' 22"W
Course In: S13° 04' 53"E	Course Out: N52° 04' 23"W
RP North: 14,843,272.3135'	East: 2,559,583.8692'
End North: 14,843,310.4222'	East: 2,559,534.9639'

Segment# 2: Line

Course: N52° 04' 20"W	Length: 149.97'
North: 14,843,402.6039'	East: 2,559,416.6697'

Segment# 3: Line

Course: N78° 19' 28"E	Length: 133.89'
North: 14,843,429.6991'	East: 2,559,547.7894'

Segment# 4: Line

Course: S12° 48' 15"E	Length: 99.47'
North: 14,843,332.7026'	East: 2,559,569.8339'

Perimeter: 425.52'	Area: 9,484.26Sq.Ft.
Error Closure: 0.0032	Course: S53° 29' 23"W
Error North : -0.00192	East: -0.00260

Precision 1: 132,975.00

Parcel Name: LOT 12 - 0 LA - LOT 12
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,310.4222'	East:2,559,534.9639'

Segment# 1: Curve

Length: 39.57'	Radius: 62.00'
Delta: 36°33'53"	Tangent: 20.48'
Chord: 38.90'	Course: S19° 38' 41"W
Course In: S52° 04' 23"E	Course Out: N88° 38' 16"W

RP North: 14,843,272.3135' East: 2,559,583.8692'
End North: 14,843,273.7875' East: 2,559,521.8867'

Segment# 2: Line
Course: N89° 39' 50"W Length: 105.76'
North: 14,843,274.4079' East: 2,559,416.1286'

Segment# 3: Line
Course: N0° 14' 28"E Length: 128.20'
North: 14,843,402.6067' East: 2,559,416.6681'

Segment# 4: Line
Course: S52° 04' 20"E Length: 149.97'
North: 14,843,310.4250' East: 2,559,534.9623'

Perimeter: 423.50' Area: 9,467.12Sq.Ft.
Error Closure: 0.0032 Course: N29° 51' 30"W
Error North : 0.00280 East: -0.00161

Precision 1: 132,343.75

Parcel Name: LOT 13 - 0 LA - LOT 13
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,212.7371' East:2,559,547.8851'

Segment# 1: Line
Course: S0° 58' 38"E Length: 9.11'
North: 14,843,203.6284' East: 2,559,548.0405'

Segment# 2: Line
Course: N89° 39' 50"W Length: 132.73'
North: 14,843,204.4070' East: 2,559,415.3128'

Segment# 3: Line
Course: N0° 56' 58"E Length: 42.24'
North: 14,843,246.6412' East: 2,559,416.0127'

Segment# 4: Line
Course: N0° 14' 28"E Length: 27.76'
North: 14,843,274.4010' East: 2,559,416.1295'

Segment# 5: Line

Course: S89° 39' 50"E Length: 105.76'
North: 14,843,273.7806' East: 2,559,521.8877'

Segment# 6: Curve
Length: 52.27' Radius: 62.00'
Delta: 48°18'27" Tangent: 27.80'
Chord: 50.74' Course: S22° 47' 29"E
Course In: S88° 38' 16"E Course Out: S43° 03' 17"W
RP North: 14,843,272.3067' East: 2,559,583.8702'
End North: 14,843,227.0031' East: 2,559,541.5430'

Segment# 7: Curve
Length: 16.05' Radius: 20.00'
Delta: 45°58'05" Tangent: 8.48'
Chord: 15.62' Course: S23° 57' 40"E
Course In: S43° 03' 17"W Course Out: N89° 01' 22"E
RP North: 14,843,212.3891' East: 2,559,527.8890'
End North: 14,843,212.7302' East: 2,559,547.8861'

Perimeter: 385.92' Area: 8,276.82Sq.Ft.
Error Closure: 0.0070 Course: S8° 28' 41"E
Error North : -0.00690 East: 0.00103

Precision 1: 55,131.43

Parcel Name: LOT 14 - 0 LA - LOT 14
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,204.4115' East:2,559,415.3121'

Segment# 1: Line
Course: S89° 39' 50"E Length: 132.73'
North: 14,843,203.6329' East: 2,559,548.0399'

Segment# 2: Line
Course: S0° 58' 38"E Length: 60.57'
North: 14,843,143.0717' East: 2,559,549.0729'

Segment# 3: Curve
Length: 32.09' Radius: 20.00'
Delta: 91°55'39" Tangent: 20.68'
Chord: 28.76' Course: S44° 59' 11"W
Course In: S89° 01' 22"W Course Out: S0° 57' 01"W

RP North: 14,843,142.7306' East: 2,559,529.0758'
End North: 14,843,122.7334' East: 2,559,528.7441'

Segment# 4: Line
Course: N89° 02' 59"W Length: 114.77'
North: 14,843,124.6368' East: 2,559,413.9899'

Segment# 5: Line
Course: N0° 56' 58"E Length: 79.79'
North: 14,843,204.4158' East: 2,559,415.3120'

Perimeter: 419.95' Area: 10,702.52Sq.Ft.
Error Closure: 0.0043 Course: N1° 46' 31"W
Error North : 0.00431 East: -0.00013

Precision 1: 97,662.79

Parcel Name: LOT 15 - 0 LA - LOT 15
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,259.4534' East:2,559,613.3851'

Segment# 1: Line
Course: N78° 19' 28"E Length: 80.74'
North: 14,843,275.7927' East: 2,559,692.4545'

Segment# 2: Line
Course: S4° 56' 45"E Length: 79.21'
North: 14,843,196.8777' East: 2,559,699.2835'

Segment# 3: Line
Course: S89° 01' 22"W Length: 101.10'
North: 14,843,195.1534' East: 2,559,598.1982'

Segment# 4: Line
Course: N0° 58' 38"W Length: 44.38'
North: 14,843,239.5270' East: 2,559,597.4413'

Segment# 5: Curve
Length: 27.68' Radius: 20.00'
Delta: 79°18'06" Tangent: 16.58'
Chord: 25.52' Course: N38° 40' 25"E
Course In: N89° 01' 22"E Course Out: N11° 40' 32"W

RP North: 14,843,239.8681' East: 2,559,617.4384'
End North: 14,843,259.4543' East: 2,559,613.3910'

Perimeter: 333.12' Area: 6,854.73Sq.Ft.
Error Closure: 0.0060 Course: N82° 10' 26"E
Error North : 0.00082 East: 0.00594

Precision 1: 55,518.33

Parcel Name: LOT 16 - 0 LA - LOT 16
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,128.2078' East:2,559,701.3435'

Segment# 1: Line
Course: S89° 01' 23"W Length: 101.99'
North: 14,843,126.4689' East: 2,559,599.3683'

Segment# 2: Line
Course: N0° 58' 38"W Length: 68.69'
North: 14,843,195.1489' East: 2,559,598.1968'

Segment# 3: Line
Course: N89° 01' 22"E Length: 101.10'
North: 14,843,196.8731' East: 2,559,699.2821'

Segment# 4: Line
Course: S4° 56' 45"E Length: 12.95'
North: 14,843,183.9714' East: 2,559,700.3986'

Segment# 5: Line
Course: S0° 58' 16"E Length: 55.77'
North: 14,843,128.2094' East: 2,559,701.3438'

Perimeter: 340.51' Area: 7,000.39Sq.Ft.
Error Closure: 0.0016 Course: N10° 43' 40"E
Error North : 0.00155 East: 0.00029

Precision 1: 212,812.50

Parcel Name: LOT 17 - 0 LA - LOT 17
Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,272.7359' East:2,559,788.0721'

Segment# 1: Line
Course: S4° 56' 45"E Length: 64.03'
North: 14,843,208.9443' East: 2,559,793.5924'

Segment# 2: Line
Course: S85° 03' 15"W Length: 95.00'
North: 14,843,200.7540' East: 2,559,698.9461'

Segment# 3: Line
Course: N4° 56' 45"W Length: 75.32'
North: 14,843,275.7935' East: 2,559,692.4525'

Segment# 4: Line
Course: N78° 19' 28"E Length: 73.16'
North: 14,843,290.5989' East: 2,559,764.0987'

Segment# 5: Curve
Length: 33.77' Radius: 20.00'
Delta: 96°43'48" Tangent: 22.50'
Chord: 29.90' Course: S53° 18' 38"E
Course In: S11° 40' 32"E Course Out: N85° 03' 15"E
RP North: 14,843,271.0127' East: 2,559,768.1461'
End North: 14,843,272.7370' East: 2,559,788.0716'

Perimeter: 341.28' Area: 7,575.80Sq.Ft.
Error Closure: 0.0012 Course: N22° 27' 42"W
Error North : 0.00109 East: -0.00045

Precision 1: 284,400.00

Parcel Name: LOT 2 - 0 LA - LOT 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,617.0707' East:2,559,928.8612'

Segment# 1: Curve
Length: 36.37' Radius: 62.00'
Delta: 33°36'37" Tangent: 18.73'
Chord: 35.85' Course: S26° 02' 59"W

Course In: S47° 08' 42"E Course Out: N80° 45' 19"W
RP North: 14,843,574.9017' East: 2,559,974.3120'
End North: 14,843,584.8621' East: 2,559,913.1173'

Segment# 2: Line
Course: N80° 45' 19"W Length: 148.30'
North: 14,843,608.6867' East: 2,559,766.7436'

Segment# 3: Line
Course: N0° 11' 32"E Length: 53.26'
North: 14,843,661.9464' East: 2,559,766.9222'

Segment# 4: Line
Course: N67° 48' 34"E Length: 85.20'
North: 14,843,694.1254' East: 2,559,845.8117'

Segment# 5: Line
Course: S47° 08' 42"E Length: 113.29'
North: 14,843,617.0718' East: 2,559,928.8620'

Perimeter: 436.43' Area: 11,173.47Sq.Ft.
Error Closure: 0.0014 Course: N37° 10' 14"E
Error North : 0.00110 East: 0.00083

Precision 1: 311,728.57

Parcel Name: LOT 3 - 0 LA - LOT 3
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,584.8620' East:2,559,913.1173'

Segment# 1: Curve
Length: 45.92' Radius: 62.00'
Delta: 42°25'58" Tangent: 24.07'
Chord: 44.87' Course: S11° 58' 18"E
Course In: S80° 45' 19"E Course Out: S56° 48' 43"W
RP North: 14,843,574.9016' East: 2,559,974.3120'
End North: 14,843,540.9635' East: 2,559,922.4255'

Segment# 2: Line
Course: S56° 48' 43"W Length: 90.40'
North: 14,843,491.4796' East: 2,559,846.7717'

Segment# 3: Line
Course: S78° 19' 29"W Length: 60.00'
North: 14,843,479.3377' East: 2,559,788.0131'

Segment# 4: Line
Course: S78° 19' 29"W Length: 22.19'
North: 14,843,474.8472' East: 2,559,766.2822'

Segment# 5: Line
Course: N0° 11' 32"E Length: 133.84'
North: 14,843,608.6865' East: 2,559,766.7312'

Segment# 6: Line
Course: S80° 45' 19"E Length: 148.30'
North: 14,843,584.8618' East: 2,559,913.1050'

Perimeter: 500.64' Area: 14,771.00Sq.Ft.
Error Closure: 0.0123 Course: S89° 03' 20"W
Error North : -0.00020 East: -0.01231

Precision 1: 40,703.25

Parcel Name: LOT 31 - 0 LA - LOT 31
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,310.9753' East:2,559,862.7095'

Segment# 1: Line
Course: N78° 19' 28"E Length: 88.70'
North: 14,843,328.9254' East: 2,559,949.5743'

Segment# 2: Line
Course: S5° 27' 10"E Length: 75.45'
North: 14,843,253.8169' East: 2,559,956.7439'

Segment# 3: Line
Course: S78° 19' 29"W Length: 107.15'
North: 14,843,232.1335' East: 2,559,851.8108'

Segment# 4: Line
Course: N4° 56' 45"W Length: 57.74'
North: 14,843,289.6585' East: 2,559,846.8328'

Segment# 5: Curve
Length: 29.07' Radius: 20.00'
Delta: 83°16'12" Tangent: 17.78'
Chord: 26.58' Course: N36° 41' 22"E
Course In: N85° 03' 15"E Course Out: N11° 40' 32"W
RP North: 14,843,291.3828' East: 2,559,866.7584'
End North: 14,843,310.9689' East: 2,559,862.7110'

Perimeter: 358.11' Area: 7,946.46Sq.Ft.
Error Closure: 0.0065 Course: S12° 57' 37"E
Error North : -0.00631 East: 0.00145

Precision 1: 55,093.85

Parcel Name: LOT 4 - 0 LA - LOT 4
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,382.3869' East:2,559,911.7981'

Segment# 1: Line
Course: N17° 59' 23"E Length: 140.41'
North: 14,843,515.9325' East: 2,559,955.1632'

Segment# 2: Curve
Length: 58.05' Radius: 62.00'
Delta: 53°38'33" Tangent: 31.35'
Chord: 55.95' Course: N81° 10' 07"E
Course In: N17° 59' 23"E Course Out: S35° 39' 10"E
RP North: 14,843,574.9015' East: 2,559,974.3117'
End North: 14,843,524.5225' East: 2,560,010.4497'

Segment# 3: Curve
Length: 41.27' Radius: 20.00'
Delta: 118°14'01" Tangent: 33.44'
Chord: 34.33' Course: S66° 32' 10"E
Course In: S35° 39' 10"E Course Out: N82° 34' 50"E
RP North: 14,843,508.2712' East: 2,560,022.1072'
End North: 14,843,510.8538' East: 2,560,041.9397'

Segment# 4: Line
Course: S7° 25' 10"E Length: 81.18'
North: 14,843,430.3535' East: 2,560,052.4227'

Segment# 5: Curve
Length: 29.93' Radius: 20.00'
Delta: 85°44'37" Tangent: 18.57'
Chord: 27.21' Course: S35° 27' 09"W
Course In: S82° 34' 50"W Course Out: S11° 40' 32"E
RP North: 14,843,427.7709' East: 2,560,032.5901'
End North: 14,843,408.1847' East: 2,560,036.6375'

Segment# 6: Line
Course: S78° 19' 28"W Length: 127.48'
North: 14,843,382.3866' East: 2,559,911.7952'

Perimeter: 478.32' Area: 13,594.08Sq.Ft.
Error Closure: 0.0029 Course: S84° 56' 38"W
Error North : -0.00026 East: -0.00293

Precision 1: 164,937.93

Parcel Name: LOT 46 - 0 LA - LOT 46
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,330.9162' East:2,560,065.3716'

Segment# 1: Line
Course: S7° 25' 10"E Length: 53.67'
North: 14,843,277.6956' East: 2,560,072.3021'

Segment# 2: Line
Course: S78° 19' 29"W Length: 118.00'
North: 14,843,253.8165' East: 2,559,956.7435'

Segment# 3: Line
Course: N5° 27' 10"W Length: 75.45'
North: 14,843,328.9251' East: 2,559,949.5738'

Segment# 4: Line
Course: N78° 19' 28"E Length: 93.86'
North: 14,843,347.9195' East: 2,560,041.4918'

Segment# 5: Curve
Length: 32.90' Radius: 20.00'
Delta: 94°15'23" Tangent: 21.54'
Chord: 29.32' Course: S54° 32' 51"E

Course In: S11° 40' 32"E
Course Out: N82° 34' 50"E
RP North: 14,843,328.3333'
East: 2,560,045.5392'
End North: 14,843,330.9160'
East: 2,560,065.3717'

Perimeter: 373.88'
Area: 8,651.33Sq.Ft.
Error Closure: 0.0003
Course: S32° 36' 28"E
Error North : -0.00025
East: 0.00016

Precision 1: 1,246,266.67

Parcel Name: LOT 5 - 0 LA - LOT 5
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,540.9635'
East:2,559,922.4255'

Segment# 1: Curve
Length: 42.01'
Radius: 62.00'
Delta: 38°49'20"
Tangent: 21.85'
Chord: 41.21'
Course: S52° 35' 57"E
Course In: N56° 48' 43"E
Course Out: S17° 59' 23"W
RP North: 14,843,574.9016'
East: 2,559,974.3120'
End North: 14,843,515.9327'
East: 2,559,955.1635'

Segment# 2: Line
Course: S17° 59' 23"W
Length: 140.41'
North: 14,843,382.3871'
East: 2,559,911.7984'

Segment# 3: Line
Course: S78° 19' 28"W
Length: 41.60'
North: 14,843,373.9685'
East: 2,559,871.0591'

Segment# 4: Line
Course: N11° 40' 31"W
Length: 120.00'
North: 14,843,491.4857'
East: 2,559,846.7754'

Segment# 5: Line
Course: N56° 48' 43"E
Length: 90.40'
North: 14,843,540.9697'
East: 2,559,922.4292'

Perimeter: 434.41'
Area: 10,862.51Sq.Ft.
Error Closure: 0.0071
Course: N30° 41' 23"E
Error North : 0.00614
East: 0.00364

Precision 1: 61,185.92

Parcel Name: LOT 6 - 0 LA - LOT 6
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,373.9683' East:2,559,871.0588'

Segment# 1: Line
Course: S78° 19' 28"W Length: 60.00'
North: 14,843,361.8261' East: 2,559,812.3002'

Segment# 2: Line
Course: N11° 40' 31"W Length: 120.00'
North: 14,843,479.3433' East: 2,559,788.0164'

Segment# 3: Line
Course: N78° 19' 29"E Length: 60.00'
North: 14,843,491.4852' East: 2,559,846.7751'

Segment# 4: Line
Course: S11° 40' 31"E Length: 120.00'
North: 14,843,373.9680' East: 2,559,871.0588'

Perimeter: 359.99' Area: 7,199.81Sq.Ft.
Error Closure: 0.0003 Course: S11° 40' 31"E
Error North : -0.00028 East: 0.00006

Precision 1: 1,200,000.00

Parcel Name: LOT 7 - 0 LA - LOT 7
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,361.8261' East:2,559,812.3002'

Segment# 1: Line
Course: S78° 19' 28"W Length: 60.00'
North: 14,843,349.6839' East: 2,559,753.5417'

Segment# 2: Line
Course: N11° 40' 32"W Length: 120.00'
North: 14,843,467.2010' East: 2,559,729.2573'

Segment# 3: Line
Course: N78° 19' 28"E Length: 37.81'
North: 14,843,474.8526' East: 2,559,766.2850'

Segment# 4: Line
Course: N78° 19' 29"E Length: 22.19'
North: 14,843,479.3431' East: 2,559,788.0159'

Segment# 5: Line
Course: S11° 40' 31"E Length: 120.00'
North: 14,843,361.8259' East: 2,559,812.2997'

Perimeter: 359.99' Area: 7,199.78Sq.Ft.
Error Closure: 0.0006 Course: S67° 50' 53"W
Error North : -0.00022 East: -0.00055

Precision 1: 600,000.00

Parcel Name: LOT 73 - 0 LA - LOT 73
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,656.1473' East:2,560,072.6171'

Segment# 1: Line
Course: N22° 07' 50"W Length: 53.52'
North: 14,843,705.7244' East: 2,560,052.4552'

Segment# 2: Line
Course: N83° 34' 30"E Length: 205.95'
North: 14,843,728.7707' East: 2,560,257.1116'

Segment# 3: Line
Course: S10° 37' 17"W Length: 73.95'
North: 14,843,656.0878' East: 2,560,243.4813'

Segment# 4: Line
Course: S83° 43' 15"W Length: 165.10'
North: 14,843,638.0303' East: 2,560,079.3718'

Segment# 5: Curve
Length: 19.34' Radius: 330.00'
Delta: 3°21'30" Tangent: 9.67'
Chord: 19.34' Course: N20° 27' 05"W

Course In: S71° 13' 40"W Course Out: N67° 52' 10"E
RP North: 14,843,531.8341' East: 2,559,766.9260'
End North: 14,843,656.1511' East: 2,560,072.6142'

Perimeter: 517.86' Area: 13,061.53Sq.Ft.
Error Closure: 0.0048 Course: N37° 58' 54"W
Error North : 0.00378 East: -0.00295

Precision 1: 107,887.50

Parcel Name: LOT 74 - 0 LA - LOT 74
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,574.4432' East:2,560,094.1660'

Segment# 1: Curve
Length: 65.39' Radius: 330.00'
Delta: 11°21'11" Tangent: 32.80'
Chord: 65.28' Course: N13° 05' 45"W
Course In: S82° 34' 50"W Course Out: N71° 13' 40"E
RP North: 14,843,531.8296' East: 2,559,766.9290'
End North: 14,843,638.0259' East: 2,560,079.3748'

Segment# 2: Line
Course: N83° 43' 15"E Length: 165.10'
North: 14,843,656.0833' East: 2,560,243.4843'

Segment# 3: Line
Course: S10° 37' 17"W Length: 59.79'
North: 14,843,597.3177' East: 2,560,232.4639'

Segment# 4: Line
Course: S12° 43' 56"E Length: 12.87'
North: 14,843,584.7642' East: 2,560,235.3004'

Segment# 5: Line
Course: S83° 43' 15"W Length: 141.31'
North: 14,843,569.3087' East: 2,560,094.8381'

Segment# 6: Line
Course: N7° 25' 10"W Length: 5.18'
North: 14,843,574.4453' East: 2,560,094.1692'

Perimeter: 449.64' Area: 10,484.61Sq.Ft.
Error Closure: 0.0038 Course: N56° 52' 20"E
Error North : 0.00209 East: 0.00320

Precision 1: 118,326.32

Parcel Name: LOT 75 - 0 LA - LOT 75
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,499.8782' East:2,560,103.8759'

Segment# 1: Line
Course: N7° 25' 10"W Length: 70.01'
North: 14,843,569.3020' East: 2,560,094.8354'

Segment# 2: Line
Course: N83° 43' 15"E Length: 141.31'
North: 14,843,584.7575' East: 2,560,235.2976'

Segment# 3: Line
Course: S12° 43' 56"E Length: 70.45'
North: 14,843,516.0398' East: 2,560,250.8244'

Segment# 4: Line
Course: S83° 43' 15"W Length: 147.84'
North: 14,843,499.8701' East: 2,560,103.8714'

Perimeter: 429.61' Area: 10,120.12Sq.Ft.
Error Closure: 0.0093 Course: S29° 27' 49"W
Error North : -0.00806 East: -0.00455

Precision 1: 46,194.62

Parcel Name: LOT 76 - 0 LA - LOT 76
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,430.4505' East:2,560,112.9168'

Segment# 1: Line
Course: N7° 25' 10"W Length: 70.01'
North: 14,843,499.8743' East: 2,560,103.8763'

Segment# 2: Line
Course: N83° 43' 15"E Length: 147.84'
North: 14,843,516.0440' East: 2,560,250.8293'

Segment# 3: Line
Course: S12° 43' 56"E Length: 50.00'
North: 14,843,467.2735' East: 2,560,261.8491'

Segment# 4: Line
Course: S36° 07' 56"E Length: 23.42'
North: 14,843,448.3581' East: 2,560,275.6587'

Segment# 5: Line
Course: S83° 43' 15"W Length: 163.72'
North: 14,843,430.4516' East: 2,560,112.9209'

Perimeter: 454.99' Area: 10,671.90Sq.Ft.
Error Closure: 0.0042 Course: N74° 59' 35"E
Error North : 0.00110 East: 0.00409

Precision 1: 108,330.95

Parcel Name: LOT 77 - 0 LA - LOT 77
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,361.0228' East:2,560,121.9577'

Segment# 1: Line
Course: N7° 25' 10"W Length: 70.01'
North: 14,843,430.4466' East: 2,560,112.9171'

Segment# 2: Line
Course: N83° 43' 15"E Length: 163.72'
North: 14,843,448.3532' East: 2,560,275.6549'

Segment# 3: Line
Course: S36° 07' 56"E Length: 67.40'
North: 14,843,393.9170' East: 2,560,315.3974'

Segment# 4: Line
Course: S50° 59' 48"E Length: 16.24'
North: 14,843,383.6961' East: 2,560,328.0177'

Segment# 5: Line
Course: S83° 43' 15"W Length: 207.31'
North: 14,843,361.0220' East: 2,560,121.9514'

Perimeter: 524.69' Area: 12,845.56Sq.Ft.
Error Closure: 0.0064 Course: S82° 45' 21"W
Error North : -0.00080 East: -0.00632

Precision 1: 81,981.25

Parcel Name: LOT 78 - 0 LA - LOT 78
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,296.5542' East:2,560,130.3528'

Segment# 1: Line
Course: N7° 25' 10"W Length: 65.01'
North: 14,843,361.0199' East: 2,560,121.9579'

Segment# 2: Line
Course: N83° 43' 15"E Length: 207.31'
North: 14,843,383.6940' East: 2,560,328.0242'

Segment# 3: Line
Course: S50° 59' 48"E Length: 58.06'
North: 14,843,347.1531' East: 2,560,373.1432'

Segment# 4: Line
Course: S69° 50' 39"E Length: 53.34'
North: 14,843,328.7735' East: 2,560,423.2166'

Segment# 5: Line
Course: S83° 43' 15"W Length: 294.63'
North: 14,843,296.5489' East: 2,560,130.3541'

Perimeter: 678.34' Area: 15,812.60Sq.Ft.
Error Closure: 0.0055 Course: S14° 08' 09"E
Error North : -0.00532 East: 0.00134

Precision 1: 123,336.36

Parcel Name: LOT 8 - 0 LA - LOT 8
Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,349.6840' East:2,559,753.5423'

Segment# 1: Line
Course: S78° 19' 28"W Length: 60.00'
North: 14,843,337.5418' East: 2,559,694.7838'

Segment# 2: Line
Course: N11° 40' 32"W Length: 120.00'
North: 14,843,455.0589' East: 2,559,670.4994'

Segment# 3: Line
Course: N78° 19' 28"E Length: 60.00'
North: 14,843,467.2011' East: 2,559,729.2580'

Segment# 4: Line
Course: S11° 40' 32"E Length: 120.00'
North: 14,843,349.6840' East: 2,559,753.5423'

Perimeter: 359.99' Area: 7,199.82Sq.Ft.
Error Closure: 0.0000 Course: N0° 00' 00"E
Error North : 0.00000 East: 0.00000

Precision 1: 360,000,000.00

Parcel Name: LOT 9 - 0 LA - LOT 9
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,337.5418' East:2,559,694.7838'

Segment# 1: Line
Course: S78° 19' 28"W Length: 60.00'
North: 14,843,325.3996' East: 2,559,636.0252'

Segment# 2: Line
Course: N11° 40' 32"W Length: 120.00'
North: 14,843,442.9167' East: 2,559,611.7409'

Segment# 3: Line
Course: N78° 19' 28"E Length: 60.00'
North: 14,843,455.0589' East: 2,559,670.4995'

Segment# 4: Line
Course: S11° 40' 32"E Length: 120.00'
North: 14,843,337.5418' East: 2,559,694.7838'

Perimeter: 359.99' Area: 7,199.82Sq.Ft.
Error Closure: 0.0000 Course: N0° 00' 00"E
Error North : 0.00000 East: 0.00000

Precision 1: 360,000,000.00

Parcel Name: REMAINDER A-1 - 0 LA - LOT 1000
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:14,843,196.8725' East:2,559,699.2819'

Segment# 1: Line
Course: N4° 56' 45"W Length: 3.89'
North: 14,843,200.7480' East: 2,559,698.9465'

Segment# 2: Line
Course: N85° 03' 15"E Length: 95.00'
North: 14,843,208.9383' East: 2,559,793.5928'

Segment# 3: Line
Course: N68° 16' 36"E Length: 62.67'
North: 14,843,232.1341' East: 2,559,851.8121'

Segment# 4: Line
Course: N78° 19' 29"E Length: 225.15'
North: 14,843,277.6965' East: 2,560,072.3038'

Segment# 5: Line
Course: N83° 46' 29"E Length: 60.01'
North: 14,843,284.2039' East: 2,560,131.9599'

Segment# 6: Line
Course: N7° 25' 10"W Length: 12.45'
North: 14,843,296.5496' East: 2,560,130.3522'

Segment# 7: Line
Course: N83° 43' 15"E Length: 227.70'
North: 14,843,321.4538' East: 2,560,356.6862'

Segment# 8: Line
Course: N83° 43' 15"E Length: 66.92'
North: 14,843,328.7731' East: 2,560,423.2047'

Segment# 9: Line
Course: S69° 50' 39"E Length: 336.66'
North: 14,843,212.7686' East: 2,560,739.2473'

Segment# 10: Line
Course: S60° 21' 57"E Length: 15.51'
North: 14,843,205.0995' East: 2,560,752.7286'

Segment# 11: Line
Course: S0° 17' 59"W Length: 2,104.95'
North: 14,841,100.1783' East: 2,560,741.7173'

Segment# 12: Line
Course: S0° 17' 58"W Length: 76.73'
North: 14,841,023.4493' East: 2,560,741.3163'

Segment# 13: Line
Course: N40° 21' 53"W Length: 230.91'
North: 14,841,199.3883' East: 2,560,591.7673'

Segment# 14: Curve
Length: 189.45' Radius: 270.00'
Delta: 40°12'11" Tangent: 98.81'
Chord: 185.59' Course: N60° 27' 59"W
Course In: S49° 38' 07"W Course Out: N9° 25' 56"E
RP North: 14,841,024.5225' East: 2,560,386.0442'
End North: 14,841,290.8722' East: 2,560,430.2920'

Segment# 15: Line
Course: N80° 34' 04"W Length: 384.11'
North: 14,841,353.8204' East: 2,560,051.3751'

Segment# 16: Curve
Length: 105.31' Radius: 150.00'
Delta: 40°13'28" Tangent: 54.93'
Chord: 103.16' Course: N60° 27' 20"W
Course In: N9° 25' 56"E Course Out: S49° 39' 24"W
RP North: 14,841,501.7924' East: 2,560,075.9572'
End North: 14,841,404.6875' East: 2,559,961.6304'

Segment# 17: Line
Course: N46° 13' 02"E Length: 257.89'
North: 14,841,583.1283' East: 2,560,147.8188'

Segment# 18: Line
Course: S43° 46' 58"E Length: 39.64'
North: 14,841,554.5095' East: 2,560,175.2467'

Segment# 19: Line
Course: N46° 13' 02"E Length: 155.00'
North: 14,841,661.7580' East: 2,560,287.1518'

Segment# 20: Line
Course: N43° 46' 58"W Length: 171.94'
North: 14,841,785.8933' East: 2,560,168.1820'

Segment# 21: Line
Course: N32° 45' 07"W Length: 94.80'
North: 14,841,865.6220' East: 2,560,116.8950'

Segment# 22: Line
Course: N18° 37' 36"W Length: 172.41'
North: 14,842,029.0012' East: 2,560,061.8271'

Segment# 23: Line
Course: N28° 24' 10"W Length: 96.91'
North: 14,842,114.2457' East: 2,560,015.7303'

Segment# 24: Line
Course: N54° 17' 27"E Length: 22.06'
North: 14,842,127.1215' East: 2,560,033.6428'

Segment# 25: Line
Course: N35° 42' 33"W Length: 50.00'
North: 14,842,167.7210' East: 2,560,004.4592'

Segment# 26: Line
Course: N18° 44' 18"W Length: 105.73'
North: 14,842,267.8468' East: 2,559,970.4938'

Segment# 27: Line
Course: S70° 16' 49"W Length: 49.90'
North: 14,842,251.0096' East: 2,559,923.5202'

Segment# 28: Line
Course: N73° 07' 13"W Length: 125.07'
North: 14,842,287.3253' East: 2,559,803.8387'

Segment# 29: Line
Course: S16° 52' 47"W Length: 16.68'
North: 14,842,271.3640' East: 2,559,798.9954'

Segment# 30: Line
Course: N73° 07' 13"W Length: 165.20'
North: 14,842,319.3320' East: 2,559,640.9128'

Segment# 31: Line
Course: N12° 40' 25"E Length: 70.07'
North: 14,842,387.6948' East: 2,559,656.2860'

Segment# 32: Line
Course: N0° 44' 54"E Length: 288.48'
North: 14,842,676.1502' East: 2,559,660.0537'

Segment# 33: Line
Course: N10° 11' 18"E Length: 204.06'
North: 14,842,876.9925' East: 2,559,696.1487'

Segment# 34: Line
Course: N5° 17' 56"E Length: 86.65'
North: 14,842,963.2722' East: 2,559,704.1509'

Segment# 35: Line
Course: N0° 58' 38"W Length: 164.96'
North: 14,843,128.2082' East: 2,559,701.3375'

Segment# 36: Line
Course: N0° 58' 16"W Length: 55.77'
North: 14,843,183.9702' East: 2,559,700.3923'

Segment# 37: Line
Course: N4° 56' 45"W Length: 12.95'
North: 14,843,196.8720' East: 2,559,699.2759'

Perimeter: 6,603.60' Area: 1,729,593.41Sq.Ft.
Error Closure: 0.0060 Course: S85° 25' 39"W
Error North : -0.00048 East: -0.00600

Precision 1: 1,100,598.33

Parcel Name: ROW - 0 LA - LOT 1001
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:14,843,745.4115' East:2,559,971.5434'

Segment# 1: Line
Course: N67° 48' 34"E Length: 60.00'
North: 14,843,768.0728' East: 2,560,027.0994'

Segment# 2: Line
Course: S22° 07' 50"E Length: 67.31'
North: 14,843,705.7217' East: 2,560,052.4563'

Segment# 3: Line
Course: S22° 07' 50"E Length: 53.52'
North: 14,843,656.1446' East: 2,560,072.6182'

Segment# 4: Curve
Length: 84.73' Radius: 330.00'
Delta: 14°42'40" Tangent: 42.60'
Chord: 84.50' Course: S14° 46' 30"E
Course In: S67° 52' 10"W Course Out: N82° 34' 50"E
RP North: 14,843,531.8275' East: 2,559,766.9301'
End North: 14,843,574.4411' East: 2,560,094.1671'

Segment# 5: Line
Course: S7° 25' 10"E Length: 280.24'
North: 14,843,296.5475' East: 2,560,130.3551'

Segment# 6: Line
Course: S7° 25' 10"E Length: 12.45'
North: 14,843,284.2017' East: 2,560,131.9628'

Segment# 7: Line
Course: S83° 46' 29"W Length: 60.01'
North: 14,843,277.6944' East: 2,560,072.3066'

Segment# 8: Line
Course: N7° 25' 10"W Length: 53.67'
North: 14,843,330.9150' East: 2,560,065.3761'

Segment# 9: Curve
Length: 32.90' Radius: 20.00'
Delta: 94°15'23" Tangent: 21.54'
Chord: 29.32' Course: N54° 32' 51"W
Course In: S82° 34' 50"W Course Out: N11° 40' 32"W
RP North: 14,843,328.3324' East: 2,560,045.5436'
End North: 14,843,347.9185' East: 2,560,041.4962'

Segment# 10: Line
Course: S78° 19' 28"W Length: 182.56'
North: 14,843,310.9740' East: 2,559,862.7135'

Segment# 11: Curve
Length: 29.07' Radius: 20.00'
Delta: 83°16'12" Tangent: 17.78'
Chord: 26.58' Course: S36° 41' 22"W
Course In: S11° 40' 32"E Course Out: S85° 03' 15"W
RP North: 14,843,291.3878' East: 2,559,866.7609'
End North: 14,843,289.6635' East: 2,559,846.8353'

Segment# 12: Line
Course: S4° 56' 45"E Length: 57.74'
North: 14,843,232.1385' East: 2,559,851.8133'

Segment# 13: Line
Course: S68° 16' 36"W Length: 62.67'
North: 14,843,208.9428' East: 2,559,793.5940'

Segment# 14: Line
Course: N4° 56' 45"W Length: 64.03'
North: 14,843,272.7343' East: 2,559,788.0738'

Segment# 15: Curve
Length: 33.77' Radius: 20.00'
Delta: 96°43'48" Tangent: 22.50'
Chord: 29.90' Course: N53° 18' 38"W
Course In: S85° 03' 15"W Course Out: N11° 40' 32"W
RP North: 14,843,271.0101' East: 2,559,768.1482'
End North: 14,843,290.5963' East: 2,559,764.1008'

Segment# 16: Line
Course: S78° 19' 28"W Length: 153.90'
North: 14,843,259.4516' East: 2,559,613.3852'

Segment# 17: Curve
Length: 27.68' Radius: 20.00'
Delta: 79°18'06" Tangent: 16.58'
Chord: 25.52' Course: S38° 40' 25"W
Course In: S11° 40' 32"E Course Out: S89° 01' 22"W
RP North: 14,843,239.8654' East: 2,559,617.4325'
End North: 14,843,239.5243' East: 2,559,597.4355'

Segment# 18: Line
Course: S0° 58' 38"E Length: 95.62'
North: 14,843,143.9182' East: 2,559,599.0662'

Segment# 19: Line
Course: S89° 01' 22"W Length: 50.00'
North: 14,843,143.0655' East: 2,559,549.0735'

Segment# 20: Line
Course: N0° 58' 38"W Length: 69.68'
North: 14,843,212.7353' East: 2,559,547.8851'

Segment# 21: Curve
Length: 16.05' Radius: 20.00'
Delta: 45°58'05" Tangent: 8.48'
Chord: 15.62' Course: N23° 57' 40"W
Course In: S89° 01' 22"W Course Out: N43° 03' 17"E
RP North: 14,843,212.3942' East: 2,559,527.8880'
End North: 14,843,227.0083' East: 2,559,541.5420'

Segment# 22: Curve
Length: 180.44' Radius: 62.00'
Delta: 166°45'00" Tangent: 533.81'
Chord: 123.17' Course: N36° 25' 47"E
Course In: N43° 03' 17"E Course Out: N29° 48' 18"E
RP North: 14,843,272.3118' East: 2,559,583.8692'
End North: 14,843,326.1106' East: 2,559,614.6862'

Segment# 23: Curve
Length: 14.48' Radius: 20.00'
Delta: 41°28'50" Tangent: 7.57'
Chord: 14.17' Course: S80° 56' 07"E
Course In: N29° 48' 18"E Course Out: S11° 40' 32"E
RP North: 14,843,343.4650' East: 2,559,624.6272'
End North: 14,843,323.8788' East: 2,559,628.6746'

Segment# 24: Line
Course: N78° 19' 28"E Length: 416.58'
North: 14,843,408.1819' East: 2,560,036.6353'

Segment# 25: Curve
Length: 29.93' Radius: 20.00'
Delta: 85°44'37" Tangent: 18.57'
Chord: 27.21' Course: N35° 27' 09"E
Course In: N11° 40' 32"W Course Out: N82° 34' 50"E
RP North: 14,843,427.7681' East: 2,560,032.5879'
End North: 14,843,430.3507' East: 2,560,052.4204'

Segment# 26: Line
Course: N7° 25' 10"W Length: 81.18'
North: 14,843,510.8510' East: 2,560,041.9375'

Segment# 27: Curve
Length: 41.27' Radius: 20.00'
Delta: 118°14'01" Tangent: 33.44'
Chord: 34.33' Course: N66° 32' 10"W
Course In: S82° 34' 50"W Course Out: N35° 39' 10"W
RP North: 14,843,508.2684' East: 2,560,022.1049'
End North: 14,843,524.5197' East: 2,560,010.4475'

Segment# 28: Curve
Length: 242.46' Radius: 62.00'
Delta: 224°03'50" Tangent: 153.21'
Chord: 114.94' Course: N13° 37' 15"W
Course In: N35° 39' 10"W Course Out: N8° 24' 40"E
RP North: 14,843,574.8987' East: 2,559,974.3094'
End North: 14,843,636.2318' East: 2,559,983.3785'

Segment# 29: Curve
Length: 42.08' Radius: 20.00'
Delta: 120°32'30" Tangent: 35.02'
Chord: 34.74' Course: N38° 08' 25"E
Course In: N8° 24' 40"E Course Out: N67° 52' 10"E
RP North: 14,843,656.0167' East: 2,559,986.3040'
End North: 14,843,663.5510' East: 2,560,004.8305'

Segment# 30: Line
Course: N22° 07' 50"W Length: 88.37'
North: 14,843,745.4106' East: 2,559,971.5399'

Perimeter: 2,684.39' Area: 87,147.92Sq.Ft.
Error Closure: 0.0036 Course: S76° 05' 18"W
Error North : -0.00086 East: -0.00346

Precision 1: 745,663.89

CHURCHILL COUNTY
Abandonment Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Casey Road, LLC

Use/Activity this project will support: **Resid./Home** **Commercial** **Industrial** **Other:**_____

Zoning District: R-1 **Site Address:** No address **APN(s):** 008-791-11 & 25

PROJECT PERMIT TYPE – ABANDONMENT // **SUB-TYPE IS:** (See Instructions - needed for online submittal.)

- [x] **ADMINISTRATIVE** **(For utility easements only – approved by Planning Director w/o hearing)**
- [ ] **STANDARD** **(For all other easements – approved by the Board of County Commissioners**

ABANDONMENT IS TO SUPPORT: [x] **LAND DIVISION** [ ] **RECORD OF SURVEY** [ ] **USE PERMIT** [ ] **N/A**

NOTE: For a stand-alone abandonment choose N/A. For a description of the process to review abandonments in different situations, see the Instructions

What do you propose to abandon? ***NOTE:*** One easement may include multiple purposes. Check those that apply.

- [ ] **Road Property/Land** ***NOTE:*** This is separate real property that is owned by the local government for road or similar purposes - for example an alley.
- [ ] **Road / Public Access Easement** ***NOTE:*** These easements are often created for a road in a land division, without dedicating ownership of the land.
- [x] **Easement for Utility & Video Service Networks** ***NOTE:*** Land divisions often have unmarked easements along property lines that need to be abandoned when lot lines change.
- [ ] **Drainage Easement** ***NOTE:*** Most often created along ditch, drain, or stream during a land division.
- [ ] **Other Easement:** _____

Submittal Package Items:

- [ ] **Pre-Application meeting** - make first draft of materials and review with Staff
- [ ] **This form** (This form may be submitted with another application, such as Land Division) [ ] **Fee**
- [ ] **Title Reports for all lots served by the easement**
- [ ] **Narrative –** Use the Narrative Section below or a separate sheet. Describe the area proposed to be abandoned, why you are requesting it, and provide additional information to support your answers in the Questionnaire.
- [ ] **Copy of the deed or map (11" X 17" maximum) that created the existing easement / road property.** Mark it on map.
- [x] **Legal description of the easement area to be abandoned.** See Instructions.Also, using the map or other picture,
- [ ] **Documentation for any replacement easement –** See Instructions.
- [ ] **List of Parties Affected –** See Instructions.

ABANDONMENT QUESTIONNAIRE

Are you proposing to replace the abandoned easement or road in a different location? ☐ **NO** ☑ **YES**

NOTE: If Yes, see Instructions for providing a ***legal description***.

Is the easement/road already being used for its purpose? ☑ **NO** ☐ **If YES > Will you remove or relocate the facilities?** ☐ **NO** ☐ **YES**

NOTE: Examples include a gas line in utility corridor, road/driveway in access corridor, water passage in drainage corridor, etc. It is not likely that an easement that is actively used would be abandoned entirely.

Will the abandonment create a break in a continuous easement or road corridor? ☑ **NO** ☐ **YES**

NOTE: It is not likely the easement can be abandoned unless there is an alternate route that can maintain the service.

Will all parcels served by the abandoned easement or road still have service from another route? ☑ **YES** ☐ **NO**

NOTE: Sometimes parcels are served by multiple easements for the same purpose in other locations.

NOTE: An easement cannot be abandoned if doing so would cut off legal access or utilities pathways to a parcel.

Do all parties served by an access or easement agree to the abandonment? ☑ **YES** ☐ **NO**

NOTE: For utility easements – the current providers will receive notice and may object to abandoning the easement.

NOTE: For street/road property abandonment – Utility companies may request to retain an easement for themselves.

NOTE: In most cases, all parties with an interest in the public easement should agree to it before the County would agree to abandon it.

Will an abandoned access easement or road have a new turnaround at the new ending? ☐ **N/A** ☐ **YES** ☑ **NO**

NOTE: A turnaround for fire trucks and other drivers that meets current standards must be provided within an adequate easement area.

NARRATIVE (or use separate sheet)

What area is proposed to be abandoned?

The 5' PUEs granted between Parcels 4 and 5 as shown on Parcel Map File No. 283473.

Why you are requesting the abandonment?

The line between parcel 4 and 5 as shown on Parcel Map File No. 283473 is to be merged and resubdivided with the Final Map of Sand Creek Subdivision #2, Phase 1

Provide any additional information to support your answers.

\

EXHIBIT A
PUBLIC UTILITY EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Parcel 4 as shown on that Parcel Map recorded June 16, 1994 as File No. 283473 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point that bears South 87°03'05" East, 1689.45 feet from the northwest corner of said Section 35, also being the southwest corner of Parcel 5 as shown on that Parcel Map recorded June 16, 1994 as File No. 283473 in the Official Records of Churchill County, Nevada;

THENCE along the northerly line of said Parcel 4, South 72°47'48" East, 27.92 feet;

THENCE continuing along said northerly line, South 51°33'37" East, 70.52 feet;

THENCE continuing along said northerly line, South 41°33'22" East, 124.27 feet;

THENCE continuing along said northerly line, South 69°41'25" East, 123.56 feet;

THENCE continuing along said northerly line, North 69°19'50" East, 126.44 feet;

THENCE continuing along said northerly line, South 89°14'54" East, 172.62 feet;

THENCE continuing along said northerly line, North 61°07'52" East, 41.28 feet to a point on the easterly line of said Parcel 4;

THENCE along said easterly line, South 70°02'02" East, 13.28 feet;

THENCE departing said easterly line, South 61°07'52" West, 52.67 feet;

THENCE North 89°14'54" West, 173.37 feet;

THENCE South 69°19'50" West, 128.29 feet;

THENCE North 69°41'25" West, 129.80 feet;

THENCE North 41°33'22" West, 125.91 feet;

THENCE North 51°33'37" West, 67.77 feet;

THENCE North 72°47'48" West, 44.18 feet to a point on the northerly line of said Parcel 4;

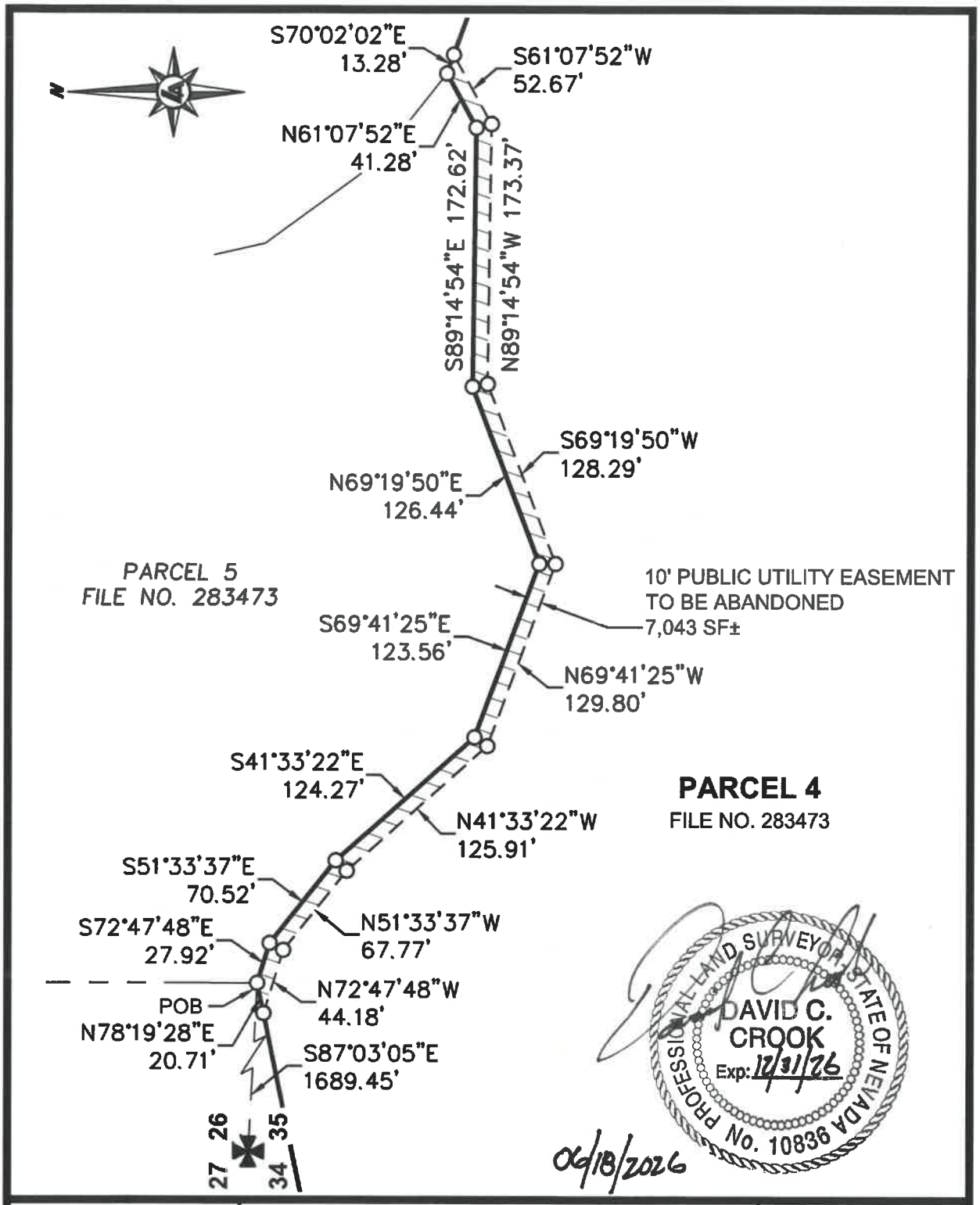
THENCE along said northerly line, North 78°19'28" East, 20.71 feet to the **POINT OF BEGINNING**.

Containing 7,043 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Parcel Map recorded June 16, 1994 as File No. 283473 in the Official Records of Churchill County, Nevada.



Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
06/18/2026
JN: 12144.001



LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
PARCEL 4 OF FILE NO. 283473
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 05/26
SCALE: 1" = 100'
JOB NO: 12144.001
DRAWN BY: DMS

EXHIBIT A
PUBLIC UTILITY EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Parcel 5 as shown on that Parcel Map recorded June 16, 1994 as File No. 283473 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point that bears South 87°03'05" East, 1689.45 feet from the northwest corner of said Section 35, also being the southwest corner of said Parcel 5;

THENCE along the westerly line of said Parcel 5, North 00°03'05" East, 10.47 feet;

THENCE departing said westerly line, South 72°47'48" East, 32.88 feet;

THENCE South 51°33'37" East, 73.27 feet;

THENCE South 41°33'22" East, 122.64 feet;

THENCE South 69°41'25" East, 117.31 feet;

THENCE North 69°19'50" East, 124.60 feet;

THENCE South 89°14'54" East, 171.87 feet;

THENCE North 61°07'52" East, 34.51 feet to a point on the easterly line of said Parcel 5;

THENCE along said easterly line, South 51°18'47" East, 10.82 feet;

THENCE departing said easterly line, and along the southerly line of said Parcel 5, South 61°07'52" West, 41.28 feet;

THENCE continuing along said southerly line, North 89°14'54" West, 172.62 feet;

THENCE continuing along said southerly line, South 69°19'50" West, 126.44 feet;

THENCE continuing along said southerly line, North 69°41'25" West, 123.56 feet;

THENCE continuing along said southerly line, North 41°33'22" West, 124.27 feet;

THENCE continuing along said southerly line, North 51°33'37" West, 70.52 feet;

THENCE continuing along said southerly line, North 72°47'48" West, 27.92 feet to the **POINT OF BEGINNING**.

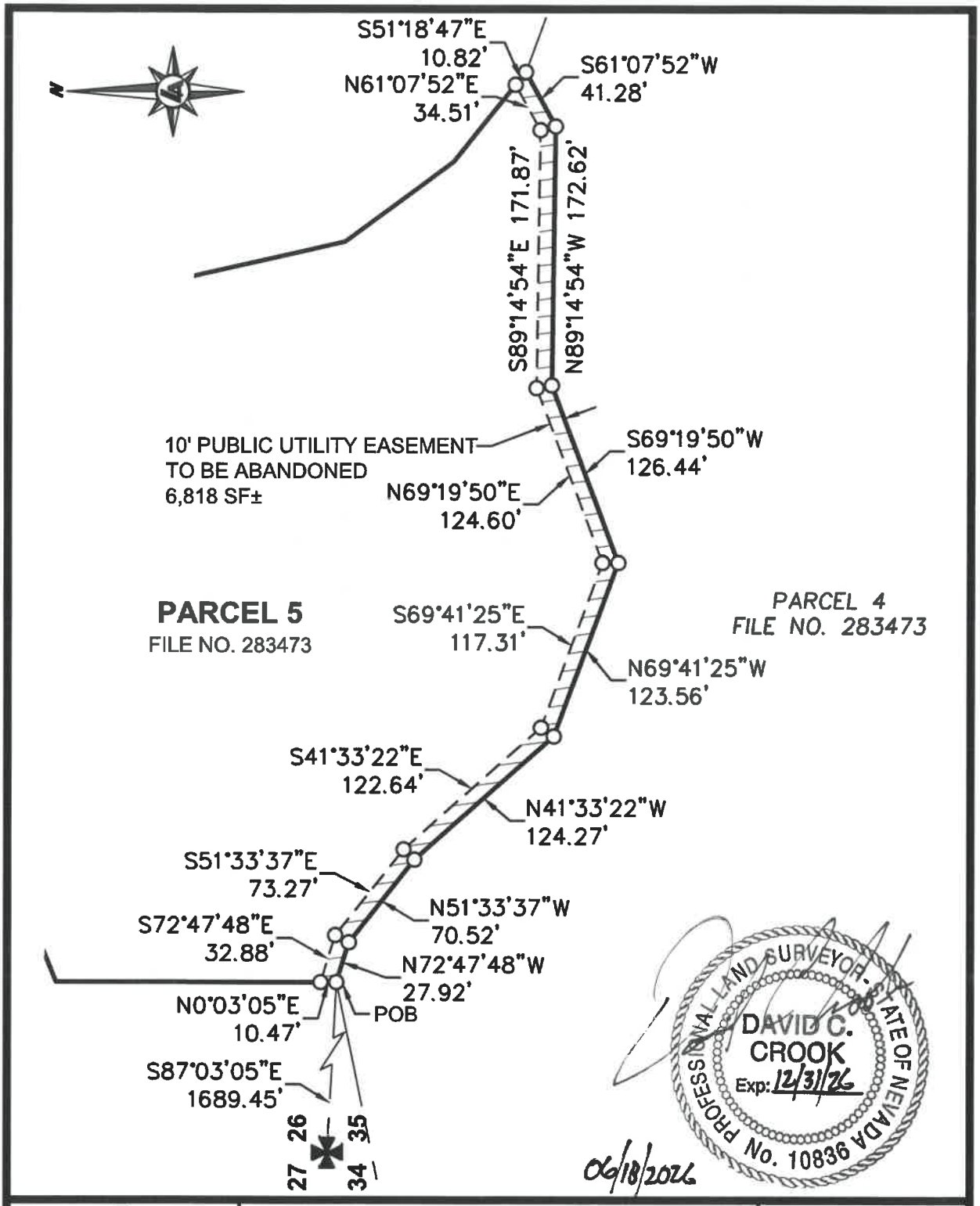
Containing 6,818 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Parcel Map recorded June 16, 1994 as File No. 283473 in the Official Records of Churchill County, Nevada.

Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406

06/18/2026





LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
PARCEL 5 OF FILE NO. 283473
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 06/26
SCALE: 1" = 100'
JOB NO: 12144.001
DRAWN BY: DMS

CHURCHILL COUNTY
Abandonment Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Casey Road, LLC

Use/Activity this project will support: **Resid./Home** **Commercial** **Industrial** **Other:**_____

Zoning District: R-1 **Site Address:** No address **APN(s):** 008-791-11 & 25

PROJECT PERMIT TYPE – ABANDONMENT // **SUB-TYPE IS:** (See Instructions - needed for online submittal.)

- [x] **ADMINISTRATIVE** **(For utility easements only – approved by Planning Director w/o hearing)**
- [ ] **STANDARD** **(For all other easements – approved by the Board of County Commissioners**

ABANDONMENT IS TO SUPPORT: [x] **LAND DIVISION** [ ] **RECORD OF SURVEY** [ ] **USE PERMIT** [ ] **N/A**

NOTE: For a stand-alone abandonment choose N/A. For a description of the process to review abandonments in different situations, see the Instructions

What do you propose to abandon? ***NOTE:*** One easement may include multiple purposes. Check those that apply.

- [ ] **Road Property/Land** ***NOTE:*** This is separate real property that is owned by the local government for road or similar purposes - for example an alley.
- [ ] **Road / Public Access Easement** ***NOTE:*** These easements are often created for a road in a land division, without dedicating ownership of the land.
- [x] **Easement for Utility & Video Service Networks** ***NOTE:*** Land divisions often have unmarked easements along property lines that need to be abandoned when lot lines change.
- [ ] **Drainage Easement** ***NOTE:*** Most often created along ditch, drain, or stream during a land division.
- [ ] **Other Easement:** _____

Submittal Package Items:

- [ ] **Pre-Application meeting** - make first draft of materials and review with Staff
- [ ] **This form** (This form may be submitted with another application, such as Land Division) [ ] **Fee**
- [ ] **Title Reports for all lots served by the easement**
- [ ] **Narrative –** Use the Narrative Section below or a separate sheet. Describe the area proposed to be abandoned, why you are requesting it, and provide additional information to support your answers in the Questionnaire.
- [ ] **Copy of the deed or map (11" X 17" maximum) that created the existing easement / road property.** Mark it on map.
- [x] **Legal description of the easement area to be abandoned.** See Instructions.Also, using the map or other picture,
- [ ] **Documentation for any replacement easement –** See Instructions.
- [ ] **List of Parties Affected –** See Instructions.

ABANDONMENT QUESTIONNAIRE

Are you proposing to replace the abandoned easement or road in a different location? ☐ **NO** ☑ **YES**

NOTE: If Yes, see Instructions for providing a ***legal description***.

Is the easement/road already being used for its purpose? ☑ **NO** ☐ **If YES > Will you remove or relocate the facilities?** ☐ **NO** ☐ **YES**

NOTE: Examples include a gas line in utility corridor, road/driveway in access corridor, water passage in drainage corridor, etc. It is not likely that an easement that is actively used would be abandoned entirely.

Will the abandonment create a break in a continuous easement or road corridor? ☑ **NO** ☐ **YES**

NOTE: It is not likely the easement can be abandoned unless there is an alternate route that can maintain the service.

Will all parcels served by the abandoned easement or road still have service from another route? ☑ **YES** ☐ **NO**

NOTE: Sometimes parcels are served by multiple easements for the same purpose in other locations.

NOTE: An easement cannot be abandoned if doing so would cut off legal access or utilities pathways to a parcel.

Do all parties served by an access or easement agree to the abandonment? ☑ **YES** ☐ **NO**

NOTE: For utility easements – the current providers will receive notice and may object to abandoning the easement.

NOTE: For street/road property abandonment – Utility companies may request to retain an easement for themselves.

NOTE: In most cases, all parties with an interest in the public easement should agree to it before the County would agree to abandon it.

Will an abandoned access easement or road have a new turnaround at the new ending? ☐ **N/A** ☐ **YES** ☑ **NO**

NOTE: A turnaround for fire trucks and other drivers that meets current standards must be provided within an adequate easement area.

NARRATIVE (or use separate sheet)

What area is proposed to be abandoned?

A portion of the 5' PUEs granted between Parcels B and C as shown on Amended Parcel Map/Boundary line ~~Adjustment File No. 329222 that was merged and resubdivided by Final Map of Sand Creek Subdivision Unit #1,~~ File No. 375275.

Why you are requesting the abandonment?

This is to abandon the easements that were not addressed on the Final Map of Sand Creek Subdivision Unit #1, ~~File No. 375275 along the portion of the line that was moved.~~

Provide any additional information to support your answers.

\

EXHIBIT A
PUBLIC UTILITY EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Parcels B and C as shown on that Amended Parcel Map/Boundary Line Adjustment recorded May 3, 2000 as File No. 329222 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point which bears South 84°37'05" East, 1439.02 feet from the northwest corner of said Section 35, also being a point on the northerly line of said Parcel B;

THENCE along said northerly line, North 78°08'05" East, 10.22 feet to a point on the northerly line of said Parcel C;

THENCE departing said northerly line of Parcel C, South 00°03'05" West, 382.31 feet;

THENCE 98.12 feet along the arc of a non-tangent curve to the right, having a radius of 471.17 feet, central angle of 11°55,53" and a chord that bears North 66°08'54" West, 97.94 feet to a point on the westerly line of said Parcel C;

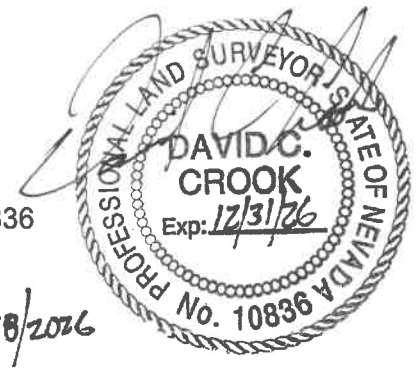
THENCE North 29°58'01" East, 10.00 feet;

THENCE 82.22 feet along the arc of a non-tangent curve to the left, having a radius of 461.17 feet, central angle of 10°12'54", and a chord that bears South 65°17'36" East, 82.11 feet;

THENCE North 00°03'05" East, 366.26 feet to the **POINT OF BEGINNING.**

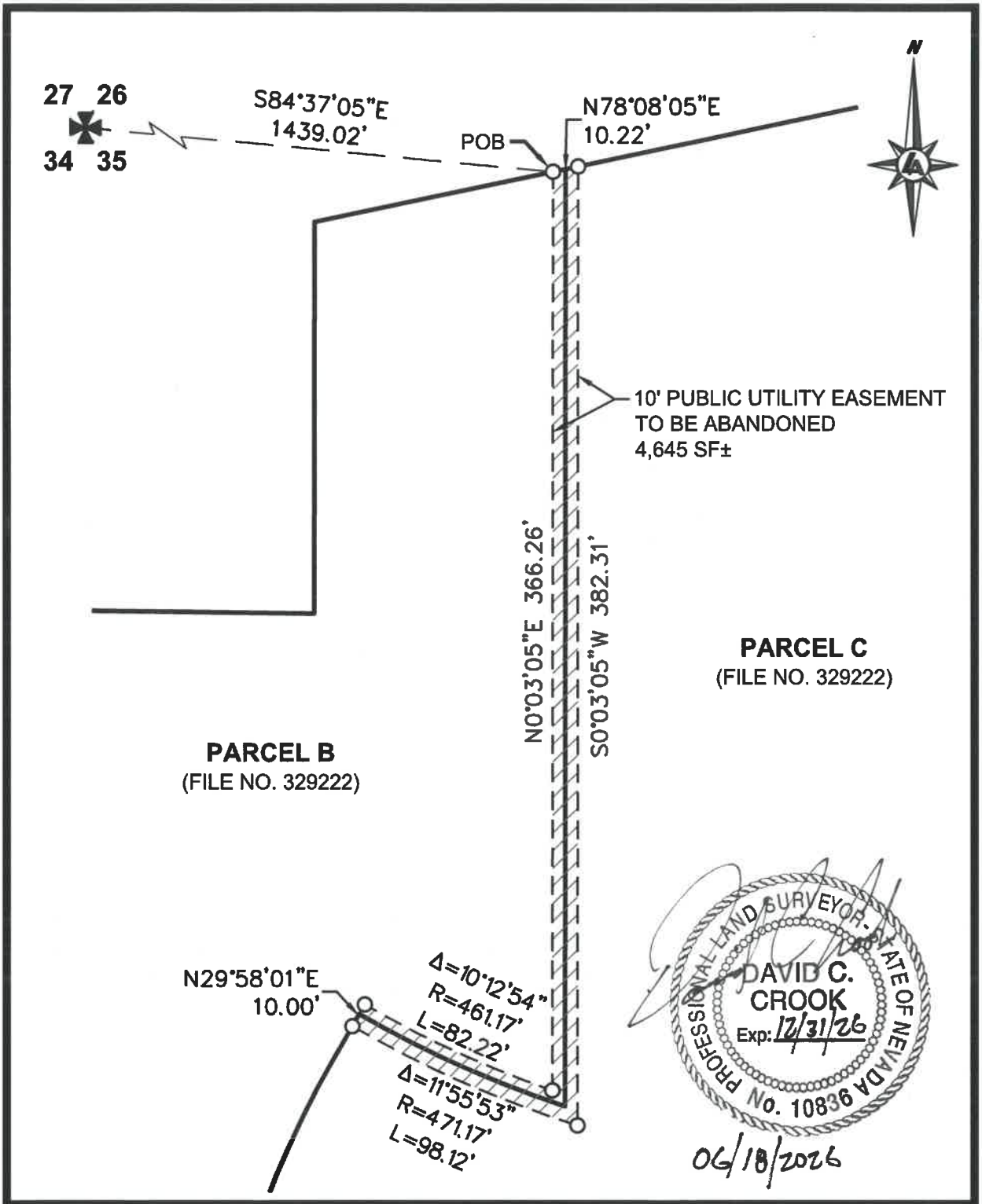
Containing 4,645 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Amended Parcel Map/Boundary Line Adjustment recorded May 3, 2000 as File No. 329222 in the Official Records of Churchill County, Nevada.



Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
JN: 12144.001

06/18/2026



LUMOS & ASSOCIATES 275 W. WILLIAMS AVENUE FALLON, NV 89406 TEL: 775.423.2188	**EXHIBIT "B"** **PUBLIC UTILITY EASEMENT** **PARCELS B & C FILE NO. 329222** **PORTION OF SEC. 35, T.19N, R.28E, M.D.M.** **CHURCHILL COUNTY** **NEVADA**	DATE: 06/26 SCALE: 1" = 60' JOB NO: 12144.001 DRAWN BY: DMS

CHURCHILL COUNTY
Abandonment Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Casey Road, LLC

Use/Activity this project will support: **Resid./Home** **Commercial** **Industrial** **Other:**_____

Zoning District: R-1 **Site Address:** No address **APN(s):** 008-791-11 & 25

PROJECT PERMIT TYPE – ABANDONMENT // **SUB-TYPE IS:** (See Instructions - needed for online submittal.)

☐ **ADMINISTRATIVE** **(For utility easements only – approved by Planning Director w/o hearing)**

☑ **STANDARD** **(For all other easements – approved by the Board of County Commissioners**

ABANDONMENT IS TO SUPPORT: ☑ **LAND DIVISION** ☐ **RECORD OF SURVEY** ☐ **USE PERMIT** ☐ **N/A**

NOTE: For a stand-alone abandonment choose N/A. For a description of the process to review abandonments in different situations, see the Instructions

What do you propose to abandon? ***NOTE:*** One easement may include multiple purposes. Check those that apply.

☐ **Road Property/Land** ***NOTE:*** This is separate real property that is owned by the local government for road or similar purposes - for example an alley.

☑ **Road / Public Access Easement** ***NOTE:*** These easements are often created for a road in a land division, without dedicating ownership of the land.

☐ **Easement for Utility & Video Service Networks**
NOTE: Land divisions often have unmarked easements along property lines that need to be abandoned when lot lines change.

☐ **Drainage Easement** ***NOTE:*** Most often created along ditch, drain, or stream during a land division.

☐ **Other Easement:** _____

Submittal Package Items:

☐ **Pre-Application meeting** - make first draft of materials and review with Staff

☐ **This form** (This form may be submitted with another application, such as Land Division) ☐ **Fee**

☐ **Title Reports for all lots served by the easement**

☐ **Narrative –** Use the Narrative Section below or a separate sheet. Describe the area proposed to be abandoned, why you are requesting it, and provide additional information to support your answers in the Questionnaire.

☐ **Copy of the deed or map (11" X 17" maximum) that created the existing easement / road property.** Mark it on map.

☑ **Legal description of the easement area to be abandoned.** See Instructions.Also, using the map or other picture,

☐ **Documentation for any replacement easement –** See Instructions.

☐ **List of Parties Affected –** See Instructions.

ABANDONMENT QUESTIONNAIRE

Are you proposing to replace the abandoned easement or road in a different location? ☐ **NO** ☑ **YES**

NOTE: If Yes, see Instructions for providing a ***legal description***.

Is the easement/road already being used for its purpose? ☐ **NO** ☑ **If YES > Will you remove or relocate the facilities?** ☑ **NO** ☐ **YES**

NOTE: Examples include a gas line in utility corridor, road/driveway in access corridor, water passage in drainage corridor, etc. It is not likely that an easement that is actively used would be abandoned entirely.

Will the abandonment create a break in a continuous easement or road corridor? ☑ **NO** ☐ **YES**

NOTE: It is not likely the easement can be abandoned unless there is an alternate route that can maintain the service.

Will all parcels served by the abandoned easement or road still have service from another route? ☑ **YES** ☐ **NO**

NOTE: Sometimes parcels are served by multiple easements for the same purpose in other locations.

NOTE: An easement cannot be abandoned if doing so would cut off legal access or utilities pathways to a parcel.

Do all parties served by an access or easement agree to the abandonment? ☑ **YES** ☐ **NO**

NOTE: For utility easements – the current providers will receive notice and may object to abandoning the easement.

NOTE: For street/road property abandonment – Utility companies may request to retain an easement for themselves.

NOTE: In most cases, all parties with an interest in the public easement should agree to it before the County would agree to abandon it.

Will an abandoned access easement or road have a new turnaround at the new ending? ☐ **N/A** ☐ **YES** ☑ **NO**

NOTE: A turnaround for fire trucks and other drivers that meets current standards must be provided within an adequate easement area.

NARRATIVE (or use separate sheet)

What area is proposed to be abandoned?

The 50' portion of the 50' Road Easement shown on sheet 3 of 5 of Final Map of Sand Creek Subdivision Unit #1, File No. 375275 and the 50' portion of the Road Easement shown on sheet 2 of 2 of Parcel Map File No. 486369.

Why you are requesting the abandonment?

The 50' easements are to be replaced with Dedicated roadways on the proposed Sand Creek Subdivision #2, Phase 1

Provide any additional information to support your answers.

\

EXHIBIT A
ROAD EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Lot A as shown on that Final Map recorded October 6, 2005 as File No. 375275 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point which bears South 74°16'45" East, 1528.08 feet from the northwest corner of said Section 35, also a point on the northwesterly right-of-way line of Eagle Rock Road;

THENCE departing said right-of-way line, North 01°10'01" West, 69.69 feet;

THENCE 16.04 feet along the arc of a curve to the left, having a radius of 20.00 feet, and central angle of 45°57'27";

THENCE 185.87 feet along the arc of a reverse curve to the right, having a radius of 62.00 feet, and central angle of 171°45'57";

THENCE 16.23 feet along the arc of a reverse curve to the left, having a radius of 20.00 feet, and central angle of 46°30'24";

THENCE North 78'08'05" East, 262.18 feet to a point on the easterly line of said Lot A;

THENCE along said easterly line, South 41°33'22" East, 57.56 feet;

THENCE departing said easterly line, South 78°08'05" West, 314.65 feet;

THENCE 41.52 feet along the arc of a curve to the left, having a radius of 30.00 feet, and central angle of 79°18'06";

THENCE South 01°10'01" East, 92.42 feet to a point on said northerly right-of-way line;

THENCE along said right-of-way line, South 88°49'59" West, 50.00 feet to the **POINT OF BEGINNING**.

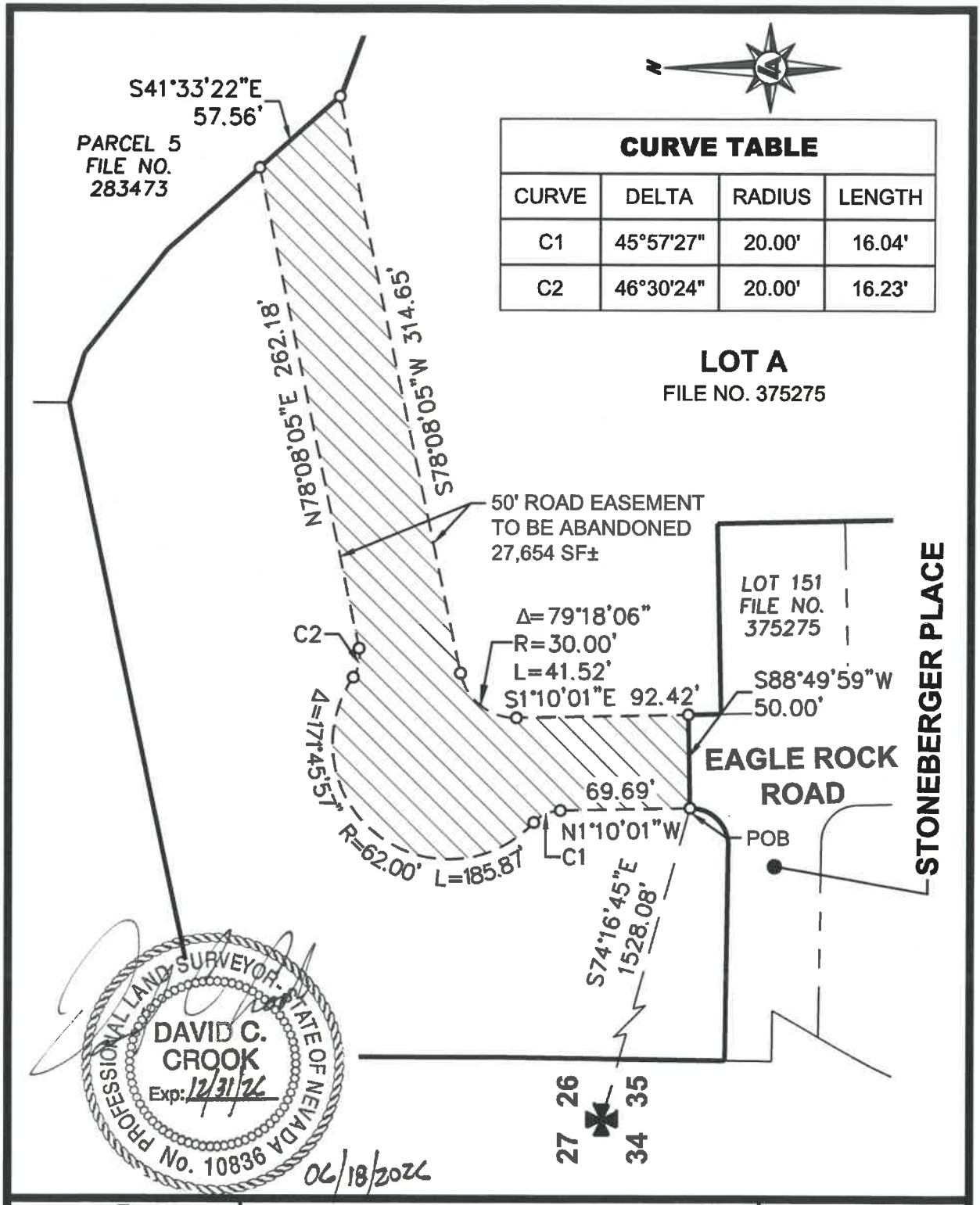
Containing 27,654 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Final Map recorded October 6, 2005 as File No. 375275 in the Official Records of Churchill County, Nevada.

Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
JN: 12144.001



06/18/2026



LUMOS & ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
ROAD EASEMENT
LOT A OF FILE NO. 375275
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 05/26
SCALE: 1" = 80'
JOB NO: 12144.001
DRAWN BY: DMS

EXHIBIT A
ROAD EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Parcel 2 as shown on that Parcel Map recorded March 3, 2021 as File No. 486369 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point which bears South 84°02'55" East, 1821.80 feet from the northwest corner of said Section 35, also a point on the westerly line of said Parcel 2;

THENCE departing said westerly line, North 78°19'29" East, 148.85 feet;

THENCE 29.93 feet along the arc of a curve to the left, having a radius of 20.00 feet, and a central angle of 85°44'36";

THENCE South 07°25'10" East, 90.25 feet;

THENCE 32.90 feet, along the arc of a non-tangent curve to the left, having a radius of 20.00 feet, central angle of 94°15'21", and a chord that bears North 54°32'50" West, 29.32 feet;

THENCE South 78°19'29" West, 113.64 feet to a point on said westerly line of Parcel 2;

THENCE along said westerly line, North 41°21'58" West, 57.56 feet to the **POINT OF BEGINNING.**

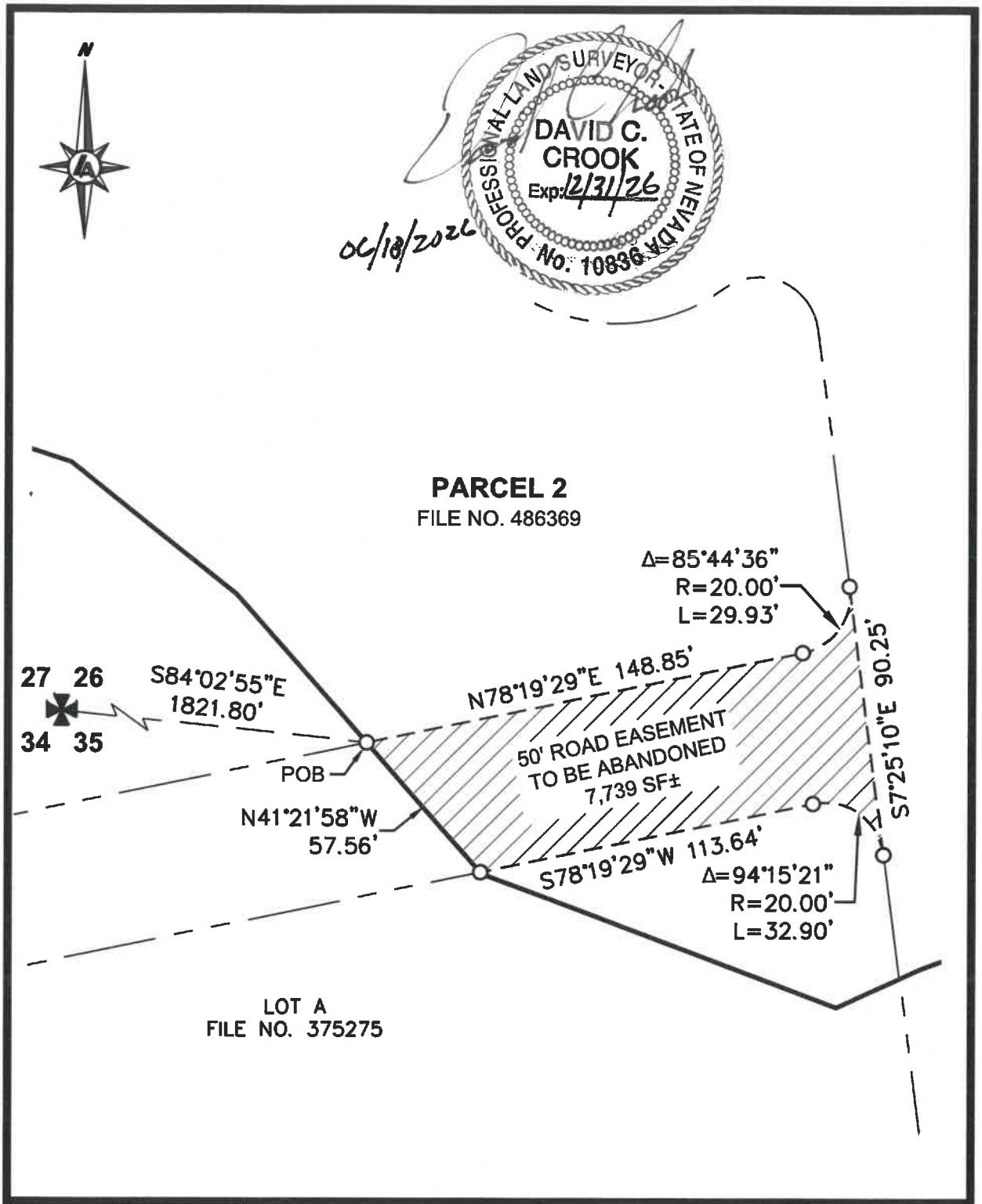
Containing 7,739 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Parcel Map recorded March 3, 2021 as File No. 486369 in the Official Records of Churchill County, Nevada.

Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
JN: 12144.001



06/18/2026



LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188

EXHIBIT "B"
ROAD EASEMENT
PARCEL 2 OF FILE NO. 486369
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 06/26
SCALE: 1" = 50'
JOB NO: 12144.001
DRAWN BY: DMS

Churchill County Road Name Application

Application is for a single road

A.P.N.: 008-792-11 and 95 Project: Sand Creek Phase 1 Date: 4/30/26

Applicant Name: Casey Road, LLC

Applicant Address: 3305 US Highway 50A

City: Fernley State: NV Zip: 89408

Telephone: 775-745-9056 e-mail: mccrearykim777@gmail.com

General Project Location: South of Casey Road, APN's 008-792-11 and 95

Legal Description of Road: *(Please **attach map** identifying road to be named)*

This application is being prepared to revise Wildcat Parkway as shown on the Tentative Map (PC25-8) to Sand Creek Drive for Sand Creek Subdivision #2.

Number of Parcels served by new road: 59

Provide Three (3) unique choices of road name in the order of preference, (please be creative).

The U.S. Postal Service requests that we avoid approving names of people and/or family for roads. It causes problems during their sorting process.

Must comply with Churchill County Code; see page 2 on the back of this application.

Please see the list of previously approved road names, a current copy can be obtained from the Public Works, Planning & Building Department, (775) 423-7627.

	Unique Proposed Name	Suggested Type
(1)	Sand Creek	Dr
(2)		
(3)		

Applicant's Signature: _____

Signing this application is also recognition that the developer or applicant is responsible for the construction and signage of the new road.

NOTE: Letters will be sent to all property owners affected by the naming of the road. All owners should agree to the proposed name selected by Churchill County; any dissenting comments will be considered prior to finalizing the road name. If all proposed names are rejected, you will be notified by mail and a new application will need to be submitted. The Churchill County Sheriff will also be provided an opportunity to approve or deny the selected name.

16.16.010.7: STREETS AND STORM DRAINS:

16. Naming of existing roads.
    a. Road names and suffixes shall be designated by the developer, subject to approval of the planning department and in accordance with the following general policy:
        (1) Be short (under 12 letters if possible) and preferably in one word;
        (2) Have a simple spelling and easy pronunciation;
        (3) Avoid prefixes such as "north" and "south", "east" and "west", "upper" and "lower";
        (4) Be related to the type and importance of the street (e.g., the suffix "boulevard" should not be attached to the name of a minor residential street);
        (5) Avoid the use of numbers or letters as street names;
        (6) Not be incongruous, offensive or geographically misleading;
        (7) Not be repetitive or similar in sound and character;
        (8) Have a single name for a street having a continuous alignment;
        (9) When to be connected in the future into a continuous alignment, or extended, bear the same name as the existing street;
    b. An existing noncounty maintained road may be named or renamed using the following procedure:
        (1) A landowner fronting the road submits a road name application according to the provisions above using the approved road name application. The application must be complete with three different road names and a list of all other landowners that will be affected.
        (2) If postmaster, sheriff's office/fire marshal and all landowners agree to the road name, the name is approved by planning department. It is the responsibility of the landowners to provide and maintain street signs and stop signs for roads not maintained by the county.

The following list is of street types currently used in Churchill County; use abbreviation on application: (Abbreviation is based on US Postal service standards.)

Type	Abbreviation
Avenue	AVE
Boulevard	BLVD
Circle	CIR
Court	CT
Drive	DR
Highway	HWY
Lane	LN
Loop	LOOP
Parkway	PKWY
Place	PL
Road	RD
Street	ST
Terrace	TER
Trail	TRL
View	VW
Way	WAY

List of Affected Property Owners

Applicant

FIRST CENTENNIAL TITLE COMPANY OF NEVADA
1032 Inglewood Dr, Ste 100, Fernley, NV 89408
Phone: (775)583-7100 • Fax: 775-583-7101

COMMITMENT FOR TITLE INSURANCE

Issued By

First American Title Insurance Company

Today's Date:
May 5, 2026

Order No.: P-26056409-FRN
Escrow Officer: Rachelle Lunger

Proposed Buyer/Borrower:

Property Address: 2685 (& not addressed) Casey Road, Fallon, NV 89406

Lender: TBD

Loan Amount: $1.00

RE/MAX Traditions
Kim McCreary
3305 US Highway 50 A
Fernley, NV 89408

First Centennial Title of Nevada

John Capner, Authorized Signatory

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company
NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within N/A after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I-Requirements; and
   f. Schedule B, Part II-Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I-Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
    ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
    The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1032 Inglewood Dr, Ste 100, Fernley, NV 89408
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: P-26056409-FRN-1
Issuing Office File No.: P-26056409-FRN
Property Address: 2685 (& not addressed) Casey Road, Fallon, NV 89406

SCHEDULE A

1. Commitment Date: April 29, 2026 at 07:30 AM

2. Policy to be issued:

   a. ALTA Owner's Policy (2021)
   Proposed Insured:
   Proposed Amount of Insurance: TBD
   The estate or interest to be insured: Fee Simple

   b. ALTA Loan Policy (2021)
   Proposed Insured: TBD
   Proposed Amount of Insurance: TBD
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Casey Road LLC, a Nevada limited liability company

5. The Land is described as follows:

   SEE SCHEDULE C ATTACHED HERETO

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

First Centennial Title of Nevada

John Capner, Authorized Signatory

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____ By: _____

Sally F. Tyler, President Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. This Preliminary Title Report is intended only as a solicitation of an offer to issue a Policy of Title Insurance. It is not intended for any other purpose and the Company expressly disclaims all liability for any use or purpose other than as stated herein. The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

6. PRIOR TO THE CLOSE OF ESCROW FIRST CENTENNIAL TITLE COMPANY WILL REQUIRE:

a. An Owner’s Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.

b. This transaction may be subject to the FinCEN Residential Real Estate Reporting Rule (“RRE Rule”) issued pursuant to the Bank Secrecy Act, effective March 1, 2026. Information necessary to comply with the RRE Rule must be obtained and provided to the Reporting Person, as defined in the RRE Rule, prior to closing.

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AMERICAN LAND TITLE ASSOCIATION

c. REQUIREMENT: This Company will require the following documents to insure a conveyance or encumbrance by the Limited Liability Company (LLC) named below:

a) A current copy of the Articles of Organization, certified by the Secretary of State, State of Nevada.
b) A copy of the Operating Agreement and all amendments thereto, if any, including delegations of authority appointing managers or other parties to execute documents that this Company is being requested to insure.
c) A copy of the current Statement of Information Form, List of Managers and Members, filed with the Secretary of State, State of Nevada.

LIMITED LIABILITY COMPANY: Casey Road LLC, a Nevada limited liability company

d. IN THE EVENT that the purchaser(s) in the transaction anticipated herein require an ALTA Owners Policy of Title Insurance, then an ALTA/NSPS Land Title Survey must be presented to First Centennial Title Company of Nevada, Inc. and First American Title Insurance Company no less than fifteen (15) days prior to the anticipated date of escrow closing.

e. A Full Reconveyance releasing and reconveying all rights acquired by Deed of Trust shown as Item No. 28 of Schedule B Part II - Exceptions.

NOTE: This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 2685 (& not addressed) Casey Road, Fallon, NV.

NOTE: According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

Grant, Bargain, Sale Deed recorded August 5, 2025 as Document No. 515351.

NOTE: Not entitled to Short Term Rate.

NOTE: The property described herein DOES NOT qualify for the ALTA Extended Homeowner's Policy.

NOTE: General and Special Taxes for proration purposes for the fiscal year 2025-2026 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: $1,559.27
Total Amount Paid: $1,559.27
Assessor's Parcel No.: 008-792-95

Please contact the Churchill County Treasurer's Office at (775) 423-6028 to obtain current amounts due prior to the close of escrow.

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AMERICAN LAND TITLE ASSOCIATION

NOTE: General and Special Taxes for proration purposes for the fiscal year 2025-2026 including any secured personal property and any district assessments, are PAID IN FULL.
Total Amount Taxed: $2,653.86
Total Amount Paid: $2,653.86
Assessor's Parcel No.: 008-792-11

Please contact the Churchill County Treasurer's Office at (775) 423-6028 to obtain current amounts due prior to the close of escrow.

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ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
First American Title Insurance Company

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

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

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

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

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

7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

8. General and Special Taxes for the fiscal year 2026-2027, including any secured personal property taxes and any district assessments, a lien, not yet due and payable.
Assessors Parcel No.: 008-792-95, 008-792-11

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.

10. Any Liens, Assessments, Bonds, or Charges levied by the Truckee-Carson Irrigation District, by reason of said land lying within its boundaries.

11. Any assessments, liens, charges or fees which may become due the Carson Water Subconservancy District, or future General Improvement District for the immediate area in which the land herein lies.

12. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.

13. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the State of Nevada, recorded January 18, 1909, Book 1, Page 78, as File No. 14696, Patent Records of Churchill County, Nevada.

    Affects Parcel 2

14. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for canals, drains, or ditches, recorded September 1, 1906, in Book 8, Page 540, as Document No. 3746, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

15. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded January 18, 1909, Book 1, Page 78, as Document No. 14696, Patent Records of Churchill County, Nevada.

    Affects Parcel 1

16. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for easement for ditch/canal construction and maintenance (S Line Canal), recorded September 21, 1906, in Book 8, Page 233, as Document No. 4167, Miscellaneous Records, Churchill County, Nevada.

    Affects Parcel 2

17. Terms and Conditions as set forth and contained in a document entitled “Agreement”, recorded November 11, 1907, in Book 9, Page 8 as File No. 11263, of Miscellaneous Records.

    Affects Parcel 2

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18. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for S Line Canal, recorded March 18, 1910, in Book 10, Page 278, as Document No. 16341, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

19. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of United States, for ditches, canals, flumes, pipe lines, telegraph and telephone transmission lines, or other structures now constructed by or under the authority of the United States, recorded April 4, 1918, in Book 1, Page 278, as File No. 25735, Water Right Application Records, Churchill County, Nevada.

    Affects Parcel 2

20. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Truckee-Carson Irrigation District, for an exclusive and perpetual easement or right of way for the sole purpose of constructing, operating and maintaining the New River Drain Extension, recorded April 20, 1927, in Book 17, Page 515, as Document No. 40684, Deed Records, Churchill County, Nevada.

    Affects Parcel 2

21. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the United States of America, recorded June 17, 1937, Book 2, Page 307, as Document No. 51888, Patent Records of Churchill County, Nevada.

    Affects Parcels 1 and 2

22. Terms, Conditions and Provisions as contained in an Agreement, recorded March 13, 1987, as Document No. 226533, April 6, 1988 as Document No. 236004, April 6, 1988 as Document No. 236010, March 27, 1995 as Document No. 288703, May 5, 1995 as Document No. 289752, Official Records of Churchill County, Nevada.
    PURPOSE: Water Rights Agreement
    EXECUTED BY: Myrtle E. Stewart, et al

    Affects Parcel 1

23. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated Parcel Maps 249930 as amended by 250219, 283473, 290789, 291317, 324398, 329222, 366328

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Affects Parcels 1 and 2

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AMERICAN LAND TITLE ASSOCIATION

24. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on 'Final Map of Sand Creek Subdivision Unit #1' Map recorded October 6, 2005 as Document No. 375275 and referenced in the legal description contained herein.

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Afffects Parcel 1

25. An easement affecting a portion of said land and for the purposes stated therein, and incidental purposes in favor of Churchill County, Nevada, for public utility and road easement, recorded October 19, 2005, as Document No. 375675, Official Records, Churchill County, Nevada.

    Affects Parcels 1 and 2

26. Terms and Conditions as set forth and contained in a document entitled “Right of Entry Agreement - Verner Homes Nevada LLC”, recorded January 9, 2020, as Document No. 478294, of Official Records.

    Affects Parcels 1 and 2

27. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on 'Parcel Map for Verner Homes Nevada LLC Map, recorded March 3, 2021 as Document No. 486369 and referenced in the legal description contained herein.

    Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

    Affects Parcel 2

28. A Deed of Trust with Assignment of Rents to secure an original principal amount of $300,000.00, and any other amounts as therein provided, recorded January 31, 2023, as Document No. 500062, Official Records, Churchill County, Nevada.
    Dated: January 19, 2023
    Trustor: NEV DEV LLC, a Nevada limited liability company
    Trustee: Ticor Title of Nevada, Inc.
    Beneficiary: Verner Homes Nevada LLC, a Nevada limited liability company

29. Terms and Conditions as set forth and contained in a document entitled “Notice of Final Action, Decision, and Order”, recorded November 10, 2025, as Document No. 516878, of Official Records.

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First American Title Insurance Company

SCHEDULE C

The Land is described as follows:

Parcel 1:

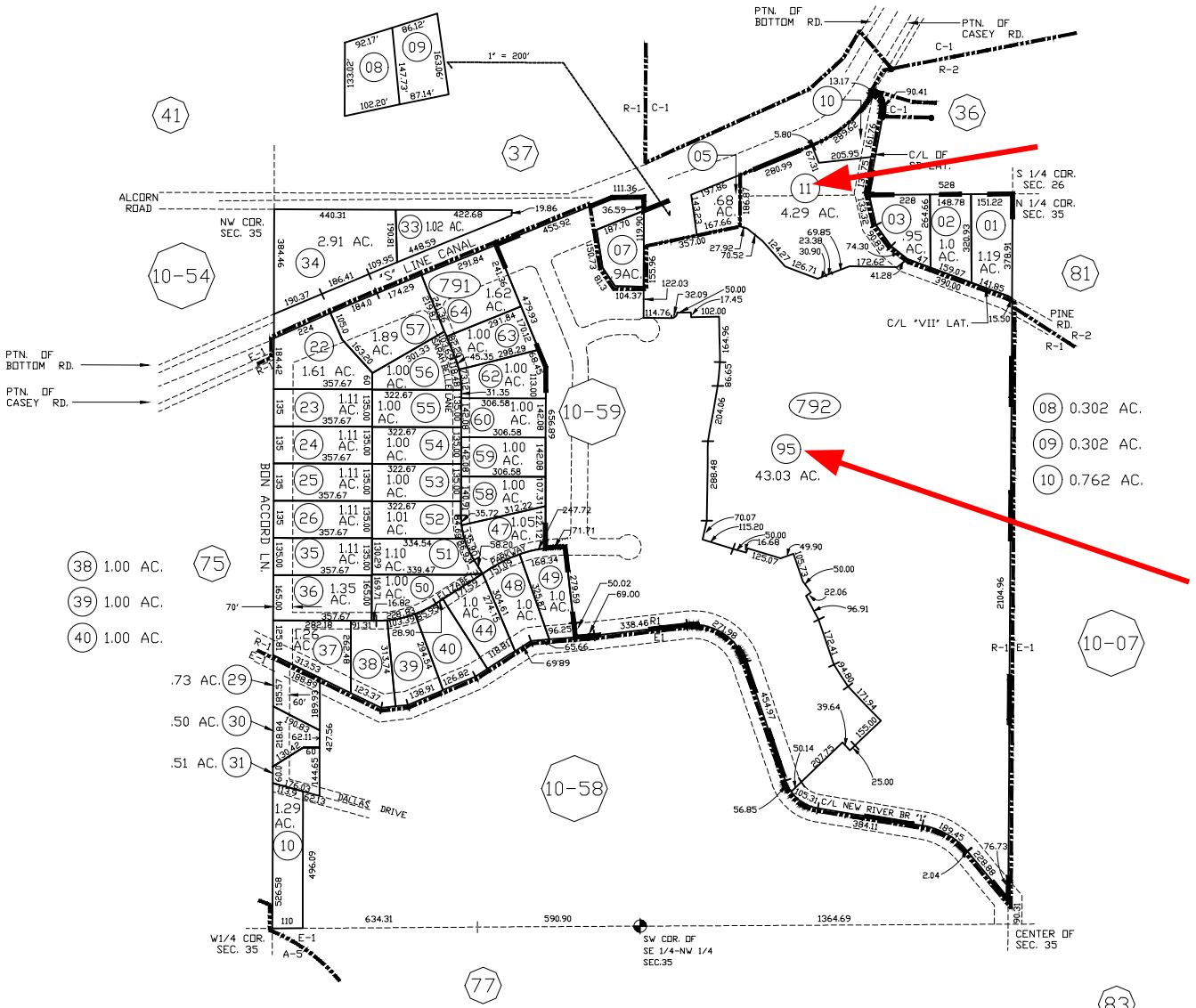
Lot 'A' as shown on the Final Map of Sand Creek Subdivision Unit #1, recorded October 6, 2005, under Document No. 375275, Official Records, Churchill County, Nevada.

Assessor's Parcel No.: 008-792-95

Parcel 2:

Parcel 2 of the Parcel Map for Verner Homes Nevada LLC recorded March 3, 2021 as Document No. 486369.

Assessor's Parcel No.: 008-792-11


08–79
1" = 200'
PTN. OF BOTTOM RD.
PTN. OF CASEY RD.
ALCORN ROAD
NW COR. SEC. 35
"S" LINE CANAL
BON ACCORD LN.
DALLAS DRIVE
C/L NEW RIVER BR "I"
C/L OF LAT.
C/L "VII" LAT.
PINE RD.
S 1/4 COR. SEC. 26
N 1/4 COR. SEC. 35
W1/4 COR. SEC. 35
SW COR. OF SE 1/4-NW 1/4 SEC.35
CENTER OF SEC. 35
10-54
10-59
10-58
10-07
792
95
43.03 AC.
08 0.302 AC.
09 0.302 AC.
10 0.762 AC.
38 1.00 AC.
39 1.00 AC.
40 1.00 AC.
.73 AC.
.50 AC.
.51 AC.
1.29 AC.
R-1
R-2
C-1
E-1
A-5
SCALE CORRECT WHEN ON 11" X 17" PAPER.
THE LINE BELOW THIS TEXT IS 1 INCH IN LENGTH.
TOWNSHIP 19 N. RANGE 28 E. SECTION 35
NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is definitely not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.
LEGEND
ZONING ELLIPSE
BRACKET
PARCEL # ○
ROAD
EASEMENT
ZONE E-1, R-1 & R-2
LAST REVISED: MARCH 24, 2021
STATE OF NEVADA
COUNTY OF CHURCHILL
REVISED BY: ASSESSOR
FISCAL YEAR 2025/2026
1"=400'
WHEN ON 11" X 17" PAPER.
08–79

July 24, 2025

Rebecca Bernier
Bluestone Engineering & Consulting
PO Box 19722
Reno, NV 89511

Trip Generation Comparison Letter for Sand Creek

Dear Ms. Bernier,

This letter provides a trip generation comparison analysis for the proposed Sand Creek Subdivision (formerly the northern portion of Old Stone Ranch) located in Churchill County, Nevada (APN's 08-792-141 and 08-792-95). The Tentative Subdivision Map for Sand Creek shows a total of 179 single family units. The Tentative Subdivision Map for Sand Creek is provided in **Attachment A**. This trip generation comparison analysis also includes the southern portion of Old Stone Ranch (formerly named Birch Lane) which now consists of 90 single family units.

The subject parcels were originally studied in the Sand Creek and Birch Lane traffic study dated April 2021 by Solaegui Engineers. The original traffic study is provided in **Attachment B**. This traffic study showed acceptable level of service operation at three study intersections and recommended that the Allen Road/Birch Lane intersection be improved to include separate left and right turn lanes at the west approach, an exclusive right turn lane with a minimum of 215 feet of deceleration length at the north approach, and an exclusive left turn lane with a minimum of 240 feet of combined storage/deceleration length at the south approach.

The subject parcels were then analyzed in the Old Stone Ranch addendum letter dated April 29, 2022 by Solaegui Engineers to address revised land uses. This addendum letter is provided in **Attachment C**. The revised land uses consisted of 506 multi-family units and 13 single family units on the northern Sand Creek parcels and 100 single family units on the southern Birch Lane portion of the site. These revised land uses resulted in lower trip generation and less traffic impact than reported in the original traffic study. The recommendation in the original study for improvements at the Allen Road/Birch Lane intersection remains but no additional recommendations were made in this addendum.

A final addendum letter for Old Stone Ranch was prepared by Solaegui Engineers on August 11, 2022 to address an additional study intersection (the Casey Road/Old Stone Parkway intersection) as required by the Churchill County Planning Commission. No changes were made to the approved land uses described in the previous addendum letter. This final addendum letter is provided in **Attachment D**.

This August 11, 2022 addendum letter showed acceptable level of service operation at the Casey Road/Old Stone Parkway intersection (now proposed as the Casey Road/Wildcat Parkway intersection on the Sand Creek Tentative Subdivision Map) and recommended it be improved to contain a separate westbound to southbound left turn lane with a minimum of 240 feet of combined storage/deceleration length.

Trip Generation Comparison

Trip generation estimates for the proposed uses are calculated using trip generation rates from the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. The Single Family Detached Housing land use was used to estimate trip generation. Trip generation for the previously approved uses were taken directly from the April 29, 2022 traffic study addendum letter prepared by Solaegui Engineers. **Table 1** shows the Daily, AM peak hour, and PM peak hour trip generation estimates for the proposed and previously approved uses.

Table 1: Trip Generation Comparison

Land Use (ITE Code)	Size[1]	Trips				
		Daily	AM	AM In/Out	PM	PM In/Out
Proposed Uses						
Sand Creek - Single Family Detached Housing (210)	179 du	1,688	125	31 / 94	168	106 / 62
South Site – Single Family Detached Housing (210)	90 du	849	63	16 / 47	85	53 / 32
Total Proposed	269 du	2,537	188	47 / 141	253	159 / 94
Previous Approved Uses						
Single Family Housing	113 du	1,066	79	21 / 58	106	67 / 39
Multi-Family Housing	506 du	3,319	202	48 / 154	258	163 / 95
Total Previous	619 du	4,385	281	69 / 212	364	230 / 134
Difference		**-1,848**	**-93**	**-22 / -71**	**-111**	**-71 / -40**

Notes: 1. du = dwelling units
Source: GCW, 2025

As shown in the table, the proposed full project is expected to generate approximately 2,537 Daily, 188 AM peak hour, and 253 PM peak hour trips. This equates to fewer trips than the previous approved use by an estimated 1,848 Daily, 93 AM peak hour, and 111 PM peak hour trips. In all three time periods the proposed uses generate significantly lower trips than the previously approved uses.

Conclusion

The proposed Sand Creek project with 179 single family units and the 90 single family units proposed on the southern portion are expected to generate fewer trips than the previously approved Old Stone Ranch land uses. Therefore, the proposed project would have less impact on the study intersections than the previously approved land uses.

The recommendation in the original Sand Creek and Birch Lane traffic study dated April 2021 for lane improvements at the Allen Road/Birch Lane intersection should remain.

The recommendation in the Old Stone Ranch addendum letter dated August 11, 2022 for lane improvements at the Casey Road/Old Stone Parkway intersection (now Casey Road/Wildcat Parkway intersection) should remain.

Please do not hesitate to contact us at 775.322.4300 with any questions.

Sincerely,
GCW, INC.

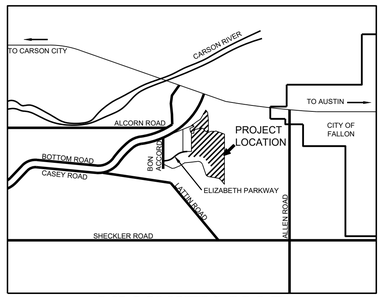


M. Scott Henry
Digitally signed by M. Scott Henry
Date: 2025.07.24 16:45:31 -07'00'

Scott Henry, PE
Project Engineer

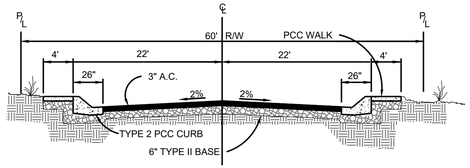
Attachments:
A – Sand Creek Tentative Map
B – Sand Creek and Birch Road Traffic Study
C – Old Stone Ranch Addendum Letter 4/29/22
D – Old Stone Ranch Addendum Letter 8/11/22

Attachment A



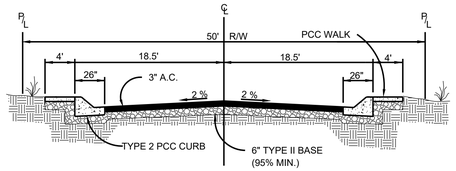
VICINITY MAP

N.T.S.



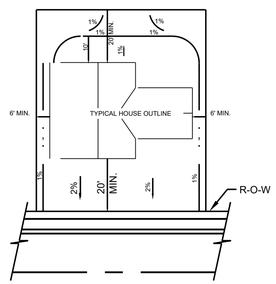
TYPICAL 60' WIDE STREET SECTION

N.T.S



TYPICAL 50' WIDE STREET SECTION

N.T.S



TYPICAL FINISHED LOT GRADING

N.T.S.





LEGEND

- PARCEL LINE
- EXISTING FENCE LINE
- Ex SS — EXISTING SANITARY SEWER LINE
- Ex WL — EXISTING WATER LINE
- Ex SD — EXISTING STORM DRAIN
- S — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED CURB & GUTTER
- CENTER LINE
- EASEMENT SIDELINE
- EDGE OF PAVEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN DROP INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WELL
- EXISTING WATER VALVE
- PLSS MONUMENT AS NOTED
- FM — FINAL MAP
- PM — PARCEL MAP

PROJECT INFORMATION

A.P.N. 08-792-11 & 08-792-95
TOTAL AREA = 47.37 AC
ZONING: R-1
TOTAL NUMBER OF LOTS = 179 (3.8 UNITS/AC)
SIZE OF LOTS = 7,000 SQ.FT. MIN.
SIZE OF LOTS = 7,500 SQ.FT. MIN. CORNER LOT
COMMUNITY SEWAGE SYSTEM:
SUPPLIED BY CHURCHILL COUNTY
COMMUNITY WATER SYSTEM:
SUPPLIED BY CHURCHILL COUNTY

GENERAL NOTES

1. NO PORTION OF THE DEVELOPMENT FALLS WITHIN ANY FEMA DESIGNATED FLOOD PLAIN.
2. IT IS THE OWNER'S INTENT TO HAVE CHURCHILL COUNTY, UPON AGREEMENT, ASSUME OWNERSHIP AND MAINTENANCE OF ALL ROAD IMPROVEMENTS WITH THE ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT (SAD).
3. ALL PARCELS ARE NON WATER RIGHTED (TCID)
4. THERE ARE NO EXISTING IRRIGATION STRUCTURES AND NO IRRIGATION IS PROPOSED.
5. THERE ARE NO EXISTING BUILDINGS OR STRUCTURES.
6. PREVIOUSLY THE SITE EXISTED AS AN IRRIGATED FIELD.
7. ADJACENT ZONING INCLUDES R-1 TO THE NORTH AND WEST, AND E-1 TO THE NORTH, EAST, AND SOUTH.

PUBLIC & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY
5' ON EACH SIDE OF INTERIOR LOT LINES
7.5' ALONG ROAD EASEMENTS
ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°31'55" E, BEING THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T.19N., R.28E., M.D.M. AND IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

NOTE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR CERTIFY THAT THE ORIGINAL PARCEL DOES NOT EXCEED AN AVERAGE SLOPE OF 5% AND THAT IT DOES NOT LIE WITHIN THE 100 YEAR F.E.M.A. FLOOD PLAIN.

DAVID C. CROOK P.L.S. 10836

DEVELOPER

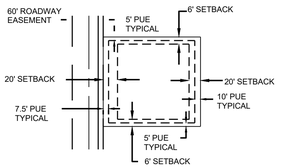
NEV DEV LLC
3305 U.S. HIGHWAY 50 E
FERNLEY, NV 89408
EMAIL: MCCREARYKIM@GMAIL.COM
PH: (775) 745-9056

OWNER

NEV DEV LLC
3305 U.S. HIGHWAY 50 E
FERNLEY, NV 89408
EMAIL: MCCREARYKIM@GMAIL.COM
PH: (775) 745-9056

ENGINEER-SURVEYOR

LUMOS & ASSOCIATES, INC.
275 W. WILLIAMS AVENUE,
FALLON, NV 89406
PH: (775) 423-2188



TYPICAL LOT DETAIL

N.T.S

TENTATIVE SUBDIVISION MAP

FOR

SAND CREEK SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 35
AND THE SW 1/4 OF SECTION 26 T. 19 N.,
R. 28 E., M.D.M.

CHURCHILL COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL. 775.423.2188
LUMOSINC.COM

Drawn By : JLD
Sheet : 1 of 5
Job No. : 12144.000
Drawing No.: 12144000SURVEY

Attachment B

SOLAEGUI
ENGINEERS, LTD

SANDCREEK AND BIRCH LANE

TRAFFIC STUDY

APRIL 2021



Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

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SANDCREEK AND BIRCH LANE

TRAFFIC STUDY

EXECUTIVE SUMMARY

The proposed Sandcreek and Birch Lane developments will be located in the City of Fallon, Nevada. The Sandcreek development is generally located north of Birch Lane, south of Casey Road, east of Eagle Rock Road, and west of Pine Road. The Birch Lane development is generally located north of Sheckler Road, south of Birch Lane, east of Lattin Road, and west of Allen Road. Both project sites are currently undeveloped land. The purpose of this study is to address the project's impact upon the adjacent street network. The US-50/Casey Road-Coleman Road intersection, US-50/Allen Road intersection, and Allen Road/Birch Lane intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2041 base, and 2041 base plus project scenarios.

The proposed Sandcreek development will consist of the construction of 175 single family homes and the proposed Birch Lane development will consist of the construction of 102 duplex units, 300 multi-family dwelling units, a mini-storage facility containing 194 units, an RV storage facility containing 53 spaces, and open space. Project access will generally be provided from Birch Lane via Allen Road and the proposed Wildcat Parkway via Casey Road.

The Sandcreek development is anticipated to generate 1,740 average daily trips with 130 trips occurring during the AM peak hour and 174 trips occurring during the PM peak hour and the Birch Lane development is anticipated to generate 3,333 average daily trips with 219 trips occurring during the AM peak hour and 276 trips occurring during the PM peak hour. The combined projects are anticipated to generate a total of 5,073 average daily trips with 349 total trips occurring during the AM peak hour and 450 total trips occurring during the PM peak hour.

Traffic generated by the proposed Sandcreek and Birch Lane development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Nevada Department of Transportation and City of Fallon requirements.

It is recommended that the Allen Road/Birch Lane intersection be improved to include separate left and right turn lanes at the west approach, an exclusive right turn lane with a minimum of 215 feet of deceleration length at the north approach, and an exclusive left turn lane with a minimum of 240 feet of combined storage/deceleration length at the south approach.

INTRODUCTION

STUDY AREA

The proposed Sandcreek and Birch Lane developments will be located in the City of Fallon, Nevada. The Sandcreek development is generally located north of Birch Lane, south of Casey Road, east of Eagle Rock Road, and west of Pine Road. The Birch Lane development is generally located north of Sheckler Road, south of Birch Lane, east of Lattin Road, and west of Allen Road. Figure 1 shows the approximate location of the project sites. The purpose of this study is to address the project's impact upon the adjacent street network. The US-50/Casey Road-Coleman Road intersection, US-50/Allen Road intersection, and Allen Road/Birch Lane intersection have been identified for AM and PM peak hour capacity analysis for the existing, existing plus project, 2041 base, and 2041 base plus project scenarios.

EXISTING AND PROPOSED LAND USES

Both project sites are currently undeveloped land. Adjacent properties generally include residential dwelling units with some agricultural land to the south. The proposed Sandcreek development will consist of the construction of 175 single family homes and the proposed Birch Lane development will consist of the construction of 102 duplex units, 300 multi-family dwelling units, a mini-storage facility containing 194 units, an RV storage facility containing 53 spaces, and open space. Project access will generally be provided from Birch Lane via Allen Road and the proposed Wildcat Parkway via Casey Road.

EXISTING AND PROPOSED ROADWAYS AND INTERSECTIONS

US-50 (Williams Avenue) is a four-lane roadway with two through lanes in each direction near the key intersections. The speed limit is posted for 35 miles per hour east of Casey Road and 45 miles per hour west of Casey Road. Roadway improvements include paved and graded shoulders with striped edgelines in some areas and curb, gutter, and sidewalk in other others. The roadway contains a center two-way left turn lane with some raised center median islands east of Casey Road.

Casey Road is a two-lane roadway with one through lane in each direction south of US-50. The speed limit is posted for 35 miles per hour. Roadway improvements generally include curb and gutter on the east side of the street and centerline striping just south of US-50. Casey Road contains graded shoulders on both sides of the street further south. Coleman Road aligns with Casey Road north of US-50.

Coleman Road is a two-lane roadway with one through lane in each direction north of US-50. The speed limit is posted for 35 miles per hour. Roadway improvements generally include graded shoulders with striped edgelines on both sides of the street and centerline striping just north of US-50. Coleman Road contains graded shoulders on both sides of the street further north. Casey Road aligns with Coleman Road south of US-50.

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SANDCREEK AND BIRCH LANE

VICINITY MAP

FIGURE 1

Allen Road is a two-lane roadway with one through lane in each direction north and south of US-50. The speed limit is posted for 25 miles per hour near US-50 and 35 miles per hour near Birch Lane. Roadway improvements on the segment of Allen Road north of US-50 generally include curb, gutter, and sidewalk on both sides of the street. Roadway improvements on the segment of Allen Road just south of US-50 generally include curb and gutter on both sides of the street with sidewalk in some areas. Allen Road contains graded shoulders in both sides of the street further south.

Birch Road is a two-lane roadway with one through lane in each direction west of Allen Road. The speed limit is posted for 25 miles per hour. Roadway improvements generally include graded shoulders on both sides of the street.

The US-50/Casey Road-Coleman Road intersection is a signalized four-leg intersection with protected left turn phasing at all approaches. The north and south approaches each contain one left turn lane, one through lane, and one right turn lane. The east and west approaches each contain one left turn lane, two through lanes, and one right turn lane. Pedestrian crosswalks exist at all approaches.

The US-50/Allen Road intersection is a signalized four-leg intersection with permissive left turn phasing at the north and south approaches and protected/permissive left turn phasing at the east and west approaches. The north contains one shared left turn-through-right turn lane. The south approach contains one shared left turn-through lane and one right turn lane. The east and west approaches each contain one left turn lane, one through lane, and one shared through-right turn lane. Pedestrian crosswalks exist at all approaches.

