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MEETING OF THE STOREY COUNTY PLANNING COMMISSION

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FRIDAY, APRIL 13, 2007

Highlands Community Room  
Highlands Firehouse  
2610 Cartwright Road  
Virginia City Highlands, Nevada

Reported by:                   STEPHANI L. LODER, CCR #862

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VH0728

A P P E A R A N C E SCOMMISSION MEMBERS PRESENT

DOUGLAS WALLING, CHAIRMAN  
VIRGIL BUCCHIANERI, VICE-CHAIRMAN  
LYDIA HAMMACK, COMMISSIONER  
PETER MAHOLLAND, COMMISSIONER  
AUSTIN OSBORNE, COMMISSIONER  
LARRY PRATER, COMMISSIONER  
BRET TYLER, COMMISSIONER

STOREY COUNTY STAFF MEMBERS PRESENT

DEAN HAYMORE, BUILDING AND PLANNING ADMINISTRATOR  
PAT WHITTEN, COUNTY MANAGER  
KATHLEEN EDWARDS, SITTING SECRETARY

ON BEHALF OF APPLICANT VIRGINIA HIGHLANDS, LLC

BLAKE SMITH  
SENATOR MARK AMODEI  
CORY SHUPE  
JOSH FORTMANN, CERTIFIED ENVIRONMENTAL MANAGER  
BOB KAUTZ

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1                   RENO, NEVADA, FRIDAY, APRIL 13, 2007, 6:02 P.M.

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5                   CHAIRMAN WALLING: Good evening, folks. I'd  
6 like to call this meeting to order of the Storey County  
7 Planning Commission, Friday the 13th, 2007, Highland  
8 Community Room.

9                   Madam Secretary, could we have a call of the  
10 roll to see if we have a quorum, please.

11                   SECRETARY EDWARDS: Virgil Bucchianeri.

12                   VICE-CHAIRMAN BUCCHIANERI: Here.

13                   SECRETARY EDWARDS: Lydia Hammack.

14                   COMMISSIONER HAMMACK: Here.

15                   SECRETARY EDWARDS: Peter Maholland.

16                   COMMISSIONER MAHOLLAND: Here.

17                   SECRETARY EDWARDS: Austin Osborne.

18                   COMMISSIONER OSBORNE: Here.

19                   SECRETARY EDWARDS: Larry Prater.

20                   COMMISSIONER PRATER: Here.

21                   SECRETARY EDWARDS: Bret Tyler.

22                   COMMISSIONER TYLER: Here.

23                   SECRETARY EDWARDS: Doug Walling.

24                   CHAIRMAN WALLING: Here. We do have a quorum.

25                   At this time I'd like to welcome Peter Maholland

1 representing Mark Twain to the Commission.

2 COMMISSIONER MAHOLLAND: Thank you.

3 CHAIRMAN WALLING: At this time traditionally we  
4 have a pledge of allegiance. We've got a flag out on the  
5 staff. If you folks would bear with me, we'll have our  
6 pledge of allegiance, please.

7 (Pledge of Allegiance)

8 CHAIRMAN WALLING: The next item, planning  
9 commissioners, is the approval of this night's agenda for  
10 April 13th, 2007.

11 MR. HAYMORE: Commissioners, we've had one  
12 request to ask public comment be moved up --

13 CHAIRMAN WALLING: That's been taken care of.  
14 Thank you, Dean. We have a motion?

15 COMMISSIONER HAMMACK: I'll make a motion to  
16 approve the agenda as published.

17 COMMISSIONER PRATER: Second.

18 CHAIRMAN WALLING: Opposed?

19 UNIDENTIFIED MALE SPEAKER: Could you talk a  
20 little louder? We can't hear you out here.

21 CHAIRMAN WALLING: Next item is the approval of  
22 the unofficial minutes of March 15th.

23 Planning commissioners, any corrections or  
24 additions to those minutes?

25 MR. HAYMORE: Commissioners, Larry Prater called

1 our office and added two corrections to the minutes, that we  
2 need to make corrections. We made those corrections. Did  
3 you receive the amended minutes? We made two corrections on  
4 the item that Larry Prater made a motion on and on the budget  
5 as per Larry Prater's request.

6 COMMISSIONER PRATER: Mr. Chairman, I can give  
7 you the corrections I made. One was in the wording.

8 CHAIRMAN WALLING: Thank you.

9 COMMISSIONER PRATER: Or the -- at the bottom of  
10 the first page relative to the motion to approve the setback  
11 request, just to make it a little clearer. And the second  
12 was a change in the pay from -- it was read \$70 per meeting  
13 to 80, and it should have been 60 to 80. Thank you.

14 CHAIRMAN WALLING: Any more corrections or  
15 additions?

16 COMMISSIONER OSBORNE: Just one correction on  
17 the spelling of a name, not a big deal, but...

18 COMMISSIONER TYLER: Yeah. My name was spelled  
19 wrong.

20 COMMISSIONER OSBORNE: Yeah, so was mine.

21 CHAIRMAN WALLING: Everybody appreciates their  
22 name spelled correctly.

23 COMMISSIONER TYLER: It's a four-letter word,  
24 Doug.

25 CHAIRMAN WALLING: With those corrections and

1 additions, do we have a motion on the approval of the  
2 unofficial minutes?

3 COMMISSIONER OSBORNE: With the corrections,  
4 I'll move for approval for the change. With the changes,  
5 I'll make the motion for the change.

6 CHAIRMAN WALLING: We have a motion. Do we have  
7 a second?

8 COMMISSIONER TYLER: I'll second.

9 CHAIRMAN WALLING: We have a second. Any  
10 further discussion? All in favor?

11 COMMISSIONERS: Aye.

12 CHAIRMAN WALLING: All opposed?

13 COMMISSIONER HAMMACK: One abstention. I was  
14 not at the meeting.

15 CHAIRMAN WALLING: We have one abstention. We  
16 will send an approval of the unofficial minutes of March 15,  
17 2007 on to the county commissioners.

18 At this juncture, I'd like to read you a  
19 statement from the chair.

20 The agendized purpose of this meeting is a  
21 presentation of a master plan amended and zoning change by  
22 Virginia Highlands, LLC, before this Commission.

23 The Planning Commission will have the first  
24 opportunity to question the applicant. The chair during this  
25 time cannot respond to hands held up, during this time. At

1 the conclusion of that period of questioning by the Planning  
2 Commission, the floor will be opened to the public.

3 Your name will be called by the chair from the  
4 testimony you get -- declaration you have filled out. Each  
5 speaker is allotted three minutes. Letters of concern and  
6 petitions will be acknowledged by this board and become part  
7 of the record.

8 Thank you.

9 First item of business is exactly that. Master  
10 plan amendment 2007049 by Virginia Highlands, LLC.

11 Do we have a representative?

12 MR. SMITH: Yes. Mr. Chairman. My name is  
13 Blake Smith. I'm the managing partner of the Cordevista  
14 project or Virginia Highlands, LLC, here to present and  
15 answer any questions to the board and also any concerned  
16 citizens.

17 CHAIRMAN WALLING: We'd like a general  
18 presentation of the project.

19 MR. SMITH: Okay. Thank you.

20 Sir, we have -- and again, thank you. I'd like  
21 to start by thanking again -- get this situated here. Is  
22 that it? Can everyone hear me now? Okay. Thank you.

