

WASHOE COUNTY

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STAFF REPORT BOARD MEETING DATE: November 29, 2023

DATE: November 17, 2023

TO: Open Space and Regional Parks Commission

FROM: Faye-Marie Pekar, Park Planner,

Community Services Dept., 328-3623, fpekar@washoecounty.gov

THROUGH: Eric Crump, Operations Division Director

Community Services Dept, 328-3625, ecrump@washoecounty.gov

SUBJECT: Presentation, discussion and possible recommendation to the Board of

County Commissioners to approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling ±1,856 square feet to NV Energy on APN 162-010-20, in the Southwest Truckee Meadows Planning Area, for the placement of a new pole anchor to support the change in wire alignment of an existing power pole

on Whites Creek Open Space. (Commission District 2.)

SUMMARY

Washoe County owns a \pm 10.35 acre site (APN 162-010-20) located on Whites Creek Open Space between Zolezzi Lane and Jeppson Lane in the Southwest Truckee Meadows Planning Area. NV Energy is requesting a permanent easement totaling \pm 1,856 square feet to install a new pole anchor on an existing power pole to support the relocation of a pole and associated overhead wiring on the adjacent private parcel (APN 162-010-16) owned by Sierra Nevada Montessori School.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

PREVIOUS ACTION

December 15, 1944 – Prior to Washoe County ownership of Whites Creek Open Space APN 162-010-20, an easement was granted between F.W. Eccles (Grantor) and Sierra Pacific Power Company (Grantee) for a power line extension to the Pachecco Ranch south of Reno.

BACKGROUND

Washoe County through its Community Services Department has received a parkland easement request from NV Energy for a permanent easement on Whites Creek Open Space (APN 162-010-20) to install a new pole anchor and change the direction of overhead wire alignment on an existing power pole. The request was prompted by Sierra Nevada Montessori School who owns the adjacent parcel (APN 162-010-16) and is planning site improvements to their property. This easement would support the schools future site improvements as an existing pole on the schools property is leaning and must

be replaced and relocated on site. With the power pole relocation on the Sierra Nevada Montessori School property, the alignment of the overhead wire will need to adjust to connect to the new pole location. The existing pole on Washoe County Whites Creek Open Space will need an additional anchor installed to accommodate the new alignment of the overhead wire that will lead to the new pole location at Sierra Nevada Montessori School. NV Energy is proposing three days of construction for this project.

After evaluation, staff have determined that the proposed easement is consistent with the Parkland Easement Policy and is complementary with planned uses and will benefit public safety and welfare. No appraisal was required as it will not limit any future uses and the cost of conducting the appraisal would have been significantly greater than the value of the easement area itself. Additionally, this project serves a public benefit.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Park Commissioners recommend that the Board of County Commissioners approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling $\pm 1,856$ square feet to NV Energy on APN 162-010-20, in the Southwest Truckee Meadows Planning Area, for the placement of a new pole anchor to support the change in wire alignment of an existing power pole on Whites Creek Open Space.

POSSIBLE MOTION

Should the Commissioners agree with staff's recommendation, a possible motion would be: "Move to recommend that the Board of County Commissioners approve an Easement Deed between Washoe County (grantor) and NV Energy (grantee): granting an easement totaling $\pm 1,856$ square feet to NV Energy on APN 162-010-20, in the Southwest Truckee Meadows Planning Area, for the placement of a new pole anchor to support the change in wire alignment of an existing power pole on Whites Creek Open Space."

APN(s): 162-010-20

The undersigned hereby affirms that this document, including any exhibits hereby submitted for recording does not contain the personal information of any person or persons (Per NRS 239B.030)

RECORDING REQUESTED BY: WHEN RECORDED MAIL TO:

Land Resources NV Energy P.O. Box 10100 MS S4B20 Reno, NV 89520

GRANT OF EASEMENT

Washoe County, a political subdivision of the State of Nevada, ("Grantor"), for One Dollar (\$1.00) and other good and valuable consideration – receipt of which is hereby acknowledged – and on behalf of itself and its successors and assigns, grants and conveys to Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy ("Grantee") and its successors and assigns a perpetual right and easement:

- 1. to construct, operate, add to, modify, maintain and remove aboveground and/or underground communication facilities and electric line systems for the distribution and transmission of electricity, consisting of poles, other structures, wires, cables, conduit, duct banks, manholes, vaults, transformers, service boxes/meter panels, cabinets, bollards, anchors, guys, and other equipment, fixtures, apparatus, and improvements ("Utility Facilities") upon, over, under and through the property legally described in Exhibit A attached hereto and by this reference made a part of this Grant of Easement ("Easement Area");
- 2. for ingress and egress to, from, over and across the Easement Area for the allowed purposes defined in numbered paragraph 1 above and for all other activities permitted by this agreement;
- 3. to remove, clear, cut or trim any obstruction or material (including trees, other vegetation and structures) from the surface or subsurface of the Easement Area as Grantee may deem necessary or advisable for the safe and proper use and maintenance of the Utility Facilities in the Easement Area.