The Allen Road/Birch Lane intersection is an unsignalized three-leg intersection with stop sign control at the west approach. The north approach contains one shared through-right turn lane. The south approach contains one shared left turn-through lane. The west approach contains one shared left turn-right turn lane.

TRIP GENERATION

In order to assess the magnitude of traffic impacts of the proposed Sandcreek and Birch Lane developments on the adjacent street network, trip generation rates and peak hours had to be determined. Trip generation rates or equations were obtained from the Tenth Edition of *ITE Trip Generation* (2018) for Land Uses 151: Mini-Warehouse, 210: Single Family Detached Housing, and 220: Multifamily Housing (Low-Rise). *ITE Trip Generation* does not contain information for duplexes so trips generated by this land use were calculated using the single family detached housing land use. The mini-warehouse land use was used to calculate trips generated by both the mini-storage and RV storage facilities.

The proposed Sandcreek development will consist of the construction of 175 single family homes and the proposed Birch Lane development will consist of the construction of 102 duplex units, 300 multi-family dwelling units, a mini-storage facility containing 194 units, an RV storage facility containing 53 spaces, and open space.

Trip generation was calculated for an average weekday and the weekday peak hours occurring between 7:00 AM and 9:00 AM and 4:00 PM and 6:00 PM. These timeframes correspond to the peak hours of adjacent street traffic. Table 1 shows a summary of the average daily traffic (ADT) and peak hour volumes generated by the proposed Sandcreek and Birch Lane developments. The trip generation worksheets are included in the Appendix.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
SANDCREEK							
Single Family (175 Dwelling Units)	1,740	32	98	130	110	64	174
BIRCH LANE							
Single Family (102 Dwelling Units)	1,059	19	58	77	65	39	104
Low-Rise Multifamily Housing (300 DU)	2,227	32	106	138	106	62	168
Mini-Warehouse (247 Units/Spaces)	47	2	2	4	2	2	4
Total Trips	3,333	53	166	219	173	103	276
Total Trips	5,073	85	264	349	383	167	450

As shown in Table 1, the Sandcreek development is anticipated to generate 1,740 average daily trips with 130 trips occurring during the AM peak hour and 174 trips occurring during the PM peak hour and the Birch Lane development is anticipated to generate 3,333 average daily trips with 219 trips occurring during the AM peak hour and 276 trips occurring during the PM peak hour. The combined projects are anticipated to generate a total of 5,073 average daily trips with 349 total trips occurring during the AM peak hour and 450 total trips occurring during the PM peak hour.

TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of the project traffic to the key intersections was based on existing peak hour traffic patterns and the locations of attractions and productions in the area. Figure 2 shows the anticipated trip distribution for the project trips. The peak hour trips shown in Table 1 were subsequently assigned to the key intersections based on the trip distribution percentages. Figure 3 shows the trip assignment at the key intersections for the AM and PM peak hours.

EXISTING AND PROJECTED TRAFFIC VOLUMES

Existing peak hour traffic volumes at the US-50/Casey Road-Coleman Road intersection and Allen Road/Birch Lane intersection were obtained from weekday traffic counts conducted in April of 2021. Existing peak hour traffic volumes at the US-50/Allen Road intersection were obtained from the Golden Gate Petroleum Traffic Study dated May of 2020. Figure 4A shows the existing traffic volumes (raw counts) during the AM and PM peak hours.

The existing traffic counts were conducted during the COVID-19 pandemic which may have resulted in reduced traffic on the area streets. In order to more closely represent normal traffic conditions the existing traffic counts were compared with pre-pandemic traffic counts conducted by the Nevada Department of Transportation (NDOT). The pre-pandemic traffic counts were obtained from the NDOT Traffic Records Information Access (TRINA) application for count stations on US-50 and Allen Road near the site. The existing traffic counts were subsequently adjusted based on the traffic count comparison. Figure 4B shows the existing traffic volumes (adjusted counts) during the AM and PM peak hours. The adjusted traffic volumes were utilized in the analysis.

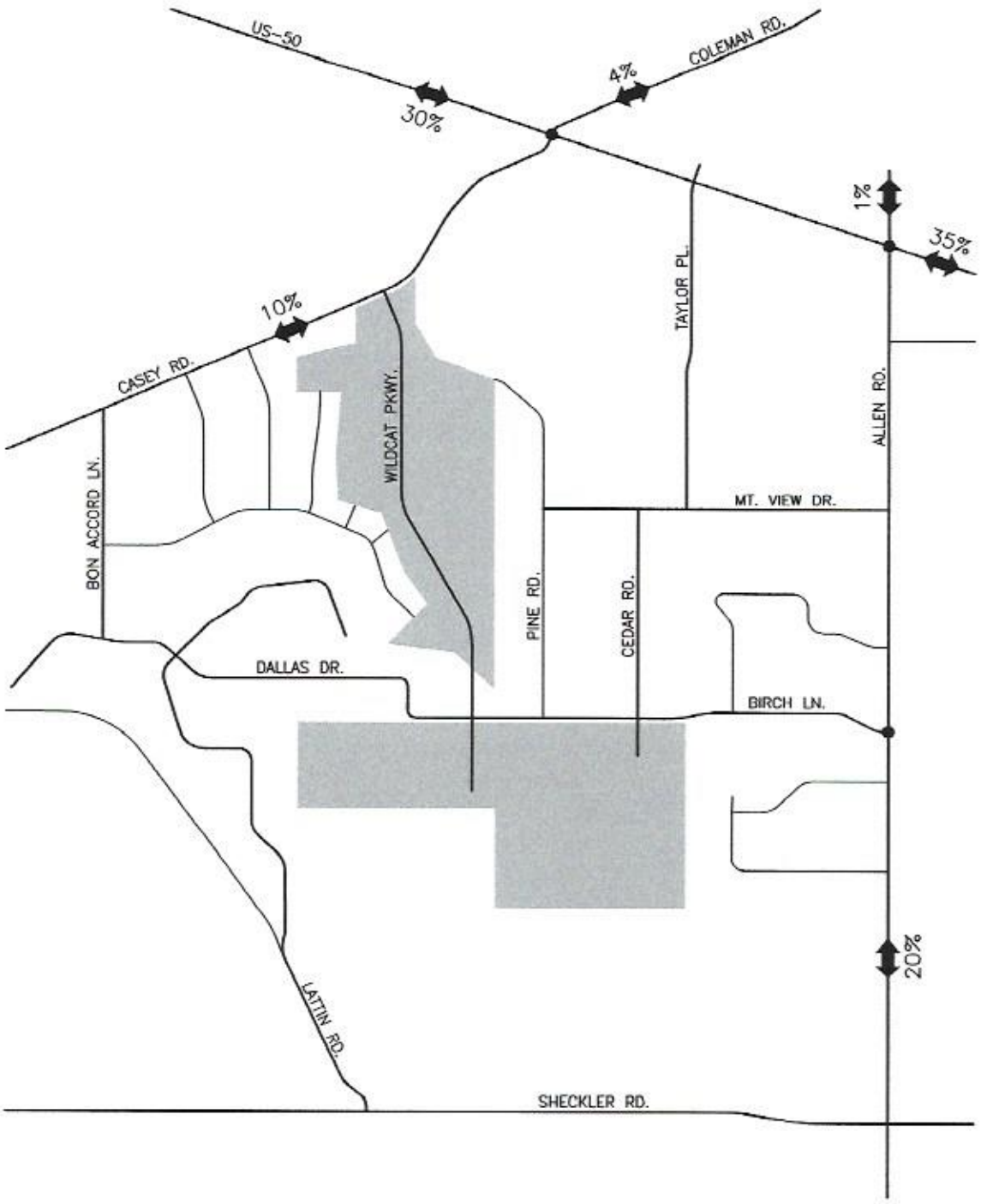
Figure 5 shows the existing plus project traffic volumes at the key intersections during the AM and PM peak hours. The existing plus project traffic volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the existing traffic volumes (adjusted counts) shown on Figure 4B.

Figure 6 shows the 2041 base traffic volumes at the key intersections during the AM and PM peak hours. The 2041 base volumes were estimated by applying a 0.6% average annual growth rate to the existing traffic volumes (adjusted counts) shown on Figure 4B. This growth rate was derived from 20-year historic traffic count data obtained from NDOT's Annual Traffic Reports for count stations on US-50 and Allen Road near the site.

Figure 7 shows the 2041 base plus project traffic volumes at the key intersections during the AM and PM peak hours. The 2041 base plus project traffic volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2041 base traffic volumes shown on Figure 6.

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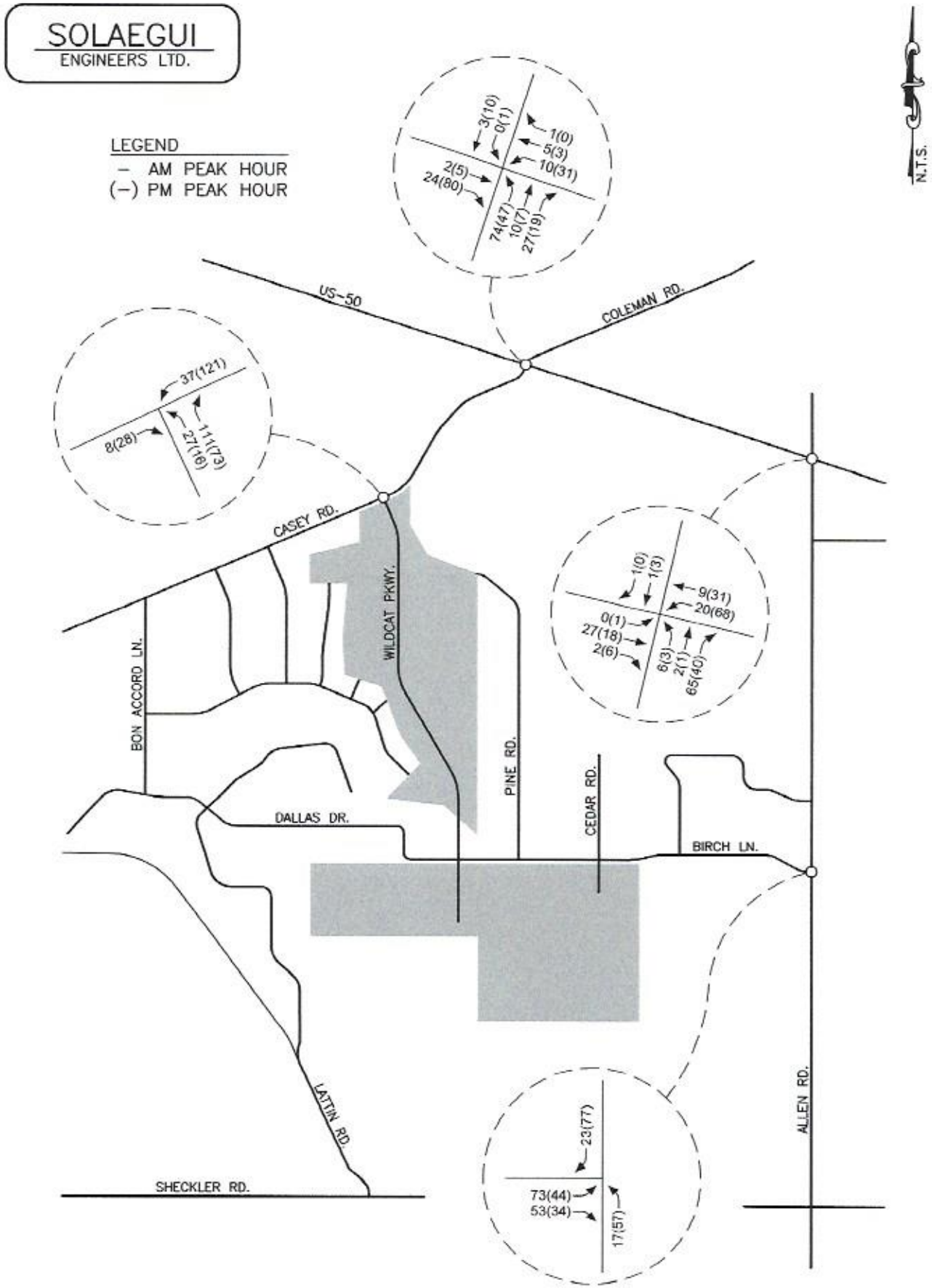
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SANDCREEK AND BIRCH LANE

TRIP DISTRIBUTION
FIGURE 2

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SANDCREEK AND BIRCH LANE

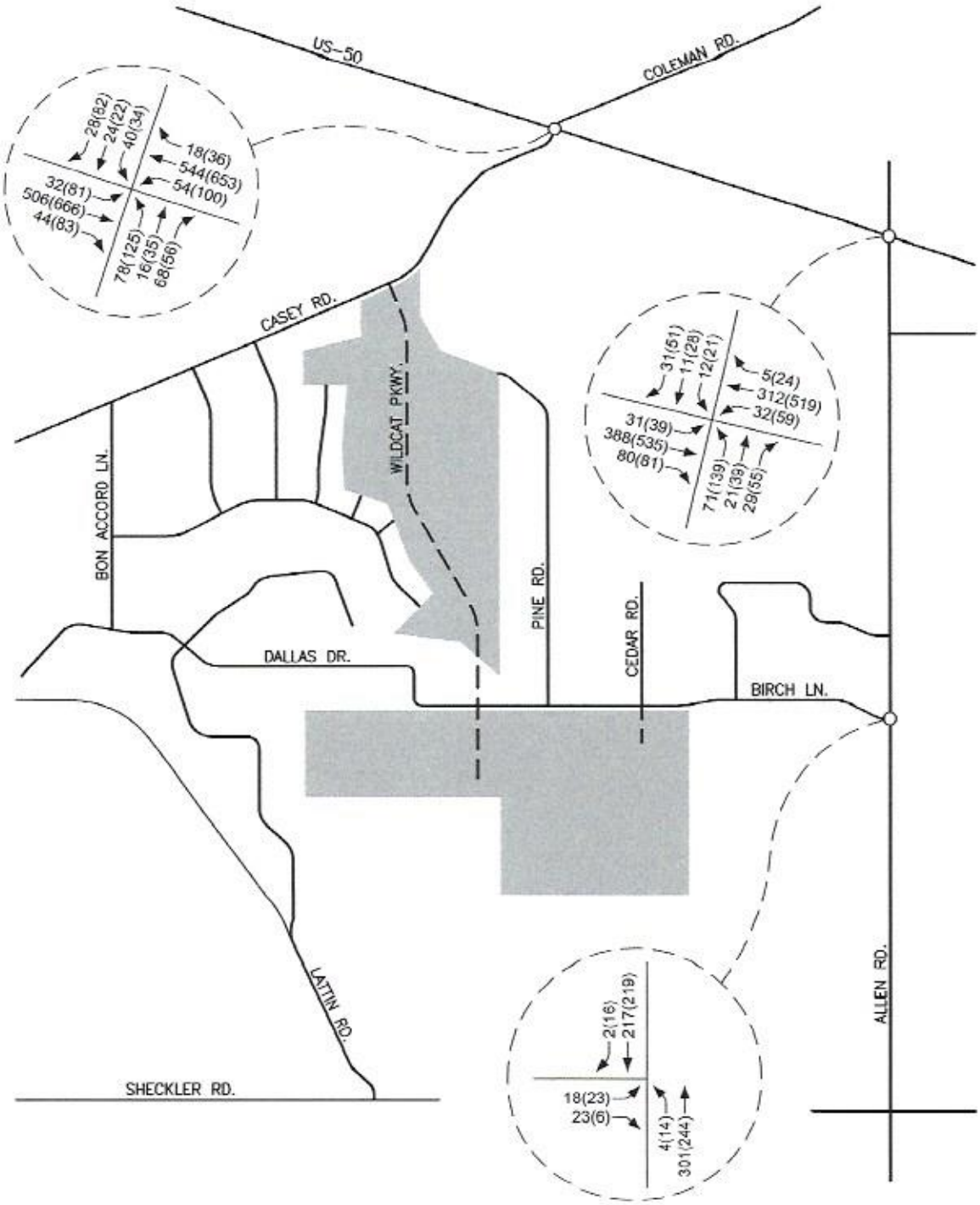
TRIP ASSIGNMENT

FIGURE 3

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LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

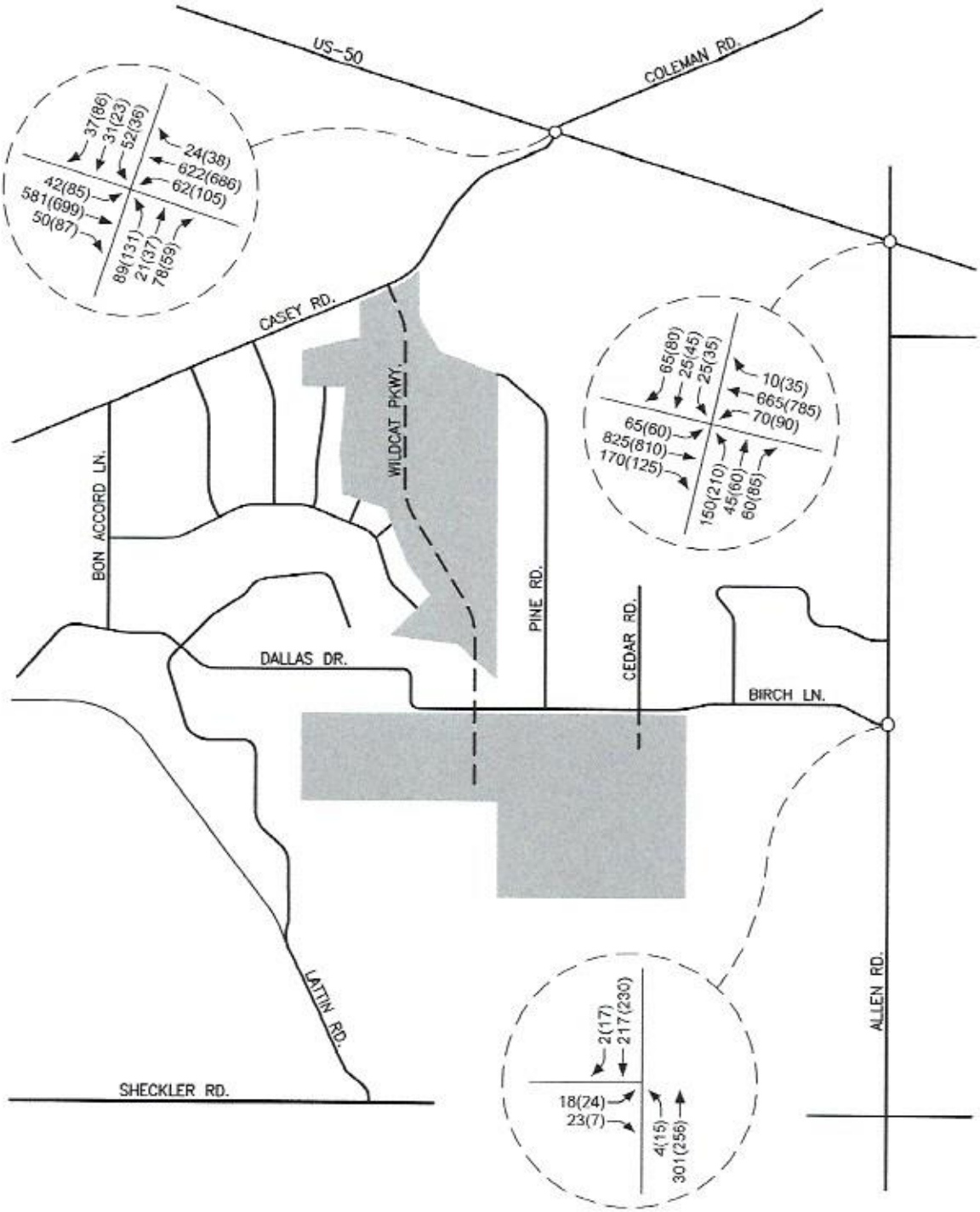


SANDCREEK AND BIRCH LANE
EXISTING TRAFFIC VOLUMES (RAW COUNTS)
FIGURE 4A

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LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

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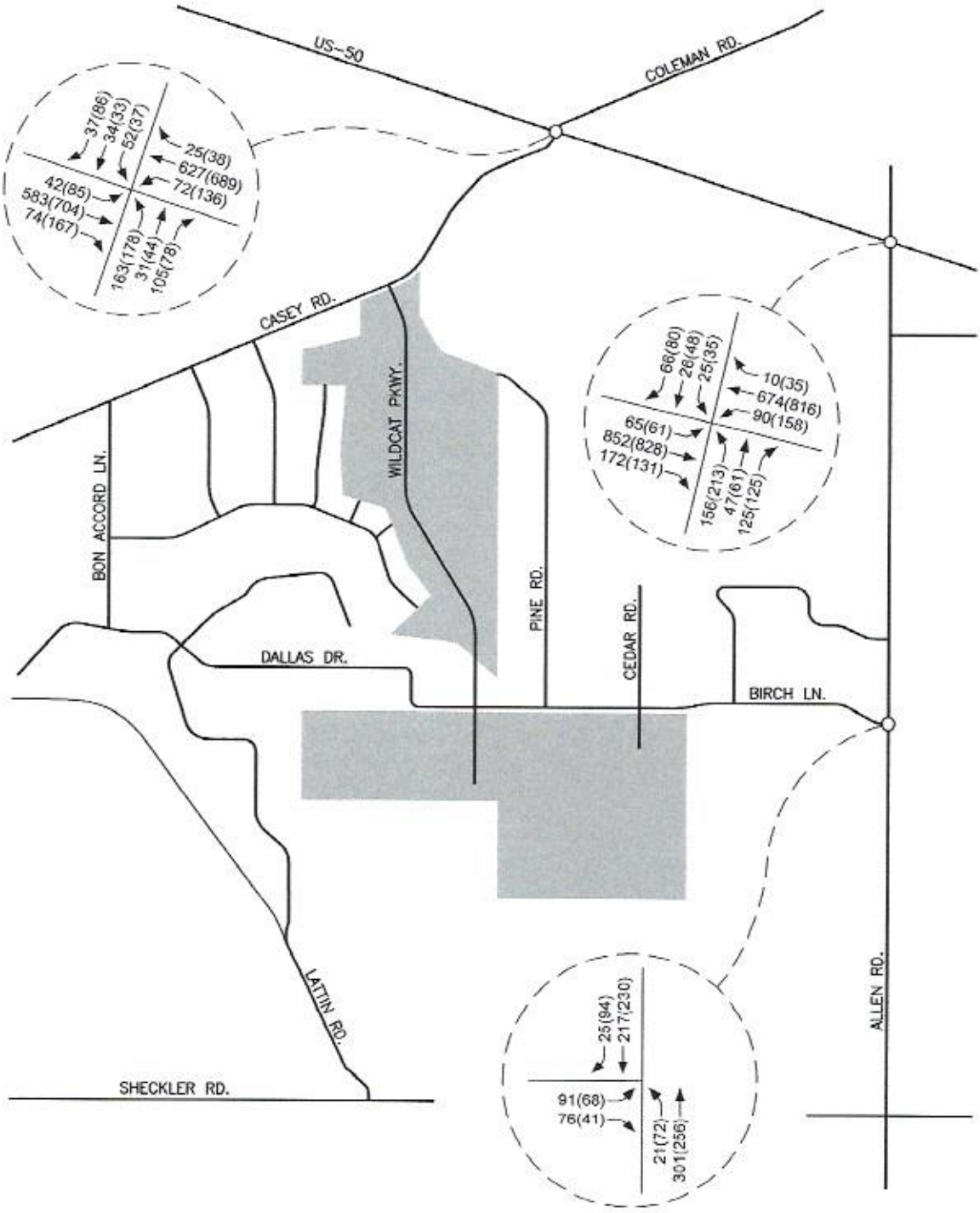


SANDCREEK AND BIRCH LANE
EXISTING TRAFFIC VOLUMES (ADJUSTED COUNTS)
FIGURE 4B

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N.T.S.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

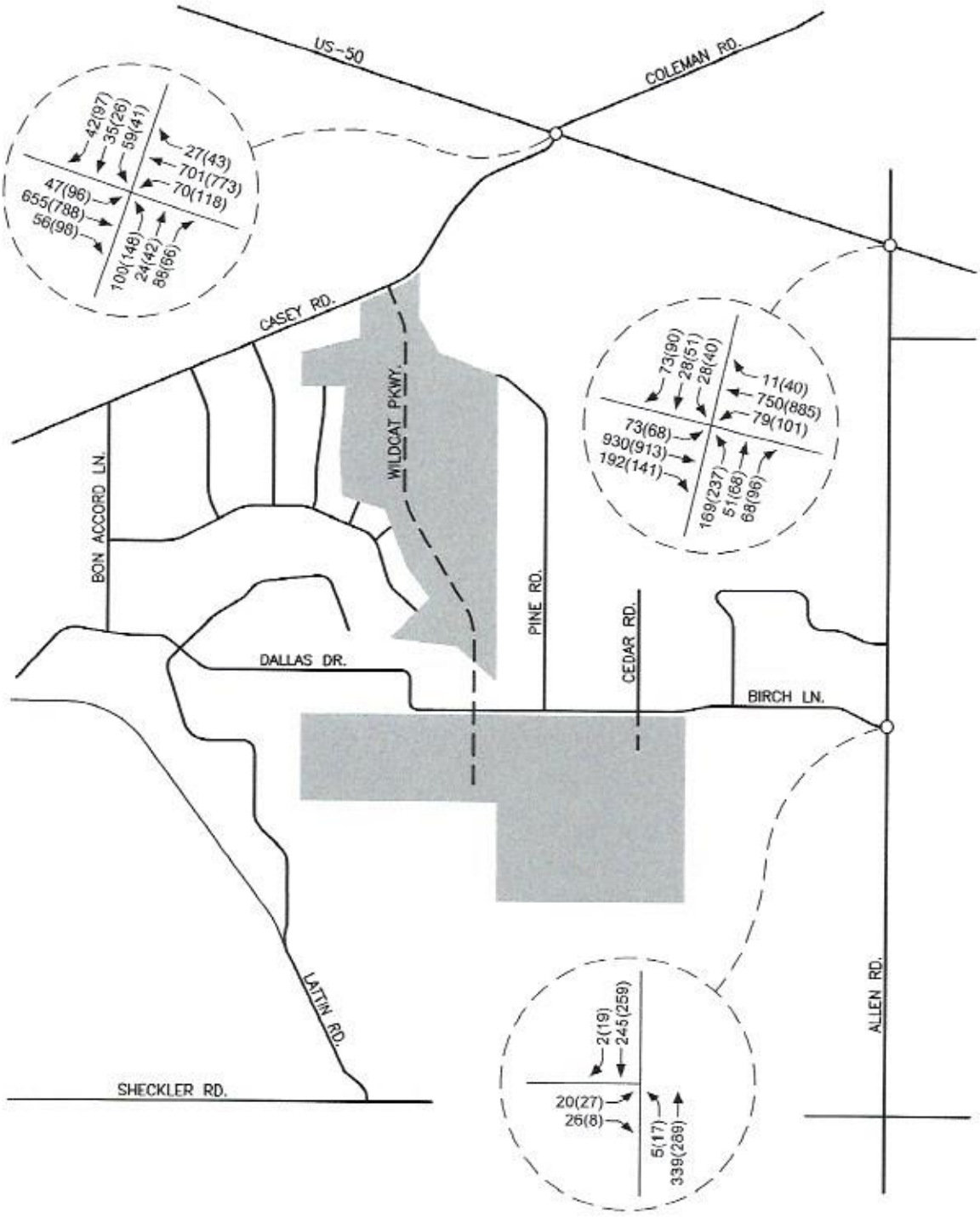


SANDCREEK AND BIRCH LANE
EXISTING PLUS PROJECT TRAFFIC VOLUMES
FIGURE 5

SOLAEGUI
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LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

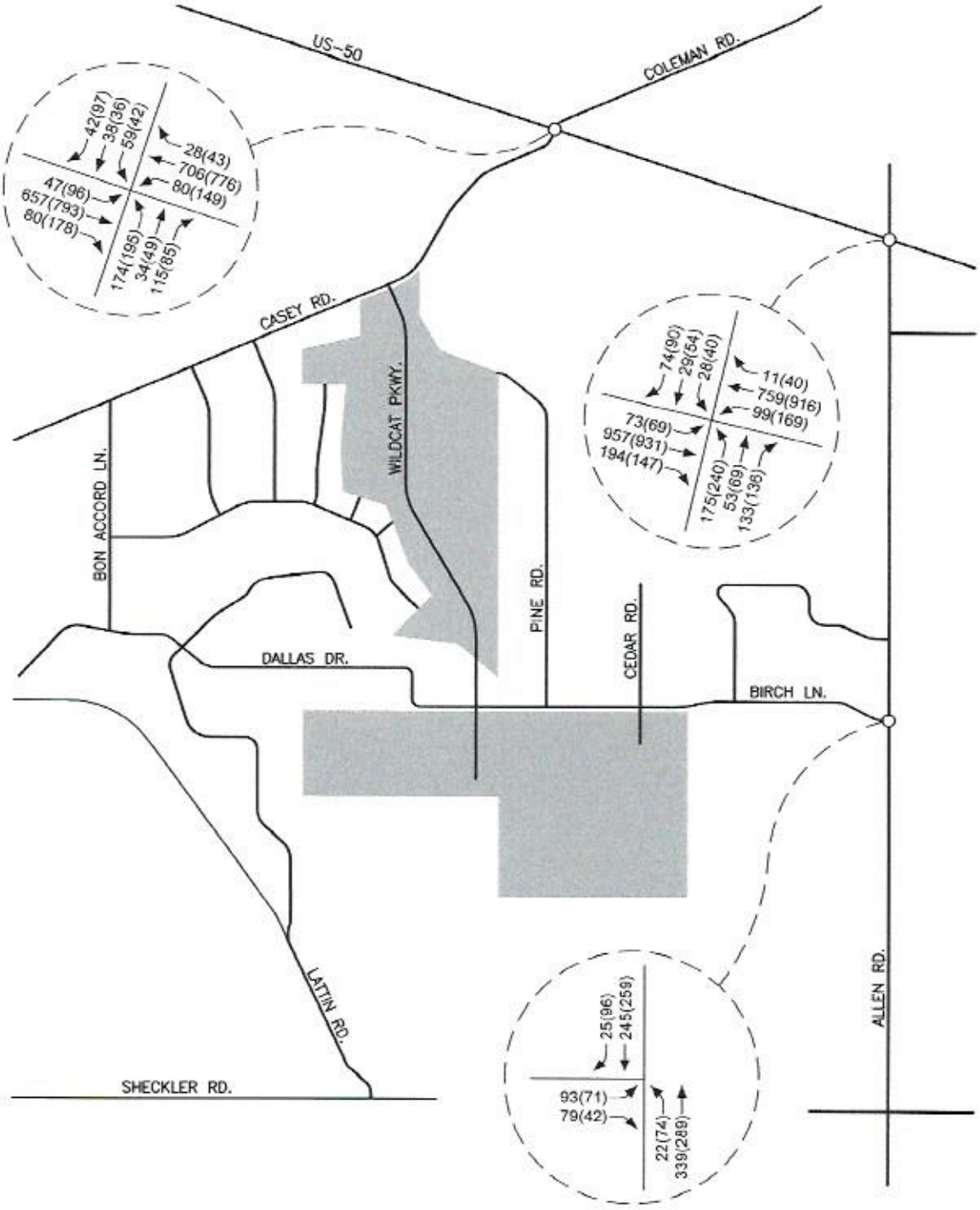


SANDCREEK AND BIRCH LANE
2041 BASE TRAFFIC VOLUMES
FIGURE 6

SOLAEGUI
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LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SANDCREEK AND BIRCH LANE

2041 BASE PLUS PROJECT TRAFFIC VOLUMES

FIGURE 7

INTERSECTION CAPACITY ANALYSIS

The key intersections were analyzed for capacity based on procedures presented in the *Highway Capacity Manual (6th Edition)*, prepared by the Transportation Research Board, for unsignalized and signalized intersections using the latest version of the Highway Capacity software.

The result of capacity analysis is a level of service (LOS) rating for each signalized intersection or minor movement at partial stop controlled intersections. Level of service is a qualitative measure of traffic operating conditions where a letter grade "A" through "F", corresponding to progressively worsening traffic operation, is assigned to the intersection or minor movement.

The *Highway Capacity Manual* defines level of service for partial stop controlled intersections in terms of computed or measured control delay for each minor movement. Level of service is not defined for a partial stop controlled intersection as a whole. The unsignalized intersection level of service criteria are shown in Table 2.

TABLE 2
LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

LEVEL OF SERVICE	DELAY RANGE (SEC/VEH)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

Level of service for signalized intersections is stated in terms of the average control delay per vehicle for a peak 15 minute analysis period. The level of service criteria for signalized intersections is shown in Table 3.

TABLE 3
LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

LEVEL OF SERVICE	CONTROL DELAY PER VEHICLE (SEC)
A	≤10
B	>10 and ≤20
C	>20 and ≤35
D	>35 and ≤55
E	>55 and ≤80
F	>80

US-50 is maintained by the Nevada Department of Transportation and therefore LOS D is the policy level of service standard for the US-50/Casey Road-Coleman Road and US-50/Allen Road intersections. LOS C is the assumed policy level of service standard for the Allen Road/Birch Lane intersection.

Table 4 shows a summary of the AM and PM peak hour level of service and delay results at the key intersections for the existing, existing plus project, 2041 base, and 2041 base plus project scenarios. The intersection capacity worksheets are included in the Appendix.

TABLE 4
INTERSECTION LEVEL OF SERVICE AND DELAY RESULTS

	EXISTING		EXISTING + PROJECT		2041 BASE		2041 BASE + PROJECT	
INTERSECTION	AM	PM	AM	PM	AM	PM	AM	PM
US-50/Casey Road-Coleman (Signal)	C26.8	C30.3	C27.9	C31.7	C27.9	C32.4	C29.1	C34.4
US-50/Allen Road (Signal)	C20.6	C21.4	C21.1	C21.7	C22.5	C23.8	C23.1	C24.3
Allen Road/Birch Lane (Stop at West Leg) Eastbound Left-Right Northbound Left	 B11.3 A7.7	 B12.4 A7.8	 B14.7 A7.8	 C16.1 A8.2	 B11.9 A7.8	 B13.2 A7.9	 C16.2 A7.9	 C17.9 A8.3

US-50/Casey Road-Coleman Road Intersection

The US-50/Casey Road-Coleman Road intersection was analyzed as a signalized four-leg intersection with the existing signal phasing for all scenarios. The intersection currently operates at LOS C with a delay of 26.8 seconds per vehicle during the AM peak hour and 30.3 seconds per vehicle during the PM peak hour. For the existing plus project traffic volumes the intersection continues to operate at LOS C with delays slightly increasing to 27.9 seconds per vehicle during the AM peak hour and 31.7 seconds per vehicle during the PM peak hour. For the 2041 base traffic volumes the intersection is anticipated to operate at LOS C with a delay of 27.9 seconds per vehicle during the AM peak hour and 32.4 seconds per vehicle during the PM peak hour. For the 2041 base plus project traffic volumes the intersection continues to operate at LOS C with delays slightly increasing to 29.1 seconds per vehicle during the AM peak hour and 34.4 seconds per vehicle during the PM peak hour. The intersection was analyzed with the existing approach lanes for all scenarios. The US-50/Casey Road-Coleman Road intersection meets NDOT's policy LOS D standard for the existing, existing plus project, 2041 base, and 2041 base plus project volumes. No improvements are recommended at the US-50/Casey Road-Coleman Road intersection.

US-50/Allen Road Intersection

The US-50/Allen Road intersection was analyzed as a signalized four-leg intersection with the existing signal phasing for all scenarios. The intersection currently operates at LOS C with a delay of 20.6 seconds per vehicle during the AM peak hour and 21.4 seconds per vehicle during the PM peak hour. For the existing plus project traffic volumes the intersection continues to operate at LOS C with delays slightly increasing to 21.1 seconds per vehicle during the AM peak hour and 21.7 seconds per vehicle during the PM peak hour. For the 2041 base traffic volumes the intersection is anticipated to operate at LOS C with a delay of 22.5 seconds per vehicle during the AM peak hour and 32.6 seconds per vehicle during the PM peak hour. For the 2041 base plus project traffic volumes the intersection continues to operate at LOS C with delay remaining the same or slightly increasing. The intersection was analyzed with the existing approach lanes for all scenarios. The existing US-50/Allen Road intersection meets NDOT's policy LOS D standard for the existing, existing plus project, 2041 base, and 2041 base plus project traffic volumes. No improvements are recommended at the US-50/Allen Road intersection.

Allen Road/Birch Lane Intersection

The Allen Road/Birch Lane intersection was analyzed as an unsignalized three-leg intersection with stop control at the west approach for all scenarios. The intersection minor movements currently operate at LOS B or better during the AM and PM peak hours. For the existing plus project traffic volumes the intersection minor movements operate at LOS B or better during the AM peak hour and LOS C or better during the PM peak hour. For the 2041 base traffic volumes the intersection minor movements are anticipated to operate at LOS B or better during the AM and PM peak hours. For the 2041 base plus project traffic volumes the intersection minor movements operate at LOS C or better during the AM and PM peak hours. The intersection was analyzed with the existing approach lanes for all scenarios. The Allen Road/Birch Lane intersection meets Churchill County's policy LOS C standard for the existing, existing plus project, 2041 base, and 2041 base plus project traffic volumes.

The need for an exclusive northbound to westbound left turn lane at the Allen Road/Birch Lane intersection was reviewed based on information presented in *AASHTO's A Policy on Geometric Design of Highways and Streets*. Table 9-23 of the AASHTO publication lists traffic volume thresholds and operating speeds which necessitate the need for left turn lanes on two-lane roads. The existing plus project traffic volumes exceed the traffic volume thresholds that trigger an exclusive left turn lane.

The need for an exclusive southbound right turn lane at the Allen Road/Birch Lane intersection was also reviewed. We are unaware of Churchill County standards that address exclusive right turn lanes. The need for an exclusive right turn lane was subsequently reviewed based on NDOT's access management standards. These standards provide warrants for the implementation of right turn lanes on two-lane roadways at unsignalized intersections. The turn lane warrants are evaluated based on through and turning movements as well as the 35 mile per hour speed limit for Allen Road. The results of the turn lane warrant review indicate that an exclusive right turn lane is warranted based on the existing plus project traffic volumes.

The length of the warranted left and right turn lanes was subsequently reviewed. The operational analysis indicates a 95th percentile queue length of less than one vehicle (25 feet) for the left turn movement and no queue length for the free right turn movement. In addition to storage, NDOT's access management standards indicate that 215 feet of deceleration length is needed for the left and right turn lanes based on the 35 mile per hour speed limit on Allen Road. The left turn lane should therefore contain a minimum of 240 feet of combined storage/deceleration length and the right turn lane should contain a minimum of 215 feet of deceleration length.

RECOMMENDATIONS

Traffic generated by the proposed Sandcreek and Birch Lane development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Nevada Department of Transportation and City of Fallon requirements.

It is recommended that the Allen Road/Birch Lane intersection be improved to include separate left and right turn lanes at the west approach, an exclusive right turn lane with a minimum of 215 feet of deceleration length at the north approach, and an exclusive left turn lane with a minimum of 240 feet of combined storage/deceleration length at the south approach.

APPENDIX

Single-Family Detached Housing
(210)

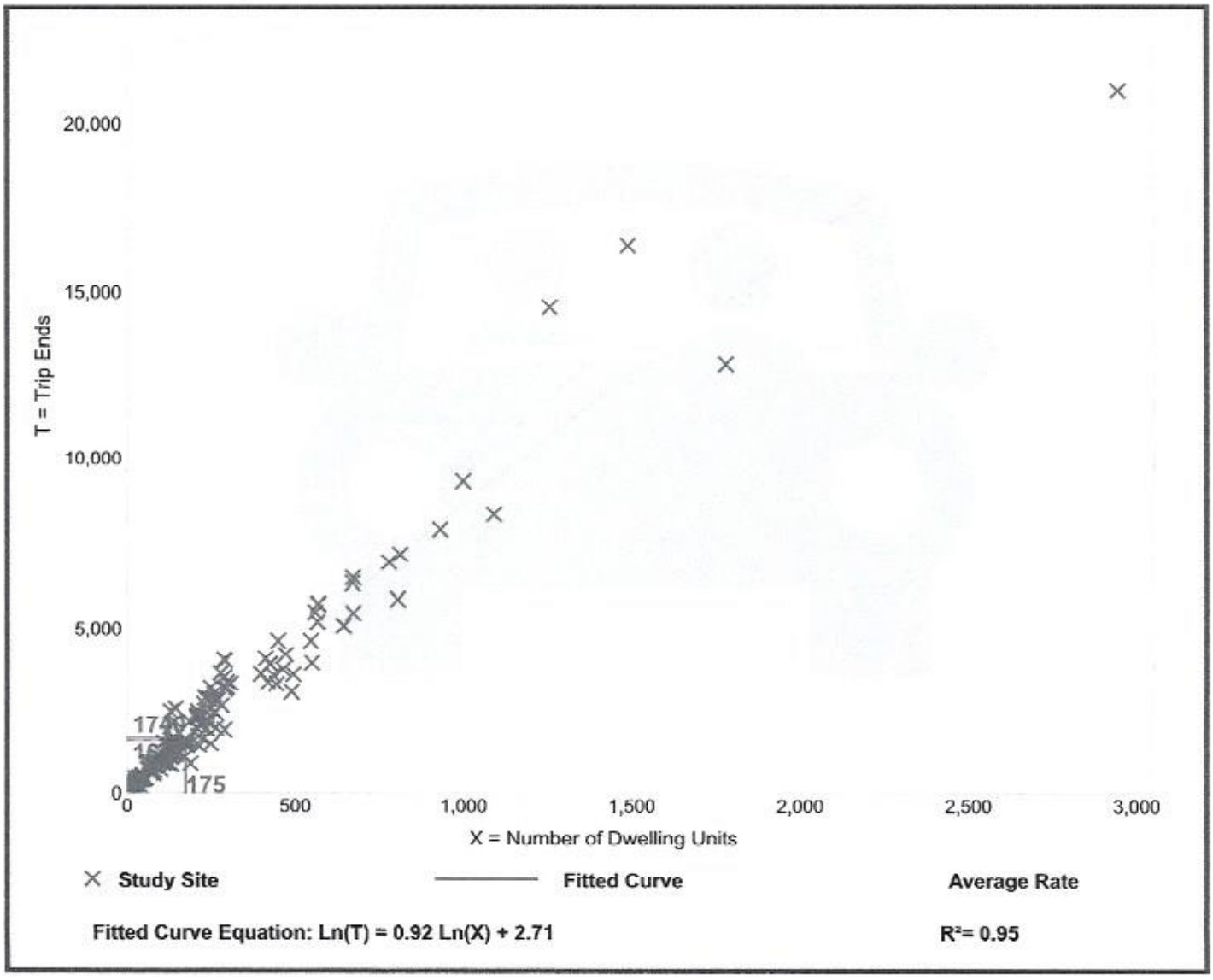
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2= 0.95

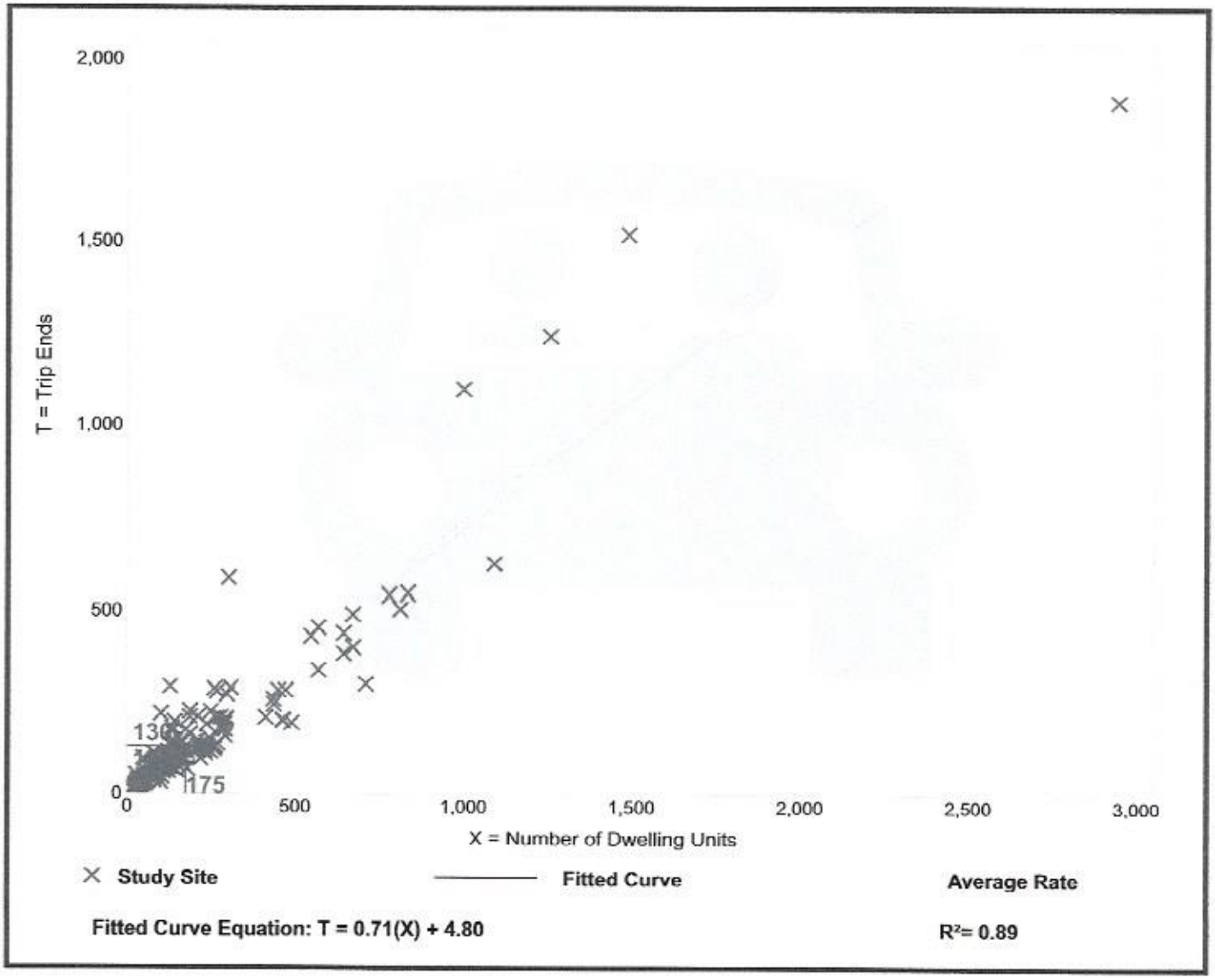
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



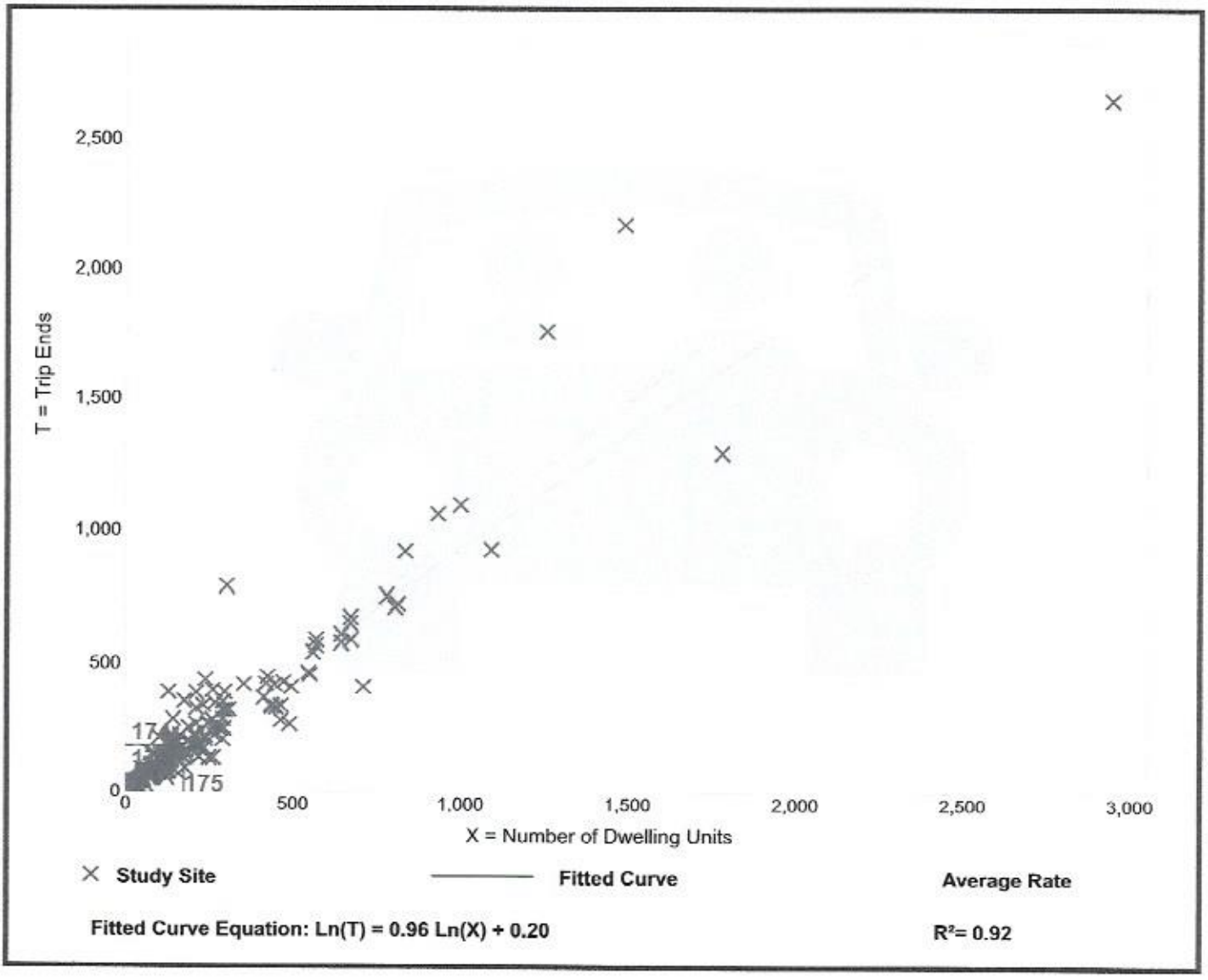
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20

R^2= 0.92

Single-Family Detached Housing
(210)

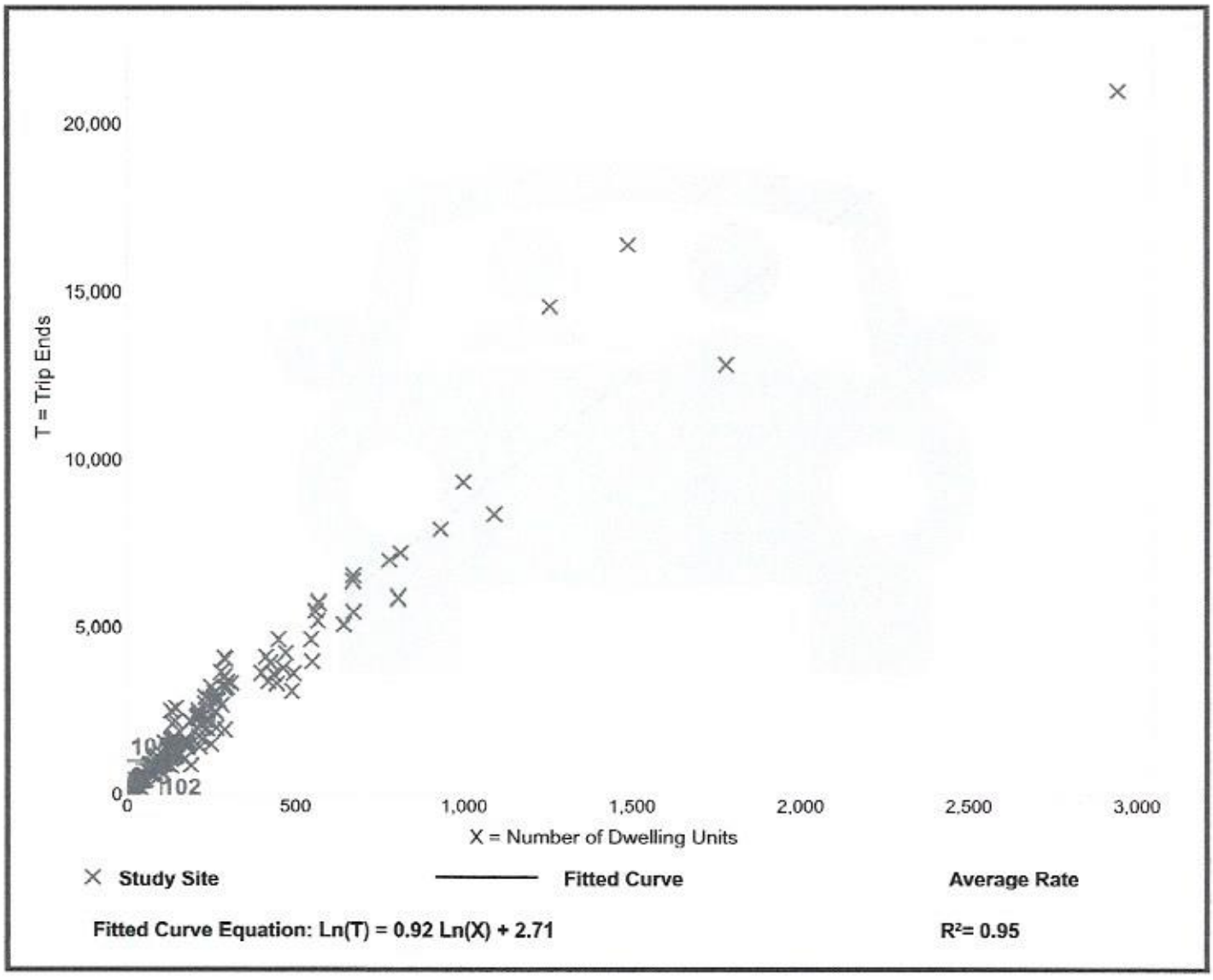
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2= 0.95

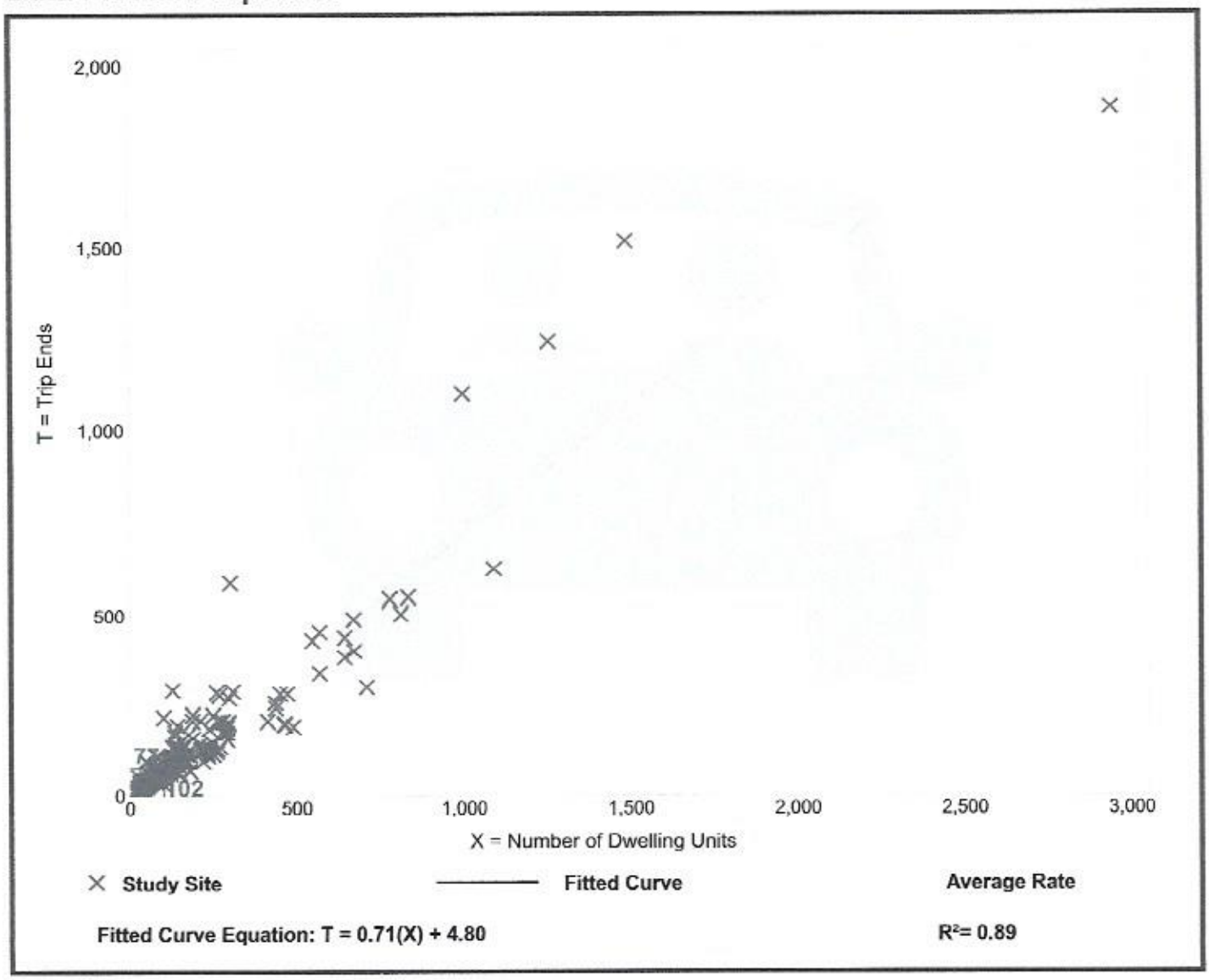
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 173
Avg. Num. of Dwelling Units: 219
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 4.80

R^2= 0.89

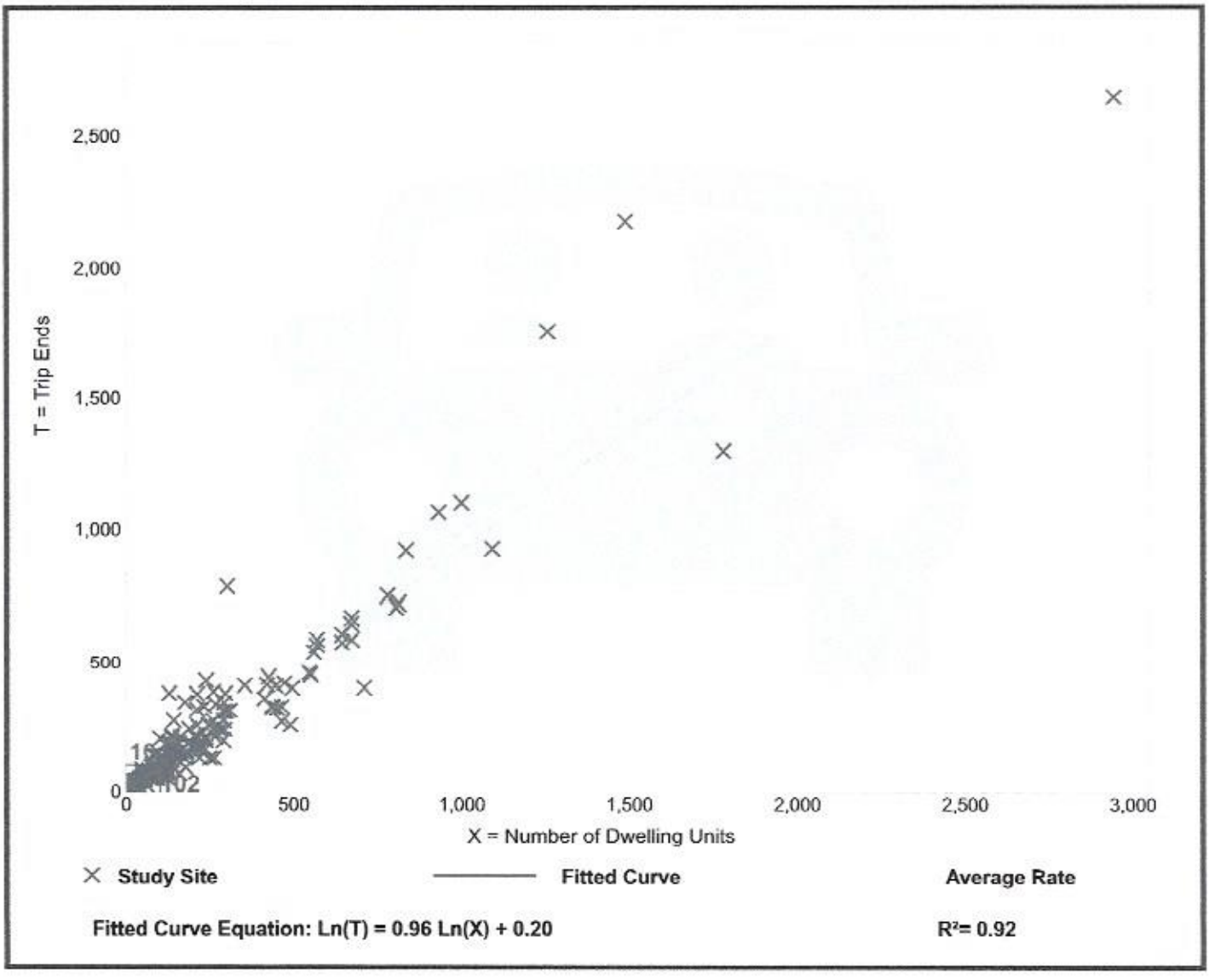
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
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Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

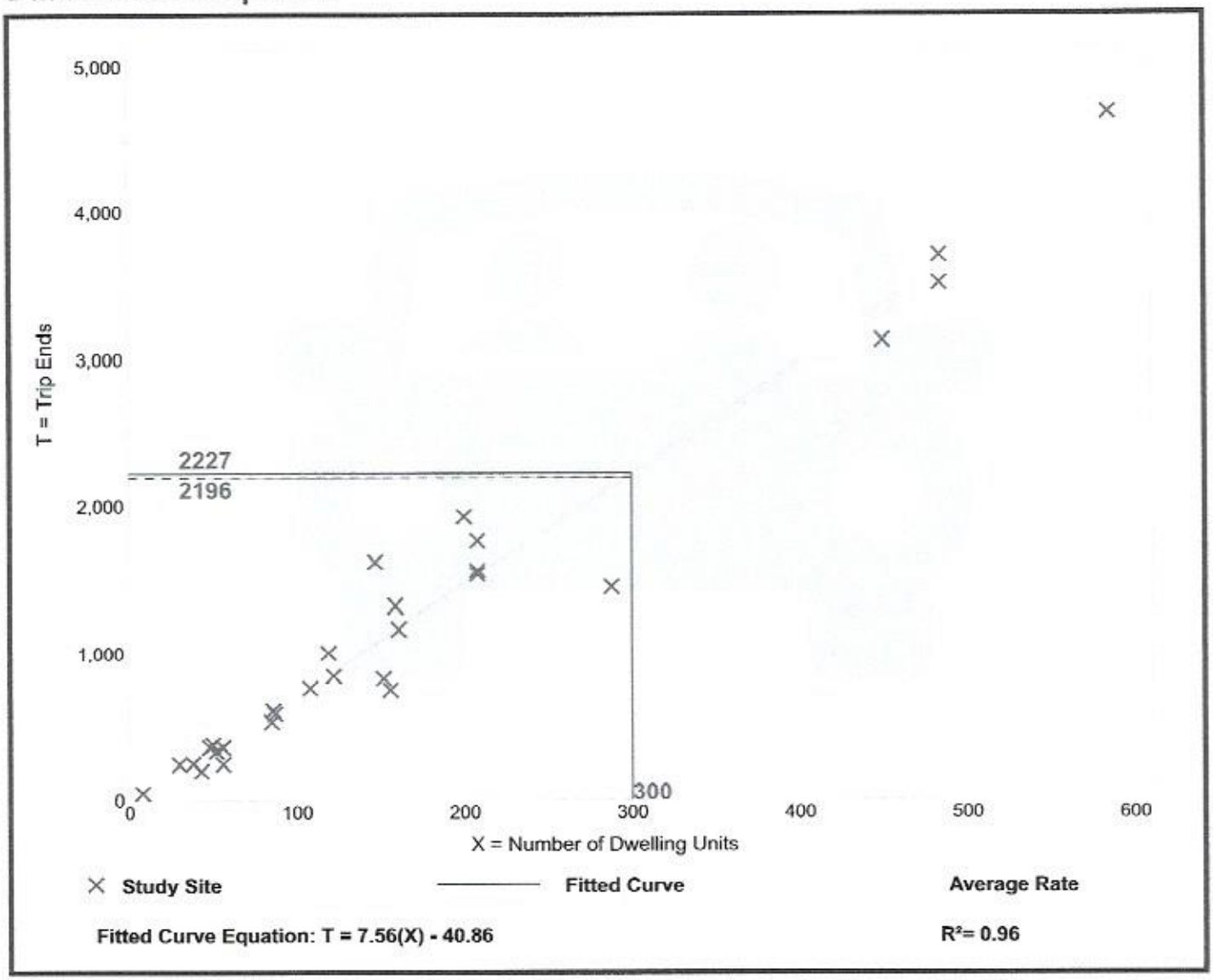
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



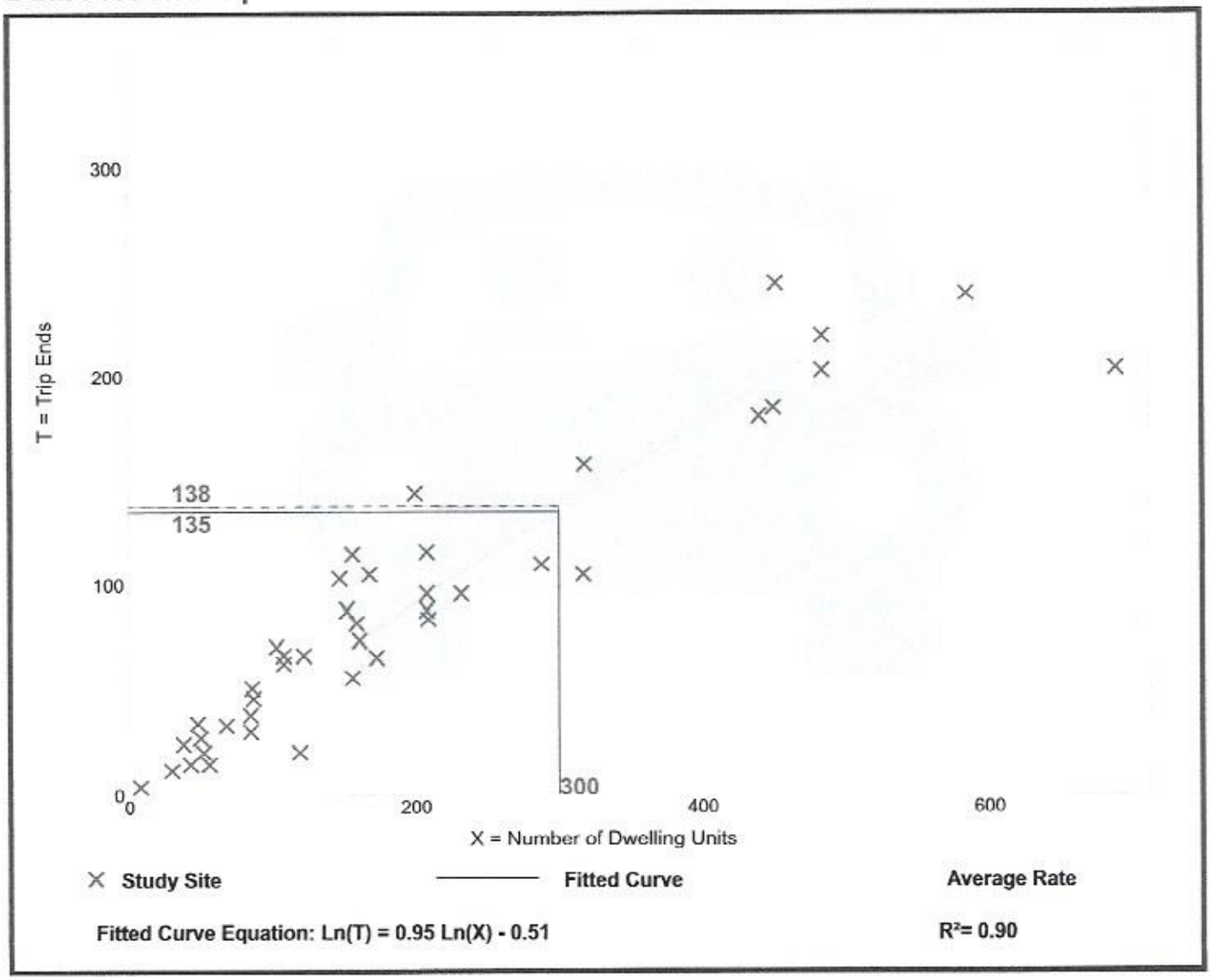
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. Num. of Dwelling Units: 199
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



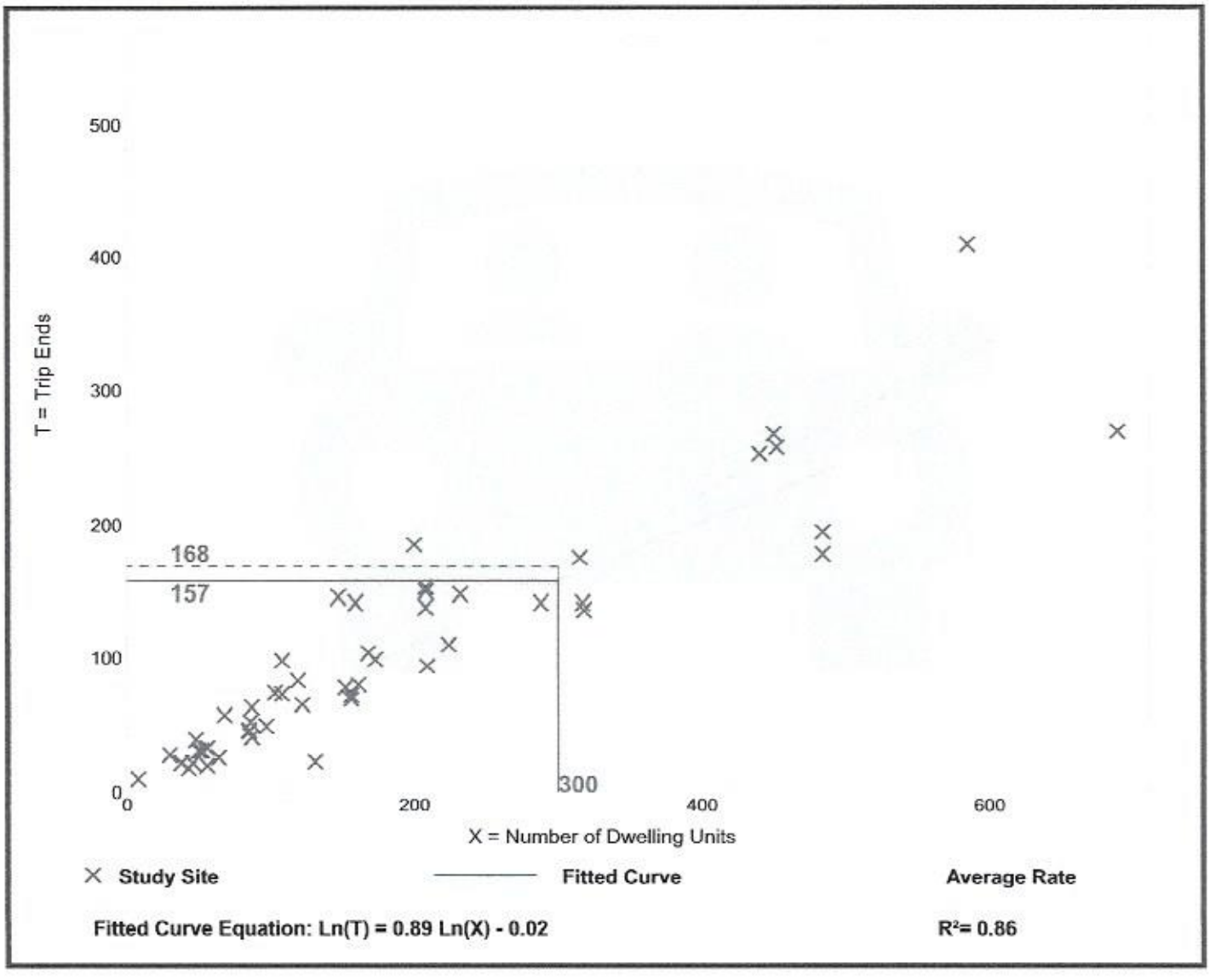
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	50
Avg. Num. of Dwelling Units:	187
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) - 0.02

R^2= 0.86

Mini-Warehouse
(151)

Vehicle Trip Ends vs: **Occupied Storage Units (100s)**
On a: **Weekday**

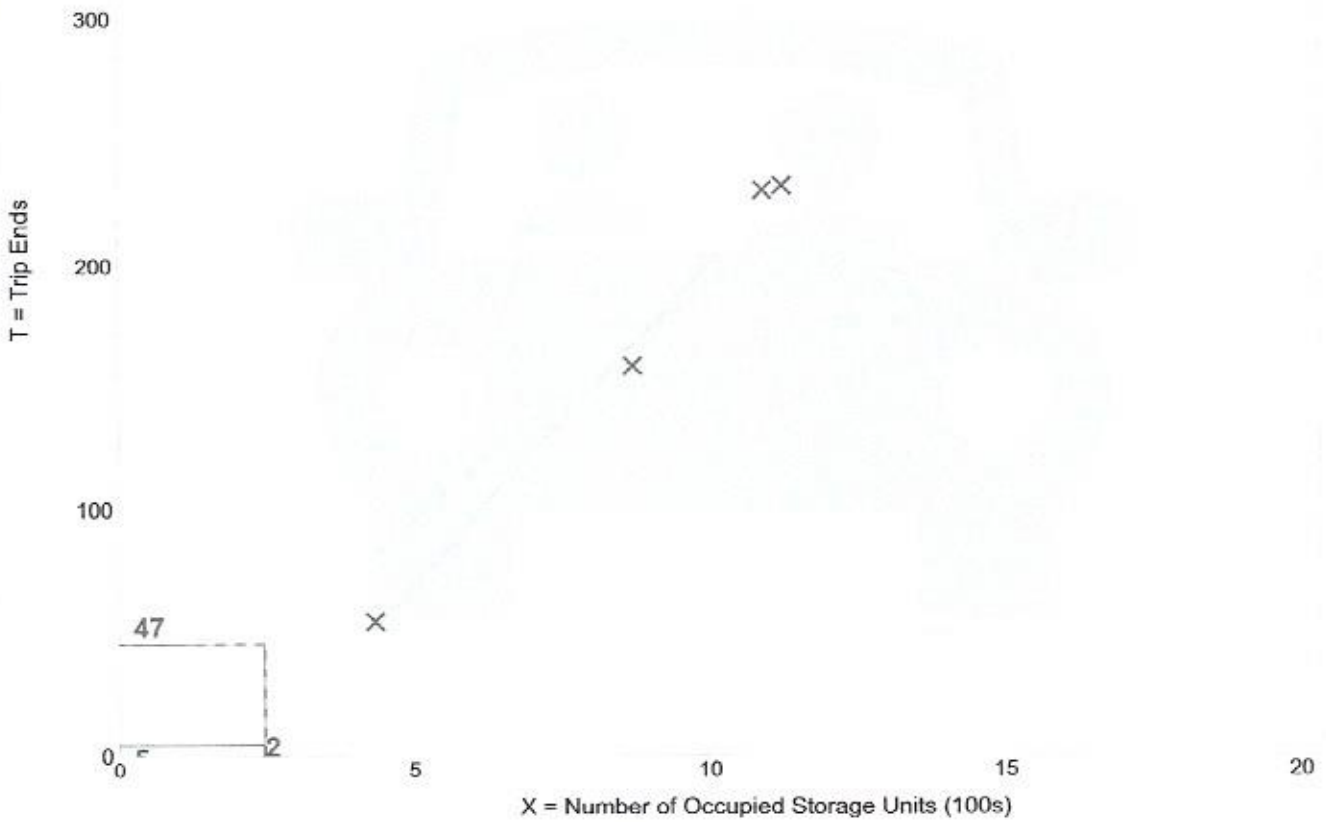
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
19.19	12.90 - 21.06	3.03

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 25.95(X) - 59.45

R^2= 0.99

Mini-Warehouse
(151)

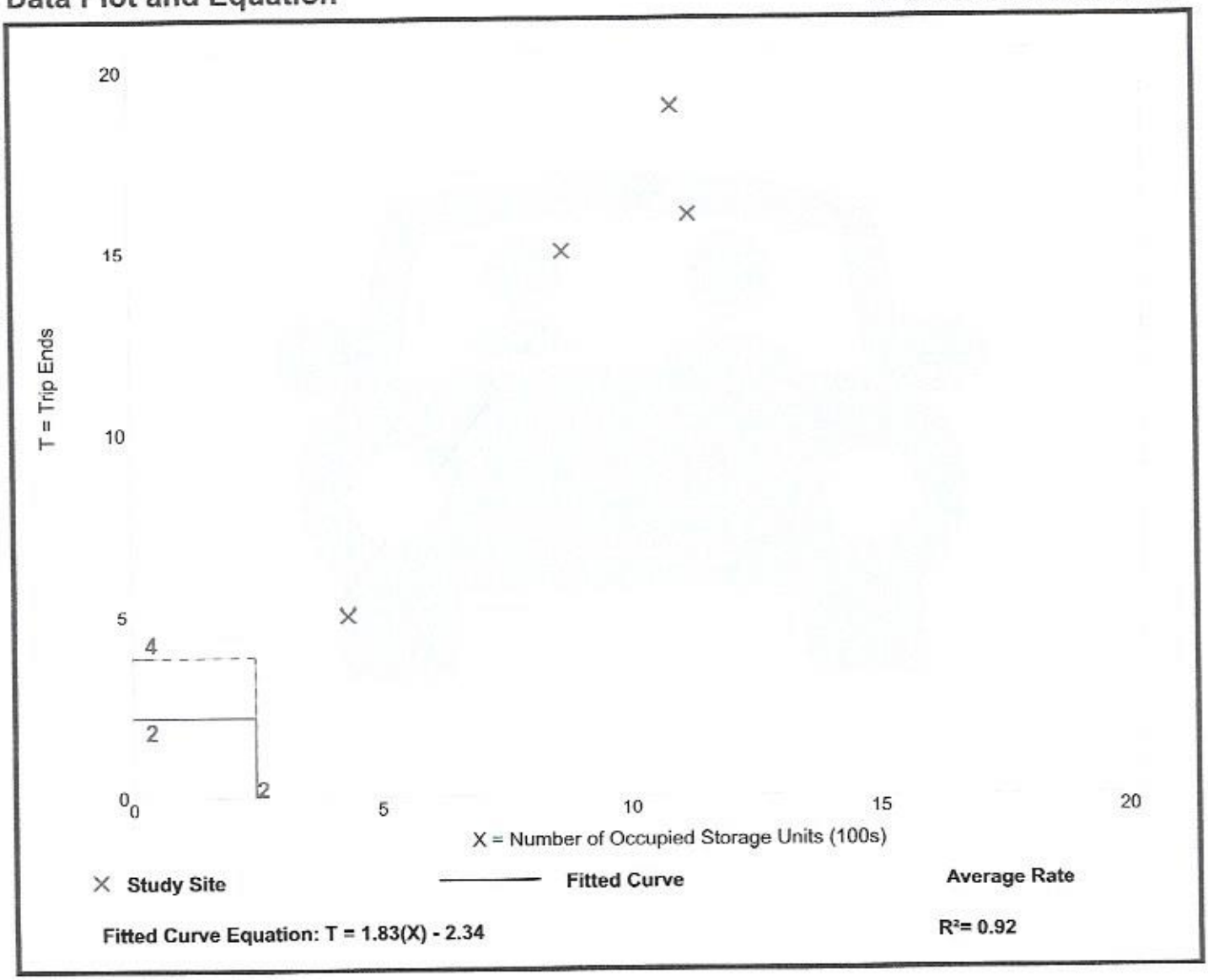
Vehicle Trip Ends vs: **Occupied Storage Units (100s)**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.56	1.15 - 1.74	0.24

Data Plot and Equation

Caution – Small Sample Size



Mini-Warehouse
(151)

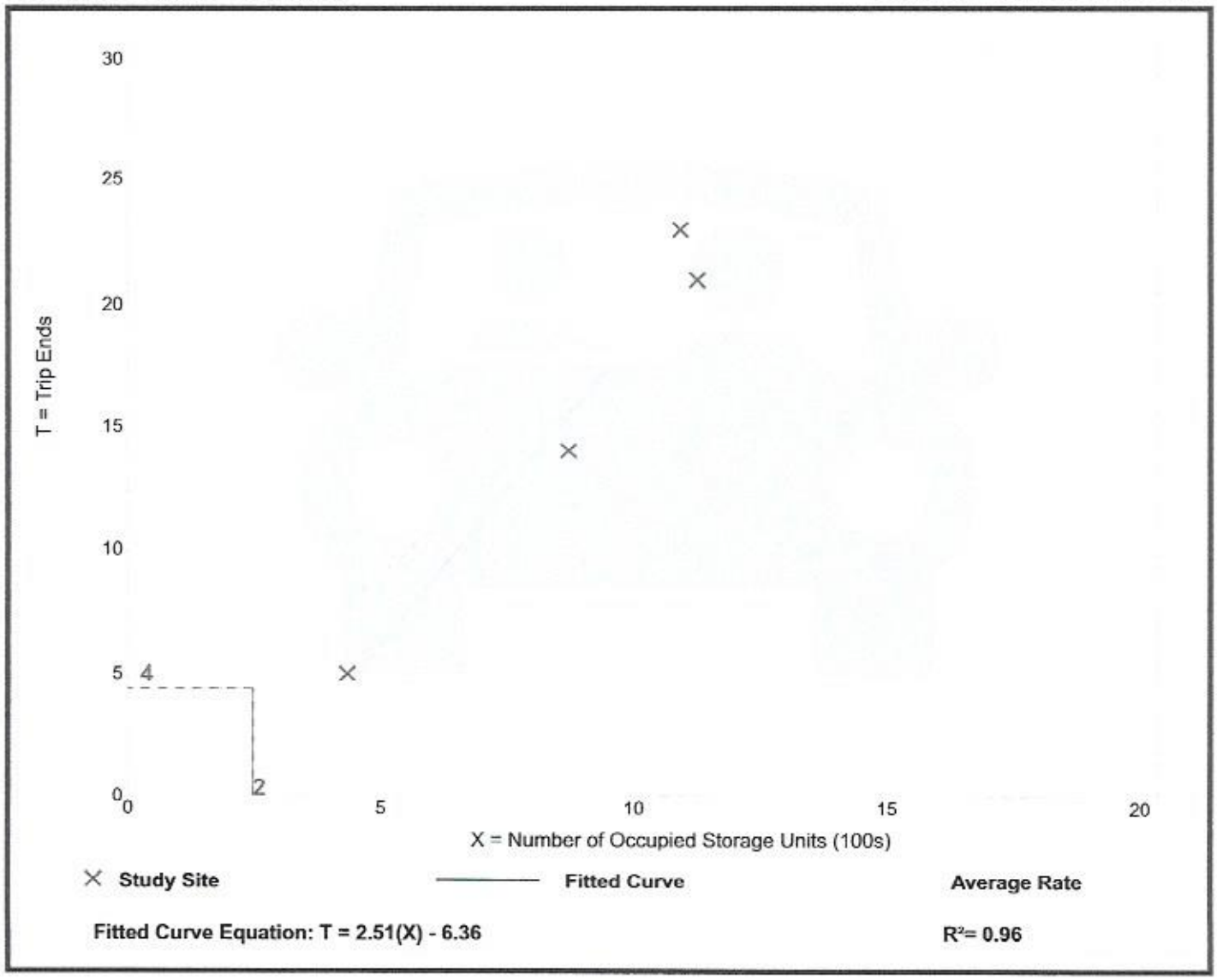
Vehicle Trip Ends vs: **Occupied Storage Units (100s)**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.79	1.15 - 2.11	0.35

Data Plot and Equation

Caution – Small Sample Size

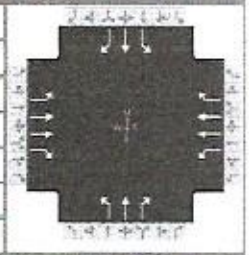


Fitted Curve Equation: T = 2.51(X) - 6.36

R^2= 0.96

HCS7 Signalized Intersection Results Summary

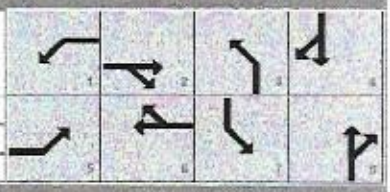
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa21ax.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	581	50	62	622	24	89	21	78	52	31	37

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.0	30.0	6.0	2.0	25.0	0.0	
Yellow	4.0	4.0	4.0	0.0	4.0	0.0	
Red	1.0	1.0	1.0	0.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	12.0	35.0	12.0	35.0	13.0	32.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	3.0	3.1	3.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	4.2	15.5	5.3	16.6	6.3	5.2	4.7	3.5
Green Extension Time (g_e), s	0.0	3.2	0.0	3.1	0.1	0.3	0.0	0.3
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.04	1.00	0.06	0.01	0.00	1.00	0.00

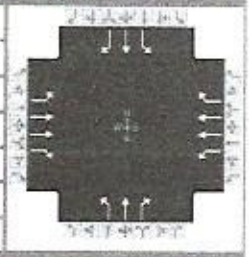
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	46	632	43	67	676	21	97	23	74	57	34	35
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1724	1545	1767	1724	1545	1810	1856	1532	1810	1856	1567
Queue Service Time (g_s), s	2.2	13.5	1.7	3.3	14.6	0.8	4.3	0.8	3.2	2.7	1.2	1.5
Cycle Queue Clearance Time (g_c), s	2.2	13.5	1.7	3.3	14.6	0.8	4.3	0.8	3.2	2.7	1.2	1.5
Green Ratio (*g/C*)	0.08	0.33	0.33	0.08	0.33	0.33	0.14	0.30	0.30	0.07	0.28	0.28
Capacity (*c*), veh/h	137	1149	515	137	1149	515	261	557	460	121	515	435
Volume-to-Capacity Ratio (*X*)	0.332	0.549	0.084	0.490	0.588	0.040	0.370	0.041	0.161	0.469	0.065	0.080
Back of Queue (*Q*), ft/ln (95 th percentile)	44	237.4	27.4	66.1	255	12.8	85.1	15.4	51.8	54.6	23.7	24.1
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	9.1	1.1	2.6	9.7	0.5	3.4	0.6	2.0	2.2	0.9	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.3	24.5	20.6	39.8	24.9	20.3	34.8	22.3	23.2	40.5	23.9	24.0
Incremental Delay (d_2), s/veh	0.5	0.3	0.0	1.0	0.5	0.0	0.3	0.0	0.1	1.1	0.0	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	39.8	24.8	20.6	40.8	25.4	20.3	35.1	22.3	23.2	41.5	23.9	24.0
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	25.5	C		26.6	C		29.1	C		31.9	C	
Intersection Delay, s/veh / LOS	26.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.08	A	1.12	A	0.81	A	0.69	A

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HCS7 Signalized Intersection Results Summary

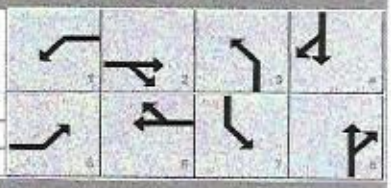
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa21px.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	85	699	87	105	686	38	131	37	59	36	23	86

Signal Information			
Cycle, s	95.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	8.0	3.0		30.0	6.0	3.0	25.0					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	1.0	0.0		1.0	1.0	0.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	35.0	16.0	38.0	14.0	33.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	6.8	20.4	7.8	19.1	8.9	4.7	4.0	5.9
Green Extension Time (g_e), s	0.0	3.3	0.0	3.5	0.1	0.4	0.0	0.4
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.23	0.90	0.18	0.10	0.00	1.00	0.00

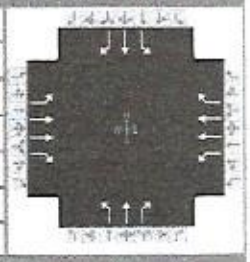
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	92	760	84	114	746	36	142	40	59	39	25	83
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1724	1544	1767	1724	1547	1810	1856	1532	1810	1856	1566
Queue Service Time (g_s), s	4.8	18.4	3.7	5.8	17.1	1.5	6.9	1.5	2.7	2.0	1.0	3.9
Cycle Queue Clearance Time (g_c), s	4.8	18.4	3.7	5.8	17.1	1.5	6.9	1.5	2.7	2.0	1.0	3.9
Green Ratio (g/C)	0.08	0.32	0.32	0.12	0.35	0.35	0.15	0.29	0.29	0.06	0.26	0.26
Capacity (c), veh/h	149	1089	487	205	1198	537	267	547	452	114	488	412
Volume-to-Capacity Ratio (X)	0.621	0.698	0.172	0.558	0.623	0.067	0.534	0.074	0.130	0.342	0.051	0.200
Back of Queue (Q), ft/ln (95 th percentile)	105.5	315.3	59.8	119	291.8	23.4	138.4	29.5	43.9	39.8	19.2	64.5
Back of Queue (Q), veh/ln (95 th percentile)	4.1	12.0	2.4	4.6	11.1	0.9	5.5	1.2	1.7	1.6	0.7	2.6
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	42.0	28.5	23.5	39.7	25.8	20.7	37.5	24.1	24.6	42.6	26.1	27.2
Incremental Delay (d_2), s/veh	5.8	1.7	0.1	2.0	0.8	0.0	1.1	0.0	0.0	0.7	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	47.8	30.2	23.6	41.7	26.6	20.7	38.6	24.2	24.6	43.3	26.2	27.3
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	31.3	C		28.3	C		32.8	C		31.4	C	
Intersection Delay, s/veh / LOS	30.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.26	A	1.23	A	0.89	A	0.73	A

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HCS7 Signalized Intersection Results Summary

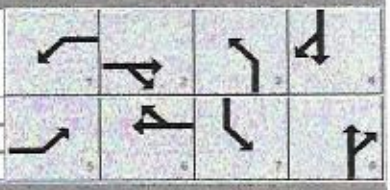
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing + Project	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa21aw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	42	583	74	72	627	25	163	31	105	52	34	37

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.0	30.0	6.0	2.0	25.0	0.0	
Yellow	4.0	4.0	4.0	0.0	4.0	0.0	
Red	1.0	1.0	1.0	0.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	12.0	35.0	12.0	35.0	13.0	32.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	4.2	15.5	5.8	16.8	10.4	6.6	4.7	3.5
Green Extension Time (g_e), s	0.0	3.3	0.0	3.2	0.1	0.4	0.0	0.4
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.05	1.00	0.06	1.00	0.00	1.00	0.00

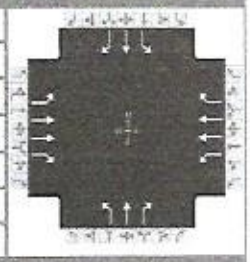
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	46	634	70	78	682	22	177	34	103	57	37	35
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1724	1545	1767	1724	1545	1810	1856	1532	1810	1856	1567
Queue Service Time (g_s), s	2.2	13.5	2.8	3.8	14.8	0.9	8.4	1.2	4.6	2.7	1.3	1.5
Cycle Queue Clearance Time (g_c), s	2.2	13.5	2.8	3.8	14.8	0.9	8.4	1.2	4.6	2.7	1.3	1.5
Green Ratio (g/C)	0.08	0.33	0.33	0.08	0.33	0.33	0.14	0.30	0.30	0.07	0.28	0.28
Capacity (c), veh/h	137	1149	515	137	1149	515	261	557	460	121	515	435
Volume-to-Capacity Ratio (X)	0.332	0.551	0.135	0.569	0.593	0.042	0.678	0.061	0.225	0.469	0.072	0.080
Back of Queue (Q), ft/ln (95 th percentile)	44	238.1	44.7	81.5	257.1	13.5	180	22.9	73.9	54.6	26.1	24.1
Back of Queue (Q), veh/ln (95 th percentile)	1.7	9.1	1.8	3.2	9.8	0.5	7.2	0.9	2.9	2.2	1.0	1.0
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.3	24.5	20.9	40.0	24.9	20.3	36.5	22.5	23.6	40.5	23.9	24.0
Incremental Delay (d_2), s/veh	0.5	0.3	0.0	3.5	0.6	0.0	5.7	0.0	0.1	1.1	0.0	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	39.8	24.8	21.0	43.6	25.5	20.3	42.2	22.5	23.7	41.5	24.0	24.0
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	25.4	C		27.2	C		34.0	C		31.7	C	
Intersection Delay, s/veh / LOS	27.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.11	A	1.13	A	1.01	A	0.70	A

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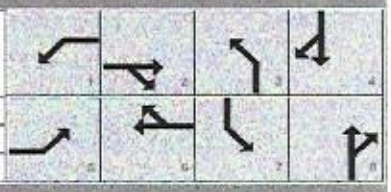
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing + Project	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa21pw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	85	704	167	136	689	38	178	44	78	37	33	86

Signal Information					EB			WB			NB			SB		
Cycle, s	95.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	8.0	3.0		30.0	6.0	3.0	25.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0		1.0	1.0	0.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	35.0	16.0	38.0	14.0	33.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	6.8	20.5	9.7	19.2	11.7	5.7	4.0	5.9
Green Extension Time (g_e), s	0.0	3.5	0.0	3.7	0.1	0.5	0.0	0.5
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.28	1.00	0.21	1.00	0.00	1.00	0.00

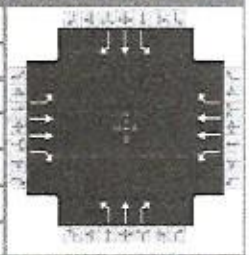
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	92	765	171	148	749	36	193	48	79	40	36	83
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1724	1544	1767	1724	1547	1810	1856	1532	1810	1856	1566
Queue Service Time (g_s), s	4.8	18.5	8.1	7.7	17.2	1.5	9.7	1.8	3.7	2.0	1.4	3.9
Cycle Queue Clearance Time (g_c), s	4.8	18.5	8.1	7.7	17.2	1.5	9.7	1.8	3.7	2.0	1.4	3.9
Green Ratio (*g/C*)	0.08	0.32	0.32	0.12	0.35	0.35	0.15	0.29	0.29	0.06	0.26	0.26
Capacity (*c*), veh/h	149	1089	487	205	1198	537	267	547	452	114	488	412
Volume-to-Capacity Ratio (*X*)	0.621	0.703	0.350	0.722	0.625	0.067	0.726	0.087	0.176	0.352	0.073	0.200
Back of Queue (*Q*), ft/ln (95 th percentile)	105.5	317.9	129.8	177.3	293.3	23.4	210.2	35.3	60.1	40.9	27.6	64.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	12.1	5.2	6.9	11.2	0.9	8.4	1.4	2.3	1.6	1.1	2.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	42.0	28.6	25.0	40.5	25.8	20.7	38.7	24.3	24.9	42.6	26.3	27.2
Incremental Delay (d_2), s/veh	5.8	1.7	0.2	10.3	0.8	0.0	8.3	0.0	0.1	0.7	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	47.8	30.3	25.2	50.9	26.6	20.7	46.9	24.3	25.0	43.3	26.3	27.3
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	31.0	C		30.2	C		38.1	D		31.1	C	
Intersection Delay, s/veh / LOS	31.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.34	A	1.26	A	1.02	A	0.75	A

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HCS7 Signalized Intersection Results Summary

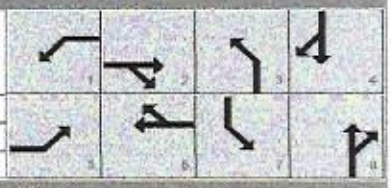
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa41ax.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	47	655	56	70	701	27	100	24	88	59	35	42

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.0	30.0	6.0	2.0	25.0	0.0	
Yellow	4.0	4.0	4.0	0.0	4.0	0.0	
Red	1.0	1.0	1.0	0.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	12.0	35.0	12.0	35.0	13.0	32.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	3.0	3.1	3.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	4.5	17.6	5.7	19.0	6.9	5.7	5.1	3.7
Green Extension Time (g_e), s	0.0	3.5	0.0	3.3	0.1	0.3	0.0	0.3
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.11	1.00	0.15	0.02	0.00	1.00	0.00

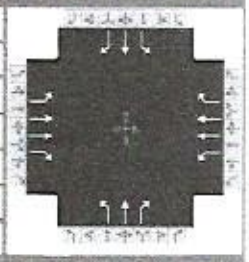
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	51	712	50	76	762	24	109	26	85	64	38	40
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1724	1545	1767	1724	1545	1810	1856	1532	1810	1856	1567
Queue Service Time (g_s), s	2.5	15.6	2.0	3.7	17.0	0.9	4.9	0.9	3.7	3.1	1.4	1.7
Cycle Queue Clearance Time (g_c), s	2.5	15.6	2.0	3.7	17.0	0.9	4.9	0.9	3.7	3.1	1.4	1.7
Green Ratio (g/C)	0.08	0.33	0.33	0.08	0.33	0.33	0.14	0.30	0.30	0.07	0.28	0.28
Capacity (c), veh/h	137	1149	515	137	1149	515	261	557	460	121	515	435
Volume-to-Capacity Ratio (X)	0.372	0.619	0.097	0.554	0.663	0.046	0.416	0.047	0.184	0.532	0.074	0.092
Back of Queue (Q), ft/ln (95 th percentile)	49.4	269.2	31.7	78.1	290.6	14.9	96.4	17.7	59.9	63.9	26.9	27.9
Back of Queue (Q), veh/ln (95 th percentile)	1.9	10.3	1.3	3.0	11.1	0.6	3.9	0.7	2.3	2.6	1.1	1.1
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.4	25.2	20.7	40.0	25.7	20.3	35.0	22.4	23.3	40.6	24.0	24.1
Incremental Delay (d_2), s/veh	0.6	0.8	0.0	2.9	1.2	0.0	0.4	0.0	0.1	2.3	0.0	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	40.0	26.0	20.7	42.9	26.8	20.3	35.4	22.4	23.4	43.0	24.0	24.1
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	26.5	C		28.1	C		29.2	C		32.6	C	
Intersection Delay, s/veh / LOS	27.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.16	A	1.20	A	0.85	A	0.72	A

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa41px.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	96	788	98	118	773	43	148	42	66	41	26	97

Signal Information					EB			WB			NB			SB		
Cycle, s	95.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	8.0	3.0		30.0	6.0	3.0	25.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0		1.0	1.0	0.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	35.0	16.0	38.0	14.0	33.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	7.5	23.5	8.6	22.0	9.9	5.0	4.2	6.5
Green Extension Time (g_e), s	0.0	3.0	0.0	3.4	0.1	0.4	0.0	0.4
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.53	1.00	0.40	0.34	0.00	1.00	0.00

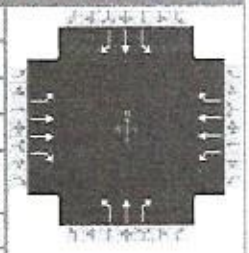
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	104	857	96	128	840	41	161	46	66	45	28	95
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1724	1544	1767	1724	1547	1810	1856	1532	1810	1856	1566
Queue Service Time (g_s), s	5.5	21.5	4.3	6.6	20.0	1.7	7.9	1.7	3.0	2.2	1.1	4.5
Cycle Queue Clearance Time (g_c), s	5.5	21.5	4.3	6.6	20.0	1.7	7.9	1.7	3.0	2.2	1.1	4.5
Green Ratio (g/C)	0.08	0.32	0.32	0.12	0.35	0.35	0.15	0.29	0.29	0.06	0.26	0.26
Capacity (c), veh/h	149	1089	487	205	1198	537	267	547	452	114	488	412
Volume-to-Capacity Ratio (X)	0.701	0.787	0.196	0.627	0.701	0.077	0.603	0.083	0.147	0.390	0.058	0.229
Back of Queue (Q), ft/ln (95 th percentile)	129.9	366.2	69	140.5	334.6	27	163.1	33.7	49.8	45.5	21.7	74.4
Back of Queue (Q), veh/ln (95 th percentile)	5.1	14.0	2.8	5.5	12.8	1.1	6.5	1.3	1.9	1.8	0.8	3.0
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	42.3	29.6	23.7	40.0	26.7	20.8	37.9	24.2	24.7	42.7	26.2	27.4
Incremental Delay (d_2), s/veh	11.8	3.6	0.1	4.5	1.6	0.0	2.7	0.0	0.1	0.8	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	54.1	33.2	23.8	44.6	28.3	20.8	40.6	24.2	24.8	43.5	26.2	27.6
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	34.4	C		30.1	C		34.0	C		31.6	C	
Intersection Delay, s/veh / LOS	32.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.36	A	1.32	A	0.94	A	0.76	A

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HCS7 Signalized Intersection Results Summary

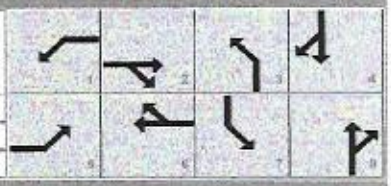
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base + Project	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa41aw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	47	657	80	80	706	28	174	34	115	59	38	42

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.0	30.0	6.0	2.0	25.0	0.0	
Yellow	4.0	4.0	4.0	0.0	4.0	0.0	
Red	1.0	1.0	1.0	0.0	1.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	12.0	35.0	12.0	35.0	13.0	32.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	4.5	17.7	6.3	19.2	11.0	7.1	5.1	3.7
Green Extension Time (g_e), s	0.0	3.6	0.0	3.4	0.1	0.4	0.0	0.4
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.12	1.00	0.17	1.00	0.00	1.00	0.00

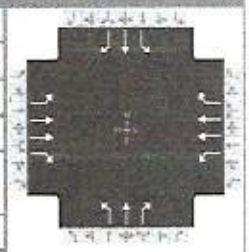
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	51	714	76	87	767	25	189	37	114	64	41	40
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1724	1545	1767	1724	1545	1810	1856	1532	1810	1856	1567
Queue Service Time (g_s), s	2.5	15.7	3.1	4.3	17.2	1.0	9.0	1.3	5.1	3.1	1.5	1.7
Cycle Queue Clearance Time (g_c), s	2.5	15.7	3.1	4.3	17.2	1.0	9.0	1.3	5.1	3.1	1.5	1.7
Green Ratio (g/C)	0.08	0.33	0.33	0.08	0.33	0.33	0.14	0.30	0.30	0.07	0.28	0.28
Capacity (c), veh/h	137	1149	515	137	1149	515	261	557	460	121	515	435
Volume-to-Capacity Ratio (X)	0.372	0.621	0.148	0.633	0.668	0.049	0.724	0.066	0.248	0.532	0.080	0.092
Back of Queue (Q), ft/ln (95 th percentile)	49.4	270.3	49.1	96.4	292.8	15.6	198.1	25.2	82.3	63.9	29.2	27.9
Back of Queue (Q), veh/ln (95 th percentile)	1.9	10.3	2.0	3.8	11.2	0.6	7.9	1.0	3.2	2.6	1.1	1.1
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	39.4	25.2	21.0	40.3	25.7	20.3	36.8	22.5	23.8	40.6	24.0	24.1
Incremental Delay (d_2), s/veh	0.6	0.8	0.0	7.0	1.2	0.0	8.3	0.0	0.1	2.3	0.0	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	40.0	26.0	21.1	47.3	26.9	20.3	45.1	22.5	23.9	43.0	24.0	24.1
Level of Service (LOS)	D	C	C	D	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	26.4	C		28.8	C		35.5	D		32.4	C	
Intersection Delay, s/veh / LOS	29.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.18	A	1.21	A	1.05	A	0.73	A

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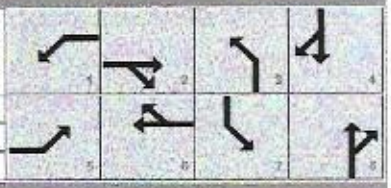
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base + Project	Analysis Period	1> 7:00
Intersection	US-50 & Casey	File Name	UsCa41pw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	793	178	149	776	43	195	49	85	42	36	97

Signal Information					EB			WB			NB			SB		
Cycle, s	95.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	8.0	3.0		30.0	6.0	3.0	25.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0		1.0	1.0	0.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	13.0	35.0	16.0	38.0	14.0	33.0	11.0	30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0	0.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	7.5	23.7	10.5	22.1	12.7	6.0	4.3	6.5
Green Extension Time (g_e), s	0.0	3.1	0.0	3.6	0.1	0.5	0.0	0.5
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	1.00	0.58	1.00	0.44	1.00	0.00	1.00	0.00

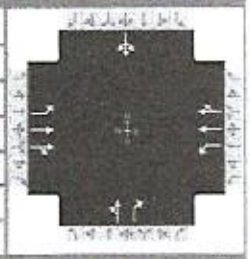
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	104	862	183	162	843	41	212	53	87	46	39	95
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1724	1544	1767	1724	1547	1810	1856	1532	1810	1856	1566
Queue Service Time (g_s), s	5.5	21.7	8.7	8.5	20.1	1.7	10.7	2.0	4.0	2.3	1.5	4.5
Cycle Queue Clearance Time (g_c), s	5.5	21.7	8.7	8.5	20.1	1.7	10.7	2.0	4.0	2.3	1.5	4.5
Green Ratio (*g/C*)	0.08	0.32	0.32	0.12	0.35	0.35	0.15	0.29	0.29	0.06	0.26	0.26
Capacity (*c*), veh/h	149	1089	487	205	1198	537	267	547	452	114	488	412
Volume-to-Capacity Ratio (*X*)	0.701	0.792	0.375	0.791	0.704	0.077	0.795	0.097	0.193	0.399	0.080	0.229
Back of Queue (*Q*), ft/ln (95 th percentile)	129.9	369.6	140.3	207.5	336.3	27	240.3	39.4	66.2	46.7	30.2	74.4
Back of Queue (*Q*), veh/ln (95 th percentile)	5.1	14.1	5.6	8.1	12.8	1.1	9.6	1.5	2.6	1.9	1.2	3.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	42.3	29.6	25.2	40.9	26.8	20.8	39.1	24.3	25.0	42.8	26.3	27.4
Incremental Delay (d_2), s/veh	11.8	3.7	0.2	17.4	1.6	0.0	14.1	0.0	0.1	0.8	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	54.1	33.4	25.4	58.3	28.4	20.8	53.2	24.4	25.1	43.6	26.4	27.6
Level of Service (LOS)	D	C	C	E	C	C	D	C	C	D	C	C
Approach Delay, s/veh / LOS	34.0	C		32.7	C		41.9	D		31.4	C	
Intersection Delay, s/veh / LOS	34.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	2.12	B	2.44	B	2.45	B
Bicycle LOS Score / LOS	1.44	A	1.35	A	1.07	A	0.78	A

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl21ax.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	65	825	170	70	665	10	150	45	60	25	25	65

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	1.0	1.0	1.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.7	23.3	3.8	14.8		13.7		6.8
Green Extension Time (g_e), s	0.0	3.6	0.0	3.9		0.6		0.7
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.10	0.01	0.02		0.00		0.00

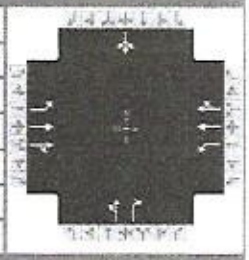
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	71	541	508	76	368	366		212	54		114	
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1811	1698	1767	1811	1799		1389	1531		1607	
Queue Service Time (g_s), s	1.7	21.3	21.3	1.8	12.7	12.8		6.9	2.4		0.0	
Cycle Queue Clearance Time (g_c), s	1.7	21.3	21.3	1.8	12.7	12.8		11.7	2.4		4.8	
Green Ratio (g/C)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (c), veh/h	478	805	754	375	805	800		457	425		496	
Volume-to-Capacity Ratio (X)	0.148	0.673	0.673	0.203	0.457	0.457		0.464	0.128		0.230	
Back of Queue (Q), ft/ln (95 th percentile)	27.2	355.3	322.4	29.5	227.1	215.7		173.3	39		84.8	
Back of Queue (Q), veh/ln (95 th percentile)	1.1	13.6	12.9	1.2	8.7	8.6		6.8	1.5		3.3	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	10.6	19.8	19.8	12.8	17.4	17.4		27.7	24.3		25.2	
Incremental Delay (d_2), s/veh	0.1	1.8	1.9	0.1	0.2	0.2		0.3	0.0		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	10.7	21.6	21.7	12.9	17.6	17.6		27.9	24.4		25.3	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	21.0	C		17.1	B		27.2	C		25.3	C	
Intersection Delay, s/veh / LOS	20.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.69	B	2.28	B	2.33	B
Bicycle LOS Score / LOS	1.41	A	1.16	A	0.93	A	0.68	A

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HCS7 Signalized Intersection Results Summary

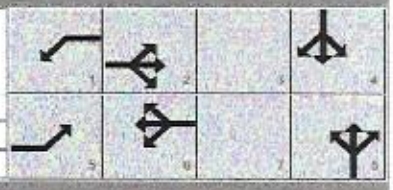
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl21px.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	60	810	125	90	785	35	210	60	85	35	45	80

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	1.0	1.0	1.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.5	21.4	4.3	18.2		20.9		8.7
Green Extension Time (g_e), s	0.0	3.9	0.1	4.0		0.5		1.1
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.08	0.03	0.05		0.64		0.00

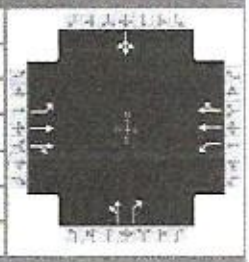
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	65	507	482	98	443	437		293	76		158	
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1811	1724	1767	1811	1786		1314	1531		1656	
Queue Service Time (g_s), s	1.5	19.4	19.4	2.3	16.2	16.2		12.2	3.4		0.0	
Cycle Queue Clearance Time (g_c), s	1.5	19.4	19.4	2.3	16.2	16.2		18.9	3.4		6.7	
Green Ratio (g/C)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (c), veh/h	428	805	766	393	805	794		436	425		510	
Volume-to-Capacity Ratio (X)	0.152	0.629	0.629	0.249	0.551	0.551		0.673	0.179		0.309	
Back of Queue (Q), ft/ln (95 th percentile)	25	325.7	299.1	38.4	277.1	261.6		258.1	55.5		120.5	
Back of Queue (Q), veh/ln (95 th percentile)	1.0	12.4	12.0	1.5	10.6	10.5		10.1	2.2		4.7	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	11.3	19.3	19.3	12.5	18.4	18.4		30.5	24.7		25.9	
Incremental Delay (d_2), s/veh	0.1	1.2	1.3	0.1	0.5	0.5		3.3	0.1		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	11.3	20.5	20.5	12.6	18.9	18.9		33.8	24.8		26.0	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	19.9	B		18.2	B		31.9	C		26.0	C	
Intersection Delay, s/veh / LOS	21.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.70	B	2.30	B	2.32	B
Bicycle LOS Score / LOS	1.36	A	1.29	A	1.10	A	0.75	A

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HCS7 Signalized Intersection Results Summary

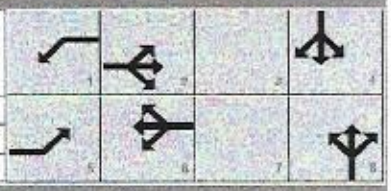
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing + Project	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl21aw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	852	172	90	674	10	156	47	125	25	26	66

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	1.0	1.0	1.0	0.0	0.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.7	24.2	4.3	15.0		14.3		6.9
Green Extension Time (g_e), s	0.0	3.7	0.1	4.0		0.8		0.9
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.12	0.03	0.03		0.01		0.00

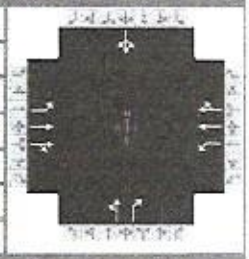
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	557	523	98	373	371		221	125		116	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1811	1699	1767	1811	1799		1384	1531		1612	
Queue Service Time (g_s), s	1.7	22.2	22.2	2.3	13.0	13.0		7.5	5.8		0.0	
Cycle Queue Clearance Time (g_c), s	1.7	22.2	22.2	2.3	13.0	13.0		12.3	5.8		4.9	
Green Ratio (*g/C*)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (*c*), veh/h	474	805	755	367	805	800		455	425		497	
Volume-to-Capacity Ratio (*X*)	0.149	0.692	0.693	0.267	0.463	0.463		0.485	0.294		0.234	
Back of Queue (*Q*), ft/ln (95 th percentile)	27.2	369.6	335.9	38.5	230.3	218.7		181.9	94.4		86.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	14.1	13.4	1.5	8.8	8.7		7.1	3.7		3.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	10.6	20.1	20.1	13.4	17.5	17.5		27.9	25.6		25.2	
Incremental Delay (d_2), s/veh	0.1	2.1	2.3	0.1	0.2	0.2		0.3	0.1		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	10.7	22.2	22.4	13.6	17.6	17.6		28.2	25.7		25.3	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	21.6	C		17.2	B		27.3	C		25.3	C	
Intersection Delay, s/veh / LOS	21.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.69	B	2.28	B	2.33	B
Bicycle LOS Score / LOS	1.44	A	1.18	A	1.06	A	0.68	A

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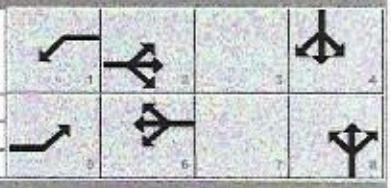
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	Existing + Project	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl21pw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	61	828	131	158	816	35	213	61	125	35	48	80

Signal Information					EB			WB			NB			SB		
Cycle, s	90.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	10.0	40.0		25.0	0.0	0.0	0.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	1.0		1.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.6	22.2	6.3	19.0		21.4		8.8
Green Extension Time (g_e), s	0.0	4.1	0.1	4.2		0.6		1.2
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.10	0.54	0.06		0.87		0.00