23 Again, Mr. Chairman and members of the board, I  
24 want to thank you, also all the concerned citizens here.  
25 We've had, to date, two planning cannonball meetings, one in



1 Lockwood and one in Virginia City Highlands here. Some of  
2 this is, for those of you who have been here before, been in  
3 one of those town hall meetings, you might hear the same, but  
4 we'll go through the presentation for the Planning Commission  
5 here.

6 And so what I might do is if I can step over  
7 here and introduce the project as a whole as we go through  
8 here.

9 MR. HAYMORE: For everybody who testifies,  
10 please spell your name out. We have a court reporter.  
11 Pronounce your name and spell it for her, please.

12 MR. SMITH: Our company is Virginia Highlands,  
13 LLC, as we've mentioned already. We are local people living  
14 here. We're native Nevadans.

15 And approximately two and a half years ago, we  
16 acquired a piece of property that is encompassed on three  
17 sides by the Tahoe Regional Industrial Park. We have been  
18 studying that property for the past two and a half years,  
19 understanding how the property itself works and also the  
20 demographics and issues within Storey County and also the  
21 regional issues of northern Nevada.

22 And what I might note here real quickly, I'll go  
23 through these boards so that everyone can see.

24 Storey County, I believe everyone knows where  
25 Storey is. Storey County is really the center of northern

1 Nevada. You are encompassed by five different counties. But  
2 Storey County being the center of northern Nevada, it is very  
3 unique in that all the other counties are adjacent to it and  
4 surrounded here.

5 This leads into really looking at what Storey  
6 County has at this point. Storey County, approximately ten  
7 years ago, approved what is the largest industrial park in  
8 the world called the Tahoe Regional Industrial Park that  
9 everybody is aware of.

10 It is a park with 102,000 acres. 30,000 acres  
11 developable. It has potential within those 30,000 acres what  
12 developers are estimating that it could be up to 600 million  
13 square feet of buildings built within it. Within that, the  
14 potential of up to 180,000 jobs within that.

15 So Storey County, as the center of northern  
16 Nevada, could become one of the largest employers within the  
17 entire region. For reference, Reno and Sparks currently has  
18 about 225,000 jobs within it. The industrial park could  
19 create up to 180,000 jobs.

20 What we have done -- and stepping back and kind  
21 of blowing this up -- and again, I'm sorry, we're trying to  
22 have those displayed both for the planning commissioners and  
23 also for the public.

24 What this display here shows, this is again  
25 northern Nevada. You've got the Reno/Sparks area, you've got

1 the Carson City area, Fernley area, and the Silver Springs  
2 area, and Storey County area being in the center of it, Tahoe  
3 Regional Industrial Park being on the easterly side of the  
4 project.

5 Cordevista lies in the center, almost virtually  
6 in the center of Storey County. It's encompassed on three  
7 sides by the industrial park. And I'll get into some  
8 distances and some other items in here. But just the  
9 locations of it, the industrial park being here, and we are  
10 encompassed on three sides of it.

11 The fourth side of it is actually Lagomarsino  
12 Canyon, the property down to the waterline within the canyon  
13 at this point.

14 Cordevista, I might step back and say we're  
15 asking for an amendment that we're requesting is to take our  
16 project from what is currently special industrial, heavy  
17 industrial, and there's small component of it that's  
18 forestry.

19 And as you go through -- let me just step back.  
20 We kind of covered this. Again, this is a blowup of the  
21 industrial park. This is the industrial park within the  
22 county. This is the Virginia Highlands, Virginia City,  
23 Lockwood area, and the Painted Rock area in here. Cordevista  
24 being in this area, the center of the county.

25 And the reason I want to note the county as a

1 whole is because within the master plan that Storey County  
2 has right now, it has actually identified and speaks to the  
3 growth that is -- the potential growth that is occurring,  
4 that could occur and is occurring at this point. And it  
5 speaks to those lands that are developable.

6 And if you take a look at the county as a whole,  
7 this next map here, we've done a TOPO of the entire Storey  
8 County. And what these colors depict in here are, the reason  
9 they're colored are actually areas that are slopes of  
10 18 percent or less, meaning that in general terms is your  
11 development area. So your white areas are areas that are  
12 really are non-developable if you look at it.

13 So here's the industrial park again. This is  
14 really the 30,000 acres it is describing in here. You have  
15 Virginia City down in this area. You have the Virginia  
16 Highlands in this area, the Mark Twain area over here,  
17 Lockwood and Painted Rock again out here.

18 So when you go through it and take a look at it  
19 and extrapolate how much land is left to be developed in  
20 Storey County, the Tahoe Regional Industrial Park is zoned  
21 entirely industrial manufacturing. So this is all already  
22 zoned for industrial manufacturing. Obviously Virginia City  
23 has developed out, some historical aspects in here.

24 You have the Virginia Highlands areas, which  
25 these are -- these parcels are all sold. They are sold and

1 are slated for single-family housing.

2 So you have some random areas over by Mark Twain  
3 that is developable still. You have a little bit along the  
4 Truckee River up here that's developable. Painted Rock is  
5 developable and it was actually approved six months ago,  
6 approximately six months ago, for the same zoning we're  
7 requesting for her, which is a mixed use of commercial and  
8 residential.

9 So if you take the darker areas, which are the  
10 remaining purple areas for development in here, Cordevista  
11 ends up having approximately 5400 acres of developable, and  
12 where this purple area is is 11,000 acres.

13 So if you take Storey County, there is only  
14 approximately 11,000 acres of land that is remaining that  
15 could be developed within the county. And so if you take our  
16 acreage and you come to a statistic that says we basically  
17 have 48 percent of the remaining property within Storey  
18 County that is available for development at this point.

19 And within those areas -- I've got another map  
20 back here. We've literally run out of some space, but I'll  
21 try to get some of these other ones up here.

22 From the master plan itself, it speaks about the  
23 north and central areas of county as being designated for the  
24 future growth areas.

25 You take a look at it, the north being the Tahoe

1 Regional Industrial, the central area being our property.  
2 The master plan currently designates these areas for the  
3 future growth, and that happens to be industrial,  
4 residential, and commercial.

5 And so our application here is to come in and  
6 take this property and implement what the master plan was  
7 slated for -- well, 16 years ago it was implemented -- to  
8 designate this land to come in and handle the residential and  
9 mixed-use growths of the County.

10 We can talk about the zonings here. We  
11 currently, on the property itself, the majority of the  
12 property is zoned special industrial. And there's been a lot  
13 of questions about special industrial, and it's a zoning that  
14 is very, very unique.

15 These are definitions that come right out of the  
16 master plan. It is actually a zoning that is -- I don't --  
17 it is a zoning that I don't think is a very special zoning.  
18 I don't know of many places in the nation that has zoning  
19 like this. What I mean by that is the zoning that has been  
20 put in Storey County -- I'm just going to denote a couple of  
21 these things: ammunition manufacturing, chemical  
22 manufacturing, explosive propellants, igniters and ignition,  
23 research and developments.

24 It has hazardous material treatment and  
25 storage/disposal sites, hazardous waste, environmental

1 testing such as simulation, temperature, and fire explosion,  
2 including surfaces, office security-related functions, open  
3 air testing of materials developed of any of the uses above.

4 That really is a zoning that allows a lot of  
5 things that could be concerning within it. And so this is  
6 the zoning that we're looking -- this gray zoning here.

7 We're looking to take this zoning in front of us  
8 and go to mixed use, which is commercial, looking to  
9 complement the industrial park. The industrial park again is  
10 all industrial and it's all manufacturing.