Grantee will be responsible for any damages, proximately caused by Grantee negligently constructing, operating, adding to, maintaining, or removing the Utility Facilities, to any tangible, personal property or improvements owned by Grantor and located on the Easement Area on the date Grantor signs the Grant of Easement. However, this paragraph does not apply to, and Grantee is not responsible for, any damages caused when Grantee exercises its rights under numbered paragraph 3 above.

APN(s): 162-010-20 RW# 0854-2023 Proj. # 3010771167

Project Name: E-685-687 ZOLEZZI LN-FP-COMM-E-SIERRA NEVADA MONTESSORI SCHOOL

GOE (Rev. 2017)

Grantor covenants for the benefit of Grantee, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of Grantee, such structures and improvements to include, but not be limited to, drainage, trees, bridges, signage, roads, fencing, storage facilities, parking canopies, and other covered facilities. Grantee and Grantor must document Grantee's consent by both signing Grantee's standard, recordable use agreement. Grantor retains, for its benefit, the right to maintain, use and otherwise landscape the Easement Area for its own purposes; provided, however, that all such purposes and uses do not interfere with Grantee's rights herein and are in all respects consistent with the Grantee's rights herein, Grantee's electrical practices, and the National Electrical Safety Code.

To the fullest extent permitted by law, Grantor and Grantee waive any right each may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. Grantor and Grantee further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

[signature page follows]

APN(s): 162-010-20 RW# 0854-2023 Proj. # 3010771167

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GOE (Rev. 2017)

GRANTOR:

WASHOE COUNTY

SIGNATURE		
By:PRINT NAME		
PRINT NAME		
Title:		
STATE OF		
COUNTY OF)		
This instrument was acknowledged before me on	, 2023 by	as
of Washoe County.		
Signature of Notarial Officer		
Notary Seal Area →		

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GOE (Rev. 2017)



W.O. 3010771167 Washoe County APN: 162-010-20

EXHIBIT "A" EASEMENT

A portion of the Southwest quarter of Section 17, Township 18 North, Range 20 East, M.D.M., Washoe County, Nevada; situated within that Parcel of land described in a Grant, Bargain and Sale Deed, recorded as File Number 2793065 on January 21, 2003, Official Records of Washoe County, Nevada.

An easement, 15 feet in width, lying 7.50 feet on each side of the following described centerline:

Commencing at the most Westerly Corner of a Parcel described in a Grant, Bargain and Sale Deed, recorded as File Number 5122924 on December 30, 2020, Official Records of Washoe County, Nevada;

THENCE North 29°12′10″ East, 76.56 feet to the **POINT OF BEGINNING**;

THENCE North 87°47'55" West 123.75 feet to the terminus of this description.

The sidelines of said easement are to be extended or truncated as to terminate on the easterly line of the Grantor.

Together with the right to install guy and anchor facilities at poles required, to support said poles. Said facilities to extend not more than 25 feet from poles so supported.

Said Easement contains 1,856 square feet of land more or less.

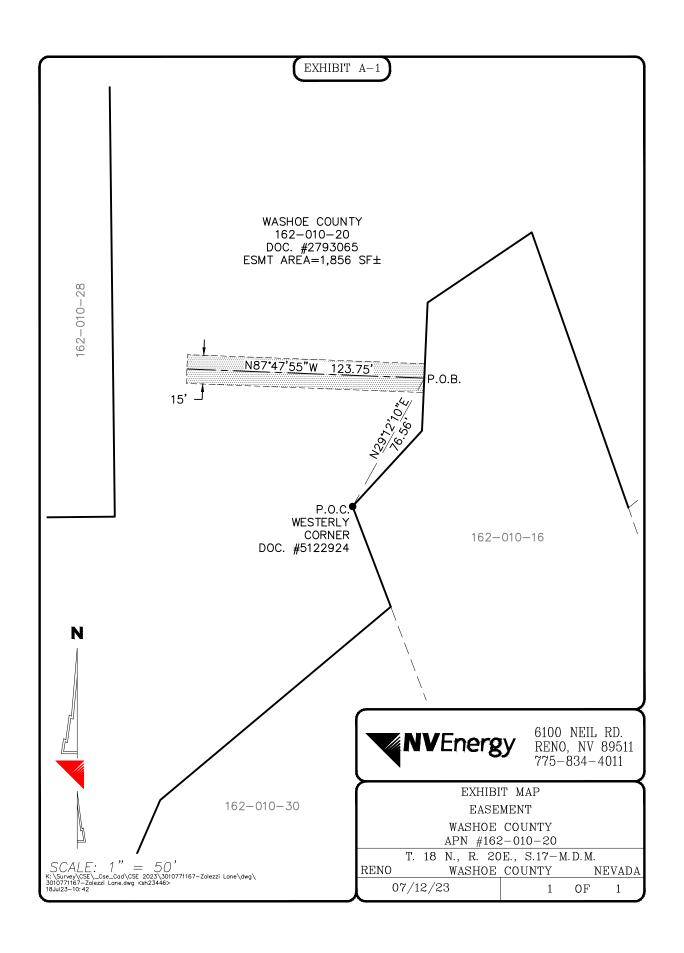
See Exhibit "A-1" attached hereto and made a part thereof.