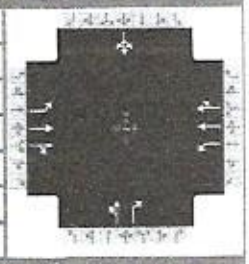
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	66	520	495	172	460	454		298	120		161	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1811	1722	1767	1811	1787		1306	1531		1662	
Queue Service Time (g_s), s	1.6	20.2	20.2	4.3	17.0	17.0		12.6	5.5		0.0	
Cycle Queue Clearance Time (g_c), s	1.6	20.2	20.2	4.3	17.0	17.0		19.4	5.5		6.8	
Green Ratio (*g/C*)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (*c*), veh/h	418	805	765	386	805	794		434	425		511	
Volume-to-Capacity Ratio (*X*)	0.159	0.647	0.647	0.445	0.572	0.572		0.686	0.281		0.315	
Back of Queue (*Q*), ft/ln (95 th percentile)	25.6	337.3	309.3	70.9	289.7	273.6		264.1	89.9		123.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	12.9	12.4	2.8	11.1	10.9		10.3	3.5		4.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	11.5	19.5	19.5	13.8	18.6	18.6		30.7	25.5		25.9	
Incremental Delay (d_2), s/veh	0.1	1.4	1.5	0.3	0.6	0.6		3.7	0.1		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	11.6	20.9	21.0	14.1	19.2	19.3		34.5	25.6		26.1	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	20.4	C		18.4	B		31.9	C		26.1	C	
Intersection Delay, s/veh / LOS	21.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.70	B	2.30	B	2.32	B
Bicycle LOS Score / LOS	1.38	A	1.38	A	1.18	A	0.75	A

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HCS7 Signalized Intersection Results Summary

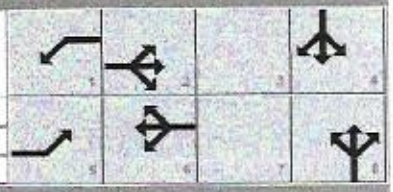
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl41ax.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	73	930	192	79	750	11	169	51	68	28	28	73

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.9	27.6	4.0	16.9		15.7		7.5
Green Extension Time (g_e), s	0.0	3.9	0.1	4.6		0.7		0.8
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.27	0.02	0.06		0.02		0.00

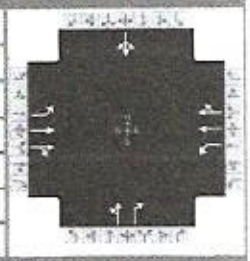
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	79	612	575	86	415	412		239	63		129	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1811	1695	1767	1811	1799		1373	1531		1617	
Queue Service Time (g_s), s	1.9	25.5	25.6	2.0	14.9	14.9		8.3	2.8		0.0	
Cycle Queue Clearance Time (g_c), s	1.9	25.5	25.6	2.0	14.9	14.9		13.7	2.8		5.5	
Green Ratio (*g/C*)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (*c*), veh/h	445	805	753	341	805	800		452	425		499	
Volume-to-Capacity Ratio (*X*)	0.178	0.761	0.763	0.252	0.515	0.516		0.529	0.148		0.259	
Back of Queue (*Q*), ft/ln (95 th percentile)	30.8	424.9	387.4	33.6	257.4	244.4		200.4	45.6		97.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	16.2	15.5	1.3	9.8	9.8		7.8	1.8		3.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	11.1	21.0	21.0	14.5	18.0	18.0		28.4	24.5		25.4	
Incremental Delay (d_2), s/veh	0.1	3.8	4.2	0.1	0.3	0.3		0.6	0.1		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	11.2	24.8	25.2	14.7	18.3	18.3		29.0	24.5		25.5	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	24.1	C		17.9	B		28.1	C		25.5	C	
Intersection Delay, s/veh / LOS	22.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.69	B	2.28	B	2.33	B
Bicycle LOS Score / LOS	1.53	B	1.24	A	0.99	A	0.70	A

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HCS7 Signalized Intersection Results Summary

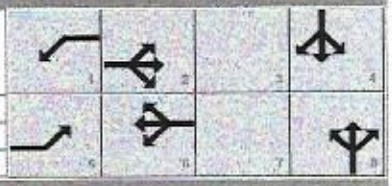
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl41px.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	68	913	141	101	885	40	237	68	96	40	51	90

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.7	25.2	4.6	21.1		25.3		9.8
Green Extension Time (g_e), s	0.0	4.4	0.1	4.7		0.0		1.2
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.21	0.06	0.13		1.00		0.00

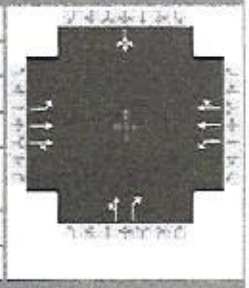
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	74	573	545	110	501	494		332	88		180	
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1811	1722	1767	1811	1785		1262	1531		1676	
Queue Service Time (g_s), s	1.7	23.1	23.2	2.6	19.1	19.1		15.5	4.0		0.0	
Cycle Queue Clearance Time (g_c), s	1.7	23.1	23.2	2.6	19.1	19.1		23.3	4.0		7.8	
Green Ratio (g/C)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (c), veh/h	394	805	765	359	805	793		422	425		515	
Volume-to-Capacity Ratio (X)	0.187	0.712	0.713	0.306	0.622	0.622		0.786	0.207		0.350	
Back of Queue (Q), ft/ln (95 th percentile)	28.6	384.4	353.2	43.5	321.2	303		315.2	64.7		140	
Back of Queue (Q), veh/ln (95 th percentile)	1.1	14.7	14.1	1.7	12.3	12.1		12.3	2.5		5.5	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	12.1	20.3	20.3	14.0	19.2	19.2		32.3	24.9		26.3	
Incremental Delay (d_2), s/veh	0.1	2.5	2.7	0.2	1.1	1.1		8.7	0.1		0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	12.2	22.9	23.0	14.2	20.3	20.3		41.1	25.0		26.4	
Level of Service (LOS)	B	C	C	B	C	C		D	C		C	
Approach Delay, s/veh / LOS	22.3	C		19.7	B		37.7	D		26.4	C	
Intersection Delay, s/veh / LOS	23.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.70	B	2.30	B	2.32	B
Bicycle LOS Score / LOS	1.47	A	1.40	A	1.18	A	0.79	A

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	AM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base + Project	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl41aw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	73	957	194	99	759	11	175	53	133	28	29	74

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.0	40.0	25.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.9	28.7	4.6	17.1		16.4		7.6
Green Extension Time (g_e), s	0.0	3.9	0.1	4.7		0.8		1.0
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.33	0.05	0.07		0.05		0.00

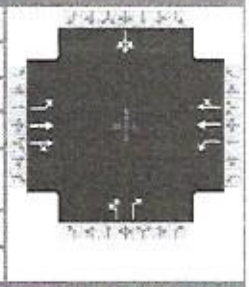
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	79	628	591	108	420	417		248	134		132	
Adjusted Saturation Flow Rate (s), veh/h/ln	1767	1811	1697	1767	1811	1800		1371	1531		1622	
Queue Service Time (g_s), s	1.9	26.5	26.7	2.6	15.1	15.1		8.8	6.2		0.0	
Cycle Queue Clearance Time (g_c), s	1.9	26.5	26.7	2.6	15.1	15.1		14.4	6.2		5.6	
Green Ratio (g/C)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (c), veh/h	442	805	754	333	805	800		451	425		500	
Volume-to-Capacity Ratio (X)	0.179	0.780	0.783	0.323	0.522	0.522		0.549	0.314		0.263	
Back of Queue (Q), ft/ln (95 th percentile)	30.8	442.2	404.6	42.8	260.8	247.7		208.2	101.6		99	
Back of Queue (Q), veh/ln (95 th percentile)	1.2	16.9	16.2	1.7	10.0	9.9		8.1	4.0		3.9	
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	11.2	21.3	21.3	15.5	18.1	18.1		28.7	25.7		25.5	
Incremental Delay (d_2), s/veh	0.1	4.5	4.9	0.2	0.3	0.3		0.8	0.2		0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (d), s/veh	11.2	25.8	26.2	15.7	18.4	18.4		29.5	25.9		25.6	
Level of Service (LOS)	B	C	C	B	B	B		C	C		C	
Approach Delay, s/veh / LOS	25.1	C		18.1	B		28.2	C		25.6	C	
Intersection Delay, s/veh / LOS	23.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.69	B	2.28	B	2.33	B
Bicycle LOS Score / LOS	1.56	B	1.27	A	1.12	A	0.70	A

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HCS7 Signalized Intersection Results Summary

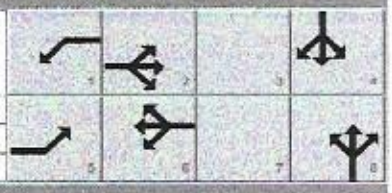
General Information				Intersection Information	
Agency	Solaegui Engineers			Duration, h	0.250
Analyst	MSH	Analysis Date	Apr 20, 2021	Area Type	Other
Jurisdiction	NDOT	Time Period	PM Peak Hour	PHF	0.92
Urban Street		Analysis Year	2041 Base + Proejct	Analysis Period	1> 7:00
Intersection	US-50 & Allen	File Name	UsAl41pw.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	69	931	147	169	916	40	240	69	136	40	54	90

Signal Information			
Cycle, s	90.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	10.0	40.0		25.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	1.0	1.0		1.0	0.0	0.0	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		7.0		8.0
Phase Duration, s	15.0	45.0	15.0	45.0		30.0		30.0
Change Period, ($Y+R_c$), s	5.0	5.0	5.0	5.0		5.0		5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1		3.3		3.3
Queue Clearance Time (g_s), s	3.8	26.0	6.6	22.0		25.9		9.9
Green Extension Time (g_e), s	0.0	4.5	0.1	4.8		0.0		1.3
Phase Call Probability	1.00	1.00	1.00	1.00		1.00		1.00
Max Out Probability	0.01	0.26	0.78	0.16		1.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	75	587	558	184	518	511		336	132		184	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1767	1811	1720	1767	1811	1786		1253	1531		1682	
Queue Service Time (g_s), s	1.8	24.0	24.0	4.6	20.0	20.0		16.0	6.1		0.0	
Cycle Queue Clearance Time (g_c), s	1.8	24.0	24.0	4.6	20.0	20.0		23.9	6.1		7.9	
Green Ratio (*g/C*)	0.56	0.44	0.44	0.56	0.44	0.44		0.28	0.28		0.28	
Capacity (*c*), veh/h	385	805	764	352	805	794		419	425		517	
Volume-to-Capacity Ratio (*X*)	0.195	0.729	0.730	0.522	0.643	0.643		0.801	0.309		0.355	
Back of Queue (*Q*), ft/ln (95 th percentile)	29.1	397.7	365.7	78	335.1	316.2		324.1	99.8		142.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	15.2	14.6	3.0	12.8	12.6		12.7	3.9		5.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	
Uniform Delay (d_1), s/veh	12.4	20.5	20.6	15.9	19.4	19.4		32.6	25.7		26.3	
Incremental Delay (d_2), s/veh	0.1	2.9	3.1	0.7	1.4	1.4		9.9	0.2		0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Control Delay (*d*), s/veh	12.5	23.5	23.7	16.6	20.8	20.8		42.5	25.8		26.5	
Level of Service (LOS)	B	C	C	B	C	C		D	C		C	
Approach Delay, s/veh / LOS	22.9	C		20.2	C		37.8	D		26.5	C	
Intersection Delay, s/veh / LOS	24.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.70	B	2.30	B	2.32	B
Bicycle LOS Score / LOS	1.49	A	1.49	A	1.26	A	0.79	A

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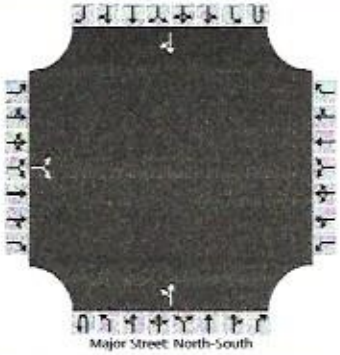
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	4/20/2021
Analysis Year	2021
Time Analyzed	AM Existing
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Allen/Birch
Jurisdiction	Churchill County
East/West Street	Birch Lane
North/South Street	Allen Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		23						4	301				217	2
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			45							4						
Capacity, c (veh/h)			617							1323						
v/c Ratio			0.07							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			11.3							7.7						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								0.1						
Approach LOS		B														

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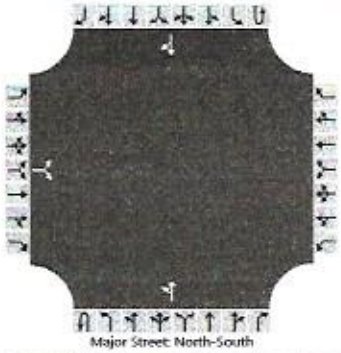
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Site Information

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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		7						15	256				230	17
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			34							16						
Capacity, c (veh/h)			520							1289						
v/c Ratio			0.06							0.01						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			12.4							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		12.4							0.5							
Approach LOS		B														

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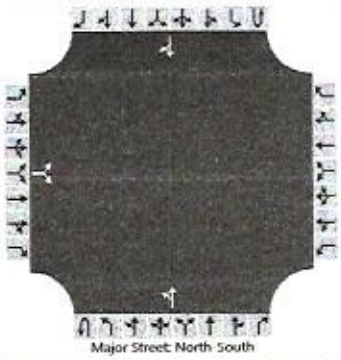
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Site Information

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North/South Street	Allen Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		91		76						21	301				217	25
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			182							23						
Capacity, c (veh/h)			550							1295						
v/c Ratio			0.33							0.02						
95% Queue Length, Q_{95} (veh)			1.4							0.1						
Control Delay (s/veh)			14.7							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.7								0.7						
Approach LOS		B														

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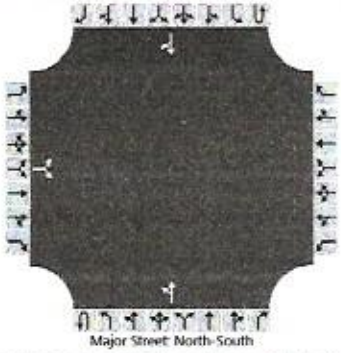
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Project Description	

Site Information

Intersection	Allen/Birch
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East/West Street	Birch Lane
North/South Street	Allen Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		68		41						72	256				230	94
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			118							78						
Capacity, c (veh/h)			441							1201						
v/c Ratio			0.27							0.07						
95% Queue Length, Q_{95} (veh)			1.1							0.2						
Control Delay (s/veh)			16.1							8.2						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		16.1								2.3						
Approach LOS		C														

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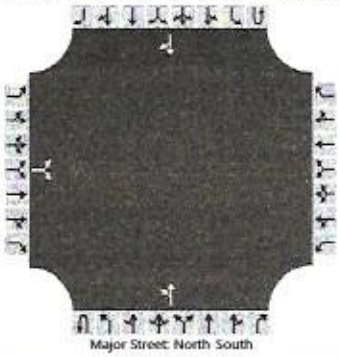
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Time Analyzed	AM Base
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Allen/Birch
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East/West Street	Birch Lane
North/South Street	Allen Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		20		26						5	339				245	2
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			50							5						
Capacity, c (veh/h)			574							1289						
v/c Ratio			0.09							0.00						
95% Queue Length, Q_{95} (veh)			0.3							0.0						
Control Delay (s/veh)			11.9							7.8						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.9								0.2						
Approach LOS		B														

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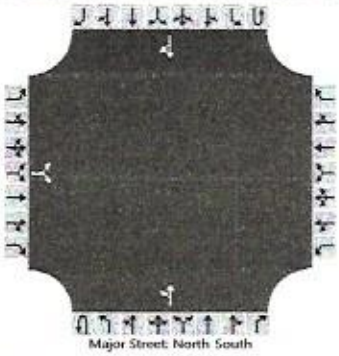
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Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		27		8						17	289				259	19
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			38							18						
Capacity, c (veh/h)			475							1253						
v/c Ratio			0.08							0.01						
95% Queue Length, Q_{95} (veh)			0.3							0.0						
Control Delay (s/veh)			13.2							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.2								0.6							
Approach LOS	B															

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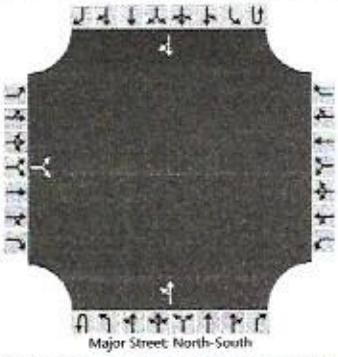
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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		93		79						22	339				245	25
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			187							24						
Capacity, c (veh/h)			507							1262						
v/c Ratio			0.37							0.02						
95% Queue Length, Q_{95} (veh)			1.7							0.1						
Control Delay (s/veh)			16.2							7.9						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		16.2								0.7						
Approach LOS		C														

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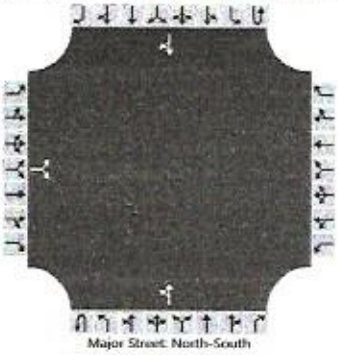
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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		71		42						74	289				259	96
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			123							80						
Capacity, c (veh/h)			401							1167						
v/c Ratio			0.31							0.07						
95% Queue Length, Q_{95} (veh)			1.3							0.2						
Control Delay (s/veh)			17.9							8.3						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		17.9								2.2						
Approach LOS		C														

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SOLAEGUI
ENGINEERS

April 29, 2022

Dean Patterson
Churchill County Planning Director
dpatterson@churchillcounty.gov

Re: Old Stone Ranch Traffic Study Addendum Letter

Dear Dean:

This letter contains the findings of our traffic engineering review of the updated Old Stone Ranch site plan. A copy of the updated site plan is attached. On April 27, 2021 a full traffic study was issued for the property. The title was Sandcreek and Birch Lane Traffic Study. The land uses for that project included 175 single family homes, 102 duplexes, 300 multifamily dwelling units, a minim storage facility containing 194 units and an RV storage facility containing 53 spaces. Based on ITE land use descriptions trip generation for the duplex units was calculated as single family units. The updated site plan now contains 113 single family dwelling units, 98 townhomes and 408 apartments. The storage facilities were eliminate.

Trip generation calculations for the new site plan are based on the Eleventh Edition of *ITE Trip Generation* (2021). ITE land uses #210 "Single Family Detached Housing" and #220 "Multifamily Housing (Low Rise) Not Close to Rail Transit" were utilized in the analysis. Table 1 shows the trip generation summary for the new plan with trip totals compared against the volumes shown in the original traffic study.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR TOTAL	PM PEAK HOUR TOTAL
Original Traffic Study	5,073	349	450
Updated Site Plan Single Family Housing 113 Dwelling Units	1,066	79	106
Multifamily Housing 506 Dwelling Units	3,319	202	258
Updated Plan Subtotal	4,385	281	364
Change	-688	-68	-86

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098
Civil & Traffic Engineers
e-mail: psolaegui@aol.com

As indicated in Table 1, trip generation totals from the original traffic study include 5,073 average daily trips with 349 AM peak hour trips and 450 PM peak hour trips. Trip generation totals for the new updated site plan include 4,385 average daily trips with 281 AM peak hour trips and 364 PM peak hour trips. The new updated site plan results in 688 fewer average daily trips, 68 less AM peak hour trips and 86 fewer PM peak hour trips. In all three time period the new updated site plan generates less traffic than the original traffic study land uses.

The original traffic study scope of work was established based on agency staff input prior to beginning the study. The traffic study included detailed traffic capacity analysis at three key intersections in the vicinity of the site. The findings of the study were that traffic operation was at level of service C or better at each location. This operation is better than Nevada Department of Transportation level of service policy minimums. Recommendations for improvements were offered at the Allen Road / Birch Lane intersection. With construction of the recommended improvements the traffic study showed good traffic operation at all locations.

The updated site plan results in less traffic generation. This equates to less traffic impacts. Because the original study showed acceptable traffic operation for each the existing, existing plus project, year 2041 base and year 2041 base plus project scenarios build out of the updated site plan will result in better traffic operation.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

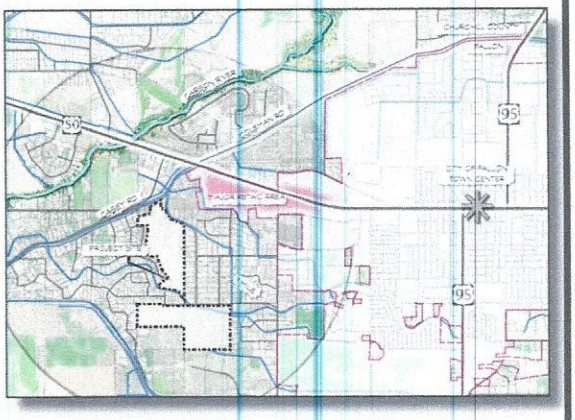
Very truly yours,
SOLAEGUI ENGINEERS, LTD

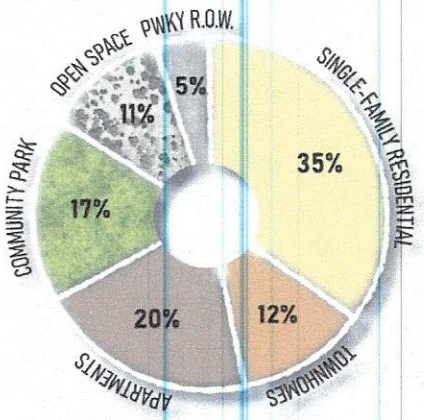
PAUL W. SOLAEGUI
No. 7163
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER

Paul W. Solaegui, P.E.

4-29-22
EXP 6-30-22

Enclosures
Letters/Old Stone Ranch Traffic Update Letter





CASEY RD

ENTRY LANDSCAPE
~1.2 AC

COURTYARD TOWNHOMES
98 UNITS
~13 AC
7.4 DU/AC

OLD STONE PARKWAY R.O.W. ~5.1 AC

APARTMENT COMMUNITY
408 UNITS
~21 AC
19.1 DU/AC

EAGLE ROCK RD

RIVER EXTENSION
RANCH DRAIN

RESIDENTIAL
13 UNITS
~2.7 AC

MAIN TRAIL ~2.9 AC

DRAINAGE AREA
~2.9 AC

OPEN SPACE
~1 AC

BIRCH LANE

NEIGHBORHOOD 1
58 UNITS
~19.5 AC
3 DU/AC

COMMUNITY PARK
~18 AC

OPEN SPACE
~2.8 AC

NEIGHBORHOOD 2
42 UNITS
~15 AC
2.8 DU/AC

LAND USE TABLE

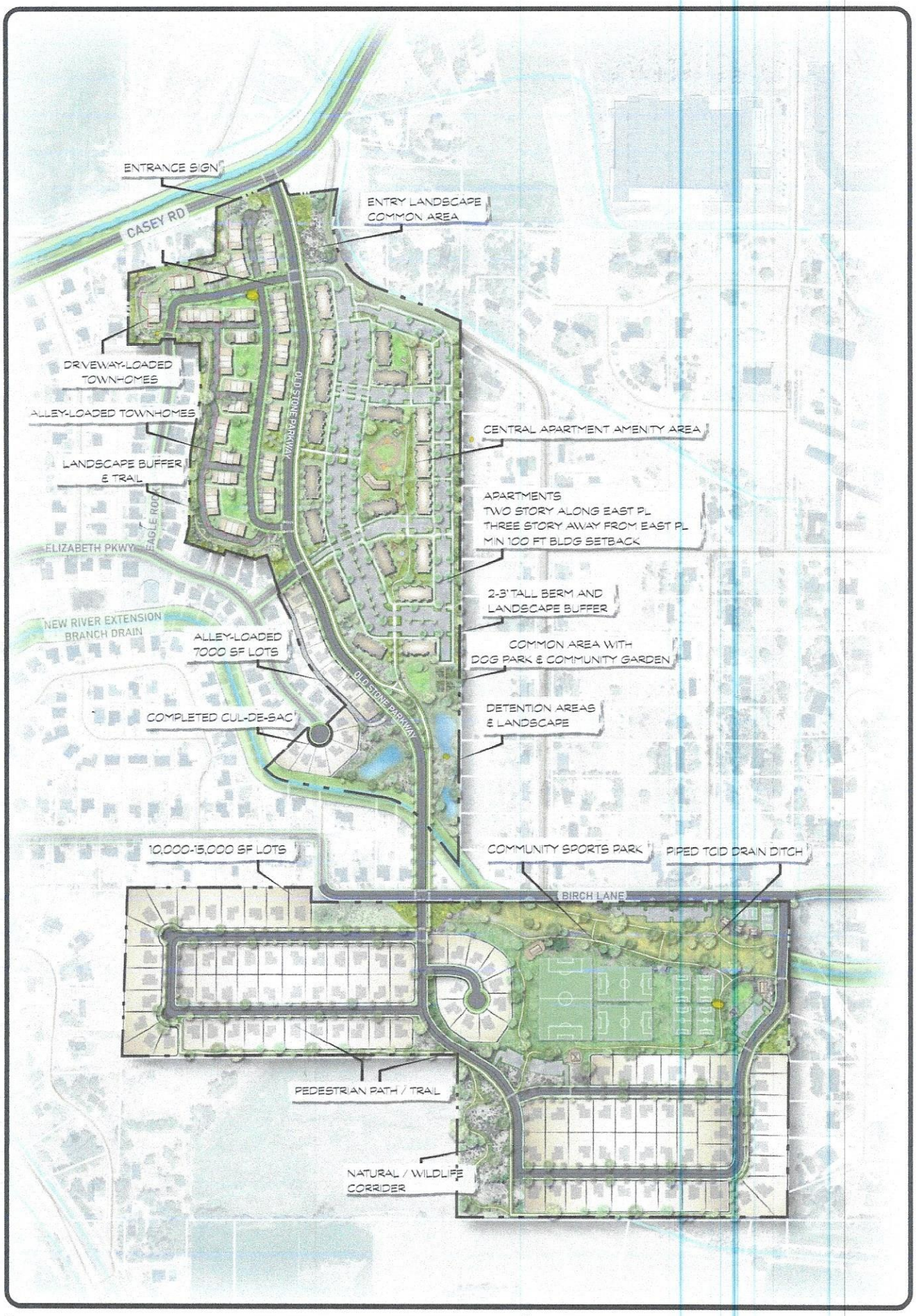
	UNITS	DU/AC	AREA (FT²)	ACRES	% TOTAL
APARTMENTS	408	19.1	929,135	21.3	20%
TOWNHOMES	98	7.4	578,477	13.3	12%
SF RESIDENTIAL	113	3.0	1,616,947	37.1	35%
COMMUNITY PARK	-	-	791,485	18.2	17%
ENTRY LANDSCAPE	-	-	51,836	1.2	1%
DRAINAGE	-	-	126,324	2.9	3%
PARKWAY R.O.W.	-	-	246,114	5.7	5%
MAIN TRAIL	-	-	127,892	2.9	3%
OTHER OPEN SPACE	-	-	202,990	4.7	4%
TOTAL OPEN SPACE	-	-	1,300,527	29.9	28%
TOTAL R.O.W	-	-	364,162	8.4	8%
SITE TOTAL	619	5.77	4,671,200	107.2	100%

OLD STONE RANCH

LAND USE BREAKDOWN

0 ft. 400 800

PHELPS ENGINEERING



OLD STONE RANCH

Overall Site Plan

0 ft. 400 800

PHELPS ENGINEERING

Single-Family Detached Housing
(210)

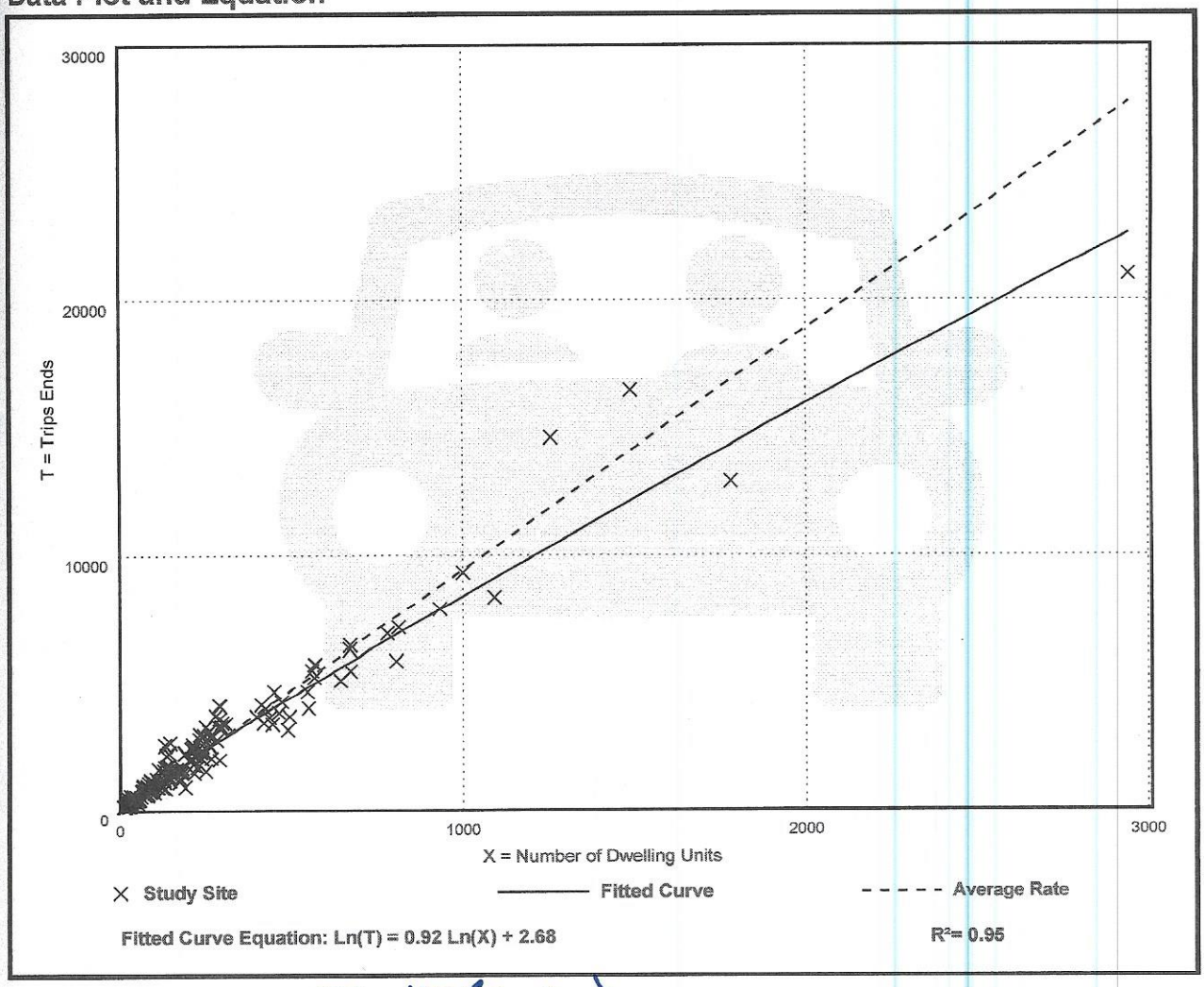
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



T = 113(9.43) = 1,066

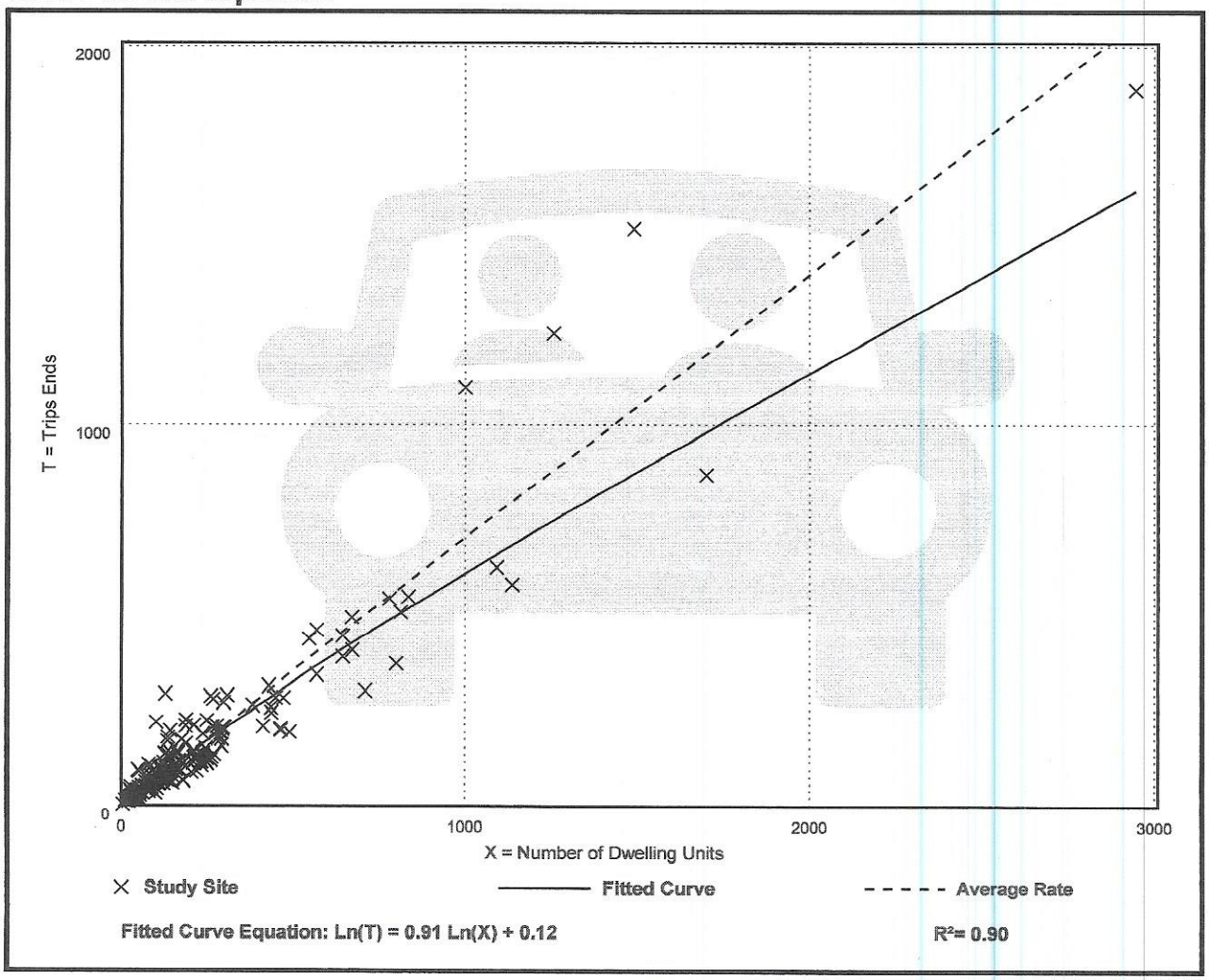
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



$T = 113(0.70) = 79$

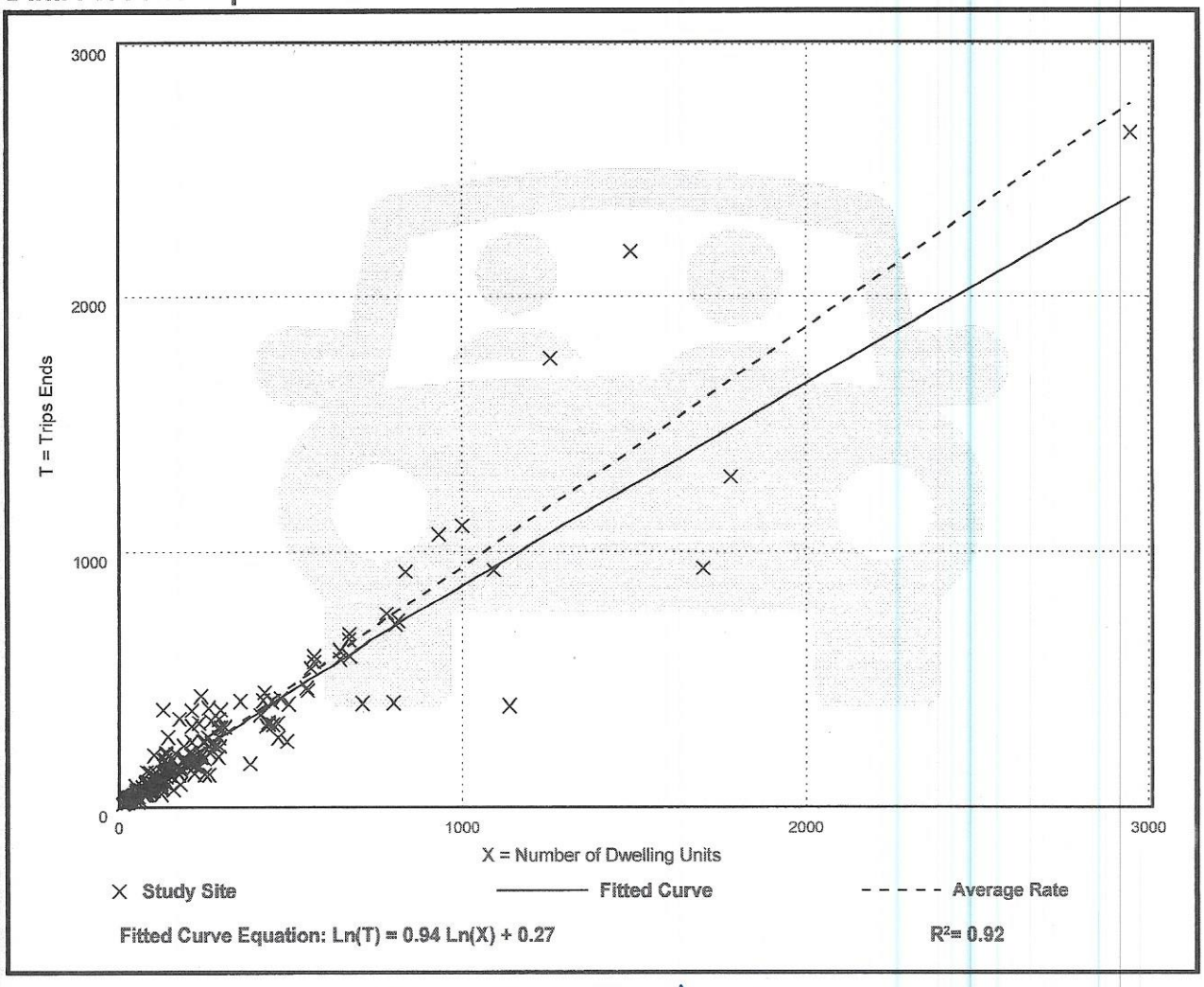
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



$T = 113(0.94) = 106$

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

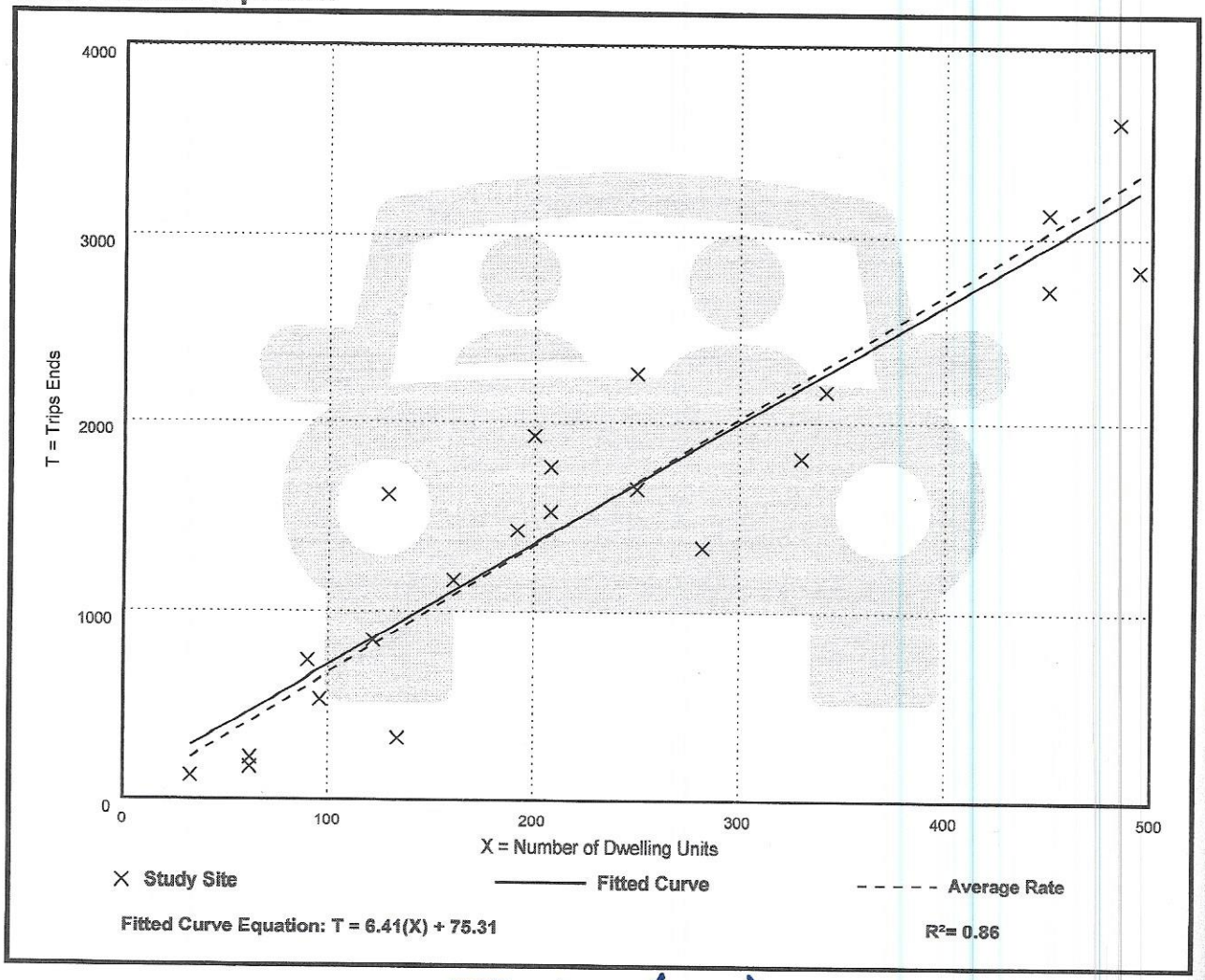
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



$T = 6.41(506) + 75.31 = 3,319$

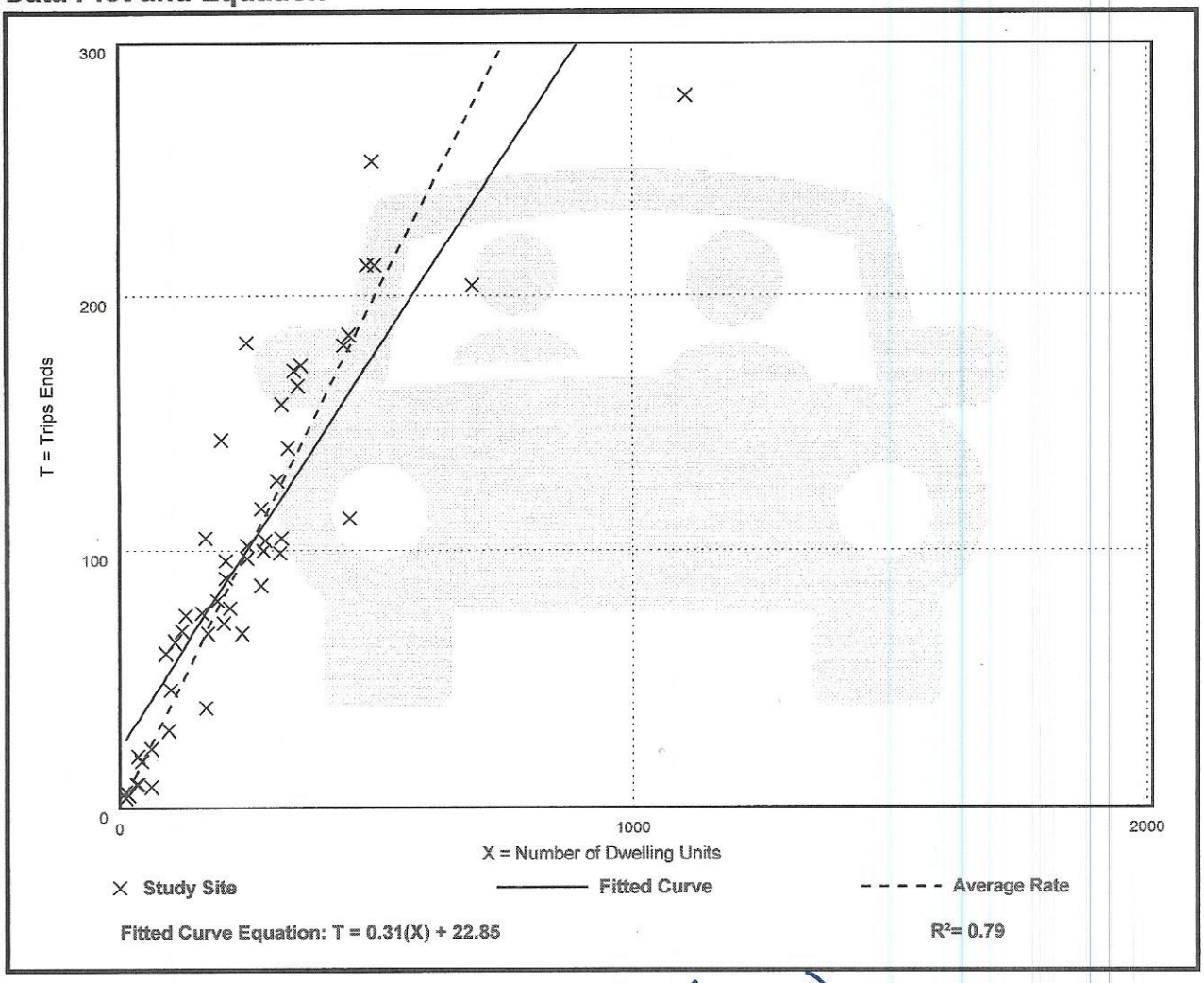
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



T = 506 (0.40) = 202

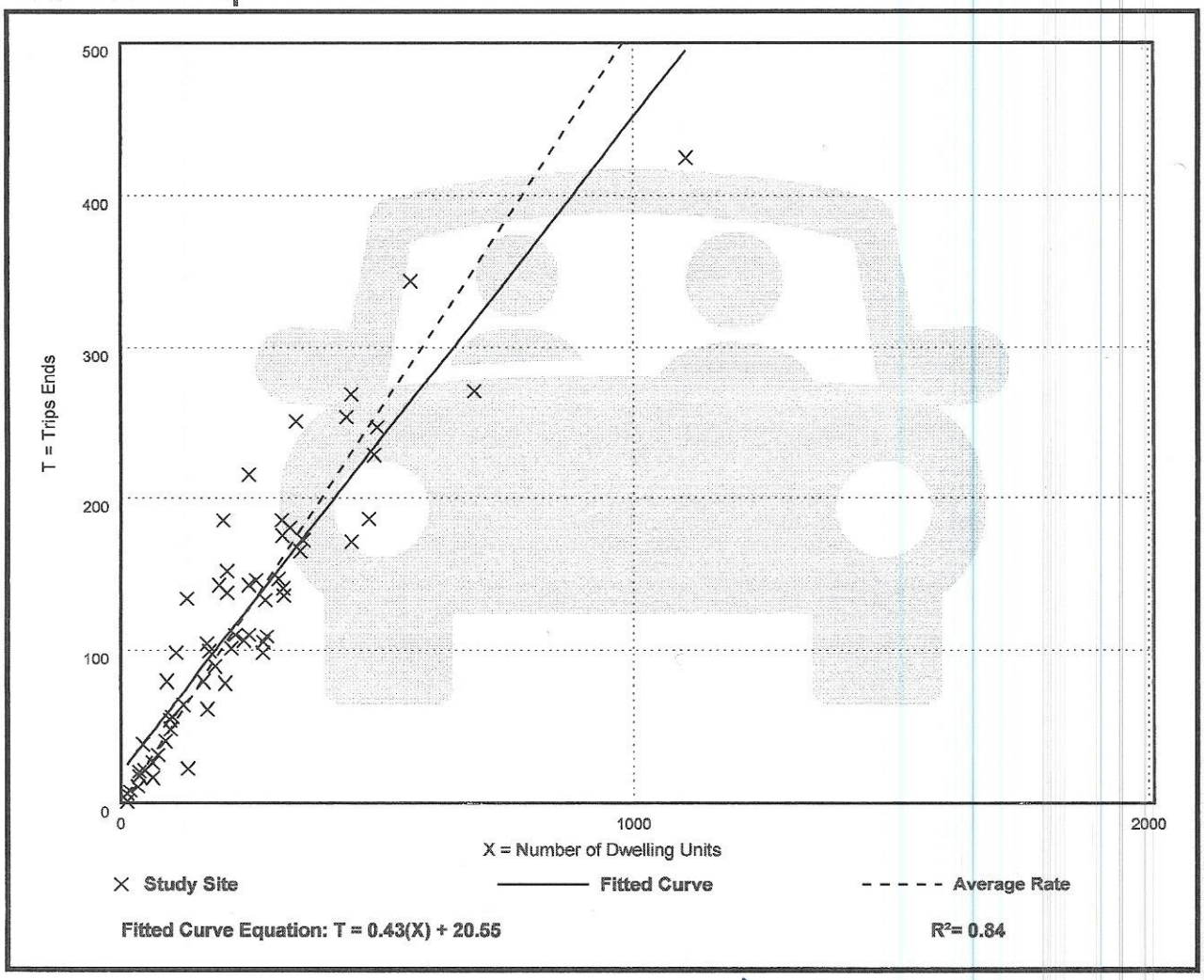
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



T= 506(0.51)= 258

SOLAEGUI
ENGINEERS

August 11, 2022

Dean Patterson
Churchill County Planning Director
dpatterson@churchillcounty.gov

RE: Old Stone Ranch Traffic Study Addendum Letter

Dear Dean:

This letter addendum is in response to traffic engineering comments received from planning commissioners at the recent Churchill County Planning Commission meeting regarding Old Stone Ranch. At that meeting planning commissioners asked for expanded traffic engineering analysis to include the Casey Road / Old Stone Parkway intersection. This letter addendum to the original April 27, 2021 traffic study provides the requested additional analysis at that location. This letter addendum addresses traffic capacity analysis of the Casey Road / Old Stone Parkway intersection with AM and PM peak hour review for the existing plus project and 2041 base plus project scenarios. The intersection does not currently exist so there are no existing or 2041 base scenario calculations. Figures 2, 3, 4B, 5, 6 and 7 from the April 27, 2021 report are the basis of this addendum analysis. Copies of those figures are included in the attachments to this letter. Results from the capacity analysis of the new intersection are presented. The need for additional left lanes at the new intersection is addressed.

The original traffic study was the source of information regarding the amount of project traffic anticipated to use the Casey Road / Old Stone Parkway intersection. The project trip assignment figure from that report is attached. It shows the AM and PM peak hour trips calculated at that intersection. The opposing traffic on Casey Road is taken from Figures 4B, 5, 6 and 7 for the existing, existing plus project, 2041 base and 2041 base plus project traffic volumes and is summarized in Table 1. The Casey Road through volumes are taken from south approach of the Casey Road / US-50 intersection volumes presented in the original report. There is a commercial driveway just south of US-50 but north of the Old Stone Parkway intersection location so the actual Old Stone Parkway / Casey Road intersection through volumes will likely be less south of the adjacent commercial driveway than at the signalized intersection approach. These higher volumes will result in conservative results slightly over predicting the actual delay.

On April 29, 2022 a traffic study addendum letter was issued that addressed site plan changes between April 27, 2021 and April 29, 2022. The outcome was that the 2022 site plan resulted in 688 fewer average daily trips with 68 less AM and 86 fewer PM peak hour trips than the 2021 site plan. The 2021 traffic analysis was based on slightly higher traffic volumes then those anticipated from the 2022 plan. The 2021 analysis slightly over predicts traffic delay at the key intersections.

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098
Civil & Traffic Engineers
e-mail: psolaegui@aol.com

TABLE 1
PEAK HOUR TRAFFIC VOLUMES

MOVEMENT	PROJECT TRIP ASSIGNMENT		EXISTING		EXISTING + PROJECT		2041 BASE		2041 BASE + PROJECT	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Northbound Left	27	16	0	0	27	16	0	0	27	16
Northbound Right	111	73	0	0	111	73	0	0	111	73
Westbound Left	37	121	0	0	37	121	0	0	37	121
Westbound Thru	0	0	143	215	143	215	161	242	161	242
Eastbound Right	8	28	0	0	8	28	0	0	8	28
Eastbound Thru	0	0	188	227	188	227	212	256	212	256

Using these volumes the Casey Road / Old Stone Parkway intersection was subsequently analyzed for capacity for the various study scenarios and study years. Table 2 shows the intersection level of service and delay results with detailed calculations for the existing plus project and 2041 base plus project scenarios. The capacity worksheets are attached.

TABLE 2
LEVEL OF SERVICE AND DELAY RESULTS
CASEY ROAD / OLD STONE PARKWAY INTERSECTION

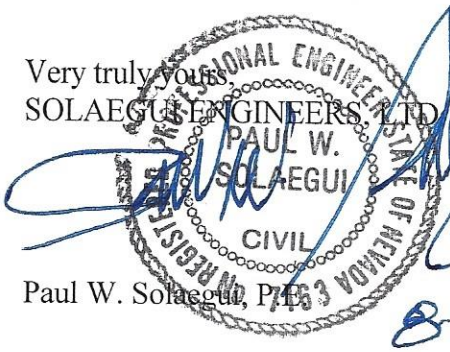
MOVEMENT	EXISTING		EXISTING + PROJECT		2042 BASE		2042 BASE + PROJECT	
	AM	PM	AM	PM	AM	PM	AM	PM
Westbound	A0*	A0*	A1.8	A3.5	A0*	A0*	A1.7	A3.4
Northbound	A0*	A0*	B10.9	B11.8	A0*	A0*	B11.2	B12.3
*No conflicting traffic								

The Casey Road / Old Stone Parkway intersection was analyzed as an unsignalized tee intersection with stop sign control on the Old Stone Parkway approach. The intersection major movements operate at LOS B or better for the existing plus project scenarios. For the 2041 base plus project traffic volumes the level of service remains B or better for the AM and PM peak hours. The intersection was analyzed with a single lane on each approach for all scenarios. Based on the fact that the northbound to westbound left turn movement operates at level of service B or better for all with project scenarios an exclusive left turn lane is not recommended for that turning movement at this time.

The need for a Casey Road westbound to southbound left turn lane at the Old Stone Parkway intersection was evaluated. Based Nevada Department of Transportation access management criteria a westbound Casey Road left turn lane is warranted. A minimum of 240 feet of combined storage / deceleration length is recommended for that left turn lane.

We trust that this information will satisfy the planning commission's requirements. Please contact us if you have any questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD



Paul W. Solaegui, PE

8-11-22
EXP 6-30-24

Enclosures

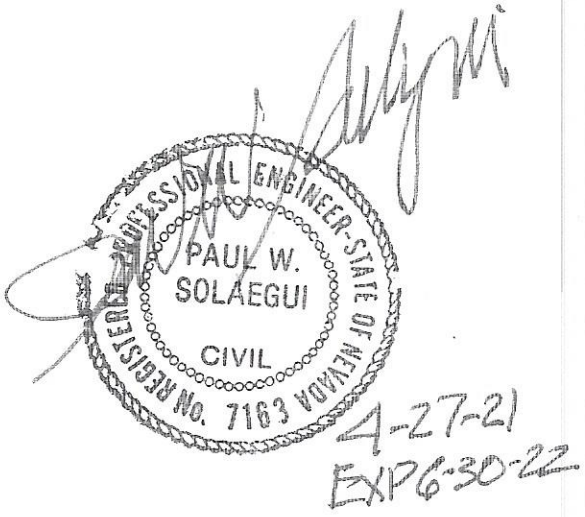
Letters/Old Stone Ranch Casey Road Update

SOLAEGUI
ENGINEERS, LTD

SANDCREEK AND BIRCH LANE

TRAFFIC STUDY

APRIL 2021



Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

TRIP GENERATION

In order to assess the magnitude of traffic impacts of the proposed Sandcreek and Birch Lane developments on the adjacent street network, trip generation rates and peak hours had to be determined. Trip generation rates or equations were obtained from the Tenth Edition of *ITE Trip Generation* (2018) for Land Uses 151: Mini-Warehouse, 210: Single Family Detached Housing, and 220: Multifamily Housing (Low-Rise). *ITE Trip Generation* does not contain information for duplexes so trips generated by this land use were calculated using the single family detached housing land use. The mini-warehouse land use was used to calculate trips generated by both the mini-storage and RV storage facilities.

The proposed Sandcreek development will consist of the construction of 175 single family homes and the proposed Birch Lane development will consist of the construction of 102 duplex units, 300 multi-family dwelling units, a mini-storage facility containing 194 units, an RV storage facility containing 53 spaces, and open space.

Trip generation was calculated for an average weekday and the weekday peak hours occurring between 7:00 AM and 9:00 AM and 4:00 PM and 6:00 PM. These timeframes correspond to the peak hours of adjacent street traffic. Table 1 shows a summary of the average daily traffic (ADT) and peak hour volumes generated by the proposed Sandcreek and Birch Lane developments. The trip generation worksheets are included in the Appendix.

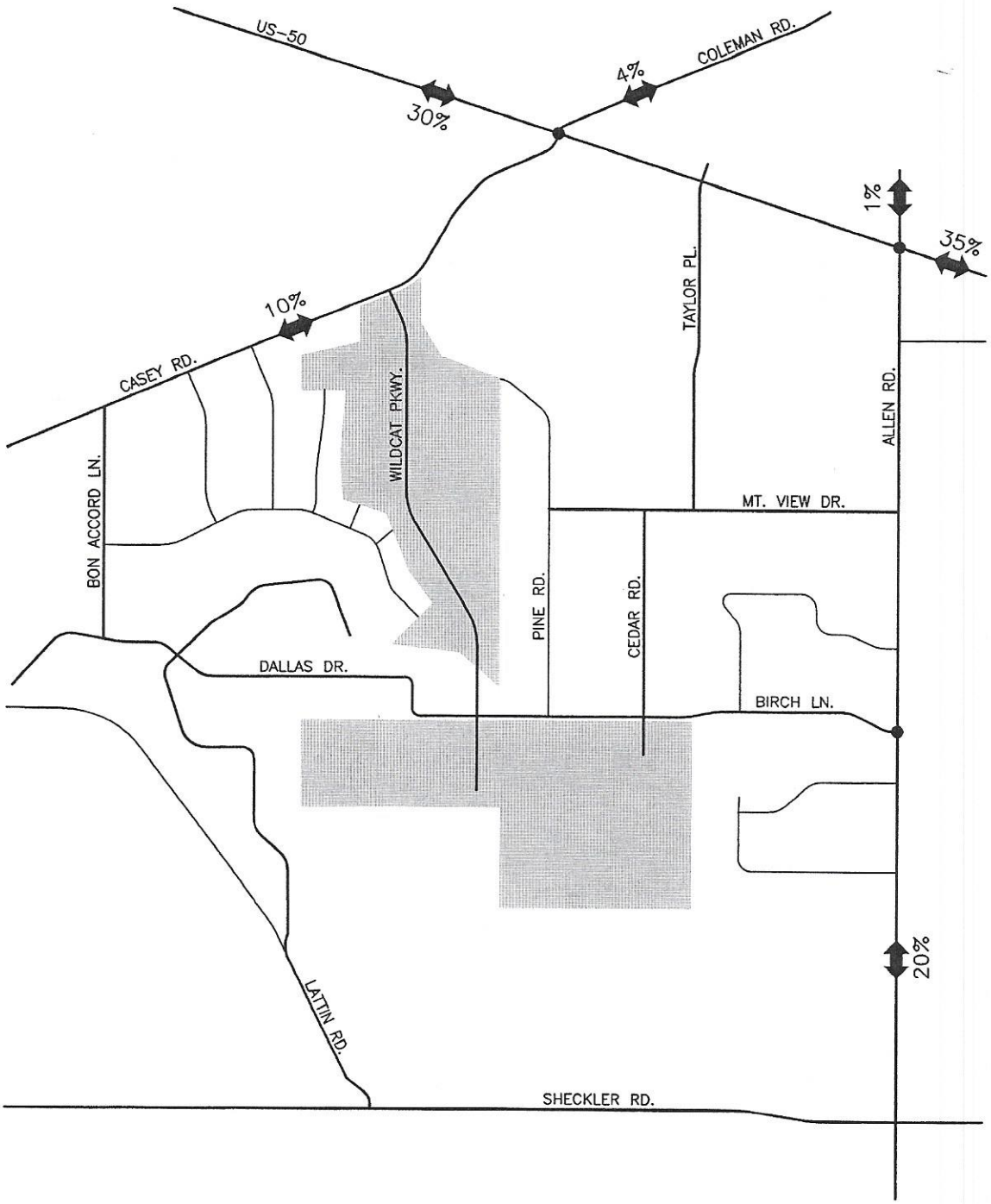
TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
SANDCREEK							
Single Family (175 Dwelling Units)	1,740	32	98	130	110	64	174
BIRCH LANE							
Single Family (102 Dwelling Units)	1,059	19	58	77	65	39	104
Low-Rise Multifamily Housing (300 DU)	2,227	32	106	138	106	62	168
Mini-Warehouse (247 Units/Spaces)	47	2	2	4	2	2	4
Total Trips	3,333	53	166	219	173	103	276
Total Trips	5,073	85	264	349	383	167	450

As shown in Table 1, the Sandcreek development is anticipated to generate 1,740 average daily trips with 130 trips occurring during the AM peak hour and 174 trips occurring during the PM peak hour and the Birch Lane development is anticipated to generate 3,333 average daily trips with 219 trips occurring during the AM peak hour and 276 trips occurring during the PM peak hour. The combined projects are anticipated to generate a total of 5,073 average daily trips with 349 total trips occurring during the AM peak hour and 450 total trips occurring during the PM peak hour.

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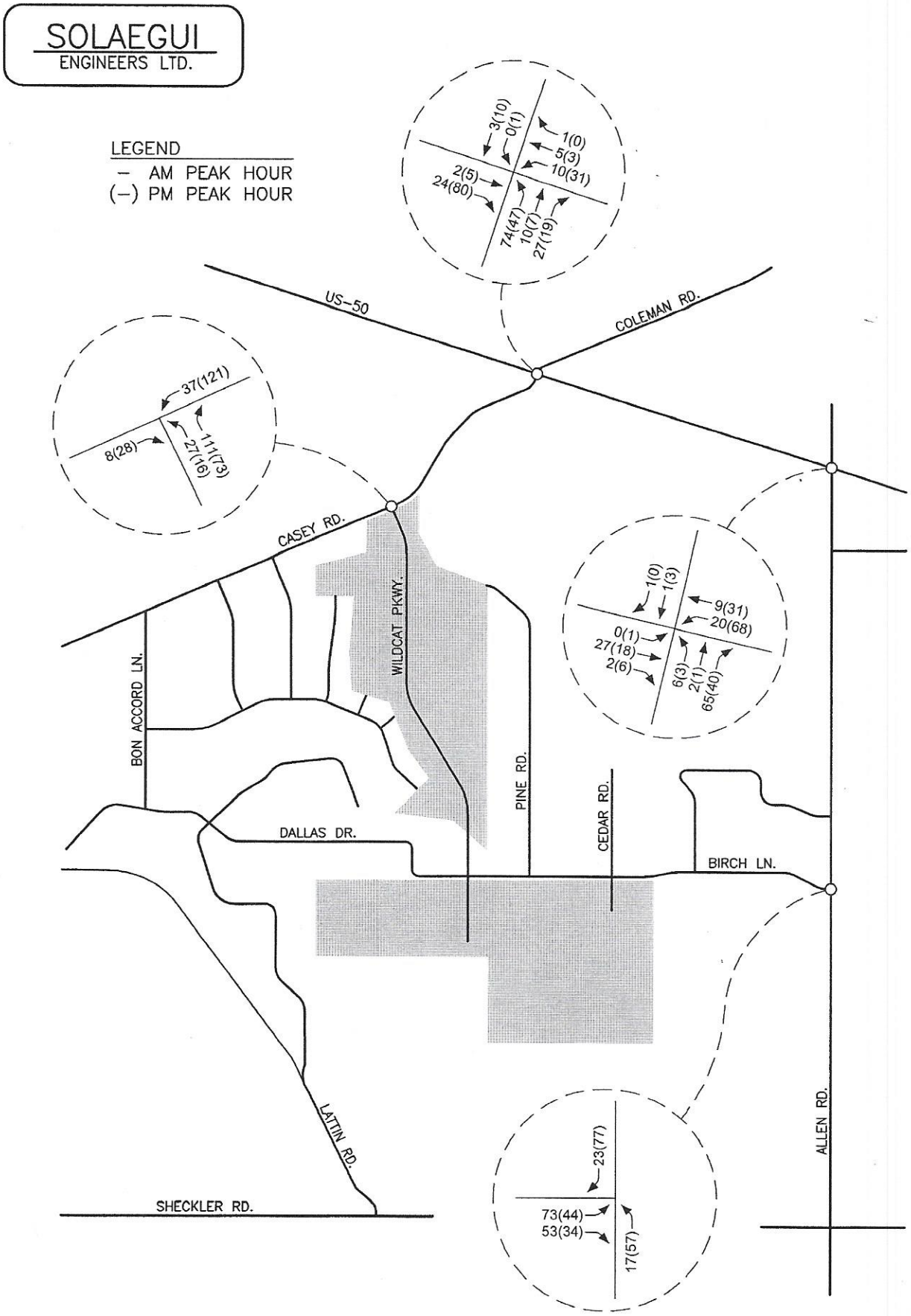
N.T.S.



SANDCREEK AND BIRCH LANE

TRIP DISTRIBUTION
FIGURE 2

SOLAEGUI
ENGINEERS LTD.



SANDCREEK AND BIRCH LANE

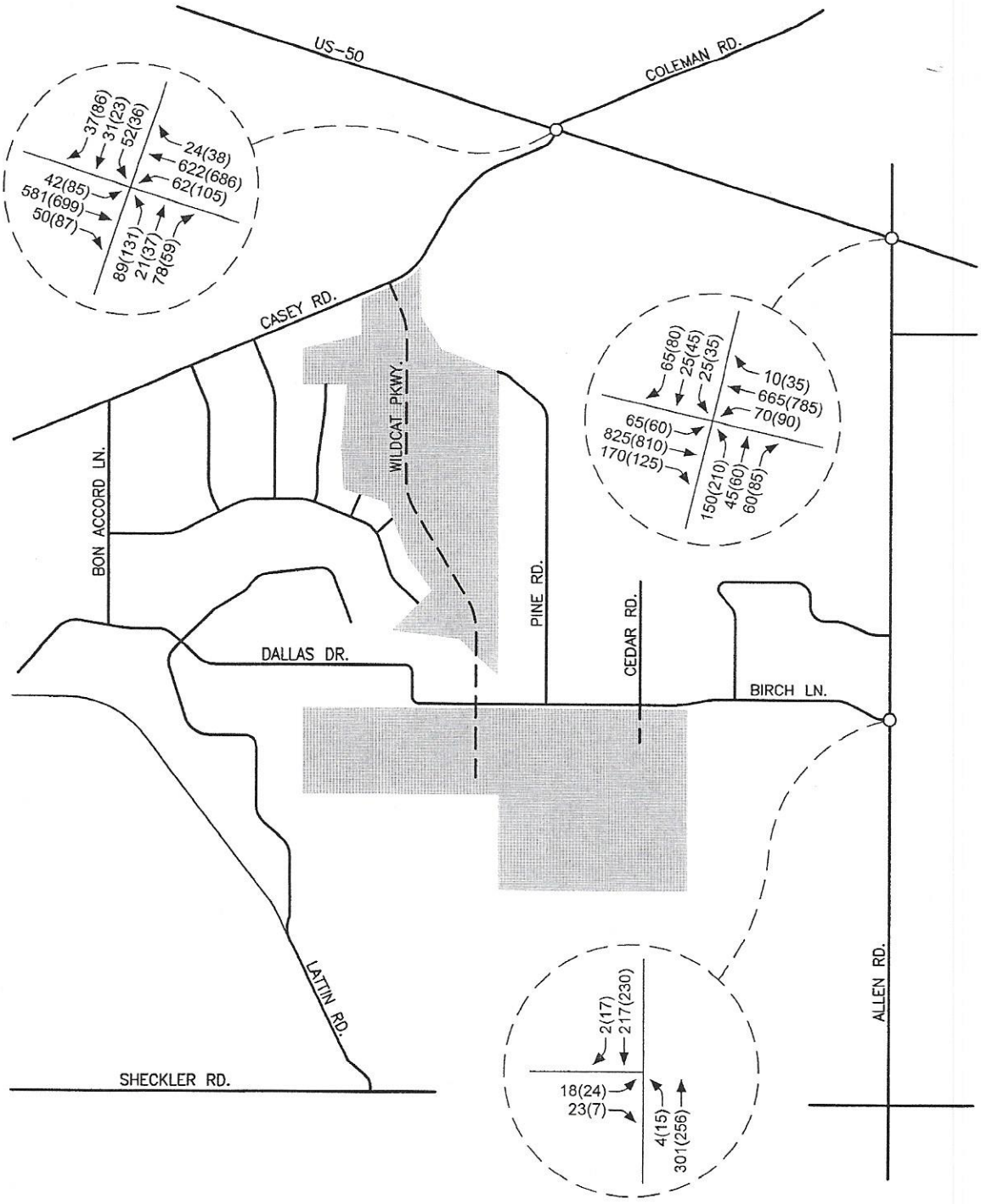
TRIP ASSIGNMENT

FIGURE 3

SOLAEGUI
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LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

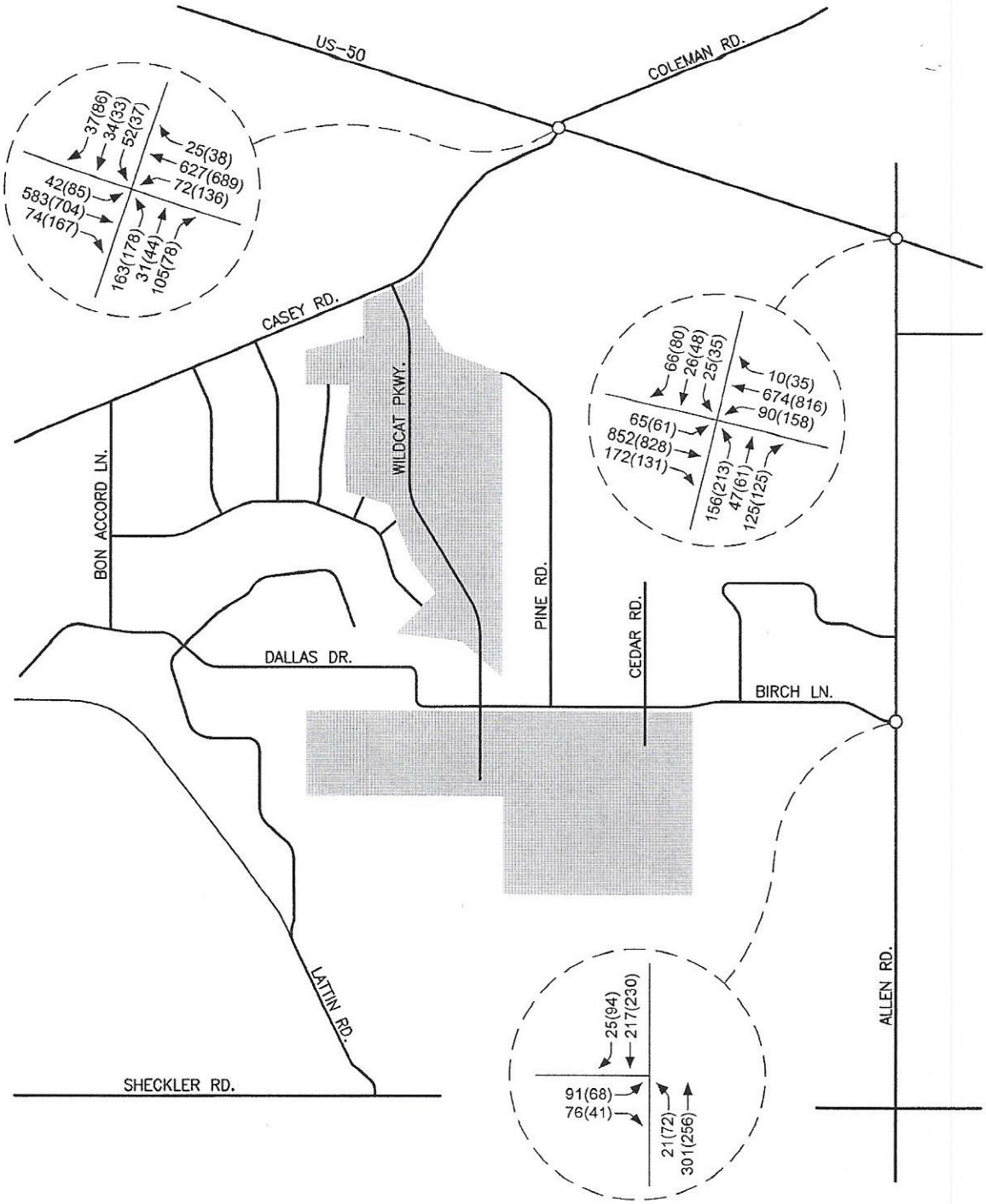


SANDCREEK AND BIRCH LANE
EXISTING TRAFFIC VOLUMES (ADJUSTED COUNTS)
FIGURE 4B

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

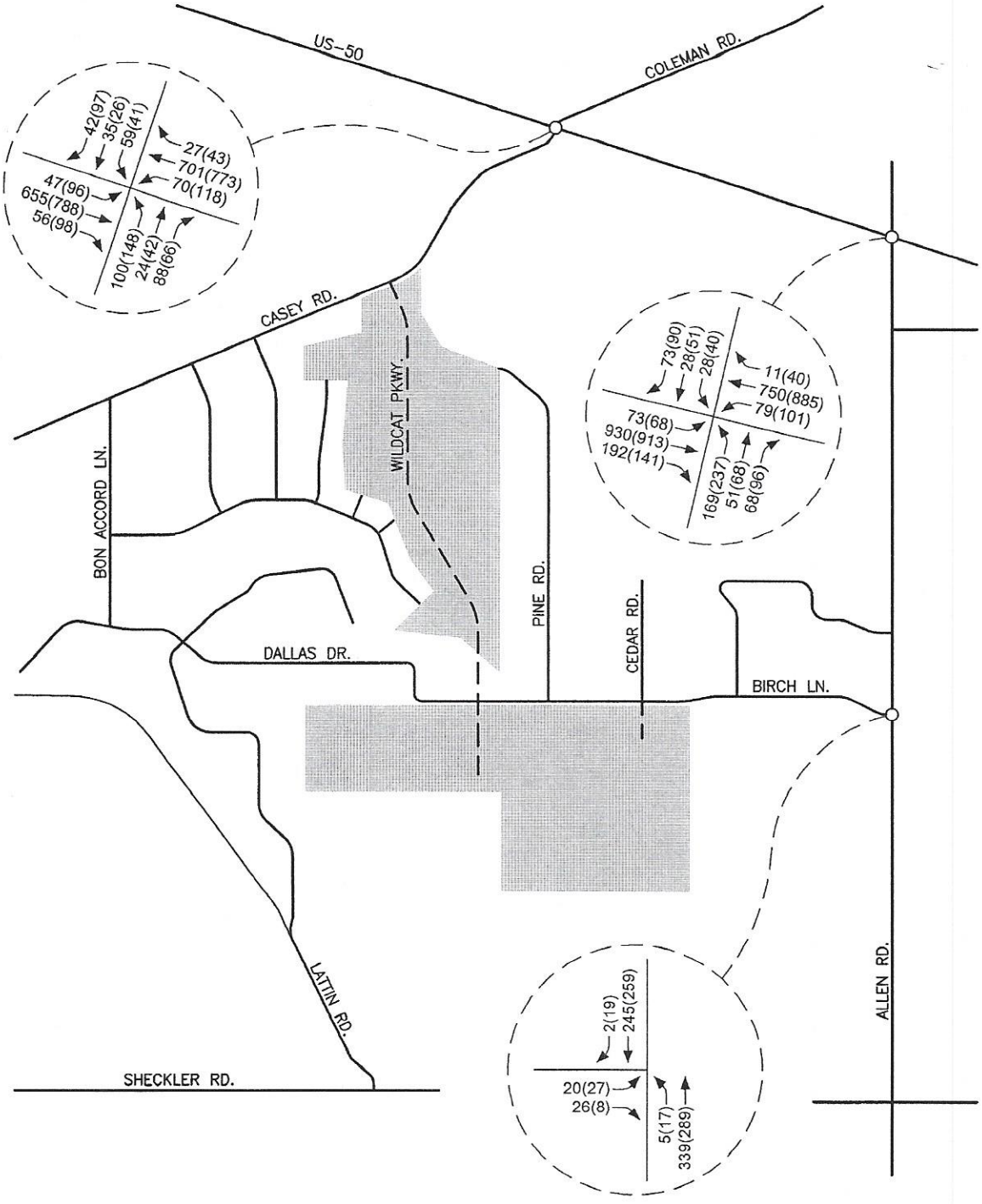


SANDCREEK AND BIRCH LANE
EXISTING PLUS PROJECT TRAFFIC VOLUMES
FIGURE 5

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

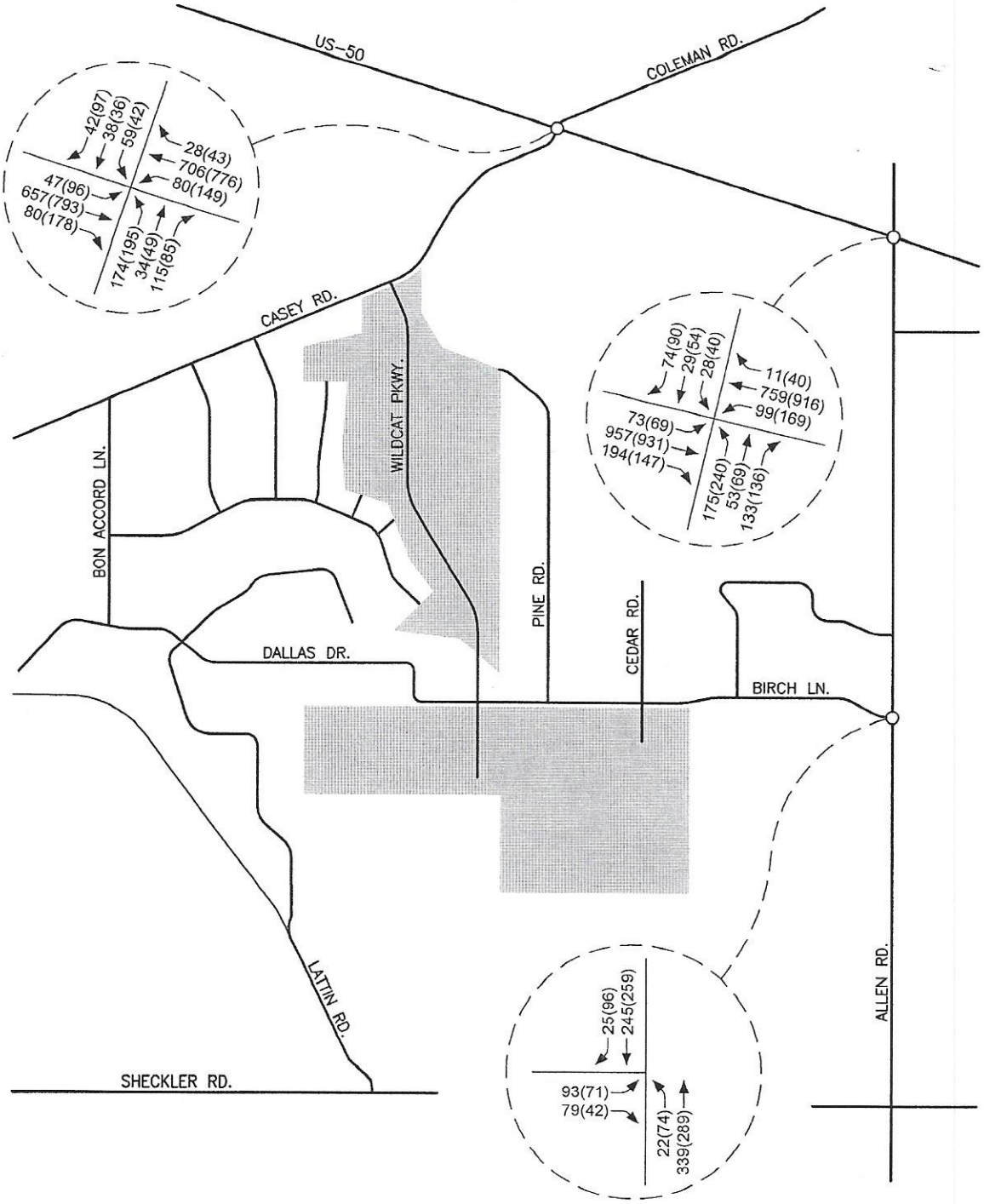


SANDCREEK AND BIRCH LANE
2041 BASE TRAFFIC VOLUMES
FIGURE 6

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N.T.S.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR



SANDCREEK AND BIRCH LANE
2041 BASE PLUS PROJECT TRAFFIC VOLUMES
FIGURE 7

SOLAEGUI
ENGINEERS

April 29, 2022

Dean Patterson
Churchill County Planning Director
dpatterson@churchillcounty.gov

Re: Old Stone Ranch Traffic Study Addendum Letter

Dear Dean:

This letter contains the findings of our traffic engineering review of the updated Old Stone Ranch site plan. A copy of the updated site plan is attached. On April 27, 2021 a full traffic study was issued for the property. The title was Sandcreek and Birch Lane Traffic Study. The land uses for that project included 175 single family homes, 102 duplexes, 300 multifamily dwelling units, a minim storage facility containing 194 units and an RV storage facility containing 53 spaces. Based on ITE land use descriptions trip generation for the duplex units was calculated as single family units. The updated site plan now contains 113 single family dwelling units, 98 townhomes and 408 apartments. The storage facilities were eliminate.

Trip generation calculations for the new site plan are based on the Eleventh Edition of *ITE Trip Generation* (2021). ITE land uses #210 "Single Family Detached Housing" and #220 "Multifamily Housing (Low Rise) Not Close to Rail Transit" were utilized in the analysis. Table 1 shows the trip generation summary for the new plan with trip totals compared against the volumes shown in the original traffic study.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR TOTAL	PM PEAK HOUR TOTAL
Original Traffic Study	5,073	349	450
Updated Site Plan Single Family Housing 113 Dwelling Units	1,066	79	106
Multifamily Housing 506 Dwelling Units	3,319	202	258
Updated Plan Subtotal	4,385	281	364
Change	-688	-68	-86

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098
Civil & Traffic Engineers
e-mail: psolaegui@aol.com

As indicated in Table 1, trip generation totals from the original traffic study include 5,073 average daily trips with 349 AM peak hour trips and 450 PM peak hour trips. Trip generation totals for the new updated site plan include 4,385 average daily trips with 281 AM peak hour trips and 364 PM peak hour trips. The new updated site plan results in 688 fewer average daily trips, 68 less AM peak hour trips and 86 fewer PM peak hour trips. In all three time period the new updated site plan generates less traffic than the original traffic study land uses.

The original traffic study scope of work was established based on agency staff input prior to beginning the study. The traffic study included detailed traffic capacity analysis at three key intersections in the vicinity of the site. The findings of the study were that traffic operation was at level of service C or better at each location. This operation is better than Nevada Department of Transportation level of service policy minimums. Recommendations for improvements were offered at the Allen Road / Birch Lane intersection. With construction of the recommended improvements the traffic study showed good traffic operation at all locations.

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We trust that this information will be helpful to you. Please contact us if you have questions or comments.

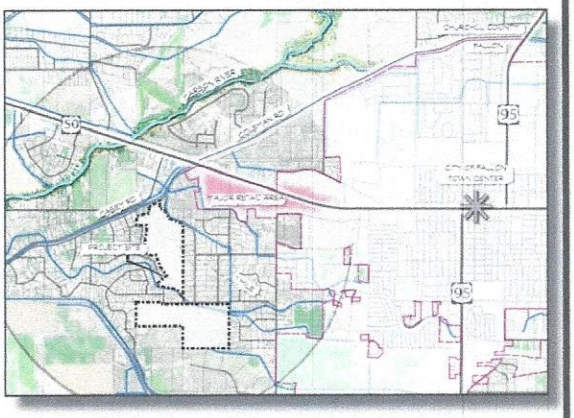
Very truly yours,
SOLAEGUI ENGINEERS, LTD.

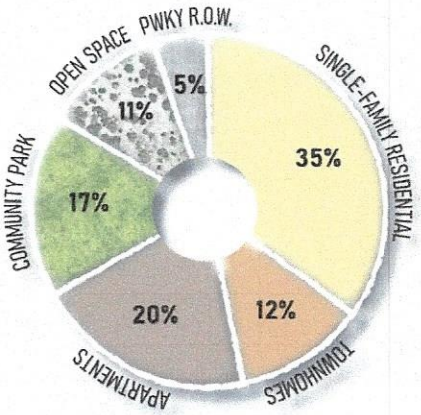
PAUL W. SOLAEGUI

Paul W. Solaegui, P.E.

4-29-22
EXP 6-30-22

Enclosures
Letters/Old Stone Ranch Traffic Update Letter





LAND USE TABLE

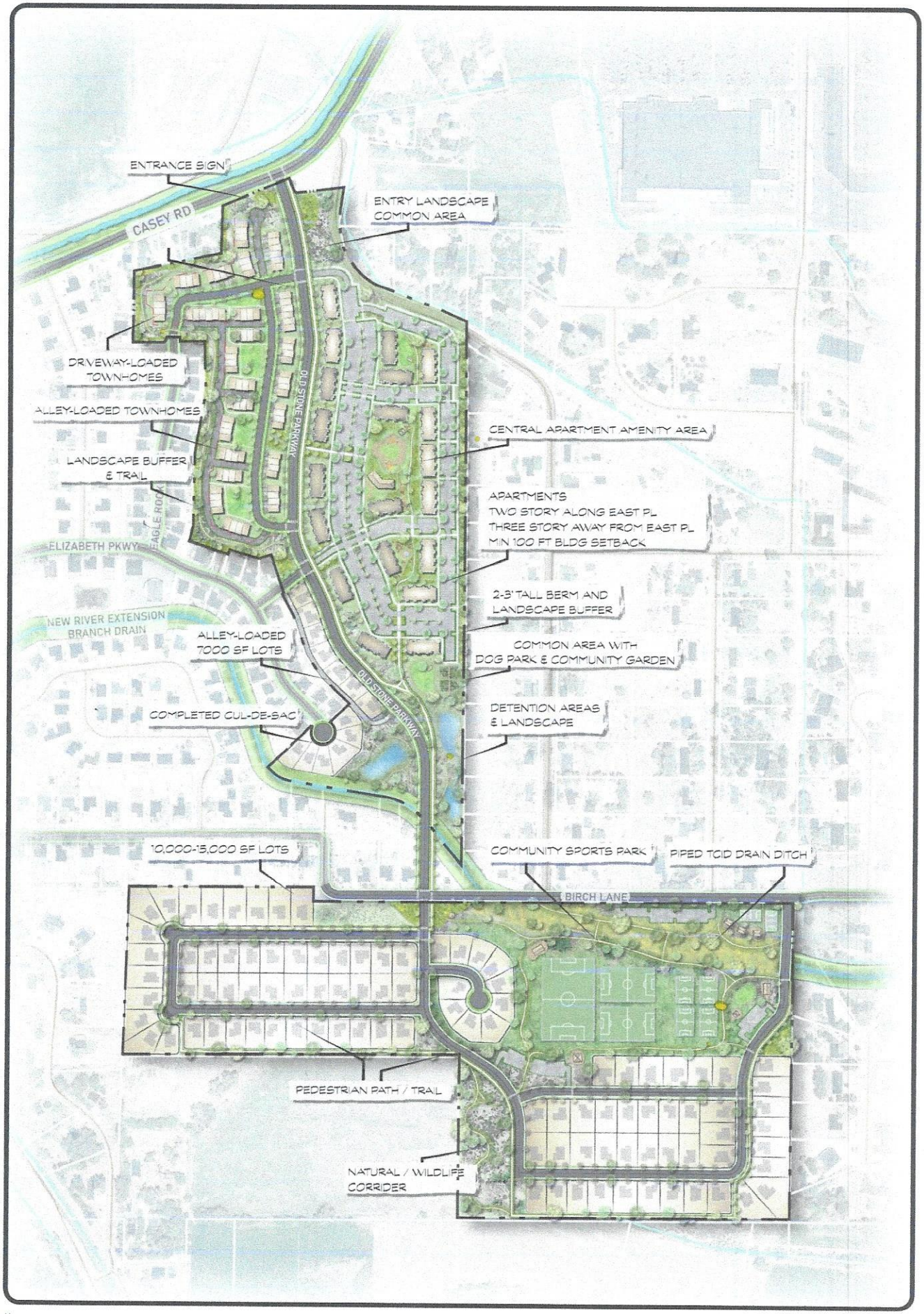
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TOWNHOMES	98	7.4	578,477	13.3	12%
SF RESIDENTIAL	113	3.0	1,616,947	37.1	35%
COMMUNITY PARK	-	-	791,485	18.2	17%
ENTRY LANDSCAPE	-	-	51,836	1.2	1%
DRAINAGE	-	-	126,324	2.9	3%
PARKWAY R.O.W.	-	-	246,114	5.7	5%
MAIN TRAIL	-	-	127,892	2.9	3%
OTHER OPEN SPACE	-	-	202,990	4.7	4%
TOTAL OPEN SPACE	-	-	1,300,527	29.9	28%
TOTAL R.O.W	-	-	364,162	8.4	8%
SITE TOTAL	619	5.77	4,671,200	107.2	100%

OLD STONE RANCH

LAND USE BREAKDOWN

0 ft. 400 800

PHELPS ENGINEERING



OLD STONE RANCH

Overall Site Plan

0 ft. 400 800

PHELPS ENGINEERING

HCS7 Two-Way Stop-Control Report

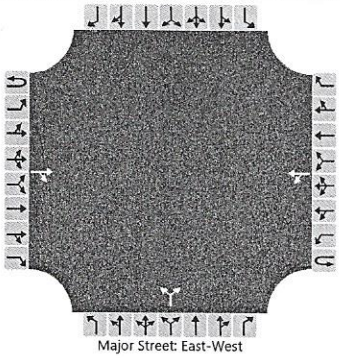
General Information

Analyst	PWS
Agency/Co.	Solaegui Engineers
Date Performed	8/9/2022
Analysis Year	2022
Time Analyzed	Existing Plus AM
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Casey Old Stone
Jurisdiction	Churchil Co.
East/West Street	Casey Road
North/South Street	Old Stone Parkway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			188	8		37	143			27		111				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40					150					
Capacity, c (veh/h)						1357					757					
v/c Ratio						0.03					0.20					
95% Queue Length, Q_{95} (veh)						0.1					0.7					
Control Delay (s/veh)						7.7					10.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					1.8				10.9							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

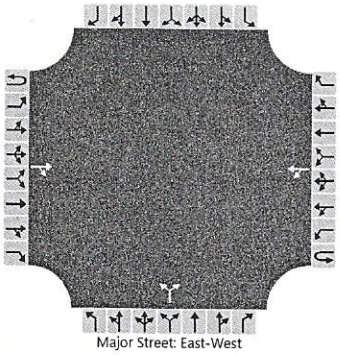
General Information

Analyst	PWS
Agency/Co.	Solaegui Engineers
Date Performed	8/9/2022
Analysis Year	2022
Time Analyzed	Existing Plus PM
Intersection Orientation	East-West
Project Description	

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Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			227	28		121	215			16		73				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						132					97					
Capacity, c (veh/h)						1286					625					
v/c Ratio						0.10					0.15					
95% Queue Length, Q_{95} (veh)						0.3					0.5					
Control Delay (s/veh)						8.1					11.8					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					3.5				11.8							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

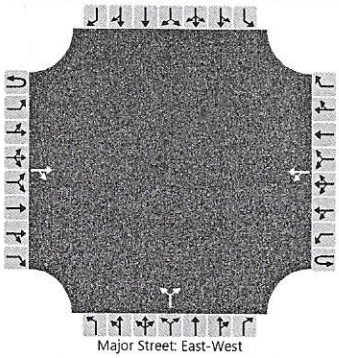
General Information

Analyst	PWS
Agency/Co.	Solaegui Engineers
Date Performed	8/9/2022
Analysis Year	2022
Time Analyzed	2041 Plus AM
Intersection Orientation	East-West
Project Description	

Site Information

Intersection	Casey Old Stone
Jurisdiction	Churchil Co.
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Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			212	8		37	161			27		111				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40					150					
Capacity, c (veh/h)						1328					726					
v/c Ratio						0.03					0.21					
95% Queue Length, Q_{95} (veh)						0.1					0.8					
Control Delay (s/veh)						7.8					11.2					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					1.7				11.2							
Approach LOS									B							

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HCS7 Two-Way Stop-Control Report

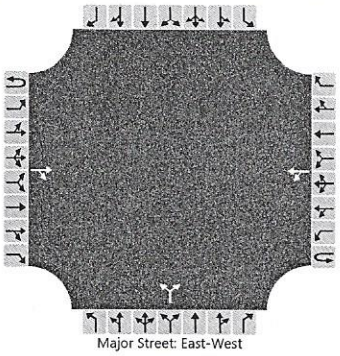
General Information

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Agency/Co.	Solaegui Engineers
Date Performed	8/9/2022
Analysis Year	2022
Time Analyzed	2041 Plus PM
Intersection Orientation	East-West
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Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			256	28		121	242			16		73				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						132					97					
Capacity, c (veh/h)						1252					590					
v/c Ratio						0.11					0.16					
95% Queue Length, Q_{95} (veh)						0.4					0.6					
Control Delay (s/veh)						8.2					12.3					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					3.4				12.3							
Approach LOS									B							

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Edward Thomas, P.E.

From: Randy Hines <Randy.Hines@churchillcountynv.gov>
Sent: Wednesday, April 1, 2026 7:15 AM
To: Edward Thomas, P.E.
Cc: Brian Moon, P.E.
Subject: RE: Sandcreek Subdivision - Traffic Improvements

Caution! This message was sent from outside your organization. Block sender | Report

Ed,

Churchill County will defer the improvements associated with a left turn lane from Casey Road onto Wildcat Parkway until Phase 2.

Regards.

Randy Hines
Director, Public Works, Planning & Building
Churchill County, Nevada
270 S. Maine Street, Suite A
Fallon, NV 89406-2754
O: (775) 423-7627
F: (775) 428-0259
Randy.Hines@churchillcountynv.gov
New website URL:
www.churchillcountynv.gov

From: Edward Thomas, P.E. <ethomas@LumosInc.com>
Sent: Monday, March 30, 2026 12:11 PM
To: Randy Hines <Randy.Hines@churchillcountynv.gov>
Cc: Brian Moon, P.E. <bmoon@lumosinc.com>
Subject: Sandcreek Subdivision - Traffic Improvements

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Good Afternoon Randy,

I am working on the Sandcreek Subdivision. As you recall, Sandcreek is intended to be a 179 unit subdivision. At this time, the developer intends to submit a final map for Phase 1, which will include 25 units at the north end of the development (see outlined area on attached sketch).

Traffic studies have been prepared by Solaegui Engineering and GCW. Both studies recommend a left turn pocket on Casey Road for westbound to southbound left turns onto Wildcat Parkway. At full buildout the traffic studies are anticipating 120 peak hour left turn movements. Full buildout includes all 179 Sandcreek homes plus 90 homes from a future development further to the south on Birch Lane, for a total of 269 homes.

Phase 1 will include 25 parcels, so assuming an even distribution of trips over the total number of parcels, Phase 1 will generate only 12 peak left turn movements into the site.

Due to the small number peak left turn movements that will be generated with Phase 1 of Sandcreek, the developer is requesting that the construction of the left turn lane on Casey Road be deferred to a later phase of the Sandcreek subdivision.

Would you be able to support deferring the construction of the left turn lane from Casey Road to Wildcat Parkway to a later phase of Sandcreek and allowing us to submit Phase 1 of Sandcreek without the left turn pocket?

Feel free to give me a call if you wish to discuss this. My direct line is 775-297-4071.

Thanks,

--ED

LUMOS & ASSOCIATES

Edward Thomas, P.E.
Senior Engineer
Engineering Division

950 Sandhill Road, Suite 100
Reno, NV 89521
775.827.6111
ethomas@LumosInc.com
LumosInc.com

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Truckee-Carson Irrigation District Recognition

Final Comments for Churchill County Planning

I **Benjamin D. Shawcroft**, verify that the Truckee-Carson Irrigation District has reviewed the proposed land division represented on this map and any comments or recommendations are indicated below.

Signature _____ **Date** 10/6/25

Map Name: Tentative Subdivision map Sand Creek subdivision #2
TCID #25-018

Comments/ Requirements:

Parcel 008-792-11 (TCID serial number 550-3-1) will be incorporated into the larger parcel for subdividing. This parcel has 1.42 acres of surface water rights appurtenant to it. Chief Deputy District Attorney Joe Sanford has committed to reserving the water rights when the parcel is deeded allowing TCID to sign off on the map with no private irrigation easements or water rights.
No recommendations

GEOTECHNICAL INVESTIGATION REPORT

OLD STONE RANCH

APNs: 008-792-11, -95, 008-831-77, -02

FALLON, CHURCHILL COUNTY, NEVADA

Prepared For

NevDev LLC
Mr. Kim McCreary

Prepared By

WESTEX
Consulting Engineers

File No.: 2170.003-A
May 20, 2022

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

May 20, 2022

Mr. Daniel McCreary
NevDev LLC

Re: Geotechnical Investigation Report
Old Stone Ranch
APNs: 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada
File No.: 2170.003-A

Mr. McCreary,

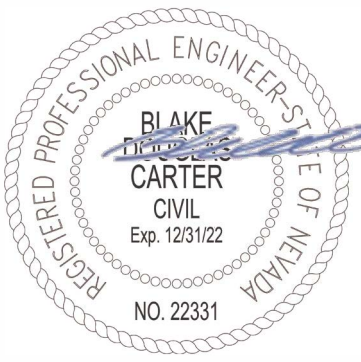
Westex Consulting Engineers, LLC (Westex) is pleased to present this report containing the results of our geotechnical investigation performed at the referenced property.

As presented in the attached report, based on the results of our investigation, knowledge of the project area, and understanding of the project, we conclude that from a geotechnical standpoint the site is suitable for development. The primary geotechnical concerns include:

- Proper moisture conditioning and compaction of foundation and subgrade soils,
- Groundwater seepage may be experienced in deeper excavations and trenches, as groundwater levels were encountered within test pit excavations, TP-1, TP-5, TP-6 and TP-7 at depths ranging from 6.5 feet to 9.5 feet below original ground elevation,
- Potential sloughing of sandy soils may require benching and/or shoring to provide stable and safe excavations.

We appreciate your selecting Westex Consulting Engineers to perform this investigation and trust that the results will fulfill project design requirements. If you, any design consultants, or plan reviewers have any questions, please contact me directly at (775) 771-9539 or blake@westexconsulting.com.

Respectfully submitted,
WESTEX Consulting Engineers, LLC



Digitally signed by Blake D. Carter, P.E.
Date: 2022.05.20 16:22:37 -07'00'

Blake D. Carter, P.E.
Principal
RE Number 22331
Expires 12/31/2022

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WESTEX Consulting Engineers, LLC
P.O. Box 18871
Reno, Nevada 89511

I INTRODUCTION

This report presents the results of our geotechnical investigation performed for the Old Stone Ranch site located in Fallon, Churchill County, Nevada. The property location is shown on the attached *Site Vicinity Map*, Plate 1. This investigation was conducted in general accordance with our March 2, 2022 proposal and work order, authorized on March 15, 2022.

The conclusions and recommendations contained in this report are founded on selected points of exploration, an engineering analysis of the data acquired during our investigation, and our experience with similar site characteristics. If during grading and construction, site conditions or project plans are found to vary from those described in this report, we should be contacted immediately to verify that the recommendations contained herein remain applicable to the final project design. Accordingly, this report may be revised at any time. To provide project continuity and observe that the provided geotechnical recommendations are followed, we recommend retaining Westex for construction testing and inspection services.

A. Purpose and Scope of Services

The purpose of this geotechnical engineering investigation is to characterize the site subsurface soil and groundwater conditions and provide appropriate and economic design-level engineering conclusions and recommendations pertaining to these conditions. Our scope of services included:

1. Field reconnaissance of the site,
2. Review of published geologic information,
3. Exploration of the subsurface conditions by excavating, logging, and sampling within seven (7) test pits,
4. Soil percolation testing for a general indication of drainage,
5. Two geophysical measurements of shear wave velocity to a depth of 100-feet to determine seismic Site Class,
6. Laboratory testing on select samples acquired from the exploratory test pits,
7. Engineering evaluation and preparation of this geotechnical engineering report addressing current project design and construction recommendations.

Included in this report are conclusions and recommendations regarding:

1. Local soil and groundwater conditions,
2. Potential geologic hazards,
3. Earthquake site response,
4. Site grading and structural design,
5. Fill placement and compaction specifications,
6. Soil properties for drainage,
7. Trench excavation, utility line bedding, and trench backfilling,
8. Foundation and slab-on-grade support,
9. Lateral resistance and loads,
10. Exterior concrete flatwork,
11. Pavement section recommendations,
12. Additional geotechnical engineering services.

This report is geotechnical in nature and not intended to identify other site constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. Recommendations included in this report are specific to development within the limits of the property and are not intended for off-site development. Proposed development outside the limits of our investigation or any conceptual changes to site development, such as the use of alternative foundations or grade changes, could require additional subsurface exploration, laboratory tests and engineering analyses.

B. Site Location and Description

Our site description is based on our site visits conducted in March 2022 and Churchill County Assessor mapping information.

The project site is located on the south side of Casey Road and on the south side of Birch Lane in Fallon, Churchill County, Nevada and occupies Assessor parcel number's (APN) 008-792-11, -95, 008-831-77, -02. According to the Public Land Survey System (PLSS), the project site is located in Section 35, Township 19 North, Range 28 East, Mt. Diablo Meridian.

The relatively flat, approximately 107.2-acre property is currently undeveloped land with multiple dirt roads crossing through the northern portion of the site. The site is bordered by residential properties along the west and east side, farmland to the south, and Casey Road to the north. Site access is from Casey Road or Pine Road from the north and from Birch Lane to access the southern half of the property. The site appears relatively undisturbed from a grading perspective, besides a large dirt mound near the center of the property and some random dirt trails. Vegetation includes many shrubs and a few trees to the north as well as shrubs, grasses and trees to the south. A canal runs through the southeastern portion of the site, parallel to Birch Lane.

Based on data from Google Earth, the maximum site elevation is approximately 3,984 feet above mean sea level (MSL, NAVD88 vertical datum). The minimum elevation is approximately 3,970 MSL, for a relief of about 14 feet across the site in some areas. The property slopes slightly down from north to south at approximately 0.2 percent.

C. Proposed Development

The proposed development may include residences that are wood-framed structures of typical residential construction. The structures are anticipated to be supported by either concrete footings and stem-wall with raised wood floors, or a concrete slab-on-grade. Mass grading is anticipated to include fills and/or cuts on the order of about six feet to obtain design grades. Standard septic systems are anticipated to be a suitable option for any individual on-site sewage disposal system.

At the time of investigation, vertical structural loading information was relatively unknown; however, we anticipate that foundation loads will be light to moderate for the proposed structures and loading scenarios will be typical for the region. Additionally, we assume that foundations will bottom at least 18 inches below the lowest adjacent exterior ground surface for frost protection, and that structural design will be in accordance with the 2018 edition of the

International Building Code, 2018 International Residential Code, and Northern Nevada Code Amendments.

Civil improvements shall be constructed in accordance with the latest edition of the Standard Specifications for Public Works Construction "Orange Book" or as required by Churchill County.

II FIELD EXPLORATION AND LABORATORY TESTING

A. Field Exploration

Exploratory Test Pits

Subsurface soil conditions were explored in March 2022 by excavating seven (7) exploratory test pits to depths ranging from six-and-a-half to ten feet below the existing ground surface (BEG). The test pits were excavated with a track-mounted Cat 306 excavator.

The test pits were located in the field based on an *Old Stone Ranch Master Plan*, drawn by Phelps Engineering, knowledge of the project, existing underground and above-ground utility locations, and accessibility, and are depicted on Plate 2, *Geotechnical Exploration Map*. Our field engineer recorded the location of each test pit using a hand-held Global Positioning System (GPS) receiver. All locations are approximate and considered accurate to within ±15 feet. No greater accuracy is inferred.

Bulk soil samples were collected from the exploratory test pits from specific soil layers. The soils were visually classified and logged by our engineer in the field in accordance with the Unified Soil Classification System (USCS) and ASTM D2488. Logs of the exploratory test pits are presented in Plate 5 through Plate 11.

Test pits were backfilled with native soils to the extent possible with the excavator bucket, but not to compaction levels specified for improvements. During grading the test pits shall be located and re-compacted to limit disturbance to newly constructed improvements.

Field Infiltration and Percolation Testing

Percolation testing was performed at two test pit locations near representative areas of proposed detention/retention during our field investigation. During this investigation, field tests were performed in accordance with NAC 444. The measured infiltration rates below can be used to aid in septic design or retention basin sizing:

Location	Test Method	Depth	Measured Rate
TP-5	Infiltration	2-feet BEG	1 minute per inch
TP-5	Percolation	4-feet BEG	2 minutes per inch
TP-7	Infiltration	2-feet BEG	1 minute per inch
TP-7	Percolation	6-feet BEG	3.5 minute per inch

During our field investigation, TP-5 was excavated to a depth of 8.5-feet BEG with groundwater encountered at 8.5-feet BEG. Further excavation was not able to occur due to the loose nature of the sandy soil and possibly unsafe trench conditions. However, based on the layered sandy soil types and results of the infiltration testing within the proposed basin area, the soil layers do not indicate a slower or limiting infiltration rate that tested during our field investigation. The

bottom layer encountered is composed of a silty sand and is similar in density to the layers tested at 2-feet depth. Field investigation was not performed deeper than 6-feet during our geotechnical field investigation due to standard trench safety precautions, sloughing sandy soils, as well as our field engineering judgment knowing that the sandy stratified soil layers produced extremely quick infiltration results, and that the majority of the absorption area of a retention pond is composed of the sidewalls and not the bottom of the basin. In our experience, the limiting infiltration rate of a retention basin is often due to years of sediment and debris build-up without proper maintenance. If design verification of infiltration rates is desired for initial design purposes, we recommend that the testing be performed during grading of the project site and construction of the retention basin.

The tested rates represent the field conditions when and where tested. Periodic inspection and sufficient maintenance of septic fields and/or retention ponds shall be supported to ensure the desired level of performance is sustained.

Geophysical Surveys

The approximate location of the geophysical alignments is included on Plate 2, *Geotechnical Exploration Map.* Seismic refraction microtremor (ReMi®) measurements were performed in accordance with ASTM D5777, Standard Guide for Using the Seismic Refraction Method for Subsurface Investigation, and result in a one-dimensional shear wave velocity profile representative of the proposed structures' foundation soils. A multi-channel seismograph using 12 geophones was spaced at 14-feet and 27-feet to develop a line creating a total geophone spread of 154-feet and 300-feet, respectively.

Results from geophysical measurements are included in Plate 24 and 25.

B. Laboratory Testing

Bulk representative samples from the exploratory test pits were selected for laboratory testing. Index tests were performed which were in turn correlated with typical engineering design parameters for similar soils. The following tests were performed:

- Particle size analysis (ASTM D422)
- Atterberg Limits (ASTM D4318)
- Soil Classification (ASTM D2487)

III SUBSURFACE SOILS AND GROUNDWATER CONDITIONS

A. Soils

All test pits encountered granular blends of sand ranging from non-plastic, poorly-graded sand, and non-plastic silty sand. Test Pit TP-2 encountered a layer of sandy lean clay with moderate plasticity from 9 to 10 feet BEG. All soils encountered were in a dry to damp moisture state, increasing in moisture content as depth increased to 6.5 to 10 feet.

In general, sands from all test pits are classified as poorly-graded sand (SP) or silty sand (SM). For all sands, the fines content passing the #200 sieve was less than 49 percent with the silty sand having more fines in comparison.

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According to mapping by the U. S. Department of Agriculture, Soil Conservation Service (*Web Soil Survey of Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties*), both the northern and southern portion of the site is underlain by Isolde-Appian clay substratum complex, 0 to 4 percent slopes (#101) and Dia loam, slightly saline, 0 to 1 percent slopes (#135). #101 consists of three subsoil groups: Isolde, sodic, and two types of Appian clay substratum. Isolde, sodic consists of fine sand to a depth of 6 inches, with a fines content ranging from 9 to 14 percent and a plasticity index ranging from non-plastic (NP) to 2. 6 to 60 inches deep consists of fine sand, sand with a fines content ranging from 9 to 14 percent and a plasticity index of NP to 2. Appian, clay substratum consists of fine sand for the first 3 inches with a fines content ranging from 8 to 14 and a plasticity index ranging from NP to 2. 3 to 11 inches deep consists of sandy clay loam, clay loam with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25. 11 to 46 inches deep consists of stratified gravelly coarse sand to fine sand with a fines content ranging from 7 to 12 percent and a plasticity index ranging from NP to 2. 46 to 60 inches deep consists of clay , silty clay with a fines content ranging from 86 to 100 percent and a plasticity index of 29 to 44. The second Appian, clay substratum consists of clay loam 3 inches deep with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25. 3 to 11 inches deep consists of clay loam, sandy clay loam with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25. 11 to 46 inches deep consists of stratified gravelly coarse sand to fine sand with a fines content ranging from 7 to 12 percent and a plasticity index ranging from NP to 2. 46 to 70 inches deep consists of silty clay, clay with a fines content ranging from 86 to 100 percent and a plasticity index ranging from 29 to 44. #135 consists of the soil subgroup Dia. Dia consists of loam for the first 5 inches with a fines content ranging from 57 to 70 percent and a plasticity index ranging from 10 to 17. 5 to 29 inches deep consists of stratified sandy loam to silty clay loam with a fines content ranging from 59 to 70 percent and a plasticity index ranging from 12 to 17. 29 to 60 inches deep consists of coarse sand, sand with a fines content ranging from 5 to 11 percent and a plasticity index ranging from NP to 2.

The northern portion of the site is underlain by Appian, clay substratum complex, 0 to 2 percent slopes (#102) and Sagouspe loamy sand, saline, 0 to 1 percent slopes (#197). #102 is underlain by two types of Appian, clay substratum. The first apian, clay substratum consists of fine sand to a depth of 3 inches with a fines content ranging from 8 to 14 percent and a plasticity index ranging form NP to 2. 3 to 11 inches deep consists of sandy clay loam, clay loam with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25. 11 to 46 inches deep consists of stratified gravelly coarse sand to fine sand with a fines content ranging from7 to 12 percent and a plasticity index ranging from NP to 2. 46 to 60 inches deep consists of silty clay, clay with a fines content ranging from 86 to 100 percent and a plasticity index ranging from 29 to 44. The second Appian clay substratum consists of clay loam to 3 inches deep with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25 percent. 3 to 11 inches deep consists of clay loam, sandy clay loam with a fines content ranging from 60 to 75 percent and a plasticity index ranging from 19 to 25. The soil type and properties 11 to 46 inches deep and 46 to 60 inches deep is identical to the previous Appian, clay substratum at those depths. #197 consists of the soil group Sagouspe. The first 6 inches is composed of loamy sand with a fines content ranging from 27 to 30 percent and a plasticity index ranging from NP to 2. 6 to 43 inches deep consists of loamy sand, fine sand with a fines content ranging from 27 to 30 percent and a plasticity index ranging from NP to 2. 43 to 58 inches deep consists of stratified coarse sand to silt loam with a fines content ranging from 35 to 45 percent and a plasticity index ranging from 2 to 10.

The southern portion of the site is underlain by Fernley sand, 0 to 1 percent slopes (#154) and Sagouspe loamy sand, 0 to 1 percent slopes (#196). #154 is underlain by the Fernley subsoil group. The first 7 inches of Fernley consists of sand with a fines content ranging from 5 to 11 percent and a plasticity index ranging from 0 to 2. 7 to 60 inches deep consists of stratified coarse sand to fine sand with a fines content ranging from 5 to 11 percent and a plasticity index ranging from NP to 2. #196 consists of the Sagouspe subsoil group. The first 6 inches consists of loamy sand with a fines content ranging from 27 to 30 percent and a plasticity index ranging from NP to 2. 6 to 43 inches deep consists of loamy sand, loamy fine sand with a fines content ranging from 27 to 30 percent and a plasticity index ranging from NP to 2. 43 to 58 inches deep consists of stratified coarse sand to silt loam with a fines content ranging from 35 to 45 percent and a plasticity index ranging from 2 to 10.

Based on our field observations of test pit excavations and laboratory evaluations, the on-site soils generally resemble a sandy material with low to non-plasticity with the appearance of some fine clay material.

We anticipate that soils will be excavatable with conventional grading equipment.

B. Groundwater

At the time of our exploration, ground water seepage was encountered in three of the test pits, the shallowest depth being 6.5 feet. Groundwater may affect construction of underground utilities at the site and precautions should be taken to manage subsurface flow. Based on a query of water wells in the area, an average depth to reported static water levels is 10.3 feet, ranging from 3 to 38 feet.

Depths to groundwater may vary significantly over time due to seasonal precipitation and snow fall/melt that may significantly affect surface and near-surface water seepage. Provisions should be made during construction to manage surface and subsurface water flows.

IV GEOLOGIC AND SEISMIC CONSIDERATIONS

To delineate possible faulting and to evaluate any other geological hazards on the site, our investigation included a review of available geological literature.