11 We're looking to come in and develop the office,  
12 the retail, and the residential that would complement the  
13 industrial park area. And how we would do that is, again,  
14 through the development of a road. There are a lot of  
15 questions and we'll answer them as we go forward here. But a  
16 lot of the concern that we've heard as we've gone through  
17 these meetings is how do you get into the project and what  
18 impacts may be on other communities.

19 We have pledged that the road to Lockwood, there  
20 is a current access road, that it would be gated and  
21 emergency access only at this point so there's no daily  
22 traffic or any type of traffic on that road.

23 We've actually developed -- it's going to be  
24 difficult. I'm just going to use this one.

25 What we're looking to do is develop a road from

1 Cordevista. Currently there is an interchange here they're  
2 developing. It's called USA Parkway. It is a major freeway  
3 designed to come across the county, come over into the  
4 Stagecoach area in here. They developed it about six miles  
5 into the park. We are looking to develop it.

6 Currently there's a dirt road that comes  
7 straight through our property, USA Parkway. We're looking to  
8 develop that road, and that would be your access to the  
9 project here.

10 We're also pledging -- there are many concerns  
11 about the roads that could potentially come down in the  
12 Highlands from Virginia City. We're pledging and actually  
13 requesting the Commission to bring more comfort to everyone  
14 that no roads would be developed southerly on towards  
15 Virginia City Highlands not to impact any of the  
16 neighborhoods here.

17 To give reference again -- oh, this board right  
18 here. I want to note this because we've heard several times  
19 about how we're building on top of people and it's right  
20 here, next to it.

21 Cordevista, from this building to our closest  
22 contact point, is 4.3 miles to the north. And to give you  
23 some reference how far 4.3 miles -- well, 4.3 miles, that is  
24 from the Virginia Highlands Fire Station. We are at 3.9  
25 miles from the Lockwood area. It really is an island in the



1 center of the county that is unique in its own right. It  
2 isn't a very developable piece of property.

3 As noted on some of these pictures over here,  
4 Storey County we're talking about has a lot of rolling hills  
5 topography here. This is a very unique valley that is  
6 located in the center of the county. I'm just pointing to  
7 these pictures over here so that you can look at what is the  
8 actual property there.

9 But talking about distances, this is something  
10 that I really wanted to note the distance here because people  
11 -- I want to alleviate the concerns of how far or close we  
12 are to it.

13 If you take the distance from this fire station,  
14 so just the southerly corner, that is virtually the same  
15 distance as leaving from the front entrance of Virginia City  
16 Highlands all the way down to the Geiger Grade intersection  
17 or the new Summit Ridge shopping center.

18 If you took the entrance over here, and as the  
19 crow flies, go all the way to the shopping center, that's how  
20 far away we are from this place right here.

21 It's something that I really, really want to  
22 note because we keep hearing that it's development right on  
23 top of people, and it literally is miles away.

24 I'm going to go over here, take a look at this.  
25 If we can point this towards the commissioners. These are

1 some shots, these are three different shots from the property  
2 itself. This is a shot looking southeast and --

3 CHAIRMAN WALLING: Folks, after what you feel  
4 that there's a sufficient viewing from the commissioners,  
5 please share it with the public.

6 MR. SMITH: All right. Thank you.

7 What we're showing here is this is the  
8 Cordevista Valley. It is encompassed and surrounded on three  
9 sides. These three sides here, these three sides of the  
10 Tahoe Regional Industrial Park is really a small mountain  
11 range here. This is the canyon itself. This is Long Valley  
12 Canyon as we discussed here.

13 But what you're seeing on this map is the valley  
14 floor, and you'll see the mountain range coming around it.  
15 TRI is on the -- actually, TRI owns these mountains here.  
16 This is one of those corridors right here.

17 The Lockwood area, again, looking northwest.  
18 Lockwood is four miles over and down in this valley. We're  
19 approximately 500 feet above Lockwood.

20 And then looking to the south, you have two  
21 different contact points. We've heard consistently we can  
22 see you and other items. Cordevista sits here, and over two  
23 mountain peaks is the Highlands and Virginia City. You can  
24 see the Virginia City peak here is nine miles away.

25 So as far as our location, it truly is an island

1 in the middle of the county, and it is something that we do  
2 not look to try and impact any of the communities within the  
3 county. I think actually it's very unique.

4 There's two weaknesses here. This is one, to  
5 have a large piece of property that could be master planned.  
6 And when we talk about master planning, we're talking about  
7 that we would record in a second step of this, this is the  
8 master plan and zone change. The second step of the  
9 entitlement process here would be the PUD.

10 We would come back to public forum and we would  
11 present what is called plan unit development at that point.  
12 It goes through an entire public forum again. And at that  
13 point we would develop the details of the plan. And we can  
14 actually show how the road systems work and how -- the  
15 wildlife management systems, where it's housing, where it's  
16 commercial, and all those things would sit within the canyon.

17 So what's unique about it is to have a large  
18 piece of property and actually say that you can master plan  
19 all of it at once, typically, a lot of what happens in  
20 development is that you have smaller pieces of property that  
21 are developed.

22 Someone comes in and says I'm going to develop  
23 my 100 acres, and they develop it the way that they want.  
24 Then the next one comes in and it's another 50 acres. It may  
25 not be a match to the existing one, and it becomes a

1 hodgepodge of developments within.

2           The uniqueness of this, of having one parcel  
3 that you could look at -- and when we complete and go through  
4 the PUD process, what it does is that PUD is actually  
5 recorded against the property and it gets the zoning so that  
6 anyone that is involved with that project knows from day one  
7 what it's going to look like and how it's going to be  
8 developed over the next 20 to 50 years. At day one, everyone  
9 knows exactly what that project would be at that point. And  
10 again, it is unique from that standpoint.

11           I want to make sure I'm touching on -- talked  
12 about locations and other items. Some of the things that  
13 have been requested many times are: What are the benefits?  
14 Why would Storey County want a project like this?

15           Number one, I think the largest thing it comes  
16 with -- one of the largest things is Storey County is -- has  
17 a huge benefit. And ten years ago, as I've mentioned, the  
18 commissioners, the planning commissioners and the county  
19 commissioners, approved this park called Tahoe Regional  
20 Industrial Park. It is a fabulous success.

21           Today, as I mentioned, there is approximately  
22 three to four million feet developed out there currently.  
23 There are 3,000 jobs in the park.

24           At this exact moment, there is an additional  
25 five million feet of buildings that are in the building

1 department to be built in the next 12 months.

2 If you take the mixture of those buildings, it  
3 appears that there could be an additional 8,000 jobs coming  
4 in the next 12 months. And with the developer, speaking with  
5 them taking a look at what they've sold, it appears that in  
6 the next 12 months, that potentially another nine million  
7 feet of buildings could be coming.

8 I know that you folks as planning commissioners  
9 see this coming on a weekly or a biweekly basis through your  
10 meetings. It's a ferocious -- it's mind boggling to really  
11 look at how fast this property is growing at that point.

12 From a regional standpoint, you have adjacent  
13 counties and cities that are looking to it and saying, Storey  
14 County, you have this fabulous park out here, but where's  
15 your job/housing balance with that? And even in the master  
16 plan it talks about a balance between the jobs and housing.

17 If the park is successful to the extent that it  
18 could be in creating 180,000 jobs, that is beyond anything  
19 that even Storey County could handle.

20 In our proposal, we are proposing the master  
21 plan to go between one and two units per acre. If you  
22 multiply that out, it would be anywhere from eight to  
23 approximately 15,000 homes in there. Industry standards show  
24 that a job usually creates one home.