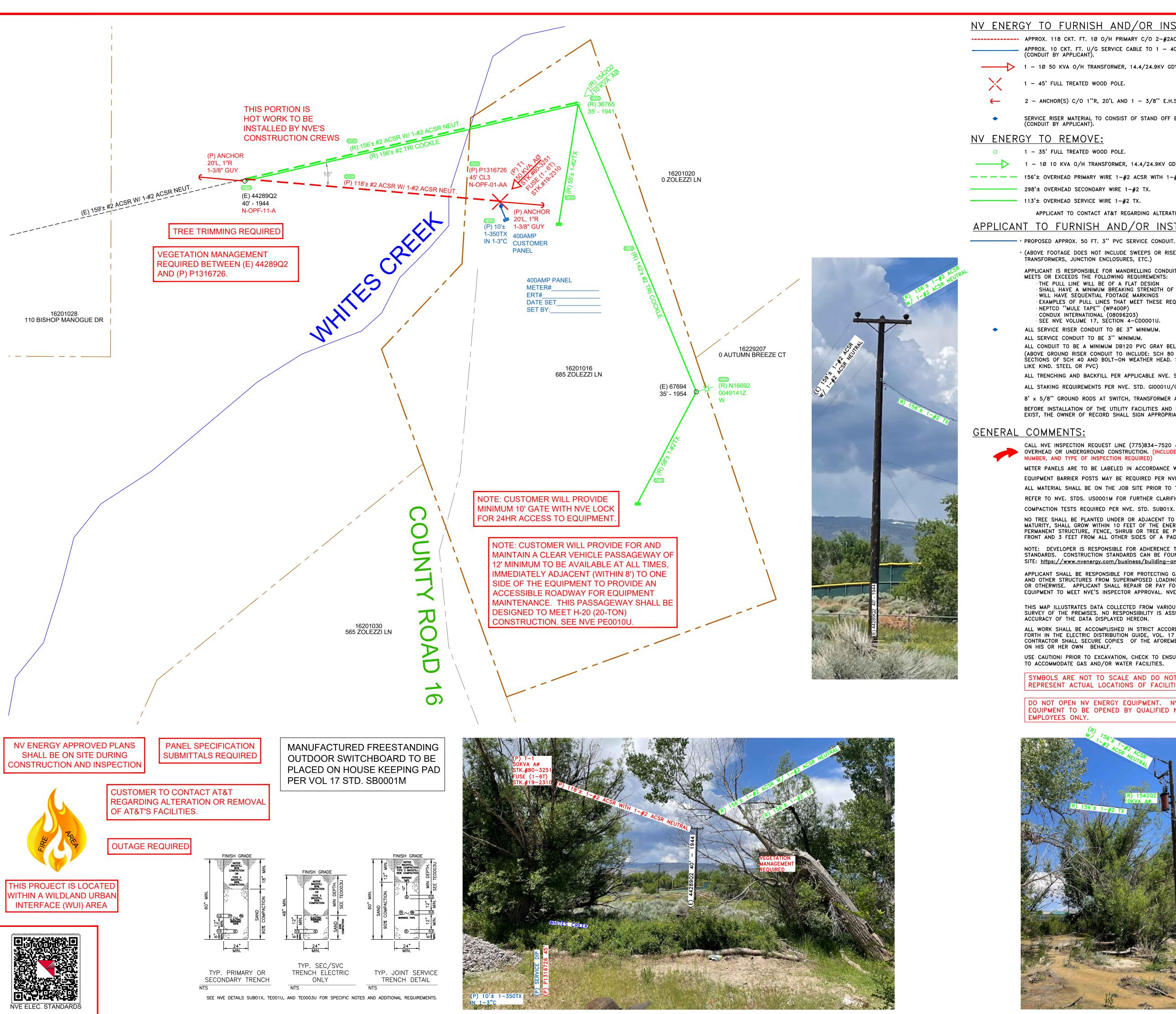
The Basis of Bearings for this Exhibit is the Record of Survey showing a Boundary Line Adjustment for Sierra Nevada Montessori School, Inc., and The Roman Catholic Bishop of



Reno, recorded as File Number 3224345 on June 3, 2005, Official Records of Washoe County, Nevada.