A. Geology

Regional Geology

The property is situated in the central Lahontan Valley and Carson Desert southeast of Soda Lake. The primary geologic deposit is composed of quaternary-aged alluvium sediments from the Holocene and Pleistocene epochs.

Based on the *Geologic Terrane Map of Nevada*, Nevada Bureau of Mines and Geology (NBMG, 2010), prepared by Crafford, the materials underlain the site are primarily composed of the following:

Alluvium, Undifferentiated (Qal)

B. Faulting, Seismicity, and Slope Stability

Faulting

The United States Geological Survey (USGS) publishes a Quaternary fault and fold database for use with Google Earth. This database allows the user to view possible faults at or near a location. The database shows a spread of the unnamed fault zone west of Carson Lake trending in a roughly north to south direction about 2.7 miles southwest of the project site. This fault is of latest Quaternary age and its traces are considered sufficiently inactive due to the age since last movement. Based on provisions of the 2018 IBC and Northern Nevada Amendments, it is our opinion that this fault zone requires no further investigation for consideration of building development on this property. Structures should generally maintain a minimum 100-foot setback from any mapped active Holocene faults, which the nearest, a trace of the Rainbow Mountain fault zone, is located approximately 10.3 miles east of the site and not trending through the site.

Seismicity

Active faults capable of generating large magnitude earthquakes have been identified within the region. Strong ground shaking associated with earthquakes should be expected to occur during the life of the project.

Literature prepared by A. Ryall and B. M. Douglas (NBMG, *Regional Seismicity*, 1976) indicates that earthquake recurrence curves predict a return period of 70 to 80 years for an earthquake of Magnitude 7.0 or greater within 62 miles of the Reno area. They also calculate that, on average, an earthquake of Magnitude 5.3 to 5.4 would be expected to occur regionally approximately once in 30 years, would have a maximum bedrock acceleration of 0.12 to 0.19g, and would involve about 6 seconds of strong shaking. The expected return period of rock accelerations greater than 0.5g at an average site in western Nevada associated with an earthquake of magnitude greater than 7.0 is on the order of 2,000 years.

Slope Stability

Based on the site topography and stiff soil profile, slope stability is not a concern for the development of this site.

C. Seismically-induced Liquefaction

Liquefaction, a loss of soil shear strength, is a phenomenon associated with loose, relatively clean, saturated granular soils (poorly graded sands and silty sands) subjected to earthquake shaking. Liquefaction can result in differential settlements of foundations and other structural elements supported by susceptible soils. Based on the increasing soil consistency with depth, as measured by shear wave velocity profile beneath the site, it is our opinion that the potential for liquefaction at this site is low and that no mitigation measures are necessary.

D. Tsunami or Seiche

A tsunami, or a seiche, is a great wave produced by an earthquake or by volcanic activity. A seiche is an oscillating tsunami that develops in enclosed bodies of water, like lakes or bays. The oscillation is typically triggered by variations in atmospheric pressure, wind, tidal currents, earthquakes, or a combination of these factors. Depending on the geometry of the basin, the

oscillation continues for some time after the triggering event has ended. There are no large bodies of water near the project site; therefore, the potential for tsunamis or seiches to impact the site is considered nil.

E. Radon

Radon, a colorless, odorless, radioactive gas derived from the natural decay of uranium, is found in nearly all rocks and soils. The Environmental Protection Agency (EPA) suggests that remedial action be taken to reduce radon in any structure with average indoor radon level of 4.0 pCi/L or more. Based on studies completed by the Nevada Bureau of Mines and Geology in cooperation with the Nevada Division of Health and the U.S. Environmental Protection Agency (*Radon In Nevada*, Nevada Bureau of Mines and Geology, Bulletin 108, 1994), the project site is considered within an area where average indoor radon concentrations could exceed 4.0 pCi/L. We recommend testing the site for radon upon completion of rough grade. Our office can be of assistance if radon testing is desired.

F. Flooding

Based on studies completed by the Federal Emergency Management Agency (FEMA), Community Panel Number 32001C1733F and 32001C1731F, effective September 26, 2008, the project site is within Flood Hazard Zone X (unshaded). *These are areas determined to be outside of the 0.2 percent annual chance floodplain (500-year flood).*

V CONCLUSIONS

Based on the results of our investigation, experience in the project area, and understanding of the proposed project, it is our opinion that the subject site is suitable for development provided the recommendations presented in this report and any subsequent reports are followed during the design and construction phases of the project. The primary identified geotechnical concerns are:

- Proper moisture conditioning and compaction of foundation and subgrade soils,
- Potential sloughing of trench soils may require benching and/or shoring.

Following are our conclusions.

1. Site soils consist predominately of silty sand and poorly-graded sand to a depth of 6.5 to 10 feet with moderate to low fines content. The site is relatively undisturbed from a grading perspective.
2. Percolation testing from our field investigation found that undisturbed native soils resulted in relatively fast draining conditions with a measured percolation rate of 1 minute per inch. This rate typically meets the requirements for a retention basin.
3. Based on the one-dimensional seismic (Shear-Wave) velocity profiles measured at the site, a Vs100 of 766 feet per second was calculated. A seismic Site Class D “Stiff Soil” is appropriate for structural design per ASCE 7-16.
4. The project site is within Flood Hazard Zone X (unshaded), which is classified as areas determined to be outside of the 0.2 percent annual chance floodplain (500-year flood).

5. There are no apparent geologic hazards that would place unusual constraints on the project; however, strong ground shaking associated with earthquakes should be expected to occur during the life of the project.

VI RECOMMENDATIONS

The following recommendations are based on present information; no detailed vertical loading information was available at the time of writing. When available, structural plans should be reviewed by Westex to evaluate whether or not the recommendations in this report remain valid, and to provide supplemental recommendations as necessary.

A. Site Preparation and Grading

Due to the predominant granular soil types encountered and expected minimal mass grading needed, an indiscriminate grading approach is anticipated to produce structural fill soils generated from the site. Any clay soil encountered at subgrade elevations should be separated or over-excavated from the upper the upper one foot of roadway subgrade soils within County right-of-way and two feet from building foundations.

Areas to be graded should be cleared of any existing and pre-existing improvements, debris, and vegetation. These materials should be removed from the site or may be stockpiled for re-use in deeper mass fills, basin liners, or landscape areas.

Minor root systems remaining after stripping may be disked or tilled in-place using a disk harrow or equivalent equipment. Stripped soil and any excavated soils that are not considered suitable for structural fill should be removed from the site or used in nonstructural areas. If expansive materials (clay soil), or any unusual soil conditions not addressed in this report are encountered, Westex should be notified immediately.

We presume the earthwork necessary to achieve design grades will result in fills and/or cuts on the order of less than six feet. Accordingly, we recommend supporting all structural elements and flatwork as follows:

- Continuous and Spread Footings: the existing native soil should be scarified a minimum of 24 inches below the existing grade, moisture conditioned to within two percent of optimum moisture content and re-compacted to a minimum of 90 percent modified proctor (ASTM D1557).
- Interior concrete slabs-on-grade: interior concrete slabs should be underlain by a minimum 12 inches of properly compacted non-expansive structural fill.
- Exterior Concrete Flatwork: underlain by a minimum 12 inches of properly compacted non-expansive structural fill.
- Driveway Sections: underlain by a minimum 18 inches of properly compacted non-expansive structural fill.
- Local Streets: underlain by a minimum 24 inches of properly compacted non-expansive structural fill.
- **Over-excavation depths do *not* include aggregate base sections.**

Over-excavation and compaction should extend laterally beyond foundation edges a minimum distance equivalent to the total depth vertically removed or separated from clay soil, two feet for this project site. The surfaces exposed by removal or over-excavation should be observed by a representative of Westex to document that the conditions are as anticipated and that no objectionable materials are present.

After excavation, all exposed subgrade soils should be scarified to a minimum depth of 8 inches, moisture conditioned within 2 percent of optimum moisture content, and compacted to a minimum 90 percent relative compaction, based on the maximum dry density determined by ASTM D1557.

Scarification and moisture conditioning may be waived by the Geotechnical Engineer (or their representative) if it is determined that the exposed materials exist at a suitable moisture content for attaining compaction or contain oversize material which will inhibit compaction procedures and result in a lesser density state. Surfaces which contain oversize material should be "proof-rolled" under the observation of the Geotechnical Engineer (or their representative) to ensure that adequate compaction has been attained. The Earthwork Contractor is responsible for obtaining approval for each prepared surface prior to proceeding with placement of structural components or fills.

B. Fill Placement and Compaction

To provide quality control where fill material is proposed to attain grades, structural zones are defined as the area three feet below and laterally away from foundations, 24 inches below streets, 12 inches below slabs-on-grade, exterior flatwork and driveway sections. Mass zones are defined as all areas outside the structural zones. Only approved, select material may be utilized within structural zones; however, materials which do not meet the requirements for structural fill may, in general, be used within mass zones with the prior approval of the Geotechnical Engineer (or representative in the field). Mass grading and structural fill shall be tested for conformance with specifications and minimum compaction at a minimum rate of one compaction test per 1,000 cubic yards of fill placed.

Suitability of On-site Soils

The native granular soils are considered suitable for use as properly compacted structural fill, provided any deleterious material, debris, vegetation, and/or particles larger than six-inch diameter are removed from the fill. We recommend that during the beginning of mass grading that stockpiles are able to be sampled, tested and approved for re-use to meet compliance standards for street and building pads.

Fill Material Specifications

Import soils used as structural fill should be free of organic matter and in general conform to the following requirements:

TABLE 1
IMPORT STRUCTURAL FILL SOIL REQUIREMENTS

Sieve Size	% Passing (by dry weight)
6-inch	100
3/4-inch	70 – 100
No. 4	50 – 100
No. 200	15 – 40

Liquid Limit = 40 maximum
Plasticity Index = 15 maximum
R-Value = 30 minimum
Non-deleterious to concrete (low sulfate)

The Earthwork Contractor shall ensure that all proposed fill materials are approved by the Geotechnical Engineer prior to use. Representative imported material samples shall be made available for testing one week prior to hauling to allow for material quality tests.

The recommendations for structural fill are intended as a guideline and define a readily attainable, acceptable material. Adjustments to the specified limits to address the use of other potentially acceptable materials, such as those containing oversize rock or which deviate from the classification requirements, can be made provided: 1) the Earthwork Contractor can demonstrate their ability to place and compact the material in substantial conformance with industry standards to achieve an equivalent finished product as that specified; 2) the Geotechnical Engineer gives their written approval; 3) the Geotechnical Engineer (or their representative) directly observes and approves the placement method; and 4) all parties understand that the Standard ASTM Compaction Test procedures may be invalid for certain material containing oversize aggregate. Compaction approval would only be achieved based on other criteria, such as a performance specification with on-site observation of compaction activity.

Fill Placement

All properly compacted structural fill shall be uniformly moisture conditioned to near optimum and compacted to at least 90 percent relative compaction based on the maximum dry density determined by ASTM D1557. Lift thickness shall be restricted to 8 inches (maximum loose lift) and individually tested unless the Earthwork Contractor can demonstrate their ability to uniformly achieve the required compaction for the entire placed layer.

C. Site Surface Drainage

Adequate drainage for surfaces adjacent to foundations and slopes should be provided to restrict water from infiltrating into the supporting soils. To allow water to drain away from the structure and prevent ponding against perimeter foundations, the ground surface should be

permanently sloped at least one-half percent for concrete, one percent for asphalt pavement, and two percent for soil. Landscape adjacent to structural areas should be limited and consist of native vegetation utilizing drip-type irrigation.

D. Foundation Support

Spread Footings

Conventional spread foundations can gain adequate support on the above specified approved, compacted, structural fill material. As previously mentioned, to control the potential for settlement, the supporting materials within spread footings should consist of a uniform 12-inch layer of approved, moisture-conditioned, compacted structural fill material. Monolithic slab-on-grade is another option with thickened edges and thickened foundation at load bearing walls and or columns.

In preparation for foundation construction, the earthwork contractor shall ensure that field density tests have been performed to document the relative compaction of the upper 12 inches of exposed materials, and shall be responsible for maintaining the recommended moisture content during construction. Preparation of these materials shall be documented prior to placement of structural components.

For adequate confinement and frost protection, footings should be bottomed at least 18 inches below lowest adjacent exterior grade. **Footings supported in accordance with our recommendations can be designed for a net allowable bearing capacity of 2,000 pounds per square foot (psf). This pressure can be increased by one-third when considering total design loads, including wind or seismic forces.**

Estimated total and differential settlement for footings designed for these bearing capacities should be less than 1 inch and ½ inch, respectively.

Seismic Design Parameters

We obtained the site seismic design parameters using the *ATC Hazards by Location* application. The web-based application can be found at:

https://hazards.atcouncil.org

The mapping database is used for determining seismic design values according to ASCE 7-16 and the 2018 International Building Code. Design parameters are presented in Table 2:

TABLE 2
2018 IBC SEISMIC DESIGN PARAMETERS (ASCE 7-16)

Description	Value
Latitude	39.468635 deg
Longitude	-118.810410 deg
Site Class	D – "Stiff Soil"
Risk Category	II
Short-Period (0.2 sec) Spectral Response, S_S	0.706 g
Long-Period (1.0 sec) Spectral Response, S_1	0.248 g
Short-Period (0.2 sec) Site Coefficient, F_A	1.236
Long-Period (1.0 sec) Site Coefficient, F_V	*null
Short (0.2 sec) MCE Spectral Response, S_{MS}	0.872 g
Long (1.0 sec) MCE Spectral Response, S_{M1}	*null
Short (0.2 sec) Design Spectral Response, S_{DS}	0.581 g
Long (1.0 sec) Design Spectral Response, S_{D1}	*null
PGA_M Site Modified Peak Ground Acceleration	0.393 g
Seismic Design Category, IBC	*null
Seismic Design Category, Churchill County (2018 IRC)	D1

*null values shall be determined by the Structural Engineer in accordance with Section 11.4.8.

Site Classification

Based on our field exploration and knowledge of the site geology, a Site Classification of D "Stiff Soil" may be used for design. An average shear wave velocity of 766 feet per second is appropriate for the site.

E. Soil Parameters, Lateral Resistance and Loads

Soil Parameters

Representative native soils can be characterized with the following parameters:

- Soil Unit Weight, 115 pcf
- Internal Friction Angle, 30 degrees

Lateral Resistance

Resistance to lateral loads can be obtained from passive earth pressures and soil friction against the bottom of concrete foundation elements. For design, based on native soil types, we recommend the use of a coefficient of friction of 0.38 with a passive pressure of 275 pounds per cubic foot (equivalent fluid method) per foot of depth.

Lateral Loads

The granular native soils are considered suitable for use as retaining wall, foundation wall, or deep excavation backfill (within the zone of 10-feet behind back of wall), provided all deleterious material and material larger than six-inch diameter are removed. All backfill materials should meet the requirements of Table 1 *Import Structural Fill Requirements* and be limited to granular soils for native backfill soils. Accordingly, for level backfill using select granular materials, the recommended active pressure can be taken as 35 pounds per cubic foot (equivalent fluid pressure) and increased to 50 pcf for seismic design. For restrained retaining walls, the design at-rest pressure can be taken as 55 pounds per cubic foot (equivalent fluid pressure).

For surcharge lateral pressures with a backslope up to 2H:1V, the recommended active pressure should be increased to 60 pounds per cubic foot. For passive resistance founded on the toe slope down to a 2H:1V, lateral passive pressure should be reduced to 250 pounds per cubic foot.

F. Concrete Slab-On-Grade

In preparation for flatwork construction, the Earthwork Contractor shall ensure that soils have been prepared as recommended and that field density tests have been performed to document that the relative compaction of the slab subgrade is at least 95 percent relative compaction, based on the maximum dry density determined by ASTM D1557. Preparation of the native soils shall be documented prior to placement of structural fill, aggregate base or structural components.

Interior Concrete Slabs-on-Grade

Interior concrete slabs-on-grade should be supported on properly compacted structural fill meeting the requirements of Table 1, *Import Structural Fill Soil Requirements*. Structural slab design is the responsibility of the project structural engineer; however, we recommend a minimum thickness of 4-inches of aggregate base (virgin, not recycled materials) to provide a uniform base course.

For slab-on-grade design, a Modulus of Subgrade Reaction (k) of 175 pounds per square inch per inch (psi/in, or pci) may be used for materials meeting the requirement for structural fill.

Due to the potential for seasonal surface water and lateral vapor migration to occur, associated with seasonal moisture change and differences between the building interior and exterior ambient conditions, a vapor inhibitor should be considered if moisture sensitive floor coverings are proposed. Vapor barriers should be designed in accordance with current American Concrete Institute (ACI) guidelines, and placed in accordance with ACI 302.1R-15 Fig. 5.2.3.2.

Exterior Concrete Slabs-on-Grade

All dedicated exterior flatwork should conform to standards provided by the governing agency including section composition, supporting material thicknesses and any requirements for reinforcing steel, air entrainment, and fiber reinforcement.

Exterior concrete flatwork should be supported on properly compacted structural fill meeting the requirements of Table 1, *Import Structural Fill Soil Requirements*. Lightly loaded exterior flatwork, such as walkways, should consist of at least 4 inches of Type II Portland cement

concrete with a minimum 28-day compressive strength of 4,000 pounds per square inch (psi) with entrained air, underlain by at least 6 inches of compacted (95 percent relative compaction) aggregate base material.

Concrete mix proportions and construction techniques, including the addition of water and improper curing, can adversely affect the finished quality of the concrete and result in cracking and spalling of the slabs. We recommend that all placement and curing be performed in accordance with procedures outlined by the American Concrete Institute and Portland Cement Association. Special considerations should be given to concrete placed and cured during hot or cold weather conditions. Proper control joints and reinforcing should be provided to minimize any damage resulting from shrinkage.

G. Permanent Cut-and-Fill Slopes

Permanent slopes are not anticipated on the project site. Any storm drain basins should be constructed with a maximum inclination of 3 horizontal to one vertical (3:1) and should be re-vegetated or lined with rip-rap to prevent soil erosion.

H. Corrosion

The native soils in the area are mapped in the USDA Soil Features database ranging from low to high corrosion to concrete, and moderate to high corrosion to uncoated steel.

The native soils are not considered detrimental to normally formulated concrete per ACI guidelines.

I. Utilities, Trench Excavation, and Backfilling

The Earthwork Contractor must comply with the "Safety and Health Regulations for Construction" as directed by the Occupational Safety and Health Act (OSHA Standards, Volume III, Part 1926, Subpart P) while excavating and backfilling. The Earthwork Contractor is also responsible for providing a competent person, as defined by OSHA standards, to ensure excavation safety.

Pipe bedding and trench backfill materials should be moisture conditioned to slightly over optimum and compacted to 90 percent relative compaction, or local requirements, based on the maximum dry density determined by ASTM D1557. The upper 24 inches of trench backfill within asphalt or concrete paved areas should be compacted to a minimum 95 percent relative compaction as determined by ASTM D1557. The thickness of all lifts will be restricted to a maximum of 8 inches (loose) and individually tested unless the Earthwork Contractor can demonstrate their ability to uniformly achieve the required compaction for the entire layer of material placed.

For corrosion protection, where steel and/or metal pipes are proposed, the Contractor shall follow the pipe manufacturer's recommendation regarding corrosion protection.

J. Pavement Sections

Based on the soil conditions encountered, minimum pavement sections for local streets will be applicable to the project site. Flexible pavement sections should be supported on a minimum 24 inches of properly compacted subgrade or native fill soils that qualify as structural fill as previously specified. To provide uniform pavement section support, subgrade soils shall exhibit a minimum Resistance Value of 30, and shall be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 95 percent relative compaction. Pavement recommendations have been made considering the overall granular nature of the site soils; however, pockets of fine-grained or clay soil could be encountered and shall be segregated from the upper 24 inches of pavement subgrade soils.

Recommended 20-year pavement sections have been calculated using AASHTO 93 design methodology. These pavement sections have typically attained satisfactory performance measures in the region, and are presented in the following tables:

TABLE 3
MIN. RECOMMENDED ASPHALT CONCRETE PAVEMENT SECTIONS

Pavement Designation	Asphalt Concrete (inches)	Aggregate Base (inches)
Local Streets (SN 2.0)	4	6

The Earthwork Contractor shall ensure that field density tests have been performed to document the relative compaction of at least the upper 24 inches of subgrade soils prior to placing subsequent lifts. Preparation of the native soils shall be documented prior to placement of structural fill or aggregate base. All subgrade shall be compacted to a smooth non-yielding surface before placement of aggregate base. Aggregate base sections shall be compacted to a smooth non-yielding surface before placement of pavement sections.

All roadway construction shall be in accordance with the Standard Specifications for Public Works Construction.

Driveways can be composed of typical minimum thickness for the selected products. If pavers are selected, a higher degree of maintenance shall be expected to correct minor settlements. Product manufacturer's recommendations should be followed for installation, including setting pavers in concrete, as applicable.

K. Additional Engineering & Inspection Services

This report is geotechnical in nature and not intended to identify other site constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. We can assist in evaluating these considerations should further information be requested. Moreover, this office should be retained to provide grading observation and testing as well as associated special inspection during all phases of construction.

All plans and specifications for projects should be reviewed for conformance with this geotechnical report and approved by the Geotechnical Engineer prior to submission to the building department for review.

The recommendations presented in this report are based on the assumption that sufficient field inspection and construction review will be provided during all phases of construction. A pre-construction conference should be scheduled to include, but not be limited to, the Owner, Architect, Civil Engineer, General Contractor, Earthwork and Materials Sub-Contractors, Building Official and Geotechnical Engineer. The recommendations presented in this report should be reviewed by all parties to discuss applicable specifications and testing requirements. At this time, any applicable material quality and mix design reports should be submitted for approval by the Geotechnical Engineer.

WESTEX Consulting Engineers, LLC has prepared this report based on certain assumptions concerning subsurface conditions at the Property. WESTEX Consulting Engineers, LLC should also provide on-site observations and testing during site preparations, grading, excavation, fill placement, foundation installation, and paving. These observations will allow us to document that the soil conditions are as anticipated, and that the contractor's work is in conformance with the intent of our recommendations and the approved plans and specifications. Our conclusions and recommendations may be invalidated, partially or in whole, by changes outside our control and by subsequent acts occurring on the site after field reconnaissance. This report may be subject to review and revision at any time. Opinions about the condition of the Property do not constitute a warranty of any kind, either express or implied.

VII DISTRIBUTION

One electronic-stamped copy via email to addressee:

NevDev LLC
Mr. Daniel McCreary
Via email: nevadaremax@yahoo.com

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PLATE 12 THROUGH 23 — LABORATORY TEST RESULTS

PLATE 24 — LINE 1 SHEAR WAVE VELOCITY 1-D PROFILE

PLATE 25 — LINE 2 SHEAR WAVE VELOCITY 1-D PROFILE

PLATE 26 — HMA STRUCTURAL PAVEMENT SECTION DESIGN

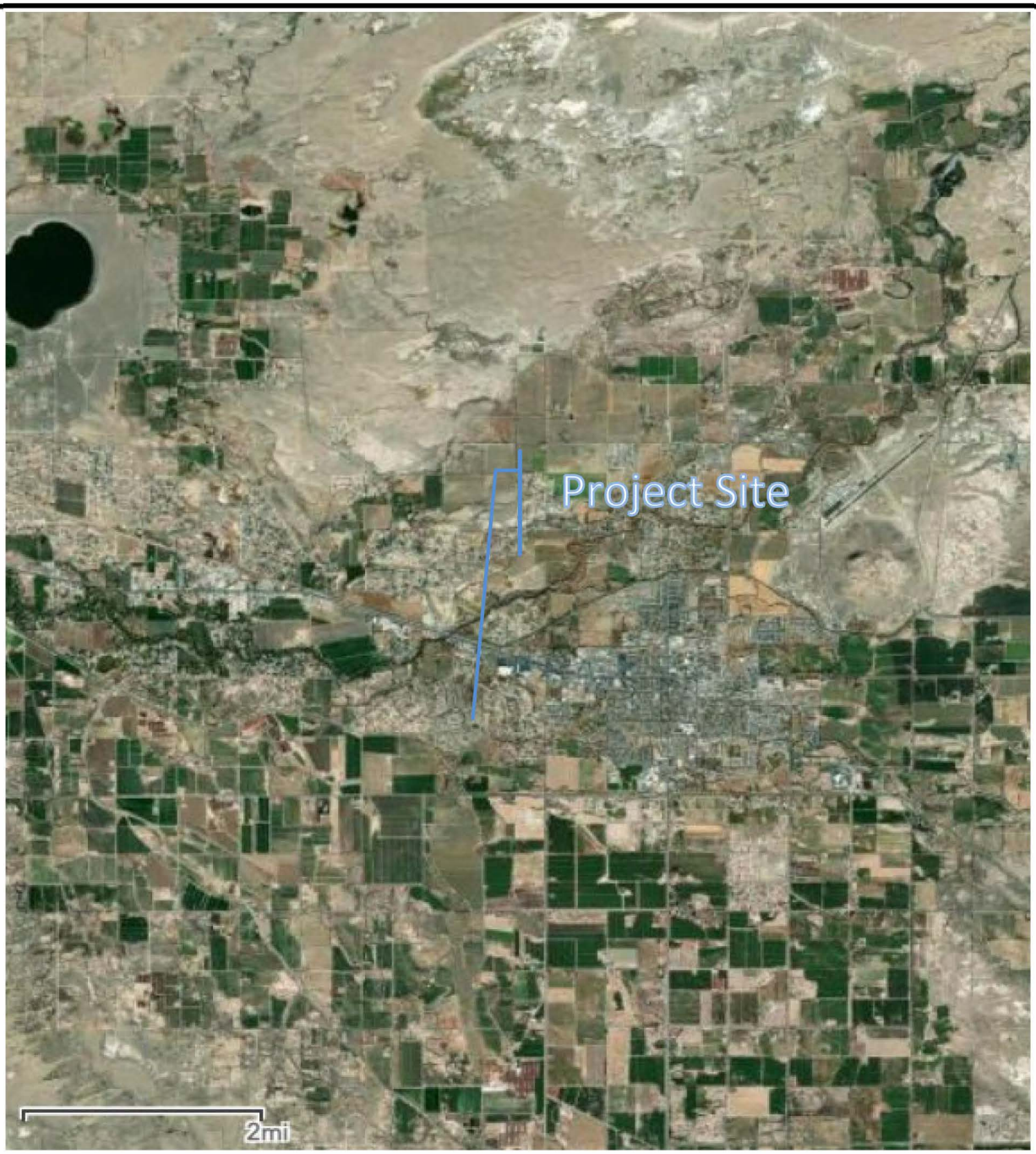
APPENDIX B: USDA SOIL SURVEY MAP; SOIL ENGINEERING PROPERTIES

APPENDIX C: ATC HAZARDS BY LOCATION – SEISMIC DESIGN PARAMETERS

APPENDIX D: EXPLORATION PHOTOS

APPENDIX A
GEOTECHNICAL FIGURES

WESTEX
Consulting Engineers



Ref: Churchill County Assessors Map, Imagery Hybrid, accessed November 2021.

Property Information	
Parcel ID	008-792-11,-95, 008-831-77,-02
Acreage	107.2
Land Use	120 - Vacant - Single Family Residential
Zoning	R1, E1

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SITE VICINITY MAP

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.: 2170.003-A
Date: 4/20/2022

PLATE 1



N

TP-1 Approximate Test Pit Location

L-1 Approximate Geophysical Alignment

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

GEOTECHNICAL EXPLORATION MAP

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**2**



GEOLOGIC TERRANE MAP OF NEVADA

Quaternary Sediments and Rocks (Holocene and Pleistocene)

Sediments and Sedimentary Rocks

Qal — **Alluvium, undifferentiated**

A. Elizabeth Jones Crafford
2010

For sale by:
Nevada Bureau of Mines and Geology
2175 Raggio Pkwy.
Reno, Nevada 89512
ph. (775) 682-8766
www.nbmg.unr.edu, nbmg@unr.edu

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P.O. Box 18871, Reno, NV 89511
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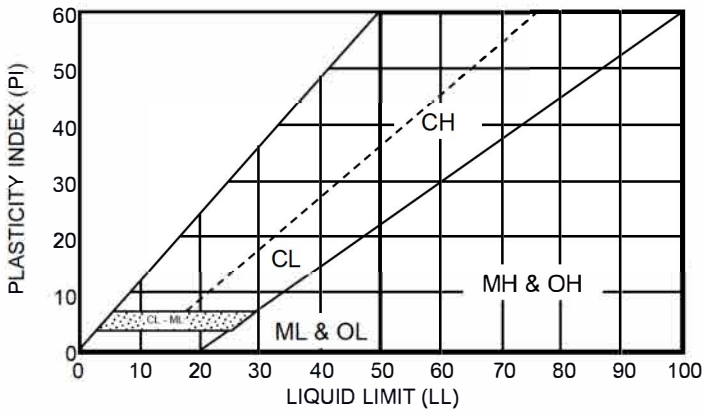
GEOLOGIC MAP

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.: 2170.003-A
Date: 4/20/2022

PLATE 3

MAJOR DIVISION				TYPICAL NAMES
COARSED-GRAINED SOILS MORE THAN HALF IS COARSER THAN NO. 200 SIEVE	GRAVEL MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
			GP	POORLY GRADED GRAVELS WITH OR WITHOUT SAND, LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, SILTY GRAVELS WITH SAND
			GC	CLAYEY GRAVELS, CLAYEY GRAVELS WITH SAND
	SAND MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
			SP	POORLY GRADED SAND WITH OR WITHOUT GRAVEL, LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS WITH OR WITHOUT GRAVEL
			SC	CLAYEY SANDS WITH OR WITHOUT GRAVEL
FINE-GRAINED SOILS MORE THAN HALF IS FINER THAN NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT 50% OR LESS		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTS WITH SANDS AND GRAVELS
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY CLAYS WITH SANDS AND GRAVELS, LEAN CLAYS
			OL	ORGANIC SILTS OR CLAYS OF LOW PLASTICITY
	SILT AND CLAY LIQUID LIMIT GREATER THAN 50%		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOLID, ELASTIC SILTS
			CH	INORGANIC CLAYS OR HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC SILTS OR CLAYS MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS			Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS



CONSISTENCY		RELATIVE DENSITY	
SILTS & CLAYS	SPT BLOW* COUNTS (N)	SANDS & GRAVELS	SPT BLOW* COUNTS (N)
VERY SOFT	0 - 2	VERY LOOSE	0 - 4
SOFT	3 - 4	LOOSE	5 - 10
MEDIUM STIFF	5 - 8	MEDIUM DENSE	11 - 30
STIFF	9 - 15	DENSE	31 - 50
VERY STIFF	16 - 30	VERY DENSE	50 +
HARD	30 +		

* The Standard Penetration Resistance (N) In blows per foot is obtained by the ASTM D1585 procedure using 2" O.D., 1 3/8" I.D. samplers.

DESCRIPTION OF ESTIMATED PERCENTAGES OF GRAVEL, SAND, AND FINES	
TRACE	Particles are present but est. < 5%
FEW	5% - 10%
LITTLE	15% - 20%
SOME	30% - 45%
MOSTLY	50% - 100%

NOTE: Percentages are presented within soil description for soil horizon with laboratory tested soil samples.

DEFINITIONS OF SOIL FRACTIONS	
SOIL COMPONENT	PARTICLE SIZE RANGE
COBBLES	ABOVE 3 INCHES
GRAVEL	3 IN. TO NO. 4 SIEVE
COARSE GRAVEL	3 IN. TO 3/4 IN.
FINE GRAVEL	3/4 IN. TO NO. 4 SIEVE
SAND	NO. 4 TO NO. 200
COARSE SAND	NO. 4 TO NO. 10
MEDIUM SAND	NO. 10 TO NO. 40
FINE SAND	NO. 40 TO NO. 200
FINES (SILT OR CLAY)	MINUS NO. 200 SIEVE

S.6 Rev 2-6-10

WESTEX Consulting Engineers
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KEY TO SOIL DESCRIPTIONS

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Old Stone Ranch
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File No.: 2170.003-A
Date: 4/20/2022

PLATE 4

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-1
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.473825, -118.813091
Datum: EL 3,979 FT ~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
0													X				X						
													X				X						
													X				X						
--1--													X				X						
													X				X						
													X				X						
													X				X						
--2--				1A	Light Brown								X				X					SM	Silty sand (SM) with some gravel and cohesive silty sand clumps. 48.7% non-plastic fines content.
														X			X						
														X			X						
														X			X						
--3--														X			X						
														X			X						
														X			X						
														X			X						
--4--														X			X						
														X				X					
														X				X					
														X				X					
--5--														X				X					
														X				X					
														X				X					
--6--														X				X					
														X				X					
				1B	Brown									X				X				SM	Silty sand (SM) with 19.5% non-plastic fines content.
														X				X					
--7--														X				X					
														X				X					
														X				X					
--8--														X				X					
														X				X					
														X				X					
--9--														X				X					
	X			1C	Brown									X				X				SM	Silty sand (SM) with 41.9% non-plastic fines content.
														X				X					
--10--																							

Total Depth: 9.5 feet

Groundwater: NFWE

Plate 5

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-2 | **Date:** Friday, March 18, 2022
Project: Old Stone Ranch Casey Road Mixed Use | **Excv. Method:** Excavator
File No.: 2170.003-A | **Excv. Type:** CAT 306
Location: Fallon, Nevada | **Logged By:** MD

GPS: 39.473117, -118.810269
Datum: EL 3,983 FT~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK / Grab / Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT / MED. STIFF / STIFF / VERY STIFF / HARD	SAND OR GRAVEL: VERY LOOSE / LOOSE / MED. DENSE / DENSE / VERY DENSE	MOISTURE: DRY / DAMP / MOIST / WET / SATURATED	USCS SYMBOL	DESCRIPTION
		2A	Tan			LOOSE	DAMP	SM	Silty sand (SM) with 22.4% non-plastic fines content.
--1--						MED. DENSE	DRY		
--2--		2B	Tan			MED. DENSE	DRY	SM	Silty Sand (SM) with 12.1% non-plastic fines content.
--3--						MED. DENSE	DRY		
--4--						MED. DENSE	DRY		
--5--						MED. DENSE	DRY		
--6--						MED. DENSE	DRY		
--7--						MED. DENSE	DRY		
--8--						MED. DENSE	DRY		
--9--						MED. DENSE	DRY		
		2C	Dark Brown			MED. DENSE	DRY	CL	Sandy lean clay (CL) with 53.7% fines content.
--10--						MED. DENSE	DRY		

Total Depth: 10.0 feet | Groundwater: NFWE

Plate 6

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Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-3
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.470640, -118.810197
Datum: EL 3,979 FT ~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
0				3A/ 5A	Tan								X				X						Poorly-graded sand (SP) with 3.8% non-plastic fines content.
--1--													X				X						
--2--													X				X						
--3--														X				X					
--4--														X				X					
--5--														X				X					
--6--														X				X					
--7--														X				X					
--8--														X				X					
--9--														X				X					
--10--														X				X					

Total Depth: 10.0 feet

Groundwater: NFWE

Plate 7

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-4
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.471858, -118.813030
Datum: EL 7,463 FT~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
													X					X					
													X					X					
													X					X					
--1--													X					X					
														X				X					
														X				X					
														X				X					
--2--														X				X					
														X				X					
														X				X					
														X				X					
--3--														X				X					
														X				X					
														X				X					
														X				X					
--4--														X				X					
														X				X					
														X				X					
				4A	Brown									X				X				SM	Silty sand (SM) with 19.7% non-plastic fines content.
--5--														X				X					
														X				X					
														X				X					
--6--														X				X					
														X				X					
														X				X					
--7--														X				X					
														X				X					
														X				X					
														X				X					
--8--														X				X					
														X				X					
														X				X					
--9--														X				X					
														X				X					
--10--																							

Total Depth: 9.5 feet

Groundwater: NFWE

Format: GROUP NAME: cementation; grain size; modifiers

Plate 8

WESTEX
Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-5
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.468840, -118.810803
Datum: EL 3,977 FT~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
													X				X						
													X				X						
													X				X						
--1--													X				X						
													X	X			X						
														X			X						
--2--														X			X						
														X			X						
														X			X						
														X			X						
--3--														X			X						
														X			X						
														X			X						
														X			X						
--4--				3A/										X			X						
				5A	Tan									X			X					SP	Poorly-graded sand (SP) with 3.8% non-plastic fines content. Groundwater at 8.5 feet BEG.
														X			X						
														X			X						
--5--														X			X						
														X			X						
														X			X						
--6--														X			X						
														X			X						
														X			X						
--7--														X				X					
														X				X					
														X					X				
														X					X				
--8--														X						X			
														X						X			
														X							X		
--9--																							
--10--																							

Total Depth: 8.5 feet

Groundwater: 8.5 feet

Format: GROUP NAME: cementation; grain size; modifiers

Plate 9

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Consulting Engineers

P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-6
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.465617, -118.806163
Datum: EL 3,971 FT ~ NAV88

DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
													X				X						
													X				X						
													X				X						
--1--													X				X						
													X				X						
													X				X						
--2--													X				X						
													X				X						
													X				X						
													X				X						
--3--				6A/	Dark								X				X						Silty sand (SM) with 23.3% non-plastic fines content.
				7A	Brown									X			X					SM	Test pit is unstable with large pieces of dirt falling to the
														X			X						bottom of the pit. Groundwater found at 6.5 feet BEG.
--4--														X			X						
														X			X						
														X			X						
--5--														X			X						
														X			X						
														X						X			
--6--														X						X			
														X						X			
														X							X		
--7--																							
--8--																							
--9--																							
--10--																							

Total Depth: 6.5 feet

Groundwater: 6.5 feet

DESCRIPTION

Format: GROUP NAME: cementation; grain size; modifiers

Plate 10

WESTEX
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P.O. Box 18871
Reno, Nevada 89511
Locally Owned & Operated

Test Pit No.: TP-7
Project: Old Stone Ranch Casey Road Mixed Use
File No.: 2170.003-A
Location: Fallon, Nevada

Date: Friday, March 18, 2022
Excv. Method: Excavator
Excv. Type: CAT 306
Logged By: MD

GPS: 39.465674, -118.809212
Datum: EL 3,973 FT ~ NAV88

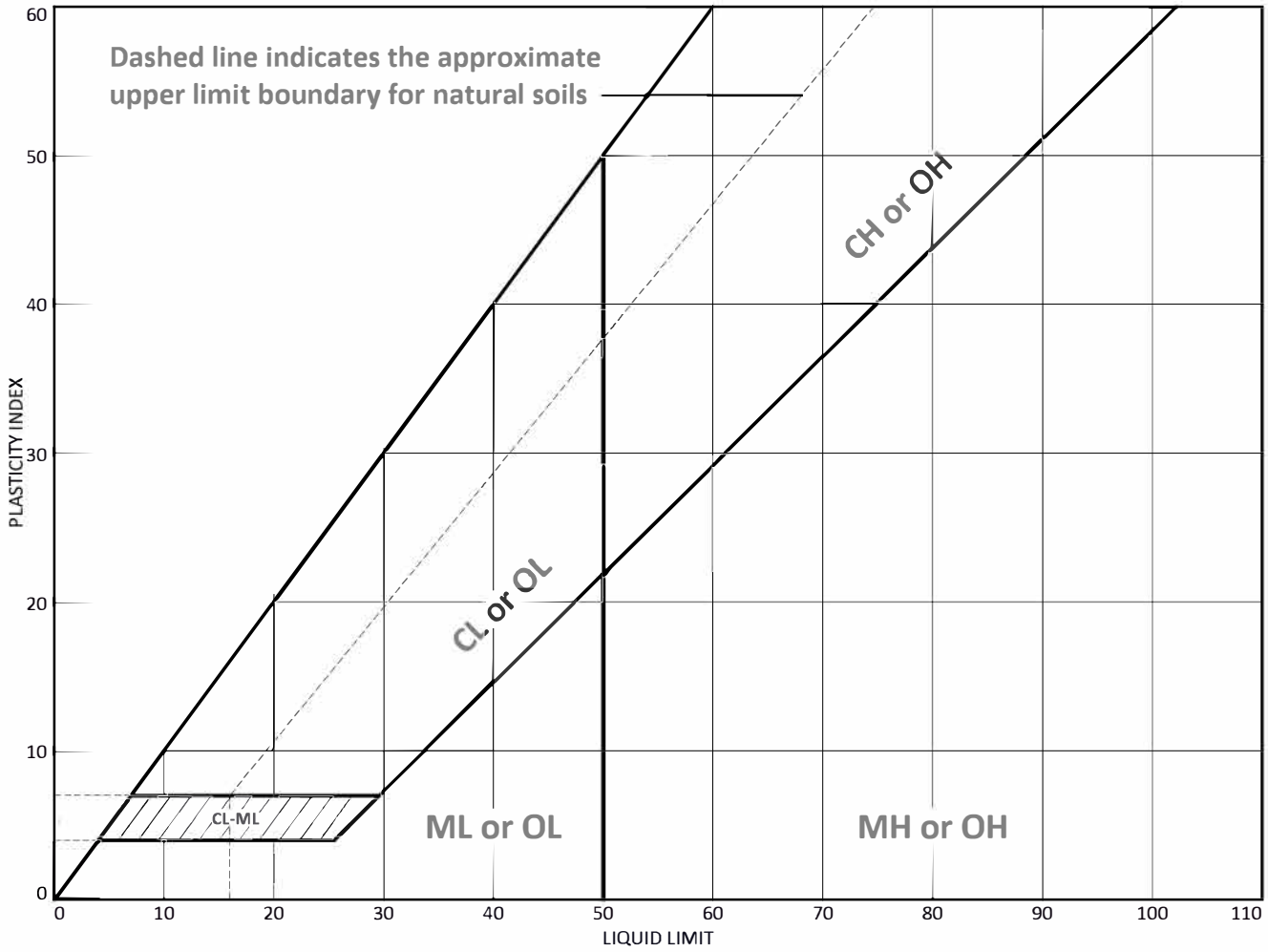
DEPTH (FEET)	SAMPLE TYPE: BULK	SAMPLE TYPE: Grab	SAMPLE TYPE: Drive Tube	Sample ID	Color	PENETROMETER (TSF)	CLAYEY SOILS: SOFT	CLAYEY SOILS: MED. STIFF	CLAYEY SOILS: STIFF	CLAYEY SOILS: VERY STIFF	CLAYEY SOILS: HARD	SAND OR GRAVEL: VERY LOOSE	SAND OR GRAVEL: LOOSE	SAND OR GRAVEL: MED. DENSE	SAND OR GRAVEL: DENSE	SAND OR GRAVEL: VERY DENSE	MOISTURE: DRY	MOISTURE: DAMP	MOISTURE: MOIST	MOISTURE: WET	MOISTURE: SATURATED	USCS SYMBOL	DESCRIPTION
0								X									X						
								X									X						
								X									X						
--1--								X									X						
								X									X						
								X									X						
--2--								X									X						
								X									X						
								X									X						
								X									X						
--3--				6A/	Dark				X								X						Silty sand (SM) with 23.3% non-plastic fines content.
				7A	Brown				X								X					SM	Test pit sidewalls are unstable. Groundwater found at 9
									X								X						feet BEG.
									X								X						
--4--									X								X						
									X								X						
									X								X						
									X								X						
--5--									X								X						
									X								X						
									X								X						
									X											X			
--6--									X											X			
									X											X			
									X												X		
--7--																							
--8--																							
--9--																							
--10--																							

Total Depth: 9.0 feet

Groundwater: 9 feet

Plate 11

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	64.9	48.7	SM
■	Silty sand	NV	NP	NP	81.5	19.5	SM
▲	Silty sand	NV	NP	NP	62.1	41.9	SM

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

●**Source of Sample:** TP-1 **Depth:** 0-4' **Sample Number:** 1A

■**Source of Sample:** TP-1 **Depth:** 4'-9' **Sample Number:** 1B

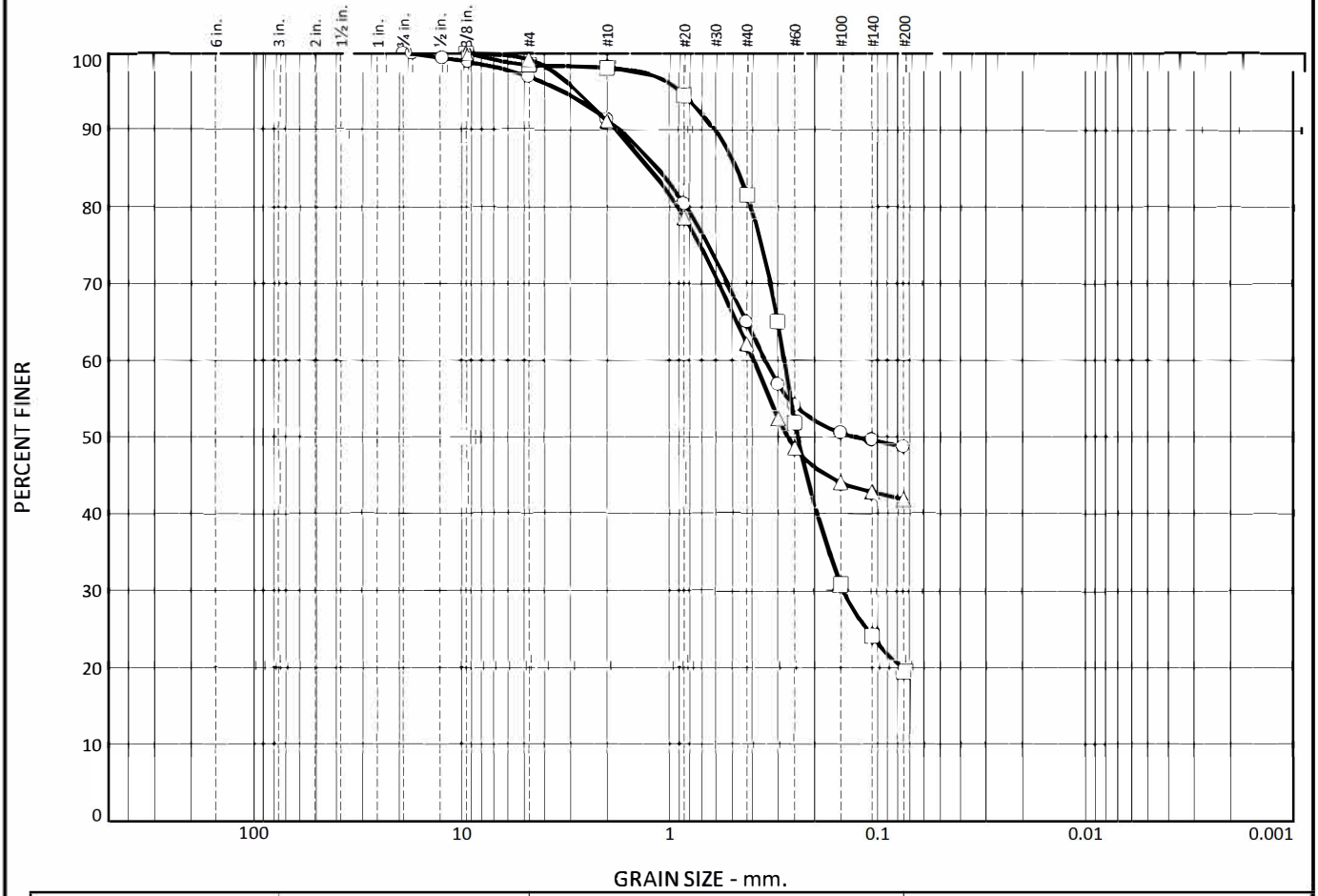
▲**Source of Sample:** TP-1 **Depth:** 9'-9.5' **Sample Number:** 1C

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Figure 12

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	3.1	5.5	26.5	16.2	48.7	
□	0.0	0.0	1.5	0.4	16.6	62.0	19.5	
△	0.0	0.0	0.8	8.0	29.1	20.2	41.9	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	1.1435	0.3472	0.1292					
□	NV	NP	0.4783	0.2796	0.2417	0.1460				
△	NV	NP	1.2470	0.3935	0.2702					

	Material Description	Test Date	USCS	NM
○	Silty sand	3/31/22	SM	
□	Silty sand	3/30/22	SM	
△	Silty sand	3/31/22	SM	

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

○ **Source of Sample:** TP-1 **Depth:** 0-4' **Sample Number:** 1A

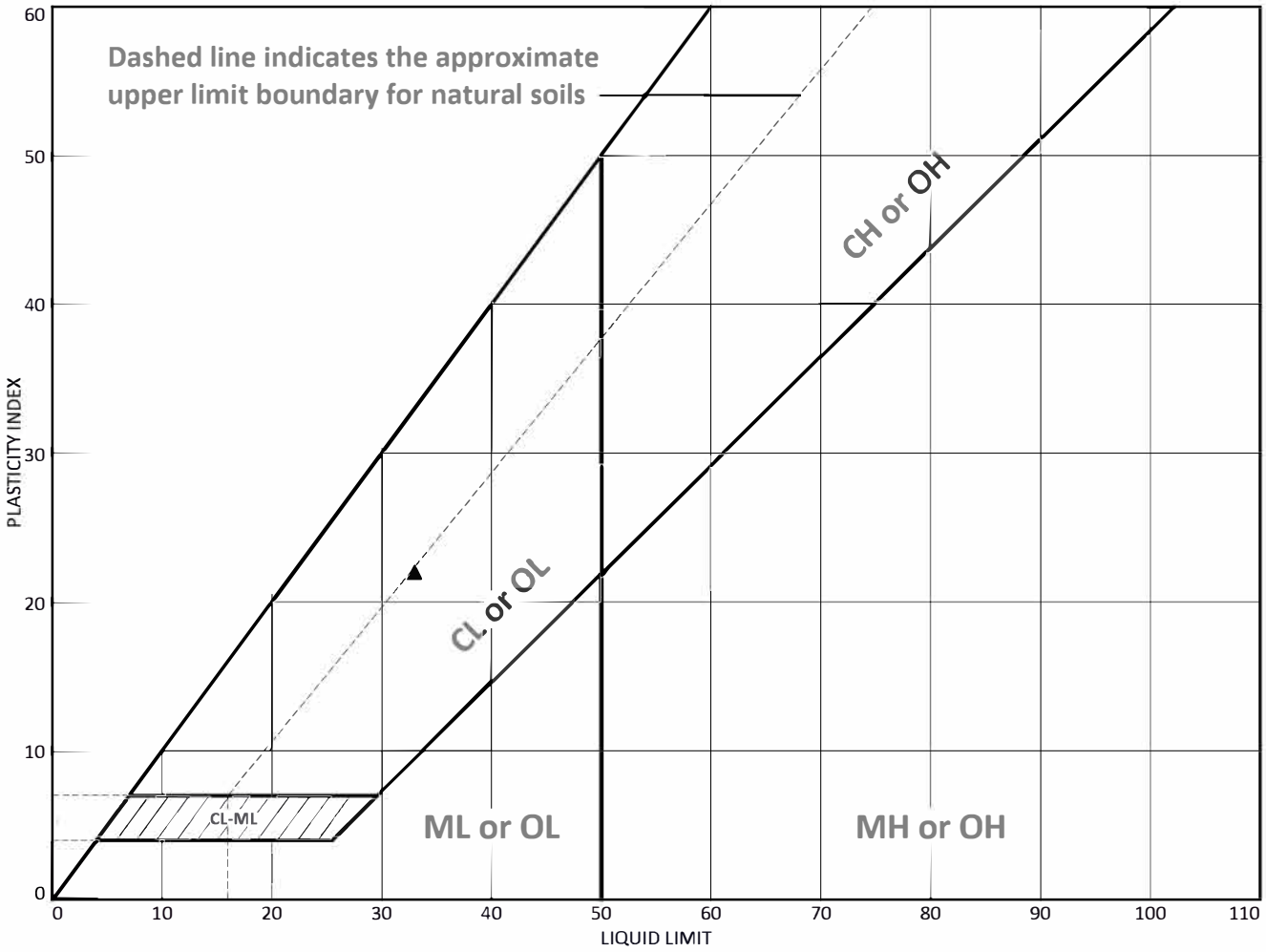
□ **Source of Sample:** TP-1 **Depth:** 4'-9' **Sample Number:** 1B

△ **Source of Sample:** TP-1 **Depth:** 9'-9.5' **Sample Number:** 1C

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Consulting Engineers

Figure 13

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	83.0	22.4	SM
■	Silty sand	NV	NP	NP	89.3	12.1	SM
▲	Sandy lean clay	33	11	22	75.4	53.7	CL

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

●**Source of Sample:** TP-2 **Depth:** 0-1' **Sample Number:** 2A

■**Source of Sample:** TP-2 **Depth:** 1'-9' **Sample Number:** 2B

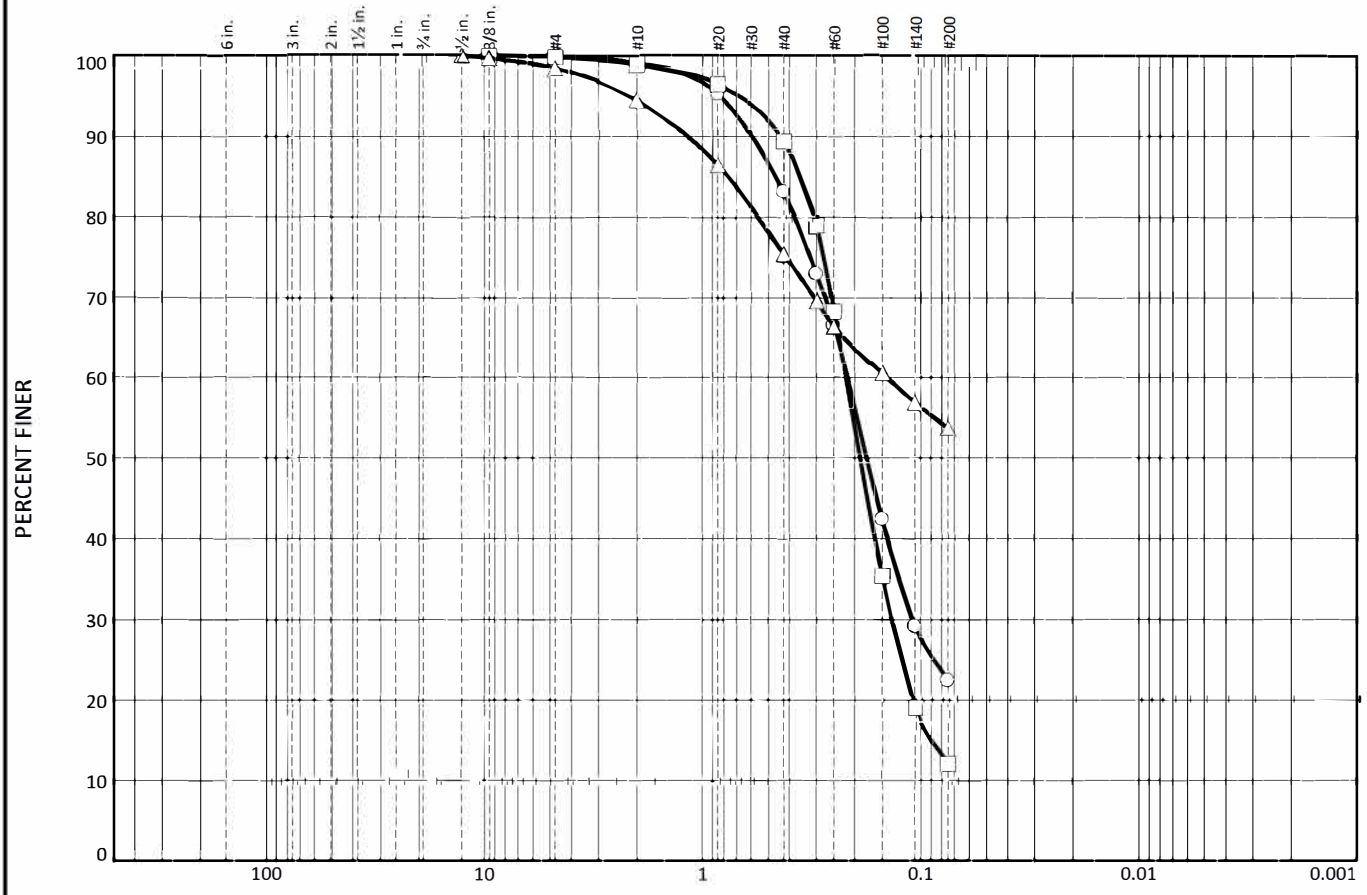
▲**Source of Sample:** TP-2 **Depth:** 9'-10' **Sample Number:** 2C

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Figure 14

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.1	0.9	16.0	60.6	22.4	
□	0.0	0.0	0.2	0.9	9.6	77.2	12.1	
△	0.0	0.0	1.6	4.0	19.0	21.7	53.7	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.4632	0.2166	0.1771	0.1092				
□	NV	NP	0.3545	0.2201	0.1896	0.1359	0.0895			
△	33	11	0.7643	0.1422						

	Material Description	Test Date	USCS	NM
○	Silty sand	3/31/22	SM	
□	Silty sand	3/31/22	SM	
△	Sandy lean clay	3/31/22	CL	

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

○ **Source of Sample:** TP-2 **Depth:** 0-1' **Sample Number:** 2A

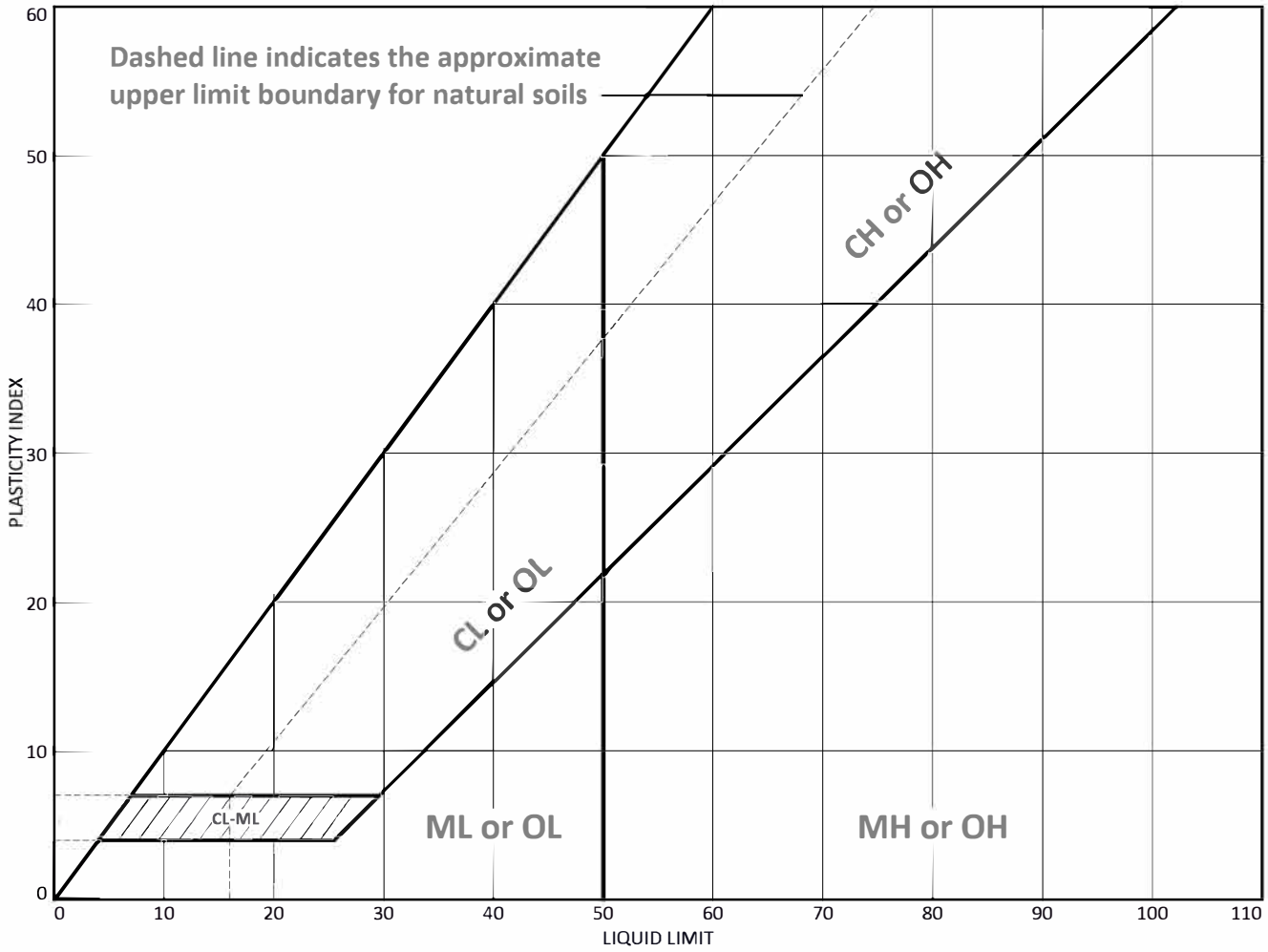
□ **Source of Sample:** TP-2 **Depth:** 1'-9' **Sample Number:** 2B

△ **Source of Sample:** TP-2 **Depth:** 9'-10' **Sample Number:** 2C

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Figure 15

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Poorly graded sand	NV	NP	NP	50.7	3.8	SP

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

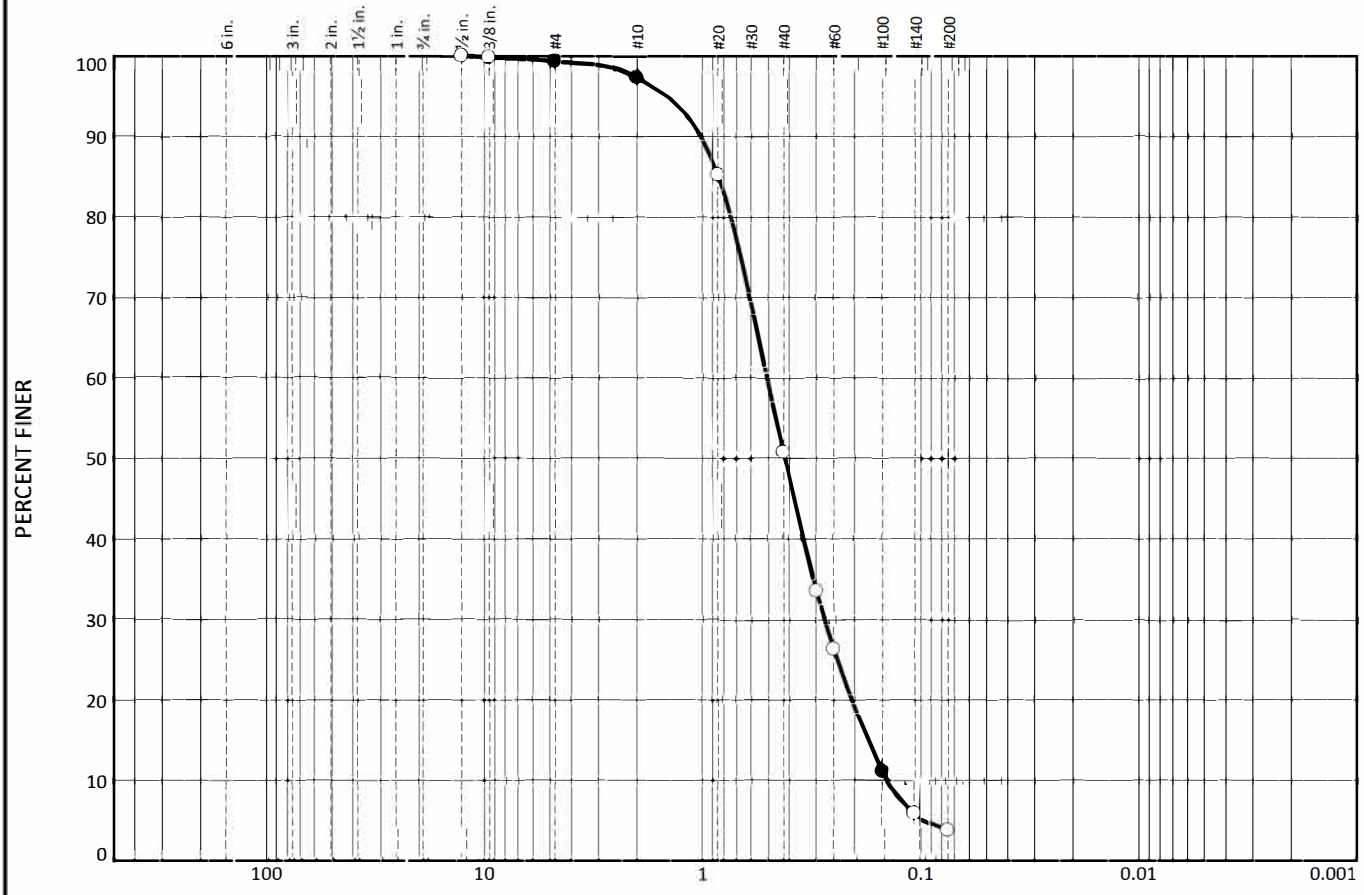
●**Source of Sample:** TP-3 & TP-5 **Depth:** 0-8.5' **Sample Number:** 3A/5A

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Figure 16

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.7	2.1	46.5	46.9	3.8	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.8451	0.5064	0.4190	0.2760	0.1751	0.1422	1.06	3.56

Material Description	Test Date	USCS	NM
○ Poorly graded sand	3/31/22	SP	

Project No. 2170.003-A **Client:** NevDev LLC

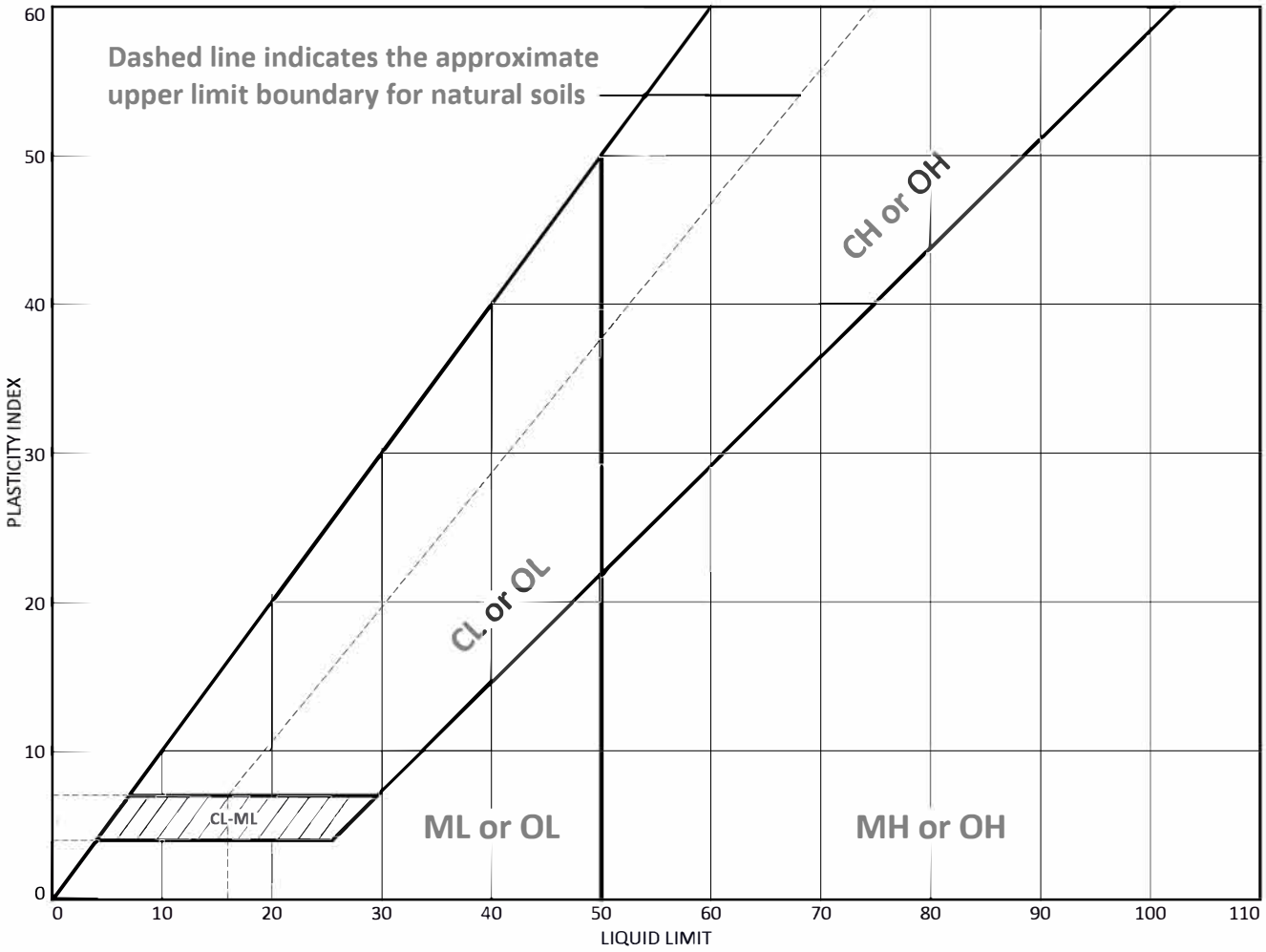
Project: Old Stone Ranch

○**Source of Sample:** TP-3 & TP-5 **Depth:** 0-8.5' **Sample Number:** 3A/5A

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Figure 17

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	78.9	19.7	SM

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

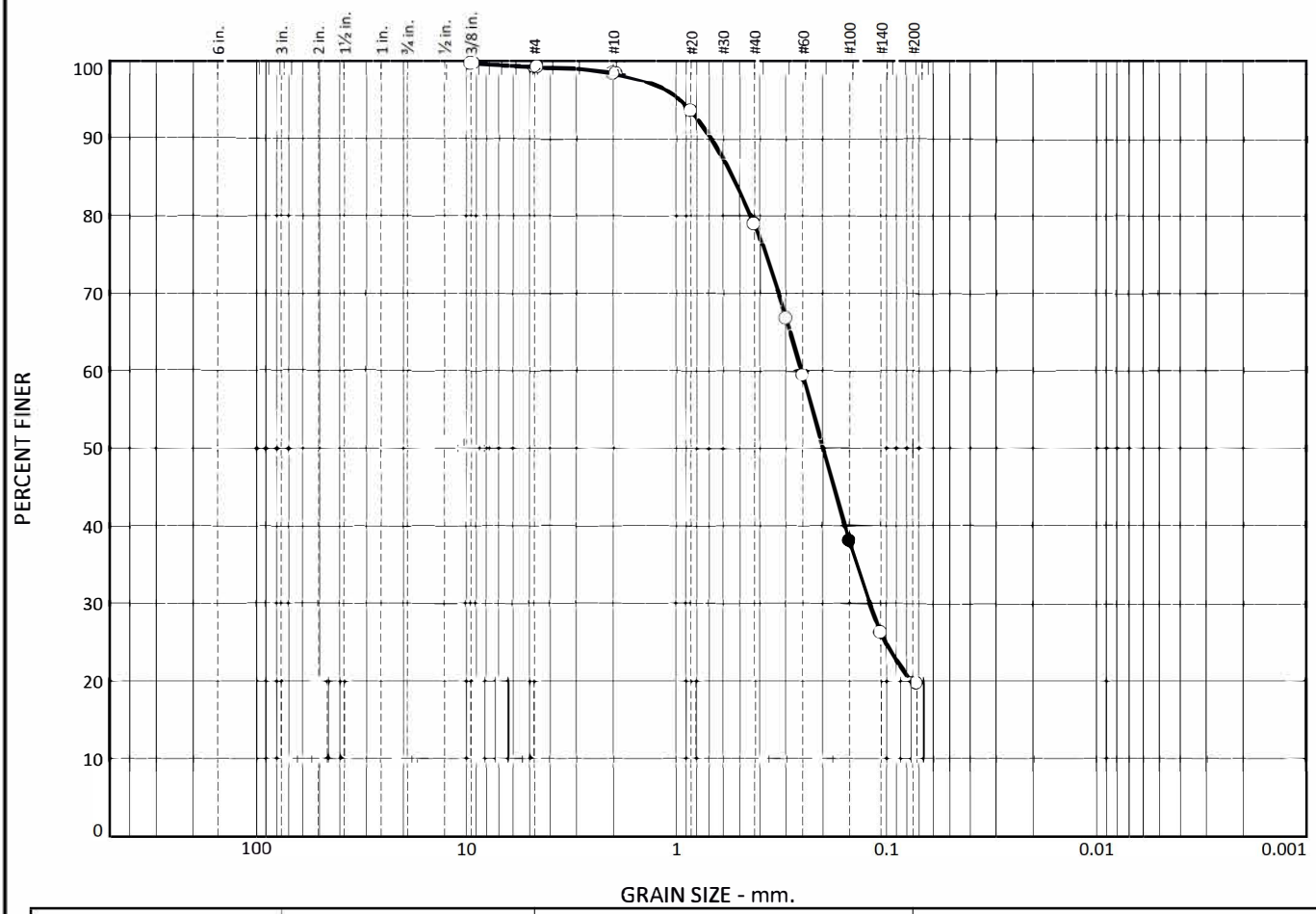
●**Source of Sample:** TP-4 **Depth:** 5'-9.5' **Sample Number:** 4A

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Figure 18

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○				0.8	19.4	59.2	19.7	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.5381	0.2536	0.2004	0.1202				

Material Description	Test Date	USCS	NM
○ Silty sand	3/31/22	SM	

Project No. 2170.003-A **Client:** NevDev LLC

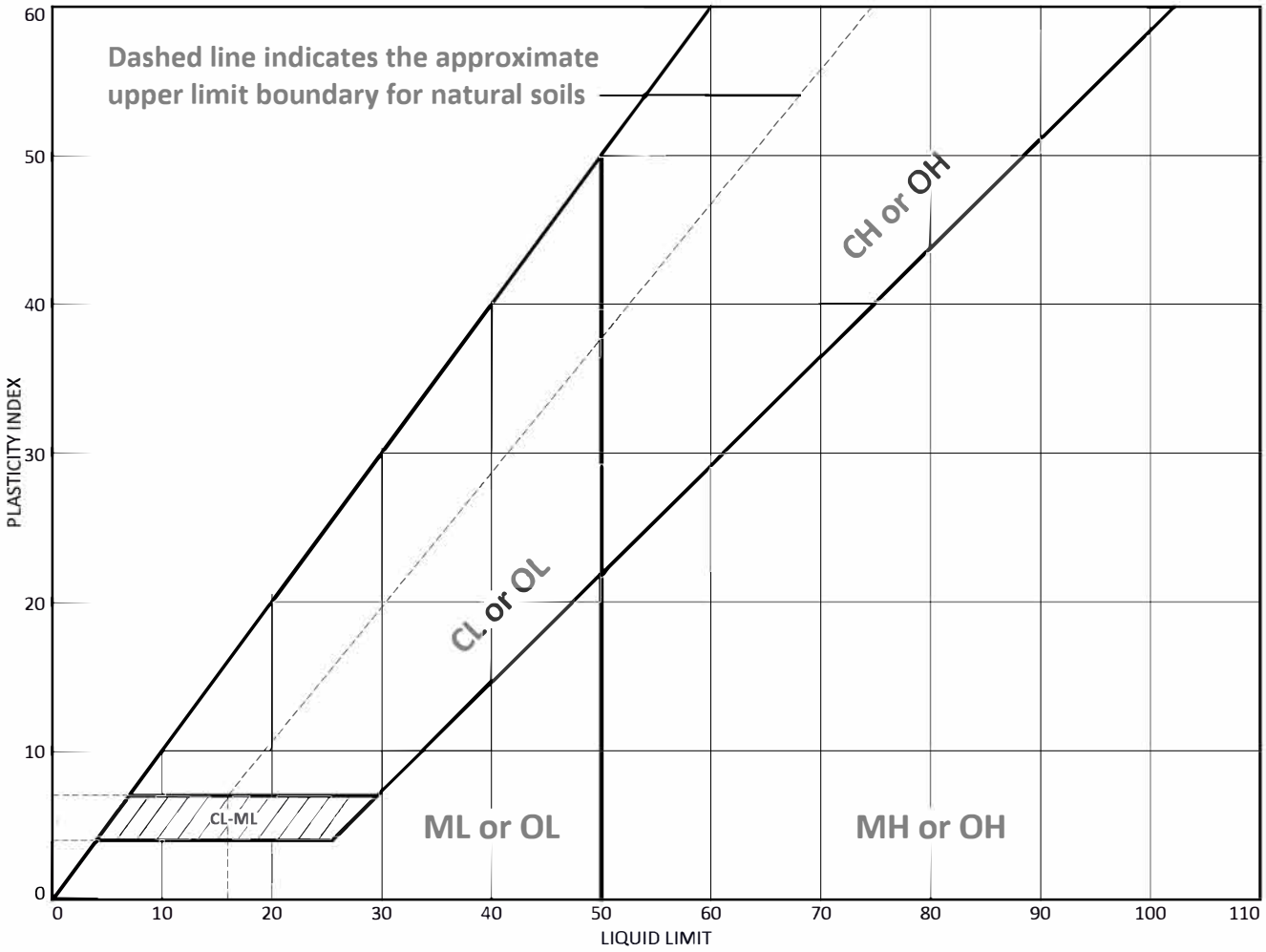
Project: Old Stone Ranch

○**Source of Sample:** TP-4 **Depth:** 5'-9.5' **Sample Number:** 4A

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Figure 19

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	94.9	23.3	SM

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

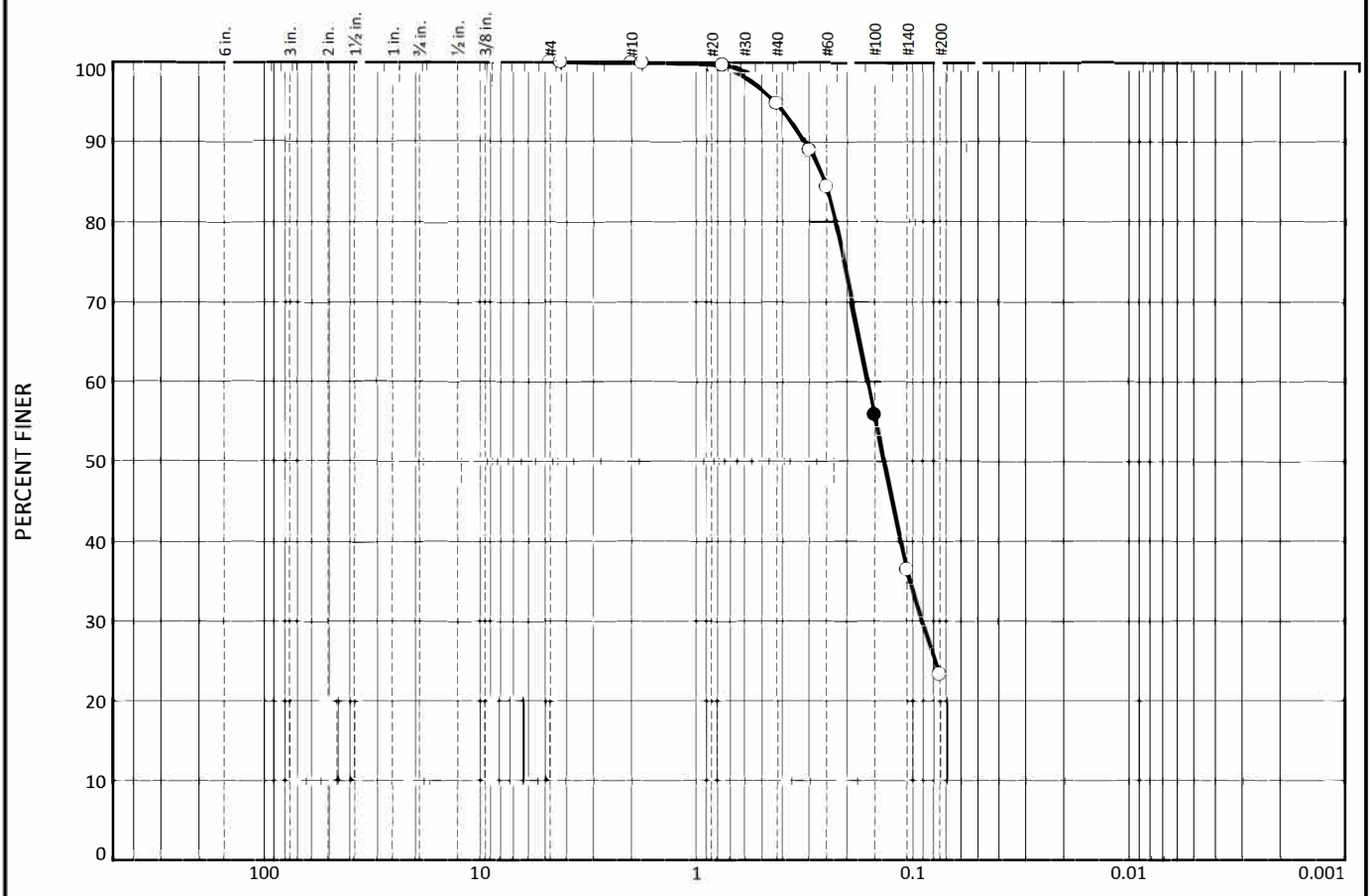
●**Source of Sample:** TP-6 & TP-7 **Depth:** 0-7' **Sample Number:** 6A/7A

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Figure 20

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.1	5.0	71.6	23.3	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.2547	0.1613	0.1356	0.0905				

Material Description	Test Date	USCS	NM
○ Silty sand	3/31/22	SM	

Project No. 2170.003-A **Client:** NevDev LLC

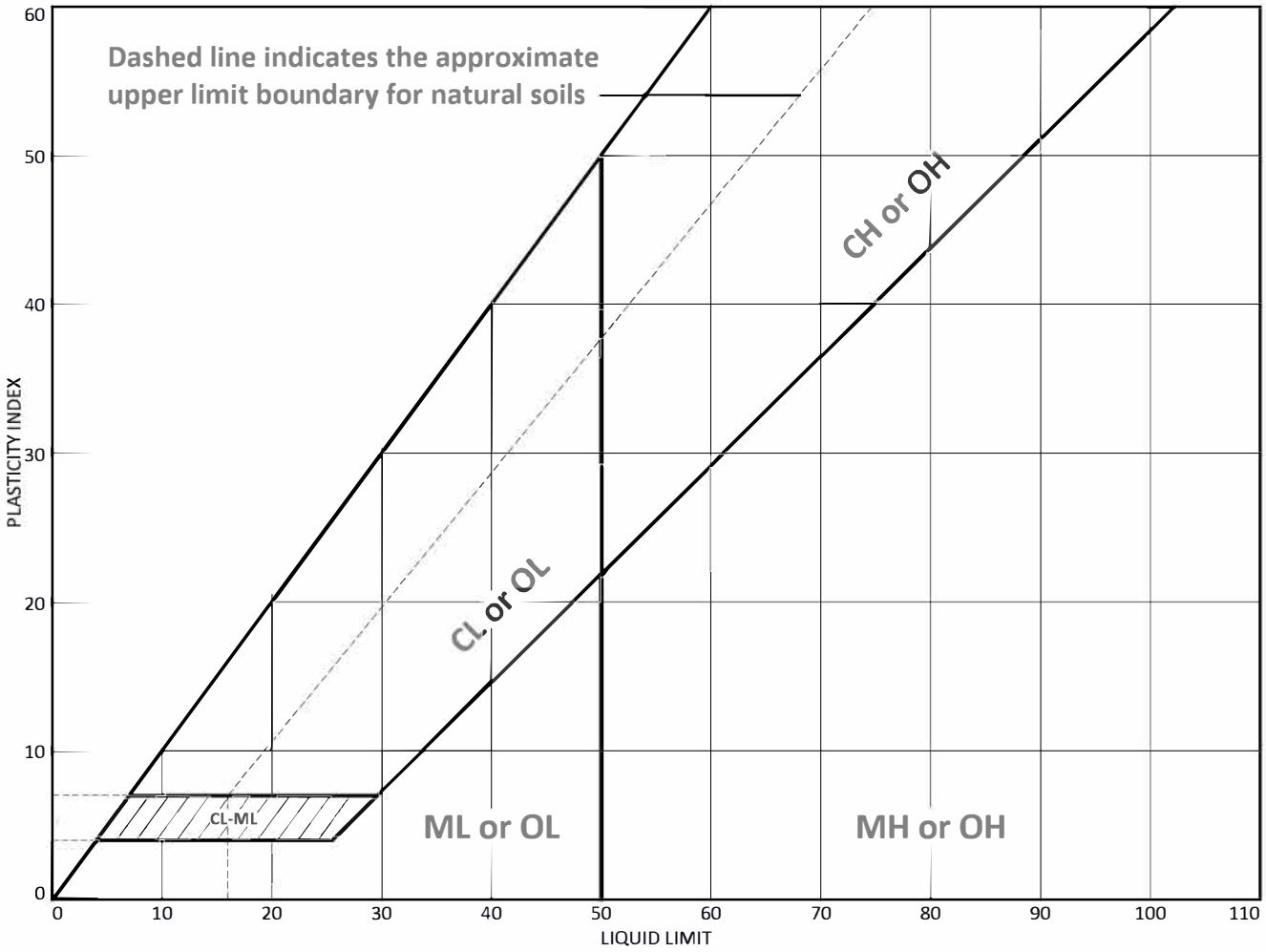
Project: Old Stone Ranch

○**Source of Sample:** TP-6 & TP-7 **Depth:** 0-7' **Sample Number:** 6A/7A

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Figure 21

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Silty sand	NV	NP	NP	68.5	24.6	SM

Project No. 2170.003-A **Client:** NevDev LLC

Project: Old Stone Ranch

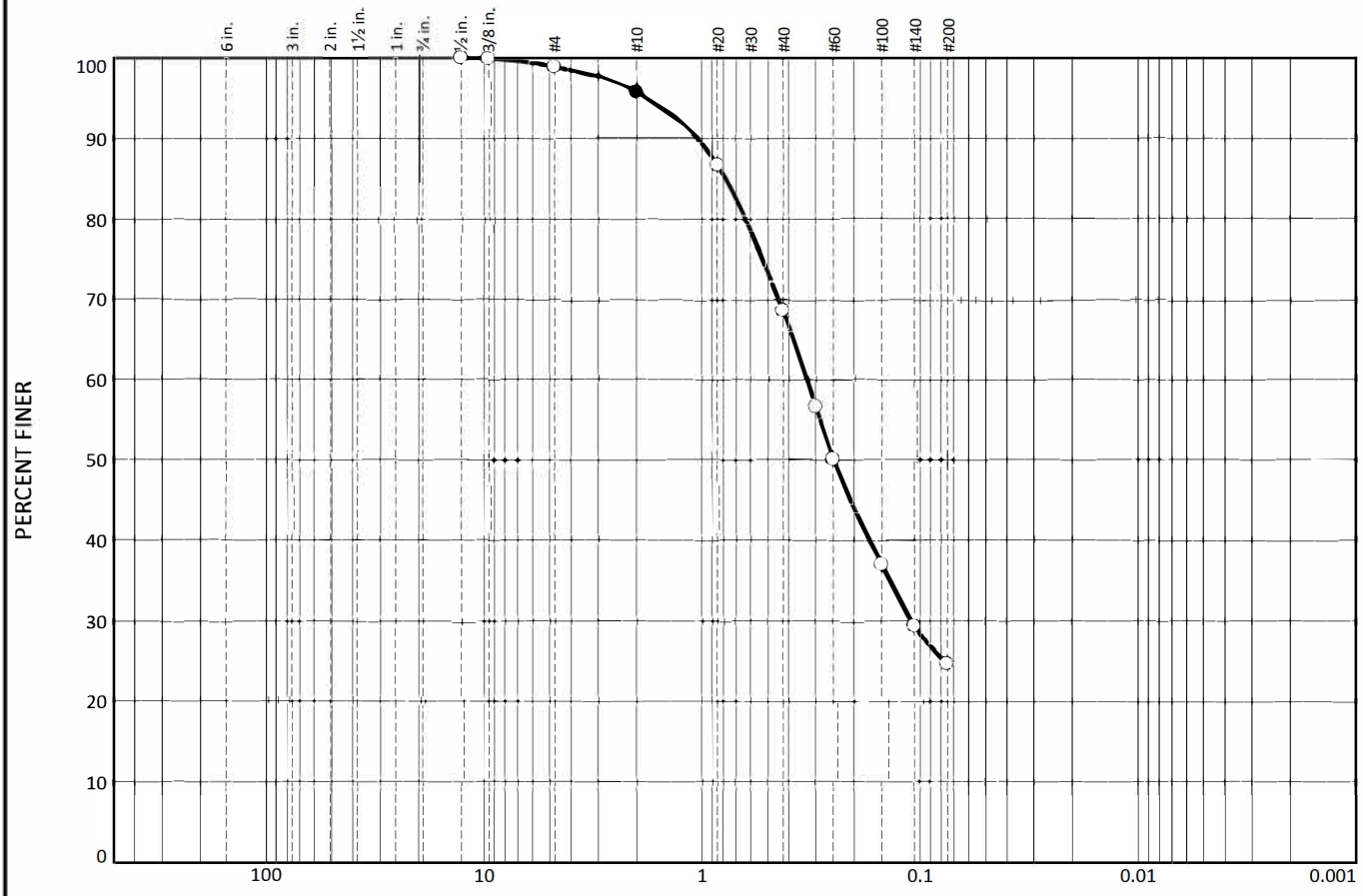
●**Source of Sample:** TP-All **Depth:** N/A **Sample Number:** A

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Figure 22

Particle Size Distribution Report

ASTM D6913



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	1.1	3.2	27.2	43.9	24.6	

	LL	PL	D_{85}	D_{60}	D_{50}	D_{30}	D_{15}	D_{10}	C_c	C_u
○	NV	NP	0.7802	0.3300	0.2496	0.1101				

Material Description	Test Date	USCS	NM
○ Silty sand	3/30/22	SM	9.5%

Project No. 2170.003-A **Client:** NevDev LLC

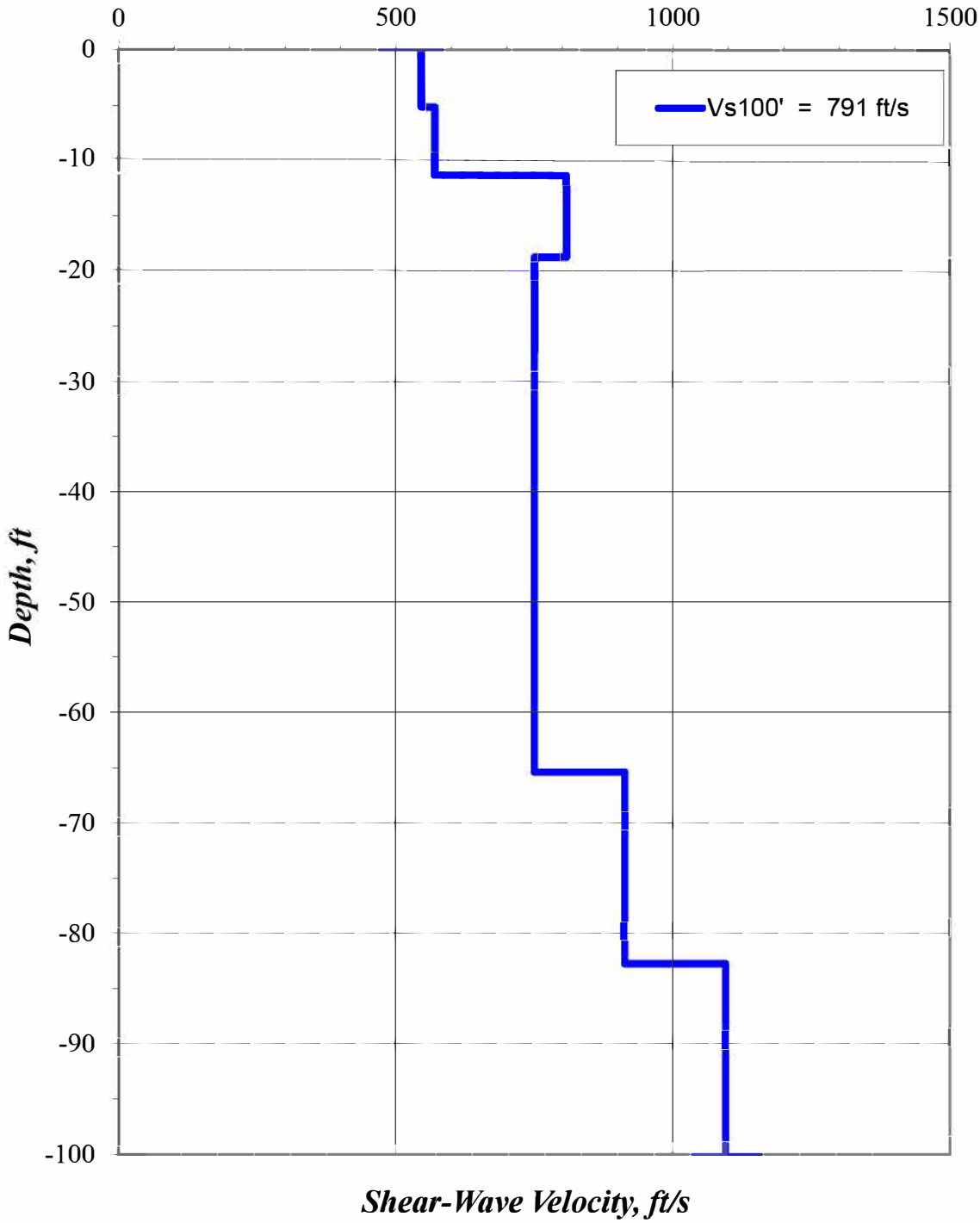
Project: Old Stone Ranch

○**Source of Sample:** TP-All **Depth:** N/A **Sample Number:** A

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Figure 23

Old Stone Ranch, Line 1: Vs Model



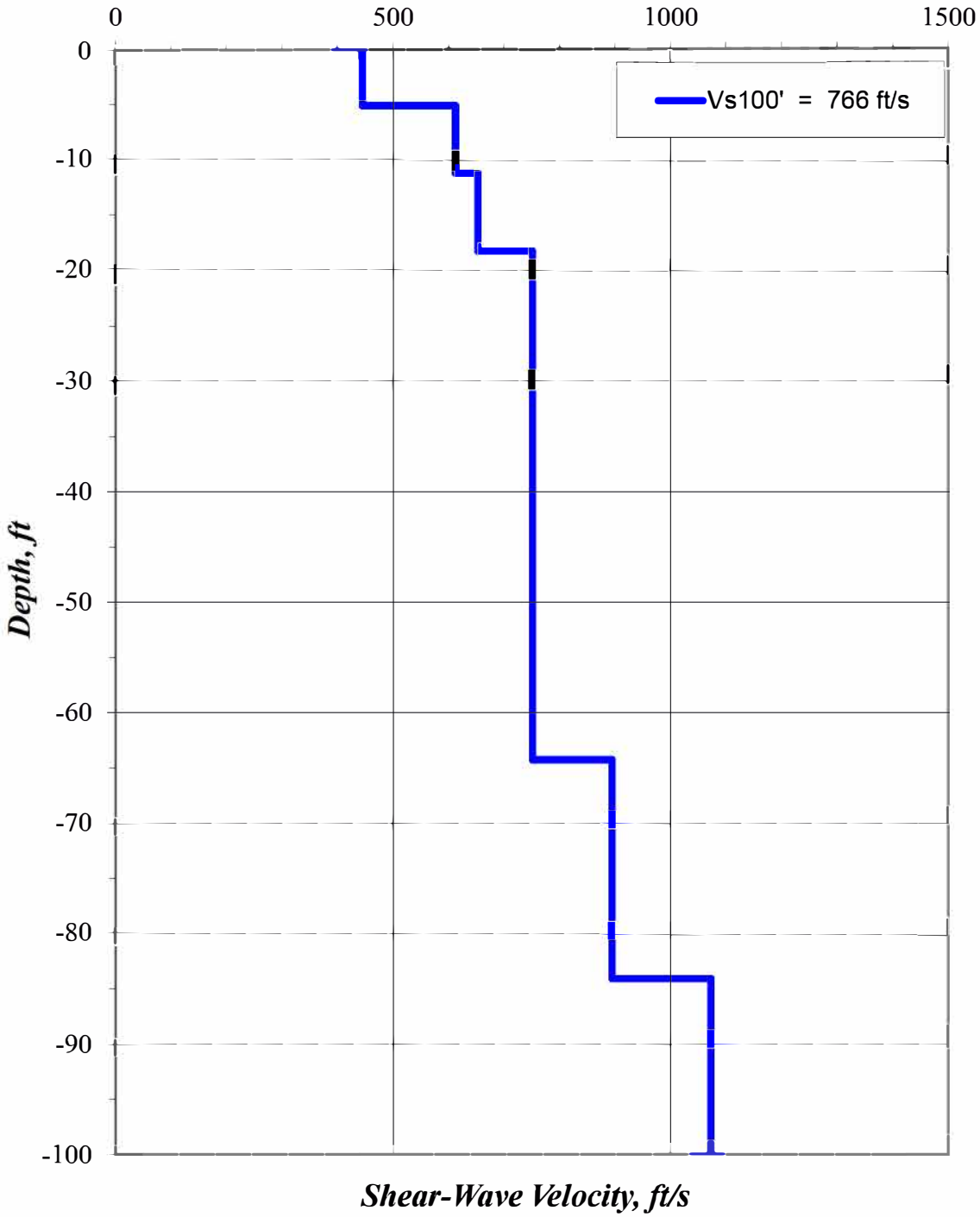
WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

LINE 1 ONE-DIMENSIONAL SHEARWAVE VELOCITY

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	PLATE
Date:	4/20/2022	24

Old Stone Ranch, Line 2: Vs Model



WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

LINE 2 ONE-DIMENSIONAL SHEARWAVE VELOCITY

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	PLATE
Date:	4/20/2022	25

ESAL RANGE	
High	700,000 - 1,000,000
Medium	400,000 - 600,000
Low	50,000 - 300,000

ESAL DETERMINATION		
Design Life (yrs)	L	20
Number of Lots	N	50
Average Daily Two Way Trips per Lot	T_d	5
Percent Heavy Trucks	T	2.0
Average Truck Factor	T_f	2.75
Construction Traffic (Trips per Lot)	T_c	125
Construction Truck Factor	T_{cf}	1.0
$ESAL_{20}$		56,438

STRUCTURAL NUMBER (CLIMATE ZONE V)			
Relative Quality of Roadbed Soil	Traffic Level	Reliability	
		50% SN	75% SN
Very Good (R>35)	High	2.4 - 2.6	2.7 - 2.8
	Medium	2.2 - 2.4	2.4 - 2.6
	Low	1.6 - 2.1	1.7 - 2.2
Good (R>15)	High	2.7 - 2.9	3.0 - 3.1
	Medium	2.5 - 2.7	2.6 - 2.9
	Low	1.8 - 2.4	2.0 - 2.5
Fair (R>10)	High	2.9 - 3.1	3.2 - 3.3
	Medium	2.6 - 2.8	2.8 - 3.1
	Low	1.9 - 2.5	2.1 - 2.7
Poor (R>7)	High	3.2 - 3.4	3.5 - 3.6
	Medium	2.9 - 3.2	3.1 - 3.4
	Low	2.2 - 2.8	2.3 - 2.9
Very Poor (R>5)	High	3.4 - 3.6	3.7 - 3.8
	Medium	3.1 - 3.3	3.3 - 3.6
	Low	2.3 - 3.0	2.5 - 3.1

Material Type	Reference	Structural Coefficient	Thickness (in)	Thickness (in)	Thickness (in)	Thickness (in)
Plantmix Surface	AC	0.35	4			
Plantmix Base	PB	0.32				
Cement Treated	CTB	0.20				
Type 2 Class B	AB	0.10	6			
Structural Fill (R-45)	SF	0.07				
Structural Number for Section			2.0	0.0	0.0	0.0

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

HMA STRUCTURAL PAVEMENT SECTION DESIGN
(Low Volume Roads)

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.: 2170.003-A
Date: 4/20/2022
PLATE 26

APPENDIX B
USDA WEB SOIL SURVEY REPORTS

WESTEX
Consulting Engineers

Soil Map—Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties



Map Scale: 1:7,690 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties
Survey Area Data: Version 17, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
101	Isolde-Appian clay substratum complex, 0 to 4 percent slopes	42.0	35.6%
102	Appian, clay substratum complex, 0 to 2 percent slopes	21.5	18.2%
135	Dia loam, slightly saline, 0 to 1 percent slopes	17.3	14.7%
154	Fernley sand, 0 to 1 percent slopes	2.9	2.5%
196	Sagouspe loamy sand, 0 to 1 percent slopes	4.4	3.8%
197	Sagouspe loamy sand, saline, 0 to 1 percent slopes	29.7	25.2%
Totals for Area of Interest		**117.9**	**100.0%**

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
101—Isolde-Appian clay substratum complex, 0 to 4 percent slopes														
Isolde, sodic	45	A	0-6	Fine sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	92-94- 97	9-11- 14	0-0 -19	NP-0 -2
			6-60	Fine sand, sand	SP-SM, SP	A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	92-94- 97	9-11- 14	0-0 -19	NP-0 -2
Appian, clay substratum	20	C	0-3	Fine sand	SM	A-2	0- 0- 0	0- 0- 0	90-95-1 00	90-95-1 00	82-89- 97	8-11- 14	0-0 -19	NP-0 -2
			3-11	Sandy clay loam, clay loam	CL, SC	A-7, A-6	0- 0- 0	0- 0- 0	90-95-1 00	90-95-1 00	78-86- 95	60-67- 75	37-41 -46	19-22-2 5
			11-46	Stratified gravelly coarse sand to fine sand	SP-SM, SM	A-1, A-2, A-3	0- 0- 0	0- 0- 0	76-83- 90	75-82- 90	68-77- 87	7- 9- 12	0-0 -19	NP-0 -2
			46-60	Clay, silty clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	89-99-1 00	86-96-1 00	49-59 -69	29-36-4 4
Appian, clay substratum	20	C	0-3	Clay loam	CL	A-7, A-6	0- 0- 0	0- 0- 0	90-95-1 00	90-95-1 00	78-86- 95	60-67- 75	37-41 -46	19-22-2 5
			3-11	Clay loam, sandy clay loam	CL, SC	A-7, A-6	0- 0- 0	0- 0- 0	90-95-1 00	90-95-1 00	78-86- 95	60-67- 75	37-41 -46	19-22-2 5
			11-46	Stratified gravelly coarse sand to fine sand	SP-SM, SM	A-2, A-1, A-3	0- 0- 0	0- 0- 0	76-83- 90	75-82- 90	68-77- 87	7- 9- 12	0-0 -19	NP-0 -2
			46-60	Silty clay, clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	89-99-1 00	86-96-1 00	49-59 -69	29-36-4 4

Engineering Properties–Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
102—Appian, clay substratum complex, 0 to 2 percent slopes														
Appian, clay substratum	45	C	0-3	Fine sand	SM	A-2	0- 0- 0	0- 0- 0	90-95-100	90-95-100	82-89-97	8-11- 14	0-0 -19	NP-0 -2
			3-11	Sandy clay loam, clay loam	CL, SC	A-7, A-6	0- 0- 0	0- 0- 0	90-95-100	90-95-100	78-86-95	60-67-75	37-41 -46	19-22-25
			11-46	Stratified gravelly coarse sand to fine sand	SP-SM, SM	A-2, A-1, A-3	0- 0- 0	0- 0- 0	76-83-90	75-82-90	68-77-87	7- 9- 12	0-0 -19	NP-0 -2
			46-60	Silty clay, clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	89-99-100	86-96-100	49-59 -69	29-36-44
Appian, clay substratum	40	C	0-3	Clay loam	CL	A-7, A-6	0- 0- 0	0- 0- 0	90-95-100	90-95-100	78-86-95	60-67-75	37-41 -46	19-22-25
			3-11	Clay loam, sandy clay loam	CL, SC	A-7, A-6	0- 0- 0	0- 0- 0	90-95-100	90-95-100	78-86-95	60-67-75	37-41 -46	19-22-25
			11-46	Stratified gravelly coarse sand to fine sand	SP-SM, SM	A-1, A-2, A-3	0- 0- 0	0- 0- 0	76-83-90	75-82-90	68-77-87	7- 9- 12	0-0 -19	NP-0 -2
			46-60	Silty clay, clay	CH	A-7	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	89-99-100	86-96-100	49-59 -69	29-36-44
135—Dia loam, slightly saline, 0 to 1 percent slopes														
Dia	85	C	0-5	Loam	CL-ML, CL	A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	95-96-100	79-86-94	57-62-70	28-36 -43	10-14-17
			5-29	Stratified sandy loam to silty clay loam	CL-ML, CL	A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	94-96-100	82-85-94	59-62-70	30-33 -39	12-14-17
			29-60	Coarse sand, sand	SP-SM, SM	A-2, A-3	0- 0- 0	0- 0- 0	90-95-100	90-95-100	67-73-79	5- 8- 11	0-0 -19	NP-0 -2

Engineering Properties–Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
154—Fernley sand, 0 to 1 percent slopes														
Fernley	85	A	0-7	Sand	SP-SM, SM	A-2, A-3	0- 0- 0	0- 0- 0	90-95-100	90-95-100	67-73-79	5- 8- 11	0-0 -20	NP-0 -2
			7-60	Stratified coarse sand to fine sand	SW-SM, SM	A-2, A-1, A-3	0- 0- 0	0- 0- 0	86-92-100	86-92-100	64-71-79	5- 7- 11	0-0 -19	NP-0 -2
196—Sagouspe loamy sand, 0 to 1 percent slopes														
Sagouspe	85	A	0-6	Loamy sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	100-100-100	77-78-80	27-28-30	0-17 -20	NP-1 -2
			6-43	Loamy sand, loamy fine sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	100-100-100	77-78-80	27-28-30	0-16 -19	NP-1 -2
			43-58	Stratified coarse sand to silt loam	SM	A-2, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	72-77-82	35-40-45	16-22 -27	2-6 -10
197—Sagouspe loamy sand, saline, 0 to 1 percent slopes														
Sagouspe	85	A	0-6	Loamy sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	100-100-100	77-78-80	27-28-30	0-17 -20	NP-1 -2
			6-43	Loamy sand, fine sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	100-100-100	77-78-80	27-28-30	0-16 -19	NP-1 -2
			43-58	Stratified coarse sand to silt loam	SM	A-2, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	72-77-82	35-40-45	16-22 -27	2-6 -10

Data Source Information

Soil Survey Area: Fallon-Fernley Area, Nevada, Parts of Churchill, Lyon, Storey and Washoe Counties
Survey Area Data: Version 17, Sep 9, 2021

APPENDIX C
ATC HAZARDS BY LOCATION
SEISMIC DESIGN PARAMETERS

WESTEX
Consulting Engineers

Hazards by Location

Search Information



Coordinates: 39.468635, -118.810410

Elevation: 3971 ft

Timestamp: 2022-04-19T22:40:28.355Z

Hazard Type: Seismic

Reference Document: ASCE7-16

Risk Category: II

Site Class: D

Basic Parameters

Name	Value	Description
S_S	0.706	MCE_R ground motion (period=0.2s)
S_1	0.248	MCE_R ground motion (period=1.0s)
S_{MS}	0.872	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	0.581	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.236	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.918	Coefficient of risk (0.2s)
CR_1	0.927	Coefficient of risk (1.0s)
PGA	0.303	MCE_G peak ground acceleration
F_{PGA}	1.297	Site amplification factor at PGA
PGA_M	0.393	Site modified peak ground acceleration
T_L	6	Long-period transition period (s)

SsRT	0.706	Probabilistic risk-targeted ground motion (0.2s)
SsUH	0.769	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.248	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.268	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)
PGAd	0.5	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

While the information presented on this website is believed to be correct, ATC and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in the report should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. ATC does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the report provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the report.

APPENDIX D
EXPLORATION PHOTOS

WESTEX
Consulting Engineers



Test Pit TP-1

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-1**



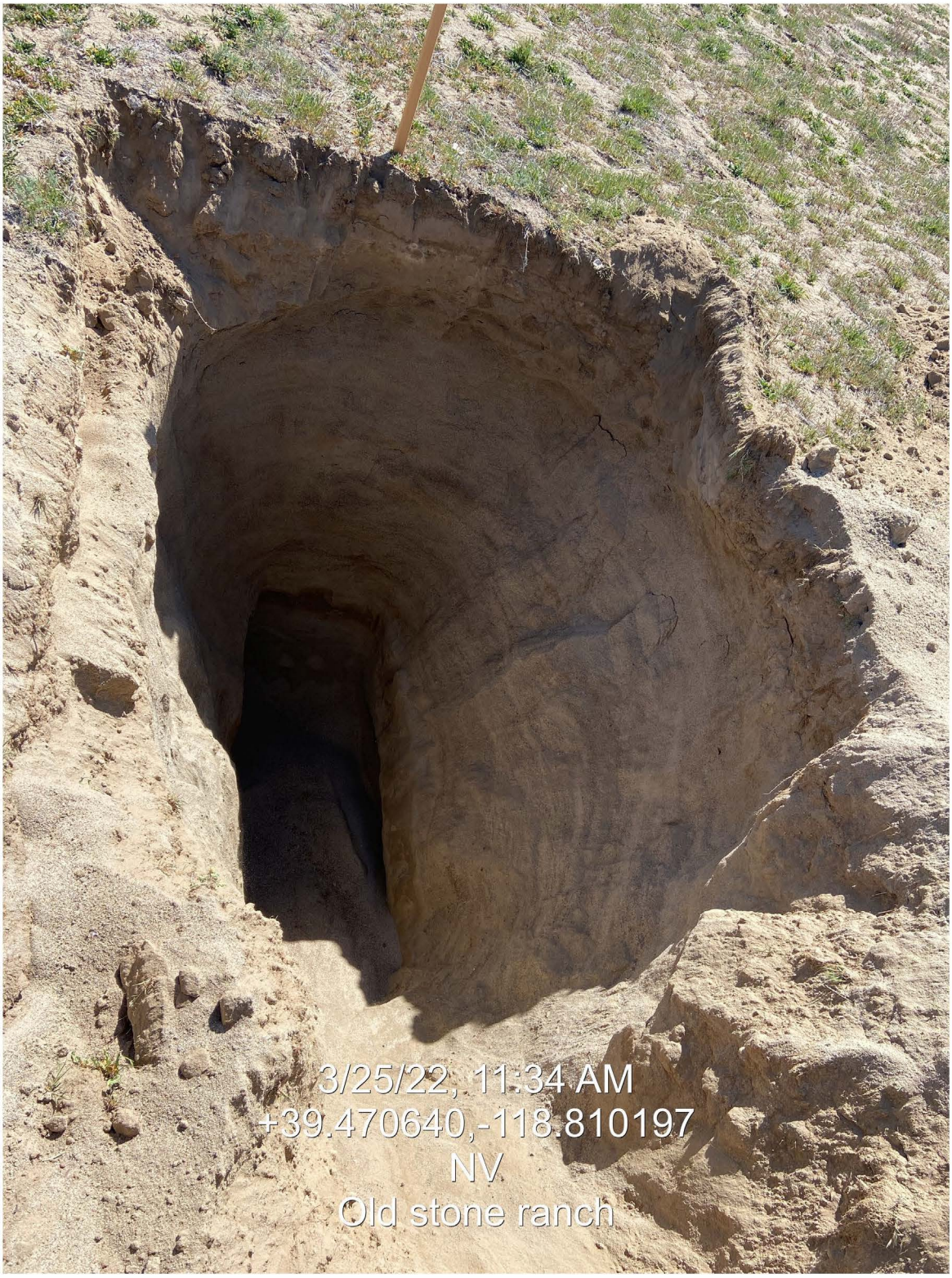
Test Pit TP-2

WESTEX
Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-2**



Test Pit TP-3

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-3**



Test Pit TP-5

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-4**



Test Pit TP-6

WESTEX
Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-5**



Test Pit TP-7

WESTEX Consulting Engineers
P.O. Box 18871, Reno, NV 89511
Phone: (775) 771-9539

EXPLORATION PHOTOS

Geotechnical Investigation
Old Stone Ranch
APN 008-792-11, -95, 008-831-77, -02
Fallon, Churchill County, Nevada

File No.:	2170.003-A	**PLATE**
Date:	4/20/2022	**D-6**

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

July 1, 2026

CASEY ROAD, LLC
3305 US HIGHWAY 50A
FERNLEY NV 89408

RE: Change of name of Wildcat Parkway to **Sand Creek Drive**

Dear Property Owner,

The request to change the name of proposed Wildcat Parkway to **Sand Creek Drive** in your development Sand Creek Subdivision #2 has been approved by Churchill County. Please have the changed road name added to your Final Map for the Sand Creek Subdivision #2.

Sincerely,

Preston Denney

Preston Denney

GIS Coordinator

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

6/30/2026

Nevada Department of Wildlife
Subdivision Review Program
6980 Sierra Ctr Pkwy, Ste 120,
Reno, Nevada 89511

Hello

Churchill County is reviewing Application PC26-10 Sand Creek Final Map from Lumos & Associates that is being considered by Churchill County Planning Commission at the August 12, 2026 hearing.

As a courtesy, Churchill County has enclosed the subdivision review form and payment. Please provide any comment or feedback to the county no later than July, 27, 2026 via email to dan.cahalane@churchillcountynv.gov.

Sincerely,
Dan Cahalane
Senior Planner

Enclosures:
Subdivision Review Form
Fee Payment

SUBDIVISION REVIEW FORM

Nevada Revised Statutes 278.335-278.337
Nevada Administrative Code 278; LCB File No. R162-22A

Applicant:
- ☐ Self
- ☐ Private Company
- ☐ Government Agency
- ☐ Other: _____

Applicant Name: CASEY ROAD, LLC
Physical Address: 3305 US HWY 50 E
FERNLEY, NV 89408
Phone Number: (775) 745-9056
Email Address: mccrearykim@gmail.com

Subdivision Information

Circle one: NEW Tentative Map REVISED Tentative Map

Development Name: SAND CREEK SUBDIVISION #2, PHASE 1

Estimated Project Schedule/Timeline: PROJECT WILL COMMENCE WITHIN THE NEXT YEAR

Proposed Subdivision Project Area (acres): 5.67 AC (PHASE 1) 47.38 TOTAL

Type of Water System: COMMUNITY

Subdivision Description (by 40-ac legal and/or other legal description): NW 1/4 SEC. 35 AND SW 1/4 SEC. 26, T. 19 N., R. 28 E., M.D.M.