25 So if the park is successful, as it is,

1       theoretically you can have demand for 180,000 homes coming  
2       into that park. And ours are saying between eight and 15  
3       thousand homes. We could be less than 10 percent of the  
4       demand to come out of that.

5                 Our development would be driven by the demand of  
6       the park. People have asked us the timing of the  
7       development. It really is driven by how successful the park  
8       is and the growth within the area of that.

9                 We estimate that this project would take several  
10      years of engineering and understanding, the development  
11      itself, and upon that, it would probably take 20 to 40 years  
12      to build this project out. So it's not a project that is  
13      overnight.

14                Again, it would be master planned so that  
15      everyone could understand exactly how it will look and what  
16      are the conditions of that approval and also how the control  
17      of the project would go. And that really goes back to a  
18      master-planned community is driven by CC&Rs.

19                And it's a standalone community. It's a  
20      community that of such it allows itself to handle all the  
21      needs within it. It is one that we would pledge that this  
22      would be a net positive tax base to the County. Those type  
23      of studies would come on the next level, the PUD level, after  
24      we understand the land and what would be exactly built on it.

25                We would hire professional third-party economic

1 companies to come in and show to the County how it works,  
2 that it is a positive, and we would also negotiate and work  
3 with the County on how to do the infrastructure within that.

4 And infrastructure includes not only roads, but  
5 also includes public parks and includes public services such  
6 as fire and police and all those facilities that would be  
7 required for schools within the community. All of that is in  
8 the master plan of the PUD, and that would be the next level  
9 that we go through.

10 Some of the benefits. And so in speaking to  
11 that, Storey County at this point has a wonderful asset, but  
12 it really, from a regional standpoint, doesn't have a balance  
13 of the housing and the commercial that goes with it.

14 The surrounding counties and cities have some  
15 concerns about the fact that they would have all of the  
16 houses for the jobs but not necessarily the tax base that  
17 comes with the industrial park. And those are things that  
18 are talked about on a regional basis.

19 I really want to emphasize, regionally, this is  
20 a local county issue, but it does have regional impacts to  
21 it. And those impacts are why surrounding cities and  
22 counties are saying, you know, because of the fact of the  
23 magnitude of it and the jobs that are there, the amount of  
24 traffic and the impacts that would come to those adjacent  
25 counties and cities, it theoretically could gridlock on

1 Interstate 80, everyone having to travel to other areas.

2 And what this does is localize it. It contains  
3 the development within our project so that its ingress and  
4 egress, its entrances and exits, are all into the business  
5 park so that people would not have to commute anywhere from  
6 10 to 20 miles to the adjacent communities for their housing  
7 and retail needs.

8 Currently in the park, there is no retailing.  
9 For employees to even have sandwiches or whatever, they must  
10 travel to Fernley or Reno for their lunches and other needs.  
11 It is a regional issue, not only from the impacts, but also  
12 from the housing standpoint.

13 On the local level, what those benefits are, is  
14 Lockwood. I don't know how many people are actually here  
15 from Lockwood, but these are pictures from last January.  
16 This is Lockwood, what happened in the storm event last  
17 January. It flooded the community. It literally took out  
18 bridges. It took out their phone system.

19 These are some of the streets, these are some of  
20 the bridges that were wiped out. It impacted their sewer  
21 systems, their phone systems. I believe that they were  
22 without phones for six to seven days in some areas.

23 COMMISSIONER TYLER: Something like that.

24 MR. SMITH: And so these are impacts. These are  
25 local impacts. This water is coming down -- let me -- is



1 there another one?

2 What do you have there?

3 UNIDENTIFIED FEMALE SPEAKER: Under your  
4 benefits map.

5 MR. SMITH: Yeah, behind this one. There we go.  
6 What happens from a hydrology standpoint.

7 Let me express this to the commissioners also.

8 I have many of our consultants here today to answer any type  
9 of technical aspects. So hydrology, wildlife, cultural, all  
10 of those questions, as you come up, there's several  
11 professionals in the audience here that I might point to to  
12 answer some of your questions here.

13 But what happens is this is a watershed in this  
14 general area where the rains or snowstorms collect in these  
15 areas, starting all the way back in the highlands.

16 Long Valley Creek. Those of you that have ever  
17 seen it, it's a beautiful, beautiful asset. It's also a huge  
18 water flow that all ends up in Lockwood. This is what  
19 happens in a storm.

20 What we've come to find out through our  
21 hydrology studies -- and this is something that we  
22 accomplished in our existing project of Somerset. We are  
23 the developers of Somerset.

24 I believe people understand, but I want to make  
25 sure. We develop communities. We do not develop homes.

1 This is what we're applying for here is to develop another  
2 community.

3 But what the hydrology shows is all this water  
4 collects and comes down and ends up going into the river at  
5 Lockwood, creating this problem here.

6 A lot of the water traverses across Cordevista's  
7 property itself, whether it be through channels or the soils  
8 itself are not very permeable, so when water hits it, it  
9 basically flash floods into the channels and creates this  
10 problem down here.

11 But through retention and detention, what can be  
12 fixed in that is holding back -- the studies show that there  
13 are 17,000 cubic feet per second of water that comes down  
14 Long Valley in a flood period. And just for a reference, the  
15 Truckee River flowing right now is about 500 CFS or cubic  
16 feet per second. So the river right now is at 500. You're  
17 talking about 17,000 cubic feet per second coming down.

18 Approximately 10,000 feet of that water crosses  
19 across Cordevista. And through the development, what we can  
20 do is, through detention or retention, is to hold that water  
21 up on the property. About 60 percent of the water could be  
22 held here while the storm event goes through, and then it  
23 could slowly be released and stop the flooding of Lockwood.  
24 And it's a very important thing for us.

25 Our project at Somerset had the same occurrence

1 from the lower community below it called Mogul. Mogul used  
2 to flood, literally waterfalls of water coming out of the  
3 hills in there. And we developed -- in that project, we have  
4 27 different detention and retention basins in it. It holds  
5 that water back, and as the storm passes over, it slowly  
6 releases it out so it prevents the flooding on that.

7 This is the summary and I'll go down and speak  
8 to some of these items in here.

9 In our plan, we can pledge at this point,  
10 knowing how the land is -- and these are of the studies that  
11 we've done over the past two and a half years. 40 to 45  
12 percent of the land would stay in open space. That's a  
13 pledge that we can do at this point.

14 Now, within the other areas, we still haven't  
15 developed it out, but we can look at it, understand the  
16 topography and the other items within it. We pledge 40 to 45  
17 percent of the space would be open.

18 We just addressed the Lockwood flooding areas.

19 One of the large -- and do you have the  
20 report -- yeah, it's right behind this one.

21 This -- and I know that to this audience, it is  
22 extremely important, and it's important to us, is water,  
23 meaning water that you folks are currently using.

24 What we're looking to do -- just put it on  
25 here -- is to not use any of the groundwater in Storey

1 County. And it's a pledge that we will pledge to the  
2 planning commissioners here that we would not utilize any  
3 groundwater.

4 The Highlands area is on a groundwater system.  
5 It's our understanding that wells are having to be redrilled  
6 to go to much deeper depths, anywhere from -- previously a  
7 hundred to 200 feet to as deep as 1800 feet some people are  
8 going. And that's because of the development of the area.

9 The water basin in there has a limited amount of  
10 water. And so every time a home is developed, it's another  
11 straw into the ground basically that's taking more of that  
12 water out. As the depth of it goes down, obviously  
13 attributable to the fact that the water table is diminishing  
14 and that there is not enough water.

