



Gerlach/Empire Citizen Advisory Board



NOTICE OF SPECIAL MEETING

THURSDAY - FEBRUARY 18, 2010

5:30 P.M.

GERLACH COMMUNITY CENTER, 410 COTTONWOOD, GERLACH NEVADA

AGENDA

- 1.* **CALL TO ORDER**
- 2.* **ROLL CALL/DETERMINATION OF QUORUM**
3. **APPROVAL OF THE AGENDA FOR THE MEETING OF FEBRUARY 18, 2010-** Any time limits for public comment and/or public testimony will be set by the Chair at the beginning of the meeting, but will be not less than two minutes per person.
4. **APPROVAL OF THE MINUTES OF THE MEETING HELD OCTOBER 1, 2009.**
- 5.* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** - CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County.
- 6.* **WASHOE COUNTY UPDATE:**
 - A. Commissioner Bonnie Weber may be present to provide an update on County issues.
 - B. Lorrie Adams, County Liaison for Districts 4 and 5, is available to answer your questions and concerns. Please feel free to contact her at ladams@washoecounty.us (775) 328-2720. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. Monthly updates on County issues in your area are available online at www.washoecounty.us/cab (follow the link to your CAB).
 - C. Meet with Commissioner Weber for coffee the 3rd Saturday of each month at 10:00 a.m. at the Sierra Sage Golf Course
- 7.* **GERLACH VOLUNTEER FIRE DEPARTMENT UPDATE** – Fire Chief Bill Gooch, Gerlach Volunteer Fire Department may be available to report on fire safety issues and progress on acquiring new equipment.
- 8.* **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Deputy Jim McNeill, Washoe County Sheriff's Department may be available to present a report on public safety issues within the CAB's area, to include recent calls for service.
9. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
 - A.* **Locating Orphaned and/or Abandoned Underground Storage Tanks (USTs) within the State of Nevada** – Representatives from Broadbent & Associates, Inc. (BAI) will provide a presentation on the Work Plan for locating and inventorying USTs within the State of Nevada. The study is put forth as a means of compiling and ranking an inventory of the orphaned USTs throughout the State. This is an environmental investigation being conducted by BAI on behalf of the Nevada Division of Environmental Protection (NDEP). For more information, please visit <http://ndep.nv.gov/recovery/index.html> and look under the Leaking Underground Storage Tank LUST/TRUST Program heading. Following the presentation, the presenters will answer questions from the CAB members and the public. (This item is informational only and no action will be taken.)
 - B.* **Conversion From a One-Map Based Planning System to a Two-Map Based Planning System** – Chad Giesinger, AICP, Senior Planner, Department of Community Development will discuss the conversion of the county's current planning system which relies on one map to represent both the master plan and zoning to a system that utilizes separate master plan and zoning maps. Mr. Giesinger will discuss the reasons for the transition, provide some details on how the new system would function, and answer any questions. (This item is informational only and no action will be taken.)
 - C. **Special Use Permit Case No. SW09-003 (Ruby Pipeline)** – Review and recommendations on the request to develop a high-pressure natural gas pipeline, 42 inches in diameter (*Major Services and Utilities: Utilities Services Use Type*) as authorized in Table 110.302.05.2 of the Washoe County Development Code. This is a Project of Regional Significance (PRS) per NRS 278.026(6)(e). **The project is proposed to be located in the northern portion of Washoe County, generally east and northeast of the historic Vya townsite as well as generally south and west of the Sheldon National Wildlife Refuge and is proposed to traverse approximately 56 miles of Washoe County.** The project is proposed to traverse approximately 20 individual parcels, the total area of disturbance is approximately 555 acres, with the width of disturbance along the proposed pipeline route ranging from 115 feet to 195 feet. All subject parcels are designated General Rural (GR) in the High Desert Area Plan, and is

situated in portions of Sections 2, 3, 4, 5, 6, 10, 11 & 12 T42N R23E; Sections 1, 2, 3, 4, 5 & 6, T42N R22E; Sections 1, 2, 3, & 4 T42N R21E; Sections 31, 32 & 33 T43N R21E; Sections 35 & 36 T 43N R20E; Sections 2, 3, & 4 T42N R20E; Section 7, 18, 19, 20, 28, 29, & 33 T43N R20E; Sections 12 & 1 T43N R19E; Sections 3, 10, 14, 15, 23, 26, 35, & 36 T44N R19E; Sections 5, 6, 8, 17, 16, 21, 28, 33, & 34 T45N R19E; Sections 30 & 31 T46N R19E; Sections 2, 11, 12, 13, 24 & 25, T46N R18E; Sections 15, 22, 27, 26, & 35 T47N R18E, MDM, Washoe County, Nevada. The property is located in the Gerlach/Empire Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APNs 061-020-63, 061-030-01, 02, 23, 29, 061-050-49, 061-060-65, 061-200-08, 09, 061-230-29, 061-090-13, 15, 36, 061-130-01, 04, 27, 34, 38, 39 & 061-171-16) Staff Representative: Roger Pelham, (775) 328.3622. This item is tentatively scheduled for review by the Planning Commission on March 2, 2010.