Future Development (planned or expected): THIS IS THE FIRST PHASE OF AN EIGHT PHASE SUBDIVISION PLAN

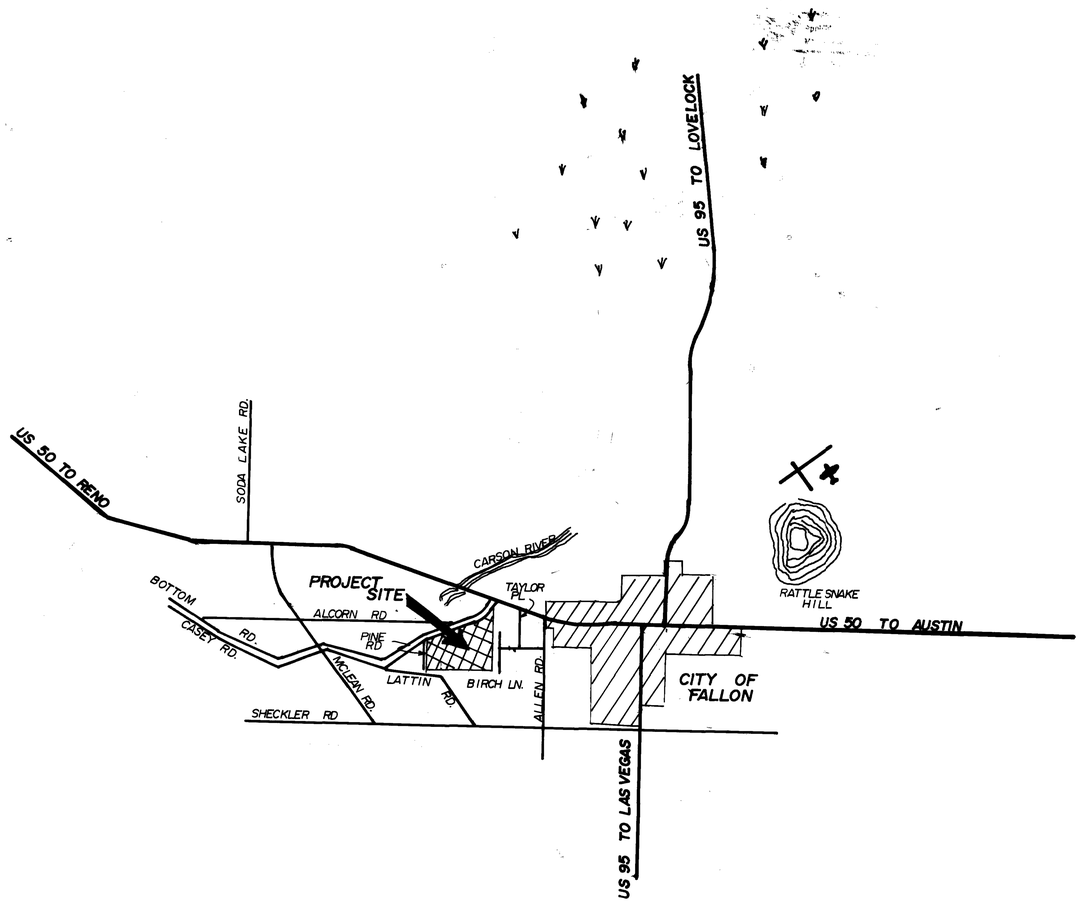
County/Municipality: CHURCHILL COUNTY

Required for Submission:

1. *Tentative map;*
2. *Application form; and*
3. *Fee required pursuant to section 8 of regulation ($250 + $5/acre of project area).*

All materials should be submitted via either:

- ☐ *Electronically to:* NDOWreview@ndow.org
- ☐ *Physical copy:* *Nevada Department of Wildlife*
  Subdivision Review Program
  6980 Sierra Center Pkwy, Ste 120
  Reno, NV 89511



NORTH

See Certificate Of Amendment Doc # 250219

LEGEND :

ZONE E-1

- FND. SURVEY POINTS
- SET SURVEY POINTS W/ 5/8" REBAR W/ TAG R.L.S. 7809
- SURVEY POINTS NOT SET
- CORNERS AS PER DEED NOT SET SEE WR AGREEMENT # 226533

BASIS OF BEARING

N 89° 30' 15" E ON THE NORTH LINE OF THE NW1/4-SW1/4 OF SEC 35, T.19N.,R.29 E., M.D.B.&M. AS PER A PARCEL MAP FOR MYRTLE E. STEWART FILE 226803 IN THE CHURCHILL COUNTY RECORDERS OFFICE.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED , CHURCHILL COUNTY CLERK TREASURER , DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS , EXCEPT THOSE THAT ARE NOT YET PAYABLE.

Gloria Venturacci, Deputy
CHURCHILL COUNTY CLERK TREASURER

POWER UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

Donald R. Wells — 12-21-89
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM — DATE

Mike Martin M/M 1/3/90 — 12/19/89
CHURCHILL COUNTY ROAD DEPARTMENT — DATE

1-2-90
CHURCHILL COUNTY FIRE MARSHALL — DATE 12-19-89

12-29-89
SIERRA PACIFIC POWER COMPANY — DATE

T.F.McC. 12-29-89
Thyman F. McConnell — 12-26-89
TRUCKEE CARSON IRRIGATION DISTRICT — DATE

OWNER

MYRTLE E. STEWART
3033 CASEY RD.
FALLON, NEV. 89406

COUNTY SURVEYOR

I, Lowell D. Emery , BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Lowell D. Emery PLS
CHURCHILL COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 17th DAY OF January 1990.
BY THE CHURCHILL COUNTY COMMISSIONERS.

Ruby Anderson
CHURCHILL COUNTY CLERK

OWNERS CERTIFICATE

THE UNDERSIGNED , THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN , WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450. NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO FENCE OUT LIVESTOCK , AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Myrtle E. Stewart

STATE OF NEVADA
S.S.
COUNTY OF CHURCHILL

GERRY WALLACE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES SEPT. 30, 1992

ON December 22, 1989 Myrtle E. Stewart PERSONALLY APPEARED BEFORE ME A NOTORY PUBLIC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Gerry Wallace
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I , BARRY A. FITZPATRICK , A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

(1.) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISIONAT THE INSTANCE OF MYRTLE E. STEWART
(2.) THE LANDS SURVEYED LIE WITHIN SEC. 26 , T. 19 N., R. 28 E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON DEC 20, 1989 .
(3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTESAND ANY LOCAL ORDINANCES.
(4.) THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Barry A. Fitzpatrick
BARRY A. FITZPATRICK , P.L.S. NO. 7809

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
BARRY A. FITZPATRICK
12-26-89
No. 7809

STATE OF NEVADA
S.S.
COUNTY OF CHURCHILL

ON 26th DEC. 1989 BARRY A. FITZPATRICK PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Sheldon D. Quinn
NOTARY PUBLIC

SHELDON D. QUINN
NOTARY PUBLIC - NEVADA
CHURCHILL COUNTY
My Appt. Expires July 25, 1992

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL , THIS 10 DAY OF January 1990 ~~1989~~.
BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Mario D. Peralta
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONERS CERTIFICATE

THE ROADWAYS DEPICTED AND DESCRIBED ON THIS PARCEL MAP ARE NOT PUBLIC ROADWAYS AND CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THEIR MAINTENANCE OR OPERATION. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS.

Cyril Schank
CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

RECORDERS CERTIFICATE

FILE NO. 249930
FILED FOR RECORD AT THE REQUEST OF CHURCHILL COUNTY ON THE 17th DAY OF JANUARY 1990 AT 15 MINUTES PAST 3 O'CLOCK P.M. IN THE MAP FILES OF CHURCHILL COUNTY , NEVADA.
FEE: $10.00

Irena Moretto
CHURCHILL COUNTY RECORDER

Darlene Short
DEPUTY

AMENDED PARCEL MAP FOR MYRTLE E. STEWART

AMENDING PARCEL 3&4 OF THE MYRTLE E. STEWART PARCEL MAP FILE # 226803 A PTN OF THE NW1/4 OF SEC. 35, T.19N, R.28E, M.D.B.&M. & A PTN. OF THE SE1/4-SW1/4 OF SEC. 26, T.19N., R. 28E., M.D.B.&M.

L & ASSOCIATES, INC.
141 INDUSTRIAL WAY
FALLON, NEV. 89406

SHEET: 1 of 2
Date : DEC 21, 1989
Scale : 1" = 200'
Job No. : 1094-06-1666

BOOK 15 PAGE 32

1 of 2

FD. NAIL, TIN & TAG RLS 1251 NW COR SEC.35, T.19N., R.28E., M.D.B.&M.

N 89° 22' 16" E 2675.57' 1337.90'

L. & V. KIRN TRUST

M.R. & S.A. RISI

LOUIS J. & BETTY F. FUDGE

2642.24'

501.0'

82.03'

FD. 5/8" R/B NO I.D.

S 65° 50' 22" W 224.0'

FD. 5/8" R/B W/CAP R.L.S. 1251

R = 5729.58'
Δ = 01° 50' 24"
L = 184.0'
T = 92.01'

S 67° 40' 46" W 922.05'

℄ "S" LINE CANAL

CASEY

CASEY RD. T/W

75'

75'

NORTH

SCALE 1"=100'

PARCEL 4
105.38 AC.
68.93 AC. W/R

NE COR NW1/4-NW1/4 SEC. 35 SET 5/8 REBAR W/CAP RLS 7809

N 89° 22' 16" E 111.36'

FD. 5/8" R/B NO I.D.

N 67° 40' 53" E 187.69'

ROAD

N 09° 01' 25" W 150.70'

FD 1/2" I.P.

N33°55'25"W 81.30'

N 00° 03' 05" E 36.63'

DENNIS C. KEEGAN

DAN URQUHART

N 00° 03' 05" E 133.0'

E.W. & A. NICKHOLSON

15596'

N89°14'25"W 104.37'

FD 1" I.P.

N 00° 03' 05" E 1401.77'

N 00° 03' 05" E 1868.7'

15' DEEDED TO CHURCHILL COUNTY Bk 14/D/Pg. 496

N 67° 40' 46" E 286.79'

N 78° 08' 05" E 357.0'

ORIGINAL LOT LINE

N 83° 16' 00" E 171.94'

N 83° 16' 00" E 166.52'

N 85° 04' 00" E 230.92'

℄ NEW RIVER EXTENSION

1068.21'

S 64°09'57"E 188.88'

S 64° 09' 39" E 248.04'

N83°22'17"E 96.95'

N 66° 56' 52" E 265.73'

N 57° 13' 00" E 239.50'

ORIGINAL LOT LINE

R=200.0'
Δ = 77° 55' 00"
L = 271.98'
T = 161.72'

S 18° 48' 59" E 454.25'

50'

50'

50'

CHARLES H. SERENE

N 30° 38' 46" E 131.2'

R = 79.58
Δ = 65° 18' 54"
L = 90.72'
T = 51.00'

℄ "VII" LATERAL

R = 448.09'
Δ = 37° 02' 00"
L = 289.62'
T = 150.07'

N 10° 37' 16" E 295.51'

R.J. & S.E. RAINE

30'

30'

FD. 3/4" I.P. N 1/4 COR. SEC. 35

V.D. & J.A. ANDERSON

N 12° 54' 44" W 133.32'

N 36° 15' 44" W 90.83'

RE. & NJ CALLEAS

N 51° 50' 44" W 75.0'

R.J. & S.E. RAINE

378.91'

C.S. SMART

N 69° 54' 44" W 390.0'

N 60° 33' 29" W 15.50'

2652.0'

C.W. & B.J. EVANS

PARCEL 4
105.38 AC.
68.93 AC. W/R

2182.74'

C.A. & C. WINSTON

N 00° 08' 46" E

ROSE M. GAMBLE

S.E. & R.A. DAVIS

R.N. JONIENTZ

90.35'

FD. 6"X6" CONC. MON. C. 1/4 COR. SEC. 35

R=150.0'
Δ = 61° 56' 28"
L = 162.16'
T = 90.02'

S 80° 45' 27" E 384.50'

R = 270.0'
Δ = 40° 59' 46"
L = 193.19'
T = 100.94'

S 39° 45' 41" E 228.65'

EXISTING 7½' ROAD & PUBLIC UTILITY EASEMENT

WAYNE A. & ARA JACKSON

PARCEL 1

NOT A PART

N 00° 00' 22" W 427.76'

EXISTING 50' TEMP. CUL-DE-SAC

S 74° 58' 13" E 62.13'

EXISTING 60' ROAD EASEMENT

LARRY J. & PAMELA J. FERGUSON

PARCEL 2

NOT A PART

N 00° 00' 22" W 496.09'

FD. 6"X6" CONC. MON. W/C

81.77'

N 89°30'15"E 110.0'

W.1/4 COR. SEC. 35 NOT SET

℄ "L" LINE CANAL

30'

30'

1225.22'

N 89° 30' 15" E

T. & I. RIGGINS

FD. 6"X6" CONC. MON. SW COR. SE 1/4-SE 1/4 SEC. 35

℄ "SA" LATERAL

1333.22'

N 89° 39' 13" E

W. & J. UGALDE

PARCEL 3
44.12 AC.
37.92 AC. W/R

ASSESSORS PARCEL NOs
08-791-12,13,14

AMENDED PARCEL MAP

MYRTLE E. STEWART

AMENDING PARCEL 3 & 4 OF THE MYRTLE E. STEWART PARCEL MAP FILE 226803 A PTN. OF THE NW1/4 OF SEC. 35, T.19 N., R.28E., M.D.B.&M. & A PTN. OF THE SE1/4-SW1/4 OF SEC. 26, T.19 N., R.28E., M.D.B.&M.

LUMOS & ASSOCIATES, INC.
141 INDUSTRIAL WAY
FALLON, NEV. 89406
(702) 423-2188

SHEET: 2 of 2
DATE: DEC. 21, 1989
SCALE: 1"=100'
JOB NO: 1094-06-1666

BRUNING 44-132

FILE # 249930

Book 15 Page 32

228 2

250219

Certificate of Amendment

To: Churchill County Commissioners
Administration Office, 90 West first street
Fallon, Nevada 89406

Re: AMENDED PARCEL Map for MYRTLE E. STEWART
Churchill County Recorder's File No. 249930
Recorded on January 17, 1990
Due to a drafting error, the following corrections should be made on the above map:

That portion of the 70' easement for road and public utility shown along the West boundary South of the New River Extension Drain should be changed to only show a 60' road easement.

This would leave the 70'easement for road and public utility North of the drain and leave a 60' road easement South of the Drain.

I Barry Fitzpatrick, R.L.S. 7809 prepared this Certificate of Amendment in compliance with N.R.S. 278.473 to correct an error.

Barry Fitzpatrick Date 2-1-90

Churchill County Surveyor
I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in applicable sections of N.R.S. 278.010 to 278.630 inclusive, N.R.S. 625.340 to 625.380 inclusive, and local ordinances adopted pursuant thereto, and I am satisfied that this Certificate of Amendment so amends the document as to make it technically correct.

Lowell D. Emery P.L.S
Acting Churchill County Surveyor

OFFICIAL RECORDS
CHURCHILL COUNTY, NEVADA
RECORDED BY
'90 FEB 1 PM 1:11

TRENA MORETTO
COUNTY RECORDER
FEE $ DEPT

250219

END OF DOCUMENT

OWNER'S CERTIFICATE

THE UNDERSIGNED, THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN, WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMATION OF ANY SALE OF THE PROPERTY SHOWN THERIN INFORMED THAT PURSUANT TO NRS 569.440 AND 569.450 NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Myrtle E. Stewart

STATE OF NEVADA
COUNTY OF CURCHILL S.S.

ON THIS 24TH DAY OF May 1994,
Myrtle E. Stewart
PERSONALY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

DELMA E. EMERY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES MAY 26, 1997

Delma E. Emery

OWNER

MYRTLE E. STEWART
2575 CASEY RD.
FALLON, NV 89406

ZONE E-1

APN 08-791-16

LEGEND

- SEC. OR 1/4 COR. MONUMENTED AS DESCRIBED
- 1/16 COR. MONUMENTED AS DESCRIBED
- FD. COR. 5/8" REBAR W/CAP PLS1251 OR AS DESCRIBED
- SET COR. 5/8" REBAR W/CAP PLS1251 OR AS DESCRIBED
- POINT NOT FOUND OR SET

PUBLIC UTILITY EASEMENTS

10' ON EACH EXTERIOR BOUNDARY
5' ON EACH SIDE OF BOUNDARIES BETWEEN PARCELS
7.5' ALONG ROAD EASEMENTS

BASIS OF BEARING

S 0°00'22"E ALONG THE WEST LINE OF THE NW1/4 OF SECTION 35, T.19N., R.28., M.D.B.&M. AS PER THE PARCEL MAP FOR MYRTLE E. STEWART, FILE NO. 226803 OFFICIAL RECORDS, CHURCHILL COUNTY, FALLON, NV.

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

SURVEYOR'S CERTIFICATE

I, LOWELL D. EMERY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:
(1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY SUPERVISION AT THE INSTANCE OF MYRTLE E. STEWART;
(2) THE LANDS SURVEYED LIE WITHIN SEC. 35&36, T.19N.,R.28E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 5/2/94.
(3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
(4) THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Lowell D. Emery
LOWELL D. EMERY PLS1251

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
LOWELL D. EMERY
5-23-94
No. 1251

STATE OF NEVADA
COUNTY OF CURCHILL S.S.

ON THIS 23RD DAY OF MAY 1994, LOWELL D. EMERY
PERSONALY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Richard G. Kujala

RICHARD G. KUJALA
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES MAY 5, 1997

COUNTY SURVEYOR

I, BARRY FITZPATRICK BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THE MAP IS TECHNICALLY CORRECT.

Barry Fitzpatrick PLS 7009

UTILITY CERTIFICATE

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY

Dayton Hilt Engr. Supv.	5-16-94
CHURCHILL COUNTY TELEPHONE	DATE
Mike Martin	5-16-94
CHURCHILL COUNTY ROAD DEPARTMENT	DATE
James Teerson	5-19-94
CHURCHILL COUNTY FIRE MARSHAL	DATE
David Sandoval	5-17-94
SIERRA PACIFIC POWER COMPANY	DATE
Truman J. McConnell Jr	5-24-94
TRUCKEE CARSON IRRIGATION DISTRICT	DATE

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 15TH DAY OF June, 1994.

Cyril Schank
CHAIRMAN CHURCHILL COUNTY COMMISSIONERS

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 16th DAY OF June, 1994 BY THE BOARD OF COUNTY COMMISSIONERS OF CHURCHILL COUNTY, NV.

Ruby Anderson

PLANNING COMMISION CERTIFICATE

RECOMMEND APPROVAL / ~~DISAPPROVAL~~ THIS 8TH DAY OF JUNE, 1994
CHURCHILL COUNTY PLANNING COMMISSION

Julie A. Paul

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED CHURCHILL COUNTY CLERK TREASURER DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT THE TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Ruby Anderson

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

RECORDER'S CERTIFICATE

FILE NO. 283473
FILED FOR RECORD AT THE REQUEST OF Churchill County
ON THE 16th DAY OF June, 1994 AT 25 MINUTES
PAST 10 O'CLOCK A .M. IN THE OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.

FEE $17.00

Irene Moretto
CHURCHILL COUNTY RECORDER

DEPUTY

T.C.I.D. PERMIT NO. 94067

EMERY & ASSOCIATES

PARCEL MAP
FOR MYRTLE E. STEWART

PARCEL 4 OF THE AMENDED PARCEL MAP FOR MYRTLE E. STEWART FILE NO. 249930 OFFICIAL RECORDS, CHURCHILL COUNTY A PORTION OF THE NW1/4 OF SEC. 35 & A PORTION OF THE SE1/4 OF THE SW1/4 OF SEC. 26, T.19N., R.28E., M.D.B.&M.

DRAWN BY: RGK
DATE:5/2/94
JOB NO. 5450
SCALE 1"= 100'
SHEET 1 OF 2

SURVEYED BY:
LOWELL D. EMERY PLS 1251
P.O. BOX 84
FALLON, NV 89407

Book 22 Page 11 (1of2)

FD. NAIL, TIN & TAG
R.L.S. 1251 NW COR. SEC. 35,
T.19N., R.28E. M.D.B&M.

N89°22'19"E - 1226.55'

501.0'

S00°00'22"E

82.03'

SOL AEGUI

RISI

R = 5729.58'
Δ = 01°50'24"
L = 184.0'
T = 92.01'

S67°40'46"W - 922.05'

℄ "V" LINE CANAL

823.89'

℄ T/M Casey Rd.

30' ADD. ROAD & UTILITY ESMT.

75'

75'

S65°50'22"W
224.0'

257.63'

R = 5654.58'
Δ = 01°50'24"
L = 181.59'
T = 90.80'

EXISTING 70'
ROAD & P.U.E.

1068.21'

S64°09'57"E
188.88'

S64°09'39"E
248.04'

N83°22'17"E
96.95'

N66°56'52"E
265.73'

N57°13'00"E
239.50'

N85°04'00"E
230.92'

N83°16'00"E
171.94'

N83°16'00"E
166.52'

R = 200.00'
Δ = 77°55'00"
L = 271.98'
T = 161.72'

S18°46'59"E
434.25'

WI/4 SEC. 35
NOT FND OR SET

PINE GROVE FARMS INC.

N89°22'19"E
111.36'

℄ "V" LINE CANAL

N00°03'05"E
36.63'

N67°40'53"E
187.69'

KEEGAN

URQUART

N09°01'25"W
150.70'

NICHOLSON

155.96'

N00°03'05"E
1401.77'

N33°55'25"W
81.30'

N89°14'25"W
104.37'

N78°08'05"E
357.0'

N00°03'05"E
186.87'

S72°47'48"E
27.92'

S51°33'37"E
70.52'

S41°23'43"E
124.86'

WELL

S69°40'10"E
127.08'

N69°19'50"E
93.23'

N65°29'32"E
30.90'

S89°14'54"E
172.62'

N61°11'47"E
41.28'

N69°54'44"W
390.0'

N60°33'25"W
15.50'

N30°38'46"E
13.12'

R = 79.58'
Δ = 65°18'54"
L = 90.72'
T = 51.00'

R = 448.09'
Δ = 37°02'00"
L = 289.62'
T = 150.07'

T/W CASEY RD.

N67°40'46"E
266.79'

15' ADD. ROAD & UTILITY EASMT

15' P.U.E.

EXIST. LEACH

TRAILER

PARCEL 5
5.04 AC.
1.42 AC.W.R.

HOUSE

TRAILER

EXIST LEACH

293.51'

N10°37'16"E

30'

℄ "VII LAT.

30'

N1/4 SEC 35
NOT FND OR SET

ANDERSON

N44°19'20"W
133.32'

N36°15'44"W
90.83'

N51°50'44"W
75.0'

CALLEAS

RAINE

RAINE

PARCEL 4
100.33 AC.
84.08 AC.W.R.

NOTE: PARCEL 4 IS IN COMPLIANCE WITH N.R.S. 278.466.6 AND WAS PREPARED FROM PARCEL MAP FILE NO 249930 CHURCHILL COUNTY RECORDS, FALLON, NV. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF MONUMENTS OR CORRECTNESS OF OTHER INFORMATION SHOWN ON OR COPIED FROM ANY SUCH PRIOR DOCUMENT.

Lowell D. Emery
LOWELL D. EMERY P.L.S 1251

UNOFFICIAL COPY

R = 150.0'
Δ = 61°56'28"
L = 162.16'
T = 90.02'

50'

S80°45'27"E
384.50'

℄ NEW RIVER EXTENSION

50'

R = 270.0'
Δ = 40°59'46"
L = 193.19'
T = 100.94'

S39°45'41"E
228.65'

50.35'

2182.74'

N00°08'46"E

FD. 6"x6" CONC. MON.
CENTER SEC. 35

N

SCALE:
1"=100'

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
LOWELL D. EMERY
5-23-94
No. 1251

EMERY & ASSOCIATES

PARCEL MAP
FOR MYRTLE E. STEWART

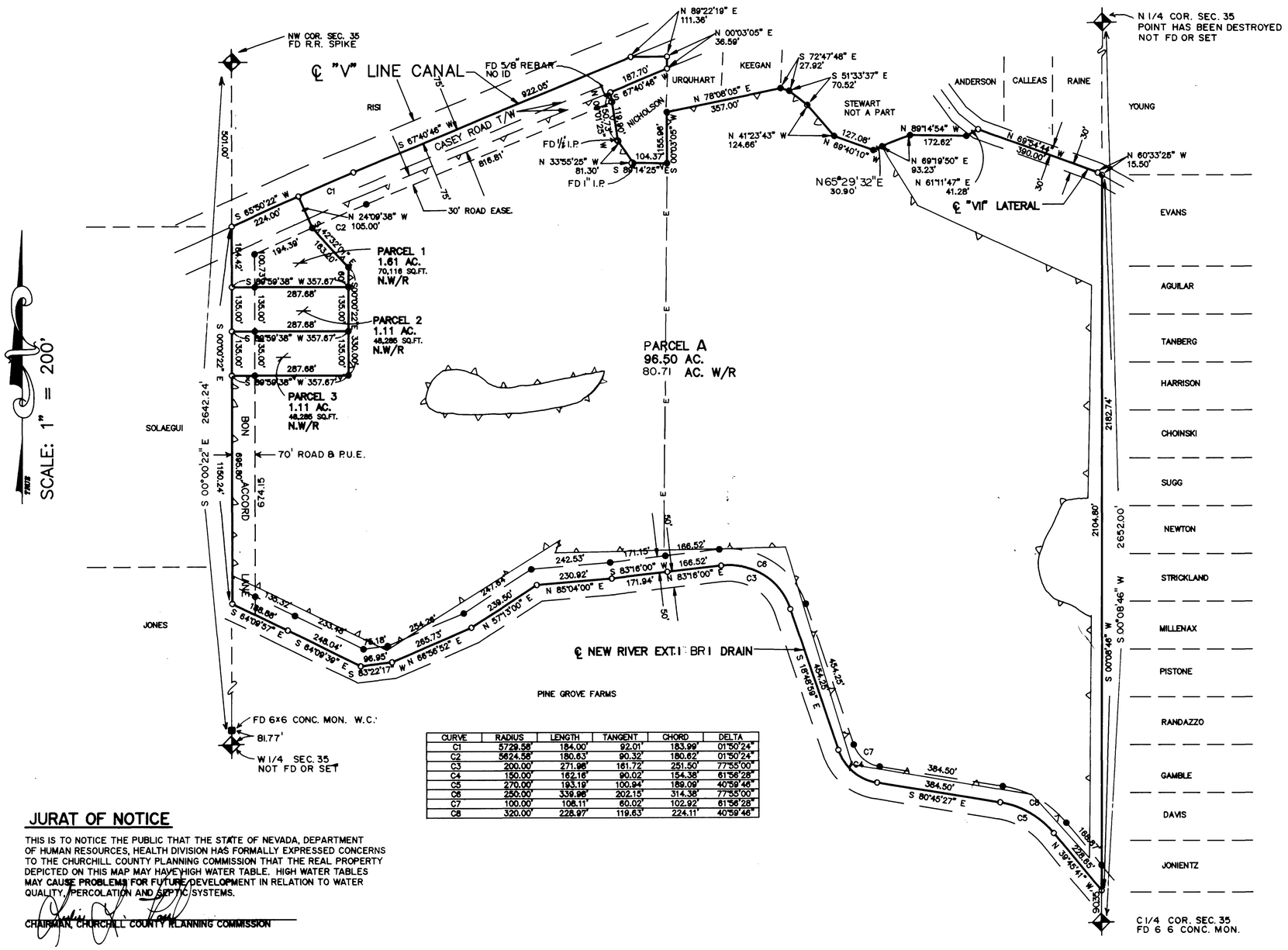
PARCEL 4 OF THE AMENDED PARCEL MAP FOR MYRTLE E. STEWART
FILE NO. 249930 OFFICIAL RECORDS, CHURCHILL COUNTY
A PORTION OF THE NW1/4 OF SEC. 35 & A PORTION OF THE SE1/4
OF THE SW1/4 OF SEC. 26, T.19N., R.28E., M.D.B.&M.

DRAWN BY: RGK
DATE:5/2/94
JOB NO. 5450
SCALE 1"= 100'
SHEET 2 OF 2

SURVEYED BY:
LOWELL D. EMERY PLS 1251
P.O. BOX 84
FALLON, NV 89407

283473 Book 22 Page 11

992 B



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	5729.58'	184.00'	92.01'	183.99'	01°50'24"
C2	5624.58'	180.63'	90.32'	180.62'	01°50'24"
C3	200.00'	271.98'	161.72'	251.50'	77°55'00"
C4	150.00'	162.16'	90.02'	154.38'	61°56'28"
C5	270.00'	193.19'	100.94'	189.09'	40°59'46"
C6	250.00'	339.98'	202.15'	314.38'	77°55'00"
C7	100.00'	108.11'	60.02'	102.92'	61°56'28"
C8	320.00'	228.97'	119.63'	224.11'	40°59'46"

JURAT OF NOTICE

THIS IS TO NOTICE THE PUBLIC THAT THE STATE OF NEVADA, DEPARTMENT OF HUMAN RESOURCES, HEALTH DIVISION HAS FORMALLY EXPRESSED CONCERNS TO THE CHURCHILL COUNTY PLANNING COMMISSION THAT THE REAL PROPERTY DEPICTED ON THIS MAP MAY HAVE HIGH WATER TABLE. HIGH WATER TABLES MAY CAUSE PROBLEMS FOR FUTURE DEVELOPMENT IN RELATION TO WATER QUALITY, PERCOLATION AND SEPTIC SYSTEMS.

CHAIRMAN, CHURCHILL COUNTY PLANNING COMMISSION

BASIS OF BEARING

N 00°00'22" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M. AS PER THE STEWART PARCEL MAP FILE #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

LEGEND :

- ◑ FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 1251. OR AS DESCRIBED
- ● SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809
- ○ SURVEY POINTS NOT SET

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Gloria Venturacci deputy
CHURCHILL COUNTY CLERK TREASURER

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

Donald C. Wells — 3-20-95
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM — DATE

Mike Martin — 3-16-95
CHURCHILL COUNTY ROAD DEPARTMENT — DATE

James Ferguson — 3-17-95
CHURCHILL COUNTY FIRE MARSHAL — DATE

David Sandoval — 3-27-95
SIERRA PACIFIC POWER COMPANY — DATE

Thomas F. McConnell Jr — 5-30-95
TRUCKEE CARSON IRRIGATION DISTRICT — DATE

OWNER

MYRTLE STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406

APN: 08-791-17

ZONE: E-1

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE #288703.

COUNTY SURVEYOR

I, RICHARD G. KUTALA, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Richard G. Kutala P.L.S.
CHURCHILL COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 20th DAY OF June 1995 BY THE CHURCHILL COUNTY COMMISSIONERS.

Gloria Venturacci, deputy
CHURCHILL COUNTY CLERK

OWNERS' CERTIFICATE

THE UNDERSIGNED , THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN , WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450. NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO FENCE OUT LIVESTOCK , AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Myrtle E. Stewart

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL }

ON March 24, 1995 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, Myrtle E. Stewart WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Patricia Blanke
NOTARY PUBLIC

PATRICIA BLANKE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES JULY 30, 1997

SURVEYOR'S CERTIFICATE

I, BARRY A. FITZPATRICK, PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

(1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BOB SCOGGINS .
(2.) THE LANDS SURVEYED LIE WITHIN SEC. 35, T. 19N.,R. 28E.,M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 3/7/95 .
(3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
(4.) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Barry A. Fitzpatrick
BARRY A. FITZPATRICK, P.L.S. 7809

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA 4/11/95 BARRY A. FITZPATRICK No. 7809

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL }

ON April 10 1995 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, BARRY A. FITZPATRICK WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

Kathy Robertson
NOTARY PUBLIC

KATHY ROBERTSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES APR. 24, 1995

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL , THIS 14 DAY OF JUNE 1995 BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Merl Nicholson
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 20 DAY OF June , 1995

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE OF A COUNTY BUILDING PERMIT.

RECORDER'S CERTIFICATE

FILE NO. 290789
FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE 27th DAY OF June ,1995 AT 22 MINUTES PAST 3 O'CLOCK PM IN THE OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.
FEE: None

Irene Martella Cornella
CHURCHILL COUNTY RECORDER

Sara Sims
DEPUTY

T.C.I.D. I.D. # 95033

PARCEL MAP
FOR
MYRTLE STEWART
PARCEL 4 OF THE STEWART PARCEL MAP
FILE #283473 IN THE CHURCHILL COUNTY RECORDS
A PORTION OF THE NW 1/4 OF SEC. 35, T.19 N., R.28 E., M.D.B.& M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS SURVEYORS MATERIALS TESTING
187 MERRIC DISTRICT FALLON, NEVADA 89406 (702) 423-2160

Drawn By : JENNIFER SPANGLE
Date : MARCH 8, 1995
Scale : 1" = 200'
Job No. : 3248
Drawing No.: 3248-1.DWG

Bk. 24 Pg. 29

1112

OWNERS' CERTIFICATE

THE UNDERSIGNED , THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN , WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450. NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO FENCE OUT LIVESTOCK , AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Myrtle E Stewart

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON JUNE 26, 1995 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, MYRTLE E. STEWART WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Cecilia F. Huff
NOTARY PUBLIC

CECILIA F. HUFF
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES JUNE 16, 1997

LEGEND :

- ◑ FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
- ● SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809
- ○ SURVEY POINTS NOT SET

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Ruby Anderson
CHURCHILL COUNTY CLERK TREASURER

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

SURVEYOR'S CERTIFICATE

I, BARRY A. FITZPATRICK, PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

(1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BOB SCOGGINS
(2.) THE LANDS SURVEYED LIE WITHIN SEC. 35, T. 19N.,R. 28E.,M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 3/07/95 .
(3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
(4.) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

BARRY A. FITZPATRICK, P.L.S. 7809

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
6/27/95
BARRY A. FITZPATRICK
No. 7809

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON June 27, 1995 BARRY A. FITZPATRICK PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Cecilia F. Huff
NOTARY PUBLIC

CECILIA F. HUFF
Notary Public - State of Nevada
Appointment Recorded in Churchill County
MY APPOINTMENT EXPIRES JUNE 16, 1997

COUNTY SURVEYOR

I, Steve Bell , BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Steve Bell PLS11400
CHURCHILL COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 24th DAY OF July 199_.
BY THE CHURCHILL COUNTY COMMISSIONERS.

Ruby Anderson
CHURCHILL COUNTY CLERK

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

Dayton L. Hiatt — 6-15-95
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM — DATE

Mike Martin — 6-16-95
CHURCHILL COUNTY ROAD DEPARTMENT — DATE

Kenneth Keenan — 6-15-95
CHURCHILL COUNTY FIRE MARSHALL — DATE

David Sandmeyer — 6-14-95
SIERRA PACIFIC POWER COMPANY — DATE

Truman A. McConnell Jr — 6-21-95
TRUCKEE /CARSON IRRIGATION DISTRICT — DATE

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / ~~DISAPPROVAL~~ , THIS 12 DAY OF JULY, 1995
BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Mert Michelsen
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 19 DAY OF July, 1995.

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE OF A COUNTY BUILDING PERMIT.

BASIS OF BEARING

N 00°00'22" W ALONG THE WEST LINE OF THE NW1/4 OF SEC. 35, T. 19 N., R. 28 E., M.D.B.&M. AS PER STEWART PARECL MAP FILE #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

OWNER

MYRTLE STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406

ZONE: E-1

APN: 08-791-21

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE # 289752 .

RECORDER'S CERTIFICATE

FILE NO. 291317
FILED FOR RECORD AT THE REQUEST OF Churchill County
ON THE 27th DAY OF July ,1995 AT 30 MINUTES PAST 11
PM IN THE MAP FILES OF CHURCHILL COUNTY , NEVADA.
FEE: 17.00

Yvonne D. Watts Connella
CHURCHILL COUNTY RECORDER

Joan Sims
DEPUTY

T.C.I.D. I.D. # 95-109

PARCEL MAP

FOR

MYRTLE STEWART

PARCEL A OF THE STEWART PARCEL MAP FILE #290789 IN THE CHURCHILL COUNTY RECORDS.

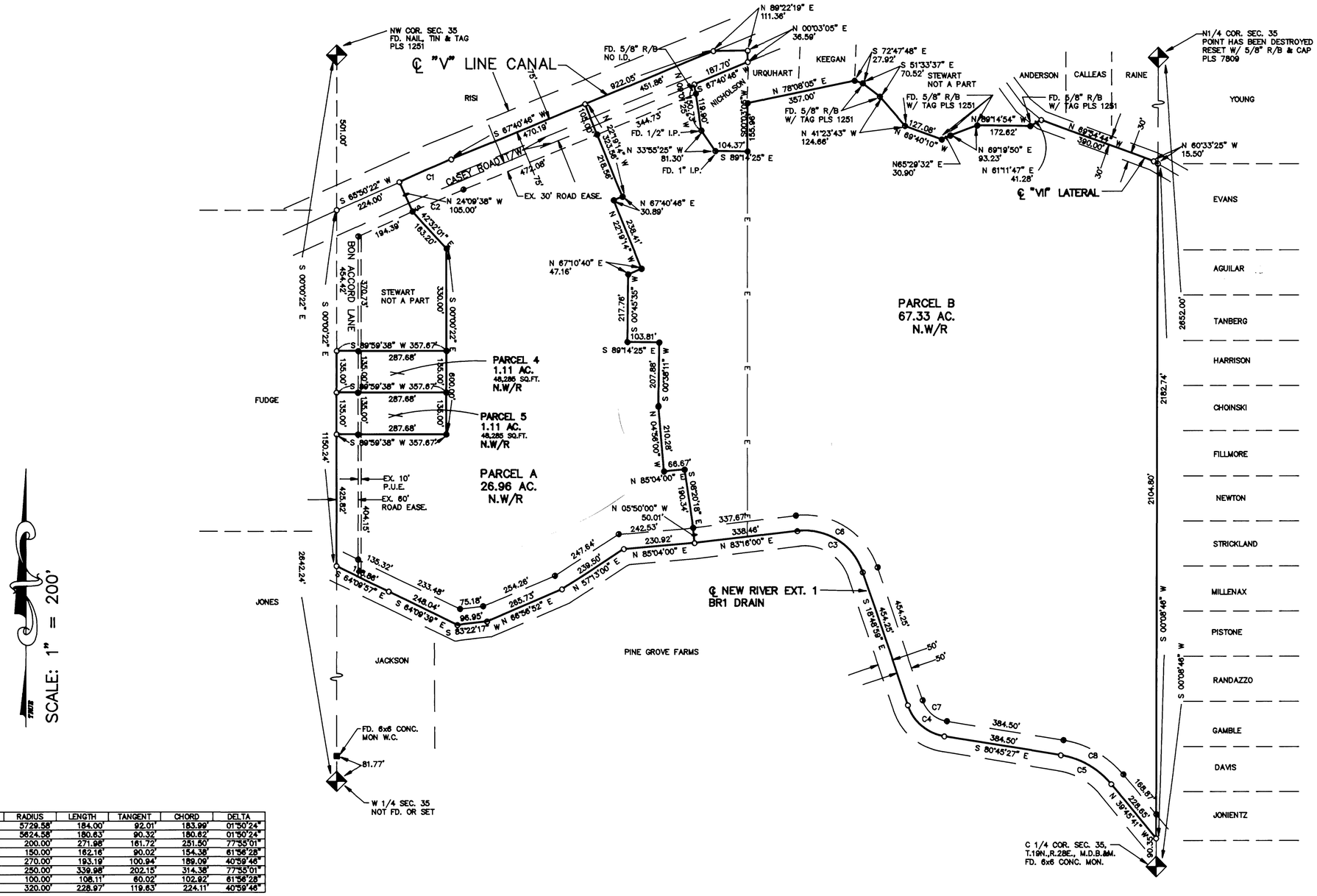
A PORTION OF THE NW 1/4 OF SEC. 35, T.19N., R.28E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
137 KEDDIE STREET
FALLON, NEVADA 89406
(702) 423-2188

Drawn By : JENNIFER SPANGLE
Date : JUNE 7, 1995
Scale : 1" = 200'
Job No. : 3248
SHEET 1 of 2 Dwg No. : 3248-TS2

BK. 24 Pg. 32

1124A



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	5729.58'	184.00'	92.01'	183.99'	01°50'24"
C2	5624.58'	180.63'	90.32'	180.62'	01°50'24"
C3	200.00'	271.98'	161.72'	251.50'	77°55'01"
C4	150.00'	162.16'	90.02'	154.38'	61°56'28"
C5	270.00'	193.19'	100.94'	189.09'	40°59'46"
C6	250.00'	339.98'	202.15'	314.38'	77°55'01"
C7	100.00'	108.11'	60.02'	102.92'	61°56'28"
C8	320.00'	228.97'	119.63'	224.11'	40°59'46"

JURAT OF NOTICE

THIS IS TO NOTICE THE PUBLIC THAT THE STATE OF NEVADA, DEPARTMENT OF HUMAN RESOURCES, HEALTH DIVISION HAS FORMALLY EXPRESSED CONCERNS TO THE CHURCHILL COUNTY PLANNING COMMISSION THAT THE REAL PROPERTY DEPICTED ON THIS MAP MAY HAVE HIGH WATER TABLE. HIGH WATER TABLES MAY CAUSE PROBLEMS FOR FUTURE DEVELOPMENT IN RELATIONSHIP TO WATER QUALITY, PERCOLATION AND SEPTIC SYSTEMS.

Myrt Wilson

CHAIRMAN, CHURCHILL COUNTY PLANNING COMMISSION

LEGEND :

- ◑ FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
- ● SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809
- ○ SURVEY POINTS NOT SET

BASIS OF BEARING

N 00°00'22" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M. AS PER THE STEWART PARCEL MAP FILE #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

OWNER

MYRTLE STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406

APN: 08-791-21

ZONE: E-1

NOTE: THESE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE # 289752 .

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
7/6/95
BARRY A. FITZPATRICK
No. 7809

T.C.I.D. I.D. # 95-109

PARCEL MAP
FOR
MYRTLE STEWART

PARCEL A OF THE STEWART PARCEL MAP
FILE #290789 IN THE CHURCHILL COUNTY RECORDS

A PORTION OF THE NW 1/4 OF SEC. 35, T.19 N., R.28 E., M.D.B.& M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERING
SURVEYING
MATERIALS TESTING
137 KEDDIE STREET
FALLON, NEVADA 89406
(702) 423-2188

Drawn By : JENNIFER SPANGLE
Date : JUNE 7, 1995
Scale : 1" = 200'
Job No. : 3248
Sheet 2 of 2 Dwg No.: 3248-2R

FILE# 291317 2 of 2 Book 24 Page 32 1248

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED HEREIN WARRANT THAT, PRIOR TO THE CONSUMMATION OF ANY SALE OF SAID PROPERTY, THE PURCHASERS HAVE BEEN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK. FURTHERMORE, ALL PURCHASERS SHALL BE INFORMED PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROVISIONS OF N.R.S. 40.140 AND CHAPTER 17.09 OF CHURCHILL COUNTY CODE, REGARDING THE RIGHT TO FARM, AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO SET ASIDE FOREVER AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP. ROBERT STEWART AND MYRTLE E. STEWART.

Robert Stewart
ROBERT STEWART

Myrtle E. Stewart By Robert Stewart
MYRTLE E. STEWART
BY ROBERT STEWART

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6 April 1999
BY Robert Stewart AS ATTORNEY IN FACT FOR
Myrtle E. Stewart

Peggy Reed
NOTARY PUBLIC

PEGGY REED
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 99-48940-4 - EXPIRES DEC. 9, 2002

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL }

ON 6 April 1999 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, Robert Stewart WHO ACKNOWLEDGED THAT -HE- EXECUTED THE ABOVE INSTRUMENT.

Peggy Reed
NOTARY PUBLIC

PEGGY REED
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 99-48940-4 - EXPIRES DEC. 9, 2002

SURVEYOR'S CERTIFICATE

I, STEVEN E. HAMPTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

(1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MYRTLE STEWART
(2.) THE LANDS SURVEYED LIE WITHIN SEC.35, T.19N.,R.28E.,M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 30 MAR 99
(3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
(4.) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Steven E. Hampton
STEVEN E. HAMPTON, P.L.S. 10142

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
STEVEN E. HAMPTON
No. 10142

STATE OF NEVADA } S.S.
COUNTY OF CHURCHILL }

ON 8 April 1999 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC STEVEN E. HAMPTON WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Peggy Reed
NOTARY PUBLIC

PEGGY REED
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 99-48940-4 - EXPIRES DEC. 9, 2002

COUNTY SURVEYOR

I, Donald A. Dick, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Donald A. Dick
CHURCHILL COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
DONALD A. DICK
No. 8659

7/8/99

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / ~~DISAPPROVAL~~, THIS 14 DAY OF July 1999
BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Kent Nicholson
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 31st DAY OF August, 1999

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 31st DAY OF August 1999.
BY THE CHURCHILL COUNTY COMMISSIONERS.

Kelly G. Sletto, Deputy
CHURCHILL COUNTY CLERK

OWNER

ROBERT STEWART &
MYRTLE E. STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406

APN: 08-791-28

ZONE: R-1

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE #289752.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DOES HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Kelly G. Sletto, Deputy
CHURCHILL COUNTY CLERK TREASURER

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM	~~DWL~~ 6-9-99	4-5-99 DATE
CHURCHILL COUNTY ROAD DEPARTMENT	6/9/99	4/12/99 DATE
CHURCHILL COUNTY FIRE MARSHALL	6-10-99	4-8-99 DATE
SIERRA PACIFIC POWER COMPANY	6-9-99	4-5-99 DATE
TRUCKEE CARSON IRRIGATION DISTRICT		4/2/99 DATE

RECORDER'S CERTIFICATE

FILE NO. 324398
FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE 31st DAY OF August, 1999 AT 30 MINUTES PAST -12- PM IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.
FEE: $17.00

Irene Cornella
CHURCHILL COUNTY RECORDER

DEPUTY

SHEET 1 OF 2 T.C.I.D. I.D. # 98-047

PARCEL MAP

FOR

ROBERT & MYRTLE STEWART

PTN OF PINE GROVE PARK PHASE II
A DIVISION OF PARCEL B,
P.M., FILE #291317 LOCATED
WITHIN A PORTION OF THE NW1/4 OF
SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M.

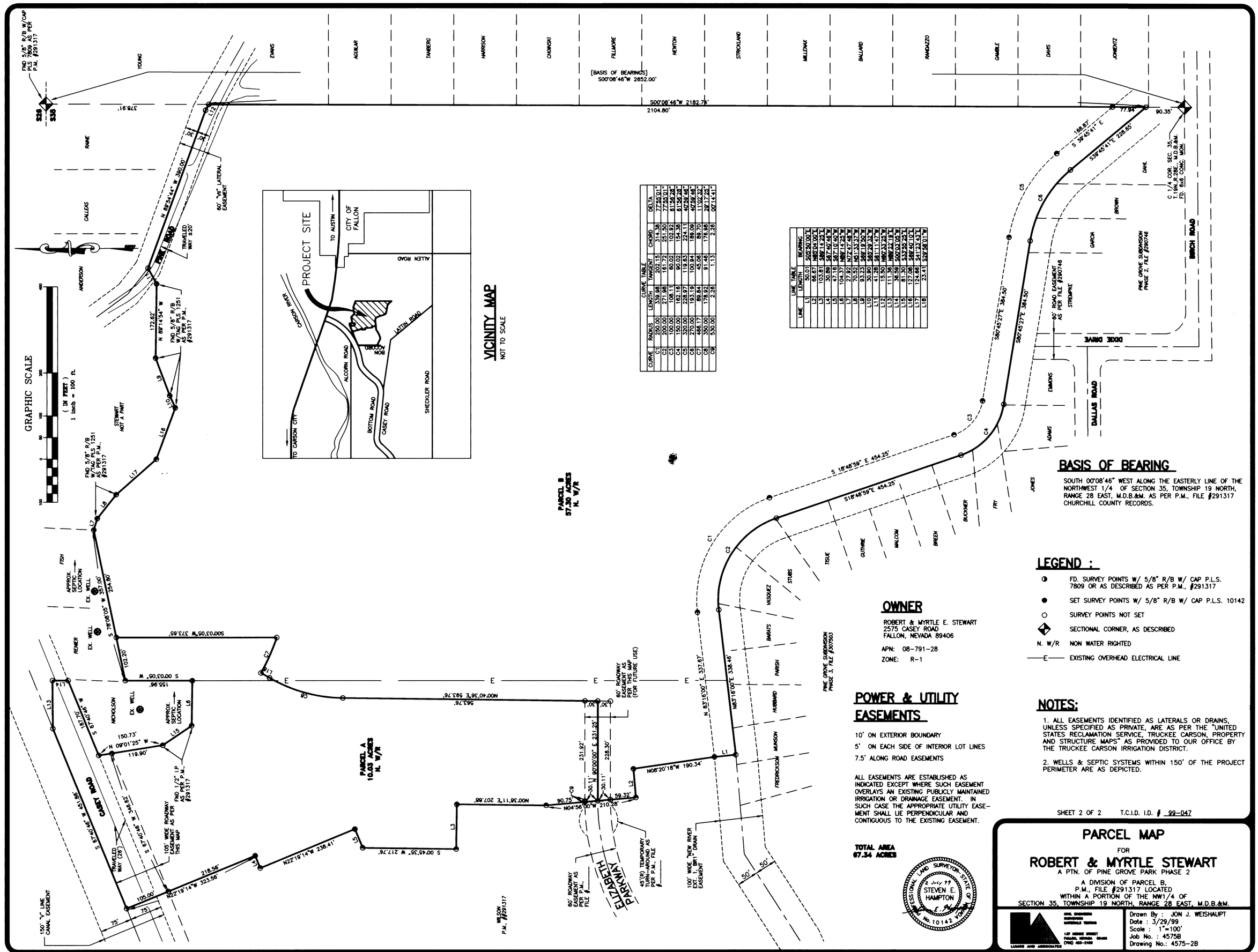
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
137 KEDDIC STREET
FALLON, NEVADA 89406
(702) 423-2188
LUMOS AND ASSOCIATES

Drawn By : JON J. WEISHAUPT
Date : 4-1-99
Scale : 1"=100'
Job No. : 4575B
Drawing No.: 4575-2T

Book 35 Page 02

1471A

C:\SDSK8\PROJ\4575\DWG\4575-2T.dwg Thu Apr 01 17:01:51 1999 JWYSUP



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.01	S02°50'00"E
L2	66.67	N85°04'00"E
L3	103.81	S88°13'23"E
L4	30.09	S87°40'48"W
L5	47.16	S87°10'40"W
L6	104.37	N89°14'25"W
L7	27.92	N72°47'48"W
L8	70.52	N01°33'37"W
L9	93.23	S89°19'50"W
L10	41.28	S85°29'43"W
L11	15.50	N85°33'23"W
L12	111.36	N89°22'19"W
L13	36.59	S00°03'05"W
L14	81.30	S33°58'23"E
L15	127.08	S88°40'10"E
L16	124.66	S41°23'43"E
L17	23.41	S29°58'01"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	250.00	339.98	202.15	314.38	77°53'01"
C2	200.00	271.98	161.72	251.50	77°53'01"
C3	100.00	108.11	60.02	102.92	61°56'28"
C4	150.00	162.16	90.02	154.38	61°56'28"
C5	320.00	228.97	119.83	224.11	40°59'46"
C6	270.00	193.19	100.94	189.09	40°59'46"
C7	466.17	89.84	45.06	88.70	11°02'32"
C8	350.00	178.92	91.46	176.98	29°17'25"
C9	530.00	2.26	1.13	2.26	00°14'41"

BASIS OF BEARING

SOUTH 00°08'46" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M. AS PER P.M., FILE #291317 CHURCHILL COUNTY RECORDS.

LEGEND :

- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED AS PER P.M., #291317
- SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
- SURVEY POINTS NOT SET
- SECTIONAL CORNER, AS DESCRIBED
- N. W/R NON WATER RIGHTED
- —E— EXISTING OVERHEAD ELECTRICAL LINE

OWNER

ROBERT & MYRTLE E. STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406

APN: 08-791-28

ZONE: R-1

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

TOTAL AREA
67.34 ACRES

NOTES:

1. ALL EASEMENTS IDENTIFIED AS LATERALS OR DRAINS, UNLESS SPECIFIED AS PRIVATE, ARE AS PER THE "UNITED STATES RECLAMATION SERVICE, TRUCKEE CARSON, PROPERTY AND STRUCTURE MAPS" AS PROVIDED TO OUR OFFICE BY THE TRUCKEE CARSON IRRIGATION DISTRICT.

2. WELLS & SEPTIC SYSTEMS WITHIN 150' OF THE PROJECT PERIMETER ARE AS DEPICTED.

SHEET 2 OF 2 T.C.I.D. I.D. # 99-047

PARCEL MAP

FOR

ROBERT & MYRTLE STEWART

A PTN. OF PINE GROVE PARK PHASE 2

A DIVISION OF PARCEL B,
P.M., FILE #291317 LOCATED
WITHIN A PORTION OF THE NW1/4 OF
SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M.

STATE OF NEVADA — PROFESSIONAL LAND SURVEYOR — 2 July 99 — STEVEN E. HAMPTON — No. 10142

LUMOS AND ASSOCIATES
CIVIL ENGINEERING
SURVEYING
MATERIALS TESTING
137 MINNIE STREET
FALLON, NEVADA 89406
(702) 423-2100

Drawn By : JON J. WEISHAUPT
Date : 3/29/99
Scale : 1"=100'
Job No. : 4575B
Drawing No.: 4575-2B

C:\SOSK8\PROJ\4575\DWG\4575-2B.dwg Thu Jul 01 16:48:12 1999 JJW

#324398 Book 35 Page 2

1471B

OWNERS' CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DEPICTED HEREIN WARRANT THAT, PRIOR TO THE CONSUMMATION OF ANY SALE OF SAID PROPERTY, THE PURCHASERS HAVE BEEN INFORMED THAT PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK. FURTHERMORE, ALL PURCHASERS SHALL BE INFORMED PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROVISIONS OF N.R.S. 40.140 AND CHAPTER 17.09 OF CHURCHILL COUNTY CODE, REGARDING THE RIGHT TO FARM, AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO SET ASIDE FOREVER AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP. ROBERT STEWART, MYRTLE E. STEWART, DON WILSON, AND DEMAR DAHL COMPANY, L.L.C., DEMAR DAHL, MEMBER.

Robert Stewart
ROBERT STEWART

Myrtle Stewart by Robert Stewart
MYRTLE E. STEWART
BY ROBERT STEWART

Don Wilson
DON WILSON

DEMAR DAHL

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 15, 2000
BY ROBERT STEWART AS ATTORNEY IN FACT FOR
MYRTLE E. STEWART.

Kathy Robertson
NOTARY PUBLIC

KATHY ROBERTSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 88-3816-4 - Expires April 24, 2000

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON March 15, 2000 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC
ROBERT STEWART WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE
INSTRUMENT.

Kathy Robertson
NOTARY PUBLIC

KATHY ROBERTSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 88-3816-4 - Expires April 24, 2000

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON February 1, 2000 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
DEMAR DAHL
WHO IS A MEMBER OF THE DEMAR DAHL CO. L.L.C.
PERSONALLY KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

Kathy Robertson
NOTARY PUBLIC

KATHY ROBERTSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 88-3816-4 - Expires April 24, 2000

STATE OF NEVADA }
COUNTY OF Carson City } S.S.

CYNTHIA L. BREWER
NOTARY PUBLIC - NEVADA
Appt. Recorded in LYON CO.
No: 99-3624-12 My Appt. Exp. Aug. 30, 2000

ON January 31, 2000 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC
DON WILSON WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE
INSTRUMENT.

Cynthia L. Brewer
NOTARY PUBLIC

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DOES HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

CHURCHILL COUNTY CLERK TREASURER

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

SURVEYOR'S CERTIFICATE

I, STEVEN E. HAMPTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

(1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DEMAR DAHL
(2.) THE LANDS SURVEYED LIE WITHIN SEC. 35, T.19N., R.28E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 1 FEB 2000
(3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
(4.) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
(5.) THIS PLAT COMPLIES WITH ALL PERTINENT SECTIONS OF N.R.S. 278.010 TO 278.630 INCLUSIVE, AND 625.340 TO 625.380, INCLUSIVE, AND WITH ANY APPLICABLE LOCAL ORDINANCE.

Steven E. Hampton
STEVEN E. HAMPTON, P.L.S. 10142

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
1 FEB 2000
STEVEN E. HAMPTON
No. 10142

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON February 7, 2000 PERSONALLY APPEARED BEFORE ME A NOTARY PUBLIC
STEVEN E. HAMPTON WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE
INSTRUMENT.

Kathy Robertson
NOTARY PUBLIC

KATHY ROBERTSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 88-3816-4 - Expires April 24, 2000

COUNTY SURVEYOR

I, Donald A. Dick, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Donald A. Dick
CHURCHILL COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
DONALD A. DICK
No. 8659

3-2-2000

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 23rd DAY OF May, 2000.
BY THE CHURCHILL COUNTY COMMISSIONERS.

CHURCHILL COUNTY CLERK

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

Donald A. Dick — 01-31-00
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM — DATE

[illegible] — 2/1/00
CHURCHILL COUNTY [illegible] DEPARTMENT — DATE

[illegible] — 2-1-00
CHURCHILL COUNTY FIRE MARSHALL — DATE

[illegible] — 01-31-00
SIERRA PACIFIC POWER COMPANY — DATE

David P. Overvold — 2/1/00
TRUCKEE CARSON IRRIGATION DISTRICT — DATE

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL, THIS 5 DAY OF MAR., 2000
BY THE CHURCHILL COUNTY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 5th DAY OF March, 2000.

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

OWNER

DON WILSON
306 LEE STREET
CARSON CITY, NV 89706
APN: 08-791-98 (PTN)
ZONE: R-1

DEMAR DAHL CO.
40 CENTER ST. STE 22
FALLON, NV 89406
APN: 08-792-98
ZONE: R-1

ROBERT & MYRTLE STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406
APN: 08-792-99
ZONE: R-1

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE # 289752.

RECORDER'S CERTIFICATE

FILE NO. 329222
FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE
23rd DAY OF May AT 32 MINUTES PAST 2 o'clock
P.M. IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.
FEE: NC

Teresa Thatcher Costello
CHURCHILL COUNTY RECORDER

Susan Simo
DEPUTY

AMENDED PLAT OF

THE PARCEL MAP FOR "DON WILSON, FILE # 327340. AMENDING PARCEL "C" AND A PARCEL FOR ROBERT STEWART., AND MYRTLE STEWART. FILE #324398, AMENDING PARCEL A AN ADJUSTMENT OF PARCELS. TCID# 00-008

AMENDED PARCEL MAP/BOUNDARY LINE ADJUSTMENT

FOR

DON WILSON, DEMAR DAHL CO., ROBERT STEWART AND MYRTLE STEWART

PTN OF PINE GROVE PARK PHASE 1 & 2
AN ADJUSTMENT OF PARCELS A AND B, P.M., FILE #324398 AND PARCEL C, P.M., FILE # 327340
LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M.

SHEET 1 OF 3

CIVIL ENGINEERING
SURVEYING
LAND PLANNING
187 NORTH MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1600
LAND DEVELOPMENT CONSULTANTS

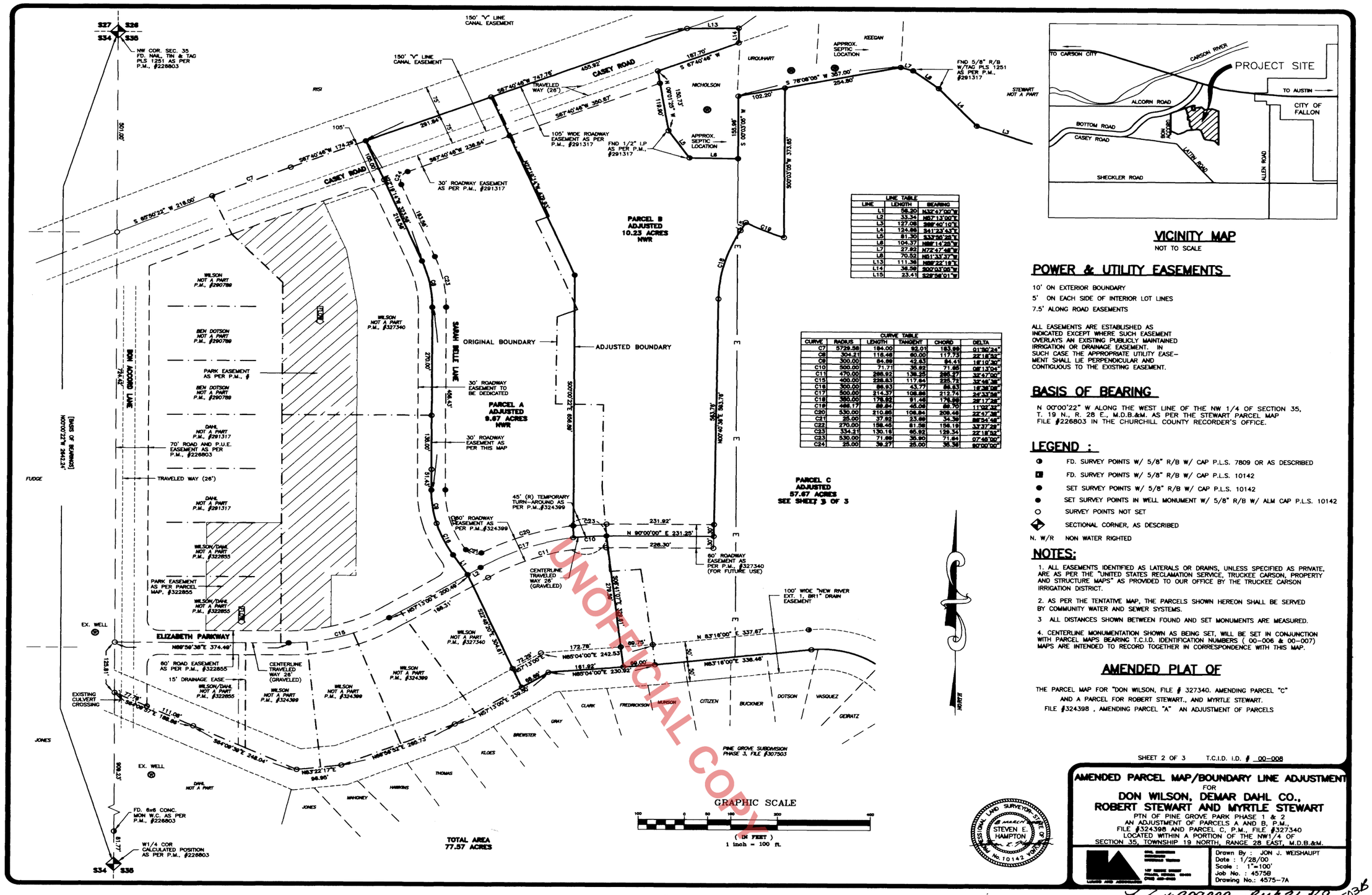
Drawn By : JON J. WEISHAUPT
Date : 1/28/00
Scale : N/A
Job No. : 45758
Drawing No.: 4575-7T

Book 36 Pg. 9

150774

Drawing: dwg Fri Jan 28 09:38:31 2000 JJW

UNOFFICIAL COPY



LINE TABLE		
LINE	LENGTH	BEARING
L1	56.20	N32°47'00"W
L2	33.34	N57°13'00"E
L3	127.08	S88°40'10"E
L4	124.86	S41°23'43"E
L5	81.30	S33°56'28"E
L6	104.37	N88°14'28"W
L7	27.92	N72°47'48"W
L8	70.52	N51°33'37"W
L13	111.36	N88°22'18"E
L14	36.98	S00°03'08"W
L15	23.41	S28°56'01"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C7	5729.58	184.00	92.01	183.99	01°50'24"
C8	304.21	116.48	60.00	117.73	22°18'54"
C9	300.00	84.99	42.83	84.41	16°13'30"
C10	500.00	71.71	35.92	71.65	08°13'04"
C11	470.00	266.92	138.25	263.27	32°47'00"
C15	400.00	226.83	117.94	223.73	32°46'38"
C16	350.00	99.63	50.77	99.63	16°36'08"
C17	500.00	214.37	108.86	212.74	24°33'56"
C18	350.00	176.92	91.46	175.00	28°57'28"
C19	486.17	89.84	46.00	89.70	11°02'32"
C20	530.00	210.80	106.84	209.45	22°47'38"
C21	25.00	37.83	23.60	34.39	86°43'48"
C22	270.00	158.46	81.58	156.19	33°37'29"
C23	334.21	130.18	65.92	129.34	22°18'54"
C23	530.00	71.69	35.90	71.64	07°46'00"
C24	25.00	39.27	25.00	35.36	90°00'00"

VICINITY MAP

NOT TO SCALE

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

BASIS OF BEARING

N 00°00'22" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M. AS PER THE STEWART PARCEL MAP FILE #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

LEGEND :

- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
- SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
- SET SURVEY POINTS IN WELL MONUMENT W/ 5/8" R/B W/ ALM CAP P.L.S. 10142
- SURVEY POINTS NOT SET
- SECTIONAL CORNER, AS DESCRIBED

N. W/R NON WATER RIGHTED

NOTES:

1. ALL EASEMENTS IDENTIFIED AS LATERALS OR DRAINS, UNLESS SPECIFIED AS PRIVATE, ARE AS PER THE "UNITED STATES RECLAMATION SERVICE, TRUCKEE CARSON, PROPERTY AND STRUCTURE MAPS" AS PROVIDED TO OUR OFFICE BY THE TRUCKEE CARSON IRRIGATION DISTRICT.
2. AS PER THE TENTATIVE MAP, THE PARCELS SHOWN HEREON SHALL BE SERVED BY COMMUNITY WATER AND SEWER SYSTEMS.
3. ALL DISTANCES SHOWN BETWEEN FOUND AND SET MONUMENTS ARE MEASURED.
4. CENTERLINE MONUMENTATION SHOWN AS BEING SET, WILL BE SET IN CONJUNCTION WITH PARCEL MAPS BEARING T.C.I.D. IDENTIFICATION NUMBERS (00-006 & 00-007) MAPS ARE INTENDED TO RECORD TOGETHER IN CORRESPONDENCE WITH THIS MAP.

AMENDED PLAT OF

THE PARCEL MAP FOR "DON WILSON, FILE # 327340. AMENDING PARCEL "C" AND A PARCEL FOR ROBERT STEWART., AND MYRTLE STEWART. FILE #324398 , AMENDING PARCEL "A" AN ADJUSTMENT OF PARCELS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

UNOFFICIAL COPY

STATE OF NEVADA PROFESSIONAL LAND SURVEYOR 8 MARCH STEVEN E. HAMPTON No. 10142

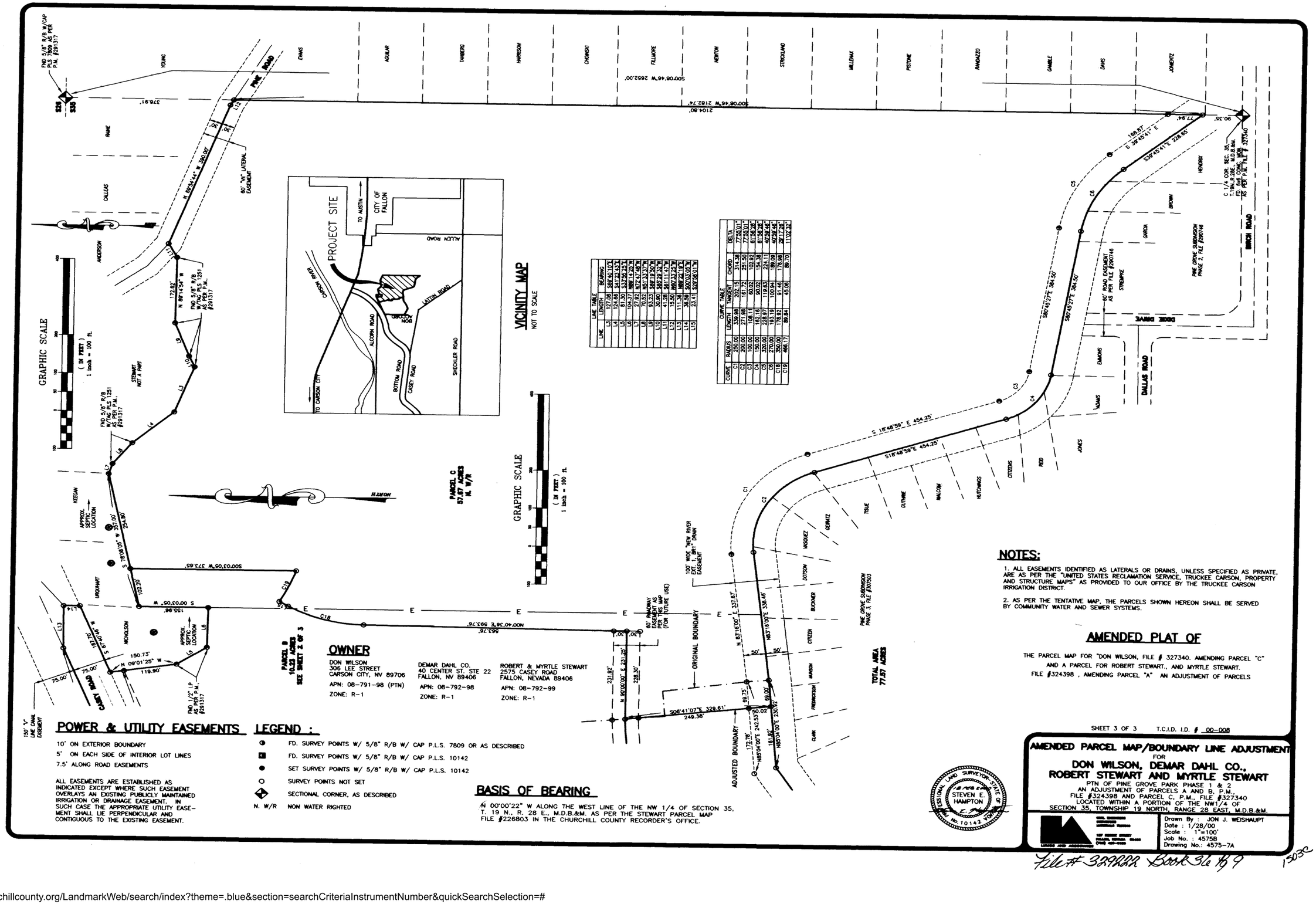
SHEET 2 OF 3 T.C.I.D. I.D. # 00-006

AMENDED PARCEL MAP/BOUNDARY LINE ADJUSTMENT
FOR
DON WILSON, DEMAR DAHL CO., ROBERT STEWART AND MYRTLE STEWART
PTN OF PINE GROVE PARK PHASE 1 & 2
AN ADJUSTMENT OF PARCELS A AND B, P.M., FILE #324398 AND PARCEL C, P.M., FILE #327340
LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M.

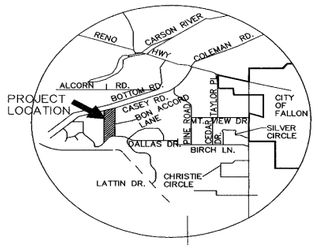
Drawn By : JON J. WEISHAUPT
Date : 1/28/00
Scale : 1"=100'
Job No. : 4575B
Drawing No.: 4575-7A

E:\PROJ\4575\dwg\4575-7A.dwg Wed Mar 08 12:01:49 2000 JJS

File # 329222 Book 36 Pg 9 1936


FND 5/8" R/B W/CAP P.L.S 7809 AS PER P.M. #291317
S35
S36
YOUNG
EVANS
AGUILAR
TAMBERG
HARRISON
CHOMSON
FILLMORE
NEWTON
STRICKLAND
MILLMAN
PISTONE
RANCHAZZO
GAMBLE
DAVIS
JOMENTZ
PINE DRIVE
S00°06'46"W 2652.00'
S00°06'46"W 2162.74'
2104.80'
577.91'
RAINE
DALLAS
ANDERSON
PINE DRIVE
60' "M" LATERAL EASEMENT
N 89°34'44" W 380.00'
172.82'
N 89°14'54" W
FND 5/8" R/B W/TAG P.L.S 1251 AS PER P.M. #291317
STEWART NOT A PART
FND 5/8" R/B W/TAG P.L.S 1251 AS PER P.M. #291317
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
KEEGAN
APPROX. SEPTIC LOCATION
S 00°18'08" W 307.00'
254.90'
S00°03'09"W 373.65'
102.20'
S 00°03'05" W
155.96'
URQUHART
NICHOLSON
N 89°01'19" E
127.18'
150.73'
N 09°01'25" W
119.90'
75.00'
75.00'
CASEY ROAD
APPROX. SEPTIC LOCATION
FND 1/2" I/P AS PER P.M. #291317
150' "V" LINE CANAL EASEMENT
PARCEL B
10.23 ACRES
SEE SHEET 2 OF 3
PARCEL C
57.67 ACRES
M. W/R
PROJECT SITE
TO AUSTIN
CITY OF FALLON
ALLEN ROAD
CASEY ROAD
TO CARSON CITY
ALDORN ROAD
BOTTOM ROAD
LATTIN ROAD
SHECKLER ROAD
VICINITY MAP
NOT TO SCALE
LINE TABLE
LINE | LENGTH | BEARING
L3 | 127.08' | S89°40'10"E
L4 | 124.66' | S41°23'43"E
L5 | 81.30' | S33°56'25"E
L6 | 104.37' | N88°14'25"W
L7 | 70.82' | N72°47'48"W
L8 | 93.23' | S89°39'30"W
L9 | 30.80' | S85°29'32"W
L10 | 41.28' | S81°11'47"W
L11 | 15.50' | N60°33'25"W
L12 | 111.36' | N88°22'10"E
L13 | 36.36' | S00°03'05"W
L14 | 23.41' | N22°58'01"W
CURVE TABLE
CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA
C1 | 250.00' | 339.98' | 202.15' | 314.38' | 77°55'01"
C2 | 200.00' | 271.98' | 161.72' | 251.50' | 77°55'01"
C3 | 100.00' | 108.18' | 60.11' | 103.02' | 61°58'26"
C4 | 150.00' | 162.16' | 90.02' | 154.36' | 61°58'26"
C5 | 320.00' | 228.87' | 119.83' | 224.11' | 40°58.45"
C6 | 270.00' | 193.19' | 100.94' | 189.09' | 40°58.45"
C18 | 350.00' | 178.92' | 91.46' | 176.98' | 29°17'26"
C19 | 466.17' | 89.84' | 45.06' | 89.70' | 11°02'32"
C18
E E E E E E
S63°40'36"E 583.76'
563.76'
.00'
.00'
60' RAILWAY EASEMENT AS PER M.R.S. (FOR FUTURE USE)
100' WIDE "NEW RIVER DRAIN" EASEMENT
ORIGINAL BOUNDARY
ADJUSTED BOUNDARY
231.92'
231.20'
228.30'
N 90°00'00" E
S05°41'07"E 329.61'
249.38'
N83°16'00"E 337.67'
N83°16'00"E 338.46'
50'
50'
69.75'
69.00'
.02'
.02'
S05°41'07"E 230.92'
172.76'
N85°04'00"E 242.53'
181.82'
N85°04'00"E 230.92'
TOTAL AREA 77.57 ACRES
S 16°48'58"E 454.25'
S16°48'58"E 454.25'
S89°45'27"E 384.50'
S89°45'27"E 384.50'
C1
C2
C3
C4
C5
C6
S 39°45'41"E 226.85'
156.87'
S39°45'41"E
77.94'
90.35'
C 1/4 COR. SEC. 35, T.19N.,R.28E., M.D.B.&M. FD. BAR CONC. BOX AS PER P.M. FILE # 327340
BIRCH ROAD
60' ROAD EASEMENT AS PER M.R.S. FILE #300748
PINE GROVE SUBDIVISION PHASE 2, FILE #300748
PINE GROVE SUBDIVISION PHASE 3, FILE #307803
STREAMPIKE
GARCIA
BROWN
HENDRIX
EMMONS
THOMAS
JONES
DALLAS ROAD
VASQUEZ
GERNITZ
TOLLE
GUTHRIE
WALDEN
HUTCHINGS
CITIZENS
REID
DOTSON
BUCKNER
CITIZEN
MARSH
FREDRICKSON
CLARK
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
NOTES:
1. ALL EASEMENTS IDENTIFIED AS LATERALS OR DRAINS, UNLESS SPECIFIED AS PRIVATE, ARE AS PER THE "UNITED STATES RECLAMATION SERVICE, TRUCKEE CARSON, PROPERTY AND STRUCTURE MAPS" AS PROVIDED TO OUR OFFICE BY THE TRUCKEE CARSON IRRIGATION DISTRICT.
2. AS PER THE TENTATIVE MAP, THE PARCELS SHOWN HEREON SHALL BE SERVED BY COMMUNITY WATER AND SEWER SYSTEMS.
AMENDED PLAT OF
THE PARCEL MAP FOR "DON WILSON, FILE # 327340. AMENDING PARCEL "C" AND A PARCEL FOR ROBERT STEWART., AND MYRTLE STEWART. FILE #324398 , AMENDING PARCEL "A" AN ADJUSTMENT OF PARCELS
OWNER
DON WILSON
306 LEE STREET
CARSON CITY, NV 89706
APN: 08-791-98 (PTN)
ZONE: R-1
DEMAR DAHL CO.
40 CENTER ST. STE 22
FALLON, NV 89406
APN: 08-792-98
ZONE: R-1
ROBERT & MYRTLE STEWART
2575 CASEY ROAD
FALLON, NEVADA 89406
APN: 08-792-99
ZONE: R-1
POWER & UTILITY EASEMENTS
10' ON EXTERIOR BOUNDARY
5' ON EACH SIDE OF INTERIOR LOT LINES
7.5' ALONG ROAD EASEMENTS
ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT, IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.
LEGEND :
FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
SURVEY POINTS NOT SET
SECTIONAL CORNER, AS DESCRIBED
N. W/R NON WATER RIGHTED
BASIS OF BEARING
N 00°00'22" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M. AS PER THE STEWART PARCEL MAP FILE #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA STEVEN E. HAMPTON No. 10142
SHEET 3 OF 3 T.C.I.D. I.D. # 00-008
AMENDED PARCEL MAP/BOUNDARY LINE ADJUSTMENT
FOR
DON WILSON, DEMAR DAHL CO., ROBERT STEWART AND MYRTLE STEWART
PTN OF PINE GROVE PARK PHASE 1 & 2
AN ADJUSTMENT OF PARCELS A AND B, P.M., FILE #324398 AND PARCEL C, P.M., FILE #327340
LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.B.&M.
LANDMARK SURVEYING AND ENGINEERING
Drawn By : JON J. WEISHAUPT
Date : 1/28/00
Scale : 1"=100'
Job No. : 4575B
Drawing No.: 4575-7A
E:\PROJ\4575\dwg\4575-7B.dwg Fri Feb 18 15:29:50 2000 CJR
File # 324398 Book 36 Pg 9
1502

THE PARK ESTATES
UNIT NO. 1
FALLON , NEVADA



VICINITY MAP
N.T.S.

OWNER

SAND CREEK DEVELOPMENT LLC
2258 RENO HIGHWAY SUITE B
FALLON, NEVADA 89406

APN: 008-792-96

ZONE: R-1

~~OWNER~~

~~TRUCKEE RIVER RANCH LLC~~
~~2258 RENO HIGHWAY SUITE B~~
~~FALLON, NEVADA 89406~~

~~APN: 008-792-96~~

~~ZONE: R-1~~

POWER & UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / ~~DISAPPROVAL~~, THIS 9 DAY OF June, 2004 BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Merrit Mederson
PLANNING COMMISSION CHAIRMAN

ROAD NOTE

ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL CONSTITUTES ACCEPTANCE OF ALL EASEMENTS DEPICTED IN SAID MAP, INCLUDING THOSE UNDERLYING EASEMENTS ASSOCIATED WITH THE DESIGNATED ROADS. ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ACCEPTED BY THE COUNTY OR BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Jaime Dellera Deputy 11-23-04
CHURCHILL COUNTY CLERK TREASURER

HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES, IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Drew 5/10/04 11/19/04
HEALTH DIVISION DATE

WATER RESOURCES APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL IN THIS OFFICE.

P.E. 5-10-04 11/19/04
DIVISION OF WATER RESOURCES DATE

OWNERS' CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.

SAND CREEK DEVELOPMENT, LLC
R. MARK HYDE, MANAGER

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON November 15 2004 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, R. Mark Hyde WHO IS Manager OF THE Sand Creek Development LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Brenda L Gross
NOTARY PUBLIC

COUNTY SURVEYOR

I, Donald A. Dick, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS SUBDIVISION MAP IS TECHNICALLY CORRECT. (THE MONUMENTS SHOWN BUT NOT SET AT THIS TIME WILL BE SET BY A CERTAIN DATE AS STATED IN AN APPROPRIATE FINANCIAL GUARANTEE TO ENSURE THE INSTALLATION OF THE MONUMENTS.)

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · DONALD A. DICK · No. 8659 · 11-30-04

Donald A. Dick
CHURCHILL COUNTY SURVEYOR

6-03-04

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 23 DAY OF November, 2004.

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT ~~Donna Cuthbertson~~ Sand Creek Development LLC ~~Truckee River Ranch LLC~~ ARE THE OWNERS OF AND HOLD TITLE INTEREST IN THE TRACT OF LAND REPRESENTED ON THIS MAP.

Fidelity National Title Agency of Nevada, Inc.
TITLE COMPANY ~~5-11-04~~ 11-22-04
DATE

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

C. C. COMMUNICATIONS — 11/19/04 — 5-10-04 DATE

CHURCHILL COUNTY ROAD DEPARTMENT — 11/19/04 — 5/21/04 DATE

CHURCHILL COUNTY FIRE MARSHAL — 11-19-04 — 5-11-04 DATE

SIERRA PACIFIC POWER COMPANY — 11-19-04 (GAS) — 5-11-04 DATE

TRUCKEE CARSON IRRIGATION DISTRICT — 11/19/04 — 5/10/04 DATE

NOTE: THE PARCELS DEPICTED HEREON ALL OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE #335461.

UNOFFICIAL COPY

NOTE:
IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

~~OWNERS' CERTIFICATE~~

~~THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.~~

~~TRUCKEE RIVER RANCH LLC~~
~~R. MARK HYDE, MANAGER~~

~~STATE OF NEVADA }~~
~~COUNTY OF CHURCHILL } S.S.~~

~~ON May 2004 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, R. Mark Hyde WHO IS Manager OF Truckee River Ranch LLC WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.~~

~~Brenda L Gross~~
~~NOTARY PUBLIC~~

~~BRENDA L. GROSS · Notary Public - State of Nevada · Appointment Recorded in Churchill County · No: 99-55506-1 - Expires: May 25, 2007~~

SURVEYOR'S CERTIFICATE

I, STEVEN E. HAMPTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DEMAR DAHL.
2) THE LANDS SURVEYED LIE WITH SEC. 35, T. 19 N., R. 28 E., M.D.B.&M, AND THE SURVEY WAS COMPLETED ON 03/09/04.
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT FINAL APPROVAL.
4) THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BEFORE THE SALE OF ANY LOT, AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION AFTER 6 MONTHS FROM THE DATE OF RECORDATION.

STATE OF NEVADA · STEVEN E. HAMPTON · No. 10142 · 30 JUNE 05

Steven E. Hampton
STEVEN E. HAMPTON P.L.S. 10142

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 23rd DAY OF November 2004 BY THE CHURCHILL COUNTY COMMISSIONERS.

Jaime Dellera, Deputy
CHURCHILL COUNTY CLERK

RECORDER'S CERTIFICATE

FILE NO. 366328
FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE 23 DAY OF November, 2004 AT 18 MINUTES PAST 4 O'CLOCK PM OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.

FEE $7.00

Trena Moretto
CHURCHILL COUNTY RECORDER

Vicki Quiroz
DEPUTY

SHEET 1 OF 3 T.C.I.D. # 04-057

SUBDIVISION FINAL MAP
FOR
THE PARK ESTATES
UNIT #1
PARCEL B OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 IN THE CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

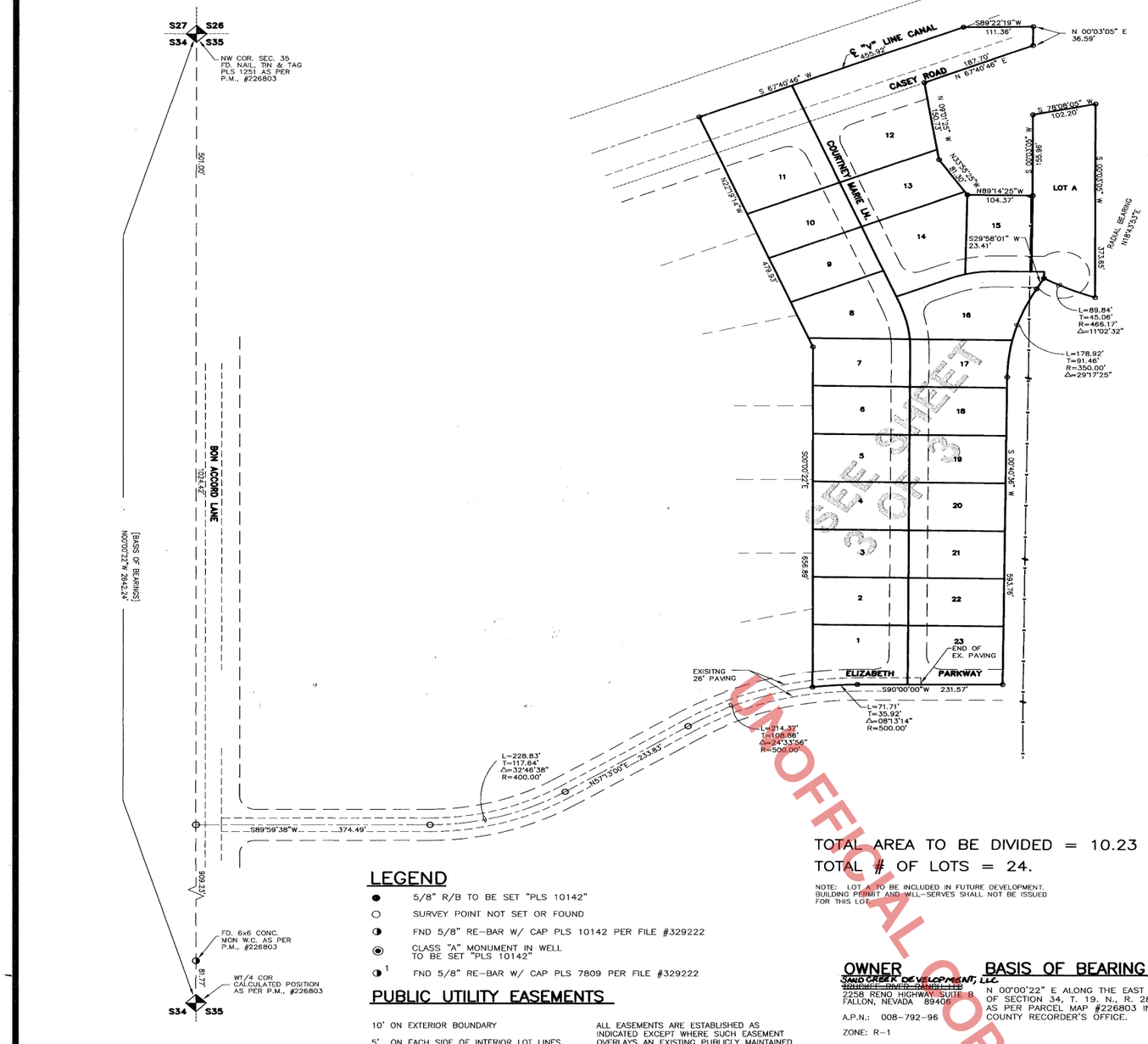
LUMOS AND ASSOCIATES — CIVIL ENGINEERS · SURVEYORS · MATERIALS TESTING · 178 S. MAINE STREET · FALLON, NEVADA 89406 · (775) 423-2186

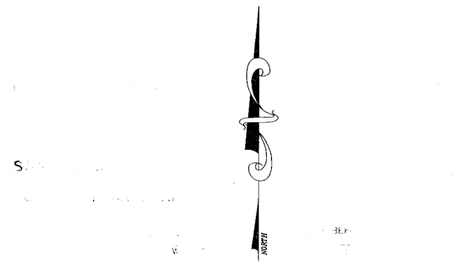
Drawn By : JENNIFER TACKITT
Date : MAY 10, 2004
Scale : N.T.S.
Job No. : 1666.015
Drawing No. : 1666015-FM

Book 4 Page 17

1645A

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LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

TOTAL AREA TO BE DIVIDED = 10.23 AC.

TOTAL # OF LOTS = 24.

NOTE: LOT A TO BE INCLUDED IN FUTURE DEVELOPMENT. BUILDING PERMIT AND WILL-SERVES SHALL NOT BE ISSUED FOR THIS LOT.

OWNER

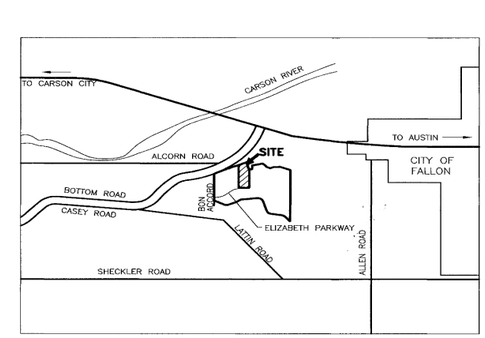
~~SAND CREEK DEVELOPMENT, LLC~~
~~BRIGHT RIVER RANCH, LLC~~
2258 RENO HIGHWAY SUITE B
FALLON, NEVADA 89406

A.P.N.: 008-792-96

ZONE: R-1

BASIS OF BEARING

N 00°00'22" E ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19 N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.



VICINITY MAP

NOT TO SCALE

SHEET 2 OF 3 T.C.I.D. #04-057

STEVEN E. HAMPTON
No. 10142
PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
25 MAY 04

SUBDIVISION FINAL MAP
FOR
THE PARK ESTATES
UNIT #1

PARCEL B OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 IN THE CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

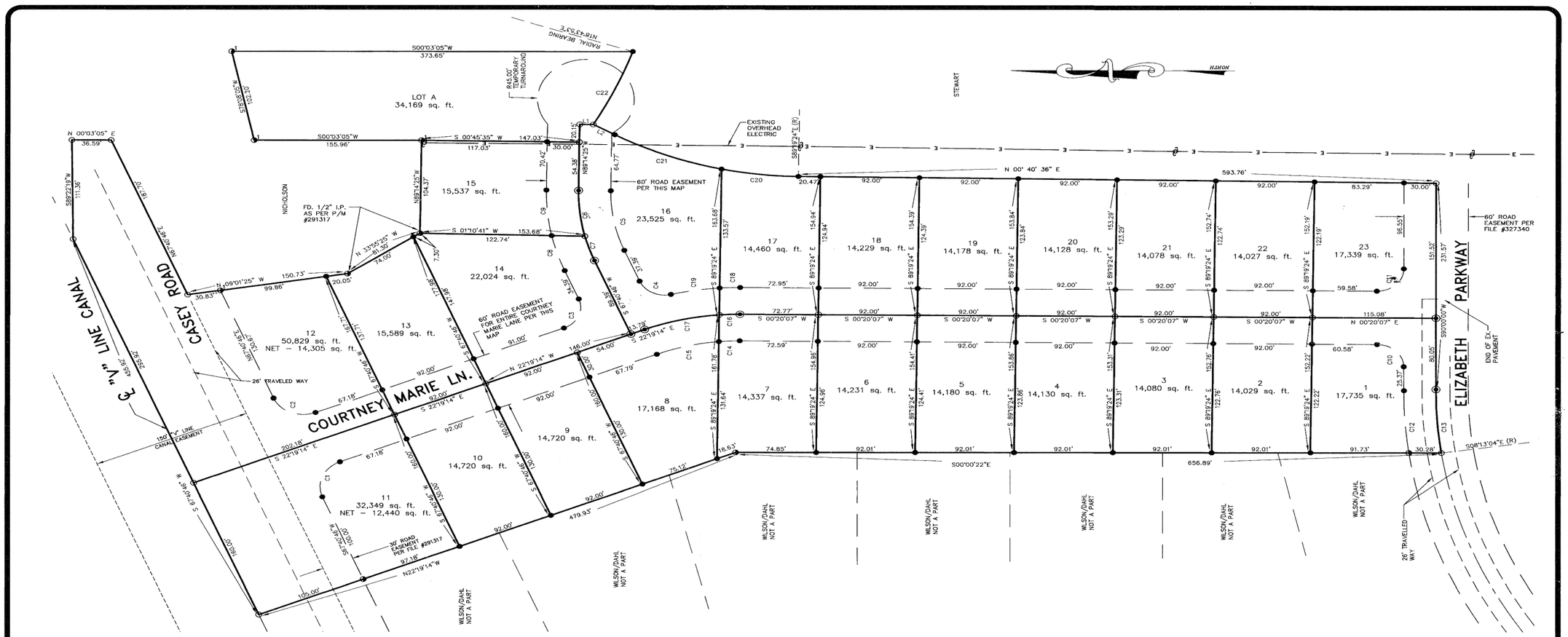
LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

Drawn By : JENNIFER TACKITT
Date : MAY 10, 2004 EDIT (1)
Scale : 1" = 100'
Job No. : 1666.015
Drawing No. : 1666015-FM

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#366328 Book 4 Page 17

1615B



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.54'	N00°45'35"E
L2	23.41'	S29°58'01"W

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C1	30.00'	30.00'	47.12'	42.43'	90°00'00"
C2	30.00'	30.00'	47.12'	42.43'	90°00'00"
C3	25.00'	25.00'	39.27'	35.36'	90°00'00"
C4	25.00'	21.61'	35.64'	32.70'	81°41'12"
C5	170.00'	34.71'	68.48'	68.02'	23°04'49"
C6	200.00'	25.99'	51.69'	51.34'	14°48'25"
C7	200.00'	14.46'	28.88'	28.85'	8°16'24"
C8	230.00'	20.73'	41.34'	41.28'	10°17'53"
C9	230.00'	25.76'	51.31'	51.21'	12°46'56"
C10	25.00'	24.85'	39.12'	35.25'	89°39'53"
C11	25.00'	25.15'	39.42'	35.46'	90°20'07"
C12	530.00'	35.90'	71.69'	71.64'	7°45'00"
C13	500.00'	35.92'	71.71'	71.65'	8°13'04"
C14	200.00'	9.73'	19.45'	19.44'	5°34'15"
C15	200.00'	30.04'	59.64'	59.42'	17°05'06"
C16	230.00'	9.63'	19.26'	19.25'	4°47'51"
C17	230.00'	36.14'	71.69'	71.40'	17°51'30"
C18	260.00'	9.54'	19.07'	19.07'	4°12'12"
C19	260.00'	23.07'	46.01'	45.95'	10°08'21"
C20	350.00'	36.14'	72.03'	71.91'	11°47'32"
C21	350.00'	53.86'	106.89'	106.48'	17°29'54"
C22	466.17'	45.06'	89.84'	89.70'	11°02'32"

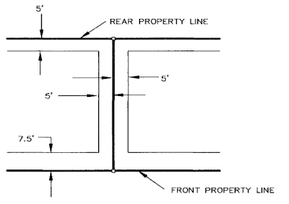
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA TO BE DIVIDED = 10.23 AC.
TOTAL # OF LOTS = 24.

NOTE: LOT A TO BE INCLUDED IN FUTURE DEVELOPMENT. BUILDING PERMIT AND WILL-SERVES SHALL NOT BE ISSUED FOR THIS LOT.



P.U.E. DETAIL
N.T.S.

OWNER

SWD CREEK DEVELOPMENT, LLC
TRUCKEE RIVER MANAGEMENT, LLC
2258 RENO HIGHWAY SUITE B
FALLON, NEVADA 89406

A.P.N.: 008-792-96

ZONE: R-1

BASIS OF BEARING

N 00°00'22" E ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

NEVADA LAND SURVEYOR STATE OF NEVADA STEVEN E. HAMPTON Exp. 6-30-2006 No. 10142

SHEET 3 OF 3 T.C.I.D. # 04-057

SUBDIVISION FINAL MAP
FOR
THE PARK ESTATES
UNIT #1

PARCEL B OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 IN THE CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS SURVEYORS MATERIALS TESTING
176 S. MAINE STREET FALLON, NEVADA 89406 (775) 423-3186

Drawn By : JENNIFER TACKITT
Date : MAY 10, 2004
Scale : 1" = 50'
Job No. : 1666.015
Drawing No. : 1666015-FM

L:\LAP\DATA\1666.015\Dwg\1666015-FM.dwg, FML, 05/08/2006 01:33:53 PM, JLT

#366328 Book 4 Page 17 16/5C

SAND CREEK SUBDIVISION

UNIT NO. 1

FALLON , NEVADA

I HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

SIGNED S. Steven E. Hampton
STEVEN E. HAMPTON, P.L.S. 10142

COUNTY ENGINEER

I, MARTIN UGALDE , BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND FIND THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

Martin Ugalde 10.4.2005
CHURCHILL COUNTY ENGINEER

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

THAT PORTION OF ROAD EASEMENT, OUTSIDE OF THE EXISTING ROAD IMPROVEMENT, THAT MAY BE GRANTED PER THIS MAP THAT IS AN OVERLYING EASEMENT TO AN EXISTING NEWLANDS PROJECT EASEMENT, MAY NOT BE EXERCISED UNTIL SUCH TIME THAT THE UNDERLYING EASEMENT IS RELOCATED OR TERMINATED.

NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL , THIS 24 DAY OF May, 2005 BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Merl Mierkeiser
PLANNING COMMISSION CHAIRMAN

ROAD NOTE

ACCEPTANCE BY CHURCHILL COUNTY OF THIS SUBDIVISION MAP CONSTITUTES ACCEPTANCE OF ALL EASEMENTS DEPICTED IN SAID MAP, INCLUDING THOSE UNDERLYING EASEMENTS ASSOCIATED WITH THE DESIGNATED ROADS. ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ACCEPTED BY THE COUNTY OR BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10, THE ROADS ELIZABETH PARKWAY, DIXIE DRIVE, WILDCAT PARKWAY, BLACKBIRD DRIVE, BIG HORN DRIVE, EAGLE ROCK ROAD, AND STONEBERGER PLACE AS DEPICTED ON THIS MAP, ARE CATEGORIZED AS RESIDENTIAL DESCRIBED IN EXHIBIT A, ORDINANCE BILL 2005-E. ANY AMENDMENTS HERETO WILL BE MADE AND PROVIDED FOR BY RESOLUTION DULY ENACTED BY THE BOARD OF COUNTY COMMISSIONERS.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Janine Dellera, Deputy Clerk 10-6-05
CHURCHILL COUNTY CLERK TREASURER

HEALTH DIVISION CERTIFICATE

Bureau of Safe Drinking Water

~~HEALTH DIVISION~~ Division of Environmental Protection

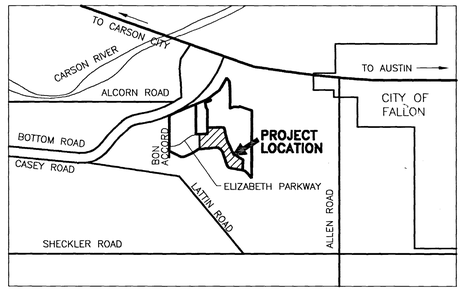
THIS FINAL MAP IS APPROVED BY THE ~~HEALTH DIVISION~~ OF THE DEPARTMENT OF ~~HUMAN~~ Conservation and Natural RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES, IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Lewis 9/15/05
~~HEALTH DIVISION~~ DATE
Bureau of Safe Drinking Water

WATER RESOURCES APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL IN THIS OFFICE.

K. Hill 13 Sept 05
DIVISION OF WATER RESOURCES DATE



VICINITY MAP

N.T.S.

COUNTY SURVEYOR

I, DONALD A. DICK , BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS TECHNICALLY CORRECT, AND THAT IF THE MONUMENTS HAVE NOT BEEN SET, THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE MARCH 1, 2006.

Donald A. Dick
CHURCHILL COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · DONALD A. DICK · No. 8659 · 12-31-06 · 9-23-05

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 12th DAY OF October, 2005.

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE OF A COUNTY BUILDING PERMIT.

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT PCCP V I II LLC ARE THE OWNERS OF AND HOLD TITLE INTEREST IN THE TRACT OF LAND REPRESENTED ON THIS MAP.

Western Nevada Title Company by Pamela Jones 9/15/05
TITLE COMPANY DATE

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

C. C. COMMUNICATIONS	9-7-05 DATE
CHURCHILL COUNTY ROAD DEPARTMENT	9/6/05 DATE
CHURCHILL COUNTY FIRE MARSHAL	9/9/05 DATE
SIERRA PACIFIC POWER COMPANY	9/6/05 DATE
TRUCKEE CARSON IRRIGATION DISTRICT	9/6/05 DATE

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE # 365902

SEE CERTIFICATE OF AMENDMENT #397794

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

UNOFFICIAL COPY

OWNERS' CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.

JOHN T. VERNER II, A MANAGING MEMBER OF PCCP V I II, LLC

JOHN T. VERNER II - MANAGER

STATE OF Nevada }
COUNTY OF Churchill } S.S.

ON September 6, 2005 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, DONNA T. WARNER II WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Amy Lawry
NOTARY PUBLIC

AMY LAWRY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 97-0219-4 - Expires June 1, 2006

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

APN: 008-792-97
010-591-99

ZONE: R-1

SURVEYOR'S CERTIFICATE

I, STEVEN E. HAMPTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DEMAR DAHL .
2) THE LANDS SURVEYED LIE WITH SEC. 35, T. 19 N., R. 28 E., M.D.B.&M, AND THE SURVEY WAS COMPLETED ON 02/14/05 .
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT FINAL APPROVAL.
4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 1 MARCH 2006 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

S. Steven E. Hampton
STEVEN E. HAMPTON P.L.S. 10142

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · STEVEN E. HAMPTON · No. 10142 · Exp. 12-31-06

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 6th DAY OF October 2005 BY THE CHURCHILL COUNTY COMMISSIONERS.

Janine Dellera, Deputy Clerk
CHURCHILL COUNTY CLERK

RECORDER'S CERTIFICATE

FILE NO. 375275

FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE 6th DAY OF October, 2005 AT 27 MINUTES PAST 3 O'CLOCK P.M. OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.

FEE $9.00

Irena Moretto
CHURCHILL COUNTY RECORDER

DEPUTY

SHEET 1 OF 5 T.C.I.D. # 04-199

FINAL MAP OF SAND CREEK SUBDIVISION UNIT #1

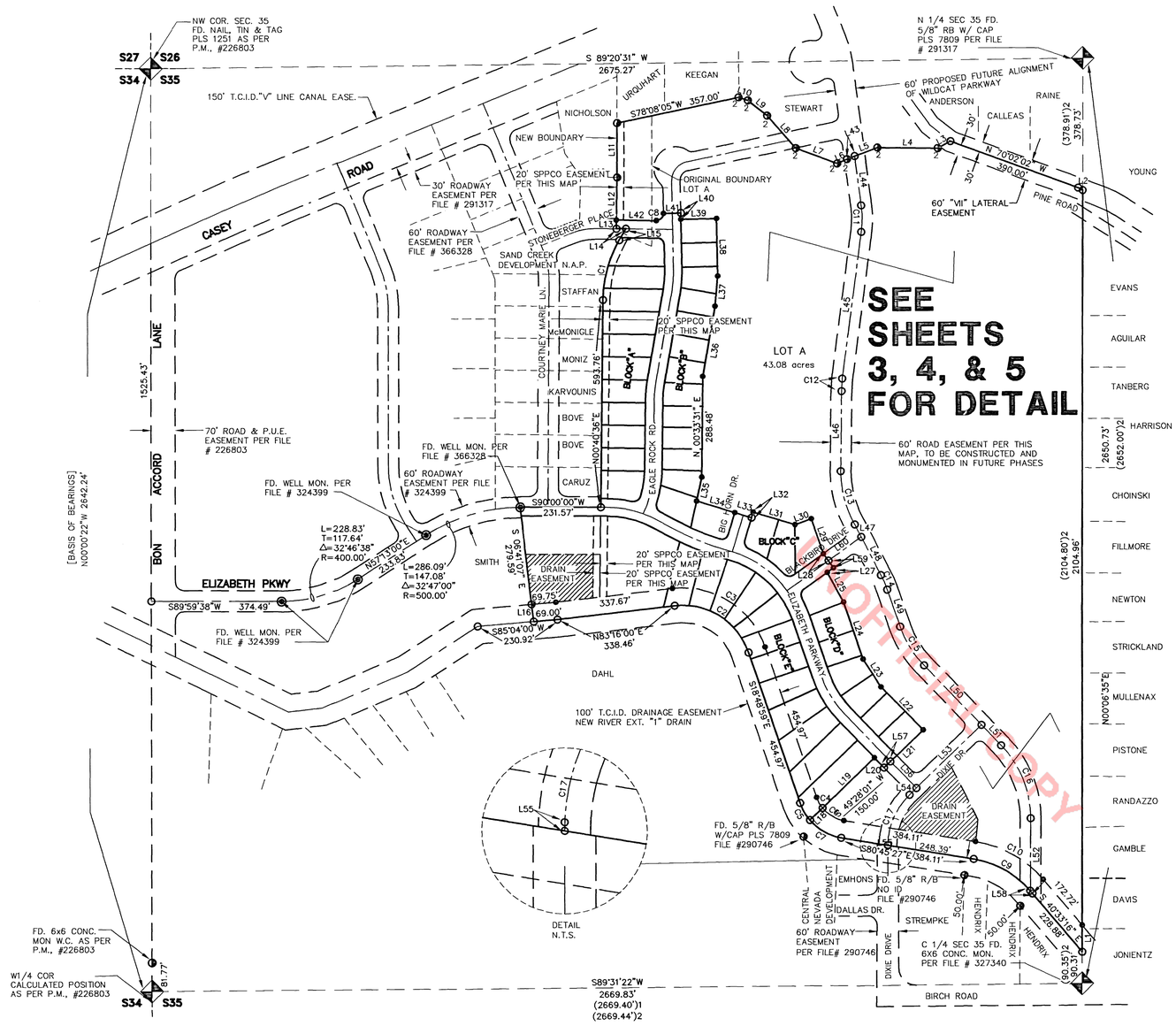
PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 2)
Scale : N.T.S.
Job No. : 1666.018
Drawing No. : 1666018-FM

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Book 05 Page 05

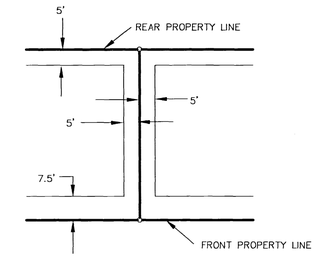


LINE TABLE		
LINE	LENGTH	BEARING
L1	76.73'	N00°06'35"E
L2	15.50'	N60°33'25"W
L3	41.28'	S61°07'52"W
L4	172.62'	N89°14'54"W
L5	69.85'	S69°19'50"W
L6	30.90'	S65°29'32"W
L7	126.71'	N69°41'25"W
L8	124.27'	N41°33'22"W
L9	70.52'	N51°33'37"W
L10	27.92'	N72°47'48"W
L11	155.96'	S00°03'05"W
L12	122.03'	S00°45'35"W
L13	25.00'	S00°45'35"W
L14	27.17'	N89°14'25"W
L15	37.78'	S29°58'01"W
L16	50.02'	S06°41'07"E
L18	50.14'	N46°01'39"E
L19	207.75'	N46°01'39"E
L20	39.64'	S43°58'21"E
L21	155.00'	N46°01'39"E
L22	171.94'	S43°58'21"E
L23	94.80'	N32°56'30"W
L24	172.41'	S18°48'59"E
L25	96.91'	N28°35'33"W
L27	22.06'	N54°06'04"E
L28	50.00'	S35°53'56"E
L29	105.73'	N18°55'41"W
L30	49.90'	N70°05'26"E
L31	125.07'	N73°18'36"W
L32	16.68'	S16°41'24"W
L33	50.00'	N73°18'36"W
L34	115.20'	S73°18'36"E
L35	70.07'	N12°29'02"E
L36	204.06'	S09°59'55"W
L37	86.65'	S05°06'33"W
L38	164.96'	N01°10'01"W
L39	102.00'	S88°49'59"W
L40	17.45'	N01°10'01"W
L41	50.00'	N88°49'59"E
L42	114.76'	S89°14'25"E
L43	23.38'	S69°19'50"W
L44	142.60'	N07°36'34"W
L45	423.42'	N07°24'59"E
L46	229.27'	N00°33'31"E
L47	41.60'	S27°21'28"E
L48	123.15'	S27°21'28"E
L49	112.29'	S18°48'59"E
L50	236.69'	S43°58'21"E
L51	81.37'	S43°58'21"E
L52	209.17'	N00°07'41"E
L53	260.00'	N46°01'39"E
L54	27.64'	N46°01'39"E
L55	0.64'	S00°00'00"E
L56	106.28'	S43°58'21"E
L57	25.00'	N46°01'39"E
L58	2.04'	S40°33'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	178.92'	350.00'	91.46'	176.98'	29°17'26"
C2	271.98'	200.00'	161.72'	251.50'	77°55'00"
C3	339.98'	250.00'	202.15'	314.38'	77°55'00"
C4	34.89'	100.00'	17.63'	34.72'	19°59'34"
C5	56.85'	150.00'	28.77'	56.51'	21°43'00"
C6	73.21'	100.00'	38.33'	71.59'	41°56'54"
C7	105.31'	150.00'	54.93'	103.16'	40°13'28"
C8	32.09'	20.00'	20.68'	28.76'	91°55'36"
C9	189.45'	270.00'	98.81'	185.59'	40°12'11"
C10	224.54'	320.00'	117.11'	219.96'	40°12'11"
C11	76.05'	290.00'	38.25'	75.83'	15°01'33"
C12	35.91'	300.00'	17.98'	35.89'	6°51'28"
C13	159.63'	300.00'	81.75'	157.75'	30°29'13"
C14	45.18'	300.00'	22.63'	45.14'	8°37'46"
C15	131.72'	300.00'	66.94'	130.66'	25°09'22"
C16	230.91'	300.00'	121.51'	225.25'	44°06'02"
C17	160.67'	200.00'	84.95'	156.38'	46°01'39"

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142" OR AS DESCRIBED
- ◑1 FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222
- ◑2 FND 5/8" RE-BAR W/ CAP PLS 1251 PER FILE # 291317
- ( )1 RECORD DATA PER PARCEL MAP FOR DEMAR DAHL FILE NUMBER 361445
- ( )2 RECORD DATA PER AMENDED PARCEL MAP FOR MYRTLE E. STEWART FILE NUMBER 249930
- ( )3 RECORD DATA PER FINAL MAP FOR PINE GROVE SUBDIVISION FILE NUMBER 290746



P.U.E. DETAIL
N.T.S.

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PERPENDICULAR AND LIE PERPENDICULAR AND CONTIGUOUS TO THE EXISTING EASEMENT.

THAT PORTION OF ROAD EASEMENT, OUTSIDE OF THE EXISTING ROAD IMPROVEMENT, THAT MAY BE GRANTED PER THIS MAP THAT IS AN OVERLYING EASEMENT TO AN EXISTING NEWLANDS PROJECT EASEMENT, MAY NOT BE EXERCISED UNTIL SUCH TIME THAT THE UNDERLYING EASEMENT IS RELOCATED OR TERMINATED.

NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

UNOFFICIAL COPY

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
STEVEN E. HAMPTON
No. 10142

SHEET 2 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

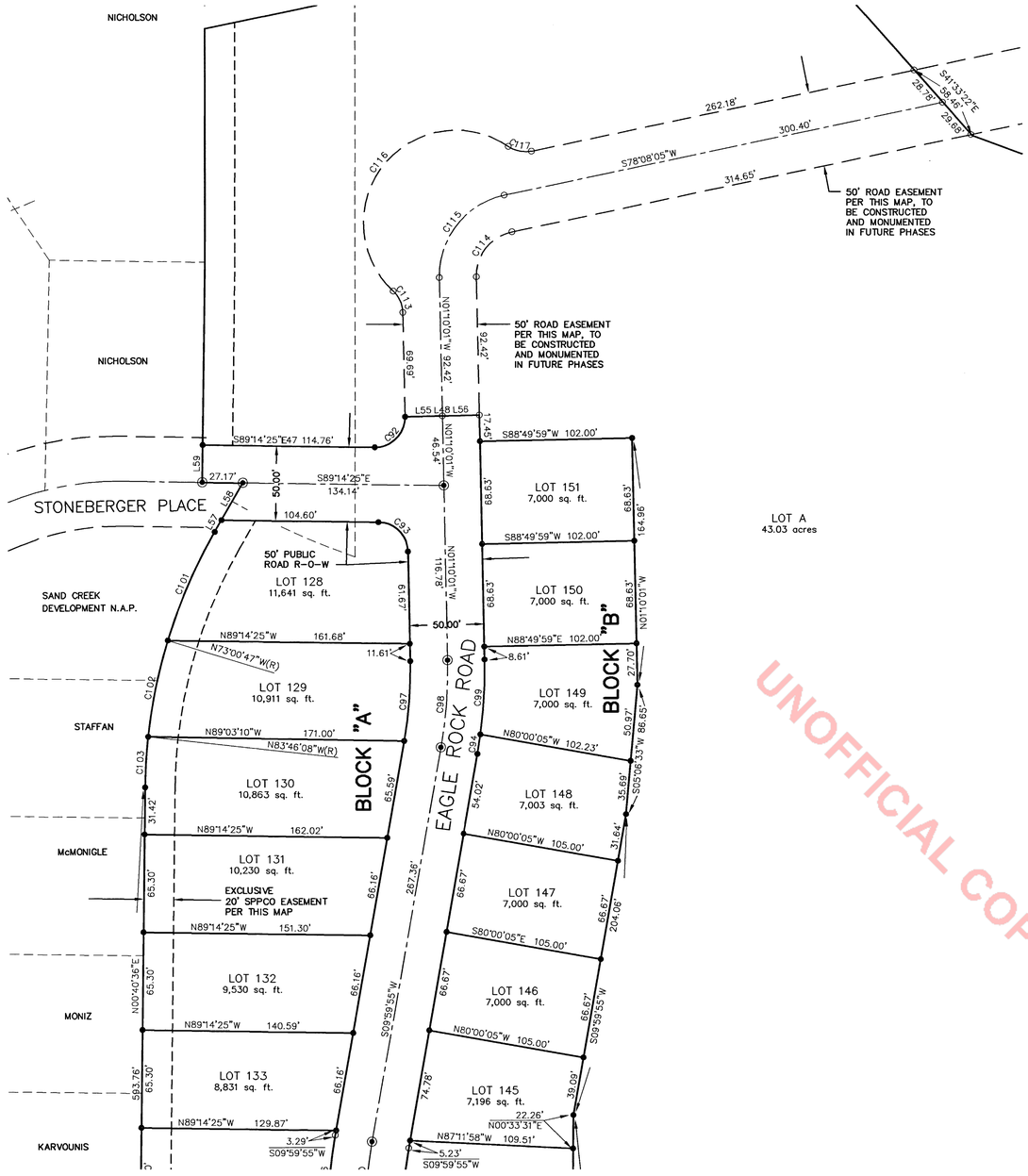
PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

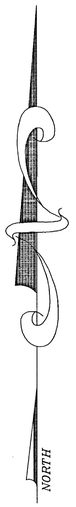
Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 7)
Scale : 1" = 200'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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UNOFFICIAL COPY



GRAPHIC SCALE

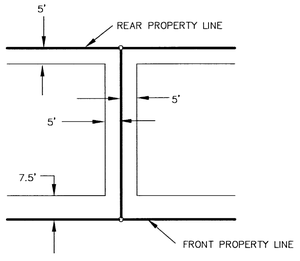
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
C115	55.00'	45.58'	76.12'	70.19'	79°18'06"
C116	62.00'	861.34'	185.87'	123.68'	171°45'57"
C117	20.00'	8.59'	16.23'	15.79'	46°30'24"
C118	500.00'	147.08'	286.09'	282.20'	32°47'00"
C119	400.00'	117.64'	228.83'	225.72'	32°46'38"
C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A



P.U.E. DETAIL
N.T.S.