15 From our studies, we've done satellite  
16 fractualization, we've done earthquake faulting and other  
17 items on the property, and it shows there's a very limited  
18 amount of water left in this basin.

19 Cordevista shares part of the Virginia  
20 Highlands' water basin. And that's why we want to be very  
21 clear in saying we have no intention -- we pledge and we  
22 could be conditioned not to use any of the groundwater up  
23 there.

24 Our project would be all water importation. We  
25 would develop a very extensive importation series of pumps

1 and pipes to bring the water into the project.

2 And with that, a benefit that could be extended  
3 out to the Highlands, and we would truly want to extend it to  
4 them, is the fact that the water system is close enough here  
5 that as the Highlands develops out further, that they could  
6 possibly tap into that water system for the future  
7 development.

8 I want to show you what -- and this comes from  
9 the county assessor's office. If we take a look at the  
10 one-acre, ten-acre, and 40-acre parcels in the Virginia  
11 Highlands area -- and I'm going to add these up in summary  
12 instead of going through each one of them -- there is a total  
13 of 1876 parcels in the Highlands between the ones, 10s, and  
14 the 40s. There are 484 homes developed to date. There are  
15 1392 lots still to be developed up here.

16 The point being is that if you're at 1800 feet  
17 currently, just trying to service your water needs with the  
18 existing 500 homes, as these additional 1400 homes come  
19 online, it will most likely diminish -- from our studies that  
20 we see, it will probably diminish the water supply up here.  
21 You would not have enough water to develop is what we're  
22 seeing in our studies.

23 So this is a benefit that we want to extend.  
24 This water importation, it would cost us tens of millions of  
25 dollars to bring the piping, the pump systems into

1 Cordevista, but at least it's up on the plateau and the level  
2 that it could theoretically be extended to the Highlands to  
3 help them with future developments as we go forward here.

4 Improved fire access and areas. Obviously fire  
5 is a huge concern in Nevada. Brush fires, as they take off,  
6 they move immensely quickly. They're very destructive.

7 We designed our communities to be fire  
8 resistant, and they're actually designed to handle fires and  
9 impacts. We've had fires come out to our projects. There  
10 are firewalls -- I mean fire breaks within them. Each of the  
11 homes are built with -- all exterior items are  
12 fire-retardant. There are fire breaks within the  
13 communities.

14 This is something that would be concerning to us  
15 up here. We've designed the community to handle such things  
16 as brush fires.

17 Diversification of the Storey County tax base.  
18 The County has operated over the decade, over the hundreds of  
19 years on a diverse tourist base or mining base, and it's  
20 currently turning into an industrial base. The housing or  
21 the retail and the housing bases would also diversify that  
22 and make it a more stable tax base.

23 Protection of wildlife and corridors. Again,  
24 concerns that we've heard and ones that we want to address  
25 extensively, and in particular is the wild horse we've heard

1 about. We've also heard about goats and other items that are  
2 up here.

3 But the wildlife habitat, the horses in  
4 particular, as we go to the next level, what we would do is  
5 design this to handle the wild horse habitat that's out here.  
6 And that plays into open space that we would dedicate for it.  
7 We'd also have corridors for the horses to travel through.  
8 So it wouldn't be just a wall of development that they  
9 couldn't traverse through or manage through. It's one that  
10 we are very concerned about and it's one that we want to  
11 address as we go forward here.

12 The petroglyphs. I don't know if everyone is  
13 aware, but in Storey County, Storey County was dedicated,  
14 about 30 years ago, 80 acres of land. This is a national  
15 treasure that Storey County has possession of. There is 80  
16 acres located right in this area of the property. We own all  
17 the property around it.

18 It is the highest concentration of petroglyphs  
19 that I believe is in northern Nevada -- I mean, excuse me, in  
20 North America potentially. It is currently be lawed by the  
21 Nevada Art Rock Foundation.

22 It is something that we want to be good stewards  
23 of the property, and we're working with both the County and  
24 Nevada Rock Art Foundation to begin developing plans to  
25 protect this natural resource, this natural treasure, and

1 also we're actually working towards doing additional  
2 donations.

3 There's land that we own that have additional  
4 petroglyphs on them, and we're looking and starting to do the  
5 survey to work with that to identify additional lands that we  
6 would actually donate to the County to enlarge that  
7 petroglyph area and then develop a plan to try and protect  
8 it. It is something that is beautiful.

9 The problem is is that some people come to it to  
10 enjoy it, and some people come to destroy it. That's the  
11 difficult part in trying to develop a plan. We're trying to  
12 work jointly with the Rock Art Foundation of the County on  
13 that.

14 There's two more benefits I want to go through.  
15 The zone changes. Taking it from something that can be quite  
16 harmful, theoretically, bomb-blasting/ammunition/hazardous  
17 waste zoning to a commercial/retail/residential zoning, we  
18 see as a benefit to the County.

19 It is something that -- this has the high  
20 potential of problems to occur within this type of zoning,  
21 zoning that's customized for the previous owners. We do not  
22 see this as really a highest and best use for Storey County  
23 land at this point to have these type of zoning components on  
24 it.

25 The last one, and this is something that we do



1 in our communities and it's done in a lot of leading-edge  
2 development now. It's something that we would introduce. We  
3 did this in our Somerset project.

4 This is something to help with all of Storey  
5 County. For the past two and a half years, we've tried to  
6 listen carefully to find out what are the items that Storey  
7 County needs assistance with or that the citizens and the  
8 people are looking for.

9 And this is -- what we've done in Somerset --  
10 and we limited this mechanism to the community itself. The  
11 dollars stay within Somerset.

12 In this case, because of all the needs and  
13 seeing the County doesn't necessarily have the dollars at  
14 this point to do all the needs that it has is that we'd open  
15 this up to the County as a whole. And how we do is it would  
16 be called the Storey County Community Foundation.

17 What we do in Somerset and we would do it here  
18 in pledge and record it, is that every time that a home  
19 traded, and that would be the first time, when the first-time  
20 home buyer comes in, or the time that he or she sells it or  
21 the remaining times of it, is there's a \$250 transfer fee,  
22 and that would go into the foundation at that point.

23 These are the items that we've seen or  
24 identified that need assistance from an economic standpoint,  
25 and we want to set this foundation up.

1                   What happens with this -- and if we just took  
2                   one and a half homes per acre, just assuming that we did the  
3                   mid range of what we're looking for to develop, it would  
4                   create \$3.2 million every seven years, or about \$500,000 a  
5                   year this would create in value.

6                   An average home is owned for about seven years.  
7                   So if we take the housing and multiply that, every seven  
8                   years, it trades and puts \$250 into this foundation, it  
9                   creates about half a million dollars a year. And this would  
10                  be not run by us, but we would actually let citizens run  
11                  this.

12                  And the items that we've seen that need  
13                  assistance that we want to pledge this to, and this is a  
14                  major list, we did not want to really put this out until  
15                  we've heard all the items because all other items added to  
16                  it, but cultural resources and preservation is taking care of  
17                  the petroglyphs, taking care of the wild horses.

18                  Virginia City's Convention and Tourism  
19                  Authority, as far as preservation, this really goes back to  
20                  not only the lands and open lands, but Virginia City as a  
21                  whole. And those -- a couple of those items that are very  
22                  evident are Piper's Opera House and the Fourth Ward School.

23                  We've been involved with those lightly, but this  
24                  would be something that would have a substantial amount of  
25                  dollars that would help launch those forward and protect and

1 preserve those items.