- D.* Presentation on Special Use Permit Case No. SW09-002 (Fish Springs Ranch PV-1 Solar Project) approved by the Planning Commission on January 5, 2010** – Applicant Donald Pattalock will be present to discuss the 100 MW Photovoltaic Solar Array project and answer questions from the CAB and citizens. Phase 1 of the project will consist of the construction and operation of 20 MW (of the 100 MW Photovoltaic Solar Array) on one 160 acre parcel, and will include: power facilities (2-5 new power poles) to connect to the Nevada Energy Ft. Sage Substation, a new control building, and all associated appurtenances for the purposes of supplying renewable sources of energy production to NV Energy. The project encompasses 23 separate parcels totaling approximately 2,670 acres, located approximately 45 miles north of Reno, in the southeastern Honey Lake Valley in Fish Springs. All the subject properties are zoned General Rural (GR) and are located in the Gerlach/Empire CAB boundary. Conditions of project approval require that as each parcel is developed, the applicant submit plans to Community Development staff and the CAB for review and comment on possible visual impacts to residential developed parcels adjacent to the sites to determine if perimeter landscaping, or other forms of screening, is needed to mitigate potential visual impacts. (This item is informational only and no action will be taken.)
- E. Possible Rescheduling of the June 2010 Meeting Date** – Discussion and possible recommendation to change the June 2, 2010 meeting date to June 17, 2010, or another date as discussed at the meeting, due to the meeting date and time conflict with the Gerlach GID.

10. OLD BUSINESS

- A. Change of Meeting Date** – Discussion and possible recommendations to the Board of County Commissioners to permanently change the Gerlach/Empire CAB regular meeting dates from the 1st Wednesday to the 3rd Thursday in February, June, August and October at 5:30 p.m. Should the CAB recommend to the County Commission to change the meeting date, the CAB will bring the matter back to the June 2nd meeting (or the meeting date determined under Item 9E above) for action. If approved by the CAB at the June meeting, the CAB will so notify the County Commission. If the Commission has no objections, the permanent meeting date change will take effect with the new meeting date in August (August 19th).
- B. Election of Officers** – Elections will be held to elect the Chair, Vice Chair and Secretary to serve for the remaining 2009-2010 term of office.

11.* PUBLIC COMMENT - Comment heard under this item will be limited to items not on the agenda and will also be limited to two minutes per person. Public comment and/or testimony, as applicable, will also be allowed under each individual agenda item and will likewise be subject to the same two minute limitation per speaker. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than two minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.

12.*CHAIR/BOARD MEMBER ITEMS (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next agenda items:** (Items for the June 2nd agenda must be submitted to the Chair by May 18th).

13. ADJOURNMENT

Unless otherwise indicated by asterisk (*), all items on the agenda are action items upon which the CAB will take action.

NOTE: Items on the agenda may not necessarily be considered in the order that they appear.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters or assisted listening devices) at the meeting should notify Washoe County Community Development, at 328-3600, 24 hours prior to the meeting.

PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: GERLACH COMMUNITY CENTER, 410 Cottonwood; BRUNO'S, 445 Main Street; and GERLACH POST OFFICE, 345 E. Sunset Blvd., Gerlach, NV; EMPIRE DISTRIBUTING, Highway 447, Mile Marker 69; and EMPIRE POST OFFICE, 1 N. 2ND Street; Empire, NV; and WASHOE COUNTY ADMINISTRATION COMPLEX, 1001 E. Ninth Street, Reno, NV.

Karen Valitzki, Vice Chair – (775) 233.4537

CAB Program – (775) 328.3612

CAB Agendas can be accessed at: www.washoecounty.us/cab, then choose CAB Agendas, Minutes, Applications, Maps and Rosters.

Your County Liaison is available to answer your question and concerns.
Please contact Lorrie Adams at LAdams@washoecounty.us or (775) 328-2720.

If you are unable to attend this meeting, you may provide your comments and thoughts to the CAB by e-mail at GECAB@washoecounty.us. The Nevada Open Meeting Law precludes CAB members from responding to your e-mail, but your comments may be read and/or entered into the record at the meeting by the CAB members.