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:

1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON–TANGENT LINES.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE–BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE–BAR W/ CAP PLS 7809 PER FILE #329222

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

3 June 05
STEVEN E. HAMPTON
EXP. 30 June 06
No. 10142
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA

SHEET 3 OF 5 T.C.I.D. # 04–199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

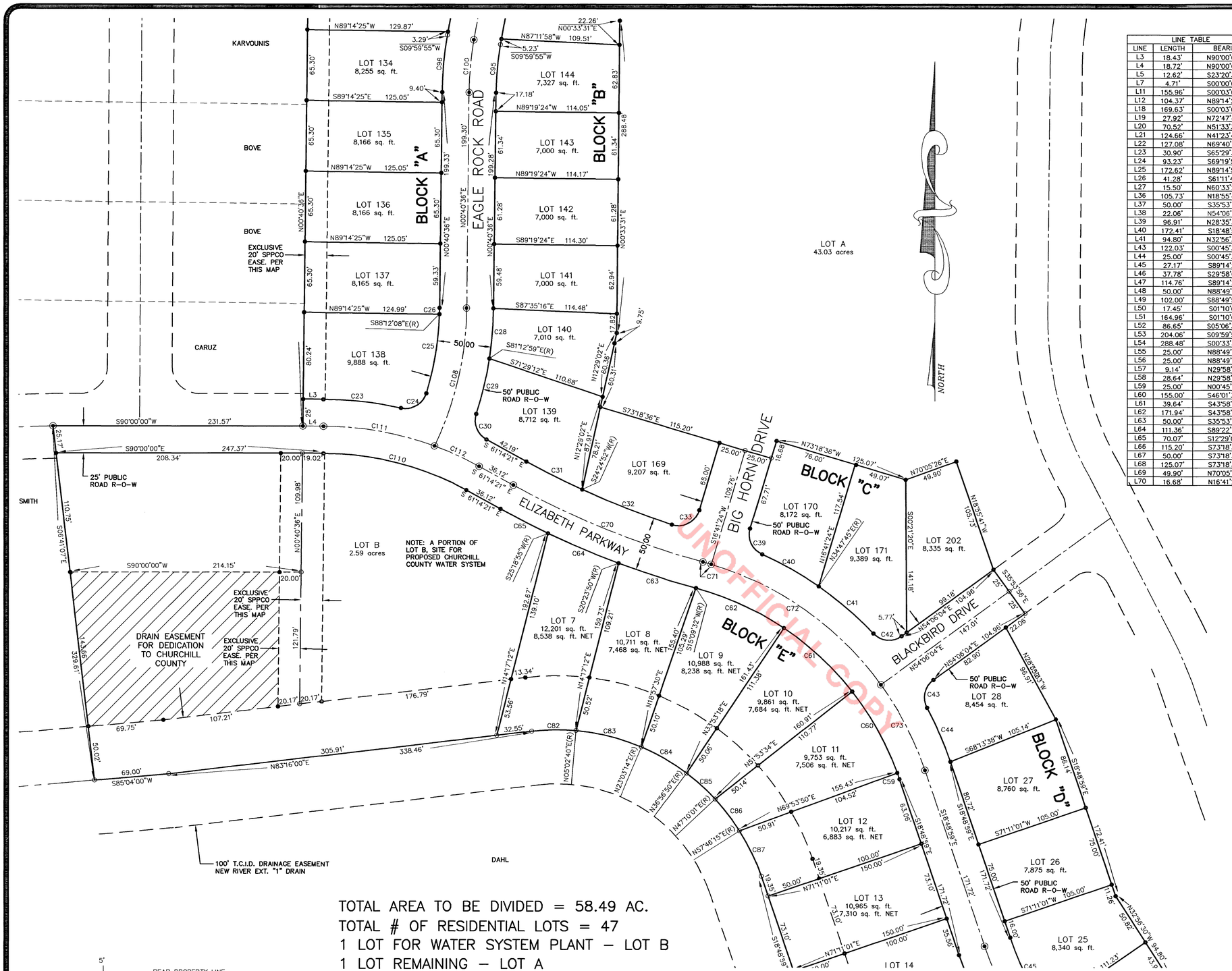
PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
179 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423–2188

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018–FM

#375275 Book 05 Page 05

L:\LUMOS\1666.018\dwg\1666018-FM1.dwg, FM-2, 6/3/2005 7:16:49 AM, jstarks



LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
C115	55.00'	45.58'	76.12'	70.19'	79°18'06"
C116	62.00'	861.34'	185.87'	123.68'	171°45'57"
C117	20.00'	8.59'	16.23'	15.79'	46°30'24"
C118	500.00'	147.08'	286.09'	282.20'	32°47'00"
C119	400.00'	117.64'	228.83'	225.72'	32°46'38"
C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

GRAPHIC SCALE

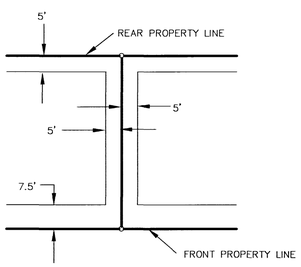
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.



P.U.E. DETAIL
N.T.S.

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19, N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:

1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON-TANGENT LINES.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
STEVEN E. HAMPTON
Exp. 30 JUNE 05
No. 10142

SHEET 4 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

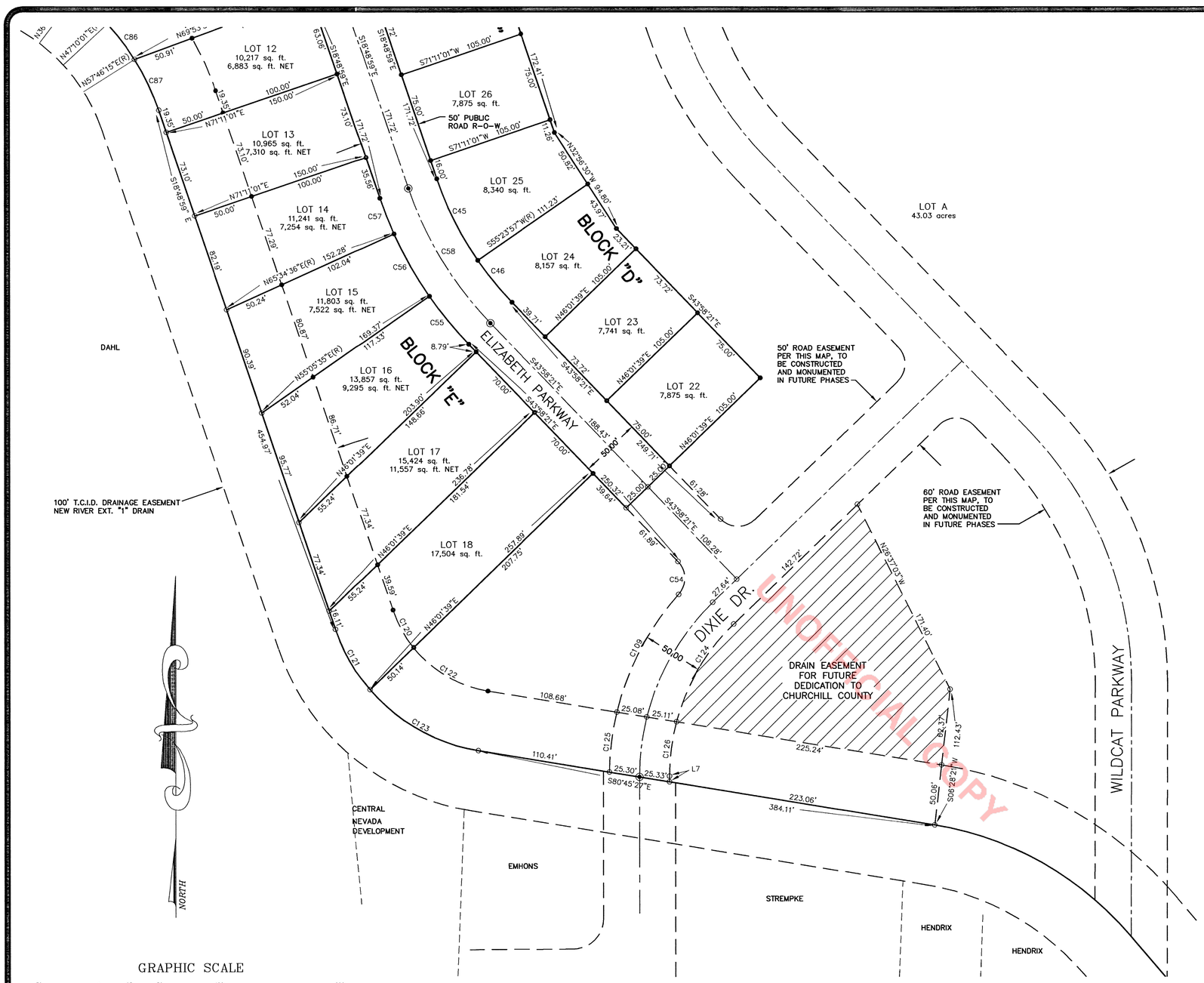
PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188
LUMOS AND ASSOCIATES

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

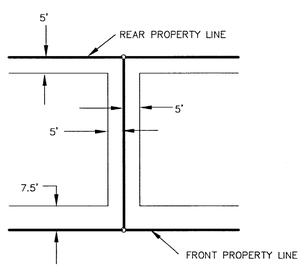
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



P.U.E. DETAIL

N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
C115	55.00'	45.58'	76.12'	70.19'	79°18'06"
C116	62.00'	861.34'	185.87'	123.68'	171°45'57"
C117	20.00'	8.59'	16.23'	15.79'	46°30'24"
C118	500.00'	147.08'	286.09'	282.20'	32°47'00"
C119	400.00'	117.64'	228.83'	225.72'	32°46'38"
C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:

1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON-TANGENT LINES.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
STEVEN E. HAMPTON
Exp. 30 June 05
No. 10142

SHEET 5 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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A.P.N.: 008-792-97
010-591-99

375675
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
CHURCHILL COUNTY
2005 OCT 19 PM 3:42
TRENA MORETTO
COUNTY RECORDER
FEE 9 DEP

Recording requested by:

Churchill County, Nevada
155 N. Taylor Street, Ste. 170-C
Fallon, Nevada 89406

Grantee/Mail Tax Statements To:

Churchill County, Nevada
155 N. Taylor Street, Ste. 170-C
Fallon, Nevada 89406

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GRANT OF PUBLIC UTILITY AND ROAD EASEMENT

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO FEDERAL SOCIAL SECURITY NUMBER CONTAINED IN THIS DOCUMENT

THIS INDENTURE, made this 18th day of October, 2005, by and between Sand Creek Development, L.L.C., Grantor, and Churchill County, Nevada, a political subdivision of the State of Nevada, Grantee.

WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sale and convey unto CHURCHILL COUNTY, NEVADA, a Nevada political subdivision of the State of Nevada, whose address is 155 N. Taylor Street, Fallon, Nevada, 89406, a non-exclusive public road easement, for all purposes public, to, from and upon all of that certain real property more particularly described as follows:

See Exhibits "B", "C", "D", "E", "F", "G" and "H", annexed hereto and by reference made a part hereof .

The terms of this grant of public utility and road easement shall be binding upon the heirs, successors and assigns of the parties hereto forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

375675

DATED: This 18 day of October, 2005.

SAND CREEK DEVELOPMENT, L.L.C.

By: _____
MARK HYDE

STATE OF NEVADA)
: ss.
COUNTY OF CHURCHILL)

On this 18 day of October, 2005, personally appeared before me, a Notary Public, MARK HYDE, for SAND CREEK DEVELOPMENT, L.L.C., who acknowledged to me that he executed the within instrument freely and voluntarily and for the uses and purposes therein stated.

_____
Notary Signature

AMY LAWRY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 97-3219-4 - Expires June 1, 2006

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Exhibit "B"
Wildcat Parkway – 1
Sand Creek Subdivision

A road easement, 60 feet in width, 30 feet on each side of centerline. The sidelines of said easement to be lengthened or shortened accordingly to intersect with boundary lines. The centerline described as follows:

Commencing at the West ¼ corner of Section 35, Township 19 North, Range 28 East, M.D.B. & M.; thence N 89°41'45" E a distance of 2669.83 feet to the Center ¼ corner of said Section 35; thence N 00°17'49" E along the center quarter line, a distance of 90.31 feet; thence N 40°22'02" W a distance of 228.88 feet, to the center line of a future road, the point of beginning; thence along said centerline, N 00°18'55" E a distance of 209.17 feet; thence along a curve to the left, having a radius of 300.0 feet, an arc length of 230.91 feet, and a central angle of 44°06'02"; thence N 43°47'07" W a distance of 318.06 feet; thence along a curve to the right, having a radius of 300.0 feet, an arc length of 131.72 feet, and a central angle of 25°09'22"; thence N 18°37'45" W a distance of 112.29 feet; thence along a curve to the left, having a radius of 300.0 feet, an arc length of 45.18 feet, and a central angle of 8°37'46"; thence N 27°10'14" W a distance of 164.75 feet; thence along a curve to the right, having a radius of 300.0 feet, an arc length of 159.63 feet, and a central angle of 30°29'13"; thence N 00°44'45" E a distance of 229.27 feet; thence along a curve to the right, having a radius of 300.0 feet, an arc length of 35.91 feet, and a central angle of 6°51'28"; thence N 7°36'13" E a distance of 423.42 feet; thence along a curve to the left, having a radius of 290.0 feet, an arc length of 76.05 feet, and a central angle of 15°01'33"; thence N 7°25'20" W a distance of 142.60 feet, to the property boundary line, the termination of said easement.

Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
11 July 05
STEVEN E. HAMPTON
Exp: 30 June 07
No. 10142

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Exhibit "C"
Wildcat Parkway – 2
Sand Creek Subdivision

A road easement, 60 feet in width, 30 feet on each side of centerline. The sidelines of said easement to be lengthened or shortened accordingly to intersect with boundary lines or other right of way lines. The centerline described as follows:

Commencing at the West ¼ corner of Section 35, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°10'52" E a distance of 2642.24 feet, to the northwest corner of said Section 35; thence S 82°46'16" E a distance of 2035.55 feet, to the centerline of a future road, the point of beginning; thence N 7°25'20" W a distance of 267.06 feet; thence along a curve to the left, having a radius of 300.0 feet, an arc length of 77.03 feet, and a central angle of 14°42'42"; thence N 22°08'00" W a distance of 132.70 feet, to the improved road section known as Casey Road, the termination of said easement.

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Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

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Exhibit "D"
Additional Coleman Road Easement

A road easement, 30 feet in width, described as follows:

Commencing at the southeast corner of Section 26, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°20'07" E a distance of 2674.64 feet, to the East ¼ corner of said Section 26; thence S 56°04'24" W a distance of 1616.07 feet, to a point on the 1/16th line, the point of beginning; thence S 00°19'57" W a distance of 32.58 feet, to the northerly right of way line of the "V" Line Canal; thence S 67°22'06" W a distance of 690.03 feet; thence along a westerly curve, having a radial bearing of N 7°21'14" E, a radius of 5654.58 feet, an arc length of 59.48 feet, and a central angle of 00°36'10"; thence N 67°22'06" E a distance of 754.10 feet, to the point of beginning.

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PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
11 July 05
STEVEN E. HAMPTON
Exp: 30 JUNE 07
No. 10142

Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

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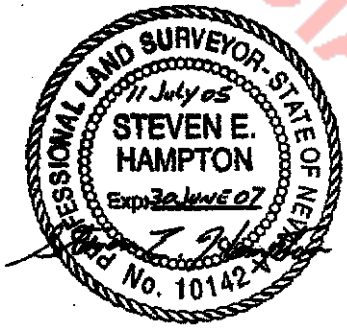
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Exhibit "E"
Sanitary Sewer Easement

A sanitary sewer easement, described as follows:

Commencing at the southeast corner of Section 26, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°20'07" E a distance of 2674.64 feet, to the East ¼ corner of said Section 26; thence S 56°04'24" W a distance of 1616.07 feet; thence S 67°22'06" W a distance of 460.58 feet, to the point of beginning; thence S 67°22'06" W a distance of 200.54 feet; thence N 23°16'56" W a distance of 30.0 feet; thence N 67°22'06" E a distance of 221.67 feet; thence along a curve, having a radial bearing of N 71°50'40" E, a radius of 1370 feet, an arc length of 11.43 feet, and a central angle of 00°28'40"; thence along a curve to the right, having a radius of 20.0 feet, an arc length of 30.02 feet, and a central angle of 86°00'06", to the point of beginning.

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Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

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Exhibit "F"
A Portion of "Mashie Land and Wedge Avenue"
Onda Verde Estates P.U.D.

A road easement, described as follows:

Commencing at the southeast corner of Section 26, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°20'07" E a distance of 2674.64 feet, to the East ¼ corner of said Section 26; thence S 56°04'24" W a distance of 1616.07 feet; thence S 67°22'06" W a distance of 350.29 feet, to the point of beginning; thence along a curve to the right, having a radius of 20.0 feet, an arc length of 32.93 feet, and a central angle of 94°20'34"; thence along another curve to the right, having a radius of 1300.0 feet, an arc length of 211.73 feet, and a central angle of 9°19'54"; thence N 87°10'00" W a distance of 266.97 feet; thence S 2°50'00" W a distance of 50.0 feet; thence S 87°10'00" E a distance of 189.57 feet; thence along a curve to the right, having a radius of 20.0 feet, an arc length of 26.85 feet, and a central angle of 76°55'08"; thence along a curve to the left, having a radius of 1370.0 feet, an arc length of 200.51 feet, and a central angle of 8°23'07"; thence along a curve to the right, having a radius of 20.0 feet, an arc length of 30.02, and a central angle of 86°00'06"; thence N 67°22'06" E a distance of 110.29 feet, to the point of beginning.

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Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
11 July 05
STEVEN E. HAMPTON
Exp: 30 June 07
No. 10142

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Exhibit "G"
A portion of "Wedge Avenue"
Onda Verde Estates P.U.D.

A road easement, 50 feet in width, 25 feet on each side of centerline. The sidelines of said easement to be lengthened or shortened accordingly to intersect with themselves and boundary lines. The centerline described as follows:

Commencing at the southeast corner of Section 26, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°20'07" E a distance of 2674.64 feet, to the East ¼ corner of said Section 26; thence S 56°04'24" W a distance of 1616.07 feet; thence S 67°22'06" W a distance of 406.75 feet, to the centerline of Mashie Lane; thence along a curve, having a radial bearing of N 70°40'17" E, a radius of 1335.0 feet, an arc length of 244.91 feet, and a central angle of 10°30'39"; thence N 87°10'00" W a distance of 236.0 feet, to the point of beginning; thence N 87°10'00" W a distance of 362.66 feet; thence along a curve, to the right, having a radius of 875.0 feet, an arc length of 533.78 feet, and a central angle of 34°57'07"; thence N 52°12'53" W a distance of 219.72 feet; thence along a curve, to the right, having a radius of 225.0 feet, an arc length of 121.23 feet, and a central angle of 30°52'12"; thence N 67°54'38" E a distance of 374.47 feet, to the termination of said easement.

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Prepared by:
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Fallon, Nevada 89406

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
STEVEN E. HAMPTON
Exp: 30 June 07
No. 10142

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Exhibit "H"
Water and Sewer Easement

A sanitary sewer and water easement, 30 feet in width, 15 feet on each side of centerline. The sidelines of said easement to be lengthened or shortened accordingly to intersect with themselves and boundary lines. The centerline described as follows:

Commencing at the southeast corner of Section 26, Township 19 North, Range 28 East, M.D.B. & M.; thence N 00°20'07" E a distance of 2674.64 feet, to the East ¼ corner of said Section 26; thence S 89°31'22" W a distance of 2671.55 feet, to the Center ¼ of said Section 26; thence S 40°19'29" W a distance of 205.65 feet, to the point of beginning; N 22°05'22" W a distance of 101.77 feet; thence N 39°51'17" W a distance of 406.40 feet, to the boundary line of the Waste Water Treatment Parcel, the termination of said easement.

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Prepared by:
Steven E. Hampton PLS
Lumos & Associates Inc.
178 South Maine Street
Fallon, Nevada 89406

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
11 July 05
STEVEN E. HAMPTON
Exp: 30 June 07
No. 10142

END OF DOCUMENT

Doc # 478294
1/9/2020 9:14 AM
Official Record
Requested by
CHURCHILL CO CLERK
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 5
Recorded By: LMCAFEE

APN#_____

Recording Requested By:
Name Churchill County Commissioners
Address 155 North Taylor St., Ste. 110
City/State/Zip Fallon, NV 89406

Mail Tax Statement to:
Name _____
Address_____
City/State/Zip:_____

Please complete Affirmation Statement below IF there is a Social Security number on the document.
(Per NRS 239B.030)

☐ I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:_____
(State specific law)

Pamela D Moore — Deputy Clerk of the Board
Signature Pamela D. Moore — Title

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RIGHT OF ENTRY AGREEMENT – VERNER HOMES NEVADA LLC

****

Only use the following section if one item applies to your document

This document is being **re-recorded** to_____

OR

This document is being recorded to **amend** document #_____ to correct

_____

_____.

****

If **legal description** is a metes & bounds description you are **required to furnish** the following information:

Legal Description obtained from _____(Document Title), Book ____ Page_____Document #_____recorded _____(date) in the Churchill County Recorder's office.

OR

If Surveyor, please provide name and address.

_____

_____

****

This page added to provide additional information required by NRS 111.312 Sections 1-4 & NRS 239B.030 Section 4.

(Additional recording fee applies)

RIGHT-OF-ENTRY

THIS RIGHT OF ENTRY AGREEMENT ("ROE") is made this 6 day of ~~November~~ January 2019 (the "Effective Date") by and between VERNER HOMES NEVADA LLC, a Nevada limited liability company ("VERNER HOMES"), and Churchill County, a political subdivision of the state of Nevada ("COUNTY").

RECITALS:

WHEREAS, VERNER HOMES owns that certain real property located in Churchill County APN: 008-792-04 and 008-792-95, together with all existing improvements thereon (the "Property"), and

WHEREAS, COUNTY desires to enter the Property for the purpose of performing work related to the location and construction of a municipal well.

NOW, THEREFORE, for the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, VERNER HOMES and COUNTY agree as follows:

1. Right of Entry. Subject to the terms and conditions of this ROE, commencing on the Effective Date and continuing until the Expiration Date, VERNER HOMES grants COUNTY and its employees, agents, contractors, and invitees (collectively "Agents") the right to enter the Property at any time during daylight hours Monday through Saturday for performing work for locating a suitable location for the construction of a municipal well which includes but is not limited to drilling and constructing a monitoring well followed by a production well with related infrastructure. This work additionally includes sampling, testing, investigations, excavations, electric work, surveys, and such other tests, studies as COUNTY deems necessary or desirable. COUNTY or its Agents may store equipment on the Property during the term of this ROE provided, however, that COUNTY and its Agents shall be solely responsible for securing such equipment on the Property and VERNER HOMES shall not be liable for any theft or damage to any equipment stored on the Property. No other use shall be made of the Property by COUNTY other than the performance of the aforementioned work without VERNER HOMES's prior written approval, which approval shall be within VERNER HOMES's sole and absolute discretion.

2. **Purchase of Property**. COUNTY will determine, in its sole discretion, whether the location will be suitable for a permanent production well. Once this determination is made, COUNTY will prepare a parcel map and legal description for the creation of a new legal parcel. VERNER HOMES shall then deed the identified parcel to COUNTY and shall provide utility easements to connect the new well to the water treatment plant. In consideration for the land transfer and easements, COUNTY shall grant to VERNER HOMES two sewer connections and two water connections (these connections will not be subject to standby fees). VERNER HOMES agrees to execute the deed within 30 days after receiving the request. VERNER HOMES shall take every effort to maintain good and marketable title to the property during the term of this Agreement and shall not take any action which will divest itself of ownership or in any way encumber the property.

3. Expiration; Termination. This ROE shall automatically expire (without further action by VERNER HOMES), within three years after the Effective Date ("Expiration Date"), unless extended in writing by VERNER HOMES and COUNTY. Notwithstanding the foregoing, VERNER HOMES may revoke this ROE for cause at any time by notice delivered to COUNTY.

4. Removal of Equipment. At the expiration or termination of this ROE, COUNTY shall remove all tools, equipment, and other personal property from the Property at its sole cost. This provision shall survive the expiration or earlier termination of this ROE.

5. Security. COUNTY shall provide and adequately maintain any barricades, fences, signs, lanterns and other suitable devices as deemed necessary by OSHA for employee and public safety with respect to the Studies performed hereunder. COUNTY shall maintain the security of

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each of its work sites on the Property to the reasonable satisfaction of VERNER HOMES during the entire period of entry under this ROE. In the conduct of work undertaken herein, COUNTY shall exercise all normal and reasonable safety precautions and shall maintain all work areas on the Property in a clean and presentable manner. COUNTY shall use commercially reasonable efforts to secure the Property at all times during the Studies and upon termination or expiration of this ROE.

6. Indemnification. With respect to all activities permitted under this ROE, COUNTY shall at all times conform with and abide by the reasonable orders and directions of VERNER HOMES officials or their duly authorized representatives, indemnifying the same and VERNER HOMES as follows:

a. COUNTY shall indemnify and hold harmless VERNER HOMES, its officers, employees, and agents from all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses (including reasonable attorney's fees), of whatsoever kind and nature for injury, including personal injury or death of any person or persons, and for loss or damage to any property caused by COUNTY occurring in connection with, or in any way arising out of the use, occupancy, and performance of the work permitted by this ROE; provided, however, the foregoing indemnity shall exclude any claims or liabilities caused by the gross negligence or willful misconduct of VERNER HOMES.

b. COUNTY shall indemnify and hold harmless VERNER HOMES, its officials, officers, employees, and agents from all liabilities, remedial costs, environmental claims, fees, or other expense related to, arising from, or attributable to, any Hazardous Materials introduced by COUNTY (including effluent discharged on the Property) or as a result of COUNTY's activities on the Property; provided, however, the foregoing indemnity shall exclude any claims or liabilities caused by the gross negligence or willful misconduct of VERNER HOMES.

c. COUNTY expressly indemnifies and shall defend VERNER HOMES against any claims by contractors or subcontractors who perform any activity on the Property; provided, however, the foregoing indemnity shall exclude any claims or liabilities caused by the gross negligence or willful misconduct of the VERNER HOMES. This ROE shall not be construed as granting COUNTY or any contractor of COUNTY the right to place any lien, mechanic's lien, or any charge on the Property.

d. If any action or proceeding as described in this Paragraph 6 is brought against VERNER HOMES, its officers or employees, VERNER HOMES shall take all legal action required to defend VERNER HOMES against such action and COUNTY shall promptly reimburse VERNER HOMES for all liabilities, obligations, penalties, claims, litigation, demands, defenses, costs, judgments, suits, proceedings, damages, disbursements or expenses of any kind (including attorneys' and experts' fees and expenses and fees and expenses incurred by VERNER HOMES in investigating, defending, or prosecuting any litigation, claim, or proceeding) that may at any time be imposed upon, incurred by, or asserted or awarded against VERNER HOMES or any of them in connection with or arising from or out of this ROE; provided, however, the foregoing indemnity shall exclude any claims or liabilities cause by the gross negligence or willful conduct of the VERNER HOMES.

7. Liability. Without prejudice to any other rights VERNER HOMES may have, COUNTY is responsible, in accordance with applicable laws, for the acts and omissions of its Agents that cause injuries to persons or damages to Property, including any claims arising from such injuries or damages, caused by or arising from the activities permitted under this ROE. VERNER HOMES shall have no liability for the actions or negligence of COUNTY or its Agents. Neither the grant of this ROE, nor any provision thereof, shall impose upon VERNER HOMES any new or additional duty or liability or enlarge any existing duty or liability of VERNER HOMES.

8. Licenses/Permits. COUNTY is solely responsible for obtaining any necessary licenses and permits for the work permitted under this ROE, including transportation and disposal of

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materials. The spoil (soil and water), if any, produced by COUNTY shall be stored, and disposed of, in strict compliance with local and federal laws. Prior to the removal of any non- hazardous materials and debris from the Property, COUNTY shall provide VERNER HOMES written notice of the location to which the materials and debris are to be disposed.

9. Utilities. COUNTY shall be solely responsible for coordinating with the utility companies and for any utility costs incurred in connection with any activity performed by COUNTY and its Agents on the Property. COUNTY shall defend and hold harmless VERNER HOMES against any claims by any utility company resulting from COUNTY's direct or indirect activities on the Property.

10. Hazardous Materials. COUNTY shall immediately notify VERNER HOMES if it discovers Hazardous Materials or waste on the Property. For purposes of this ROE, "Hazardous Materials" means (a) asbestos and any asbestos containing material and any substance that is then defined or listed in, or otherwise classified pursuant to, any Environmental Law or any other applicable law as a "hazardous substance," "hazardous material," "hazardous waste," "infectious waste," "toxic substance," "toxic pollutant" or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, toxicity, reproductive toxicity or Toxicity Characteristic Leaching Procedure (TCLP) toxicity; (b) any petroleum and drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas or geothermal resources; and (c) any petroleum product, polychlorinated biphenyls, urea formaldehyde, radon gas, radioactive material (including any source, special nuclear or by-product material), medical waste, chlorofluorocarbon, lead or lead-based product and any other substance the presence of which could be detrimental to the Property or hazardous to health or the environment. "Environmental Law" means any present and future law and any amendments (whether common law, statute, rule, order, regulation or otherwise), permits and other requirements or guidelines of governmental authorities applicable to the Property and relating to the environment and environmental conditions or to any Hazardous Material (including, without limitation, CERCLA, 42 U.S.C. § 9601 et seq.; the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.; the Safe Drinking Water Act, 42 U.S.C. § 300f et seq.; the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. § 1101 et seq.; the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq.; and any so-called "Super Fund" or "Super Lien" law, any law requiring the filing of reports and notices relating to hazardous substances, environmental laws administered by the Environmental Protection Agency and any similar state and local Laws, all amendments thereto and all regulations, orders, decisions and decrees now or hereafter promulgated thereunder concerning the environment, industrial hygiene or public health or safety).

11. Not a Contract for Services. Except as to an existing agreement, this ROE is not intended, nor shall it be deemed or construed, as a contract for services or to bind VERNER HOMES to convey the Property to COUNTY. Nothing contained in this ROE and no future action or inaction by VERNER HOMES shall be deemed or construed to mean that VERNER HOMES has contracted with COUNTY to perform any activity on the Property, including, but not limited to, the permitted use pursuant to the ROE.

12. Compliance with Applicable Laws. COUNTY shall comply with all applicable federal, state and county laws, and existing regulations promulgated thereunder in its use and activities permitted pursuant to the ROE, including all such laws and regulations governing the testing and

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investigation of asbestos, lead and other Hazardous Materials.

13. No Waiver. Nothing in this ROE shall be deemed to waive any rights of any kind that VERNER HOMES now has, or may hereinafter have, to assert any claim against COUNTY or any other person or entity, including, without limitation, claims with respect to any and all past events or entry on the Property and activities of COUNTY or of any person or entity.

14. Applicable Law and Binding Nature. This ROE shall be construed under the laws of Nevada without reference to conflicts of laws principles. This ROE shall be binding upon the heirs, personal representatives, successors, grantees, and assigns of the respective parties hereto.

a. COUNTY and VERNER HOMES, their respective successors and assigns, each waives trial by jury in any action, proceeding, claim, or counterclaim brought in connection with any matter arising out of or in any way connected with this ROE, the relationship of VERNER HOMES and COUNTY hereunder, COUNTY's entry on the Property, and/or any claim of injury or damage.

b. COUNTY and VERNER HOMES each waives any objection to the venue of any action filed in any court situated in the jurisdiction in which the Property is located, and waives any right, claim, or power, under the doctrine of *forum non conveniens* or otherwise, to transfer any such action to any other court.

15. Entire Agreement. This ROE constitutes the entire agreement between the parties with respect to the subject matter hereof and shall not be modified or amended in any manner except by an instrument in writing executed by the parties as an amendment to this ROE.

16. Counterparts. This ROE may be executed in counterparts, each separately and together constituting one and the same document. Execution and delivery of this ROE by facsimile shall be sufficient for all purposes.

IN WITNESS WHEREOF, VERNER HOMES NEVADA LLC and COUNTY have executed this ROE as of the date and year first above written.

VERNER HOMES NEVADA LLC

By: Tom Verner

CHURCHILL COUNTY

By: Jim Barbee, County Manager

By: H. Peter Olsen, Chairman
Churchill County Board of Commissioners

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Doc # 486369
3/3/2021 9:03 AM
Official Record
Requested by
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2
Recorded By: LMCAFEE

OWNER'S CERTIFICATE

THE UNDERSIGNED, VERNER HOMES NEVADA LLC, BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

(1) WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

(2) WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS,OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP

(3) IWE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, AND (B) THE RIGHT TO FARM NOTE ON THIS MAP.

VERNER HOMES NEVADA LLC

2/16/21
DATE

BY: John Thomas Verner II

TITLE: Managing Member

STATE OF South Carolina
COUNTY OF Charleston } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/16/2021

BY John T. Verner II AS Managing Member OF VERNER HOMES NEVADA LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Virginia L. Meiers
NOTARY PUBLIC
(MY COMMISSION EXPIRES 7/28/2024

UTILITY COMPANY'S CERTIFICATE

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY — 1/13/2021 DATE
BY: KATHERINE PERKINS
TITLE: ASSOC ROW AGENT

SOUTHWEST GAS CORPORATION — 1/22/21 DATE
BY: Clarance Ramsey
TITLE: Eng Tech.

CC COMMUNICATIONS — 1.12.21 DATE
BY: STEWART NICHOLS
TITLE: LEAD ENGINEER

CHARTER COMMUNICATIONS — 1-13-21 DATE
BY: Bret Givens
TITLE: Construction Manager

CHURCHILL COUNTY UTILITIES — 3.2.21 DATE
BY: Christian Spross
TITLE: Public Works Director

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

3/2/21 — DATE
SIGNATURE
GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

1-12-21 — DATE
SIGNATURE
MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

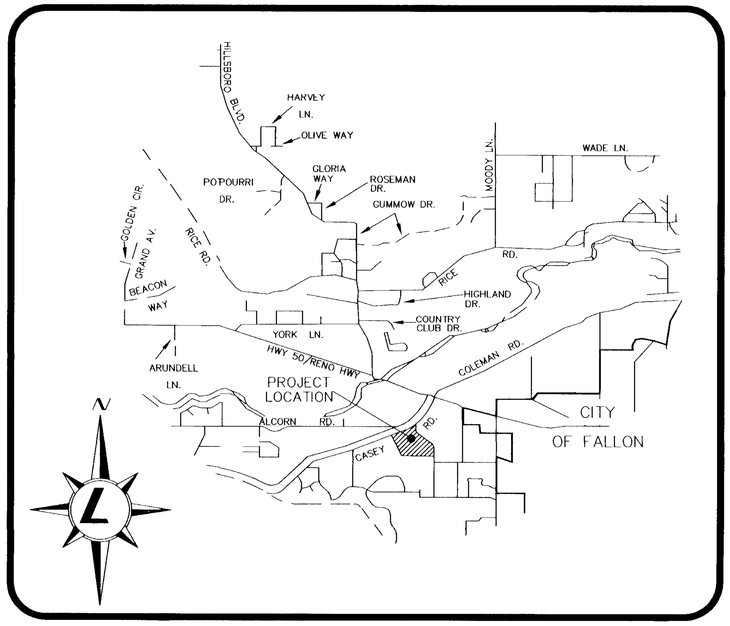
IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT

(1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE., COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY, COMMITMENT NO: 07-42487-20.

1-22-2021 — DATE
Agent — TITLE
Sheryl L. Jackson — PRINTED NAME
Title Officer
Western NV Title Co.
SIGNATURE



VICINITY MAP

NOT TO SCALE

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS;

2/16/21 — DATE
Assoc. Planner — TITLE
DEAN PATTERSON — PRINTED NAME
Dean Patterson — SIGNATURE

AFFIRMED BY PLANNING COMMISSION 2/2/22 — DATE
DEANNA DEHL — PRINTED NAME
Deanna M. Dehl — SIGNATURE

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS, DOES HEREBY CERTIFY:

(1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE

3/2/21 — DATE
Chair — TITLE
H Peter Olsen — PRINTED NAME
H Peter Olsen — SIGNATURE

CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:

(1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
(2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENT, AND
(3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAD.

3-2-21 — DATE
Renae Paholke — PRINTED NAME
Deputy Clerk — TITLE
Renae Paholke — SIGNATURE

APN: 008-792-04

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP; AND I FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT;

Jeffrey N. Cruess
JEFF CRUESS, PLS 12456,

CRUESS — EXP: 12-31-22

3/1/21

OWNER

VERNER HOMES NEVADA LLC
120 WANDO REACH CT
MT PLEASANT, SC 29464-2792

APN 008-792-04
ZONING: R1 (RESIDENTIAL)

AREA

PARCEL 1: 33198 SQUARE FEET, 0.76± ACRES
PARCEL 2: 186713 SQUARE FEET, 4.29± ACRES

TOTAL AREA: 219911 SQUARE FEET, 5.05± ACRES

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHURCHILL COUNTY.

2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF THE SW 1/4 OF SECTION 26 & THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T.19 N., R.28 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 27, 2021.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

DAVID C CROOK — EXP. 12-31-22 — PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — No. 10836

01/27/2021

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

OPEN RANGE NOTE

PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TRUCKEE-CARSON IRRIGATION DISTRICT

I, RUSTY D. JARDINE, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (DISTRICT) DOES HEREBY DECLARE AS FOLLOWS:

1. EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
2. THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
3. ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
4. THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
5. THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

RUSTY D. JARDINE, ESQ.
DISTRICT MANAGER

RECORDER'S CERTIFICATE

FILE NO. 486369
FILED FOR RECORD AT THE REQUEST OF Churchill Co Planning ON THE 3RD DAY OF MARCH, 2021 AT 03 MINUTES PAST 9:00 AM IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: 0
CHURCHILL COUNTY RECORDER TASHA HESSEY
Deputy Recorder — TITLE
Lade McAfee — PRINT NAME
SIGNATURE

T.C.I.D. NO. 20-021

PARCEL MAP

FOR

VERNER HOMES NEVADA LLC

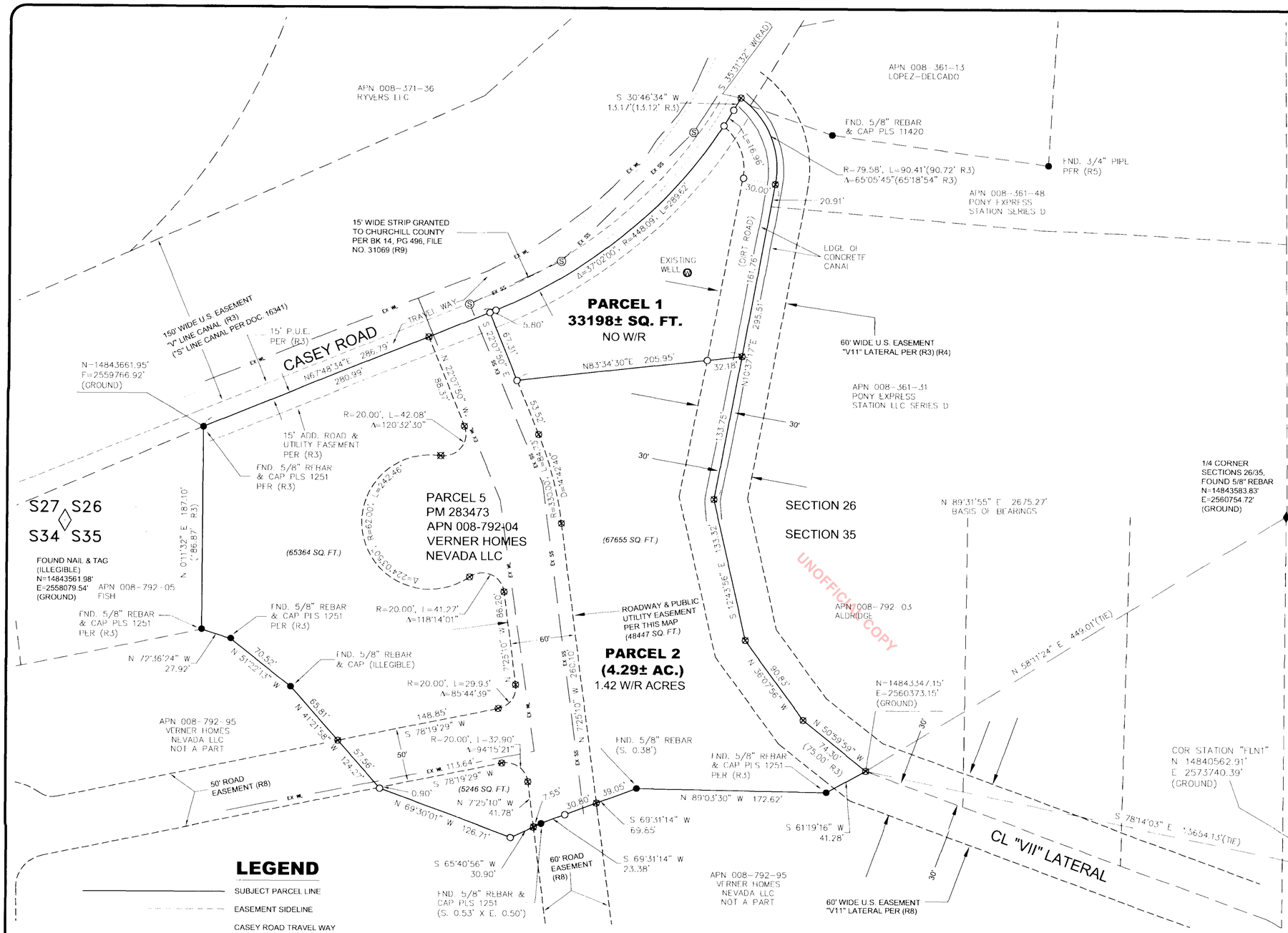
A DIVISION OF PARCEL 5 OF PARCEL MAP, FILE NO. 283473
SITUATE WITHIN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26 & THE NE 1/4 OF THE NW 1/4 OF SECTION 35
TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY — STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM

Drawn By : DCC
Sheet : 1 of 2
Job No. :9981.001
Drawing No. : 9981SURVEY.DWG

UNOFFICIAL COPY



REFERENCES

(R1) MAP OF MOUNTAIN VIEW PARK, FILE NO. 108916, FILED SEPTEMBER 15, 1965.

(R2) PARCEL MAP, FILE NO. 156802, FILED MAY 4, 1978.

(R3) PARCEL MAP, FILE NO. 283473, FILED JUNE 16, 1994.

(R4) RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT, FILE NO. 295619, FILED FEBRUARY 16, 1996.

(R5) PARCEL MAP, FILE NO. 322859, FILED JUNE 16, 1999.

(R6) PARCEL MAP, FILE NO. 325212, FILED OCTOBER 5, 1999.

(R7) AMENDED PARCEL MAP/BOUNDARY LINE ADJUSTMENT, FILE NO. 329222, FILED MAY 23, 2000.

(R8) FINAL MAP OF SAND CREEK SUBDIVISION UNIT #1, FILE NO. 375275, FILED OCTOBER 6, 2005.

(R9) DEED, BOOK 14, PAGE 496, FILE NO. 31069, FILED MARCH 6, 1920.

(R10) AMENDED PARCEL MAP, FILE NO. 249930, FILED JANUARY 17, 1990.

OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA

(R11) A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 21, 2020, COMMITMENT No. 07-42487-20.

OWNER

VERNER HOMES NEVADA LLC
120 WANDO REACH CT
MT PLEASANT, SC 29464-2792

APN 008-792-04
ZONING: R1 (RESIDENTIAL)

AREA

PARCEL 1: 33198± SQUARE FEET
PARCEL 2: 4.29± ACRES

TOTAL AREA: 219911 SQUARE FEET, 5.05± ACRES

PUBLIC UTILITY EASEMENTS

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD

5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD

7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

A PUBLIC UTILITY EASEMENT IS 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 AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN 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

THE UTILITY EASEMENTS SHOWN ON THIS FINAL MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

LEGEND

- SUBJECT PARCEL LINE
- EASEMENT SIDELINE
- CASEY ROAD TRAVEL WAY
- ADJACENT PARCEL LINE
- EX SS — EXISTING SEWER LINE
- EX W. — EXISTING WATER LINE
- ● FOUND 5/8" REBAR & CAP, PLS 1251 UNLESS OTHERWISE NOTED
- ○ SET 5/8" REBAR AND CAP, PLS 10836
- (M) MEASURED COURSE AND DISTANCE
- (R1) PER REFERENCED DOCUMENT
- ◇ SECTION CORNER
- ◆ QUARTER SECTION CORNER
- ◔ CONTINUOUS OPERATING REFERENCE STATION
- ⊠ DIMENSION POINT - NOTHING FOUND OR SET
- (67655 SQ. FT.) AREAS OF PARCEL 2 OUTSIDE 60' ROADWAY & PUE

N

50' 25' 0 50' 100'

SCALE: 1"= 50'

NOTE:

THIS MAP CURRENTLY DOES NOT PERTAIN TO ANY SURFACE WATER RIGHTS OR NEWLANDS PROJECT EASEMENTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°31'55" E, BEING THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T.19N., R.28E., M.D.M. AND IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

PROFESSIONAL LAND SURVEYOR
STATE OF NEVADA
DAVID C CROOK
EXP. 12-31-22
No. 10836

01/27/2021

T.C.I.D. NO. 20-021

PARCEL MAP

FOR

VERNER HOMES NEVADA LLC

A DIVISION OF PARCEL 5 OF PARCEL MAP, FILE NO. 283473
SITUATE WITHIN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26
& THE NE 1/4 OF THE NW 1/4 OF SECTION 35
TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
178 SOUTH MAINE STREET
FALLON, NV 89406
TEL (775) 423-2188
LUMOSINC.COM

Drawn By : DCC
Sheet : 2 of 2
Job No. :9981.001
Drawing No.: 9981SURVEY.DWG

Doc # 486369 BK 53 PG 3

Doc # 515351
8/5/2025 10:33 AM
Official Record
Requested by
First Centennial - Reno (Main Office)
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 3 Fee:$43.00
Recorded By: ALAWRY EX:9

WHEN RECORDED MAIL TO:

CASEY ROAD LLC, A NEVADA
LIMITED LIABILITY COMPANY

3305 US HWY 50A

FERNLEY, NV 89408

MAIL TAX STATEMENTS TO:
SAME AS ABOVE
The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: **008-792-95 & 008-792-11**
R.P.T.T. $ 0

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That NEV DEV LLC, A NEVADA LIMITED LIABILITY COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby

Grant, Bargain, Sell and Convey to CASEY ROAD LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situated in the County of ~~Lyon~~ Churchill, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST CENTENNIAL TITLE COMPANY

UNOFFICIAL COPY

NEV DEV LLC, A NEVADA LIMITED LIABILITY COMPANY

JESSICA STANGER, MANAGING MEMBER

ALEXIS SNYDER
Notary Public, State of Nevada
Appointment No. 20-6309-12
My Appt. Expires Feb 2, 2029

STATE OF NEVADA
COUNTY OF Lyon } ss:

This instrument was acknowledged before me on , 7/10/2025
by JESSICA STANGER.

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed.

UNOFFICIAL COPY

03-43329-21
APN: 8-792-95, 8-792-11

EXHIBIT "A"

Parcel I
Lot A as shown on the Final Map of Sand Creek Subdivision Unit #1, recorded October 6, 2005, under Document No. 375275, Official Records, Churchill County, Nevada.
APN 8-792-95

Parcel II
Parcel 2 of the Parcel Map for Verner Homes Nevada LLC recorded March 3, 2021 as Document No. 486369
APN: 8-792-11

UNOFFICIAL COPY

File #14390.

REGISTER'S CERTIFICATE, NO. 1973 400 ACRES.

THE STATE OF NEVADA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, James M. Sanford of Churchill County, Nevada has deposited with the REGISTER OF THE STATE LAND OFFICE at Carson City the STATE TREASURER'S RECEIPT, whereby it appears that full payment has been made by the said James M. Sanford, according to the provisions of an Act of the Legislature, approved March 5, 1873, entitled "An Act to provide for the selection and sale of lands that have been or may hereafter be granted by the United States to the State of Nevada," and the Acts amendatory thereof and supplementary thereto, for the Northeast Quarter of Northwest quarter and South Half of Northwest quarter and North Half of Southwest quarter and Southwest quarter of Southwest quarter of Section eight (8); also, the East Half of Northeast quarter and East Half of Southeast quarter of Section Seven (7), Township Nineteen (19) North; Range Thirty-one (31) East, Mount Diablo Base and Meridian, containing Four Hundred acres, according to the Official Plat of the survey of the Public Lands, as made by the United States Surveyor-General for the District of Nevada, which said tract has been purchased by the said James M. Sanford.

WHEREFORE, KNOW YE, That the State of Nevada, in consideration of the premises, and in conformity with the Act of the Legislature in such case made and provided, has given and granted, and by these presents does give and grant unto the said James M. Sanford and to his heirs, the said tract above described, to have and to hold the same, together with all rights, privileges, immunities and appurtenances of whatever nature thereunto belonging, unto the said James M. Sanford and to his heirs and assigns forever;

IN TESTIMONY WHEREOF, I, J. W. Adams, Governor of the State of Nevada, have caused these letters to be made patent, and the Great Seal of State to be hereunto affixed. Given under my hand at Carson City, this the 25th day of October, 1883.

(The Great Seal of the State of Nevada)

By the Governor:

J. W. Adams
Governor.
John M. Dormer
Secretary of State.
C. S. Preble
Land Register.

STATE OF NEVADA,)
)ss.
DEPARTMENT OF STATE.)

I, W. G. DOUGLASS, the duly elected, qualified and acting Secretary of State of the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original copy of Land Patent, Register's Certificate No. 1973, for Four Hundred acres of land, issued to James M. Sanford, of Churchill County, State of Nevada, on October, 25th, 1883, now on file and of record in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office, in Carson City, Nevada, this 18th day of November, A.D. 1908.

(Great Seal of State)

W. G. Douglass
Secretary of State.

Recorded in Vol. 4, Page 145.

John M. Dormer
Secretary of State.

By Wells Drury
Deputy.

Filed for record at the request of L. N. French, Nov. 25, 1908, at 4 min. past 4 o'clock P.M.

Co. Recorder.

VERIFIED

File #14696.

APPLICATION NO. 11360. PATENT NO. 6254 160 ACRES.

THE STATE OF NEVADA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, CHARLES C. STUMP of CHURCHILL County, NEVADA, has deposited with the REGISTER

(con. next page)

OF THE STATE LAND OFFICE at Carson City the STATE TREASURER'S RECEIPT, whereby it appears that full payment has been made by the said CHARLES C. STUMP, according to the provisions of an Act of the Legislature, approved March 12, 1885, entitled "An Act to provide for the selection and sale of lands that have been or may hereafter be granted by the United States to the State of Nevada," and the Acts amendatory thereof and supplementary thereto, and whereas, the opinion of the Attorney General, dated January 5th., 1909, is to the effect that no reservation of a right of way for "ditches, tunnels, and telephone and transmission lines constructed by authority of the United States" should be included in any patent issued upon an application or contract made prior to March 9th 1905. (which reservation appears in Patent No. 5467, issued August 4th, 1905.) Therefore, this Patent is issued in lieu of said Patent for the West half of the South East quarter and the East half of the South West quarter of Section Twenty six (26), Township Nineteen (19), North, Range Twentyeight (28), East, Mount Diablo Base and Meridian, containing One Hundred and Sixty acres, according to the Official Plat of the survey of the Public Lands, as made by the United States Surveyor-General for the District of Nevada, which said tract has been purchased by the said Charles C. Stump.

THEREFORE, KNOW YE, That the State of Nevada, in consideration of the premises, and in conformity with the Act of the Legislature in such cases made and provided, has given and granted, and by these presents does give and grant unto the said Charles C. Stump and to his heirs, the said tract above described, to have and to hold the same, together with all rights, privileges, immunities and appurtenances of whatever nature thereunto belonging, unto the said Charles C. Stump and to his heirs and assigns forever; provided, that all mines of gold, silver copper, lead, cinnabar, and other valuable minerals that may exist in the said tract are hereby expressly reserved.

IN TESTIMONY WHEREOF, I, D. S. Dickerson, Lieutenant and Acting Governor of the State of Nevada, have caused these letters to be made patent, and the Great Seal of State to be hereto affixed. Given under my hand at Carson City, the twelfth day of January, 1909.

(The Great Seal of the) (State of Nevada)

By the Governor:

D. S. Dickerson
Lieutenant and Acting Governor of Nevada.

W. G. Douglass
Secretary of State.

C. L. Deady
State Land Register.

Recorded in Vol. 11 at Page 519. J.W.Legate
W. G. Douglass, Secretary of State. Deputy.
Filed for record at the request of John Oats, Jan. 18, 1909, at 32 min. past 4 o'clock P.M.

Co. Recorder.

VERIFIED
File #14882

THE UNITED STATES OF AMERICA,

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Homestead Certificate No. 377
Application 584

WHEREAS, There has been deposited in the GENERAL LAND OFFICE of the United States a Certificate of the Register of the Land Office at Carson City, Nevada, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of WILLIAM R. JOHNSON has been established and duly consummated, in conformity to law, for the north half of the northeast quarter, (the southwest quarter of the northeast quarter, and the southeast quarter of the northwest quarter of Section thirty-four in Township nineteen north of Range twenty-eight east of the Mount Diablo Meridian, Nevada, containing one hundred sixty

(con. next page)

Approved and accepted this 22nd day of March, 1918 by authority of the Secretary of the Interior.

D. S. Stuver.

Acting Project Manager.

Filed for record at the request of D.S.Stuver, Mar. 25, 1918, at 9 o'clock A.M.

E. E. Frank

Co. Recorder.

VERIFIED

File #25735.

DEPARTMENT OF THE INTERIOR.

WATER-RIGHT APPLICATION FOR LANDS IN PRIVATE OWNERSHIP

And Lands Other Than Homesteads Under The Reclamation Act.

Act June 17, 1902 (32 Stat.,388);

And Acts Amendatory Thereof and Supplementary Thereto.

Truckee-Carson Project. Serial No. 203. State of Nevada, First Unit.

Mar. 29, 1918.

1. I, Veda V. Williamson, in pursuance of the provisions of the Reclamation Act approved June 17, 1902 (32 Stat.,388), and acts amendatory thereof and supplementary thereto, especially the act approved August 9, 1912 (37 Stat.,265), and the act approved August 13, 1914, (38 Stat., 686), known as the Reclamation Extension Act, all hereinafter called the Reclamation Law, and the rules and regulations established thereunder, do hereby apply on behalf of myself, my heirs, executors, administrators, and assigns for a water right for the irrigation of and to be appurtenant to 133 acres of irrigable land as shown on plats approved by the Secretary of the Interior within the tract described as follows:

East half of Southwest quarter (E 1-2 of SW 1-4) and West half of Southeast quarter (W 1-2 of SE 1-4) Section Twenty-six (26) Township 19 N. Range 28 E. M.D. Meridian, containing a total of 160 acres.

2. The measure of the water right for said land is that quantity of water which shall be beneficially used for the irrigation thereof, but in no case exceeding the share proportionate to irrigable acreage, of the water supply actually available as determined by the Project Manager or other proper officer of the United States, or of its successors in the control of the project, during the irrigation season for the irrigation of lands under said unit. If measuring devices are not installed at the land, the amount of water delivered shall be determined by the Reclamation Service official in charge of the project, a reasonable allowance being made for losses of water after passing the point of measurement.

3. I agree: (a) To pay the annual installments of the construction charge fixed by the Secretary of the Interior in public notice issued in connection with the unit above described on 6th day of May, 1907, at $22 per acre of irrigable land, and in addition thereto the annual charges for operation and maintenance as prescribed by the Reclamation Extension Act, and all penalties which may accrue for failure to make payments at the proper time; (b) that the construction charge and each and all of said annual charges for operation and maintenance with accrued penalties shall be and the same are hereby made a lien upon the tract of land above described and all water rights now or hereafter appurtenant or belonging thereto and all improvements now existing or hereafter made thereon, promising, covenanting and agreeing to pay all taxes and other claims now or hereafter becoming a prior encumbrance, failing which, upon demand by anyproper officer of the United States, or its successors in control of said project, the United States or its said successors may pay the same and add the amount thereof to the lien hereby created and recover the amount so paid as part of the said lien.

4. Upon my failure to comply with the terms of the Reclamation Law, and the regulations thereunder, this application may, in the discretion of the Secretary of the Interior, be canceled by him with the forfeiture of all rights under the Reclamation Law and of all moneys theretofore paid hereon; Excepting, however, from the force and effect of this paragraph, any and every failure to make payments which shall become due and payable after the issuance of final certificate for the water right hereby sought under the Reclamation Law, a remedy for the failure thus excepted having been provided by said Law.

5. This application must bear the certificate, as hereto attached, of the water users' association under said project, which has entered into contract with the Secretary of the Interior, and the liens which the United States holds against the above-described land for the payment of the construction, and the operation and maintenance charges, may be enforced, at the option of the United States, either directly by the United States or, where any such lien was given directly to the water users' association for the benefit of the United States, may be enforced through the medium of the water users' association; but the election of one remedy shall not preclude the United States from following the other. If the Secretary of the Interior has made no contract with a water users' association under said project, the applicant agrees to file, upon his direction, evidence of membership in the water users' association organized under the said project, in default of which this application shall be subject to cancelation by the Secretary of the Interior, with the forfeiture of all rights acquired thereunder and of all payments made thereon.

6. I further agree that the United States and its successors in charge of the said unit shall have full control over all ditches, gates, and other structures owned or controlled by the applicant or his successors in interest and which are required to deliver water hereunder, and proper officers and employees of the United States and its successors shall have at all times the right of access to the above-described premises whenever it is, in the judgment of the officer or employee in charge of said unit, necessary for them in the discharge of their duties of distributing water to exercise said control. And I do hereby give, grant, bargain, sell and convey to the United States and its said successors the right for any such proper officer or employee to go and come upon any and all lands now or hereafter owned or held by me or them for said purpose and there exercise said control.

7. It is understood and agreed that the United States reserves the right upon my failure or the failure of my successors in interest to keep and perform any of the provisions in this instrument contained, by me and my successors in interest undertaken to be kept and performed, to refuse to deliver water to said lands or to stop the delivery of water thereof if water is being delivered, and such refusal to deliver or stoppage of delivery of water shall not operate to cancel this application, but shall be considered as an additional remedy to the United States to any remedies existing by reason of the provisions of this application or otherwise.

8. And I do hereby grant, bargain, sell, convey, and confirm to the United States of America and its successors in charge of the project all rights of way for ditches, canals, flumes, pipe lines, telegraph and telephone transmission lines, or other structures now constructed by or under the authority of the United States for or in connection with the said project, and all rights of way that may be or become necessary and suitable and that may be required for the prosecution and operation of the said project, and for the construction, maintenance, and operation of ditches, canals, flumes, pipe lines, telegraph and telephone transmission lines, or other structures that may be constructed by or under authority of the United States and its successors in charge of the project for and in connection with said project, to

have and hold the same, together with all the tenements, hereditaments, privileges and appurtenances thereunto belonging, or in anywise appertaining to the United States of America, and its assigns and successors in charge of the project forever, subject notwithstanding to the conditions upon which this application is made.

9. No Member of or Delegate to Congress or Resident Commissioner, after his election or appointment or either before or after he has qualified and during his continuance in office, shall be admitted to any share or part of this contract or agreement or to any benefit to arise thereupon. Nothing, however, herein contained shall be construed to extend to any incorporated company, where such contract or agreement is made for the general benefit of such corporation or company, as provided in Section 116 of the Act of Congress approved March 4, 1909 (35 Stat., 1109).

10. And I, the said Veda V. Williamson, being duly sworn, depose and say that my post-office address is Fallon, Nevada; that I am a bona fide resident upon said land (or occupant thereof, residing in the neighborhood, namely, upon Section 31, Township 19 N. Range 29 E, M.D. Meridian, a distance in a direct line of 1 1-2 miles therefrom): that I hold the following interest in the said tract; ownership in fee simple as duly shown upon the records of Churchill County, Nevada, in volume (liber) 13 at page (folio) 193; that no other application, now uncanceled, has been made for a water right under the Reclamation Law, appurtenant to land now owned or claimed by me, except as follows:

Application No.___,___Project, of___for___ Section___,Township___,Range___, Meridian, an area of___acres and containing___acres of irrigable land, as determined by the Secretary of the Interior; and that the present application is made in my own behalf and not at the instance or for the benefit of any other person or any association or corporation, either directly or indirectly.

11. Nothing in this application contained shall be construed as in any manner or at all abridging, limiting or depriving the United States of any means of enforcing any remedy in law or equity for the breach of any of the provisions of this application which it would otherwise have.

IN WITNESS WHEREOF, I, VedaV. Williamson have hereunto set my hand and seal this 29th. day of March, 1918.

Veda V. Williamson. (seal)

In presence of: Thomas Williamson. (seal)

Lillie Jones.

T. A. Jones.

D. E. Williams.

STATE OF NEVADA,)
)SS
County of Churchill.) ACKNOWLEDGMENT.

On this 29th day of March 1918, personally appeared before me, a Notary Public in and for said Churchill County, Nevada, Veda V. Williamson and Thomas Williamson her husband, known to me to be the persons described in and who executed the foregoing instrument, and who acknowledged to me that they executed the same voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year in this certificate first above mentioned.

T. A. Jones.

(Official Seal) Notary Public.

My commission expires Nov. 19, 1918.

STATE OF NEVADA,)
)SS
County of Churchill.)

Veda V.Williamson , being duly sworn, deposes and says that she is the person (or one of the persons) who signed the foregoing instrument; that she has read the same and knows the contents thereof and that all the statements of fact made by her in said instrument are true of her onw knowledge, except such as are made upon information and belief and as to those she believes them to be true.

Veda V. Williamson.

Subscribed and sworn to before me
this 29th day of March, 1918.

T. A. Jones,

(Official Seal) Notary Public.

My Commission expires Nov. 19, 1918.

Approved and accepted this 4th day of April, 1918, by authority of the Secretary of the Interior.

D. S. Stuver.
Acting Project Manager.

Filed for record at the request of J.R.Post, Apr. 4, 1918, at 32 min.past 3 o'clock P.M.

Co. Recorder.

VERIFIED

File #25736.

DEPARTMENT OF THE INTERIOR.

WATER-RIGHT APPLICATION FOR LANDS IN PRIVATE OWNERSHIP.

And Lands Other Than Homesteads Under The Reclamation Act.

Act June 17, 1902 (32 Stat.,388);

And Acts Amendatory Thereof and Supplementary Thereto.

Truckee-Carson Project. Serial No. 226. State of Nevada, First Unit.

1. I, Phillip W. Hyatt, in pursuance of the provisions of the Reclamation Act approved June 17, 1902 (32 Stat.,388), and acts amendatory thereof and supplementary thereto, especially the act approved August 9, 1912 (37 Stat., 265), and the act approved August 13, 1914 (38 Stat. 686), known as the Reclamation Extension Act, all hereinafter called the Reclamation Law, and the rules and regulations established thereunder, do hereby apply on behalf of myself, my heirs, executors, administrators, and assigns for a waterright for the irrigation of and to be appurtenant to 82 acres of irrigable land as shown on plats approved by the Secretary of the Interior within the tract described as follows:

The N 1-2 of NW 1-4 and SE 1-4 of NW 1-4 Section 35, Township 19 N., Range 26 E., M. D. Meridian, containing a total of 120 acres.

2. The measure of the water right for said land is that quantity of water which shall be beneficially used for the irrigation thereof, but in no case exceeding the share proportionate to irrigable acreage, of the water supply actually available as determined by the Project Manager or other proper officer of the United States, or of its successors in the control of the project, during the irrigation season for the irrigation of lands under said unit. If measuring devices are not installed at the land, the amount of water delivered shall be determined by the Reclamation Service official in charge of the project, a reasonable allowance being made for losses of water after passing the point of measurement.

3. I agree: (a) To pay the annual installments of the construction charge fixed by the Secretary of the Interior in public notice issued in connection with the unit above described

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Lester L. Moody and to his heirs, the Tract above described, together with the right to the use of water from the Newlands Reclamation Project as an appurtenance to the irrigable lands in said tract; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Lester L. Moody and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; but excepting, nevertheless, and reserving unto the United States, rights of way over, across, and through said lands for canals and ditches constructed, or to be constructed by its authority, all in the manner prescribed and directed by the Act of Congress approved August 30, 1890 (26 Stat., 391).

IN TESTIMONY WHEREOF, I Franklin D. Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed, GIVEN under my hand, at the City of Washington, the TWENTY-SECOND day of DECEMBER in the year of our Lord one thousand nine hundred and THIRTY-FOUR and of the Independence of the United States the one hundred and FIFTY-NINTH.

By the President: Franklin D. Roosevelt
By Louise Polk Wilson,
Secretary
Ruth Lockett
Recorder of the General Land Office.

(Land Office Seal)

RECORDED: Patent Number 1073567

Received U. S. Land Office
Carson City, Nev.
Date Dec 27 1934
Hour 10:30 A. M.

Filed for record at the request of Chas. E. Howard Jun 1 1937 at 59 min. past 3 o'clock P. M.

Belle Rickland
Co. Recorder.

VERIFIED

File #51888
Carson City 09983.

THE UNITED STATE OF AMERICA,

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, the Act of Congress approved August 9, 1912, entitled "An Act providing for patents on reclamation entries, and for other purposes," provides-

That no person shall at any one time or in any manner, except as hereinafter otherwise provided, acquire, own or hold irrigable land for which entry or water-right application shall have been made under the said reclamation Act of June seventeenth, nineteen hundred and two, and Acts supplementary thereto and amendatory thereof, before final payment in full of all installments of building and betterment charges shall have been made on account of such land in excess of one farm unit as fixed by the Secretary of the Interior as the limit of area per entry of public land or per single ownership of private land for which a water right may be purchased respectively,

nor in any case in excess of one hundred and sixty acres, nor shall water be furnished under said Acts nor a water right sold or recognized for such excess; but any such excess land acquired at any time in good faith by descent, by will, or by foreclosure of any lien may be held for two years and no longer after its acquisition; and every excess holding prohibited as aforesaid shall be forfeited to the United States by proceedings instituted by the Attorney General for that purpose in any court of competent jurisdiction; and this proviso shall be recited in every patent and water-right certificate issued by the United States under the provisions of this Act."

And WHEREAS, it appears from a Certificate of the Register at Carson City, Nevada, that under the provisions of said Act, and of the Act of June 17, 1902 (32 Stat. 388) and Acts amendatory thereof and supplemental thereto, and the Act of May 15, 1922 (42 Stat., 541) Frank W. Hammond is entitled to a patent for the Farm Unit "B", according to the Farm Unit Plat, or the east half of the northwest quarter of Section thirty-five in Township nineteen north of Range twenty-eight east of the Mount Diablo Meridian, Nevada, containing eighty acres, according to the Official Plat of the Survey of the said Land, on file in the General Land Office:

NOW KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Frank W. Hammond and to his heirs, the Tract above described, together with the right to the use of water from the Newlands Reclamation Project as an appurtenance to the irrigable lands in said tract; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Frank W. Hammond and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; but excepting, nevertheless, and reserving unto the United States, rights of way over, across, and through said lands for canals and ditches constructed, or to be constructed by its authority, all in the manner prescribed and directed by the Act of Congress approved August 30, 1890 (26 Stat., 391).

IN TESTIMONY WHEREOF, I, Franklin D. Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the Fourteenth day of April in the year of our Lord one thousand nine hundred and Thirty-Six and of the Independence of the United States the one hundred and Sixtieth.

By the President: Franklin D. Roosevelt

By Louise Polk Wilson, Secretary

R. S. Clinton

Acting Recorder of the General Land Office.

(Land Office Seal)

RECORDED: Patent Number 1083697

Received U. S. Land Office

Apr 27 1926

Carson City, Nevada.

Filed for record at the request of Frank Hammond Jun 17 1937 at 43 min. past 9 o'clock A. M.

Belle Hackland

Co. Recorder.

VERIFIED

they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official seal, at my office in the said County of Monterey, the day and year in this Certificate first above written.

(Official Seal) Silas W. Mack
Notary Public in and for the County of Monterey.
State of California.

Commission expires January 15, A. D. 1910.

Filed for Record at the request of W. H. Sifford Sept. 20 A. D. 1906 at 5 min. past 8 o'clock A. M.

Compared

Co. Recorder.

File # 4160.

KNOW ALL MEN BY THESE PRESENTS: That The undersigned James B. Young of Fallon, Churchill County, Nevada, is held and firmly bound unto R. E. Harold of Fallon, Nevada in the sum of Five Hundred 00/100 Dollars. in Gold Coin of the United States of America, to be paid to the said R. E. Harold executors, administrators or assigns; for which payment well and truly to be made, he bind himself and heirs, executors and administrators by these presents. Signed, sealed and dated this 17th day of September one thousand nine hundred and Six.

THE CONDITION of the above obligation is such that if the above bounden obligor shall on, or before the (15) fifteenth day of September one thousand nine hundred and Seven make execute and deliver unto the said R. E. Harold (provided that the said R. E. Harold shall on or before that day, have paid, to the said obligor the sum of Two hundred & fifty ($250.00) Dollars being the price by said R. E. Harold agreed to be paid therefor), a good and sufficient conveyance, with the usual covenants of all the certain lot piece or parcel of land, situate, lying and being in the Town of Fallon, County of Churchill and State of Nevada, and bounded and particularly described as follows, to-wit:

All of lot 3 Block 65 Williams tract according to plat therof and survey by Stan C. Mitchell July 1904 as filed in the office ofthe County recorder Oct. 18" 1904.

However it is understood that the purchase price of (250.00) Two Hundred fifty is to paid to wit ($125.00) one hundred and twenty dollars to be paid on or before March 15th 1907 with interest from date at .08 per ct. and ($125.00) one hundred & Twenty five on or before Sept. 15 " 1907 with interest from date at .08 per ct. It is further agree that the said shall pay all taxes due & that may become due on said above described property & keep insurance on same (Policy draw in my (J. B. Young) favor) paid.

Then this obligation to be void otherwise to remain in full force and virtue.

Signed, Sealed and delivered in the Presence of J. B. Young (Seal)
G. W Likes.

Filed for Record at the request of J. B. Young Sept. 20 A. D. 1906 at 40 min. past 4 o'clock P. M.

Compared

Co. Recorder.

File #4167.

Sale of Land.

THIS AGREEMENT, made this 11th day of July nineteen hundred and six between John Oat County of Churchill, State of Nevada, of the first part, and the United STates of America and its assigns, of the second part, acting in this behalf by L. H. Taylor of the United State Geological Survey, thereunto duly authorized by the Secretary of the Interior.

WITNESSETH, That the party of the first part, in consideration of the payment of the second part of the sum of one dollar and of the benefits to be heraf ter derived from the construction of irrigation works through, upon, or in the vicinity of the land herein-aftr described, agrees, that the authorized agents of the United states may enter upon and survey for, locate, grade , and construct a canal as provided for in the act of Congress approved June 17, 1902, (32 Stat., 338), known as tHe Reclamation Act, upon and across the land of the party of the first part, in the County of Churchill, State of Nevada, described as follows, to wit: west half of south east quarter and east half of south west quarter of Section twenty-six Township nineteen North Range twenty-eight east Mount Diablo Meridian and take and use for such purposes a strip of land 75 feet wide on each side of the center line of said canal as the same is constructed over and across said land.

And the party of the first part further agrees to sell to the United States for the uses and purposes contemplated in said act of Congress so much of the above described premises as may be taken and used for said canal for the consideration hereinafter expressed, and, upon the request of the party of the second part at any time within the continuance of this agreement, to convey the same to the United States for the uses and purposes aforesaid and all right, title, interest, tenements, and hereditaments appurtenant thereto, or appertaining and belonging to and used therewith, by good and sufficient deed, free from incumbrance, upon payment of the purchase price by cash, United States Treasury warrant, or disbursing Officer's check.

And said party of the first part further agrees to procure to be executed and to have recorded, at hisown cost and expense, all further assurances of title and affidavits which the said party of the second part may be advised by the proper government officials are necessary and proper to show complete title in fee simple in said party of the first part tothe premises to be conveyed, and the time spent in procuring and recording such papers shall be added to the time limit of this agreement.

The said party of the second part agrees that if the United states takes and uses any of said land for the purposes above described it will, upon the execution and delivery of the aforesaid deed conveying a good title in fee simple free of incumbrance, pay to the party of the first part as purchase price the sum of two hundred ($ 200) dollars.which shall be in full payment for the land so taken and for all damages for entry upon the above describe d land, and the construction and operation of said canal,

con next page.

This agreement shall become effective to bind the party of the second part only upon its approval by the Secretary of the Interior and thesame shall inure to the to the benefit of and be binding upon the heirs and assigns of the party of the first part, and also the assigns and successors of the United States.

IN WITNESS WHEREOF, the parties to this Agreement have hereunto set their hands the day and year first above written.

L. H. Wilson
of
C. F. Carpenter
of Hazen, Nevada.

John Oats.
party of the first part.

L. H. Taylor
For and on behalf of the United states
Party of the second part.

John R. Post
of Hazen, Nevada.

J. B. R.
A. M.

Approved this 12 day of September, 1906.
Thos. Ryan
Acting Secretary of the Interior.

STATE OF NEVADA)
) ss
County of Churchill)

I, G. W. Likes a Notary Public in and for said county in the State aforesaid, do hereby certify that John Oats who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth,

I further certify, That I did examine the said separate and apart from husband and explained to the contents of the foregoing instrument, and upon examination, declared that did voluntarily sign, seal, and acknowledge the same without any coercion or compulsion, and do not wish to retract the same.

Given under my hand and official seal, this 14 day of July, 1906, My commission expires May 4, 1909.
(Seal)
G. W. Likes

Filed for Record at the request of E. H. Bisphan Sept. 21 A. D. 1906 at 25 min. past 1 o'clock P. M.

Verified

G W Likes
Co. Recorder.

File # 4210.

Fallon, Nevada, April 14, 1906

G. W. Likes,
Fallon,
Nevada.

Dear Sir:- This is to certify that I have standing in my name, in trust for you, an undivided half interest in the "Minersville","Minersville No. 1", "Minersville No. 2", Minersville No. 3", Minersville No. 4","Copper Chief No. 1", Copper Chief No. 2" Copper Chief No. 3" Lode Mining Claims in West Gate Mining District, Churchill County, Nevada.
Witness Henry W. Ross.

J. F. Mason

Filed for record at the request of G. W. Likes Sept. 24 A. D. 1906 at 32 min. past 11 o'clock A. M.

Verified

G W Likes
Recorder.

FILE # 4232.

Received from Gideon T. Johnstone and Herbert B. Chaffee the sum of $70.00 (seventy dollars.) Feb. 12th, 1906.

The above being a grubstake.

A. B. Connelly
A. B. Connelly

The two co-partnership agreements heretofore in force and effect, between the undersigned relating to locating mining claims, purchasing town lots and other property each called an "Agreement of Grubstak made and entered into in writing at Goldfield Nevada, on the 12th day of February, 1906, and any and all other grubstake agreements between the under signed, are from this date void and of no effect, said such co-partnerships are this date dissolved by mutual consent.

A. B. Connelly
G. T. Johnston
H. B. Chaffee

Dated at Fairview, Nevada,
June 18th, 1906.
In the presence of
LeRoy N. French
In Duplicate.
Filed at request of T. W. Wampler Aug. 16, A. D. 1906 at 1 o'clock P.M. and recorded in Bokk 4 Page 55.

F. R. Lamb
Dist. Recorder.

Filed for Record at the request of Chaffee & Johnston Sept. 24 A. D. 1906 at 16 min. past 3 o'clock P. M.

G W Likes
Co. Recorder.

Verified

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

John Oats (seal)

Signed, Sealed and Delivered in the Presence of,
"Edward Ferguson and Frank Ferguson"
Erased before signing)
J. H. Wilson.

STATE OF NEVADA)
)SS.
County of Churchill)

On this 11th. day of July A. D. 1906, before me G. W. Likes, a Notary PuBlic, in and for Churchill County, Nevada, personally appeared J. H. Wilson, to me personally known to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said that he resides in the County of Churchill, State of Nevada, That he was present and saw John Oats, personally known to him to be the same person described in and whose name is subscribed to the within instrument as a party thereto, and who executed the same, sign, seal, deliver and execute the same and that the said John Oats acknowledged in the presence of affiant that he freely and voluntarily executed the same, and that the said affiant subscribed his name to said instrument as a witness thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed m y offic ial seal, the day and year in this certificate first above written.

G. W. Likes
Notary Public in and for Churchill County, State of Nevada.

(Official Seal)
My Notarial Commission expires May 4, 1907.

Filed for Record at the Request of L. H. Taylor, Sept. 1, 1906 at 8 min. past 1 o'clock P. M.

G. W. Likes.
Co. Recorder

Verified

File #3746

THIS INDENTURE, Made this 11th. day of July A. D. 1906,

BETWEEN John Oats the party of the first part, and The United States of America the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollars, Lawful Money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, pursuant to Act of Congress of June 17, 1902 (32 Statute at Large page 388) has granted, bargained and sold, conveyed and confirmed, and by these presents does grant, bargain and sell, convey and confirm, unto the said party of the second part, and to its assigns forever, all those certain lots, pieces or parcels of landsituate, lying and being in the County of Churchill, State of Nevada, and bounded and particularly described as follows, to wit:

The perpetual right of way or easement for any and all canals, drains or ditches, constructed or which may be hereafter con-structed by the Authority of the United States of America, (Except Right of way for "S" line Canal) through, over or across the following described lands, to wita

W. 1-2 of S E 1-4 and E 1-2 of S W 1-4 of Section 26 Township 19 North, Range 28 East Mount Diablo Base and Meridian. The said right of way hereby granted to extend the necessary distance. Not exceeding 100 feet, for "Old River" Channel drain, and not exceeding 50 feet wide for other canals, ditches or drains, or each side of the center line of each such canal ditch, drain or old river channel drain, so far as such right of way will extend over and upon said land.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto be longing, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said party of the second part, and to its assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

John Oats (seal)

Signed, Sealed and Delivered in the Presence of:
J. H. Wilson

STATE OF NEVADA)
)SS..
County of Churchill)

On this 11th. day of July A. D. 1906, before me G. W. Likes a Notary Public in and for Churchill County, Nevada, personally appeared J. H. Wilson to me personally known to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said that he resides in the County of Churchill, State of Nevada, That he was present and saw John Oats, personally known to him to be the same person described in and whose name is subscribed to the within instrument as a party thereto, and who executed the same, sign, seal, deliver and execute the same, and that the said John Oats

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acknowledged in the presence of affiant that he freely and voluntarily executed the same, and that he the said affiant subscribed his name to said instrument as a witness thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this cert-ificate first above written.

G. W. Likes
Notary Public in and for Churchill County, State of Nevada

(Official Seal)

My Notorial Commission expires May 4-1907

Filed for Record at the Req-est of L. H. Taylor, Sept. 1, 1906 at 10 min. past 1 o'clock P. M.

G. W. Likes
Co. Recorder

Verified

File #3747

THIS INDENTURE, Made this Eleventh day of July A. D. 1906,

BETWEEN John Oats the party of the first part, and The United States of America the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar Lawful Money of the United States of America to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged pursuant to Act of Congress of June 17, 1902 (32 Statute at large page 388) has granted, bargained and sold conveyed and confirmed and by these presents does grant, bargain and sell, convey and confirm, unto the said party of the second part, and to its assigns forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Churchill, State of Nevada, and bounded and particularly described as follows, to wit:

The right of way for any and all canals, drains or ditches constructed or which may be hereafter constructed by the authority of the United States of America, through orver and across the following described lands, to wit:

S 1-2 of S E 1-4 of Sec. 30 and N 1-2 of N E 1-4 of Sec. 31 T 19 N. R 29 E Mount DiAblo Meridian, also S W 1-4 of S E 1-4 of Sec. 17 T 19 N. R 29 E Mount Diablo Meridian, The said right of w ay hereby granted to extend the necessary distance not exceeding 50 feet wide on each side of the center line of each such canal, ditch or drain so fa-r as said right of way will extend over and upon said land, e-xcept Old River drain, which shall be 200 feet wide across said S. W. 1-4 of S E 1-4 of said Sec. 17 and which old river drain is the straight-ening of said old river Channel thereon.

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

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances unto the said party of the second, part, and to its assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year first above written.

John Oats (seal)

Signed, Sealed and Delivered in the Presence of:
J. H. Wilson

STATE OF NEVADA)
)SS
County of Churchill)

On this 11 day of July A. D. 1906, before me G. W. Likes, a Notary Public, in and for Churchill County, Nevada, personally appeared J. H. Wilson, to me personally known to be the person whose name is subscribed to the within instrument as a witness thereto who being duly sworn, deposed and said that he was present and saw John Oats, personally known to him to be the same person describe d in and whose name is subscribed to the within instrument as a party thereto and who executed the same, sign, seal, deliver and execute the same, and that the said John Oats acknowledged in the presence of affiant that he freely and voluntarily executed the same, and that he the said affiant subscribe d his name to said instrument as a witness thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

G. W. Likes
Notary Public in and for Churchill County, State of Nevada.
My Notarial Commission expires May 4th. 1907.

(Official Seal)

Filed for Record at the Request of L. H. Taylor Sept. 1, 1906 at 12 min. past 1 o' clock. P. M.

Verified

G. W. Likes
Co. Recorder

File #11263

A G R E E M E N T

THIS AGREEMENT, made this 31th day of March, nineteen hundred and five between John Oats and ____, his wife, of County of Churchill, State of Nevada, of the first part, and THE UNITED STATES OF AMERICA and its assigns, acting in this behalf by L.H.Taylor of the United States Geological Survey, thereunto duly authorized by the Secretary of the Interior,

WITNESSETH, That the party of the first part, in consideration of the payment by the party of the second part of the sum of one dollar and of the benefits to be hereafter derived from the construction of irrigation works, through, upon or in the vicinity of the land hereinafter described, agrees that the authorized agents of the United States may enter upon and survey for locate, grade, and construct a canal or ditch or dams, as provided for in the act of Congress approved June 17, 1902 (32 Stat. 388), known as the Reclamation Act, upon and across the land of the party of the first part, described as follows, to-wit: The SW 1-4 of SE 1-4 of Sec. 17 Tp. 19 N.R. 29 E.M.D. B. & M.; also NE 1-4 of SW 1-4 & NW 1-4 of SE 1-4 of Sec. 26 Tp. 19 N.R. 28 E. M.D.B. & M. and may take and use for such purposes a strip of said land one hundred feet wide on each side of the center line of said canal or dams in the direction now surveyed and staked out, or as may hereafter be surveyed and staked out and found most practicable over said land.

And the party of the first part further agrees that at any time during the continuance of this agreement, after it is determined that the strip of land above described will be needed for irrigation works to be constructed by the United States as aforesaid, he will, at the request of the party of the second part, convey to the United States all his right, title and interest in and to the same, and all right, title, interest, tenements, and hereditaments appurtenant thereto, or appertaining and belonging to and used therewith, for the uses and purposes aforesaid, by good and sufficient deed, releasing the United States from all claims for damages by reason of entry upon the land first above described, and by reason of the survey construction, or operation of said works.

This agreement shall become effective to bind the Government only upon its approval by the Secretary of the Interior, and shall terminate by limitation within ___ from its date; and the same shall inure to the benefit of and be binding upon the heirs and assigns of the party of the first part and also the assigns and successors of the United States.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands in duplicate the day and year first above written.

Witness:
J.R.Pendergrass, of___

John Oats
Party of the First Part

L.H.Taylor, For and on Behalf of the United States,
Party of the second Part.

JMK.

Approved this 2 day of Nov. 1907, by authority of the Secretary of the Interior.

F.H.Newell, Director,
U.S.Reclamation Service.

STATE OF NEVADA)
: SS
County of Churchill)

I, G.W.Likes, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Oats, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31th day of March, 1905.

(Official Seal)

G.W.Likes, Notary Public.

My commission expires May 4, 1907.

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Filed for record at the request of E. W. Burr Nov. 11, 1907, at 24 min. past 2 o'clock P. M. VERIFIED

G. W. Likes Co. Recorder.

File #11264

A G R E E M E N T

THIS AGREEMENT, made the 21st. day of February 1905, between S.B.Smart, of Churchill County, State of Nevada, of the first part, and L. H. Taylor, thereunto duly authorized by the Secretary of the Interior, for and on behalf of the United States of America, of the second part, WITNESSETH:

The first party in consideration of the benefits to be hereafter derived from the construction of irrigation works through or in the vicinity of the lands hereinafter described, agrees that the second party may enter on, survey for, grade, and construct canals or ditches upon or across the lands of the first party in Churchill County, State of Nevada, being the following described tracts:

The E. 1-2 of S.E. 1-4 & S.E. 1-4 of Sec. 12 Tp. 18 N.R. 28 E. and N.W. 1-4, W. 1-2 of N.E. 1-4 & N.W. 1-4 of S.E. 1-4 of Sec. 7 Tp. 18 N.R. 29 E. M.D.M. provided there is to be constructed but one drain ditch on the line now surveyed and second party construct two bridges across said ditch at a point designated by first party, and take and use for such purposes a strip of said land 25 feet wide on each side of the lines in the direction now surveyed, or which may be surveyed and found most practicable over said land; and the first party agrees, at any time within thirty days after notice that the land as herein specified will be actually needed for irrigation works to be constructed by the United States of America, to convey the same to the second party by good and sufficient deed, conveying good, sufficient, and satisfactory title, free of incumbrance, by proper description, and in conformity with all the terms of this agreement.

It is further agreed, that in consideration of the premises, the first party hereby releases the second party from all claims for damages for entry, survey, or construction of said works.

This agreement shall inure to the benefit of, and be binding upon, the heirs, executors, and assigns of the first party, and also the assigns of the second party.

Witness the hand and seal of the first party:

Witness:
J.R.Pendergrass, of____

S.B.Smart (Seal)
L.H.Taylor (Seal)

STATE OF NEVADA)
: SS
County of Churchill)

I, G.W.Likes, a Notary Public in and for said County, in the State aforesaid, do hereby certify that S.B.Smart, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered said instrument of writing as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of February, 1905. My Commission expires May 4, 1907.

(Official Seal) G.W.Likes, Notary Public.

JMK.

Approved Nov. 2, 1907, by authority of the Secretary of the Interior.

F.H.Newell, Director,
U.S.Reclamation Service.

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said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs, executors, administrators or assigns forever, all that certain lot, piece or parcel of land lying and being in the City of Fallon, County of Churchill, State of Nevada, bounded and more parhisularly described as follows, to-wit:

Commencing at southwest corner os Lot nine (9) in Block fifty-four (54) and running thence easterly along the north line of Williams Avenue fifty (50) feet to a Point of Beginning; thence running northerly one hundred thirty (130) feet; thence easterly fifty (50) feet; thence southerly one hundred thirty (130) feet; thence westerly along the north line of Williams Avenue fifty (50) feet to the said point of beginning--the said premises so described being in extent 130 feet north and south and fifty feet east and west, with a frontage on the south of fifty feet on Williams Avenue; all being situated in and being a part of the "W.W.Williams Tract" according to survey and plat of the Town (now City) of Fallon, Churchill County, Nevada by Stan. C. Mitchell July, 1904.

Together with all and singular the tenements, hereditaments and appurtenances and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with all the appurtenances, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Warren W. Williams (seal)

Addie M. Williams. (seal)

STATE OF NEVADA,)
)SS
County of Churchill.)

On this 10th. day of March A.D. 1910, before me J. W. Sitton, County Clerk and ex-officio Clerk of the Second Judicial District Court, in and for said Churchill County, personally appeared Warren W. Williams and Addie M. Williams, his wife, personally known to me to be the individuals described in and who executed the annexed instrument, who duly acknowledged to me that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and seal of said Court, at Fallon, in said County and State, the day and year in this certificate first written.

J. W. Sitton, Clerk.

(Official Seal) By C. L. Noble, Deputy Clerk.

Filed for record at the request of W.G.Rawles, Mar. 16, 1910 at 11 o'clock A.M.

Co. Recorder.

File #16341.

THIS INDENTURE, Made this 16th. day of March Nineteen Hundred and Ten A.D.1910,

BETWEEN John Oats and Nellie Oats, his wife, of the County of Churchill, State of Nevada, the parties of the first part, and The United States of America, the party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Two Hundred and 00/100 Dollars, Lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and confessed, pursuant to Act of Congress of June 17, 1902 (32 Stat. L. 388) have granted, bargained, and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part and to its assigns forever, all that certain lot, piece or parcel of land. situate, lying and being in the County of Churchill, State of Nev-

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ada,-and bounded and particularly described as follows, to-wit:

That certain strip, piece or parcel of land 150 feet wide, and 3157 feet more or less in length along the center line thereof, Situate, lying and being in the County of Churchill, State of Nevada, and bounded and parctiularly described with reference to the center of located and constructed line of the "S" line Canal, of the Truckee-Carson project, Nevada, Reclamation Service, across a portion of the East Half of Southwest quarter and West half of Southeast quarter of Section 26, Township 19 North, Range 28 East, Mount Diablo Base and Meridian, and bounded and particularly described as follows, to-wit:

Commencing for said center line of Canal at the point of intersection of the center of said "S" line Canal as constructed, with the West boundary line of said East half of Southwest quarter of said Section 26, Said point being North 43 minutes West and 49.6 feet distant from the Southwest corner thereof, and being at or near Engineers' Survey Station No. 54+69.5 of said "S" line Canal. Thence along the center of said Canal as constructed, North 67 degrees and 44 minutes East 558.4 feet to point of curve 14 degrees to left, with a radius of 409.5 feet, Thence Northeasterly along said curve 264.3 feet to point of tangent, Thence North 30 degrees, 42 minutes East 476.1 feet to point of curve 12 degrees to right with a radius of 477.68 feet, thence northeasterly along said curve 302.8 feet, to point of tangent, Thence North 67 degrees and 02 minutes East 1555.4 feet to point of intersection of the center line of said Canal as constructed, with the East boundary line of said West half of Southeast quarter of said Section 26, and said point of intersection being North 18 minutes East 1631.2 feet distant from the Southeast corner thereof and being at or near Engineers' Survey Station No.86+26.5, and embracing a strip of land 150 feet wide, lying equally 75 feet upon each side of the before described center line of said Canal as the same is now located and constructed through, over and across said land and embracing an area of 10.85 acres more or less, and being the right of way for said Canal over the lands of said John Oats in said Section 26.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to its assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals; the day and year first above written.

John Oats, (seal)

Signed, sealed and delivered in the presence of: Nellie Oats. (seal)

G. W. Likes.

STATE OF NEVADA,)
)SS
County of Churchill.)

On this 16th. day of March, A.D. 1910, before me, G. W. Likes, a Notary Publid in and for the said County of Churchill, State of Nevada, personally appeared John Oats and Nellie Oats, his wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they each executed the same, freely and voluntarily and for the uses and purposes therein mentioned, and the said Nellie Oats was by me made acquainted with the contents of said conveyance, and she acknowledged to me on examination apart from and without the hearing of her husband that she executed the same freely and voluntarily, without fear or compulsion, or undue influence of her said husband, and that she does not wish to retract the execution of the same.

(Con. next page)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the Town of Fallon, County of Churchill, the day and year in this Certificate first above written. My commission expires April 17th. 1911.

G. W. Likes,

(Official Seal) Notary Public in and for the County of Churchill, State of Nevada.

Filed for record at the request of H.W.Marean, Mar. 18, 1910 at 10min. past 4 o'clock P.M.

G. W. Likes Co. Recorder.

VERIFIED

File #16342.

THIS INDENTURE, Made the Twenty First day of January, one thousand nine hundred and Ten,

BETWEEN John Oats of Fallon, Churchill County, Nevada, the party of the first part, and Martha E. McLaughlin, the party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Three hundred ($300.00) Dollars, Gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, and to her heirs and assigns forever.

all the following described real-estate to-wit: all of Lots Number One (1) and Two (2) In Block Number Six (6) in the "Oats Addition" to the City of Fallon, Churchill County, Nevada; according to the official plat of said addition on file with the Recorder of Deeds of Churchill County Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever. And the said party of the first part, and his heirs, the said premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns against the said party of the first part, and his heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: John Oats. (seal)

A. M. Burd.

STATE OF NEVADA,)
)SS
County of Churchill.)

On this 21st. day of January, A.D. one thousand nine hundred and Ten personally appeared before me, A. M. Burd, a Notary Public in and for the said County of Churchill, John Oats, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Churchill, the day and year in this certificate first above written.

A. M. Burd,

(Official Seal) Notary Public in and for the County of Churchill, State of Nevada.

My commission expires May 10th. 1910.

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IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands, the day and year first above written.

S. E. Allen.

Irma C. Allen.

STATE OF NEVADA,)
(ss
County of Churchill.)

On this 7 day of April, 1927, personally appeared before me, a notary public in and for the said county of Churchill, S. E. Allen and Irma C. Allen, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and and affixed my official seal at my office in the said county of Churchill, the day and year in this certificate first above written.

G. J. Kenny,

(Official Seal) Notary Public.

My commission expires May 9, 1927.

Filed for record at the request of Chas. E. Towle Apr 19 1927 at 5 min. past 11 o'clock A. M.

Liliam S. Bingham
Co. Recorder.

File #40684

KNOW ALL MEN BY THESE PRESENTS: That Thomas Williamson and Veda V. Williamson, his wife, for and in consideration of the sum of One Dollar ($1.00), lawful money of the United States, to them in hand paid by the duly authorized agent of the Truckee-Carson Irrigation District, pursuant to authority given by the Secretary of the Interior to the Truckee-Carson Irrigation District, the receipt of payment of which is hereby acknowledged, have bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the Truckee-Carson Irrigation District and its assigns forever, an exclusive and perpetual easement or right of way for the sole purpose of constructing, operating and maintaining the New River Drain Extension over and across the following described lands in Churchill County, Nevada, to-wit:

A strip of land situated in the Southeast quarter of the Southwest quarter (SE 1-4 SW 1-4) of Section 26, T. 19 N., R. 28 E., M.D.B.& M.; which is contained between two lines parallel to, on opposite sides of, and fifty feet distant from a center line which is more particularly described as follows:

Beginning at a point on the North right of way line of the "S" Line Canal, running thence North 43°15' West a distance of 270.0 feet, thence North 71°47' West a distance of222.0 feet, thence North 71°07' West a distance of 357.0 feet, thence North 67°36' West a distance of 67. feet to a point on the west line of said Southeast Quarter of the Southwest Quarter of Section 26, from which point the Southwest corner of the SE 1-4 SW 1-4 of said Section 26 bears South 0°29' West a distance 1030.feet;

An area of two and two tenths acres, more or less, is embraced in the above described strip of land.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Truckee-Carson Irrigation District, and its assigns forever.

IN WITNESS WHEREOF, the grantors above named have hereunto set their hands and seals this 20th day of April, 1927.

Thomas Williamson. (seal)

Veda V. Williamson. (seal)

STATE OF NEVADA,)
(ss.
County of Churchill.)

On this 20th day of April, 1927, personally appeared before me, Geo. B. Snow, a notary public in and for the County of Churchill, State of Nevada, Thomas Williamson and Veda V. Williamson, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the County of Churchill, the day and year in this certificate first above written.

Geo. B. Snow,

(Official Seal)

Notary Public in and for the

My Commission expires Jan. 30, 1931.

County of Churchill, State of Nevada.

Filed for record at the request of Geo. B. Snow Apr 20 1927 at 20 min. past 3 o'clock P. M.

Lilian S. Bingham
Co. Recorder.

VERIFIED

File #40688

THIS INDENTURE, made this 12 day of April, A.D., 1927, between E. B. Cornell, of Churchill county, state of Nevada, the party of the first part, and J. P. Sagouspe and Julie A. Sagouspe, husband and wife, both of the same place, the parties of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to him in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, remise, release and forever quitclaim unto the said parties of the second part, their heirs and assigns, all those certain pieces or parcels of land, situate in the county of Churchill, state of Nevada, described as follows, to wit: Sections Twenty-One (21), Twenty-Seven (27), Twenty-Nine (29), Thirty-One (31) and Thirty-Three (33), all in Township Twenty-One (21) North, Range Thirty (30) East, Mount Diablo Base and Meridian;

TOGETHER with, all and singular, the waters and water rights, ditches and ditch rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Outlook

Re: EXTERNAL: PC26-10 Sand Creek Final Map

From Frank Lee <Frank.Lee@swgas.com>
Date Tue 7/14/2026 2:44 PM
To Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Cc Diane Moyle <diane.moyle@churchillcountynv.gov>; Cody Ebbe <cody.ebbe@swgas.com>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Good afternoon Dan,

We reviewed this map and it looks good for our end to sign! Please let me know when you are considering coming over for a signature and we can get that scheduled.

Thanks,
Frank

From: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Sent: Tuesday, June 30, 2026 8:58 AM
Cc: Diane Moyle <diane.moyle@churchillcountynv.gov>
Subject: EXTERNAL: PC26-10 Sand Creek Final Map

[WARNING] This message originated outside of Southwest Gas. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is an application for a Final Subdivision Map application from Lumos & Associates that is being considered by the Churchill County Planning Commission at the Aug, 12 2026 hearing.

We are requesting any comments, questions, or remarks from your agency to be sent to Dan Cahalane, Senior Planner, **by July 27, 2026** to be included in the staff report and with the application to the Planning Commission. We appreciate your input for these applications because you may have knowledge or understanding that we do not.

You can find the application materials here: PC26-10 Engineering Documents

Regards,
Dan Cahalane, Senior Planner
Churchill County Public Works, Planning, & Building
Off. 775-399-6796 || dan.cahalane@churchillcountynv.gov
270 S. Maine St., Suite A, Fallon NV 89406

****
****

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Thank you for your cooperation.

****
****

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Subdivision	**Application #:**	**PC26-10**
Request:	To implement the first phase of an approved tentative subdivision and create 25 new parcels		
Applicant:	**Casey Road, LLC**		
Owner:	**Casey Road, LLC**		
Site:	Assessor Parcel Numbers 008-792-11 & 95		
Master Plan//Zone:	Urbanizing // R-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the division of land and imposing conditions outlined in CCC **16.12.010** and **16.04.050** have **BEEN** met for **subdivision** PC26-10 to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor Parcel Numbers 008-792-11 & 95, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **subdivision** application.

Request

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The tentative map was approved by the Board of County Commissioners on November 10, 2025.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. The proposed application:

1. **Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;**
   Staff Comment: The proposed subdivision is not within a flood zone and shall have an approved drainage plan as conditioned below.
2. **Conserves agricultural resources;**
   Staff Comment: The proposed subdivision is in a Single Family Residential (R-1) district and will not impact agricultural resources.
3. **Provides adequate open spaces through efficient design and development;**
   Staff Comment: The proposed subdivision provides each property with private open space.
4. **Preserves topographic elements and features;**
   Staff Comment: There are no topographical features requiring preservation.
5. **Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
   Staff Comment: The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services.
6. **Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**
   Staff Comment: The proposed parcel size and density are consistent with neighboring communities.

7. **Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;**
   Staff Comment: The proposed subdivision will provide infrastructure for water, sewer, drainage, and other utilities to County specification as conditioned below.
8. **Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and**
   Staff Comment: The proposed subdivision will not impact existing streams, hills, scenic areas, or open space.
9. **Conforms with the goals and objectives of the development code and Master Plan.**
   Staff Comment: The proposed subdivision conforms with the goals and objectives of the development code and the 16 identified Master Plan goals and policies, as conditioned below. The required variance for smaller lot sizes best balances safety and code compliance as the Right of Way (ROW) changes from 50ft to 60ft.

Recommended Conditions of Approval

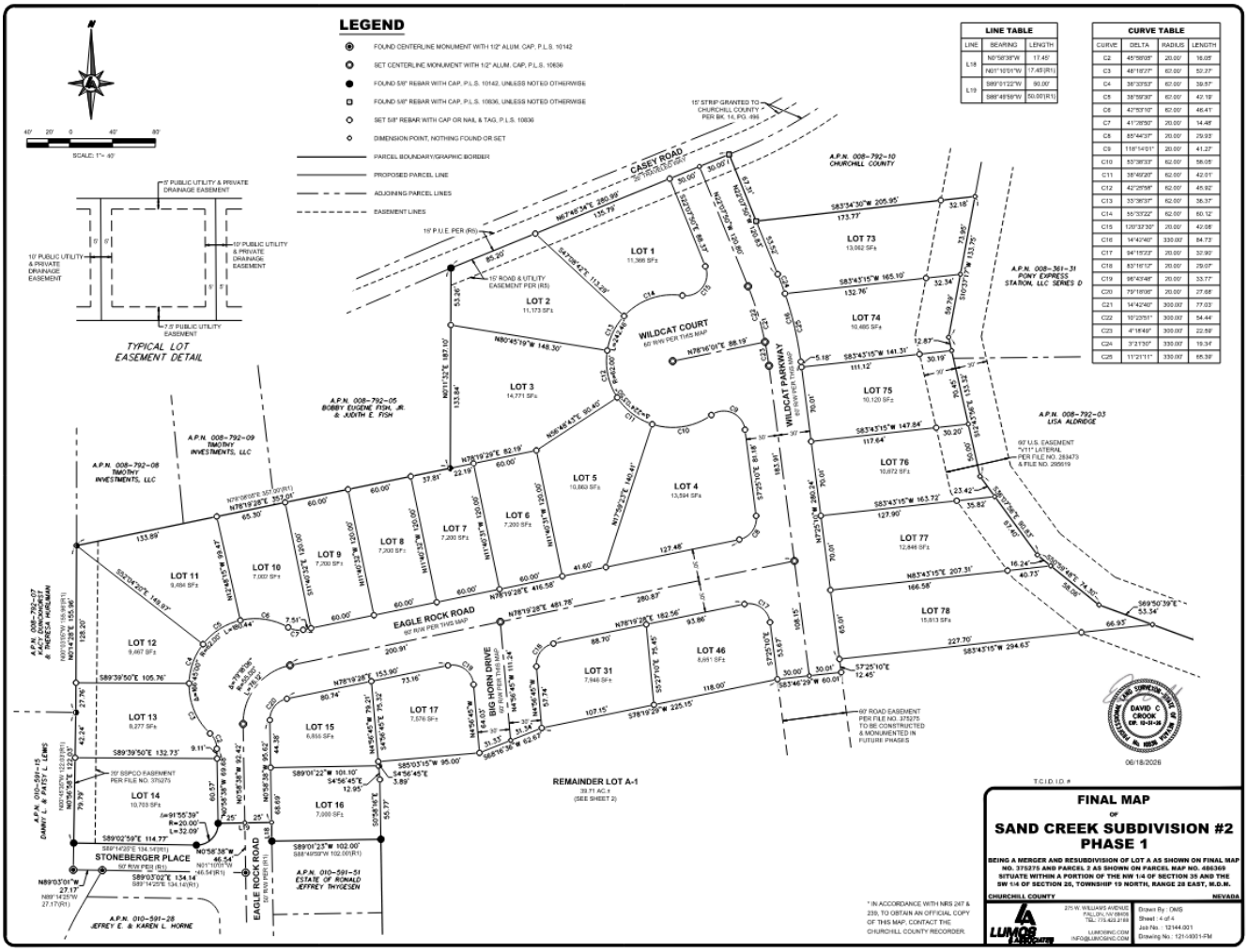
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.
   c. Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.
   d. Applicant shall obtain a Will Serve letter from Churchill County for each lot.
   e. Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).
   f. Applicant shall obtain variances for lot size and minimum lot width for lot 15.
   g. Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.
   h. Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.
   i. Applicant shall complete the abandonment of the 50ft roadway as outlined under AE26-4 (pending).

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



Background

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The Board of County Commissioners approved the tentative map on November 10, 2025.

The applicant has also filed concurrent Public Utility Easement (PUE) abandonments (approved), and a road abandonment (AE26-4, also before the Planning Commission).

Analysis

CCC 16.04.050(A) authorizes the Planning Director, Planning Commission, or County Commissioners to apply conditions to development to ensure:

1) Master Plan Conformity

The following 16 goals and policies are most relevant to the proposed subdivision:

Goal/ Policy	Text	Staff Comment
ED5.5	Require that new and expanded developments comply with Truckee-Carson Irrigation District (TCID) requirements to maintain the viability of delivery and drainage features.	The applicant has not rerouted or changed the existing 60ft irrigation easement.
PSF1.2.2	New service areas (including expansions) for public water utilities are only allowed in the Urbanizing and Industrial land use designations and may not overlap with other water utility service areas.	The proposed subdivision is within the existing County water service area.
PSF1.2.3	Development that is served by a centralized/community water utility must be located within the service area for the utility.	The proposed subdivision is within the existing County water system service area.
PSF1.14.1	Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.	The proposed subdivision is within the existing County water system service area and will be served by the County's water system.
PSF1.14.5	The cost of water service to new development shall be paid by the new development, and the cost of the service shall include extending service lines or facilities to the site.	The applicant shall build or bond the required water infrastructure prior to map recordation, as conditioned above.
PSF1.16	Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.	The site does not have sufficient water rights. The applicant shall provide a Payment in Lieu of water rights prior to map recordation, as conditioned above.
PSF1.20	For proposed or existing development to be served by the County utilities, adequate land or rights-of-way shall be dedicated to public facilities. During the development review process, necessary easements, rights-of-way, and lands shall be made available for the installation, construction, and operation of public facilities and utilities.	The proposed map provides sufficient rights of way for dedication to ensure the installation, construction, and operation of public facilities and utilities.
PSF1.21	All planned unit developments and subdivisions shall be served by a centralized/community municipal water system.	The proposed subdivision shall be served by Churchill County's water system. Churchill County has provided an Intent to Serve letter for this site.
PSF1.22	Require all developments taking place near public water facilities to connect to them with limited exceptions.	The proposed subdivision shall connect to public water facilities.
PSF2.1.4	Development that is served by a public wastewater utility must be located within the service area for the utility.	The proposed subdivision is within the existing County sewer service area.
PSF2.2.1	All planned unit developments and subdivisions with residential densities of more than one unit per five acres shall be served by a community sewage treatment facility.	The proposed subdivision shall be served by the Churchill County sewer system.
PSF2.2.7	Require all developments taking place near public sewer facilities to connect to them with limited exceptions.	The proposed subdivision shall be served by the Churchill County sewer system.

PSF2.5	Ensure that future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.	The proposed subdivision shall be served by Churchill County sewer system. Churchill County's sewer system meets all required environmental standards.
PSF5.1.4	Future development will require water distribution systems to meet fire department standards.	The proposed subdivision will connect to Churchill County's water system. Churchill County's water system meets fire department standards.
LU4	Infrastructure expansion shall be cost effective.	The proposed subdivision shall either construct or bond the required infrastructure expansion.
LU4.1	Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.	The proposed subdivision abuts existing residential development to the east and west. This allows for cost effective provision of utilities.

2) Compatibility with adjacent properties and uses

The proposed subdivision abuts existing residential subdivisions to the east and west and commercial development to the north. The subsequent subdivision phases will fill the vacant area to the south, as seen in the exhibit below:

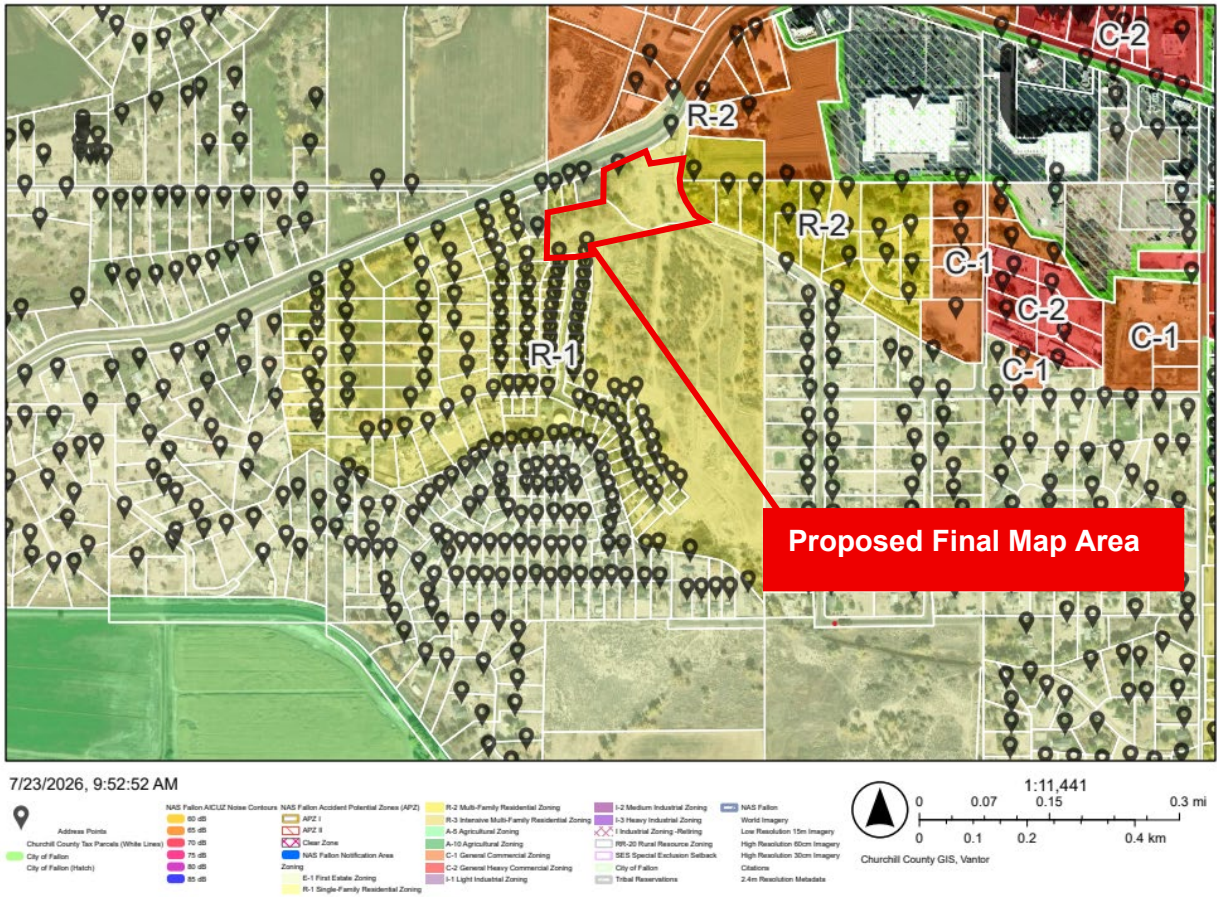


Exhibit 1

The proposed parcels range from 6,855sf to 15,813sf.[1] This matches the neighboring parcels which range from 7,013sf to up to 3 acres (130,680sf).

3) Protection of the public health, safety, and welfare

There are minimal public safety risks from the location of the subdivision. The proposed subdivision is not within a flood plain and there are no known fault lines within the subdivision. The geotechnical report identified sandy soils and sediments within the subdivision but did not have concerns over potential liquefaction.[2]

The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services. The proposed roads meet Churchill County design standards. This ensures the public health, safety, and welfare.

The proposed 25 parcels increase the number of people in this dominantly residential area. According to the US Census, the average persons per household in Churchill County is 2.66. Therefore, this phase of development will increase activity and traffic by approximately 67 people. The full development may create an impact of approximately 479 people. The applicant's full subdivision traffic study shows an anticipated 1,688 daily trips. The traffic study recommended the creation of a left turn lane along Casey Road. The Director of Public Works determined that the left turn lane is not required until phase 2 of the subdivision. The current phase will have acceptable impacts to the welfare of neighboring properties.

4) That adequate public facilities and services are available to the development

The proposed parcels have access along the proposed Eagle Rock Road, Wildcat Parkway, and Big Horn Drive. Staff covered the potential traffic impacts and timing of the future Casey Road left turn lane in Section 3, above.