2 From an infrastructure standpoint, Virginia City  
3 Highlands, again, with the development of our infrastructure  
4 structure up there, this would be a mechanism to develop that  
5 infrastructure over to the Highlands, build a pipe actually  
6 from our project to the Highlands, not a road -- I want to  
7 emphasize that -- but a pipe that could come over and help  
8 with the remaining 1300 or 1400 homes to be developed in the  
9 Virginia City Highlands area.

10 It could also assist with the flood control.  
11 Lockwood, in the last flood that happened in January, still  
12 has deficit from the repairs of -- repair of the bridges and  
13 the infrastructure that's down there.

14 And also potential sewer connections. And this  
15 is one -- I don't know if the Highlands would ever reach a  
16 point, we haven't examined it to that level, but if there was  
17 a need for sewer connections, we would obviously have sewer  
18 within our project. We could also help with that  
19 infrastructure with the Highlands at that time.

20 This goes into the details of what we're talking  
21 about. But in essence, it would create about \$500,000 a year  
22 that could go to the citizens as a whole of Storey County.  
23 This is something the leading-edge developments and  
24 especially master-planned communities do. We want to pledge  
25 that to Storey County also.

1 I believe -- dark skies. There's another. This  
2 is -- these are several pictures of the Somerset project,  
3 and it's the best reference.

4 We've heard continuously about people concerned  
5 about, hey, you're going to take away our darkness and our  
6 skies, we won't be able to see the stars. We appreciate  
7 that.

8 We designed this community a decade ago. What  
9 we've done with it, what this is is a daytime picture and a  
10 nighttime picture of three different areas within Somerset.  
11 And I took a picture.

12 We have dark skies development in Somerset.  
13 What that means is that we minimize any type of lights within  
14 the community. The main one that you typically see in the  
15 community is the streetlights. That's usually what you see  
16 that occurs within a development.

17 We have within our community, which is 2800  
18 acres, or five and a half square miles, we have approximately  
19 30 streetlights in the entire community. And that's what  
20 allows it to stay dark and enjoyable in the evenings.

21 We've extended tours and we continue to extend  
22 tours to anyone that would enjoy coming. On the fliers, you  
23 have contact information for us. The best way to understand  
24 what we would like to do is to actually show you what we  
25 would do.

1                   So in here, we designed Somerset to have --  
2                   there are no stoplights within the community. We use only  
3                   roundabouts in there. And on those roundabouts in  
4                   particular, or if there was another high traffic area, we put  
5                   the streetlights at that point and they are all down.  
6                   There's no light that comes up. It all beams down, just to  
7                   denote for a driver that you're coming into a roundabout.

8                   All of the other streets within the community  
9                   have no streetlights on them, and that's what allows -- this  
10                  is our community. You're looking at several hundred homes  
11                  here, developed in here, and this is what it looks like in  
12                  the evening.

13                  Actually, the reason you have these two lit here  
14                  is that these were model homes that were open that evening.

15                  But this, again, is another picture of our  
16                  community, and this is how much light comes out of it. And  
17                  it's something that we want to pledge to this also is that we  
18                  do a dark skies community.

19                  And with that, I think I've touched on  
20                  everything with our presentation.

21                  I wanted to also, if I could for a couple  
22                  minutes, Mark Amodei represents us. He also had a few  
23                  comments for the Planning Commission if he could.

24                  CHAIRMAN WALLING: Are you still a senator?  
25                  Senator.

1                   SENATOR AMODEI: Thank you, Mr. Chairman,  
2                   Commissioners. For your record, Mark Amodei here on behalf  
3                   of Virginia Highlands, LLC. Last name is A-M-O-D-E-I for  
4                   your court reporter.

5                   For payroll purposes, I think I've been off the  
6                   payroll for about three days, but thank you for inquiring,  
7                   Mr. Chairman.

8                   I am mindful of your agenda tonight. It's nice  
9                   to see other folks that have to do tough votes for a change,  
10                  and I don't envy you, so I will be quick and crisp, knowing  
11                  that you're going to have another meeting.

12                  I want to touch on a few things that were master  
13                  plan amendment-related, then I'll get the heck out of the way  
14                  and let the questioning start and the other discussions  
15                  start.

16                  First of all, I wanted to let you know, just by  
17                  way of reminder, it's a pleasure to be in front of you again  
18                  and your board. As you'll recall, I appeared in front of you  
19                  with applicants over the last few years. Barrick Gold Strike  
20                  for the Western 106 power plant development, Painted Rock  
21                  Partners for the development that came through about six  
22                  months ago, and also Bell Canyon, LLC, with some folks who  
23                  appeared before you regarding some industrial zoning over  
24                  near Highway 50 where the county line almost meets Highway  
25                  50. It's nice to be back again.

1                   And let me tell you from that perspective,  
2                   having appeared in front of this Commission, being familiar  
3                   with your zoning ordinances and your master plans, to take a  
4                   look at this -- and once again, Storey County is at a  
5                   crossroads. Everybody knows the history of the County, and I  
6                   won't go back that far.

7                   But this project is unique in several purposes.  
8                   One is this represents, in my experience before this County,  
9                   an unprecedented outreach effort. No doubt this is  
10                  emotional. There are people that feel very strongly about  
11                  it, but nobody can accuse somebody of coming in and trying to  
12                  do something lickety-split. Town meetings up here. I've  
13                  attended here for this, a healthy discussion, a lot of  
14                  concerns that people up here have.

15                  Similar thing in Lockwood. Healthy thing.  
16                  That's the American way. I salute this Commission for  
17                  devoting two meetings to it and making sure that you get all  
18                  the information you can before you make a decision like this.

19                  But let's talk about Storey County for a minute.  
20                  Some of the discussions and from some of the commissioners in  
21                  the meetings are, the bottom line here: Is this going to be  
22                  good for Storey County. And we look at how the County has  
23                  matriculated just in modern times.

24                  You take a look at your own master plan which  
25                  references a population of less than 600 in 1960. And what

1 that represents is a manyfold increase in population for  
2 Storey County in the last 40 years. I'm not saying that's a  
3 good thing; I'm not saying that's a bad thing. That's not  
4 much different than western Nevada. This is an area that  
5 people like, like many of us in this room, like to come to.

6 So once again, you're faced with: Is this a  
7 good thing for Storey County? Is this a smart thing?

8 You've got an existing master plan that's  
9 13 years old. Under that existing master plan, your  
10 predecessors, or maybe some of you were on the board -- I  
11 know there are some newcomers -- you approved the Tahoe  
12 Regional Industrial Center. I salute you for it.

13 It was a phenomenal move for Storey County, a  
14 county that, before the approval of that, had a hard time  
15 passing a voter initiative to put three-tab 15-year shingles  
16 on the high school roof.

17 In the neighborhood I hang out in, we had to  
18 fight to keep the County separate because there were those  
19 folks in larger counties and folks in Las Vegas who thought,  
20 well, it's too small, can't generate the money, we'll just  
21 put it in another county. We fought that fight and won it,  
22 and we should have, and I'm proud of those results.

23 But you look at the matriculation of this county  
24 with the existing master plan, and you say, you know, we  
25 might have created in Storey County the largest industrial



1 center on the planet.

2 Now, I don't know how anybody in this room feels  
3 about that, but based on what was going on in the county, in  
4 the foothills, I salute those folks who were in leadership  
5 positions and in public service positions like you folks.

6 And so -- and by the way, that was eight years  
7 ago. Are we at the end of phase one yet? You folks would  
8 know better than I do because that's going to tie into  
9 something. We're just starting phase two of potentially six.