Prepared by Seth Horm, L.S.I.





NV ENERGY TO FURNISH AND/OR INSTALL:

APPROX. 118 CKT. FT. 10 O/H PRIMARY C/O 2-#2ACSR.

APPROX. 10 CKT. FT. U/G SERVICE CABLE TO 1 - 400 AMP PANEL C/O 1-350 TX IN 1-3"C (CONDUIT BY APPLICANT).

1 - 45' FULL TREATED WOOD POLE.

2 - ANCHOR(S) C/O 1"R, 20"L AND 1 - 3/8" E.H.S. DOWN GUY.

SERVICE RISER MATERIAL TO CONSIST OF STAND OFF BRACKETS AND SCREW LAGS ONLY

NV ENERGY TO REMOVE:

1 - 35' FULL TREATED WOOD POLE.

1 - 1Ø 10 KVA O/H TRANSFORMER, 14.4/24.9KV GDY, 120/240V, OPERATING# 1542Q2

— — — — 156'± OVERHEAD PRIMARY WIRE 1-#2 ACSR WITH 1-#2 ACSR NEUTRAL.

298'± OVERHEAD SECONDARY WIRE 1-#2 TX.

APPLICANT TO CONTACT AT&T REGARDING ALTERATION OR REMOVAL OF AT&T's FACILITIES.

APPLICANT TO FURNISH AND/OR INSTALL:

* PROPOSED APPROX. 50 FT. 3" PVC SERVICE CONDUIT.

 (ABOVE FOOTAGE DOES NOT INCLUDE SWEEPS OR RISERS FOR SECONDARY BOXES, TRANSFORMERS, JUNCTION ENCLOSURES, ETC.)

APPLICANT IS RESPONSIBLE FOR MANDRELLING CONDUIT AND INSTALLING A PULL LINE THAT MEETS OR EXCEEDS THE FOLLOWING REQUIREMENTS:

THE PULL LINE WILL BE OF A FLAT DESIGN SHALL HAVE A MINIMUM BREAKING STRENGTH OF 400 LBS. WILL HAVE SEQUENTIAL FOOTAGE MARKINGS EXAMPLES OF PULL LINES THAT MEET THESE REQUIREMENTS (NVE. STK.#95-7305)

CONDUX INTERNATIONAL (08096203) SEE NVE VOLUME 17, SECTION 4-CD0001U.

ALL SERVICE RISER CONDUIT TO BE 3" MINIMUM. ALL SERVICE CONDUIT TO BE 3" MINIMUM.

NEPTCO "MULE TAPE" (WP400P)

ALL CONDUIT TO BE A MINIMUM DB120 PVC GRAY BELOW GROUND.

(ABOVE GROUND RISER CONDUIT TO INCLUDE: SCH 80 SWEEP, 10' OF SCH 80, 2 - 10' SECTIONS OF SCH 40 AND BOLT-ON WEATHER HEAD. SWEEP AND RISER MATERIAL MUST BE OF LIKE KIND. STEEL OR PVC)

ALL TRENCHING AND BACKFILL PER APPLICABLE NVE. STDS. TE0001, TE0003, TE0004 AND TE0020. ALL STAKING REQUIREMENTS PER NVE. STD. GIO001U/G/W AND GI0002U.

8' x 5/8" GROUND RODS AT SWITCH, TRANSFORMER AND JUNCTION ENCLOSURE LOCATIONS. BEFORE INSTALLATION OF THE UTILITY FACILITIES AND IF NO PUBLIC UTILITY EASEMENTS EXIST, THE OWNER OF RECORD SHALL SIGN APPROPRIATE EASEMENT DOCUMENTS.

GENERAL COMMENTS:



CALL NVE INSPECTION REQUEST LINE (775)834-7520 48 HOURS PRIOR TO START OF ALL OVERHEAD OR UNDERGROUND CONSTRUCTION. (INCLUDE PROJECT NUMBER, NAME AND PHONE NUMBER, AND TYPE OF INSPECTION REQUIRED)

METER PANELS ARE TO BE LABELED IN ACCORDANCE WITH NVE STD. GM0001M SEC. 5.3 EQUIPMENT BARRIER POSTS MAY BE REQUIRED PER NVE. STD. PE0009U.