Sufficient power and telecommunications services are available along Casey Road. Parcels contain a 7.5ft wide PUE along the proposed road frontages, 5ft wide PUEs along side property lines, and a 5ft PUE and private drainage to provide utility access and drainage.[3]

Churchill County water and sewer will service the subdivision. Churchill County has provided an Intent to Serve letter for the subdivision. Payment in lieu of water rights dedication shall be made in accordance with CCC 13.02.010(G), as conditioned above. Staff notes that the geotechnical report found water intrusion may occur at depths of 6.5ft. This may impact the design of below grade utilities. An approved Civil Improvement Plan will be required prior to recordation of the final map, as conditioned above.

The proposed subdivision will have adequate public facilities and services, as conditioned above.

5) Findings of conformance with the goals and objectives of the Code and the master plan must be made in order to recommend approval and impose conditions

Broadly, the proposed subdivision meets the standards outlined under Churchill County code. However, there is an exception where Eagle Rock Road transitions from the old 50ft ROW

[1] Please note that 1-acre equals 43,560sf.
[2] Liquefaction describes an event during an earthquake where normally solid ground behaves like a liquid.
[3] PUE stands for Public Utility Easement.

standard to the current 60ft ROW standard. Aligning these two standards at the intersection would result in unsafe traffic travel and lines of sight. The Director of Public Works determined that the safest and most effective means of bridging this gap is to extend the 50ft ROW up to the knuckle where Eagle Rock Road turns east, then change the width of the ROW to 60ft, as seen in the exhibit below:

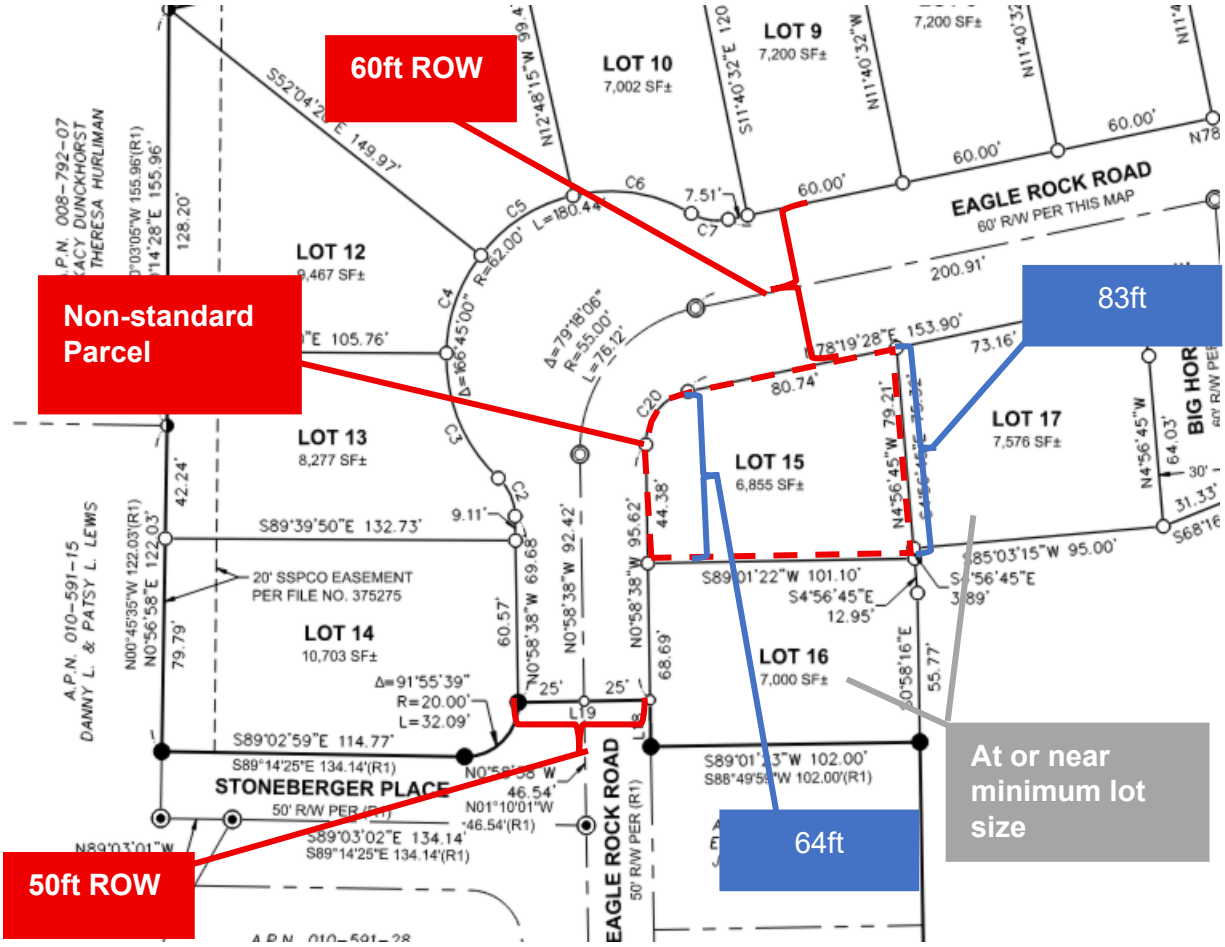


Exhibit 2

However, this change in ROW results in a reduced Lot 15. There is minimal ability to meet the minimum lot size (7,500sf) and lot width (75ft for a corner lot) due to the alignment constraints. Lots 16 and 17 barely meet the minimum lot size requirements, limiting room for adjustments. Lot 15's lot size is within the 10% deviation allowed under minor variance. Lot 15's minimum lot width is approximately 64ft,[4] which is over the 10% deviation permissible under a minor variance. Therefore, staff has required that the applicant secure an approved variance prior to recording the final map.

[4] Staff measures minimum lot width based on the measurement from the outside lot line to the interior lot line. Corner radii are not included. See the Exhibit 2 above.

All other proposed lots meet the minimum lot, width, and infrastructure standards outlined under CCC 16.16.020.1. and 16.16.010. Staff notes that street lighting will be provided in Phase 2 of the subdivision.

The applicant addressed all of the conditions of approval relevant to this phase. A development code amendment superseded the required minimum average lot width variance.

Reviewing Agency Comments

Agency	Reviewer	Comment
CC Communications	Steward Nichols	No Comment
NDOT	Cheyenne Trueblood	After an initial review, the project occurs within mapped agricultural habitat for mule deer. This project has the potential for direct and indirect impacts on wildlife species from anthropogenic disturbances, such as development, including changes in movement or seasonal use patterns, breeding or nesting behavior, and demographic rates. I have included a copy of the urban bird recommendations.
Southwest Gas	Frank Lee	No comment
Churchill County Building	Jera Reidenbach	No comment
Churchill County Assessor	Heather Gomes	No signatures listed No notary block listed Taxes for 2026-2027 will need to be paid in full before Map is recorded. New parcels will not exist until FY2027-28. Will Create new page 008-793-xx for new parcels.
Churchill County GIS	Preston Denny	1) Name change to “Sand Creek Drive” has been approved as of July 1, 2026 2) Please provide radial or tangent bearings for these curves. C24 and C25 3) Please provide radial or tangent bearings for these curves. C3, C4, C5, and C6.
Churchill County Surveyor	Jeff Cruess	1) Wet Stamp and sign all documents submitted for recording. 2) Black ink only on final maps 3) Title Block section location appears to be incorrect. 4) Vicinity map project does not match the map. 5) Add section corner ties to sheet 3 and 4 6) Missing information for the boundary on sheet 3. 7) Clearly delineate the boundary for abandonments on sheet 3. 8) Identify reference monuments in the legend. 9) Remove all references to future occurrences on sheets 3 and 4. 10) Change the “see sheet 3” reference on sheet 3 to “see sheet 4.” 11) Add offered for dedication to all appropriate items. 12) Add coordinates to two corners on sheet 4. 13) Add a graphic border to the project on sheet 4 per NRS 278.372 14) Move l18 to the other side of the line on sheet 4. 15) Check the area of lot 76.

Public Comment

Staff received no public comments on this application.

Excerpt from Planning Commission Minutes of August 12, 2026:

C. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.

David Crook, Lumos & Associates, 275 W Williams Avenue, was available to speak regarding this application.

Dan Cahalane, Senior Planner, stated that the applicant is requesting to implement the first phase of an approved tentative map. This phase has 25 parcels, along with the associated infrastructure improvements. The tentative map was originally approved on November 10, 2025. The staff is able to make all of the required findings. However, he called out a couple of items in the conditions of approval. One, lot 15 is currently not meeting code standard. This is in part due to the fact that there was a code change since the adjacent subdivision went in. There was a right-of-way requirement of 50 feet, and now it's 60 feet. This changed the geometry in the corner of Eagle Rock Road, and made it difficult for the parcel sizes to work. Staff is recommending a variance in order to take care of this issue. It could be either a full variance or a minor variance, both are possible under code, and it is up to the applicant to decide which avenue to take to address this situation. The last condition to call attention to is completing the road abandonment application, which is the next item on this agenda, that is going to be postponed at this meeting. Therefore, there is a condition related to obtaining approval for that abandonment before recording the final map.

Chair Edgmon asked if the applicant had anything to add, and he did not.

Chair Edgmon noted that the related item on the agenda, Item D, will be postponed to the September meeting. She inquired if any of the commissioners had any questions or discussion, and there were none. She then called for public comment, and there were none.

Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose and findings for the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for subdivision, PC26-10, to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor's Parcel Numbers 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners approve with conditions the subdivision application. Vice Chair Goings seconded the motion, and the decision carried by unanimous vote (6-0).

1. *Conditions required prior to recordation:*
   a. *Any final changes required by the County Surveyor shall be made prior to recording.*
   b. *Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.*
   c. *Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.*
   d. *Applicant shall obtain a Will Serve letter from Churchill County for each lot.*
   e. *Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).*
   f. *Applicant shall obtain variances for lot size and minimum lot width for lot 15.*
   g. *Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.*
   h. *Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.*
   i. *Applicant shall complete the abandonment of the 50-ft roadway as outlined under AE26-4 (pending).*

Churchill County
Agenda Report

Date Submitted: August 18, 2026

Agenda Item #: Appointments -
Meeting Date Requested: September 3, 2026

To: Planning Commission
From: Randy Hines, Public Works Director
Subject Title: Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve with conditions Parcel Map application, PC26-9, for JDLN Enterprises to create 2 industrial parcels at 9900 Carson Highway, Assessor's Parcel Number 007-171-75.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to divide a 7.48-acre parcel into two (2) parcels of 4.15-acres and 3.33-acres. The proposed Parcel Map is in an Industrial (I-2) district. The minimum required lot size for an infill development is 2-acres. The site abuts two 1-acre parcels.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E) & (G) for the 2 mapped parcels.
   c. Subsequent approvals shall provide a copy of the Notice of Final Action and a narrative addressing the conditions of approval.

Alternatives: Make changes as deemed appropriate.

Fiscal Impact: N/A

Explanation of Impact: N/A

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

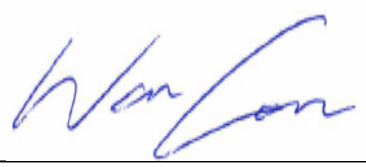
Funding Source: N/A

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:



Joe Sanford, County Manager — Date: August 28, 2026



Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026



Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY
Parcel Creation Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: JDLN Enterprises LLC

Site Address: 9900 Carson Hwy **APN:** 007-171-75 **/ Address:** _____ **APN:** _____

Zoning District: I **Address:** _____ **APN:** _____

 # LOTS ON THE MAP: 2 **Are there Surface Water Rights on the Property?** ☑ **NO** ☐ If **YES>** Do you want the County to make the Water Dedication Map for you? ☐ **NO** ☐ If **YES>** ***See Instruct.***

PROJECT PERMIT TYPE - PARCEL CREATION // SUB-TYPE IS:

NOTE: This is needed to submit online. See Instruction Sheet for details on Permit Types.

- ☐ **DIVISION OF LAND INTO LARGE PARCELS** (new lots that are 40 acres or more; can include any number)
- ☑ **PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
  - ☐ Second/Subsequent Parcel Map – if a previous Parcel Map exists, additional limits apply.
- ☐ **TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). The actual land division applications are submitted separately after approval of the parceling plan.
- ☐ **SUBDIVISION MAP** (new lots less than 40 acres & creating 5 lots or more)
  - ☐ Tentative Subdivision Map ☐ Final Subdivision Map
- ☐ **REVERSION TO ACREAGE** (to merge lots together, ALL of which are created by a land division map (not by deed))
  NOTE: These may ALSO need a utility or road easement Abandonment - include that application form.

IF THE ITEMS BELOW also apply, check the box and include it in the name of the map.

- ☐ **MERGER AND RESUBDIVISION** - also check the above box for the map type used for the new lots.
  NOTE: These may ALSO need a utility or road easement Abandonment - include that application form.
- ☐ **MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- ☐ **PART OF A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the map is in support of a PUD.

SUMMARY OF PROPOSAL

Describe what are you trying to accomplish:

Create 2 lots using one NDOT encroachment to the Carson Hwy

Describe any particular problems or issues you are trying to solve:

na

Application Signature Sheet

All Applications
This affidavit is signed by the "subdivider" proposing the land division, such as the owner, purchaser, etc.
Our office can perform the notary, or you can arrange it yourself.

Subdivider affidavit of application submittal and commitment to pay taxes

I, being duly sworn, hereby depose and declare that:

(1) I am the subdivider proposing this land division application, have reviewed all materials being submitted on my behalf, affirm that the information in the application is correct and complete, and authorize Churchill County to enter and examine the property in the application; and

(2) I understand that making property line changes may ***jeopardize any loan contract*** I may have, and I am responsible for communicating with that party regarding the consequences of this proposal.

(2) I will make provision for the payment of the tax imposed by chapter 375 of NRS, relating to Taxes On Sale Or Transfer Of Real Property, for land in the application; and

(3) I and any successor in interest will comply with the disclosure and recording requirements of NRS 598.0923(1)(f), relating to Deceptive Trade Practices for Land Sale Installment Contracts, if applicable, for land in the application.

Applicant Signature(s): _____

Title of Authorized Land Mgr. (if applicable – show authorization): _____

Notary Public State of Nevada
Sharon Kay Fields
My Commission Expires 3/24/2027
Appointment No. 23-8452-04

State of Nevada)
County of Churchill)

Signed and sworn to (or affirmed) before me on June 24 26 (date) by

(print applicant names) _____

_____
Signature and Stamp of notarial officer

☐ **Check this box if Parcel Map or Division of Land into Large Parcels**

Clerk-Treasurer's Office Signature for Payment of Taxes

Taxes have been paid: 6/24/26 Deputy Clerk Kendra Wells Kendra Wells
Date Title Printed Name Signature

All Applications - ***Assessor's Office Consultation***

County policy requires consultation with the County Assessor so the landowner understands how their taxes will change.

Assessor Staff signature: 6/24/2026 Assessor Denise L Mondhink-Felton Denise L Mondhink-Felton
Date Title Printed Name Signature

CHURCHILL COUNTY
Questionnaire for Parcel Creation

Please review these questions ***before designing the project***. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. You can look up the standards in the Couty Code here: https://churchillcounty.municipalcodeonline.com/book?type=ordinances#.
The questions are divided into subject categories. Some responses have a follow-up question next to it. Most questions have an informational note afterward. Some questions direct you to provide additional information in the Supplemental Information area at the end of the questionnaire.

NOTE: Creating ***Non-Conforming Lots*** (so they do not meet code requirements), or increasing an existing non-conformity is not normally allowed. Adjust your proposal to meet the requirement. If you think you have a special reason for not meeting a requirement, you might get approval for a Variance from the standard - see the Variance application.

Ownership

- Does the property have a Conservation Easement? ☑ NO ☐ If **YES >** Parcel changes might not be allowed
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? ☐ NO ☑ YES
  NOTE: Holders of security interest will have to sign parcel creation maps. They do not have to sign parcel modification maps, **but you are responsible for notifying them as required by law**. Note that **not** informing them may cause them to call in your loan for full repayment. (CCC 16.12.040.1 & -2)
- Is ownership complicated by a trust, government entity, corporation, partnership, or LLC?
  ☐ NO ☑ If **YES >** Add the Title Company Certificate who will make sure the correct and authorized person is signing the map and deeds.

Lots size and area

(**NOTE:** See note at beginning regarding creating Non-Conforming Lots.)

- Minimum parcel area for the zoning district: 1 Will the resulting parcels meet the requirement? (CCC Table 16.16.020.1) ☑ YES ☐ If **NO >** Normally not allowed without obtaining a Variance from the Development Standards ***Table*** – consult Staff.
- Will there be parcels smaller than 5 acres? ☐ NO ☑ If **YES >** Often not allowed unless connecting to community sewer or water - consult with staff. **NOTE** that a Variance may be needed, such as for ***2nd Parcel Map*** (CCC16.12.040.2.B).
- Minimum ***Average*** Parcel Width for the zoning district: 50 Minimum Parcel Width: 333 ft
  Will the resulting parcels meet the requirement? (CCC Table 16.16.020.1) ☑ YES ☐ If **NO >** Normally not allowed without obtaining a Variance. **NOTE:** For oddly shaped parcels, consult with Staff.
- Are there existing buildings? ☑ NO ☐ If **YES >** Will the resulting lot lines meet the yard setback requirements from the buildings? (CCC Table 16.16.020.1) ☐ YES ☐ If **NO >** Normally not allowed without obtaining a Variance. **NOTE:** If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.

Layout of Lot Lines and Miscellaneous Easements

- Will new parcel lines follow linear features, such as a road, canal, or tree line, and split the feature between lots? ☑ NO ☐ If **YES >** You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.
- Will linear features (such as a driveways, road, power line, or canal) that serve one lot have to run across another lot? ☑ NO ☐ If **YES >** Easements for it may be needed.

Irrigation

- Does the property have surface water rights? ☑ **NO** ☐ If **YES >** TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C) ***Maps using deeds*** need the water rights stated in the deeds.
- Does the property have irrigation facilities serving others (private or public/Newlands) that cross the site? ☑ **NO** ☐ If **YES >** Are they protected by easements? ☐ **YES** ☐ If **NO >** Additional easements are needed. (CCC 16.16.010.1.C)
  NOTE: TCID approval is required for protection of existing public facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D & CCC 16.16.010.1.C)
- Will any **new** access or utility easements cross over agricultural water delivery or drainage facilities? ☑ **NO** ☐ If **YES >** TCID & BOR permits may be required. Please consult with them.

Abandonment of roads or easement

- Are there road, utility, irrigation, or other easements on the property that are being abandoned or moved?
  ☑ **NO** ☐ If **YES >** An Abandonment application (and fee) may be needed – see it for details. It can be reviewed along with the map but may be done multiple ways, and some need hearings. Explain the situation in the Supplemental Information.
  NOTE: Most parcel lines created by a previous map will have utility easements, but all easements are NOT always shown on the map. Be sure to check map notes for easements following property lines, your deed, your title report, the federal patent creating the private land, etc.

Roads and Access Easements (**NOTE:** See note at beginning regarding creating Non-Conforming Lots.)

- Will all resulting parcels have "legal access" (CCC 16.16.010.1.A) ☑ **YES** ☐ **NO**
  NOTE: Legal access is direct frontage on a publicly maintained road, or an access easement to one.
  Will all resulting parcels have "physical access" (CCC 16.16.010.1.A) ☑ **YES** ☐ **NO**
  NOTE: Physical access is a road in an easement reaching the property without trespassing.

  NOTE: If either are missing at this time, ***explain in your Supplemental Information how it will be fixed***. Do NOT submit the map until legal and physical access is or will be fixed, because it cannot be approved.
  NOTE: If a County road that fronts the property is within a ***federal*** canal/drain easement, provide the easement info on the map and reference the County-BOR agreement (see staff for more info.).
- Is there a public access/road easement (60' wide) from a publicly maintained road to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2. A, -B, & -C)
  ☑ **YES** ☐ If **NO >** Explain in your Supplemental Information how it will be fixed. **Please do NOT submit** the map until legal access is or will be fixed. Maps with questionable or no legal access cannot be approved.
- Are there access easements or road frontage to each lot? ☑ **YES** ☐ If **NO >** Additional easements are needed (CCC 16.16.010.1.A & CCC 16.12.040.2.A, -B, & -C).
- Does the property border large tracts of undeveloped land? ☐ **NO** ☑ If **YES >** Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Does the property border lands that are not fully developed? ☐ **NO** ☑ If **YES >** Access easements must be provided to those borders, unless the road network already serves them. (CCC 16.12.040.2. A, -B, & -C)
- Does any new lot need to cross a canal or obstacle to reach the developable area? ☑ **NO** ☐ If **YES >** A bridge will need to be built. (CCC 16.12.040.2. A, -B, & -C) Explain in your Supplemental Information.
- Are more than 50 lots being created? ☑ **NO** ☐ If **YES >** A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)

- Mark the access & improvement status of the road serving the development: (CCC 16.12.040.2. A, -B, & -C)

  ☑ **Publicly maintained road is fronting property** No off-site improvements needed. Land in the easement or right-of-way of existing roads normally must be dedicated to the County - see **NOTES** below.

  ☐ **Privately maintained road is fronting property** Off-site road upgrades to meet County standards are needed that reach back to a publicly maintained road – must be either paved or gravel depending on size of new lots. Land in the easement or right-of-way of existing roads is normally offered for dedication to the County, and might be accepted. See NOTES below and explain in Supplemental Information. If you want a ***private road*** (gated, signed, etc.), see NOTES below.

  ☐ **No Road to property** New off-site road construction (or upgrading) is needed reaching back to publicly maintained road – must be either paved or gravel depending on size of new lots. Dedication is determined individually. See NOTES below and explain in Supplemental Information.

  NOTE: For any roads fronting the property that are located within a ***federal*** canal/drain easement, provide the easement information on the map and reference the BOR-County agreement (see staff for details).

  NOTE: For maps with dedicated roads that will be accepted by the County (usually for existing county roads), draw the right-of-way as a separate plot of land w/ solid lines. ***Also*** show gross and net area of lots.

  NOTE: For maps with off-site road improvements, the "improvements" may need to be offered for dedication by separate document.

  NOTE REGARDING PRIVATE ROADS: NRS states that roads are public unless specifically created as private. Public roads cannot be gated, signed, or exclude the public. Creating a private road may need to abandon a public road and recreate it as private. Private roads are usable and maintained by ONLY the parties they belong to. The County may still require special allowance for emergency services and utilities.

- Will each new lot front on an existing publicly maintained road? ☑ **YES** ☐ If **NO >** Additional road construction within the development will be needed to each new lot. (CCC 16.12.040.2. A, -B, & -C)

- For proposals that will need road construction (see previous 2 questions), mark the road surface standard required for your development and see Notes.

  ☑ **N/A**

  ☐ **Paved** Required for land divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which could be gravel).

  ☐ **Gravel** Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which could be gravel).

  ☐ **Minimum Access** Allowed with an approved Variance for limited situations provided in code. Must meet construction standards and provide for private maintenance and stormwater control. Explain in Supplemental Information.

  NOTE: See CCC 16.12.040.2.A, -B, & -C for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

  NOTE: On the map, show the centerline and width, or the approximate traveled way; as well as estimated easements for stormwater control features. Engineered drawings are not required with the map, but will be required before construction or a financial guarantee.

- For new or upgraded roads, will they be publicly or privately maintained? ☑ **N/A** ☐ **Public** ☐ **Private**

  NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Department and BOCC. A private road maintenance agreement may be needed – discuss with Staff.

- For new roads, mark the road classification you are proposing. (See CCC 10.04.020)

  ☑ **N/A** ☐ **Residential** ☐ **Collector** ☐ **Arterial** ☐ **Marjor Arterial** ☐ **Park** ☐ **Minor (private)**

  NOTE: Be sure to include the road categorization and speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there power service at the site? ☑ **YES** ☐ If **NO >** Are you extending it to the site? ☐ **YES** ☐ If **NO >** How far away is it? **Approx. Distance:**_____ **Direction:** _____
- Is there telecommunication service at the site? ☑ **YES** ☐ If **NO >** Are you extending it to the site? ☐ **YES** ☐ If **NO >** How far away is it? **Approx. Distance:** _____ **Direction:** _____
- Is there County Sewer or Water services fronting or within 180' of the property?
  ☑ **NO** ☐ If **YES >** Mark the available services: ☐ **Water system** ☐ **Sewer system**
  NOTE: When services are nearby, Title 13 requires you to connect to them and build the infrastructure.
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Mark those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.u)

  ☐ **Community water system**: Presumed to meet the standard
  ☐ **Community sewer system**: Presumed to meet the standard
  ☑ **Wells:** Application must demonstrate adequacy – see notes below
  ☑ **Septics** Application must demonstrate adequacy – see notes below

  NOTE: Sewer and water rules limit when small parcels can be proposed, ***especially below 5 acres***. See CCC16.12.040.2.B, Master Plan Ch. 9, and Title 13. Most land divisions in the Urbanizing area that are less than 5 acres in size need to connect to the county sewer or water system, with some exceptions.
  NOTE: PUDs & Subdivisions must normally connect to community systems and are limited in location.
  NOTE: Community sewer and water facilities must normally be built or financially guaranteed before recording the map, and dedicated to the County. (CCC 16.12.030.3, CCC 16.12.030.6 & CCC 16.16.010.9).
  NOTE FOR WELL AND SEPTIC ON LOTS OF 2 ACRES OR MORE: A well and septic are presumed to meet the standard, though a site with severe soil limitations for septic use (clay, alkali, lake bottom (playa), etc.) will need to provide a soil report that septic systems will operate. Problem areas must be shown on the map.
  NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 2 ACRES: Provide a soil report that septic systems will operate. Problem areas must be shown on the map. Show on the map that a well and/or septic system for each lot can meet required setbacks within the development and from facilities on adjacent properties.
- Are there Public Utility Easements to each resulting parcel? ☑ **YES** ☐ If **NO >** Additional easements may be needed. (CCC 16.16.010.1.B)

Community Development Fees and Water Dedication

- Mark the community development fees that will be due with recording of the map? (CCC 16.12.030.5, CCC 13.02.010 & CCC 16.20)

  ☑ **Water well dedication/fee:** If the parcel has surface water rights, dedicate two acre-feet for each new lot. If not, pay the fee ($3276 per lot). Only applies in Subbasins 101 & 102. ***See NOTE below***.

  ☑ **Community water system dedication/fee:** Dedicate groundwater rights to serve the development or pay a fee, with other options possible.

  ☐ **Road Fee- $2300 per lot.** Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.

  N/A Residential Park Fee - up to $1000. Due with construction of new residences or uses.

  N/A Residential Schools Fee - $900. Due with construction of new residences or uses.

  NOTE: If you need to dedicate water, identify a location that is acceptable to the Staff using a TCID water use map. Provide it with the application. A full **map exhibit** will be needed before recording.
- Does this property have a credit for previously meeting a water dedication/payment requirement?
  ☐ **NO** ☑ If **YES >** It will reduce the requirement for this map – they are typically for homes or lots created since ~2001 – contact staff. ***Note*** that such credits are normally identified in a title report.

Compatibility with Nearby Uses

- Is the site adjacent to an agricultural operation? ☑ NO ☐ If **YES >** **A protection plan** must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) An example might be an Agriculture Protection Setback. Explain in the Supplemental Information. Also see Friction Zones, below.
- Does the site border property with a different zone, use, or major arterial road? ☑ NO ☐ If **YES >** Will the new lots be large enough to provide for any applicable Friction Zone buffers? ☐ NO ☐ YES
  NOTE: Buffers vary between 50' and 200' and usually require landscaping strips (CCC 16.16.020.2).
  - Single Family Subd./PUD on a major arterial road (US 50, US 50A, US 95, & Co. roads w/50+ mph.) – 50'
  - Single Family adjacent to Multi-Family – 100'
  - Single Family adjacent to Industrial – 200'
  - Commercial adjacent to Single Family Residential – 100'
  - Commercial adjacent to Industrial – 75'
- Is the site within the NAS Fallon Overlay? (base or ranges) ☑ NO ☐ If **YES >** Land divisions are discouraged. Add certificate statement. (CCC 16.08.240, & -.250; Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour? (contact Staff) ☑ NO ☐ If **YES >** Add noise contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.A.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? ☑ NO ☐ If **YES >** Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? ☑ NO ☐ If **YES >** Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? ☑ NO ☐ If **YES >** Include a lighting plan meeting "dark skies" standards (CCC 16.16.020.7). Subdivisions and PUDs have additional standards.
- Will there be landscaping for the land division? (CCC 16.16.020.4.B) ☑ NO ☐ If **YES >** Include the landscaping plan, w/entrance and common space landscaping, future ownership, and maintenance.

Natural Areas and Waterways

- Are there flowing waterways such as streams, rivers, or dry washes? ☑ NO ☐ If **YES >** See **Note** below
  Are there other waterways such as springs, wetlands, ponds, or lakes? ☑ NO ☐ If **YES >** See **Note** below
  NOTE: Show waterways on the map along with a conservation easement around the channel and native riparian vegetation. Explain your plan to protect the natural features and native vegetation in the Supplemental Info. Consult with staff regarding protection ideas. (CCC 16.16.010.1.C & D, CCC 16.16.010.5)
- Are you altering a water course, including bridges? ☑ NO ☐ If **YES >** If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E). Also see ***Hazards***.
- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions? ☑ NO ☐ If **YES >** See **Note** below
  NOTE: Show the natural features on the map. Consult staff if needed. Explain your plan to protect the natural features in the Supplemental Information. (CCC 16.16.010.5)

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? ☑ **NO** ☐ If **YES >** Mark the applicable flood zone below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

  ☐ **AE Zone** (with elevations): Include the base flood elevation and boundaries.

  ☐ **AE Zone with Floodway**: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

  ☐ **A Zone** (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling plans must provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? ☑ **NO** ☐ If **YES >** They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).

- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? ☑ **NO** ☐ If **YES >** Explain how you will deal with these hazards in the Supplemental Information. (CCC 16.12.010, CCC 16.04.050, Title 19, etc.)

- Are there major irrigation canals on or near site that **sit above** the elevation of the property? ☑ **NO** ☐ If **YES >** Explain how you will protect against canal breakage and flooding in the Supplemental Info. (CCC 16.12.040.1 & CCC 16.04.050)

- Will the lots need to be graded, OR are they planned to be graded to support future development, OR will grading be needed for stormwater mgmt. or to build infrastructure? ☑ **NO** ☐ **YES**
  NOTE: Grading/disturbance over 1 acre requires a Grading Plan & Dust control plan (CCC 16.16.010.2 & CCC 16.16.010.11 & CCC 16.16.010.4). Subdivisions and Parceling Plans must submit an existing conditions plan, a Preliminary Grading & Storm Drainage Plan, and possibly a Geotechnical Report (CCC 16.12.040.1.C).

SUPPLEMENTAL INFORMATION

Certain questions direct you to provide information about an issue here. State the name of the category and the subject of the question, then provide your additional information.

OWNER'S CERTIFICATE

THE UNDERSIGNED,
JDLN ENTERPRISES LLC, A NEVADA LIMITED LIABILTY COMPANY
BEING THE OWNERS OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:
1. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.
2. WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS, OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP.
3. WE OFFER TO DEDICATE FOR PUBLIC USE THOSE LANDS AND IMPROVEMENTS DEPICTED AND ANNOTATED HEREIN.
4. WE OFFER TO DEDICATE TO CHURCHILL COUNTY THOSE SEWER, WATER, ROAD, OR OTHER FACILITIES INSTALLED TO SERVE THIS DEVELOPMENT.
5. WE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, (B) THE RIGHT TO FARM NOTE ON THIS MAP.

JDLN ENTERPRISES LLC, A NEVADA LIMITED LIABILTY COMPANY

_____ _____
DANIELLE MARIEZCURRENA, MANAGER *JESUS MARIEZCURRENA, MANAGER*

STATE OF NEVADA)
)SS
COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
DANIELLE MARIEZCURRENA AND JESUS MARIEZCURRENA, MANAGERS OF JDLN ENTERPRISES LLC, A NEVADA LIMITED LIABILTY COMPANY
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

_____
NOTARY PUBLIC

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONER'S, DOES HEREBY CERTIFY:

(1) THAT THIS MAP IS APPROVED; AND

(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND

(3) THAT THE BOARD REJECTS THE OFFERS OF DEDICATION OF LANDS AND IMPROVEMENTS AT THIS TIME, BUT MAY ACCEPT SUCH OFFERS BY SEPARATE ACTION AT A LATER DATE; AND

(4) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE.

_____
DATE TITLE PRINTED NAME SIGNATURE

SOUTHWEST GAS CORPORATION P.U.E

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

NV ENERGY P.U.E

A PUBLIC UTILITY EASEMENT IS 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

UTILITY AND VIDEO SERVICES PROVIDERS

THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS

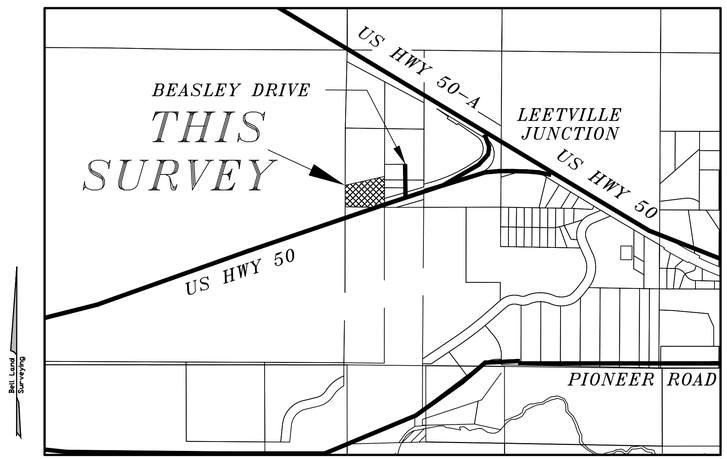
_____
DATE TITLE PRINTED NAME SIGNATURE
C.C. COMMUNICATIONS

_____
DATE TITLE PRINTED NAME SIGNATURE
CHURCHILL COUNTY UTILITIES

_____
DATE TITLE PRINTED NAME SIGNATURE
SPECTRUM PACIFIC WEST LLC

_____
DATE TITLE PRINTED NAME SIGNATURE
SIERRA PACIFIC POWER Co., dba NV ENERGY

_____
DATE TITLE PRINTED NAME SIGNATURE
SOUTHWEST GAS CORPORATION



VICINITY MAP NOT TO SCALE

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK - TREASURER, DOES HEREBY CERTIFY THAT
1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENTS,
3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

_____
DATE TITLE PRINTED NAME SIGNATURE

BUILDING AND SEPTIC PERMIT NOTE

CHURCHILL COUNTY HAS NOT ASSESSED THE SUITABILITY OF ANY LAND WITHIN THIS MAP FOR DEVELOPMENT, NOR DOES IT MAKE A COMMITMENT OF ANY LAND'S ELIGIBILITY FOR A COUNTY BUILDING OR SEPTIC PERMIT. LIMITATIONS MAY INCLUDE FLOODING, SOIL LIMITATIONS FOR SEPTIC SYSTEMS, REMOTE LANDS WITH LEGAL OR PHYSICAL ACCESS DIFFICULTIES, CORROSION FROM SOIL CHEMISTRY, ETC.

ROAD AND FIRE CERTIFICATE AND NOTES

THE UNDERSIGNED, ON BEHALF OF CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

_____
DATE SIGNATURE
GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

_____
DATE SIGNATURE
BRAD DOLAN, CHURCHILL COUNTY FIRE MARSHAL

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON WITH APPROVAL OF THIS MAP. ACCEPTANCE OF ROADS INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH SEPARATE ACTION. ROADWAYS ARE NOT ACCEPTED BY THE COUNTY OR ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS.

IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PUBLIC WORKS AND PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS

_____
DATE TITLE PRINTED NAME SIGNATURE

AFFIRMED BY PLANNING COMMISSION:

_____
DATE PRINTED NAME SIGNATURE

OPEN RANGE NOTE

PURSUANT TO N.R.S. 569.440 AND N.R.S. 569.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO FENCE OUT LIVESTOCK.

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF N.R.S. 40.140 AND CHURCHILL COUNTY CODE REGARDING THE RIGHT TO FARM.

COUNTY SURVEYOR REVIEW CERTIFICATE

I CERTIFY THAT I AM THE DULY APPOINTED CHURCHILL COUNTY SURVEYOR; AND THAT I HAVE EXAMINED THIS MAP; AND I FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS TECHNICALLY CORRECT.

_____
JEFF CRUESS, PLS 12456

OWNER

JDLN ENTERPRISES
PO BOX 5245
FALLON, NV 89407

SITE: 9900 CARSON HWY
APN: 007-171-75
ZONE: I - 2
TOTAL AREA: 7.48 ACRES

RECORDER'S CERTIFICATE

FILE NO._____
FILED FOR RECORD AT THE REQUEST OF_____ ON THE _____ DAY OF _____, 2026, AT _____MINUTES PAST ____ M IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.
FEE:_____

_____
CHURCHILL COUNTY RECORDER

_____
PRINTED NAME: DATE
TITLE:

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

I, BENJAMIN D. SHAWCROFT, MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT ("DISTRICT") does hereby declare as follows:
1. Every parcel depicted upon this map lies within the geo-physical boundaries of the Newlands Federal Reclamation Project (Project) established by act of Congress in 1902 (32 Stat. 388), and the boundaries of the District as authorized by the Nevada Irrigation District Act (NRS 539.010 et seq). Depicted on this map are Project easements and/or rights of way for the construction, maintenance, and/or operation of Project canals, laterals, drains, and/or facilities. Obstructions and/or nuisances to or within Project canals, laterals, drains, and/or facilities, are impermissible.
2. The District by agreement with the United States of America, through the Bureau of Reclamation (Reclamation) of the Department of the Interior, is the agent for the operation and maintenance of the Project. The District is authorized to enter Project easements and/or rights of way for all lawful purposes associated with the operation and maintenance of the Project.
3. All lands depicted hereon, having surface water rights appurtenant thereto, are subject to regulation by the District for the delivery and distribution of water as provided for by NRS 539.233.
4. The District assumes no legal duty, as to the lands depicted hereon, for the inspection or review of past or future hydrologic conditions, including, without limitation, changes to surface or groundwater sources, water tables, or flooding, and makes no claim or warranty as to the existence of such adverse hydrologic condition(s) now attending the lands, or existing structures, or as to any structure(s) to be planned or to be constructed thereon.
5. The District assumes no legal duty for, nor makes any warranty associated with, the accuracy of the water rights depicted on this map.

_____
BENJAMIN D. SHAWCROFT, ESQ.
DISTRICT MANAGER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF CORE TITLE GROUP , DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:
(1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT ONLY HOLDERS OF SECURITY INTEREST CREATED BY MORTGAGE OR DEED OF TRUST ARE:
TOBY THOMAS AND CONSTANCE M. THOMAS
BY A DEED OF TRUST DOCUMENT No. 504262 DATED OCTOBER 6, 2023, O.R.C.C.
WHO HAVE CONSENTED TO THIS MAP BY SIGNING THE SECURITY HOLDERS CERTIFICATE;
(4) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY,

ORDER NUMBER: 7346CNV-TO DATED MAY 8, 2026 APN 007 - 171 - 75

_____ _____ _____ _____
Date Title Printed name Signature

SECURITY HOLDER'S CERTIFICATE

THE UNDERSIGNED HOLDERS OF SECURITY INTEREST,*TOBY THOMAS AND CONSTANCE M. THOMAS* HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS MAP SUBMITTED FOR APPROVAL TO CHURCHILL COUNTY TITLED PARCEL MAP FOR *JDLN ENTERPRISES LLC,* AND CONSENT TO ITS PREPARATION AND RECORDING, INCLUDING THE DEDICATION OF LANDS AND GRANTING OF EASEMENTS DEPICTED HEREON.

_____ _____
TOBY THOMAS *CONSTANCE M. THOMAS*

STATE OF NEVADA)
)SS
COUNTY OF CHURCHILL)

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
TOBY THOMAS AND CONSTANCE M. THOMAS, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF *JESUS MARIEZCURRENA*.

2. THE LAND SURVEYED LIES WITHIN PORTIONS OF NW1/4 OF SECTION 15, T.19 N.,R. 27 E., M.D.B. & M.AND THE SURVEY WAS COMPLETED ON MAY 26, 2026.

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

_____
STEVEN N. BELL, P.L.S. 11420
EXPIRES: 12/31/2026

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA - No. 11420 - STEVEN N. BELL - 8/1/2026 - EXP.12/31/2026

NOTE:
1) IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

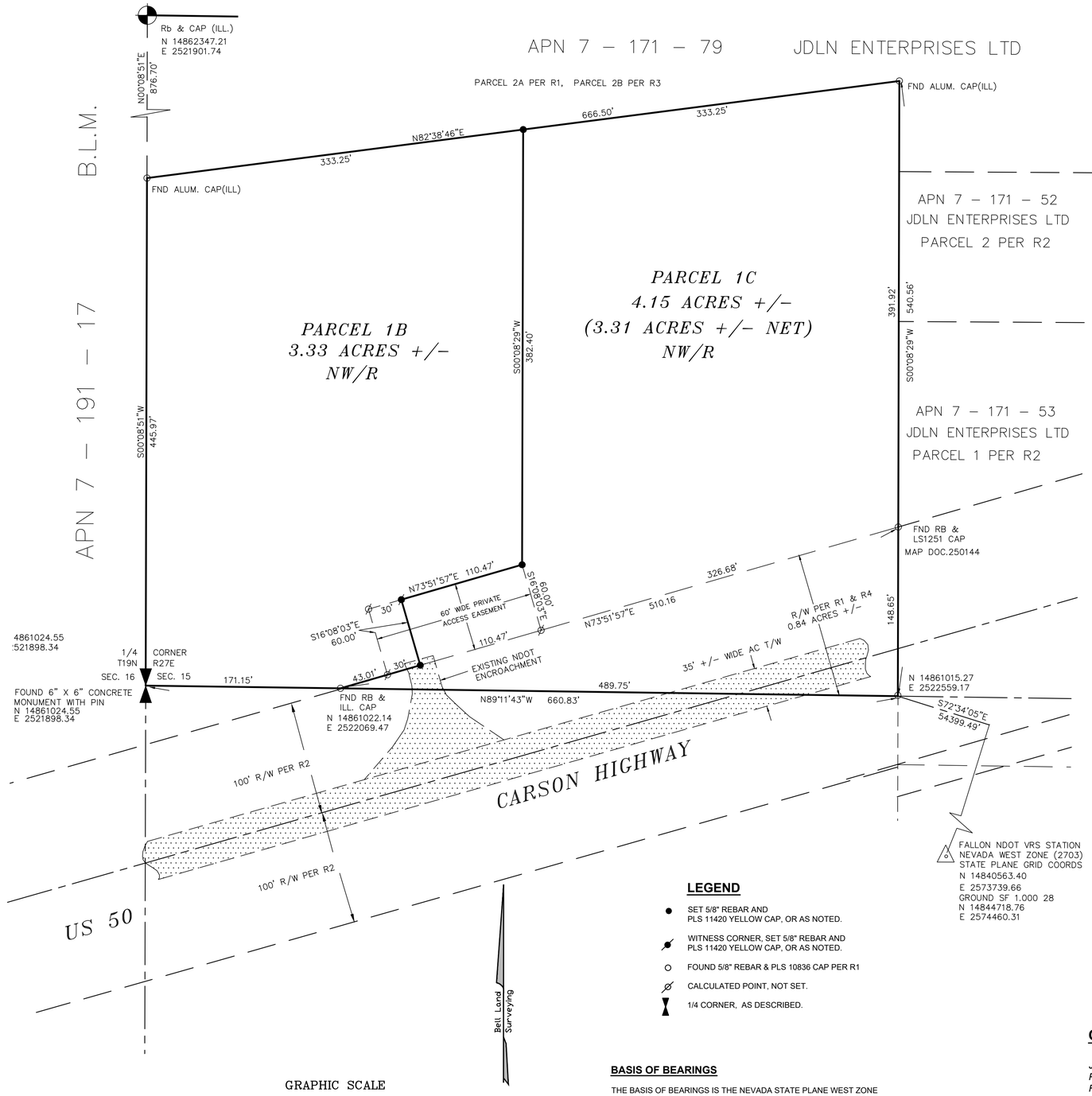
TCID I.D. # 26 - 0

PARCEL MAP FOR
JDLN ENTERPRISES LLC
PARCEL 1A OF Document No 488159
A PORTION OF THE NW1/4 OF SECTION 15, T.19 N.,R. 27 E., M.D.B. & M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Fillmore Way
Reno, Nevada 89519
(775) 240-3079
Email: STEVENNBELL@YAHOO.COM

SHEET 1 OF 2



EASEMENTS FOR UTILITY AND VIDEO SERVICES

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

A PUBLIC UTILITY EASEMENT IS 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, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
PUBLIC UTILITY EASEMENTS INCLUDE CATV.

MAP REFERENCES

OFFICIAL RECORDS OF CHURCHILL COUNTY

R1 = ROS/BLA FOR JDLN ENTERPRISES & N A DEGERSTROM BY LUMOS Doc. No 488159, DATED 5/20/2021.

R2 = PARCEL MAP FOR BEASLEY BY LUMOS Doc. No 270426, DATED 9/14/1993.

R3 = ROS/BLA FOR CARD TRUCKING AND JDLN ENTERPRISES & N A DEGERSTROM BY BELL Doc. No 503891, DATED 9/15/2023.

R4 = DEED DOC. 79635 DATED 4/21/1954, DESCRIBES PARCEL "LESS 2 ACRES HIGHWAY RIGHT OF WAY"

LEGEND

- SET 5/8" REBAR AND PLS 11420 YELLOW CAP, OR AS NOTED.
- WITNESS CORNER, SET 5/8" REBAR AND PLS 11420 YELLOW CAP, OR AS NOTED.
- FOUND 5/8" REBAR & PLS 10836 CAP PER R1
- CALCULATED POINT, NOT SET.
- 1/4 CORNER, AS DESCRIBED.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND SHOWN AS N89°11'43"W ON THE SOUTH LINE OF PARCELS 1B AND 1C AS SHOWN. GROUND COORDINATES AND DISTANCES ARE SHOWN COMPUTED WITH A COMBINED SCALE FACTOR OF 1.00028.

OWNER

JDLN ENTERPRISES
PO BOX 5245
FALLON, NV 89407

SITE: 9900 CARSON HWY
APN: 007-171-75
ZONE: I - 2
TOTAL AREA: 7.48 ACRES

Steven N Bell

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
6/1/2026
STEVEN N. BELL
EXP 12/31/2026
No. 11420

TCID I.D. # 26 - 0

PARCEL MAP FOR

JDLN ENTERPRISES LLC

PARCEL 1A OF Document No 488159
A PORTION OF THE NW1/4 OF SECTION 15,
T.19 N.,R. 27 E., M.D.B. & M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Fillmore Way
Reno, Nevada 89519
(775) 240–3079
Email: STEVENNBELL@YAHOO.COM

SHEET 2 OF 2

PRELIMINARY REPORT

Assessor's Parcel No.:	007-171-75	Order No.:	7346CNV-TO
Property Address:	9900 Carson Hwy Fallon NV 89406	Escrow Officer Office Location:	Not Applicable Core Title Group LLC (Kietzke) 5310 Kietzke Lane, Ste 100 Reno NV
Buyers/Borrowers:		Reference No.:	

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

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

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A, attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.
This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.
Dated as of 05/08/2026 at

Core Title Group LLC, an authorized agent



The form of Policy of Title Insurance contemplated by this report is:

Report Only

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in: **JDLN Enterprises LLC, a Nevada limited liability company**

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. **7346CNV-TO**

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.

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

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

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

7. Water rights, claims or title to water, whether or not recorded.

8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
9. Any additional liens which may be levied by reason of said premises being within the Churchill County Utility District .

10. Any additional liens which may be levied by reason of said premises being within the **City of Fallon Utility District**.

11. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.

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

13. Waiver of any claims for damages by reason of the establishment of **Carson Highway**, as set forth in a Deed, recorded on **April 21, 1954**, **Book 31, Page 234** as Document No. **79635**, Deed Records of Churchill County, Nevada.

14. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Churchill County, State of Nevada on **February 1, 1990**, as Document No. **250144**.

15. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Churchill County, State of Nevada on **May 20, 2021**, as Document No. **488159**.

16. A Deed of Trust to secure an indebtedness in the amount of **$140,000.00**, dated **October 5, 2023**, executed by **JDLN Enterprises LLC, a Nevada limited liability company**, as Trustor, to **Great Basin Title Company, LLC dba Western Nevada Title Company**, as Trustee, in favor of **Toby Thomas and Constance M. Thomas, husband and wife, as joint tenants with rights of survivorship**, as Beneficiary, recorded on **October 6, 2023**, as Document No. **504262**, Official Records of Churchill County, Nevada.

17. Notice of Final Action, Decision, and Order executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated **September 17, 2025**, by and between , recorded on **September 18, 2025**, as Document No. **516015**, Official Records of Churchill County, Nevada.

18. Subject to any rights and/or provisions of the General Highway Act for improvements, repairs or landscaping to the public highway, located along the boundary of the herein described property.

NOTE: This report is being issued for information purposes only, no liability assumed.

NOTE: Taxes for the fiscal year **2025-2026**, in the amount of **$1,043.37** have been paid in full. **(APN 007-171-75)**

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

Core Title Group LLC RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

*****ATTENTION LENDERS*****

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE COMMITMENT/REPORT.

NOTE: Any notes following the legal description (if any) referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

NOTE: A search of the Official Records for the county referenced in the above order number, for the **24** months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: **None**

NOTE: If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Commitment/Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This commitment/report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this commitment/report or a resulting title policy for such rights or ownership.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

Core Title Group LLC does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

Order No. **7346CNV-TO**

Legal Description

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

All that certain parcel situate within the Northwest One-Quarter (NW ¼) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-Seven (27) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of the Degerstrom Parcel as shown on Record of Survey Map, File No. 250144, filed February 2, 1990 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

Beginning at the west ¼ corner of said Section 15, being the Southwest corner of said Degerstrom Parcel;

Thence along the westerly line of said Parcel, being coincident with the west line of said Section 15, North 00°09’12” East, 445.97 feet;

Thence leaving said westerly line and said Section line, North 82°39’07” East, 666.50 feet to a point on the easterly line of said Parcel;

Thence along said easterly line, South 00°08’50” West, 540.57 feet to the southeast corner of said Parcel, being on the east-west centerline of said Section 15;

Thence along the southerly line of said Parcel and said east-west centerline, North 89°11’22" West, 660.90 feet to the POINT OF BEGINNING.

Said property is depicted as Parcel 1-A of the Record of Survey in Support of a Boundary Line Adjustment for JDLN Enterprises LLC and N.A. Degerstrom, Inc., recorded May 20, 2021, as Document No. 488159, Official Records, Churchill County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Churchill County, Nevada on October 6, 2023, as Document No. 504261 of Official Records.

Assessor's Parcel Number(s):
007-171-75

Exhibit A (Revised 11-04-22)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

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

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

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

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

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

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

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

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

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

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

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.

2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.

4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.

5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:

a. fraudulent conveyance or fraudulent transfer;
b. voidable transfer under the Uniform Voidable Transactions Act; or
c. preferential transfer:
   i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
   ii. for any other reason not stated in Covered Risk 30.

7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.

9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.

10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Amount of Insurance shown in Schedule A or $2,500.00 *(whichever is less)*	$10,000.00
Covered Risk 18:	1% of Amount of Insurance shown in Schedule A or $5,000.00 *(whichever is less)*	$25,000.00
Covered Risk 19:	1% of Amount of Insurance shown in Schedule A or $5,000.00 *(whichever is less)*	$25,000.00
Covered Risk 21:	1% of Amount of Insurance shown in Schedule A or $2,500.00 *(whichever is less)*	$5,000.00

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:

   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Amount of Insurance shown in Schedule A or $2,500.00 *(whichever is less)*	$10,000.00
Covered Risk 18:	1% of Amount of Insurance shown in Schedule A or $5,000.00 *(whichever is less)*	$25,000.00
Covered Risk 19:	1% of Amount of Insurance shown in Schedule A or $5,000.00 *(whichever is less)*	$25,000.00
Covered Risk 21:	1% of Amount of Insurance shown in Schedule A or $2,500.00 *(whichever is less)*	$5,000.00

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;

iii. the subdivision of land; or
iv. environmental remediation or protection.

b. any governmental forfeiture, police, regulatory, or national security power.

c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.

5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.

6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.

7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

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

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

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

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

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

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

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

   (iii) the subdivision of land; or

   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

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

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

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

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

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

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

(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

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

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is

(a) a fraudulent conveyance or fraudulent transfer; or

(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

EXCEPTIONS FROM COVERAGE

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

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

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

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

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

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

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Notice of Privacy Policy
of
Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

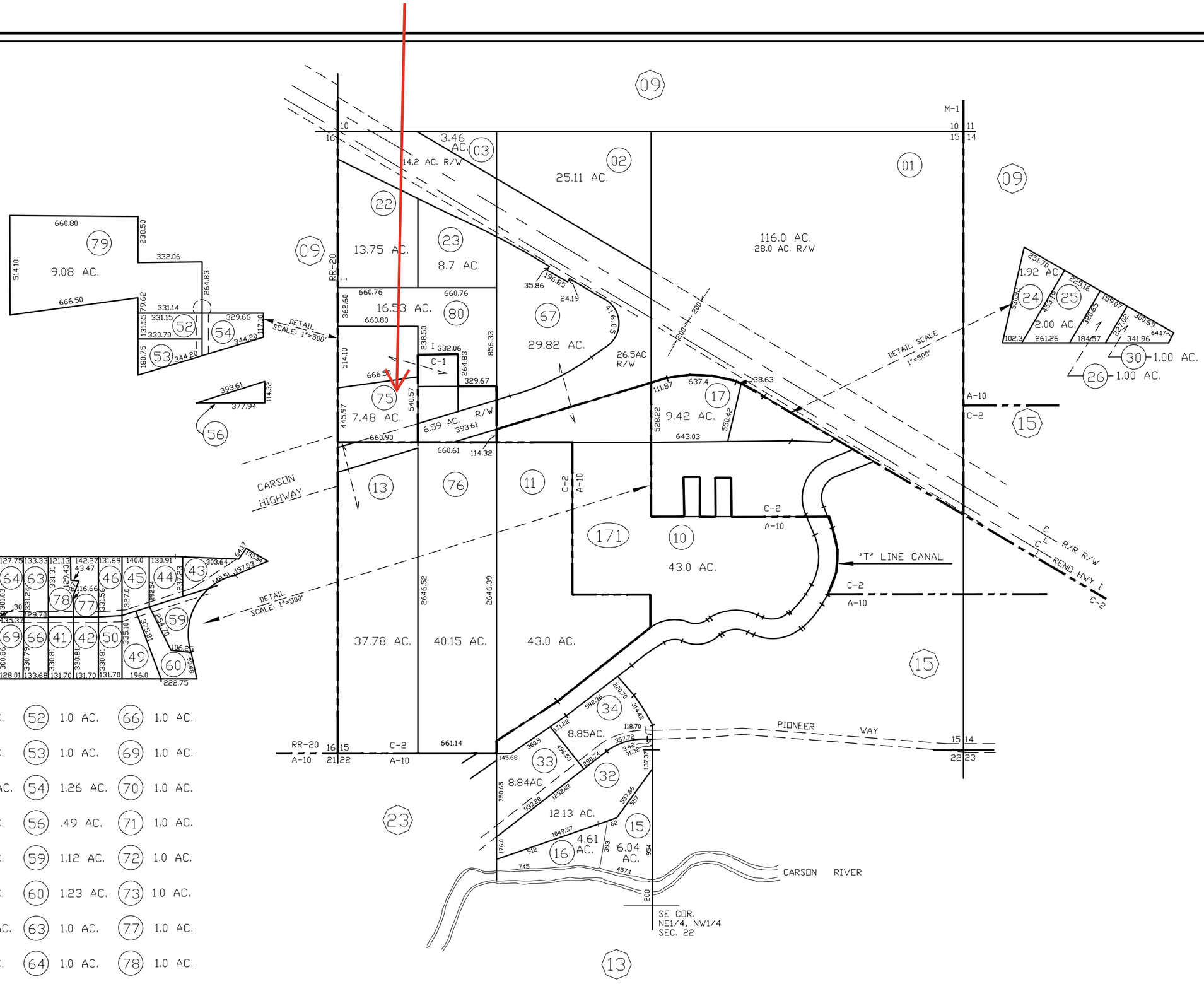
Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer ’s nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC ’s website at www.wltic.com

07–17



41	1.0 AC.	52	1.0 AC.	66	1.0 AC.
42	1.0 AC.	53	1.0 AC.	69	1.0 AC.
43	1.37 AC.	54	1.26 AC.	70	1.0 AC.
44	1.0 AC.	56	.49 AC.	71	1.0 AC.
45	1.0 AC.	59	1.12 AC.	72	1.0 AC.
46	1.0 AC.	60	1.23 AC.	73	1.0 AC.
49	1.05 AC.	63	1.0 AC.	77	1.0 AC.
50	1.0 AC.	64	1.0 AC.	78	1.0 AC.

SCALE CORRECT WHEN ON 11" X 17" PAPER.
THE LINE BELOW THIS TEXT IS 1 INCH IN LENGTH.

19 N. TOWNSHIP | 27 E. RANGE | 15 & 22 SECTION

NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is definitely not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.

LEGEND

ZONING ELLIPSE
BRACKET
PARCEL #
ROAD
EASEMENT

ZONE
A-10, I, C-1 & C-2

LAST REVISED:
OCTOBER 23, 2023

STATE OF NEVADA
COUNTY OF CHURCHILL

REVISED BY:
ASSESSOR

FISCAL YEAR
2025/2026

1"=800'
WHEN ON 11" X 17" PAPER.

07–17

Project: 848 AUGIE Sat May 30 12:51:09 2026
Parcel Map Check

Parcel name: 1

North: 14861513.17 East : 2522229.99
Line Course: S 82-38-46 W Length: 333.25
North: 14861470.52 East : 2521899.48
Line Course: S 00-08-51 W Length: 445.97
North: 14861024.55 East : 2521898.34
Line Course: S 89-11-43 E Length: 171.15
North: 14861022.14 East : 2522069.47
Line Course: N 73-51-57 E Length: 73.01
North: 14861042.43 East : 2522139.60
Line Course: N 16-08-03 W Length: 60.00
North: 14861100.07 East : 2522122.93
Line Course: N 73-51-57 E Length: 110.47
North: 14861130.77 East : 2522229.05
Line Course: N 00-08-29 E Length: 382.40
North: 14861513.17 East : 2522229.99

Perimeter: 1576.26 Area: 145,220 sq. ft. 3.33 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00 Course: S 00-24-29 W
Error North: -0.005 East : -0.000
Precision 1: 1,576,250,000.00

Parcel name: 2

North: 14861555.83 East : 2522560.50
Line Course: S 82-38-46 W Length: 333.25
North: 14861513.17 East : 2522229.99
Line Course: S 00-08-29 W Length: 382.40
North: 14861130.77 East : 2522229.05
Line Course: S 73-51-57 W Length: 110.47
North: 14861100.07 East : 2522122.93
Line Course: S 16-08-03 E Length: 60.00
North: 14861042.44 East : 2522139.61
Line Course: N 73-51-57 E Length: 437.15
North: 14861163.92 East : 2522559.54
Line Course: N 00-08-29 E Length: 391.92
North: 14861555.83 East : 2522560.50

Perimeter: 1715.19 Area: 144,348 sq. ft. 3.31 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: N 07-53-23 E
Error North: 0.008 East : 0.001
Precision 1: 171,519.00

Project: 848 AUGIE Sat May 30 12:51:09 2026

Parcel Map Check

Parcel name: 3

North: 14861555.83 East : 2522560.50
Line Course: S 82-38-46 W Length: 333.25
North: 14861513.17 East : 2522229.99
Line Course: S 00-08-29 W Length: 382.40
North: 14861130.77 East : 2522229.05
Line Course: S 73-51-57 W Length: 110.47
North: 14861100.07 East : 2522122.93
Line Course: S 16-08-03 E Length: 60.00
North: 14861042.44 East : 2522139.61
Line Course: S 73-51-57 W Length: 73.01
North: 14861022.15 East : 2522069.47
Line Course: S 89-11-43 E Length: 489.75
North: 14861015.27 East : 2522559.17
Line Course: N 00-08-29 E Length: 148.65
North: 14861163.92 East : 2522559.54
Line Course: N 00-08-29 E Length: 391.92
North: 14861555.84 East : 2522560.51

Perimeter: 1989.45 Area: 180,745 sq. ft. 4.15 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.01 Course: N 13-43-08 E
Error North: 0.012 East : 0.003
Precision 1: 198,945.00

Parcel name: 4

North: 14861163.91 East : 2522559.54
Line Course: S 73-51-57 W Length: 510.16
North: 14861022.14 East : 2522069.47
Line Course: S 89-11-43 E Length: 489.75
North: 14861015.27 East : 2522559.17
Line Course: N 00-08-29 E Length: 148.65
North: 14861163.92 East : 2522559.54

Perimeter: 1148.56 Area: 36,397 sq. ft. 0.84 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00 Course: N 24-35-14 E
Error North: 0.004 East : 0.002
Precision 1: 1,148,560,000.00

Truckee-Carson Irrigation District

CORRECTION LETTER ONLY. FINAL LETTER WILL BE GIVEN AFTER CORRECTIONS HAVE BEEN MADE.

Map Name:

JDLN Enterprises, LLC - PM
TCID # 26-002

Add TCID ID NO. (on ALL pages)

NSTANCE M. THOMAS, HUSBAND AND WIFE, AS JOINT TENANTS,
VORSHIP

THAT THEY EXECUTED THE ABOVE INSTRUMENT.

SURVEYOR'S CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF *JESUS MARIEZCURRENA.*

2. THE LAND SURVEYED LIES WITHIN PORTIONS OF NW1/4 OF SECTION 15, T.19 N.,R. 27 E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON MAY 26, 2026.

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Steven N. Bell

STEVEN N. BELL, P.L.S. 11420
EXPIRES: 12/31/2026

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
6/1/2026
STEVEN N. BELL
EXP. 12/31/2026
No. 11420

Has Jurat
NO U.S. Easement

NOTE:
1) IN ACCORDANCE WITH NRS 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TCID I.D. # 26 - 002

PARCEL MAP FOR

JDLN ENTERPRISES LLC

PARCEL 1A OF Document No 488159
A PORTION OF THE NW1/4 OF SECTION 15,
T.19 N.,R. 27 E., M.D.B. & M.

CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Fillmore Way
Reno, Nevada 89519
(775) 240-3079
Email: STEVENNBELL@YAHOO.COM

SHEET 1 OF 2

4-21-54 BK 31 Pg 234 # 79635

appeared Warren C. Wagner Rose Marie Wagner known to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal,

(Seal)

Leo J. Bonetto

Notary Public in and for said County and State.

Filed for record at the Request of Warren C. Wagner Apr 21 1954 at 12 min. past 11 o'clock A.M.

VERIFIED

File No. 79635 DEED

Gladys W. Dudley
County Recorder

THIS INDENTURE, Made this 7th day of March, 1954, A.D., by and between the TRUCKEE-CARSON IRRIGATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the State of Nevada, the party of the first part, and HALLIE K. JONES and INEZ L. WREN, of Fallon, State of Nevada, as joint tenants with right of survivorship, the parties of the second part.

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim unto the said parties of the second part, and to the survivor of them and the heirs and assigns of such survivor forever, all that certain piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows, to wit:

SW¼ - NW¼, Section 15, Township 19 North, Range 27 East, M.D.B.&M. Less 2 Acres highway right of way.

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

TO HAVE AND TO HOLD, all and singular, and the said premises, together with the appurtenances, unto the said parties of the second part, in joint tenancy and the survivor of them, and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

(No Documentary Stamps Required.)

TRUCKEE-CARSON IRRIGATION DISTRICT

By John Konda
President

John R. Hannifan
Secretary

STATE OF NEVADA)
) ss
County of Churchill)

On this 19th day of April 1954, A.D., personally appeared before me, a notary public in and for the County of Churchill, State of Nevada, John R. Hannifan, known to me to be the Secretary of the corporation that executed the foregoing instrument, and upon oath did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

(Seal)

Geo W Forbes
Notary Public

My Commission Expires Aug 18th 1954.

Filed for record at the Request of Truckee-Carson Irrigation Dist. Apr 21 1954 at 58 min. past 4 o'clock P.M.

VERIFIED

Gladys W. Dudley
County Recorder

CHURCHILL,NV
Document: PCL 488159
Page 1 of 2
Printed on 5/18/2026 1:36:58 PM

Branch :CR8,User :JWIS
Order: 7346CNV Title Officer: TO Comment:
Station Id :UN1M

Doc # 488159
5/20/2021 10:58 AM
Official Record
Requested by
LUMOS & ASSOCIATES
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2 Fee:$45.00
Recorded By: ALAWRY

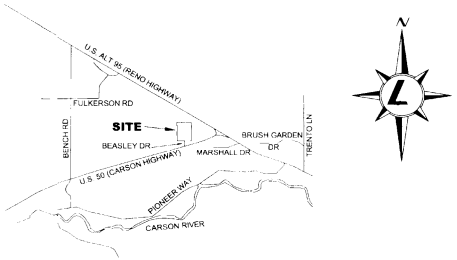
SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JDLN ENTERPRISES.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF SECTION 15, T.19 N., R.27 E., M.D. M., CHURCHILL COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MAY 10, 2021.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE, AND THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE AND THE REGULATIONS OF TRANSACTIONS PERTAINING THERETO. SHALL BE COMPLIED WITH.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
5. A FIELD SURVEY WAS PERFORMED THAT IS SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT, AND ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENT OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.

DAVID C. CROOK, P.L.S.
NEVADA NO. 10836

05/10/2021



VICINITY MAP

NOT TO SCALE

OWNERS' CERTIFICATE

THE UNDERSIGNED, JDLN ENTERPRISES LLC AND N.A. DEGERSTROM, INC., BEING OWNERS OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

1. WE HAVE EXAMINED THE PLAT AND APPROVE AND AUTHORIZE THE RECORDATION THEREOF.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF THE LAND.

JDLN ENTERPRISES LLC AS OWNER OF PARCEL 4, AS SHOWN ON PARCEL MAP, FILE NO. 316588, AND OWNER OF RESULTANT PARCEL 2A AS SHOWN HEREON.

BY: JUSUS MARIEZCURRENA

ITS: MANAGER

BY: DANIELLE MARIEZCURRENA

ITS: MANAGER

N.A. DEGERSTROM, INC. AS OWNERS OF THE DEGERSTROM PARCEL SHOWN ON RECORD OF SURVEY MAP, FILE NO. 250144, AND OWNER OF RESULTANT PARCEL 1A AS SHOWN HEREON.

BY: MICHELE MUNSON

ITS: SECRETARY/TREASURER

STATE OF NEVADA)
COUNTY OF CHURCHILL) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3rd DAY OF May, 2021 BY

JESUS & DANIELLE MARIEZCURRENA AS MANAGERS OF JDLN ENTERPRISES LLC

NOTARY PUBLIC

RHAUN MCLAUGHLIN
Notary Public State of Nevada
APPT. NO. 21-8398-04
My Appt. Expires 01-21-2025

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF ___, 20__ BY

MICHELE MUNSON AS SECRETARY/TREASURER OF N.A DEGERSTROM, INC.

NOTARY PUBLIC

JUDITH A. MAY
Notary Public
State of Washington
License Number 208718
My Commission Expires
June 13, 2023

TRUCKEE-CARSON IRRIGATION DISTRICT

I, RUSTY D. JARDINE, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (DISTRICT) DOES HEREBY DECLARE AS FOLLOWS:

1. EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ.). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
2. THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
3. ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
4. THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
5. THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

RUSTY D. JARDINE, ESQ.
DISTRICT MANAGER

PLANNING DEPARTMENT CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY PLANNING DEPARTMENT, DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR CONFORMANCE WITH CHURCHILL COUNTY CODE, INCLUDING WATER DEDICATION REQUIREMENTS; AND THAT THIS MAP DOES NOT CREATE OR INCREASE NONCONFORMING PARCELS; AND THAT THIS MAP IS HEREBY APPROVED.

5/19/21 DATE | Assoc. Planner TITLE | Dean Patterson PRINTED NAME | Dean Patterson SIGNATURE

CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:

(1) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID,
(2) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENT, AND
(3) THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

5/19/21 DATE | Pamela D. Moore PRINTED NAME | Deputy Clerk TITLE | Pamela D. Moore SIGNATURE

APN: 007-171-05 & 007-171-61

RECORDER'S CERTIFICATE

FILE NO. 488159
FILED FOR RECORD AT THE REQUEST OF Lumos & Associates ON THE 20TH DAY OF MAY, 20 21 AT 58 MINUTES PAST 10 O'CLOCK AM IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: $45.00
CHURCHILL COUNTY RECORDER Tasha Hessey

TITLE Amy Lawry PRINT NAME | Amy Lawry SIGNATURE

OWNERS

JDLN ENTERPRISES LLC
P.O. BOX 525
FALLON, NV89407-5245

APN 007-17-61
ZONING: C1(GENERAL COMMERCIAL DISTRICT)

N.A. DEGERSTROM, INC.
N.3303 SULIVAN ROAD
SPOKANE, WA 99216

APN 007-17-05
ZONING: I (INDUSTRIAL DISTRICT

AREA

PARCEL 1A: 7.48 ACRES± (325967 SQ.FT.)
PARCEL 2A: 14.58 ACRES± (635153 SQ.FT.)

TOTAL AREA: 22.061 ACRS

COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

BK 25 PG 3

SHEET 1 OF 2 SHEETS TCID # 20-039

RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR JDLN ENTERPRISES LLC & N.A. DEGERSTROM, INC

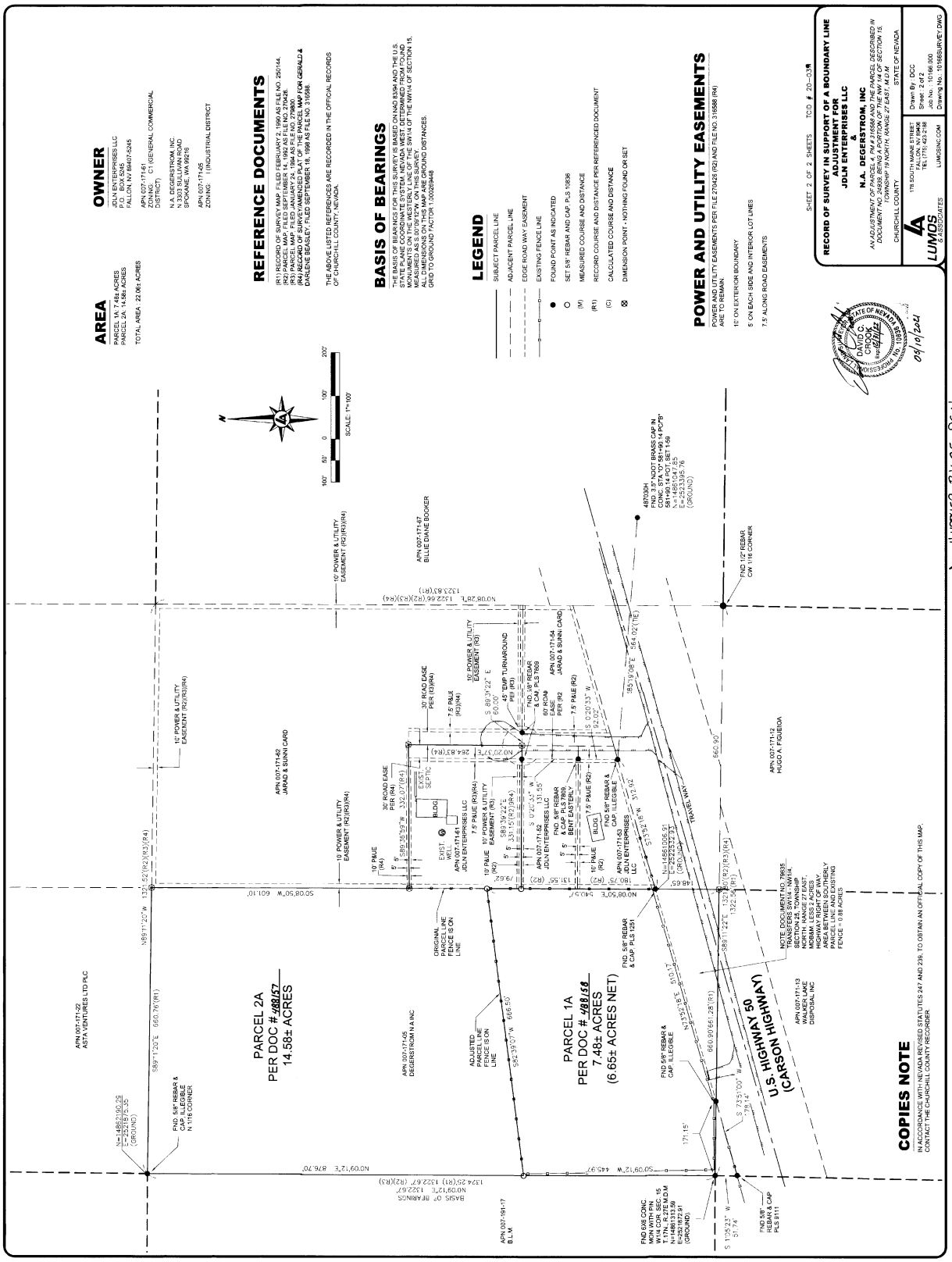
AN ADJUSTMENT OF PARCEL 4, PM # 316588 AND THE PARCEL DESCRIBED IN DOCUMENT NO. 24939, BEING A PORTION OF THE NW 1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 27 EAST, M.D.M.

CHURCHILL COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
178 SOUTH MAINE ST
FALLON, NEVADA 89406
TEL: (775) 423-2186
FAX: (775) 423-5677

Drawn By : DCC
Sheet : 1 of 2
Job No. : 10166.000
Drawing No. : 10166SURVEY.DWG

488159 5/20/2021
2 of 2


RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR JDLN ENTERPRISES LLC AND N.A. DEGERSTROM, INC
AN ADJUSTMENT OF PARCEL 4, PM # 316588 AND THE PARCEL DESCRIBED IN DOCUMENT NO. 248958, BEING A PORTION OF THE NW1/4 OF SECTION 19, T.17N., R.27E.M.D.M., AND A PORTION OF THE NE1/4 OF SECTION 24, T.17N., R.26E.M.D.M.
CHURCHILL COUNTY, STATE OF NEVADA
SHEET 2 OF 2 SHEETS TOD # 20-03R
LUMOS & ASSOCIATES
178 SOUTH MAINE STREET FALLON, NEVADA 89406 TEL (775) 423-2788
LUMOSNV.COM
Drawn By: DCC
Sheet: 2 of 2
Job No.: 19166
Drawing No.: 19166SURVEY.DWG
OWNER
JDLN ENTERPRISES LLC
P.O. BOX 1555
FALLON, NV 89407-5245
APN 007-171-61
ZONING: C1 (GENERAL COMMERCIAL DISTRICT)
N.A. DEGERSTROM, INC.
N 3303 SULLIVAN ROAD
SPOKANE, WA 99216
APN 007-171-05
ZONING: I (INDUSTRIAL DISTRICT
AREA
PARCEL 1A, 7.48± ACRES
PARCEL 2A, 14.58± ACRES
TOTAL AREA: 22.06± ACRES
REFERENCE DOCUMENTS
(R1) RECORD OF SURVEY MAP, FILED FEBRUARY 2, 1990 AS FILE NO. 250144.
(R2) PARCEL MAP, FILED MARCH 29, 1994 AS FILE NO. 279804.
(R3) PARCEL MAP, FILED JANUARY 24, 1994 AS FILE NO. 279800.
(R4) RECORD OF SURVEY AMENDED PLAT OF THE PARCEL MAP FOR GERALD & DARLENE BERGER, FILED SEPTEMBER 16, 1994 AS FILE NO. 316588.
THE ABOVE LISTED REFERENCES ARE RECORDED IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON NAD 83/94 AND THE U.S. STATE PLANE COORDINATE SYSTEM, NEVADA WEST. DETERMINED FROM FOUND MONUMENTS ON THE WEST/E/LY LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 19, MEASURED AS SHOWN ON THIS SURVEY, FILE NO. 316588.
ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.
GRID TO GROUND FACTOR 1.000289448
LEGEND
SUBJECT PARCEL LINE
ADJACENT PARCEL LINE
EDGE ROAD WAY EASEMENT
EXISTING FENCE LINE
FOUND POINT AS INDICATED
SET 5/8" REBAR AND CAP PLS 10836
(M) MEASURED COURSE AND DISTANCE
(R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
(C) CALCULATED COURSE AND DISTANCE
DIMENSION POINT - NOTHING FOUND OR SET
POWER AND UTILITY EASEMENTS
POWER AND UTILITY EASEMENTS PER FILE 270426 (R2) AND FILE NO. 316588 (R4)
ARE AS FOLLOWS:
10' ON EXTERIOR BOUNDARY
5' ON EACH SIDE AND INTERIOR LOT LINES
7.5' ALONG ROAD EASEMENTS
DAVID C. CROOK
NEVADA
16866
PROFESSIONAL LAND SURVEYOR
05/10/2021
PARCEL 2A
PER DOC # 488157
14.58± ACRES
PARCEL 1A
PER DOC # 488158
7.48± ACRES
(6.65± ACRES NET)
U.S. HIGHWAY 50
(CARSON HIGHWAY)
COPIES NOTE
IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.
NOTE: DOCUMENT NO. 78605 TYPES OF FENCES SHALL NOT CONSTITUTE BOUNDARY LINES
SECTION 25, TOWNSHIP NORTH, RANGE 27 EAST, MDM ALL LESS AND EXCEPTING HIGHWAY RIGHT OF WAY AREA BETWEEN SOUTHERLY PARCEL LINE AND EXISTING FENCE - 0.88 ACRES
APN 007-171-22 ASTA VENTURES LTD PAC
APN 007-171-05 DEGERSTROM N A INC
APN 007-171-61 JDLN ENTERPRISES LLC
APN 007-171-62 JARAD & SUSAN CARD
APN 007-171-63 JDLN ENTERPRISES LLC
APN 007-171-64 JARAD & SUSAN CARD
APN 007-171-67 BLUE DANE BOOKER
APN 007-171-2 HUGO A FIGUEROA
APN 007-171-13 WALKER LAKE DISPOSAL INC
APN 007-191-17 B.L.M.
FND 5/8" REBAR & CAP ILLEGIBLE N 1716 CORNER
FND 5/8" REBAR & CAP PLS 1281
FND 5/8" REBAR & CAP PLS 7809
FND 1/2" REBAR, CW 1116 CORNER
FND 5/8" REBAR & CAP ILLEGIBLE
FND 5/8" REBAR & CAP PLS 10836
FND 5/8" REBAR & CAP ILLEGIBLE
FND 5/8" REBAR & CAP PLS 11111
FND 5X5 CONC. MON WITH PIN W1/4 COR SEC. 19 T.17N., R.27E.M.D.M N=14861313.56 E=2522732.91 (GROUND)
487030H FND 3.5" NDOT BRASS CAP IN CONC. STA "O" 587+95.14 PCP3 OFFSET 4.40' LT. SEE TAB N=14861047.85 E=2523395.76 (GRID/GND)
N=14861190.28 E=2521875.35 (GROUND)
ADJUSTED PARCEL LINE FENCE IS ON LINE
ORIGINAL PARCEL LINE FENCE IS ON LINE
TRAVER WAY
10' POWER & UTILITY EASEMENT (R2)(R3)(R4)
30' ROAD EASE PER (R3)(R4)
7.5' PAUE (R3)(R4)
10' POWER & UTILITY EASEMENT (R3)
60' ROAD EASE PER (R2)
7.5' PAUE (R2)
EXIST. SEPTIC
EXIST. BLDG
BASIS OF BEARINGS N0°09'12"E 1322.67' (R2)(R3)
1322.83'(R1)
1322.66'(R2)(R3)(R4)
1324.25'(R1)
660.90'
660.90'(R1)
660.76'(R1)
876.70'
445.97'
510.17'
264.83'(R4)
332.07'(R4)
331.15'(R2)(R4)
180.75'(R2)
171.15'
37.74'
264.02'(R2)
S89°11'20"W
N0°08'50"E
S89°59'59"W
S89°39'22"E
S0°20'33"W
S35°19'08"E
S51°52'16"W
N17°52'45"E
S1°35'23"W
S0°09'12"W
N0°08'50"E
N0°20'37"E
S 89°39'22" E 60.00'
45' TEMP TURNAROUND PER (R3)
10' POWER & UTILITY EASEMENT (R3)
10' PAUE (R4)
5' PAUE (R4)
10' PAUE (R4)
5' PAUE (R4)
10' PAUE (R4)
5' PAUE (R4)
7.5' PAUE (R2)
7.5' PAUE (R2)
7.5' PAUE (R3)(R4)
7.5' PAUE (R3)(R4)
7.5' PAUE (R3)(R4)
7.5' PAUE (R3)(R4)
7.5' PAUE (R2)
7.5' PAUE (R2)
7.5' PAUE (R2)
7.5' PAUE (R2)
5' PAUE (R2)
5' PAUE (R2)

Doc # 504261
10/6/2023 11:27 AM
Official Record
Requested by
Western Nevada Title Company
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2 Fee:$43.00
Recorded By: ALAWRY RPTT:$574.00

A.P. No. 7-171-75
Escrow No. 09-45769-23
R.P.T.T. $ 574.00

WHEN RECORDED MAIL TO:
WESTERN NEVADA TITLE COMPANY
2258 Reno Hwy., Suite A
Fallon, NV 89406

Mail Deed and tax Statement to:
GRANTEES ADDRESS:
P.O. Box 5245
Fallon, NV 89407

GRANT, BARGAIN and SALE DEED

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT CONTAINS NO INDIVIDUAL'S FEDERAL SOCIAL SECURITY NUMBER

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

N. A. Degerstrom, Inc., a Washington corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

JDLN Enterprises LLC, a Nevada limited liability company

the real property situate in the County of Churchill, State of Nevada, described as follows:
All that certain parcel situate within the Northwest One-Quarter (NW ¼) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-Seven (27) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of the Degerstrom Parcel as shown on Record of Survey Map, File No. 250144, filed February 2, 1990 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

Beginning at the west ¼ corner of said Section 15, being the Southwest corner of said Degerstrom Parcel;

Thence along the westerly line of said Parcel, being coincident with the west line of said Section 15, North 00°09'12" East, 445.97 feet;

Thence leaving said westerly line and said Section line, North 82°39'07" East, 666.50 feet to a point on the easterly line of said Parcel;

Thence along said easterly line, South 00°08'50" West, 540.57 feet to the southeast corner of said Parcel, being on the east-west centerline of said Section 15;

Thence along the southerly line of said Parcel and said east-west centerline, North 89°11'22" West, 660.90 feet to the POINT OF BEGINNING.

Said property is depicted as Parcel 1-A of the Record of Survey in Support of a Boundary Line Adjustment for JDLN Enterprises LLC and N.A. Degerstrom, Inc., recorded May 20, 2021, as Document No. 488159, Official Records, Churchill County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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PURPOSES ONLY

Page 2
Grant, Bargain and Sale Deed
A.P. No. 7-171-75

Date 10/03/2023

N. A. Degerstrom, Inc., a Washington corporation

M. Rosselet

By: Michele Rosselet, Chief Financial Officer

STATE OF Washington

COUNTY OF Spokane

This instrument was acknowledged before me this 3 day of October, 2023 by ~~Danielle Jackson~~ Michele Rosselet

Notary Public

DANIELLE JACKSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
03172027
Commission Number 23008375

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PURPOSES ONLY

Doc # 504262
10/6/2023 11:27 AM
Official Record
Requested by
Western Nevada Title Company
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 5 Fee:$43.00
Recorded By: ALAWRY

Assessor's Parcel #: 007-171-75

RECORDING REQUESTED BY AND RETURN TO:

WESTERN NEVADA TITLE
2258 Reno Hwy., Suite "A"
Fallon, Nevada 89406
09-45769-23

DEED OF TRUST

THIS DEED OF TRUST, made this 5 day of October, 2023, between JDLN ENTERPRISES LLC, a Nevada Limited Liability Company, of the County of Churchill, State of Nevada, hereinafter referred to as Trustor, GREAT BASIN TITLE COMPANY, LLC dba WESTERN NEVADA TITLE COMPANY, hereinafter referred to as Trustee, and, TOBY THOMAS and CONSTANCE M. THOMAS, husband and wife, as joint tenants with rights of survivorship, of 1600 Rancho Dr., Fallon, Nevada 89406, hereinafter referred to as Beneficiaries,

WITNESSETH:

WHEREAS, the Trustor is indebted to the Beneficiaries in the sum of ONE HUNDRED FORTY THOUSAND DOLLARS ($140,000.00), and has agreed to pay the same according to the terms of a certain Promissory Note of even date herewith, and,

WHEREAS, this deed of trust is intended to secure the payment of the obligations of said Promissory Note, and

NOW, THEREFORE, the Trustor, for the purpose of securing the payment of the sums due under said Promissory Note, and also of all other monies herein agreed or

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provided to be paid by the Trustor, or which may be paid out or advanced by the Beneficiaries to the Trustee under the provisions of this instrument, with the interest in each case, grant unto the Trustee all that certain lot, piece, or parcel of land situate in the County of Churchill, State of Nevada, more particularly bounded and described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER with, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

This deed of trust will be security for the payment in lawful money of the United States of America, of any and all monies that may hereafter become due and payable from the Trustor to the Beneficiaries from any cause whatsoever and shall also be security for any and all renewals of the debt of the Trustor to the Beneficiaries, however evidenced.

The following covenants: Numbers 1, 2 ($ Reasonable), 3, 4 (9 %), 5, 6, 7 (reasonable), 8, and 9 of Nevada Revised Statutes, Section 107.030 relating to transfers in trust of estates in real property, to secure the performance of an obligation, or the payment of a debt, and to provide that certain covenants, agreements, obligations, rights and remedies thereunder may be adopted by reference, and other matters relating thereto, are hereby adopted and made a part of this deed of trust.

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In addition to the above covenants, the said Trustor also promises and agrees to neither commit nor permit waste to the said premises and to keep the same in good condition and repair.

It is specifically understood and agreed that until such time as the note secured by this deed of trust has been paid in full, the Trustor shall not remove any buildings or improvements now on the premises, or which may hereafter be erected on said premises.

This Deed of Trust is executed by the Trustor hereof and accepted by the Beneficiaries hereof with the understanding and upon the express condition that in the event the real property described in this Deed of Trust, or any part thereof, is sold, transferred or alienated by Trustor in any way, or by operation of law, or otherwise, all obligations set forth in the Promissory Note which this instrument secures, irrespective of the maturity dates expressed therein, at the option of the Beneficiaries hereof, and without demand or notice, shall immediately become due and payable.

Unless otherwise agreed to in a written modification to this Deed of Trust, properly recorded, the Promissory Note which is secured by this Deed of Trust shall mature and become due in full on the 30 day of October, 2033.

IN WITNESS WHEREOF, the Trustor have hereunto set hand the day and year first above-written.

JDLN ENTERPRISES, LLC, a Nevada Limited Liability Company
BY:

JESUS MARIEZCURRENA,
Manager

DANIELLE MARIEZCURRENA,
Manager

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STATE OF NEVADA)
: ss.
County of Churchill)

On this 5 day of October, 2023, personally appeared before me, a Notary Public, in and for the county and state aforesaid, JESUS MARIEZCURRENA and DANIELLE MARIEZCURRENA, known to me or who proved to me to be the persons, described in and who executed the above and foregoing instrument; who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Notary Public

RHAUNI MCLAUGHLIN
Notary Public-State of Nevada
APPT. NO. 21-9398-04
My Appt. Expires 01-21-2025

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PURPOSES ONLY

09-45769-23
APN: 7-171-75

EXHIBIT "A"

All that certain parcel situate within the Northwest One-Quarter (NW ¼) of Section Fifteen (15), Township Nineteen (19) North, Range Twenty-Seven (27) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of the Degerstrom Parcel as shown on Record of Survey Map, File No. 250144, filed February 2, 1990 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

Beginning at the west ¼ corner of said Section 15, being the Southwest corner of said Degerstrom Parcel;

Thence along the westerly line of said Parcel, being coincident with the west line of said Section 15, North 00°09'12" East, 445.97 feet;

Thence leaving said westerly line and said Section line, North 82°39'07" East, 666.50 feet to a point on the easterly line of said Parcel;

Thence along said easterly line, South 00°08'50" West, 540.57 feet to the southeast corner of said Parcel, being on the east-west centerline of said Section 15;

Thence along the southerly line of said Parcel and said east-west centerline, North 89°11'22" West, 660.90 feet to the POINT OF BEGINNING.

Said property is depicted as Parcel 1-A of the Record of Survey in Support of a Boundary Line Adjustment for JDLN Enterprises LLC and N.A. Degerstrom, Inc., recorded May 20, 2021, as Document No. 488159, Official Records, Churchill County, Nevada.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Parcel Map	**Application #:**	**PC26-9**
Request:	To create 2 industrial parcels		
Applicant:	**JDLN Enterprises LLC**		
Owner:	**JDLN Enterprises**		
Site:	9900 Carson Highway, Assessor's Parcel Number 007-171-75		
Master Plan//Zone:	Agriculture // I-2		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for regulating the division of land and imposing conditions outlined in CCC **16.12.010** and **16.04.050** have **BEEN** met for the **Parcel Map** PC26-9 to create 2 industrial parcels at 9900 Carson Highway, Assessor's Parcel Number 007-171-75, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **Parcel Map** application.

Request

The applicant is requesting to divide a 7.48-acre parcel into two (2) parcels of 4.15-acres and 3.33-acres. The proposed Parcel Map is in an Industrial (I-2) district. The minimum required lot size for an infill development is 2-acres. The site abuts two 1-acre parcels.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. The proposed application:

1. **Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;**
   Staff Comment: The proposed parcels are not in a flood zone or have any known major environmental hazards.
2. **Conserves agricultural resources;**
   Staff Comment: The proposed parcels are in an industrial zone.
3. **Provides adequate open spaces through efficient design and development;**
   Staff Comment: The proposed parcels are in an industrial zone.
4. **Preserves topographic elements and features;**
   Staff Comment: There are no topographically prominent features on site that require preservation.
5. **Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
   Staff Comment: The provision of police, fire, and other public services are provided via access along US 50 Carson Highway.
6. **Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**
   Staff Comment: The proposed parcels are generally consistent with the mix of nearby parcels ranging from 0.49 acres to 640 acres within the nearby industrial and commercial districts.

7. **Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;**
   Staff Comment: The proposed parcels are large enough to accommodate wells, commercial septic systems, and have direct access to existing electrical and telecommunications infrastructure on site.
8. **Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and**
   Staff Comment: The proposed parcels are zoned for industrial uses and are not intended to preserve natural resources.
9. **Conforms with the goals and objectives of the development code and Master Plan.**
   Staff Comment: The proposed parcel map is broadly in conformance with the goals and objectives of the development code and master plan as discussed in the staff report.

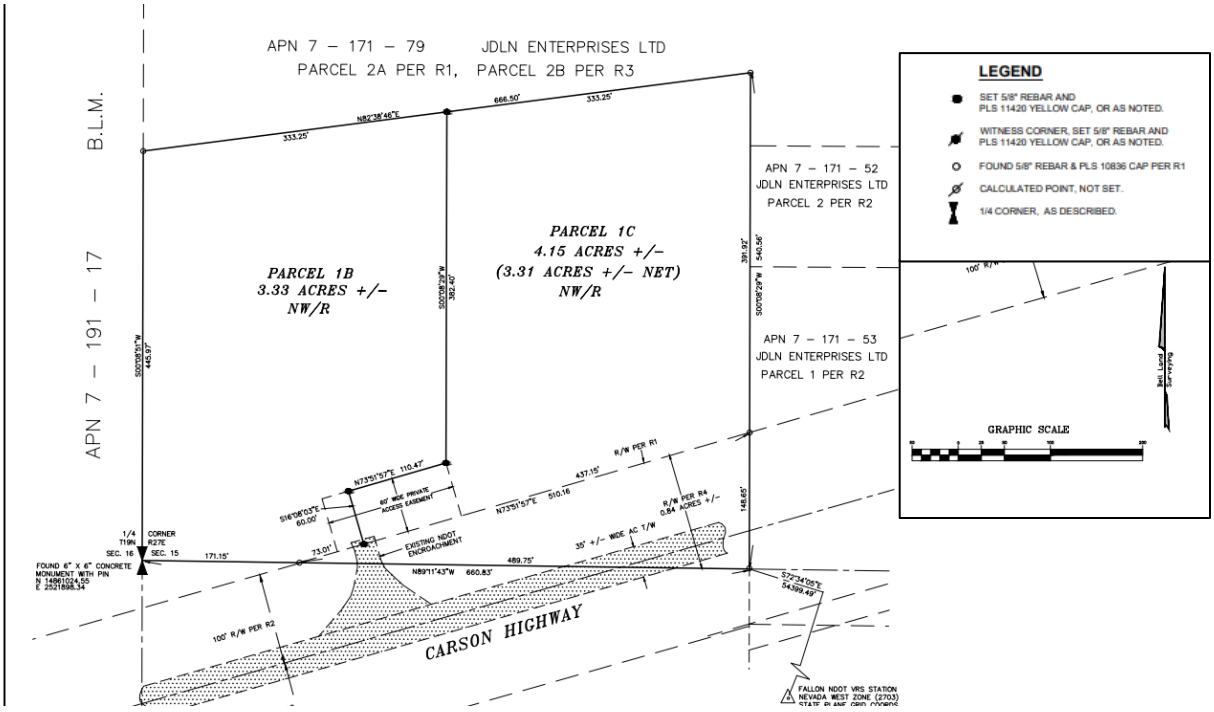
Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
   a. Any final changes required by the County Surveyor shall be made prior to recording.
   b. Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G) for the 2 mapped parcels.
   c. Subsequent approvals shall provide a copy of the Notice of Final Action and a narrative addressing the conditions of approval.

Detailed Analysis

Site Plan



Background

The applicant is requesting to divide a 7.48-acre parcel into two (2) parcels of 4.15-acres and 3.33-acres. The proposed Parcel Map is in an Industrial (I-2) district. The Director of Public Works determined that this site qualifies for the infill exception for minimum lot sizes. Therefore, the minimum required lot size is 2-acres.

Analysis

CCC 16.04.050(A) authorizes the Planning Director, Planning Commission, or County Commissioners to apply conditions to development to ensure:

1) Master Plan Conformity

The following Master Plan policies are applicable to this application:

Goal/ Policy	Text	Staff Comment
ED9	Establish industrial uses as a fourth pillar of the economy	The proposed parcel map will create additional industrial parcels.
ED9.2	The County will continue to work toward providing additional industrial and manufacturing employment opportunities and attracting a greater variety of industries into the area.	The proposed parcel map will create new industrial parcels that may encourage the establishment of additional industrial employment opportunities.
PSF1.15	Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and providing a supplemental source of water for municipal and industrial use	The proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation.
PSF1.16	Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.	The proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation.
PSF2.2.6	If a new land division development proposes the use of on-site sewage treatment and disposal systems on lot sizes of less than one unit per five acres or smaller, the proposal shall not be approved unless it qualifies for one of the following exceptions: a. The development combines or reconfigures existing parcels, which have the legal right to use individual on-site sewage treatment systems, and the new or recombined lots are equal to or larger than the existing parcels. b. The development is designated for E-1 (First Estate District) or a less dense development by the appropriate Churchill County Land Use Plan map and: (1) The area is scheduled for connection to a sewer system within the next five years; (2) The development is served by a community water system and will have minimum one-half (1/2) acre lot sizes; (3) The project includes dry sewer lines and is designed for future connection to a community sewer system; (4) The conditions of project approval require the creation of a financing mechanism, such as an improvement district for	The proposed parcel map will create parcels smaller than 5-acres outside of the County's water and sewage treatment service territory. Staff notes that the text of this policy focuses on residential development. Commercial and industrial land divisions do not result in the creation of units per acre like a residential land division. Industrial and commercial impacts may range in intensity depending on the end use. Usually, water and sewer impact fees for commercial and industrial uses are calculated based on the total fixture count. This contrasts

	sewers, so that property owners will make regular payments toward future sewer connection and construction costs; and (5) The conditions of project approval require a recorded waiver of protest to the formation of a sewer improvement district and to the payment of sewer financing charges by the original and subsequent purchasers. c. The land division meets limited exceptions established in County Code to provide for infill development. When allowed, the development should be designed or conditioned to avoid obstructing further development at allowed densities in the future, for example: (1) avoiding the placement of structures where they will obstruct or reduce the future land division potential at allowed densities, and (2) ensuring that pass-through options are included so that future development on adjoining parcels is not obstructed.	with residential parcels where impacts are based on the number of residential units. The Director of Public Works determined that this parcel meets the infill development exception under county code as articulated in subsection "c." Thus, the minimum lot size is 2 acres.
PSF2.5	Ensure that future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.	The proposed parcels are larger than the minimum 1-acre lot size required for a septic system.
LU5	Encourage industrial expansion that is supportive of economic development and jobs creation.	The proposed land division may support the creation of new business locations.
LU5.1	Undertake projects to reduce obstacles to broad development of industrial lands, especially in the Hazen-Swingle Bench Special Planning Area.	The proposed parcel map is within the Hazen-Swingle Bench Special Planning Area. A reduction in the 5-acre parcel size is appropriate to reduce obstacles to industrial development in this planning area.

2) Compatibility with adjacent properties and uses

The proposed parcels are in an I-2 zoning district. The minimum lot size per CCC 16.16.020.1 is 1-acre. However, per note 9:

> *Minimum lot size shall be as stated in this table only if both community sewer and water services are provided. If both services are not provided, the minimum lot size shall be as follows:*
>
> *a. One-half acre if either community sewer service is provided, or community water service is provided along with dry-line sewer facilities and a recorded waiver of protest to the formation of, and participation in a sewer financing mechanism and subsequent connection to future sewer services;*
>
> *b. Two-acres if community sewer or water facilities are not provided, but the director determines that the site qualifies for the infill exception under the Master Plan and Title 13.*
>
> *c. 5-acres if neither (A) or (B) above apply.*

There are no community water or sewer facilities provided at this site. Thus, the minimum lot size is either two (2) acres or five (5) acres as outlined above.

The proposed parcel map abuts I-2 zoned 1-acre parcels to the east (007-171-52/53) and a 9.08-acre parcel (007-171-79) to the north, C-2 zoned 37.78-acre and 40-acre parcels (007-171-13, 007-171-76) to the south, and a Federally owned vacant RR-20 zoned 640-acre parcel to the west (007-091-17). There are also several parcels in the immediate area that are less than 1.5 acres (007-171-56/54).

Therefore, the Director of Public Works has determined that this site meets the infill exception due to the industrial zoning classification's different waste-water demand profile, the encouragement of industrial uses within the Master Plan, location within the Hazen Swingle Bench Special Planning Area, and adjacent 1-acre lots to the east. The proposed lot sizes of 3.33-acres and 4.15-acres meet the 2-acre minimum lot size under the infill exception.

3) Protection of the public health, safety, and welfare

The proposed parcels front onto US 50 Carson Highway. This facilitates police, fire, and other public service access and protects the public health, safety, and welfare. The site is not in the flood plain or near any known fault lines.

The applicant also provided a 60-ft access easement to allow both parcels to use the existing NDOT encroachment. This limits the number of highway access points onto US 50 and reduces traffic hazards from new parcels at this location.

4) That adequate public facilities and services are available to the development

The proposed parcels front onto US 50 Carson Highway and share the existing encroachment onto the NDOT right of way. The proposed parcels have ready access to electrical and telecommunication services via the existing telephone poles along the eastern property line. Utility services can also use the proposed public utility easements along the property lines and ROW frontage.

US 50 Carson Highway meets the required access standards under Churchill County code. The proposed parcel map only creates 2 total parcels. Any traffic impacts from two parcels are likely to be minimal. These are best addressed when an industrial use is established on site.

Churchill County has no plans to extend water or sewer service to this area within the next five years. However, the proposed lot sizes of 3+ acres are enough for the installation of a well and septic system.

The proposed land division has adequate road, electrical, and telecommunication facilities and sufficient space for on-site water and septic treatment on-site.

5) Findings of conformance with the goals and objectives of the Code and the master plan must be made in order to recommend approval and impose conditions

The proposed 3+ acre parcels meet the minimum required lot size for an I-2 District that meets the infill exception under CCC 16.16.020.1. All of the parcels exceed the minimum lot width[1] of 80ft. The narrowest width is 171ft on Parcel 1B. The average lot width exceeds 100ft on all parcels.

[1] Staff is measuring width from outer edge of parcel to closest interior lot line for minimum lot width.

The proposed parcels meet the legal and physical access requirements under 16.16.010.7 by fronting onto US 50 Carson Highway and using the existing encroachment.

The proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation as required by CCC 13.02.010(E)&(G).

The proposed parcel map conforms to the goals and objectives of the Code and Master Plan as conditioned above.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Surveyor	Jeff Cruess	1. Wet stamp and sign all documents submitted for recording. 2. Black ink only on final maps. 3. Make the 73.01-foot segment a solid line.**(Addressed)** 4. Add a bearing and distance to the easterly line of the private access easement. **(Addressed)** 5. Check the dimensions of the private access easement; description is confusing. **(Addressed)** 6. Add a date with your stamp on all submittals. **(Addressed)**
Churchill County GIS	Preston Denny	1. Clarify ownership of NDOT right of way. **(Addressed)** 2. Correct misspellings in security holder's certificate and easement statement. **(Addressed)**

Public Comment

Staff received no public comments on this application.

Excerpt from Planning Commission Minutes of August 12, 2026:

B. Consideration and possible action re: Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.

Auggie Mariezcurrena, 9900 Carson Highway, was available to speak regarding this application.

Dan Cahalane, Senior Planner, stated that the applicant is requesting a divide of the 7.48-acre parcel into two parcels of 4.15 acres and 3.33 acres, respectively. This is an industrial, I-2, district. Minimum lot size for infill development is two acres. Director Randy Hines has established that this is an infill development due to the one acre parcels immediately to the east, and the fact that it fits into the Hayes and Swingle bench area. Staff is able to make all of the required findings under code and meet the purpose articulated in the Division of Land Standards, and therefore, recommends commission approval with conditions.

Chair Edgmon said that the map indicates that they own all of the surrounding properties bordering this parcel, and there was discussion to show that JDLN Enterprises is the owner of all land that touches this parcel to the north, west and south. Jared Card owns property just to the north and west of their properties.

Chair Edgmon inquired if any of the commissioners had any questions or discussion.

Vice Chair Goings wanted to make sure that the applicant had read through the conditions for approval and understood what those conditions of approval are. Mr. Mariezcurrena affirmed that he did.

Chair Edgmon called for public comment, and there were none.

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose and findings for regulating the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for the Parcel Map, PC26-9, to create two industrial parcels at 9900 Carson Highway, Assessor's Parcel Number 007-171-75, and therefore recommend the Board of County Commissioners approve with conditions the Parcel Map application. Commissioner Mills seconded the motion, and the decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *Conditions required prior to recordation:*
   a. *Any final changes required by the County Surveyor shall be made prior to recording.*
   b. *Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G) for the 2 mapped parcels.*
   c. *Subsequent approvals shall provide a copy of the Notice of Final Action and a narrative addressing the conditions of approval.*

Churchill County
Agenda Report

Date Submitted: August 18, 2026

Agenda Item #: Appointments - F
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Joe Sanford, County Manager
Subject Title: Consideration and possible action re: Appointment of Mike Richards to the Churchill County Advisory Board to Manage Wildlife to serve a term ending July 31, 2029.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to appoint Mike Richards to serve a 3-year term on the Churchill County Advisory Board to Manage Wildlife ending July 31, 2029.

Discussion: County Advisory Boards to Manage Wildlife (CABs) are appointed by County Commissioners from all 17 Nevada counties to serve three (3) year terms. The County Advisory Boards to Manage Wildlife are responsible for advising the Nevada Wildlife Commission, particularly with the setting of seasons and limits for their respective counties. CABs advise the Wildlife Commission by gathering information from area sports persons and local input through meetings in their respective counties. Members on the CABs should be selected with the intent to provide representation from a cross-section of the county to ensure that all major viewpoints are examined and that any faction or special interest group does not dominate the CAB. Nevada Revised Statute (NRS) 501.297 – NRS 501.303 governs the County Advisory Boards to Manage Wildlife.

The Churchill County Advisory Board to Manage Wildlife consists of five (5) members serving three (3) year terms. One position had a term that expired July 31, 2026. The County Manager and Peggy Hughes, who serves as the Chair of the board, interviewed the two candidates who applied for the position. The County Manager is recommending Mike Richards for the open position. Chair Peggy Hughes is in support of the appointment of Mr. Richards.

Alternatives: Re-advertise to find new applicants for the position

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Alexa Robinson, Executive Assistant

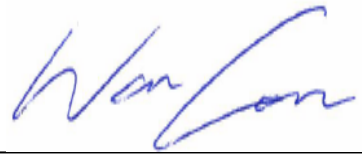
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Churchill County
Agenda Report

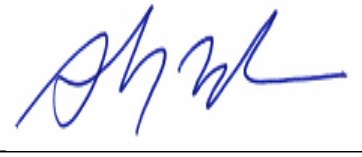
Reviewed By:



Joe Sanford, County Manager — Date: August 28, 2026



Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026



Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:** _____

2) None **Nay:** _____



(Vote Recorded By)

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ADVISORY OR GOVERNING BOARD APPLICATION

155 NORTH TAYLOR STREET, SUITE 155, FALLON, NV 89406

APPLICATION FOR Advisory Board to Manage Wildlife

Name Mike Richards

Address [redacted]

Telephone (Home) [redacted] (Cell) [redacted]

Email Address [redacted]

Current Occupation/Employment Retired

Dates of Employment N/A to N/A

Length of residency in Churchill County 62 years

Are you holding any other public office? Yes _____ No X

If yes, will you be willing to resign from that position if appointed to this board/commission?
N/A

Previous experience that you feel would be beneficial to becoming a board/commission member of the specific board you are applying to
Lifelong Nevada outdoorsman enjoying hunting & fishing, Knowledge of Nevada's topography.

Employment 12 years NV Judicial & 28 years NV law enforcement

Volunteer Work _____

Membership in Clubs/Organizations Stillwater Firearms, NRA, FBINA, Retired Public Employees of NV.

List any special skills you have that would be an asset to the board/commission: Knowledge of NV hunting, fishing & trapping laws, experience interpreting NRS, familiarity with advisory board functions.

How much time can you devote to board/commission business? as much as needed

What do you think the role of the board/commission is and why would you like to become a board/commission member? To help the State Wildlife Commission by providing local recommendations regarding hunting, fishing & trapping regulations. I would like to serve on this board to ensure Churchill County's view is heard.

Briefly describe the duties and responsibilities associated with being a board/commission member: Stay abreast of issues & regulations regarding wildlife management, attend & participate in meetings, provide valuable input for the State Wildlife Commission.

Please attach any additional information you wish to be considered.

Signature _____ Date 5/5/2026

This application may be subject to the Open Meeting Law and may be treated as a public document.
All applicants will be notified following the Board decision regarding the appointment.

Churchill County
Agenda Report

Date Submitted: August 19, 2026

Agenda Item #: Appointments - G
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Alan Kalt, President, Fallon Golf Course Inc.
Subject Title: Presentation and Update on the Fallon Golf Course Operations.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: Churchill County has a facility lease with Fallon Golf Course Inc., a 501(c)3 Non-profit to run and manage the County's golf course property.

Fallon Golf Course Inc. President Alan Kalt will present a PowerPoint Presentation on the operations, maintenance, capital improvements and activities of the Fallon Golf Course during the past calendar year.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Alexa Robinson, Executive Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

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Churchill County
Agenda Report



Sherry Wideman, Comptroller

Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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Fallon Golf Course Presentation

Board of County Commissioners
September 3, 2026

Presentation Overview

- Board Governance
- Golf Course Operations
- Capital Improvements
- Community Benefits
- Questions and Answers



Golf Course Governance

- ***Golf Course is owned by Churchill County***
- County Commissioners:
  Myles Getto Eric Blakey Matt Hyde
- Fallon Golf Course, Inc Board of Directors
  County Rep: **Joe Sanford**
  County Rep: **Gary Fowkes**
  City Rep: **Paul Harmon**
  At-Large: **Alan Kalt**
  At-Large: **David Holloran**
- PGA Professional: **Marty Davis**
- Superintendent: **Andrew Palmer**
- Men's Club President: **Josh Sherer**
- Women's Club President: **Chelle Dallager**



Course Operations

Maintaining Community Asset
with Limited Staffing
Regular FTE's: 4
Golf Season (March-October) FTE's 14

Course Improvement Activities:
Turf Management, Greens, Trees,
Irrigation/Sprinkler System, Fertilizer Program

Capital Improvements:
Equipment Replacement Program
Mowers, Tractors, Carts, Bridge, Kitchen,
Refrigeration, Clubhouse

Course Operations Facts & Figures

9 Hole Golf Course: **Total Rounds Played**
2018: 11,099 2019: 10,539 2020: 10,961
2021: 13,015 2022: 14,343 2023: 15,531
2024: 14,311 2025: 16,459 2026: Strong Pace

Total Revenues: *2017 $350,275 2018 $408,630 2019 $395,643 2020 $407,024 2021 $544,775 2022 $609,661 2023 $642,134 2024 $651,016 2025 $721,650 2026 YTD July 31st $501,675*
Annual County Support $50,000 City of Fallon $25,000

Net Income (Loss) *2017 ($3,004) 2018 $20,196 2019 $8,074 2020 $9,776 2021 $83,624 2022 $49,124 2023 ($21,590) 2024 ($24,698) 2025 $12,741 Year To Date July 31, 2026 $37,563*

Golf Course Investments Paid From Profits

Facilities: $96,119
Bathroom Remodel $42,798
Kitchen & Banquet Refrigeration $13,018
Care-Taker Apartment Remodel $31,984
HVAC: Galdarisi: $8,310

Course Improvements: $81,971
Driving Range Netting $9,382
Irrigation Upgrades $6,919
Bridge Repair/Improvements: $62,320
Maintenance Shed Improvements: $3,350

Equipment: $67,049
AirG2G $22,399
John Deere Tractor: $23,817
Fairway Mower $19,750
Sod Cutter: $1,083

Community Benefit

- **Recreational Activity** supporting All Age Groups
- **Ladies League:** Wednesday Nights
- **Men's League:** Thursday Nights
- **High School Golf Program:** Girls Fall Season Boys Spring Season
- **Charity Fundraising Tournaments:** 2018 4 Since 2021 20
- **Scholarship Program** for High School Seniors since 2022
- **Banquet Facilities** for Weddings, Birthdays, Christmas Parties, and Special Events







FALLON

GOLF COURSE

Community Benefit

- **Charity Fundraising Tournaments:**
  2024 Estimated Funds Raised **$98,540**
  2025 Estimated Funds Raised **$116,911**
  2026 Est through July **$90,509**
- **Organizations that Benefited:**
  Golf Course Scholarships, American Legion, Grad Night, Mayor's Youth Fund, Greenwave Hall of Fame, UNR Alumni, Rotary, Holes for Heroes, Lem's Kids Kup (Youth Center), Quarterback Club, Fire Department, Jim Regan Scholarship Fund, Oasis HS Sports, Toys for Tots, Girls Soccer, Boys Basketball, Junior Golf, Tricks & Tees, Community Coalition, Greenskeeper's Revenge

Community Benefit

- **Golf Course Scholarship Winners**

2022: Trevor Halloran, Owen Palmer, Lainee Reid, Chole Tanner, Gabby Loop
2023: Cameron Christy, Gerik Wassmuth, Lucas Durfee, Graycee Tibbals, Casamero White
2024: Ava Ekins-Faught, Serenity Achurra, Hannah Benjamin, Daniel Lords
2025: Fen Mackedon, Charissa Chenoweth, Madison Gregory, Drake Reid
2026: Oliva Kutansky, Samantha Maffi, James Thibodeux, Bransyn Wright





Questions & Answers

FALLON GOLF COURSE

Thank you for Your Support of the Fallon Golf Course

Working Together We Achieve More!

Churchill County
Agenda Report

Date Submitted: August 21, 2026

Agenda Item #: Appointments - H
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Jeremy Drew, Principal Resource Specialist, Resource Concepts, Inc.
Subject Title: Presentation of a Public Lands and Natural Resources Tracking List.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; Informational Only

Discussion: RCI has been monitoring and involved in a host of issues and projects related to public lands and natural resources in the County. This is an overview and update of those issues.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Alexa Robinson, Executive Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Date: August 28, 2026

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Churchill County
Agenda Report

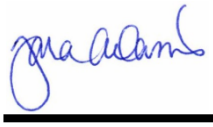
Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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Churchill County
Agenda Report

Date Submitted: August 21, 2026

Agenda Item #: Appointments - I
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Jeremy Drew, Principal Resource Specialist, Resource Concepts, Inc.
Subject Title: Consideration and possible action re: ratification of a comment letter to the Bureau of Land Management's Final Supplemental Environmental Impact Statement and Resource Management Plan Amendment for the Greenlink North 500-kV Transmission Project.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to ratify a comment letter to the Bureau of Land Management's Final Supplemental Environmental Impact Statement and Resource Management Plan Amendment for the Greenlink North 500-kV Transmission Project.

Discussion: NV Energy has proposed a 500-kV transmission line that would run from the Robinson Summit Substation in White Pine County to the Fort Churchill Power Station in Lyon County generally parallel to US Highway 50. NV Energy has reported the project provides resiliency and redundancy between northern and southern Nevada rather than additional capacity to its overall transmission system. Subsequent to the initial scoping period for this project, the BLM discovered that their 2015 Greater Sage-Grouse Plan had altered permitting of certain rights-of-way, requiring transmission lines be located within designated utility corridors. At the time, the BLM was proposing a 3-mile-wide utility corridor centered on the proposed Greenlink North alignment. More recently, the BLM adopted the 2025 Greater Sage-Grouse Plan that changed regulations for grants of major right-of-way authorizations.
The project bisects the County, mostly through public lands managed by the BLM, and BLM is responsible for National Environmental Policy Act (NEPA) compliance for issuance of a major right-of-way for the Project. The Project also requires a Resource Management Plan Amendment. The County has been engaged in this project by providing Scoping Comments (twice), providing comments to the Draft EIS, participating as a Cooperating Agency and proposing various alternatives. The BLM Preferred Alternative generally incorporates most of the County's previous recommendations.
The BLM's Final EIS was Protested by Lander County and several non-profit organizations due to concerns over impacts to Greater Sage-Grouse and other Natural Resources as well as a lack of analysis of alternative alignments generally following the Interstate 80 corridor. The Final Supplemental EIS responds to the BLM Director's Protest Resolution Report as well as a Consistency Review letter from the Governor's Office, which requested some waivers of Sage-

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Churchill County
Agenda Report

Grouse regulations such as seasonal timing and noise restrictions for the utility corridor. The attached support material includes background provide by BLM and a final letter to the Final Supplemental EIS that was submitted before the close of the comment deadline on August 24, 2026.