10 So that took eight years for that. It was one  
11 of the most unprecedented real estate booms that western  
12 Nevada has ever seen. And you know what? Let's be honest,  
13 that's done great things for our economy. Not just Storey  
14 County. Everybody. But that's eight years for phase one.

15 One of the things we hear is if you do this,  
16 it's going to upset the political balance in Storey County.  
17 Well, I would submit to you that by swinging the big bat and  
18 creating the largest industrial center maybe on the planet,  
19 with the impacts that that creates in the region, and even  
20 though we're as proud of muckers and the highlands and blue  
21 and white and all these other things as anybody else in any  
22 other area is, it is a region, folks, and let me remind you  
23 why it is a region.

24 When somebody starts driving up Six Mile Canyon  
25 Road from Lyon County to go to Reno, Commissioner Bob Hess

1 wants them to have to pay for it. They're going to impact on  
2 Storey County roads. That's a regional impact.

3 But the folks in Washoe County get together and  
4 they say we want to do that Tahoe/Pyramid Lake and we're  
5 going to send it through Storey County. Storey County's got  
6 a lot to say about that. You ought to consider other  
7 counties before you do that.

8 When the folks in Reno and Sparks want to do  
9 flood control and their first attempt at that is to get it  
10 through the Truckee Meadows quicker and say good luck in  
11 Lockwood, Storey County has something to say about that.

12 I say all that to say this: We are all as proud  
13 of our county and our homes as we can be, and we should be.  
14 But, like it or not, every single county in this region is  
15 part of a region. It's part of a region for air quality,  
16 it's part of a region for traffic, it's part of a region for  
17 water. God help us the fights that are going to happen over  
18 water in the next 20 years.

19 But when you think about that regionally, my  
20 suggestion to you tonight and some facts I'm going to leave  
21 you with and I'm going to get out of the way and let these  
22 folks talk, is you have to put your head on a 360-degree  
23 swivel.

24 If the people in the Highlands oppose this and  
25 they want unplaced status to remain in the Highlands, you've

1 heard a presentation that will allow that. If the people in  
2 the Highlands want no impacts to their groundwater, you've  
3 heard a presentation that says no impacts to your  
4 groundwater.

5 If the people in the Highlands say I don't want  
6 to know that those people are five miles over there, I don't  
7 know what to tell you about that. I don't know what to tell  
8 you about that.

9 But if you want to talk about wild horses or you  
10 want to talk about petroglyphs or you want to talk about  
11 traffic flows, the presentation you've seen tonight directs  
12 almost all the population impacts if this master plan  
13 amendment and zone change, which is what TRI asked for eight  
14 or nine years ago and what Painted Rock got six months ago.  
15 All those impacts are being directed into the industrial  
16 center.

17 Nobody stood in front of you and said to hell  
18 with the wild horses. Nobody stood in front of you and said  
19 we'd like you to look the other way while we pump your  
20 aquifer dry.

21 I mean, come on. This is the new millennium.  
22 Nobody gets away with that, especially not with the way I've  
23 seen this Commission work.

24 So I would ask you, when you hear these concerns  
25 and if there's new ones, then it's that applicant's job to

1 deal with it. But as you hear those and you hear water and  
2 you have a proposal in front of you that says we will not  
3 touch the groundwater in Storey County, and that proposal  
4 continues to say we will size infrastructure so that if the  
5 Highlands needs water, then it will be within five miles or  
6 four-point whatever. I don't want how fast a bird flies, but  
7 anyhow, it will be that close.

8 When you hear a proposal that says a foundation  
9 that will create every time a house in this community  
10 starts -- every time a house in this community sells, we will  
11 create a foundation. One of those benefits can be helping  
12 pay those infrastructure costs.

13 Or you talk about fire protection in the  
14 pinion-juniper areas. We're standing in a firehouse. This  
15 is the first time I've been here where there wasn't something  
16 to eat, but I'll get over that.

17 (Laughter)

18 SENATOR AMODEI: Anyhow, you talk about those  
19 sorts of infrastructure, the potential ability of services  
20 which allow, for instance, this area to continue as an  
21 enclave; and with the traffic, dark skies, all that, that  
22 tells me this is responsive.

23 Now, if you just don't want to grow, then that's  
24 fine. It's America. You can say that. I don't want to  
25 grow. I don't want the county to get any bigger.

1                   Let me just give you a couple facts about that  
2                   and then I'm going to get out of your way and we'll talk some  
3                   more at the next meeting.

4                   Not wanting the county to grow is perfectly  
5                   fine. It's kind of an interesting thing when in some months  
6                   this very Commission approves projects in the industrial  
7                   center that create more jobs than the existing population of  
8                   the county.

9                   And when you create those jobs and you talk  
10                  about impacts on Storey County from other counties, to sit  
11                  there and say but we want -- and you look at the map over  
12                  there, hey, folks, for all practical purposes, it's Washoe  
13                  County and Lyon County. And Washoe County is somewhere north  
14                  of 400,000 people, and Lyon County is, hellbent for leather,  
15                  they're trying to be the number two population county in  
16                  western Nevada.

17                  I happen to live in Carson City. Douglas  
18                  County, Churchill, forget it. Those folks, if they can solve  
19                  the water problem, are going to be the number two population  
20                  county. You will be surrounded by the two highest population  
21                  counties in western Nevada.

22                  And so when you create impacts that send police,  
23                  fire, schools, social services into those counties but you  
24                  don't want to grow, in the game that I play every other year  
25                  for 120 days, which I'm almost done with, which I'm sure that

1 comes as good news to some of you here tonight, when it comes  
2 time to go talk about those impacts, you'll want somewhat of  
3 a voice.

4 That doesn't mean Storey County needs to go  
5 condo and timeshare and high-rise and all that other sort of  
6 stuff. But when you look over at that map talking about  
7 topography, you only have three areas in the county. I mean,  
8 you don't want people to build on hillsides, which you'd have  
9 to grandfather existing hillside stuff, but that's fine.

10 You've only have three areas. Painted Rock  
11 which you dealt with six months ago in a responsible fashion,  
12 and we hope you deal with this one in the same responsible  
13 fashion. You've got this piece and you've got that other  
14 piece west of it, I think. That's it.

15 So if you're worried about where are we going to  
16 end up when this is all over, it's like, if you're going to  
17 do something responsible and talk about relatively level  
18 pieces of ground that are -- and by the way, some people  
19 would consider this a down-zone from open burn/open  
20 detonation.

21 And I know that was done because the Aerojet  
22 folks, the TRW folks, at the time it was a responsible thing  
23 to do.

24 I would suggest to you that the way that stuff  
25 reads right now, if anybody thinks that's a good thing for

1 Storey County, then, you know, we should go to a different  
2 firehouse and have a different meeting.

3 This represents a responsible change in zoning  
4 for what's presently allowed there. I don't think anybody,  
5 especially from what I heard in those meetings, one here and  
6 the other one, thinks that we ought to do open burn/open  
7 detonation. And I work on some military bases where the  
8 folks have something to say about that.

9 But let me just tell you, when you focus on  
10 those facts and you're trying to raise the bar for Storey  
11 County -- and you should. When you're trying to raise the  
12 bar for Storey County, think back of when you had a  
13 presentation at this stage that doesn't think that this does  
14 for infrastructure, for consideration of existing residents,  
15 but also, I would submit to you, back to that regional level,  
16 takes a big stick out of your neighbor's hands when they say  
17 nice job on the industrial park.