ALL MATERIAL SHALL BE ON THE JOB SITE PRIOR TO THE START OF ANY WORK BY NVE. REFER TO NVE. STDS. US0001M FOR FURTHER CLARIFICATION OF DETAILS.

NO TREE SHALL BE PLANTED UNDER OR ADJACENT TO ENERGIZED POWER LINES WHICH, AT MATURITY. SHALL GROW WITHIN 10 FEET OF THE ENERGIZED CONDUCTORS. NOR SHALL ANY PERMANENT STRUCTURE, FENCE, SHRUB OR TREE BE PLANTED CLOSER THAN 10 FEET IN FRONT AND 3 FEET FROM ALL OTHER SIDES OF A PAD MOUNTED TRANSFORMER.

NOTE: DEVELOPER IS RESPONSIBLE FOR ADHERENCE TO NV ENERGY GAS AND ELECTRIC STANDARDS. CONSTRUCTION STANDARDS CAN BE FOUND ON—LINE AT THE FOLLOWING WEB SITE: https://www.nvenergy.com/business/building-and-new-construction-north

APPLICANT SHALL BE RESPONSIBLE FOR PROTECTING GAS VALVES, ELECTRIC CABLES, DUCTS, AND OTHER STRUCTURES FROM SUPERIMPOSED LOADING CREATED BY CONSTRUCTION EQUIPMENT OR OTHERWISE. APPLICANT SHALL REPAIR OR PAY FOR ANY DAMAGE DONE TO ABOVE EQUIPMENT TO MEET NVE'S INSPECTOR APPROVAL. NVE STD. VOL. 17 RU0005U

THIS MAP ILLUSTRATES DATA COLLECTED FROM VARIOUS SOURCES AND MAY NOT REPRESENT A SURVEY OF THE PREMISES. NO RESPONSIBILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DISPLAYED HEREON.

ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN THE ELECTRIC DISTRIBUTION GUIDE, VOL. 17 AS CURRENTLY ADOPTED BY NVE. THE CONTRACTOR SHALL SECURE COPIES OF THE AFOREMENTIONED CONSTRUCTION SPECIFICATIONS ON HIS OR HER OWN BEHALF.

USE CAUTION! PRIOR TO EXCAVATION, CHECK TO ENSURE ADDITIONAL DEPTH IS NOT REQUIRED TO ACCOMMODATE GAS AND/OR WATER FACILITIES.

SYMBOLS ARE NOT TO SCALE AND DO NOT NECESSARILY REPRESENT ACTUAL LOCATIONS OF FACILITIES.

DO NOT OPEN NV ENERGY EQUIPMENT. NV ENERGY EQUIPMENT TO BE OPENED BY QUALIFIED NV ENERGY



DRAWING DESIGNED BY DATE BASE SIPAILA, TOMAS 6/8/23 ELECTRIC Sipaila, Tomas 6/14/23

REVIEWED BY:

NO. REVISION DESCRIPTIONS DATE D

Call YOU DO __OVERHEAD Call before you Dţg CALL 1-702-227-2929

P.O. Box 10100 R77CSE Reno, NV. 89520-0024

NV ENERGY CONTACT INFORMATION: COORDINATOR: SIPAILA, TOMAS (775)834-7775 OFFICE: # (775)722 - 5561FAX:_# Tomas.Sipaila@nvenergy.com EMAIL: SIPAILA, TOMAS DESIGNER: INSPECTION HOTLINE: # 775-834-7520

CUSTOMER CONTACT INFORMATION: SIERRA NEVADA MONTESSORI SCHOO

ATTENTION: JOSIE GLASSBERG 775-852-6162 PHONE:_# FAX: #

josie@mountainviewmontessori.com **EMAIL** CUST REP:_#

josie@mountainviewmontessori.com TOWNSHIP-RANGE-SECTION

775-771-8944

16201Ö16 1820-17

SOURCE INFORMATION:

25KV NORM OUT OF STEAMBOAT SUB

ARROWHEAD PARKWAY AND ZOLEZZI LN VICINITY MAP (NTS)

E-685-687 ZOLEZZI LN-FP-COMM-E-SIERRA NEVADA MONTESSORI SCHOOL

EXHIBIT "A" APPLICANT INSTALLED CONDUIT **ELECTRIC DESIGN**

SCALE: 1"=20'

SHEET#: E1 of 1

03.04.2022