Alternatives: Choose not to ratify the letter.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Alexa Robinson, Executive Assistant

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**

(Vote Recorded By)

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Churchill County
Agenda Report

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Office of the Churchill County Manager

August 10, 2026

Bureau of Land Management
BLM Nevada State Office
Attn: Brian Buttazoni, Project Manager
1340 Financial Boulevard
Reno, Nevada 89502

Via Email: ***blm_nv_greenlinknorth@blm.gov***
and ***BLM ePlanning Portal***

RE: Churchill County, Nevada Comments on the Greenlink North Transmission Project Final Supplemental Environmental Impact Statement and Resource Management Plan Amendment

Dear Mr. Buttazoni:

Churchill County, Nevada (County) is providing these comments to the Greenlink North Transmission Project (Project) Final Supplemental Environmental Impact Statement (FSEIS) and Resource Management Plan Amendment (RMP Amendment). The County provided comments during both scoping periods and to the Draft Environmental Impact Statement (Draft EIS), which are incorporated by reference and attached. In addition, the County has been engaged in this Project throughout as a Cooperating Agency.

The County appreciates the work conducted by BLM and NV Energy to deconflict land use and natural resource conflicts along the alignment in Churchill County. Specifically, the County supports the alignment modifications included in Alternative E in the following locations:

- Immediately south of the Popcorn Mine to avoid impacts to both the existing mine and the pending public purpose conveyances from BLM to Churchill County (See Appendix A, Figure 2-10, Alternative E, Extent 2).

- Immediately north of the City of Fallon Landfill to avoid impacts to both the current landfill and the pending public purpose conveyance from BLM to the City for future expansion of the landfill (See Appendix A, Figure 2-10, Alternative E, Extent 2).

- Immediately north of the Desatoya Mountains Wilderness to move the alignment and corridor away from the wilderness boundary (See Appendix A, Figure 2-10, Alternative E, Extent 6).

The County is concerned with some of the other modifications included in Alternative E. The BLM is proposing to exempt the new utility corridor (which means not only this Project, but all future utility projects within the corridor) from Greater Sage-Grouse lek avoidance buffers, seasonal habitat restrictions, and noise restrictions. This change is supposedly in response to the Governor's consistency letter, yet that letter speaks specifically to the Greenlink North Project, is completely silent as to future projects within the corridor and does not mention lek buffers or noise restrictions. The BLM has not adequately disclosed why the exemptions included in Alternative E go beyond those specifically requested

by the Governor. Further, these changes are inconsistent with the County's 2020 Master Plan, specifically Chapter 12 Policy Plan for Public Lands, Wildlife and Wildlife Habitats, Objective 4 that states *Churchill County supports and it is our objective to continue to support: 4. Efforts to recover potentially threatened species and habitat so they may be safely removed from candidate or special status listing* (Page 12-11). The County cannot support these proposed exemptions for the utility corridor. With better explanation and justification, the County may be able to support the proposed exemptions specific to the Project.

Finally, land use patterns within the County have significantly changed since this Project began with the expansion of the Fallon Range Training Complex as well as the associated lands bill aspects of the enabling Public Law (117-263). The Sierra Solar Project is under development in western Churchill County and is scheduled to be fully operational by next summer. Several Counties and conservation groups have advocated further study of an Interstate 80 Alternative for this Project, and perhaps that alternative warrants a harder look. Such an alternative would deconflict impacts to Greater Sage-Grouse, Navy training, and other existing land uses within this County. An I-80 alignment may also better facilitate development of renewable energy in closer proximity to current and expected demand centers in this County and its neighbors to the west.

The County would recommend that BLM, NV Energy, the Governor's Office and Cooperating Agencies take the time to further discuss this FSEIS and develop a final decision and RMP Amendment that makes sense rather than making a rushed final decision that results in unnecessary impacts and unintended future consequences. The County would be happy to participate in such a collaboration.

Thank you,

Joe Sanford
Churchill County Manager

JS/ar/jld

cc: Governor Joe Lombardo
Lee Simpkins, Environmental Manager, NV Energy
Justin Abernathy, Acting Nevada State Director, BLM

Attachments: Churchill County, Nevada Comments to the Greenlink North Transmission Project Draft Environmental Impact Statement and Resource Management Plan Amendment dated December 11, 2024

Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated July 6, 2023

Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated March 28, 2024

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Las Vegas, Nevada 89119-4339
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Fax No.: (702) 486-2505

Office of the Governor

June 23, 2025

Kimberly Prill, Acting State Director
Bureau of Land Management
Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147

RE: Governor's Consistency Review – Greenlink North Transmission Project Final EIS and Proposed RMP Amendment

Dear Ms. Prill:

Pursuant to 43 CFR 1610.3-2(e), the State has reviewed the Final Environmental Impact Statement (FEIS) and Proposed Resource Management Plan Amendment (RMPA) for the Greenlink North Transmission Project (GLNP). We appreciate the Bureau of Land Management's coordination with state and local entities throughout the planning process and commend the efforts to advance this nationally significant infrastructure project that supports energy reliability and economic development in Nevada.

As part of this consistency review, the State recommends that the BLM modify or remove the seasonal construction restrictions currently associated with greater sage-grouse habitat protections. Seasonal limitations on surface-disturbing activities in breeding, brood-rearing, and winter habitats would, if applied cumulatively across the GLNP corridor, reduce available construction time to as little as 45 days per year in certain segments. This narrow window would significantly extend construction timelines and result in repeated annual mobilization in sensitive areas, which could increase overall disturbance to greater sage-grouse populations and their habitat.

The State recognizes that thoughtful construction practices and habitat mitigation measures have been incorporated into the project design, including co-location with existing infrastructure, habitat offset investments, and the use of avian-safe structure designs to reduce ecological impacts. These efforts reflect a balanced approach to development and environmental protection.

We understand that the Proposed RMP Amendment includes direction to exempt the GLNP utility corridor from seasonal restrictions associated with sage-grouse management. The State supports this proposed exemption and encourages the BLM to clearly reaffirm this intent in the final Record of Decision. Flexibility in construction timing will facilitate more efficient project delivery while supporting conservation goals through mitigation and best management practices.

Thank you for your consideration of this recommendation. Should your office require additional information or wish to discuss these comments further, please contact Chase McNamara, at cmcnamara@gov.nv.gov

Sincerely,



Joe Lombardo
Governor

August 10, 2026

Bureau of Land Management
BLM Nevada State Office
Attn: Brian Buttazoni, Project Manager
1340 Financial Boulevard
Reno, Nevada 89502

Via Email: ***blm_nv_greenlinknorth@blm.gov***
and ***BLM ePlanning Portal***

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The County appreciates the work conducted by BLM and NV Energy to deconflict land use and natural resource conflicts along the alignment in Churchill County. Specifically, the County supports the alignment modifications included in Alternative E in the following locations:

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Finally, land use patterns within the County have significantly changed since this Project began with the expansion of the Fallon Range Training Complex as well as the associated lands bill aspects of the enabling Public Law (117-263). The Sierra Solar Project is under development in western Churchill County and is scheduled to be fully operational by next summer. Several Counties and conservation groups have advocated further study of an Interstate 80 Alternative for this Project, and perhaps that alternative warrants a harder look. Such an alternative would deconflict impacts to Greater Sage-Grouse, Navy training, and other existing land uses within this County. An I-80 alignment may also better facilitate development of renewable energy in closer proximity to current and expected demand centers in this County and its neighbors to the west.

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Thank you,

Joe Sanford
Churchill County Manager

JS/ar/jld

cc: Governor Joe Lombardo
Lee Simpkins, Environmental Manager, NV Energy
Justin Abernathy, Acting Nevada State Director, BLM

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Office of the Governor

June 23, 2025

Kimberly Prill, Acting State Director
Bureau of Land Management
Nevada State Office
1340 Financial Boulevard
Reno, Nevada 89502-7147

RE: Governor's Consistency Review – Greenlink North Transmission Project Final EIS and Proposed RMP Amendment

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Thank you for your consideration of this recommendation. Should your office require additional information or wish to discuss these comments further, please contact Chase McNamara, at cmcnamara@gov.nv.gov

Sincerely,



Joe Lombardo
Governor

Office of the Churchill County Manager

December 11, 2024

Bureau of Land Management
BLM Nevada State Office
Attn: Brian Buttazoni, Project Manager
1340 Financial Boulevard
Reno, Nevada 89502
And,
Via Email: ***blm_nv_greenlinknorth@blm.gov***

RE: Churchill County, Nevada Comments to the Greenlink North Transmission Project Draft Environmental Impact Statement and Resource Management Plan Amendment

Dear Mr. Buttazoni:

Churchill County, Nevada (County) is providing these comments to the Greenlink North Transmission Project (Project) Draft Environmental Impact Statement (DEIS) and Resource Management Plan Amendment (RMP Amendment). The County provided two sets of scoping comments, and those comments are incorporated by reference and attached. The County has been engaged in this project as a Cooperating Agency and County representatives attended the public meeting in Reno in November.

The Project and utility corridor have the potential to significantly affect the County and its customs, culture and economy in both positive and negative ways given:

- The scale, spanning the entire length of the County from east to west;
- The orientation, given the proximity of key parcels of lands identified for conveyance to the County and/or new special designations included in Public Law 117-263; and,
- The expected duration of construction and operations.

The same can be said of critical natural resources and existing authorized uses of public lands affected by this Project and any subsequent projects within the new utility corridor.

In its scoping letter submitted in March of 2024, the County expressed serious concern regarding the proposed 3-mile-wide utility corridor as well as the proposed alignment. At that time the County requested an in-person workshop to discuss both concerns. The County thanks the Bureau of Land Management (BLM) for hosting this workshop and subsequently developing the "BLM Preferred Alternative", which the County supports.

The County can support the BLM Proposed Alternative as it avoids lands designated in Public Law 117-263 designated for conveyance to the County south of Fallon near US 95 as well as north of the Desatoya Range near US 50. The County also appreciated the BLM avoiding the northeast spur of the Desatoya Range that was recently released from Wilderness Study area and better aligning the corridor designated

by PL 117-263 across the Dixie Valley. The County can also support a 3,500-foot-wide Utility Corridor. The only remaining question for the County is whether the existing utility corridor designated in the Carson City Consolidated Resource Management Plan will remain or be dissolved as part of this RMP Amendment. It would be somewhat arbitrary to leave both corridors, generally parallel to one another, active.

The County has attached additional document specific comments, but in summary key County considerations include:

- Maintaining access to public lands within and surrounding the project and minimizing access disruptions during construction to the maximum extent;
- Developing appropriate Road Maintenance Agreements with the County and minimizing both short-term and long-term impacts to County Roads as part of construction and operations of the project;
- Coordinating with the US Navy to avoid or minimize impacts to training associated with Naval Air Station Fallon and the Fallon Range Training Complex;
- Coordinating with affected private property owners (including landowners, mining claimants and water rights holders) and grazing permittees to avoid, minimize and mitigate any impacts on the respective properties and permits;
- Requiring monitoring, management and mitigation of noxious and invasive weed species (including cheatgrass and Halogeton) for the duration of the right-of-way grant, and not just during and shortly after construction;
- Requiring and implementing a wildfire protection plan to minimize the potential for fire starts; and,
- Minimizing short-term impacts on groundwater resources during construction.

In summary, the County supports the BLM Proposed Alternative with a recommendation to de-designate the existing parallel utility corridor identified in the Carson City Consolidated Resource Management Plan. The County plans to remain engaged in this project and stands ready to help identify and alleviate any additional issues following receipt of public feedback. If there are any questions as to the comments provided, please contact the County's Natural Resources and Public Lands consultant, Jeremy Drew, Principal Resource Specialist with Resource Concepts, Inc.

Thank you,

Jim Barbee
Churchill County Manager

JLD/jb/ca

cc: Kim Dow, Carson City District Manager, BLM
Kathryn Dyer, Acting Stillwater Field Manager
Lee Simpkins, Environmental Manager, NV Energy

Attachments:

- Document Specific Comments
- Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated June 30, 2023
- Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated March 28, 2024

Churchill County, Nevada Document Specific Comments to the Greenlink North Transmission Project Draft Evironmental Impact Statement and Resource Management Plan Amendment

Section	Figure / Table	Comment
ES.7		The County does NOT support the "Proposed Action" nor the "Other Resource Consideration Alternative". However, the County does support the "BLM Preferred Alternative" based on the modifications incorporated to the alignment of the Proposesed Alignment and utility corridor.
	ES-4, Water Resources	The County would like to discuss with NV Energy the proposal to "obtain" municipal or commercial sources of water for construction of the Project.
	ES-4, Vegetation Communities and Resources	The County would like to ensure the reclamation of temporary construction disturbance includes both native and non-native desireable adapted species as native only seed mixes do NOT tend to succeed in these areas. In addition, the BLM should require a mandatory condition for NV Energy to have and impliment a Noxious and Invasive Weed Monitoring, Management and Mitigation Plan for the duration of the Project. The Plan should include management of cheatgrass and Halogeton.
	ES-4, Special Status Species	The County would like any mitigation related to Sage-Grouse to occur within the geographic footprint of the County. If private lands aren't available for such mitigation work, the County would suggest either County-owned lands, State Lands or BLM lands under special designation (i.e. wilderness).
	ES-4, Lands, Realty, and Cadastral Survey	The County requests that the existing designated utility corridor designated in previous RMPs be eliminated in order to "...facilitate future development of renewable energy, communications infrastructure and access road..." into a single corridor as implied by the BLM.
	ES-4, Social Values, Economic Condition	NV Energy is going to need to work with the County to address issues around social services and housing of construction workers during this project.
	ES-4, General Comment	A row needs to be added to this Table to reflect that public access to, through and around the Project and Utility Corridor will not be encumbered beyond temporary limits imposed during construction. Further, NV Energy will be required to develop a Road Maintenance Agreement with the County for any designated County Road that will be used or impacted for this project.

Office of the
CHURCHILL COUNTY COMMISSIONERS

Myles Getto
Justin Heath
Bus Scharmann

July 6, 2023

Bureau of Land Management
Nevada State Office
Attn: Brian Buttazoni
1340 Financial Boulevard
Reno, Nevada 89502

Via Email: blm_nv_greenlinknorth@blm.gov

RE: Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement

Dear Mr. Buttazoni:

Churchill County, Nevada (County) appreciates the opportunity to provide scoping comments to the Greenlink North Transmission Project Environmental Impact Statement (EIS). A County representative was present at the public meeting in Ely on June 22, 2023. Appropriate management and multiple use of public lands are critical to the County's customs, culture, and economy. As such, this project is of great interest to the County and it is the County's goal to support the project in a manner that minimizes impacts to existing multiples uses, cultural and natural resources.

The following Goals and Policy statements from the Churchill County Master Plan (2021), are directly pertinent to this Project:

> *Public Lands are part of the rich heritage of Churchill County. From the earliest mining activities, to modern day ranching, energy development, and military training, the use of public land resources has been an integral part of the rural lifestyles and local economy. The county and citizens support the continued multiple use of the public lands in Churchill County. The policies are intended to further agriculture, mining, military training, renewable energy development, and recreation as principal economic bases of the county.*
>
> *Open public access to recreation, wildlife, and resources should be available to all. The multi-use nature of public lands requires that management decisions be made with the public's interest at the forefront, and careful consideration to maintaining sustainable resources for future generations.*
>
> *Churchill County recognizes that certain private property interests exist on public lands. Any established private property, to include mining claims, water rights, access easements, or any other private interests, must be upheld and the property owners should be considered as equal stakeholders in decisions that may affect their interests.*

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Churchill County, Nevada, is an equal opportunity provider and employer.

Conformance with the above, as well as direct knowledge of the Project area, are the basis for the following comments:

- The County generally supports the proposed route through the County with one exception:
  - That portion of the alignment south of Fallon near US 95 should be realigned to avoid lands identified for Conveyance to the County and City of Fallon under Public Law 117-263 (see attached). The most direct means of doing so is to shift the alignment south; however, the County would also support shifting the alignment north. This area contains a key gravel resource in an accessible location as evidenced by several existing private operations. The City of Fallon also operates a landfill immediately east of US 95.
  - The County would ask the BLM and project proponent to ensure the alignment does not conflict with additional areas identified for conveyance under Public Law 117-263. The County is happy to provide shape files to aid in such evaluation.
  - Public Law 117-263 also designates a utility corridor across the Dixie Valley Training Area and the County supports the proposed alignment across the Dixie Valley.

- The County is concerned with construction and operations / maintenance impacts to County roads (including access to public lands) and gravel pits.
  - The County asks that impacts to public access be analyzed and steps taken to reduce impacts to public land access to the greatest degree practical.
  - The County also wants to ensure that any County roads proposed for "improvement" are not altered in any way that might affect future claims under RS 2477.
  - The County requests that the Project Proponent develop a road maintenance agreement with the County, and that the BLM requires this agreement as one of its terms of project approval as well as conformance with applicable County ordinances and road design standards.
    - The County offers to meet with the Project Proponent and BLM to discuss road improvements and maintenance needed for construction and operations of this project.
  - The County would ask the BLM to evaluate any existing rights-of-way issued to the County for gravel pits or other County infrastructure and to ensure that construction and operations are consistent with any authorized uses.

- The County supports the use of existing roads to the greatest extent practicable. The County is opposed to closures (even temporary closures) of existing roads unless alternate access is identified and clearly communicated to the public.
  - The County will want to work with the BLM and Project Proponent to ensure that County roads used for construction and operations/maintenance are left in equal or better condition than when construction started.
    - All County roads affected by this project should be clearly mapped in the Draft EIS. The County is happy to provide shape files to support this request.

- Specific to socioeconomic analysis, a new socioeconomic baseline report has been completed for the County through the Nevada Economic Assessment Project (NEAP). That data can be accessed online at: https://extension.unr.edu/neap/program.aspx?ID=190 and should be used in the Draft EIS.

- The County also requests an economic analysis for the life of the project in terms of potential revenue to the County, as well as potential costs to the County including potential needs for additional emergency services.

- The County recommends that both the Project Proponent and BLM work directly with the N-3 State Grazing Board and impacted permittees to identify anticipated loss of AUMs and/or potential conflicts with existing range improvements and/or associated water rights so that such impacts can be avoided, minimized, or mitigated. The County would propose a goal of no loss of AUMs because of this project.

- It is likely that project construction will require a high volume of water for a short duration. Rather than drilling new temporary construction wells, the County would encourage the Project Proponent to work with the County and other local entities, landowners, and ranchers for temporary leases of water. The County may be able to provide such water under a formal agreement with the Project Proponent.
  - The County strongly recommends that the BLM analyze any existing water rights located within the proposed alignment. Steps should be taken to avoid or mitigate any impacts to privately owned water rights.

- The County supports development of both an Invasive and Noxious Weed Control Plan as well as a Wildfire Plan to minimize the proliferation or increased potential for both fire and weeds because of construction and subsequent operations and maintenance of this project.

- Wildlife and wildlife-related recreation is very important to the County. All practical measures should be taken to avoid, minimize and mitigate wildlife resources within the County.
  - The alignment should avoid critical and priority wildlife habitat within the County.
  - Any impacts that cannot be avoided should be minimized (i.e., perch deterrents or removal or corvids and other predators) and any residual impacts should be mitigated within the County in close coordination with the Nevada Department of Wildlife.

- Cultural resources are very important to the County. As such, the County supports close coordination with affected Tribes and especially the Fallon Tribe.

The County appreciates the opportunity to provide these comments and will continue to remain engaged in its capacity as a Cooperating Agency. The County would also encourage both the BLM and Project Proponent to schedule a presentation to this Commission for additional public participation and input. If there are any questions as to the comments provided, please contact the County's Natural Resources and Public Lands consultant: Jeremy Drew, Principal, Resource Specialist with Resource Concepts, Inc. by phone (775) 883-1600 or email jeremy@rci-nv.com.

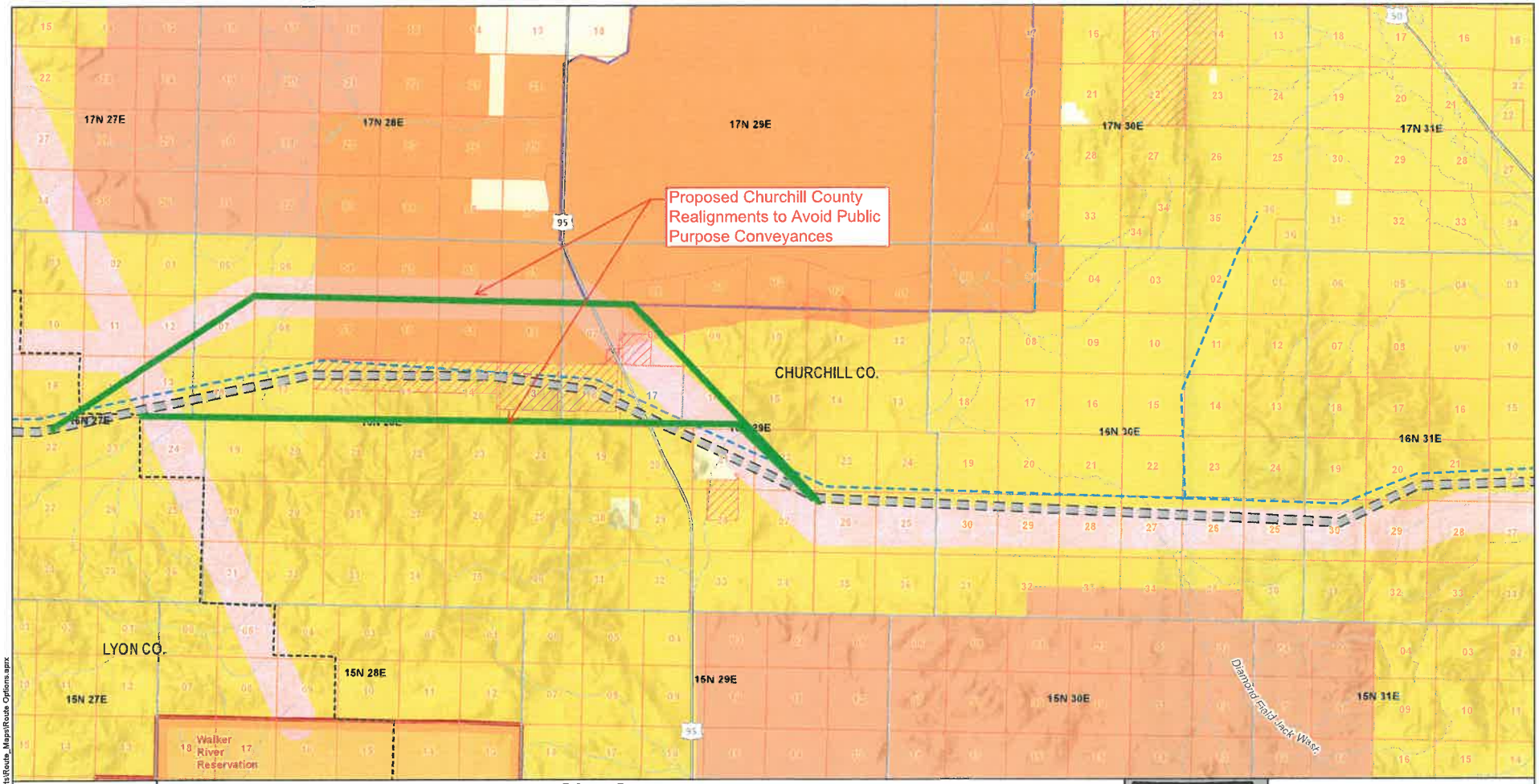
Thank you,

Harry "Bus" Scharmann, Chair
Churchill County Board of Commissioners

JLD/jb/ca

cc: Kim Dow, Carson City District Manager, BLM
Captain Shane Tanner, Commanding Officer, NAS Fallon
Tracey Jean-Wolfe, Secretary, N-3 State Grazing Board
Lee Simpkins, Environmental Manager, NV Energy
Linda Bissett, Project Manager, POWER Engineers, Inc.

Attachment: Map titled Churchill County Public Purpose Conveyances, Greenlink North with Churchill County Proposed Realignment


17N 27E
17N 28E
17N 29E
17N 30E
17N 31E
Proposed Churchill County Realignments to Avoid Public Purpose Conveyances
95
CHURCHILL CO.
16N 27E
16N 30E
16N 31E
LYON CO.
15N 28E
15N 29E
15N 27E
15N 30E
15N 31E
Walker River Reservation
Diamond Field Jack Wash
0 0.5 1
Miles
Scale 1:100,000
Date: 5/1/2023
Project Features
Fort Churchill-Robinson Summit 525 kV Transmission Line
Reference Features
230 kV Transmission Line
BLM Legacy Locally Designated Utility Corridor
U.S. Forest Service Administrative Boundary
Bureau of Land Management
Bureau of Reclamation
U.S. Department of Defense
Tribal Land
Private or Unknown
Wildlife Management Area
Indian Reservation
Public Purpose Conveyance
Highway
County Line
Township Boundary
Section Boundary
Stream
Note: Access road plan is preliminary pending field verification and final route selection.
Source: U.S. Forest Service, Bureau of Land Management, National Park Service, U.S. Department of Defense, Platts
FORT CHURCHILL SUBSTATION
ROBINSON SUMMIT SUBSTATION
NEVADA
CHURCHILL COUNTY
PUBLIC PURPOSE CONVEYANCES
Greenlink North
NVEnergy
G:\Projects\168993_NVE_Greenlink_OE\Apps\Reports\Route_Maps\Route Options.aprx

Office of the
CHURCHILL COUNTY COMMISSIONERS

Myles Getto
Justin Heath
Bus Scharmann

March 28, 2024

Via Email: blm_nv_greenlinknorth@blm.gov

Bureau of Land Management
Nevada State Office
Attn: Brian Buttazoni
1340 Financial Boulevard
Reno, Nevada 89502

RE: ***Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project and Proposed Utility Corridor Environmental Impact Statement***

Dear Mr. Buttazoni:

Churchill County, Nevada (County) appreciates the opportunity to provide a second set of scoping comments to the Greenlink North Transmission Project Environmental Impact Statement (EIS). The County provided scoping comments during the initial scoping period and those comments are incorporated by reference and attached. A County representative attended the March 26, 2024 virtual public meeting. The County understands that the BLM is now proposing the addition of a 3-mile-wide utility corridor to the Proposed Action as well as considering several new Proposed Alternatives. This scoping letter will focus on those two facets of the project.

The County has several concerns regarding the proposed 3-mile-wide utility corridor, they include, but are not limited to:

1. Designation of a new corridor will trigger a Churchill County Master Plan Amendment process. Pages 9-15 of the 2020 Churchill County Master Plan states that, *As required by NRS 278.160 and -.165, and upon request from a developer of aboveground utility projects, amendments may be proposed to create, amend, or delete utility corridors as designated in this section.* ***Such changes must be approved through the Master Plan Amendment process.*** **(Emphasis added).**

Recommendation: The County would suggest a meeting with the BLM and NV Energy as appropriate to discuss this requirement.

2. The County questions the need for a 3-mile-wide Corridor. Page ROW-1 of the Carson City Consolidated RMP suggests that all corridors are 2 miles in width. The proposed corridor seems both excessive and inconsistent with the existing BLM plan. The proposed corridor raises the following concerns:
    a. The County does not support placing a utility corridor over the top of its Congressionally designated Recreation and Public Purpose Conveyances south of Fallon and immediately west of US 95. The County would prefer shifting any corridor either north or south to avoid these parcels. The County would flag a

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similar issue with the City of Fallon's Landfill and designated R&PP Parcel identified for future expansion.

b. The County is concerned about the gap in the proposed corridor through the Dixie Valley Training Area (DVTA). The County, Navy and various other stakeholders negotiated in good faith to ensure that several utility corridors were maintained across the DVTA as part of a Congressional package that was incorporated into the Fiscal Year 2023 National Defense Authorization Act. Two designated corridors run east-west, one located immediately north of US 50, and the other located immediately south of the existing transmission line(s) where this corridor is suggested (see mapping associated with Public Law 117-263 on file with the Carson City District Office). This area is also designated as the Numu Newe Special Management Area (NNSMA). The County's concern is that a 3-mile-wide utility corridor on either end of the DVTA may appear to encourage utility development across an area where significant additional restrictions apply. Therefore, the DVTA and NNSMA may serve as a bottleneck for future development, negating the need for a 3-mile-wide corridor. It may also make sense to explore the option of a bifurcated corridor to match the two east-west running utility corridors across the DVTA. The County would suggest a meeting between the BLM, the County and NAS Fallon to discuss this matter.
c. The County is concerned about the orientation of the proposed corridor in proximity to the newly designated Clan Alpine and Desatoya Wilderness Areas. The current proposal bottlenecks the corridor and puts it immediately adjacent to both Wilderness Areas. The County questions the logic behind placing utilities in immediate proximity to Wilderness Areas where fuels management and fire suppression are greatly restricted. The County would suggest narrowing the corridor as well as shifting it away from the respective wilderness boundaries. This will also have an impact on wildlife populations, Greater Sage-grouse in particular. The County would suggest a meeting between the BLM, the County, the Nevada Department of Wildlife, and the Friends of Nevada Wilderness to discuss a more appropriate alignment in this area.
d. The County has noted an existing BLM Utility Corridor in proximity to this proposed corridor. The County would like to know if the BLM proposes to de-designate the existing corridor. The County would suggest that a single, well-developed, corridor makes more sense than two corridors in proximity to each other.

Recommendation: The utility corridor and associated Resource Management Plam Amendment is a major undertaking. It is going to require more thought and collaboration than has been given to this point. More thought needs to be put into the size, location, and orientation of the corridor across Churchill County. The County suggests a focused workshop to discuss these matters and would be willing to host such a workshop.

The County does appreciate and supports the BLM's incorporation of the CC2 Alignment into its Preferred Alternative to avoid the County's R&PP Parcels. The County hopes that additional modification of the proposed utility corridor will also avoid these parcels.

The County supports further evaluation of the "Former Desatoya Mountains Wilderness Study Area Alternative". Moving the Greenlink North Project and any new utility corridor north would help to address item 2.c above and may be better for wildlife including Greater Sage-grouse.

The County appreciates the opportunity to provide these comments and will continue to remain engaged in its capacity as a Cooperating Agency. The County would also encourage an additional coordination meeting to better align and orientate the proposed utility corridor. If there are any questions as to the comments provided, please contact County Manager, Jim Barbee or the County's Natural Resources and Public Lands consultant, Jeremy Drew, Principal Resource Specialist with Resource Concepts, Inc. by phone (775) 883-1600 or email jeremy@rci-nv.com.

Thank you,

Myles Getto, Chair
Churchill County Board of Commissioners

JLD/jb/ca

cc: Kim Dow, Carson City District Manager, BLM
Captain Shane Tanner, Commanding Officer, NAS Fallon
Tracey Jean-Wolfe, Secretary, N-3 State Grazing Board
Lee Simpkins, Environmental Manager, NV Energy
Linda Bissett, Project Manager, POWER Engineers, Inc.
Jasmine Klieber, Nevada Department of Wildlife
Shaaron Netherton, Friends of Nevada Wilderness

Attachments: Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated July 6, 2023

Pages 9-14 through 9-16 of the 2020 Churchill County Master Plan regarding Aboveground Utility Corridors

Office of the
CHURCHILL COUNTY COMMISSIONERS

Myles Getto
Justin Heath
Bus Scharmann

March 28, 2024

Via Email: blm_nv_greenlinknorth@blm.gov

Bureau of Land Management
Nevada State Office
Attn: Brian Buttazoni
1340 Financial Boulevard
Reno, Nevada 89502

RE: ***Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project and Proposed Utility Corridor Environmental Impact Statement***

Dear Mr. Buttazoni:

Churchill County, Nevada (County) appreciates the opportunity to provide a second set of scoping comments to the Greenlink North Transmission Project Environmental Impact Statement (EIS). The County provided scoping comments during the initial scoping period and those comments are incorporated by reference and attached. A County representative attended the March 26, 2024 virtual public meeting. The County understands that the BLM is now proposing the addition of a 3-mile-wide utility corridor to the Proposed Action as well as considering several new Proposed Alternatives. This scoping letter will focus on those two facets of the project.

The County has several concerns regarding the proposed 3-mile-wide utility corridor, they include, but are not limited to:

1. Designation of a new corridor will trigger a Churchill County Master Plan Amendment process. Pages 9-15 of the 2020 Churchill County Master Plan states that, *As required by NRS 278.160 and -.165, and upon request from a developer of aboveground utility projects, amendments may be proposed to create, amend, or delete utility corridors as designated in this section.* ***Such changes must be approved through the Master Plan Amendment process.*** **(Emphasis added).**

Recommendation: The County would suggest a meeting with the BLM and NV Energy as appropriate to discuss this requirement.

2. The County questions the need for a 3-mile-wide Corridor. Page ROW-1 of the Carson City Consolidated RMP suggests that all corridors are 2 miles in width. The proposed corridor seems both excessive and inconsistent with the existing BLM plan. The proposed corridor raises the following concerns:
    a. The County does not support placing a utility corridor over the top of its Congressionally designated Recreation and Public Purpose Conveyances south of Fallon and immediately west of US 95. The County would prefer shifting any corridor either north or south to avoid these parcels. The County would flag a

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www.churchillcountynv.gov • pammoore@churchillcountynv.gov

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similar issue with the City of Fallon's Landfill and designated R&PP Parcel identified for future expansion.

b. The County is concerned about the gap in the proposed corridor through the Dixie Valley Training Area (DVTA). The County, Navy and various other stakeholders negotiated in good faith to ensure that several utility corridors were maintained across the DVTA as part of a Congressional package that was incorporated into the Fiscal Year 2023 National Defense Authorization Act. Two designated corridors run east-west, one located immediately north of US 50, and the other located immediately south of the existing transmission line(s) where this corridor is suggested (see mapping associated with Public Law 117-263 on file with the Carson City District Office). This area is also designated as the Numu Newe Special Management Area (NNSMA). The County's concern is that a 3-mile-wide utility corridor on either end of the DVTA may appear to encourage utility development across an area where significant additional restrictions apply. Therefore, the DVTA and NNSMA may serve as a bottleneck for future development, negating the need for a 3-mile-wide corridor. It may also make sense to explore the option of a bifurcated corridor to match the two east-west running utility corridors across the DVTA. The County would suggest a meeting between the BLM, the County and NAS Fallon to discuss this matter.
c. The County is concerned about the orientation of the proposed corridor in proximity to the newly designated Clan Alpine and Desatoya Wilderness Areas. The current proposal bottlenecks the corridor and puts it immediately adjacent to both Wilderness Areas. The County questions the logic behind placing utilities in immediate proximity to Wilderness Areas where fuels management and fire suppression are greatly restricted. The County would suggest narrowing the corridor as well as shifting it away from the respective wilderness boundaries. This will also have an impact on wildlife populations, Greater Sage-grouse in particular. The County would suggest a meeting between the BLM, the County, the Nevada Department of Wildlife, and the Friends of Nevada Wilderness to discuss a more appropriate alignment in this area.
d. The County has noted an existing BLM Utility Corridor in proximity to this proposed corridor. The County would like to know if the BLM proposes to de-designate the existing corridor. The County would suggest that a single, well-developed, corridor makes more sense than two corridors in proximity to each other.

Recommendation: The utility corridor and associated Resource Management Plam Amendment is a major undertaking. It is going to require more thought and collaboration than has been given to this point. More thought needs to be put into the size, location, and orientation of the corridor across Churchill County. The County suggests a focused workshop to discuss these matters and would be willing to host such a workshop.

The County does appreciate and supports the BLM's incorporation of the CC2 Alignment into its Preferred Alternative to avoid the County's R&PP Parcels. The County hopes that additional modification of the proposed utility corridor will also avoid these parcels.

The County supports further evaluation of the "Former Desatoya Mountains Wilderness Study Area Alternative". Moving the Greenlink North Project and any new utility corridor north would help to address item 2.c above and may be better for wildlife including Greater Sage-grouse.

The County appreciates the opportunity to provide these comments and will continue to remain engaged in its capacity as a Cooperating Agency. The County would also encourage an additional coordination meeting to better align and orientate the proposed utility corridor. If there are any questions as to the comments provided, please contact County Manager, Jim Barbee or the County's Natural Resources and Public Lands consultant, Jeremy Drew, Principal Resource Specialist with Resource Concepts, Inc. by phone (775) 883-1600 or email jeremy@rci-nv.com.

Thank you,

Myles Getto, Chair
Churchill County Board of Commissioners

JLD/jb/ca

cc: Kim Dow, Carson City District Manager, BLM
Captain Shane Tanner, Commanding Officer, NAS Fallon
Tracey Jean-Wolfe, Secretary, N-3 State Grazing Board
Lee Simpkins, Environmental Manager, NV Energy
Linda Bissett, Project Manager, POWER Engineers, Inc.
Jasmine Klieber, Nevada Department of Wildlife
Shaaron Netherton, Friends of Nevada Wilderness

Attachments: Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement dated July 6, 2023

Pages 9-14 through 9-16 of the 2020 Churchill County Master Plan regarding Aboveground Utility Corridors

For Review and Possible Approval by the
Churchill County Commission

July 6, 2023

Bureau of Land Management
Nevada State Office
Attn: Brian Buttazoni
1340 Financial Boulevard
Reno, Nevada 89502

Via Email: ***blm_nv_greenlinknorth@blm.gov***

RE: Churchill County, Nevada Scoping Comments to the Proposed Greenlink North Transmission Project Environmental Impact Statement

Dear Mr. Buttazoni:

Churchill County, Nevada (County) appreciates the opportunity to provide scoping comments to the Greenlink North Transmission Project Environmental Impact Statement (EIS). A County representative was present at the public meeting in Ely on June 22, 2023. Appropriate management and multiple use of public lands are critical to the County's customs, culture, and economy. As such, this project is of great interest to the County and it is the County's goal to support the project in a manner that minimizes impacts to existing multiples uses, cultural and natural resources.

The following Goals and Policy statements from the Churchill County Master Plan (2021), are directly pertinent to this Project:

> *Public Lands are part of the rich heritage of Churchill County. From the earliest mining activities, to modern day ranching, energy development, and military training, the use of public land resources has been an integral part of the rural lifestyles and local economy. The county and citizens support the continued multiple use of the public lands in Churchill County. The policies are intended to further agriculture, mining, military training, renewable energy development, and recreation as principal economic bases of the county.*
>
> *Open public access to recreation, wildlife, and resources should be available to all. The multi-use nature of public lands requires that management decisions be made with the public's interest at the forefront, and careful consideration to maintaining sustainable resources for future generations.*
>
> *Churchill County recognizes that certain private property interests exist on public lands. Any established private property, to include mining claims, water rights, access easements, or any other private interests, must be upheld and the property owners should be considered as equal stakeholders in decisions that may affect their interests.*

Conformance with the above, as well as direct knowledge of the Project area, are the basis for the following comments:

- The County generally supports the proposed route through the County with one exception:
  - That portion of the alignment south of Fallon near US 95 should be realigned to avoid lands identified for Conveyance to the County and City of Fallon under Public Law 117-

263 (see attached). The most direct means of doing so is to shift the alignment south; however, the County would also support shifting the alignment north. This area contains a key gravel resource in an accessible location as evidenced by several existing private operations. The City of Fallon also operates a landfill immediately east of US 95.
    - The County would ask the BLM and project proponent to ensure the alignment does not conflict with additional areas identified for conveyance under Public Law 117-263. The County is happy to provide shape files to aid in such evaluation.
    - Public Law 117-263 also designates a utility corridor across the Dixie Valley Training Area and the County supports the proposed alignment across the Dixie Valley.

- The County is concerned with construction and operations / maintenance impacts to County roads (including access to public lands) and gravel pits.
    - The County asks that impacts to public access be analyzed and steps taken to reduce impacts to public land access to the greatest degree practical.
    - The County also wants to ensure that any County roads proposed for "improvement" are not altered in any way that might affect future claims under RS 2477.
    - The County requests that the Project Proponent develop a road maintenance agreement with the County, and that the BLM requires this agreement as one of its terms of project approval as well as conformance with applicable County ordinances and road design standards.
        - The County offers to meet with the Project Proponent and BLM to discuss road improvements and maintenance needed for construction and operations of this project.
    - The County would ask the BLM to evaluate any existing rights-of-way issued to the County for gravel pits or other County infrastructure and to ensure that construction and operations are consistent with any authorized uses.

- The County supports the use of existing roads to the greatest extent practicable. The County is opposed to closures (even temporary closures) of existing roads unless alternate access is identified and clearly communicated to the public.
    - The County will want to work with the BLM and Project Proponent to ensure that County roads used for construction and operations/maintenance are left in equal or better condition than when construction started.
        - All County roads affected by this project should be clearly mapped in the Draft EIS. The County is happy to provide shape files to support this request.

- Specific to socioeconomic analysis, a new socioeconomic baseline report has been completed for the County through the Nevada Economic Assessment Project (NEAP). That data can be accessed online at: https://extension.unr.edu/neap/program.aspx?ID=190 and should be used in the Draft EIS.
    - The County also requests an economic analysis for the life of the project in terms of potential revenue to the County, as well as potential costs to the County including potential needs for additional emergency services.

- The County recommends that both the Project Proponent and BLM work directly with the N-3 State Grazing Board and impacted permittees to identify anticipated loss of AUMs and/or potential conflicts with existing range improvements and/or associated water rights so that such

impacts can be avoided, minimized, or mitigated. The County would propose a goal of no loss of AUMs because of this project.

- It is likely that project construction will require a high volume of water for a short duration. Rather than drilling new temporary construction wells, the County would encourage the Project Proponent to work with the County and other local entities, landowners, and ranchers for temporary leases of water. The County may be able to provide such water under a formal agreement with the Project Proponent.
    - The County strongly recommends that the BLM analyze any existing water rights located within the proposed alignment. Steps should be taken to avoid or mitigate any impacts to privately owned water rights.

- The County supports development of both an Invasive and Noxious Weed Control Plan as well as a Wildfire Plan to minimize the proliferation or increased potential for both fire and weeds because of construction and subsequent operations and maintenance of this project.

- Wildlife and wildlife-related recreation is very important to the County. All practical measures should be taken to avoid, minimize and mitigate wildlife resources within the County.
    - The alignment should avoid critical and priority wildlife habitat within the County.
    - Any impacts that cannot be avoided should be minimized (i.e., perch deterrents or removal or corvids and other predators) and any residual impacts should be mitigated within the County in close coordination with the Nevada Department of Wildlife.

- Cultural resources are very important to the County. As such, the County supports close coordination with affected Tribes and especially the Fallon Tribe.

The County appreciates the opportunity to provide these comments and will continue to remain engaged in its capacity as a Cooperating Agency. The County would also encourage both the BLM and Project Proponent to schedule a presentation to this Commission for additional public participation and input. If there are any questions as to the comments provided, please contact the County's Natural Resources and Public Lands consultant: Jeremy Drew, Principal, Resource Specialist with Resource Concepts, Inc. by phone (775) 883-1600 or email jeremy@rci-nv.com.

Thank you,

Harry "Bus" Scharmann, Chair
Churchill County Board of Commissioners

JLD/jb/ca

cc: Kim Dow, Carson City District Manager, BLM
Captain Shane Tanner, Commanding Officer, NAS Fallon
Tracey Jean-Wolfe, Secretary, N-3 State Grazing Board
Lee Simpkins, Environmental Manager, NV Energy
Linda Bissett, Project Manager, POWER Engineers, Inc.

For Review and Possible Approval by the
Churchill County Commission

Attachment: Map titled Churchill County Public Purpose Conveyances, Greenlink North with Churchill County Proposed Realignment

Churchill County
Agenda Report

Date Submitted: August 24, 2026

Agenda Item #: Appointments - J
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Kim Brontsema, Human Resources
Subject Title: Consideration and possible action re: Approval of personnel changes approved as part of the Fiscal Year 2026-2027 Budget Process.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the personnel changes for FY 2026-2027 as indicated in the Agenda Report and to modify the effective date from October 1, 2026 to September 28, 2026.

Discussion: During the process for creating the Budget for FY 26-27, departments submitted various personnel requests. The Board considered the requests and authorized a number of personnel changes as part of the budget development process. To ensure clarity and to create a record of those approved personnel changes, staff is requesting specific board action approving those changes. Staff also requests that the effective date of the following personnel changes be set to September 28, 2026, to align with the County's payroll cycle.

Below is a summary of the changes approved by the board during the process:
- Alternate Public Defender - Approve the reclassification of a Legal Secretary position to Senior Legal Secretary position, effective 10/01/2026.
- 3C Events Complex - Approve the reclassification of Community Activities Deputy Director to 3C Events Complex Director, Grade 25, effective 10/01/2026.
- 3C Events Complex – Remove one seasonal Maintenance Aide and replace with a full-time Parks Maintenance Worker.
- 3C Events Complex – Approval of an Administrative Assistant.
- Social Services - Approve the reclassification of an Office Supervisor position to Essential Services Manager, effective 10/01/26 and assign the new position of Human Services Manager to Grade 20.
- Court Services - Approve the reclassification of a Court Services Specialist position to a Senior Court Services Specialist position, effective 10/01/2026, and assign to Grade 11.
- Public Defender - Approve the reclassification of a Senior Legal Secretary position to Legal Office Services Supervisor position, effective 07/01/2026.
- Public Defender - Approve the addition of a Legal Secretary, effective 07/01/2026.
- District Court - Approval of an additional full-time Court Clerk /Trainee position, effective

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

10/01/2026.
- Public Works, Planning & Building - Approval of a part-time/casual Intern position, effective 10/01/2026.
- Juvenile Probation - Approve the reclassification of an Office Specialist position to Legal Secretary Trainee effective 10/01/2026.
- Juvenile Probation – Approve the reclassification of Office Supervisor to Legal Office Services Supervisor, effective 10/01/2026.
- Community Activities – Approve the removal of intern position and modify the Recreation Leader II position to a regular, part-time position at 29 per week, effective 10/01/2026.
- Sheriff's Office – Addition of two Deputies and one Sergeant, effective 10/01/2026.

Alternatives: The board could make various changes to the above personnel requests. Also, if it is the board's pleasure, they could make a separate motion for each personnel change listed in the agenda report.

Leave the effective date of October 1, 2026 in place.

Fiscal Impact: Beyond what was budgeted in the FY 26-27 budget cycle, three additional days of compensation for the reclassified positions.

Explanation of Impact: By aligning the positions to the payroll cycle, the new compensation for the reclassified positions would begin three days earlier.

Funding Source: General Fund, Social Services Fund, Parks and Recreation Fund

Prepared By: Kim Brontsema, Member

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Date: August 28, 2026

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

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Churchill County
Agenda Report

Date Submitted: August 24, 2026

Agenda Item #: Appointments - K
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Kim Brontsema - Human Resources Manager
Subject Title: Consideration and possible action re: Adoption of updated Job Titles and Ranges Sheet from Fiscal Year 2026-2027 pay table.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the updated Fiscal Year 2026-2027 Job Titles and Ranges Sheet.

Discussion: The highlighted changes identify corrections made to the pay ranges assigned to certain job titles. These updates help keep the schedule accurate and reflective of the intended pay structure.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Kim Brontsema, Member

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Sherry Wideman, Comptroller

Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Job Titles with Ranges (Effective July 6, 2026)

CLASSIFIED TITLE	Job Code	FY25-26 Range (7/7/25)	FY 26-27 Range 7/6/26
Accountant I	1017	54	13
Accountant II	1016	58	15
Accounting Specialist	1013	48	11
Accounting Specialist II		N/A	12
Administrative Assistant	2002	47	10
Administrative Assistant - Grants	2007	47	10
Aging and Disability Services Manager	1301	68	20
Alternate Public Defender	1286	83	26
Aquatics Coordinator	1240	37	7
Aquatics Facility Supervisor	1232	48	10
Assessor's Operations Specialist	1035	39	8
Assistant District Attorney	1121	83	27
Associate Planner	1062	56	15
Asst. County Manager/ HR Director	1006	86	29
Bookkeeping Assistant - Soc. Services	1015	34	4
Building Inspector	1052	53	13
Building Official	1054	61	17
Bus Driver	1239	36	5
Camp Counselor	1237	23	1
Captain	1081	77A	23
Cemetery Coordinator	1261	48	12
Chief Court Clerk	1111	63	19
Chief Deputy Assessor	1031	63	19
Chief Deputy Clerk/Treasurer	1021	63	19
Chief Deputy District Attorney - Civil	1122	83	26
Chief Juvenile Probation Officer	1141	78A	25
Child Support Caseworker	1134	47	10
Child Support Supervisor	1132	53	14
CNHD Administrator	1321	85	26
CNHD Clinical Services Manager	1322	66	18
CNHD Clinical Services Manager (APRN)	1336	71	20
CNHD Community Health Nurse	1077	63	**17**
CNHD Enivornmental Health Specialist I	1327	50	**11**
CNHD Environmental Health Manager	1323	68	19
CNHD Environmental Health Specialist II	1327	55	**13**
CNHD Epidemiologist	1078	63	17
CNHD Family Nurse Practitioner	1326	71	20
CNHD Health Services Officer	1331	71	20
CNHD Medical Assistant	1313	44	8
CNHD Public Health Investigator	1328	53	12
CNHD Public Health Preparedness Mgr.	1324	66	18

Job Titles with Ranges (Effective July 6, 2026)

CLASSIFIED TITLE	Job Code	FY25-26 Range (7/7/25)	FY 26-27 Range 7/6/26
CNHD Public Health Preparedness Plnnr.	1329	55	13
CNHD Public Health Program Coordinator	1335	47	**10**
Code Compliance Official	1064	50	11
Community Activities Deputy Dir.	1253	74	21
Community Activities Director	1221	77	25
Comptroller	1010	82	26
Court Administrator	1101	72	22
Court Services Specialist	1092	46	10
Court Systems Administrator	1103	50	14
Custodian	1226	33	4
Deed & Title Review Specialist	1034	45	11
Deputy Chief Juvenile Probation Officer	1142	70A	21
Deputy Clerk to the Board	1022	48	10
Deputy Director of Fleet & Road Supervisor	1182	69	19
Deputy District Attorney I	1127	71	22
Deputy District Attorney I - Civil	1128	71	22
Deputy District Attorney II	1125	75	23
Deputy District Attorney II - Civil	1126	75	23
Deputy Juvenile Probation Officer	1144	55A	15
Deputy Public Defender I	1282	71	**22**
Deputy Public Defender II	1283	75	**23**
Deputy Sheriff - Detention	1084	6100	6100
Deputy Sheriff - Patrol	1083	6200	6200
Detention Facility Coordinator	1153	53	12
Detention Specialist	1156	47	10
Director of Court Services	1091	72	22
Director of Fleet and Road Supervisor	1181	77	25
Dispatch Supervisor	1085	D53	D53
Dispatcher	1086	D44	D44
District Attorney Systems Administrator	1137	50	13
District Court Clerk	1104	46	10
District Court Clerk Trainee	1105	42	9
Election Technician	1025	47	10
Emergency Manager	1202	59	18
Events Specialist	1229	39	8
Evidence Custodian	1039	39	8
Executive Assistant	1002	55	13
Facilities Maintenance Coordinator	1222	54	15
Facilities Maintenance Technician	1223	48	10
Fleet Services Mechanic	1190	54	14
Food Services Coordinator	1302	50	11

Job Titles with Ranges (Effective July 6, 2026)

CLASSIFIED TITLE	Job Code	FY25-26 Range (7/7/25)	FY 26-27 Range 7/6/26
Food Specialist	1303	30	4
GIS Coordinator	1063	56	14
Grant and Fiscal Specialist	1291	48	10
Human Resources Generalist	1213	50	11
Human Resources Manager	1214	68	20
Human Resources Specialist	1212	39	8
Human Services Caseworker I	1073	45	9
Human Services Caseworker II	1072	50	11
Human Services Specialist	1074	45	9
Human Services Manager	N/A	N/A	20
Investigator/Corporal	1089	6300	6300
IT Professional	1006	60	17
Justice Court Clerk	1112	46	10
Justice Court Clerk Trainee	1113	42	9
Juvenile Detention Director	1152	67	20
Juvenile Outreach Specialist	1155	52	12
Laboratory Technician	1342	42	**10**
Law Clerk/Bailiff	1102	56	16
Lead Lifeguard	1242	1577L	3
Legal Caseworker	1133	50	11
Legal Intern - Public Defender	1284	44	9
Legal Office Services Supervisor	1131	59	14
Legal Secretary	1135	46	10
Legal Secretary - Juvenile Probation	1145	46	10
Legal Secretary Trainee	1136	42	9
Librarian	1162	52	13
Library Assistant	1163	38	6
Library Director	1161	72	22
Library Page	1164	20	1
Lifeguard/Swim Instructor	1243	1445L	**1**
Maintenance Aide	1252	33	5
Maintenance Coordinator	1251	50	12
Museum Assistant	1175	31	3
Museum Curator	1173	43	10
Museum Director	1171	72	20
Museum Intern	1177	1050	1
Museum Registrar	1172	43	8
Office Assistant	2004	34	4
Office Intern	2006	1200	1
Office Specialist	2003	39	8
Office Supervisor	2001	53	14

Job Titles with Ranges (Effective July 6, 2026)

CLASSIFIED TITLE	Job Code	FY25-26 Range (7/7/25)	FY 26-27 Range 7/6/26
Office Supervisor - Human Services	1076	53	14
Office Supervisor - Road	1189	53	14
Parks Maintenance Worker	1224	37	5
Permit Technician	1053	47	10
Planning Technician	1066	47	10
Property Appraiser	1032	51	13
Property Appraiser Trainee	1033	45	11
Public Defender	1281	83	27
Public Information Officer	1004	56	16
Public Works Director	1271	77	27
Range Master	1093	42	8
Recordation Clerk I	1042	39	8
Recordation Clerk II	1041	43	10
Recreation Coordinator	1233	43	10
Recreation Leader I	1235	28	5
Recreation Leader II	1234	30	6
Recreation Supervisor	1231	54	15
Resource Liaison	1075	38	6
Road Maintenance Construction Equipment Operator I	1187	50	12
Road Maintenance Construction Equipment Operator II	1184	52	13
Senior Accountant	1012	65	18
Senior Court Services Specialist		N/A	11
Senior Deputy District Attorney	1123	79	25
Senior Deputy District Attorney - Civil	1124	79	25
Senior Deputy Juvenile Probation Officer	1143	59A	18
Senior Deputy Public Defender	1287	79	25
Senior Detention Specialist	1154	49	11
Senior Legal Secretary	1138	50	11
Senior Lifeguard	1241	1775L	5
Senior Parks Maintenance Worker	1262	41	7
Senior Planner	1065	63	17
Sergeant	1082	6400	6400
Sheriff Records & Licensing Specialist	1088	39	8
Social Services Director	1071	77	25
Transportation & Food Specialist	1305	30	4
Transportation Specialist	1304	30	4
Treasurer's Accounting Specialist	1023	39	10
Undersheriff	2011	82A	25

Churchill County
Agenda Report

Date Submitted: August 26, 2026

Agenda Item #: Appointments - L
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Wright Noel, Alternate Public Defender
Subject Title: Consideration and possible action re: Approval of the Alternate Public Defender's Office to Recruit and Hire for Deputy Public Defender I, Deputy Public Defender II, or Senior Deputy Public Defender Positions.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Alternate Public Defender's Office to Recruit and Hire for Deputy Public Defender I, Deputy Public Defender II, or Senior Deputy Public Defender Positions.

Discussion: The Alternate Public Defender's Office is looking to recruit qualified attorneys to fill an open position in the office and meet staffing levels required by the Nevada State Department of Indigent Defense Services. The open position is currently classified as a Deputy Public Defender I. The Alternate Public Defender's Office is requesting that the Board permit the Alternate Public Defender's Office the flexibility to advertise, recruit, and hire qualified attorneys at the Deputy Public Defender I, Deputy Public Defender II, or Senior Deputy Public Defender level based on the experience and capabilities of the applicants.
This change would also give the Alternate Public Defender's Office parity with the Churchill County District Attorney's Office which currently has is recruiting for each of the three deputy levels in their office (Deputy District Attorney I, Deputy District Attorney II, and Senior Deputy District Attorney).

Alternatives: Deny the request and require the Alternate Public Defender's Office to recruit only at the Deputy Public Defender I position.

Fiscal Impact: $800.38 in salary.

Explanation of Impact: I calculated this impact by finding the difference between the current position at step 1 and the Senior Deputy PD at step 1. ($124,696.00 - $104,686.40 = $20,009.60) In the last fiscal quarter, approximately 4% of my office's budget was not reimbursed. Accordingly, the total fiscal impact of the increased potential salary is 4% of $20,009.60 which is $800.38. ($20,009.60 x 0.04 = $800.38)

Funding Source: General Fund

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Prepared By: Tara Adams, Deputy Clerk to the Board

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

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To:	Board of Churchill County Commissioners
From:	Wright Noel, Alternate Public Defender
Subject Title:	Consideration and possible action re: Approval of the Alternate Public Defender's Office to Recruit and Hire for Deputy Public Defender I, Deputy Public Defender II, and Senior Deputy Public Defender Positions.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: Motion to Approve the Alternate Public Defender's Office to Recruit and Hire for Deputy Public Defender I, Deputy Public Defender II, and Senior Deputy Public Defender Positions.

Discussion: The Alternate Public Defender's Office is looking to recruit qualified attorneys to fill an open position in the office and meet staffing levels required by the Nevada State Department of Indigent Defense Services. The open position is currently classified as a Deputy Public Defender I. The Alternate Public Defender's Office is requesting that the Board permit the Alternate Public Defender's Office the flexibility to advertise, recruit, and hire qualified attorneys at the Deputy Public Defender I, Deputy Public Defender II, or Senior Deputy Public Defender level based on the experience and capabilities of the applicants.

This change would also give the Alternate Public Defender's Office parity with the Churchill County District Attorney's Office which currently has is recruiting for each of the three deputy levels in their office (Deputy District Attorney I, Deputy District Attorney II, and Senior Deputy District Attorney).

Alternatives: Deny the request and require the Alternate Public Defender's Office to recruit only at the Deputy Public Defender I position.

Fiscal Impact: $800.38 in salary

Explanation of Impact: I calculated this impact by finding the difference between the current position at step 1 and the Senior Deputy PD at step 1. ($124,696.00 - $104,686.40 = $20,009.60) In the last fiscal quarter, approximately 4% of my office's budget was not reimbursed.

Accordingly, the total fiscal impact of the increased potential salary is 4% of $20,009.60 which is $800.38. ($20,009.60 x 0.04 = $800.38)

Funding Source: General Fund

Prepared By: Wright Noel, Alternate Public Defender

Churchill County
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: Letters Received - A

Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners

From: Richard Gent

Subject Title: Letter from R. Gent re: Churchill County Road Department's response to a pothole complaint.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; informational only.

Discussion: Mr. Richard Gent sent a letter of thanks regarding a complaint regarding potholes on his road, and the Churchill County Road Department's quick response to fix the potholes.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Tara Adams, Deputy Clerk to the Board

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report



Sherry Wideman, Comptroller

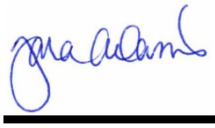
Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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6 August 2026

Churchill County Commissioners
155 N. Taylor Street, Suite 110
Fallon, NV 89406

Dear Commissioners,

I would like to draw your attention to a stellar department under your purview: the Churchill County Road Department (CCRD).

Recently, on a Friday morning, I contacted the CCRD regarding the repair of potholes on the paved portion of Zephyr Lane. The administrative assistant was personable and thanked me for bringing the issue to the Road Department's attention. She explained that the manager was away but assured me she would discuss the matter with him as soon as he returned.

On Wednesday morning, I left my driveway and was honestly surprised by what I saw: a CCRD crew, with asphalt in hand, preparing to repair our potholes.

You have an awesome team.

Please extend my sincere thanks—and, I am sure, the thanks of the other residents on Zephyr Lane—to the leadership and staff of the Churchill County Road Department for their efforts and exceptionally rapid response. It is refreshing to see a county department respond so promptly to a citizen's concern and follow through so efficiently.

Thank you for having such a dedicated team serving the residents of Churchill County.

Respectfully,

Richard Gent
5990 Zephyr Lane
Fallon, NV 89406

RECEIVED
AUG 10 2026
CHURCHILL COUNTY
CLERK/TREASURER

Churchill County
Agenda Report

Date Submitted: August 21, 2026

Agenda Item #: Letters Received - B

Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners

From: Zachary Reichold, Bureau of Land Management, Stillwater Field Manager

Subject Title: Bureau of Land Management provides notice it has received three (3) applications to renew a road right-of-ways (ROWs) in Churchill County.

Type of Action Requested: None; Informational Only

Does this action require a Business Impact Statement? No

Recommend Board Action: None; Informational Only.

Discussion: The Bureau of Land Management (BLM) received three applications for renewing rights-of-way (ROW) where no additional ground disturbance is occurring—only an extension of term—in Churchill County, NV. We assigned the serial numbers NVN045156 /NVNV106188883; NVN047875 / NVNV106185715; NVN049742 / NVNV106181009 to your applications. Please refer to those numbers in all future correspondence relating to this project.

The BLM has determined that the appropriate processing fee category for each application is Category 3, which requires a one-time fee of $2,283.00 per authorization for a total of $6,849.00 if you were not exempt from paying cost recovery fees. Pursuant to the regulations at 43 CFR 2804.22, the BLM does not have specific appropriated funds to process your application; therefore, processing will occur as funding availability allows. You may elect to pay full actual costs under 43 CFR 2804.14(f) to expedite processing of your application. No cost recovery fees are due.

If you have any questions, please contact Chris Searle, Realty Specialist, at (775) 885-6080. Email: csearle@blm.gov, or at the above address.

Alternatives: N/A

Fiscal Impact: $6,849.00

Explanation of Impact: N/A

Funding Source:

Prepared By: Alexa Robinson, Executive Assistant

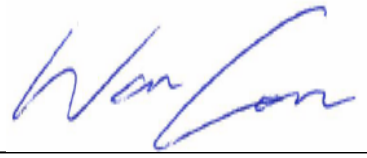
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Churchill County
Agenda Report

Reviewed By:



Joe Sanford, County Manager — Date: August 28, 2026



Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026



Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:** _____

2) None **Nay:** _____



(Vote Recorded By)

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United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Stillwater Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701
Phone: 775-885-6000 Fax: 775-885-6147
http://www.blm.gov/nevada

JUL 30 2026

In Reply Refer To:
NVN 045156 / NVNV106188883
NVN 047875 / NVNV106185715
NVN 049742 / NVNV106181009

Your Reference
(3) Road – Term Renewals

CERTIFIED MAIL 9489 0090 0027 6790 0134 62 – RETURN RECEIPT REQUESTED

DECISION

Churchill County	:	Road Renewal Applications
155 N. Taylor St. STE 153	:	(3) Rights-of-Way
Fallon, NV 89406-2748	:	7/28/2026

Processing Fee Category Determined

The Bureau of Land Management (BLM) received three applications for renewing rights-of-way (ROW) where no additional ground disturbance is occurring—only an extension of term—in Churchill County, NV. We assigned the serial numbers listed above to your applications. Please refer to those numbers in all future correspondence relating to this project.

The BLM has determined that the appropriate processing fee category for each application is Category 3, which requires a one-time fee of $2,283.00 per authorization for a total of $6,849.00 if you were not exempt from paying cost recovery fees. Pursuant to the regulations at 43 CFR 2804.22, the BLM does not have specific appropriated funds to process your application; therefore, processing will occur as funding availability allows. You may elect to pay full actual costs under 43 CFR 2804.14(f) to expedite processing of your application. No cost recovery fees are due.

This decision may be appealed to the Interior Board of Land Appeals (IBLA), Office of Hearings and Appeals, in accordance with the regulations contained in 43 CFR Part 4. The notice of appeal must be filed no later than 30 days after the date of receiving notice of this decision. Any notice of appeal must be filed with the IBLA and must include a copy of the decision being appealed, a statement of standing, and a statement of timeliness.

You may file a petition for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board. A petition for a stay must show sufficient justification based on the following criteria:

i. Immediate and irreparable harm. The likelihood of immediate and irreparable harm if the stay is not granted;
ii. Balance of harms. Whether the harm to the appellant absent a stay exceeds the harm to the United States or other parties from a stay being granted;
iii. Likelihood of success. The likelihood of the appellant's success on the merits; and
iv. Public interest. Whether the public interest favors granting the stay.

The appellant must serve a copy of the notice of appeal and any accompanying documents on the office of the officer who made the decision, each person or entity named in the decision, and the appropriate Office of the Solicitor at the time of filing with IBLA (see 43 CFR 4.403(b); 4.407(b)). Parties must serve the Office of the Solicitor at the address shown on Form 1842-1. Service on a party known to be represented by an attorney or other designated representative must be made on the representative. If a statement of reasons for the appeal is not included with the notice of appeal, it must be filed within 30 days after the record on appeal is filed with the IBLA. Failure to file a statement of reasons within the time required will subject the challenged decision to summary affirmance (see 43 CFR 4.412(a)).

If you have any questions, please contact Chris Searle, Realty Specialist, at (775) 885-6080. Email: csearle@blm.gov, or at the above address.

Sincerely,

Zachary T. Reichold
Stillwater Field Manager

Form 1842-001
(May 2026)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

INFORMATION ON APPEALING TO THE INTERIOR BOARD OF LAND APPEALS
IF YOU APPEAL, THE FOLLOWING PROCEDURES MUST BE FOLLOWED. FAILURE TO FOLLOW THEM MAY SUBJECT THE APPEAL TO SUMMARY AFFIRMANCE (see 43 CFR 4.412(a)).

1. WHAT TO FILE	*Notice of Appeal*: You must file a notice that you wish to appeal. *Decision Being Appealed*: You must include a copy of the decision you are appealing. *Statement of Standing*: You must show that you are a party to the case who is adversely affected by the decision. *Statement of Timeliness*: You must include a statement and any corroborating documentation that provides the date when you received notice of the decision. *Petition for a Stay*: You may file a petition to stay the effect of the decision while the appeal is pending. You must show (1) the likelihood of immediate and irreparable harm if the stay is not granted, (2) the irreparable harm absent a stay exceeds the harm to the United States and other parties, if applicable, from a stay being granted, (3) whether the public interest favors granting the stay, and (4) you are likely to succeed on the merits. **IMPORTANT**: After April 4, 2025, appellants must use IBLA's electronic filing system, Bison File and Serve. To file your appeal, you must include the Notice of Appeal, Statement of Standing, Statement of Timeliness, and a Petition for a stay, if applicable. Each document must be separately filed.
2. WHEN TO FILE	You must file a Notice of Appeal no later than 30 days after the date of receiving notice of the decision. **IMPORTANT**: This appeal timeframe cannot be extended.
3. WHERE TO FILE	The documents listed in section 1 above must be filed with Interior Board of Land Appeals (the Board). *Electronic Filing*: Attorneys must file electronically; non-attorneys may file electronically and are strongly encouraged to do so. A link to the electronic filing system known as Bison File and Serve is located on the Board's website. *Non-Electronic Filing*: Any document filed by mail must be delivered to the Board at the address specified in the *Standing Order on Addresses and Contact Information*. The Board's mailing address is also provided at the end of this form. **IMPORTANT**: Filing documents by email is not permitted.

(Continued on page 2)

4. WHERE TO SEND COPIES (SERVICE)	You must provide copies, also known as service, of your Notice of Appeal and accompanying documents to certain entities at the same time you file them with the Board. You must provide copies of all documents listed in paragraph 1 to the following entities: **BLM Office that issued the decision:** Bureau of Land Management Nevada State Office 1340 Financial Boulevard Reno, NV 89502 **Proper Office of the Solicitor:** Regional Solicitor, Pacific Southwest Region United States Department of the Interior 2800 Cottage Way, Room E-1712 Sacramento, CA 95825 **Name(s) of any person/entity named in the decision:** See the enclosed Decision for any additional names and addresses **IMPORTANT**: Electronic filers must serve BLM and the Office of the Solicitor via the Board's electronic filing system. Any other person or entity listed above must be served outside the electronic filing system. Nonelectronic filers must consult the *Standing Order on Addresses and Contact Information*, located on the Board's website, for information about where to serve your copies on BLM and the Office of the Solicitor.
5. STATEMENT OF REASONS	If not already included in the Notice of Appeal, you must file a statement of reasons that sets forth, with specificity, all legal or factual errors you allege BLM made in the decision being appealed. Unless an extension is sought and received, you must file a statement of reasons no later than 30 days after BLM files the record with the Board.
6. PROCEDURAL REGULATIONS AND STANDING ORDERS	The procedural regulations governing your appeal are located at 43 C.F.R. Part 4, subpart E and are available on the Board's website. The standing orders governing your appeal are available on the Board's website. See also, the Board's Standing Order on Electronic Transmission at https://www.doi.gov/oha/oha-standing-orders.
7. THE BOARD'S WEBSITE	The Board's website is located at https://www.doi.gov/oha/about-interior-board-land-appeals.

(Continued on page 3)

43 CFR SUBPART 1821-GENERAL INFORMATION
Sec. 1821.10 Where are BLM offices located? (a) In addition to the Headquarters Office in Washington, D.C. and seven national level support and service centers, BLM operates 12 State Offices each having several subsidiary offices called Field Offices. The addresses of the State Offices can be found in the most recent edition of 43 CFR 1821.10. The State Office geographical areas of jurisdiction are as follows. BLM is allowing electronic service to each of the following states at the included email address:

STATE OFFICES AND AREAS OF JURISDICTION:

Alaska State Office ---------- Alaska; BLM_AK_APPEALS@BLM.GOV
Arizona State Office ---------- Arizona; BLM_AZ_APPEALS_OHA@BLM.GOV
California State Office --------- California; BLM_CA_Web_SO@BLM.GOV
Colorado State Office ---------- Colorado; BLM_CO_APPEALS@BLM.GOV
Eastern States Office ---------- Arkansas, Iowa, Louisiana, Minnesota, Missouri, and all States east of the Mississippi River; BLM_ES_APPEALS@BLM.GOV
Idaho State Office ---------- Idaho; BLM_ID_LITSPEC@BLM.GOV
Montana State Office ---------- Montana, North Dakota, and South Dakota; BLM_MT_OHA@BLM.GOV
Nevada State Office---------- Nevada; BLM_NV_APPEALS@BLM.GOV
New Mexico State Office ------ New Mexico, Kansas, Oklahoma, and Texas; BLM_NM_LITIGATION@BLM.GOV
Oregon State Office ---------- Oregon and Washington; BLM_OR_APPEALS@BLM.GOV
Utah State Office ---------- Utah; BLM_UT_APPEALS@BLM.GOV
Wyoming State Office --------- Wyoming and Nebraska; BLM_WY_WY910_LITIGATION@BLM.GOV

(b) A list of the names, addresses, and geographical areas of jurisdiction of all Field Offices of the Bureau of Land Management can be obtained at the above addresses or any office of the Bureau of Land Management

The Interior Board of Land Appeals mailing address is:
Interior Board of Land Appeals
Office of Hearings and Appeals
U.S. Department of the Interior
1849 C Street NW, MS 7530
Washington, DC 20240

Churchill County
Agenda Report

Date Submitted: August 25, 2026

Agenda Item #: New Business - A
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Wade Carner, Chief Deputy District Attorney
Subject Title: **First Reading:** Consideration and possible action re: Churchill County Ordinance Bill 2026-D Ordinance 7 revising portions of Title 3 of the Churchill County Code relating to overtime and military leave.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to set a public hearing for Bill 2026-D, Ordinance 7, on September 16, 2026.

Discussion: This bill revises portions of Title 3 of the Churchill County Code by revising the overtime policy to allow varying work schedules for employees engaged in law enforcement activities and revises the military leave policy adding the option of differential pay to employees serving in the Reserves or National Guard, and other matters related thereto.

The Overtime policy is being amended to add a section allowing nonexempt employees engaged in law enforcement activities to work a varying schedule without violating the Fair Labor Standards Act. This removes those employees from the overtime requirements typical for employees who work a standard 40-hour week, replacing that work period with a 14-day work period for the purposes of calculating overtime.

The Military Leave policy is being updated to mirror the requirements of the Uniformed Services Employment and Reemployment Rights Act, as well as adds military pay differential as an option for service member employees when ordered into active duty long-term. The differential pay would only apply after an employee has been on active duty orders for at least 15 consecutive days, and has used their 15 days of annual military leave. The differential pay would be the difference between the employee's gross military pay and their salary working for the County. Differential pay is intended to support those employees called into active-duty military service for overseas or longer-term deployments or mobilizations. The differential pay would be limited to two consecutive years unless extended by the Board of County Commissioners.

Alternatives: Reject

Fiscal Impact: N/A

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Churchill County
Agenda Report

Explanation of Impact: N/A

Funding Source: N/A

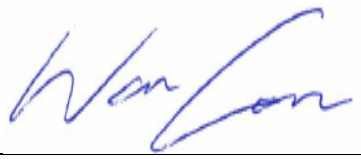
Prepared By: Amber Edwards, Deputy Clerk

Reviewed By:



Date: August 28, 2026

Joe Sanford, County Manager



Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney



Date: August 28, 2026

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY
ORDINANCE BILL 2026-D ORDINANCE 7

SUMMARY: THIS BILL REVISES PORTIONS OF TITLE 3 OF THE CHURCHILL COUNTY CODE BY REVISING THE OVERTIME POLICY TO ALLOW VARYING WORK SCHEDULES FOR EMPLOYEES ENGAGED IN LAW ENFORCEMENT ACTIVITIES AND REVISES THE MILITARY LEAVE POLICY ADDING THE OPTION OF DIFFERENTIAL PAY TO EMPLOYEES SERVING IN THE RESERVES OR NATIONAL GUARD, AND OTHER MATTERS RELATED THERETO.

TITLE: AN ORDINANCE AMENDING TITLE 3 OF THE CHURCHILL COUNTY CODE RELATING TO OVERTIME AND MILITARY LEAVE, AND OTHER MATTERS RELATING THERETO.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Churchill County, in the State of Nevada, as follows:

SECTION 1: AMENDMENT: "3.36.20 Overtime" of the Churchill County Code is hereby amended as follows:

BEFORE AMENDMENT

3.36.20 Overtime

A. It is the policy of the county that overtime should be kept to an absolute minimum consistent with the basic functions and purposes of the operating department and shall remain within the spending authority as provided in each department's budget. Decisions concerning the use of overtime are fiscal and management functions, and must be consistent with the fiscal policies of the county board.

B. Overtime necessary to respond to an emergency shall be authorized, in advance if possible, by the appointing authority. When overtime is routine and predictable or as a result of an increase in workload, prior approval of the appointing authority is necessary. Such approval may be granted by department or office policy adopted by the appointing authority.

C. Employees in classifications designated as "nonexempt" shall be eligible for overtime compensation. Employees in classifications designated as "exempt" shall be compensated on a salary basis and shall not be entitled to any additional compensation for extra hours worked nor shall they be entitled to time off in lieu of additional compensation. The county manager, in accordance with the requirements of the Fair Labor Standards Act of 1938, as amended, shall designate exempt and nonexempt positions.

D. Overtime for nonexempt employees is that time worked which exceeds eight hours in a calendar day or 40 hours in a seven-day workweek. Employees who typically are

regularly scheduled to work a variable workday of more than eight hours but not more than ten hours in a calendar day shall receive overtime for that time which exceeds their regularly established workday or 40 hours in a standard seven-day workweek. Time worked excludes lunch periods.

E. All overtime hours, as defined above, shall be compensated at one-and-one-half times the employee's regular rate of pay. At the discretion of the appointing authority, the form of payment may be either overtime pay or compensatory time off (comp time); however, an appointing authority may allow employees who work overtime the option of receiving either overtime pay or compensatory time off in lieu of payment for overtime. Paid overtime shall be in the same paycheck covering the pay period in which the overtime was earned. Employees who elect comp time may accrue up to 48 hours in a comp time account. Hours above 48 shall be treated as paid overtime. Comp time may be used by the employee within a reasonable period of time at the request of the employee with prior approval of the appointing authority. The appointing authority shall make a reasonable effort to grant the comp time off at the time requested by the employee consistent with department needs and budget constraints.

AFTER AMENDMENT

3.36.20 Overtime

A. It is the policy of the county that overtime should be kept to an absolute minimum consistent with the basic functions and purposes of the operating department and shall remain within the spending authority as provided in each department's budget. Decisions concerning the use of overtime are fiscal and management functions, and must be consistent with the fiscal policies of the county board.

B. Overtime necessary to respond to an emergency shall be authorized, in advance if possible, by the appointing authority. When overtime is routine and predictable or as a result of an increase in workload, prior approval of the appointing authority is necessary. Such approval may be granted by department or office policy adopted by the appointing authority.

C. Employees in classifications designated as "nonexempt" shall be eligible for overtime compensation. Employees in classifications designated as "exempt" shall be compensated on a salary basis and shall not be entitled to any additional compensation for extra hours worked nor shall they be entitled to time off in lieu of additional compensation. The county manager, in accordance with the requirements of the Fair Labor Standards Act of 1938, as amended, shall designate exempt and nonexempt positions.

D. Overtime for nonexempt employees is that time worked which exceeds eight hours in a calendar day or 40 hours in a seven-day workweek. Employees who typically are regularly scheduled to work a variable workday of more than eight hours but not more than ten hours in a calendar day shall receive overtime for that time which exceeds their

regularly established workday or 40 hours in a standard seven-day workweek. Time worked excludes lunch periods.

E. Nonexempt employees engaged in law enforcement activities who qualify for the partial overtime exemption authorized by the Fair Labor Standards Act of 1983, 29 U.S.C. § 207(k), may be assigned a regularly recurring work period of not less than seven consecutive days and not more than 28 consecutive days. Overtime shall be paid for hours worked in excess of the applicable maximum-hour standard established under 29 U.S.C. § 207(k) and its implementing regulations. Unless a different qualifying work period and corresponding overtime threshold are formally established, the work period for qualifying law enforcement employees covered by 29 U.S.C. § 207(k) shall be 14 consecutive days, with overtime payable for hours worked in excess of 80 hours during the work period. The established § 207(k) work period shall be fixed and regularly recurring and shall not be changed for the purpose of avoiding overtime obligations. For employees covered by a § 207(k) work period, the daily and 40-hour weekly overtime standards stated above shall not apply to the extent inconsistent with the applicable § 207(k) overtime standard. Nothing in this policy shall be construed to deny overtime otherwise required by applicable federal, state, or local law, or by an applicable collective bargaining agreement.

F. All overtime hours, as defined above, shall be compensated at one-and-one-half times the employee's regular rate of pay. At the discretion of the appointing authority, the form of payment may be either overtime pay or compensatory time off (comp time); however, an appointing authority may allow employees who work overtime the option of receiving either overtime pay or compensatory time off in lieu of payment for overtime. Paid overtime shall be in the same paycheck covering the pay period in which the overtime was earned. Employees who elect comp time may accrue up to 48 hours in a comp time account. Hours above 48 shall be treated as paid overtime. Comp time may be used by the employee within a reasonable period of time at the request of the employee with prior approval of the appointing authority. The appointing authority shall make a reasonable effort to grant the comp time off at the time requested by the employee consistent with department needs and budget constraints.

AMENDMENT "3.40.060 Military Leave" of the Churchill County Code is hereby amended as follows:

BEFORE AMENDMENT

3.040.060 Military Leave

A. Military leaves of absence will be authorized consistent with the requirements in accordance with state and federal law as outlined below. For the purpose of this policy, recognized military service shall mean full-time service by a person in the armed services

during a national emergency or state militia emergency. A military leave of absence is normally granted without pay; however, an employee may exhaust accrued annual leave, compensatory time off or other leave balances as appropriate prior to commencing leave without pay. In order to be eligible, employees must submit written verification from the appropriate military authority. Whenever possible, the employee shall notify the department head of such leave request at least ten working days in advance of the beginning date of such leave.

B. There shall be no loss of seniority, sick leave or annual leave rights during such leave. While in a nonpay status on military leave, the employee shall not accrue annual, sick leave, holidays or any other benefits during the leave. Insurance benefits, such as, but not limited to, health, dental, life and disability insurance for the employee and his/her dependents will not be maintained by the county during the leave while in a nonpay status. The employee may elect to pay the premiums and maintain the insurance during the leave. The premiums must be paid in advance to the county.
C. The county will reinstate employees returning from military leave to their same position or one of comparable seniority, status and pay if they:
    1. Have a certificate of satisfactory completion of service;
    2. Apply within 90 days after release from active duty or within such extended period, if any, as their rights are protected by law; and
    3. Are qualified or are, with reasonable accommodation and effort, able to requalify to fill their former position.
D. Exceptions to this policy shall be made whenever necessary to comply with applicable state and federal laws.
E. Any officer or employee who is an active member of the United States Army Reserve, the United States Naval Reserve, the United States Marine Corps Reserve, the United States Coast Guard Reserve, United States Air Force Reserve, or the Nevada National Guard shall be relieved from his/her duties, upon request, to serve under orders and shall receive his/her regular pay, not to exceed 15 calendar days in any one calendar year, while on such leave. Military leave under this subsection shall not be treated as annual leave.

AFTER AMENDMENT

3.040.060 Military Leave

A. Military leaves of absence will be authorized consistent with the requirements in accordance with state and federal law as outlined below. For the purpose of this policy, recognized military service shall mean full-time service by a person in the armed services ~~during a national emergency or state militia emergency~~ when so ordered. A military leave of absence ~~is normally~~ may be granted without pay, with pay as Military Leave (15 days annually), or with differential pay as applicable; however, an employee may exhaust accrued annual leave, compensatory time off or other leave balances as appropriate prior to commencing leave without pay or differential pay. In order to be eligible, employees must submit written verification (i.e. Orders, drill schedule, etc.) from the appropriate military authority. Whenever possible, the employee shall notify the department head of such leave request at least ten working days in advance of the beginning date of such leave.
B. There shall be no loss of seniority, sick leave or annual leave rights during such leave. While in a nonpay or differential pay status on military leave, the employee shall not accrue

annual, sick leave, holidays or any other benefits during the leave. Insurance benefits, such as, but not limited to, health, dental, life and disability insurance for the employee and his/her dependents will not be maintained by the county during the leave while in a nonpay or differential pay status. The employee may elect to pay the premiums and maintain the insurance during the leave. The premiums must be paid in advance to the county.

C. The county will reinstate employees returning from military leave to their same position or one of comparable seniority, status and pay if they:
    1. Have a certificate of satisfactory completion of service;
    2. Apply within ~~90 days~~ the following time limits after release from active duty ~~or within such extended period, if any, as their rights are protected by law; and~~
        a. For a period of service less than 31 days or for a fitness examination, the employee must report back to work on the first regularly scheduled workday after completing military service, allowing for safe travel home from the military duty location and an 8-hour rest period.
        b. Service of 31-180 days. A request for reemployment must be submitted no later than 14 days after a person's military service ends. If submission of a timely request is impossible or unreasonable through no fault of the person, the request must be submitted as soon as possible.
        c. Service of 181 days or more. A request for reemployment must be submitted no later than 90 days after a person's military service ends.
    3. Are qualified or are, with reasonable accommodation and effort, able to requalify to fill their former position.

D. Exceptions to this policy shall be made whenever necessary to comply with applicable state and federal laws. Churchill County does not have to reinstate an employee in any of the following situations:
    1. The employer circumstances have changed so much that reemployment is impossible or unreasonable.
    2. The job was for a brief, non-recurrent period and the employee had no reasonable expectation that the job would continue indefinitely or for a significant length of time.
    3. The employee is not qualified for the position and helping the employee qualify would impose an undue hardship on the employer.

E. Any officer or employee who is an active member of the United States Army Reserve, the United States Naval Reserve, the United States Marine Corps Reserve, the United States Coast Guard Reserve, United States Air Force Reserve, or the ~~Nevada~~ National Guard shall be relieved from his/her duties, upon request, to serve under orders and shall receive his/her regular pay, not to exceed 15 calendar days in any one calendar year, while on such leave. Military leave under this subsection shall not be treated as annual leave.

F. Merit Increase Date. An employee will be given any merit increase due in the time period while the employee was absent due to service in the uniformed services. The time an employee is on Military Leave (with or without pay) is considered time worked for the purpose of qualifying for a merit increase, and will not result in an adjusted next merit increase date for such leave use upon the employee's return to Churchill County.

G. Military Pay Differential.
    1. Military Pay Differential is available to an employee, who has completed their initial probationary period, called to active service in the uniformed services after

use of 15 consecutive working days of either paid or unpaid military leave in a calendar year; or

2. Military Pay Differential Calculation. An employee whose County salary is higher than the military salary they receive is eligible for Military Pay Differential. The differential pays the difference between the employee's County gross wages (regular reoccurring pay excluding overtime, holiday, callback and standby pay) and the gross wages (base pay) as an active service member.
3. Employee must request Military Pay Differential. It is the employee's responsibility to contact County Human Resources to request to receive Military Pay Differential. The following is required from the employee for Payroll to process the Military Pay Differential:
    a. A copy of the military orders to be sent to Human Resources, who will forward to the Comptroller.
    b. A copy of the employee's military Leave Earning Statement (LES) to be sent to the Comptroller.
4. Duration. Military Pay Differential shall be paid for no more than two (2) consecutive years. This time period may be extended upon approval of the Board of County Commissioners.

PASSED AND ADOPTED BY THE CHURCHILL COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20___.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Myles Getto	_____	_____	_____	_____
Eric Blakey	_____	_____	_____	_____
Matt Hyde	_____	_____	_____	_____

Presiding Officer

Attest

_____
Myles Getto, Chairman,
Churchill County

_____
Clerk, Churchill County

Churchill County
Agenda Report

Date Submitted: August 26, 2026

Agenda Item #: New Business - B
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Wade Carner, Chief Civil Deputy District Attorney
Subject Title: Consideration and possible action re: Employment Agreement for Joe Sanford as County Manager.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Employment Agreement with Joe Sanford as County Manager.

Discussion: This agreement sets forth the terms of employment for the County Manager, Joe Sanford. The salary included in the agreement is based upon the salary recommended during the recent compensation study conducted by Baker Tilly, with 2% added for the cost of living increase all county employees received at the beginning of the fiscal year. The base salary in the contract is $187,491.20 before adding PERS contribution and benefits. The fiscal impact included with this staff report is calculated on 26.5 pay periods this fiscal year instead of the 26 used to calculate annual pay, resulting in the higher fiscal impact listed.

Alternatives: Reject/renegotiate.

Fiscal Impact: $191,096.80 base salary.
$282,375.49 with PERS and benefits.

Explanation of Impact: Annual Salary with PERS contributions and benefits.

Funding Source: General Fund

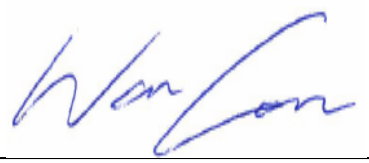
Prepared By: Tara Adams, Deputy Clerk to the Board

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report



Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026



Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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COUNTY MANAGER'S EMPLOYMENT CONTRACT

This Employment Contract ("Agreement") is entered into between the Churchill County Board of Commissioners ("Board") and JOE SANFORD ("County Manager"). Board and County Manager are collectively referred to as "the parties."

In consideration of the mutual promises, covenants, and agreements set forth herein, and as authorized by the laws of the State of Nevada, the Board and County Manager agree as follows:

1. **County Manager's Duties**. The Board employs, engages, and hires County Manager to perform duties described in the County Manager Job Description and other duties customarily performed by County Managers or appropriately assigned by the Board. The County Manager Job Description may be modified at the will of the Board to remain consistent with the obligations and needs of the County. The County Manager shall be accountable for all actions and decisions only to the entire Board and not to individual members of the Board.

2. **Term**. The County Manager's employment under this Employment Contract shall be effective upon full execution by the parties, and continue through June 30, 2027, unless otherwise terminated pursuant to paragraph 9. This contract shall automatically renew on an annual basis on July 1 of each year unless notice of intent to terminate this agreement is provided to the other party in conformance with Paragraph 9.

3. **Best Efforts**. County Manager agrees to at all times faithfully, industriously, and to the best of County Manager 's ability, experience, and skill perform all of the duties which may be required of the position. The County Manager agrees to abide by the policies and direction of the Board as well as all state and federal laws and regulations.

4. **Communication with the Board**. Prompt mutual communication of problems is expected between the Board and County Manager . Members of the Board agree to use good faith efforts to promptly refer material criticisms, complaints and suggestions brought to them, individually or collectively, to County Manager for study and recommendation. County Manager agrees to inform the Board in a timely manner of criticisms, complaints, and suggestions which arise so Board members can be prepared to deal with issues within their area

of responsibility.

5. **Exempt from Fair Labor Standards Act**. County Manager is a salaried exempt position under the Fair Labor Standards Act. It is expected that it will be necessary for County Manager to work more than forty (40) hours in a given work week in order to perform the job requirements. This is part of the job responsibility and County Manager will not be provided with additional compensation in the form of compensatory time off or other compensation.

6. **Salary**. The County Manager shall have a base salary of $187,491.20 annually. A merit increase of 3% annually shall be awarded upon an evaluation of satisfactory or better at the County Manager's annual evaluation. Annual merit increases shall occur no more than 10 times without specific action by Board regardless of the annual evaluation. The salary shall be further adjusted by any general adjustments made to all county employees. The annual evaluation will be completed by the Board pursuant to current policy.

7. **Benefits and Leave**. All regular benefits including: Sick Leave, Annual Leave, Holidays, and payment schedule shall accrue and be paid pursuant to the policy applicable to all salaried employees.

8. **Evaluations**. The Board shall perform an evaluation of the County Manager at least annually in accordance with applicable statutes.

9. **Termination**. This Agreement may be terminated as follows:

a. This Agreement may be terminated on the mutual agreement of the parties.

b. The County Manager may be dismissed at any time for just cause and pursuant to applicable procedures contained within State and Federal Law.

c. The Board may, at its option, by giving a minimum of thirty (30) days written notice to the County Manager , unilaterally terminate the contract. If the County Manager's employment is involuntarily terminated without cause, Churchill County shall provide severance pay. Such severance pay shall include all the aggregate salary, allowances, and compensation the County Manager would have earned under this Agreement for three (3) months from the

actual date of termination. The County Manager will be paid any accrued but unused annual leave and for any unreimbursed appropriate expenses. Sick leave shall be paid in the same manner as other employees.

d. The County Manager will provide a minimum of thirty days' notice prior to separation. Failure to provide thirty days' notice will result in forfeiture of payment of any outstanding annual leave or sick leave pay. Thirty days' notice is not required in the event of employee death or medical retirement.

10. **Vehicle**. A company vehicle will be made available for County Manager subject to all State and Federal tax laws. In the alternative, a vehicle allowance may be made available to County Manager at a rate of $600 per month.

11. **Indemnification and Insurance**. The Board agrees that it will defend, hold harmless, and indemnify County Manager from any and all demands, claims, suits, actions, and legal proceedings brought against County Manager in his individual capacity or in his official capacity as agent and employee of Churchill County where the subject matter of the suit arose while County Manager was acting within the scope of his employment. In no case will individual Board members be considered personally liable for indemnifying County Manager against such demands, claims, suits, actions, and legal proceedings.

12. **Other Matters**. All other matters not addressed herein, are subject to general Policies, procedures and laws applicable to salaried employees of Churchill County.

13. **Entire Agreement**. This Agreement contains all of the terms agreed upon by the parties with respect to the subject matter and supersedes all prior agreements, arrangements and communications between the parties concerning such subject matter whether oral or written.

14. **Headings**. The headings in this Agreement are for convenience of reference only and do not constitute a part of it. The headings do not affect its interpretation.

15. **Attorney's Fees.** If either party brings an action or other proceeding to enforce or interpret any provision of this Agreement or to resolve any dispute arising under this Agreement or the employment relationship, the prevailing party will be entitled to an award of reasonable

attorney's fees and costs incurred.

16. **Governing Law**: This Agreement will be governed by the substantive laws of the State of Nevada and shall be brought and resolved solely and exclusively in the Tenth Judicial District Court of the State of Nevada.

17. **Amendments**. No change or modification of the terms, provisions, duties, rights, or obligations of this Agreement shall be deemed valid unless set forth in writing and signed by both parties.

DATED this ____ day of _____, 2026.

_____
Myles Getto
Chairman of the Board

Attest:

_____
County Clerk

_____
Joe Sanford
County Manager

Churchill County
Agenda Report

Date Submitted: December 22, 2025

Agenda Item #: Consent Items - A
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Sherry Wideman, Comptroller
Subject Title: Consideration and possible action re: Report of the condition of each fund in the treasury and the statements of receipts and expenditures pursuant to NRS 251.030 and NRS 354.290.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda as submitted

Discussion: A Fund Balance Report is attached indicating the beginning balance, receipts, disbursements, and the ending balance of each fund for Churchill County as required by NRS 251.030 and NRS 354.290.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Tara Adams, Deputy Clerk to the Board

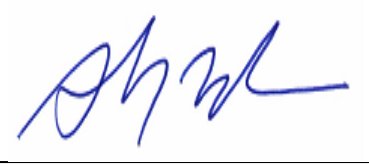
Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

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Churchill County
Agenda Report



Sherry Wideman, Comptroller

Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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Churchill County, NV

Fund Balance Report

As Of 08/24/2026

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
100 - GENERAL FUND	3,945,238.11	2,225,162.88	4,456,555.42	1,713,845.57
101 - STABILIZATION OF OPERATN	1,495,261.68	0.00	0.00	1,495,261.68
201 - FORFEITURES-SEIZED ASSET	66,010.48	0.00	0.00	66,010.48
210 - ROAD FUND	1,512,238.23	954.10	263,868.29	1,249,324.04
211 - ROAD IMPACT FUND	865,522.42	9,200.00	0.00	874,722.42
220 - SOCIAL SERVICES	-180,467.31	359,574.44	194,346.37	-15,239.24
230 - COOPERATIVE EXTENSION	299,956.35	13,409.71	255.65	313,110.41
240 - PUBLIC LIBRARY	461,670.57	49,965.21	57,526.41	454,109.37
245 - PARKS AND RECREATION	-69,854.58	198,052.34	332,065.36	-203,867.60
246 - RESIDENT CONST TAX-PARKS	105,598.29	4,000.00	0.00	109,598.29
260 - INDIGENT DONATIONS/GIFTS	84,422.17	2,450.00	0.00	86,872.17
265 - AB 65 COURT FEE FUND	629,040.54	9,384.00	0.00	638,424.54
270 - LAW LIBRARY	113,245.21	1,307.27	679.00	113,873.48
280 - REGIONAL TRANSPORTATION	2,761,431.51	0.00	0.00	2,761,431.51
310 - TECHNOLOGY FEE	214,046.71	5,231.13	50,276.82	169,001.02
311 - E-911 SYSTEM FUND	290,561.80	6,329.23	905.72	295,985.31
320 - LIBRARY GIFT FUND	72,390.98	0.00	0.00	72,390.98
330 - RISK MANAGEMENT	567,428.36	0.00	0.00	567,428.36
340 - COMPENSATED ABSENCES	405,775.05	0.00	48,915.23	356,859.82
350 - UNEMPLOYMNT COMPENSATION	231,004.30	0.00	0.00	231,004.30
365 - RESTITUTION/GRAFFITI FND	58,378.35	10,871.83	11,938.87	57,311.31
367 - DISTRICT COURT SECURITY	30,274.57	1,743.03	1,697.03	30,320.57
370 - ADMIN ASSESSMENT FUND	16,812.81	2,255.59	5,000.00	14,068.40
380 - WATER RESOURCE FUND	54,184.79	31,656.41	16,049.00	69,792.20
385 - INFRASTRUCTURE TAX FUND	3,776,635.67	0.00	100,000.00	3,676,635.67
387 - OPIOID SETTLEMENT FUND	551,115.68	69,715.16	2,937.60	617,893.24
390 - RECREATION DONATIONS	47,660.28	546.00	0.00	48,206.28
391 - DOMESTIC VIOLENCE	400.00	1,225.00	670.00	955.00
393 - INDIG HOSPITAL CARE-MVA	9,205.24	12,262.70	0.00	21,467.94
394 - INDIGENT SERVICES	1,382,909.62	49,050.36	270,315.34	1,161,644.64
395 - PUBLIC TRANSIT	2,727,587.38	0.00	0.00	2,727,587.38
396 - SR CIT AD VALOREM LEVY	430,577.12	83,621.21	171,966.00	342,232.33
397 - ONE CENT FUEL EXCISE TAX	205,235.16	0.00	31,095.25	174,139.91
399 - CENTRAL NEVADA HEALTH DISTRICT	779,875.65	322,194.75	262,685.10	839,385.30
400 - COUNTY DEBT SERVICE	3,428,839.52	803.18	0.00	3,429,642.70
510 - BUILDING RESERVE	3,251,555.00	472.46	25,000.00	3,227,027.46
515 - CAPITAL PROJECTS TX LEVY	27,759,350.47	40,874.92	0.00	27,800,225.39
520 - EXTRA ORDINARY REPAIR	1,530,026.91	5,236.23	41,089.81	1,494,173.33
525 - FIRE EQUIPMENT APPARATUS	1,514,510.56	30,615.45	0.00	1,545,126.01
530 - ROAD EQUIPT REPLACEMENT	557,197.75	0.00	14,228.20	542,969.55
535 - SNPLMA	15,000.00	0.00	0.00	15,000.00
823 - SCHOLARSHIP TRUST FUND	36,807.42	9,900.00	6,000.00	40,707.42
Report Total:	**62,034,660.82**	**3,558,064.59**	**6,366,066.47**	**59,226,658.94**

Churchill County
Agenda Report

Date Submitted: August 20, 2026

Agenda Item #: Consent Items - B
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Bobbie King
Subject Title: Consideration and possible action re: Transfer of funds to the Churchill County Road Department for payment of FY 2026 road and bridge projects for the 4th quarter, in the amount of $300,000.00.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the transfer of funds for payment of the FY 2026 road and bridge projects for the 4th quarter, in the amount of $300,000.00.

Discussion: The Churchill County Road Department is requesting a transfer of funds in the amount of $300,000.00 for payment of the FY 2026 road and bridge projects for the 4th quarter. The transfer is to be split 50/50 between the Regional Transportation Fund 280 and the Public Transit Fund 395.

Alternatives: N/A

Fiscal Impact: $150,000.00 from the Regional Transportation Fund 280-631-85300 and $150,000.00 from the Public Transit Fund 395-881-85300.

Explanation of Impact: as outlined

Funding Source: $150,000.00 from the Regional Transportation Fund 280-631-85300 and $150,000.00 from the Public Transit Fund 395-881-85300.

Prepared By: Helen King, Office Specialist

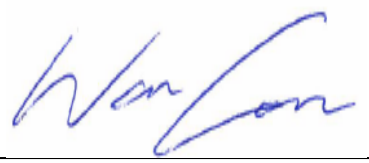
Reviewed By:

Date: August 28, 2026

Joe Sanford, County Manager

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Churchill County
Agenda Report



Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

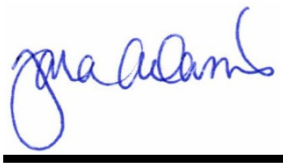


Sherry Wideman, Comptroller — Date: August 28, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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Churchill County
Agenda Report

Date Submitted: August 20, 2026

Agenda Item #: Consent Items - C
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Jackee Stewart-Cawelti, Office Supervisor
Subject Title: Consideration and possible action re: Notification of Burial Application received August 11, 2026, and approved on August 18, 2026, under client #2B3F052DD.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda Item.

Discussion: Notification of Burial Application received August 11, 2026, and approved on August 18, 2026, under client 2B3F052DD

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: Social Services Indigent Fund

Prepared By: Julie Chaffee, Office Specialist

Reviewed By:

Joe Sanford, County Manager — Date: August 26, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

Date: August 28, 2026

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Churchill County
Agenda Report

Sherry Wideman, Comptroller

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**



(Vote Recorded By)

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Churchill County Social Services
270 South Maine Street, Suite B
Fallon, NV 89406
775-423-6695 - 775-423-8057

Memo

To: Myles Getto, Chair, Commissioner
Eric Blakey, Vice-Chair, Commissioner
Matt Hyde, Commissioner

C/O: Pam Moore, Executive Secretary

From: Jackee Stewart-Cawelti, Social Services Office Supervisor (B.D for J.S.)

CC: Joseph Sanford, Interim County Manager

Date: August 18, 2026

Re: Indigent Burial

Churchill County Commissioners,

On August 11, 2026, an Indigent Burial application was received under client **#2B3F052DD** and on August 18, 2026 was approved under NRS. 428.

If our office can further assist with information, please do not hesitate to contact us at 775-423-6695.

Churchill County
Agenda Report

Date Submitted: August 24, 2026

Agenda Item #: Consent Items - D
Meeting Date Requested: September 3, 2026

To: Board of Churchill County Commissioners
From: Linda Rothery, Clerk/Treasurer
Subject Title: Consideration and possible action re: Treasurer's Report for July 2026 showing a balance of $67,417,909.11 in the account.

Type of Action Requested: Accept

Does this action require a Business Impact Statement? No

Recommend Board Action: motion to approve the Consent Agenda as submitted.

Discussion: Clerk/Treasurer Linda Rothery provides the Treasurer's Monthly Report for March 2026 showing a balance of $68,294,496.84 in the account. This report is provided for the board's consideration and acceptance.

Alternatives: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Prepared By: Erin Montalvo, Chief Deputy Clerk/Treasurer

Reviewed By:

Joe Sanford, County Manager — Date: August 28, 2026

Wade Carner, Chief Civil Deputy District Attorney — Date: August 28, 2026

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Sherry Wideman, Comptroller

Date: August 28, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Office of Churchill County Clerk/Treasurer
Linda Rothery, Clerk/Treasurer
155 N. Taylor Street, Suite 110, Fallon, NV 89406

TREASURER'S MONTHLY REPORT JULY 2026

Fund Balance	**Total**	**$67,417,909.11**
Cash in Bank:		
Property Sales Proceeds		257,268.48
Wells Fargo Checking - Genco		2,273,590.43
Wells Fargo Sweep Account		7,017,937.04
Wells Fargo - Water & Sewer		134,057.08
Cash on Hand		2,847.90
Investments		57,732,208.18
	Total	**$67,417,909.11**

The July 2026 Bank Reconciliation was completed August 24, 2026.

I, Linda Rothery, Churchill County Treasurer, State of Nevada, do hereby certify that the above are true and correct statements.

Linda Rothery, Churchill County Treasurer

Luis a Montalvo
Chief Deputy Treasurer

Approved this 24TH day of AUGUST 2026.

Sherry Wideman
Churchill County Comptroller

www.churchillcountynv.gov ~ lrothery@churchillcountynv.gov
Phone: (775) 423-6028 ~ Fax: (775) 423-7069

Churchill County, Nevada is an equal opportunity provider and employer.

Churchill County, NV

Treasurers Report

Summary

Date Range: 07/01/2026 - 07/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
100 - GENERAL FUND	3,833,591.93	1,169,543.17	2,412,681.44	-1,023,347.71	-1,023,347.71	4,637,149.08	2,810,244.22	1,826,904.86
101 - STABILIZATION OF OPERATN	1,490,468.17	0.00	0.00	6,244.16	6,244.16	1,477,979.85	1,496,712.33	-18,732.48
201 - FORFEITURES-SEIZED ASSET	65,670.16	0.00	0.00	275.12	275.12	65,119.92	65,945.28	-825.36
210 - ROAD FUND	2,339,696.41	600.14	92,113.04	-1,079,441.67	-1,079,441.67	4,407,066.85	1,260,254.74	3,146,812.11
211 - ROAD IMPACT FUND	858,541.96	9,200.00	0.00	12,792.03	12,792.03	842,157.90	871,333.99	-29,176.09
220 - SOCIAL SERVICES	-681,789.65	328,859.85	42,174.46	366,591.54	366,591.54	-1,128,287.34	-315,198.11	-813,089.23
230 - COOPERATIVE EXTENSION	290,458.53	13,412.26	0.00	18,152.49	18,152.49	267,565.81	308,611.02	-41,045.21
240 - PUBLIC LIBRARY	453,262.49	49,559.01	25,853.10	14,343.26	14,343.26	448,281.88	467,605.75	-19,323.87
245 - PARKS AND RECREATION	491.57	109,613.17	132,657.65	-70,606.49	-70,606.49	118,660.07	-70,114.92	188,774.99
246 - RESIDENT CONST TAX-PARKS	106,518.20	3,000.00	0.00	3,444.18	3,444.18	102,629.84	109,962.38	-7,332.54
250 - CEMETERY BEAUTIFICATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
260 - INDIGENT DONATIONS/GIFTS	83,712.29	2,450.00	0.00	2,800.70	2,800.70	80,560.89	86,512.99	-5,952.10
265 - AB 65 COURT FEE FUND	624,755.46	4,902.00	0.00	7,507.78	7,507.78	614,641.90	632,263.24	-17,621.34
270 - LAW LIBRARY	113,135.79	677.27	0.00	1,051.91	1,051.91	111,709.24	114,187.70	-2,478.46
280 - REGIONAL TRANSPORTATION	2,640,779.17	0.00	0.00	10,836.77	10,836.77	2,619,105.63	2,651,615.94	-32,510.31
310 - TECHNOLOGY FEE	190,764.64	3,626.13	44,710.00	-23,015.22	-23,015.22	195,711.21	167,749.42	27,961.79
311 - E-911 SYSTEM FUND	281,903.77	0.00	0.00	7,852.38	7,852.38	266,199.01	289,756.15	-23,557.14
320 - LIBRARY GIFT FUND	71,968.02	0.00	0.00	301.50	301.50	71,365.02	72,269.52	-904.50
330 - RISK MANAGEMENT	563,218.16	0.00	0.00	-2,828.97	-2,828.97	568,876.10	560,389.19	8,486.91
340 - COMPENSATED ABSENCES	403,848.83	0.00	12,552.88	-8,387.73	-8,387.73	408,071.41	395,461.10	12,610.31
350 - UNEMPLOYMNT COMPENSATION	240,643.85	0.00	0.00	-10,226.84	-10,226.84	261,097.53	230,417.01	30,680.52
365 - RESTITUTION/GRAFFITI FND	58,053.37	9,449.83	8,215.44	1,478.23	1,478.23	56,331.30	59,531.60	-3,200.30
367 - DISTRICT COURT SECURITY	29,956.18	903.03	1,399.26	-372.59	-372.59	30,205.13	29,583.59	621.54
370 - ADMIN ASSESSMENT FUND	16,886.81	1,585.59	5,000.00	-3,414.41	-3,414.41	20,301.22	13,472.40	6,828.82
380 - WATER RESOURCE FUND	119,121.82	27,361.92	0.00	961.44	961.44	144,560.86	120,083.26	24,477.60
385 - INFRASTRUCTURE TAX FUND	3,708,056.83	0.00	100,000.00	-43,279.05	-43,279.05	3,694,614.93	3,664,777.78	29,837.15
387 - OPIOID SETTLEMENT FUND	554,047.16	0.00	0.00	-5,308.69	-5,308.69	564,664.54	548,738.47	15,926.07
390 - RECREATION DONATIONS	47,450.10	0.00	0.00	203.44	203.44	47,043.22	47,653.54	-610.32
391 - DOMESTIC VIOLENCE	1,220.00	670.00	0.00	-150.00	-150.00	2,190.00	1,070.00	1,120.00
392 - HOSPITAL SALE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
393 - INDIG HOSPITAL CARE-MVA	10,355.68	12,264.62	0.00	8,010.83	8,010.83	6,598.64	18,366.51	-11,767.87
394 - INDIGENT SERVICES	1,417,886.07	49,058.00	270,177.98	-257,268.85	-257,268.85	1,711,303.79	1,160,617.22	550,686.57
395 - PUBLIC TRANSIT	2,608,362.12	0.00	0.00	115,622.04	115,622.04	2,377,118.04	2,723,984.16	-346,866.12
396 - SR CIT AD VALOREM LEVY	342,847.21	78,595.45	80,284.16	62,745.43	62,745.43	215,667.64	405,592.64	-189,925.00
397 - ONE CENT FUEL EXCISE TAX	198,294.44	0.00	31,095.25	-30,275.51	-30,275.51	227,750.21	168,018.93	59,731.28
398 - FAIRGROUNDS SALE PROCEED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
399 - CENTRAL NEVADA HEALTH DISTRICT	809,034.79	216,416.75	169,075.78	58,603.82	58,603.82	739,168.12	867,638.61	-128,470.49

Treasurers Report

Date Range: 07/01/2026 - 07/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
400 - COUNTY DEBT SERVICE	3,360,783.63	0.00	0.00	75,240.40	75,240.40	3,210,302.83	3,436,024.03	-225,721.20
510 - BUILDING RESERVE	3,248,230.45	0.00	25,000.00	4,246.62	4,246.62	3,214,737.21	3,252,477.07	-37,739.86
515 - CAPITAL PROJECTS TX LEVY	27,277,140.55	40,881.29	0.00	167,801.01	167,801.01	26,982,419.82	27,444,941.56	-462,521.74
520 - EXTRA ORDINARY REPAIR	1,521,061.47	5,000.00	21,172.00	-13,312.44	-13,312.44	1,531,514.35	1,507,749.03	23,765.32
525 - FIRE EQUIPMENT APPARATUS	1,498,776.98	30,619.27	0.00	48,634.00	48,634.00	1,432,128.25	1,547,410.98	-115,282.73
530 - ROAD EQUIPT REPLACEMENT	554,224.88	0.00	14,228.20	-11,829.18	-11,829.18	563,655.04	542,395.70	21,259.34
535 - SNPLMA	15,000.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00
760 - WATER UTILITY ENTERPRISE	2,659,974.74	100,000.00	4,329.80	62,766.49	62,766.49	2,630,111.96	2,722,741.23	-92,629.27
770 - WASTE WATER FUND	1,467,769.37	1,083.00	14,421.93	-36,551.00	-36,551.00	1,527,532.44	1,431,218.37	96,314.07
780 - CHURCHILL CO GOLF COURSE	2,742.05	82,000.00	0.00	40,011.49	40,011.49	4,719.07	42,753.54	-38,034.47
810 - SCHOLARSHIP ACTIVITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
811 - CCSD OPERATING	93,432.56	613,226.79	0.00	766,445.19	766,445.19	-826,231.03	859,877.75	-1,686,108.78
812 - CCSD DEBT SERVICE - T & A	51,479.60	449,698.46	0.00	612,132.93	612,132.93	-723,087.80	663,612.53	-1,386,700.33
813 - CCSD BUILDING- T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
814 - CCSD RESIDNTAL CONST TAX	15,147.00	2,673.00	0.00	-6,237.00	-6,237.00	30,294.00	8,910.00	21,384.00
815 - PROPERTY SALES PROCEEDS	258,222.37	96.11	0.00	96.11	96.11	258,126.26	258,318.48	-192.22
820 - DEFERRED COMP PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
822 - LAH ENVIRONMENTAL ALL IAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
823 - SCHOLARSHIP TRUST FUND	36,524.53	9,900.00	6,000.00	4,050.41	4,050.41	32,323.71	40,574.94	-8,251.23
825 - MOSQUITO ABATE DIST-T&A	57,133.96	75,929.85	0.00	86,935.40	86,935.40	-40,806.99	144,069.36	-184,876.35
831 - STATE OF NEVADA - T&A	376,138.01	212,950.78	0.00	12,637.97	12,637.97	563,812.85	388,775.98	175,036.87
832 - CITY OF FALLON- T&A	2,449.59	203,276.73	0.00	202,745.18	202,745.18	-199,764.04	205,194.77	-404,958.81
833 - ST FISH&GAME/WLDLIFE T&A	2,254.52	0.00	0.00	-137.66	-137.66	2,529.84	2,116.86	412.98
834 - TCID - T&A	8,746.46	380,319.63	0.00	382,814.86	382,814.86	-376,563.63	391,561.32	-768,124.95
835 - CTWD - T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
836 - RANGE IMPROV #2 - T & A	5,400.87	0.00	0.00	0.00	0.00	5,400.87	5,400.87	0.00
837 - RANGE IMPROV #3 - T & A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
838 - CHILD SUPPORT TRUST T&A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
839 - JUSTICE COURT TRUST-T&A	315,314.72	19,270.00	4,895.00	14,375.00	14,375.00	300,939.72	329,689.72	-28,750.00
840 - RANGE IMPROV #6	0.01	0.00	0.00	0.00	0.00	0.01	0.01	0.00
841 - MISCELLANEOUS TRUST-T&A	23,375.04	0.00	0.00	0.00	0.00	23,375.04	23,375.04	0.00
842 - RECORDER TRUST T & A	101,609.79	0.00	0.00	0.00	0.00	101,609.79	101,609.79	0.00
846 - COURT CLERKS TRUST-T&A	17,002.53	0.00	0.00	0.00	0.00	17,002.53	17,002.53	0.00
999 - POOLED CASH FUND	388,448.37	0.00	0.00	-388,448.37	-388,448.37	1,165,345.11	0.00	1,165,345.11
Report Total:	**67,251,596.38**	**4,318,673.10**	**3,518,037.37**	**166,312.73**	**166,312.73**	**67,719,606.65**	**67,417,909.11**	**301,697.54**

WELLS FARGO CHECKING - GENERAL COUNTY ACCOUNT

BANK RECONCILIATION RECAP

July-26

BANK STATEMENT		TRIAL BALANCE	
07/31/2026 Ending Balance	$3,271,382.00	07/31/2026 Ending Balance	$9,291,527.47
Outstanding Checks/Debits	(234,559.07)	Outstanding Credits	854,848.45
Outstanding Deposits/Credits	80,225.45	Outstanding Debits	(11,390.50)
		Pending Investment - To Sweep Acct	(7,017,937.04)
Adjusted Ending Balance	**$3,117,048.38**	**Adjusted Ending Balance**	**$3,117,048.38**

Prepared by:
Erin A. Montalvo
August 24, 2026