18 But you have had opportunities -- not that  
19 you're going to have many. You've had opportunities to  
20 address some of the housing issues and you said no when the  
21 context of those things was like this.

22 I would suggest to you that to maintain a viable  
23 and effective plan and to preserve the quality of life for  
24 folks in Storey County, and that's all the four areas that  
25 you say that's fine. If you can do this responsibly and this

1 allows us to go to our neighbors and say we've done what we  
2 can in housing, so take your requests for whatever in terms  
3 of in lieu of fees and taxes -- which, by the way, it helps  
4 if you have a little population when it comes time for that  
5 reapportionment stuff because that's kind of how they set up  
6 districts.

7 And as the guy who represented you in the last  
8 one that had to give back more people from Carson City to  
9 keep part of Storey County in my district so that you'd have  
10 somebody that wasn't -- no offense to Maurice Washington  
11 because I'm standing in his district right now -- but whose  
12 primary district included Sparks.

13 Those are things you need to think about. I'm  
14 not suggesting you should agree with me or not, but you  
15 should think about those things. We need to think globally.

16 And I would suggest to you, Mr. Chairman, and  
17 board members and people of this county, if you think  
18 globally and you say, okay, can I take a few sticks out of  
19 some other folks' hands? I want my lifestyle to remain the  
20 way it is. I don't want this impacting on me negatively.

21 And you know what? There's nothing wrong with  
22 saying that. But when you look at how it potentially can,  
23 and there's things they missed, then tell them about it. But  
24 what you have before you is the presentation of somebody  
25 coming in who's trying to say: What are your concerns? And



1 if your concern is simply I don't want you there, then you  
2 can say that too, but that doesn't leave them much to deal  
3 with.

4 So I would suggest to you that -- and I want to  
5 thank Jesus there's nothing going on in northern Nevada on a  
6 Friday. I want to thank everybody --

7 (Laughter)

8 SENATOR AMODEI: -- everybody for coming out,  
9 and, Mr. Chairman --

10 CHAIRMAN WALLING: Show night on television.

11 SENATOR AMODEI: I'm going to shut up and let  
12 you folks get on with your questions. And I look forward to  
13 talking to you folks again at your next meeting. I hope  
14 Saturday is better than Friday for everybody.

15 CHAIRMAN WALLING: Thank you, Senator.

16 At this juncture, I'd like to turn the  
17 questioning over to the Planning Commission for the  
18 applicant.

19 COMMISSIONER HAMMACK: Go down the row or how do  
20 you want to do this?

21 CHAIRMAN WALLING: Whoever would like.

22 COMMISSIONER PRATER: I'll start.

23 CHAIRMAN WALLING: State your name for the  
24 record, sir.

25 COMMISSIONER PRATER: Larry Prater.

ENDS

1                   The question is -- you may want to defer to part  
2 of your technical staff.

3                   MR. HAYMORE: Larry, talk into -- there's about  
4 a hundred people outside.

5                   COMMISSIONER PRATER: You may want to refer this  
6 question to your technical staff. It's regarding the  
7 hydrology studies and the -- looking at figure three under  
8 tab two of the book that we've been given. There's been lot  
9 of discussion about aiding the Lockwood area as far as flood  
10 control.

11                   According to this map, Cordevista development is  
12 about a third of the total drainage basin. The other two  
13 major basins are the Long Valley basin and the Lousetown  
14 basin that we're in right now.

15                   The Lousetown and Long Valley basins both  
16 converge near your northwest corner of your development, and  
17 the Long Valley Creek continues on down and is the west  
18 boundary of the development.

19                   My question is: Are you in a position to do  
20 flood control in that little reach of the Long Valley Creek  
21 that would actually have a fairly significant impact on the  
22 potential flooding of the Lockwood area?

23                   MR. SMITH: Well, and I believe I understand  
24 your question, but if I don't address it exactly, get back to  
25 me.

1                   Is Joe -- are you here this evening? No.

2                   Let me answer. You were pointing to Long Valley  
3 Creek itself. And just within the commissioners' books,  
4 there is a book that shows all of the tributaries and other  
5 items, how they come together and collect down into the Long  
6 Valley area.

7                   Our proposal -- and what you're seeing on that,  
8 this is actually the retention of it. The U.S. Corps of  
9 Engineers actually designed a dam some ten years to be  
10 developed in between our property and Lockwood. I'm just  
11 going to point here. That was designed and it was never  
12 developed and it still sits out there as a potential.

13                   Our proposal would be to actually retain the  
14 property (sic) up on the property, on the Cordevista property  
15 before it even reaches Long Valley. So you wouldn't be in  
16 the valley itself retaining up the dams. You'd be retaining  
17 up on the property.

18                   You can see all the fingers, I'll call them, the  
19 tributaries in here. You trap the water up in these areas  
20 and then slowly let it come down. These areas could still  
21 continue on or you could do detentions on this. This is not  
22 our property, but there is -- 60 percent of the water that  
23 comes down in this valley crosses across this property where  
24 you retain it.

25                   COMMISSIONER PRATER: According to this map,

1 that's only roughly a third of the whole drainage basin.

2 MR. SMITH: Sizewise, yes, but water flowwise,  
3 coming through here, 60 percent of it comes across here,  
4 40 percent of the water comes this way. It's not necessarily  
5 size; it's where the water itself is coming. It's collecting  
6 in these hills around us and coming down. It's actually off  
7 of our property but traverses across the property.

8 COMMISSIONER PRATER: Okay.

9 MR. SMITH: And does that answer that?

10 COMMISSIONER PRATER: Yes. Thank you.

11 CHAIRMAN WALLING: Further questions? Peter.

12 COMMISSIONER MAHOLLAND: Yeah, I've got several  
13 actually.

14 I've got a number of questions and comments,  
15 some of them based off some things I've read from the public  
16 and just some general questions in the proposal itself, so  
17 I'll just go down my list.

18 Teeing off of Larry's question regarding the  
19 retention basins, who would bear the maintenance  
20 responsibility of those retention basins once they're  
21 constructed?

22 MR. SMITH: Those would all go into the  
23 homeowners association. In a master-planned community,  
24 again, we didn't go into lot of detail on it, but what  
25 happens is you can create a CC&Rs, covenants, conditions, and

1 restrictions, to record it across all of the property, and  
2 that creates a large homeowners association.

3 The CC&Rs is really the critical -- in the  
4 Highlands, you have CC&Rs when you create a homeowners  
5 association. This is -- in this style, you create even a  
6 larger homeowners association here, similar to what we do in  
7 Somerset. All those retention basins, all 27 of them are on  
8 homeowners association property and they are maintained by  
9 the homeowners association. That comes from the dues that  
10 each homeowner pays into that association.

11 COMMISSIONER MAHOLLAND: So if somebody blows  
12 out, the homeowners association would cover that.

13 MR. SMITH: Correct.

14 COMMISSIONER MAHOLLAND: In terms of where the  
15 water is coming from, without asking who -- where you're  
16 getting the water exactly from --

17 UNIDENTIFIED SPEAKERS: Ask him.

18 (Laughter)

19 COMMISSIONER MAHOLLAND: Where are you getting  
20 the water from?

21 (Laughter)

22 COMMISSIONER MAHOLLAND: I won't put you on that  
23 spot. I'll let somebody else do that.

24 Assuming it's coming from outside Storey County,  
25 what are the impacts to wherever it's coming from in terms of

1 of the other county that might want to develop?

2 MR. SMITH: It's a great question, and we've  
3 been asked that many times. Do you have the water? Where  
4 are you going to get the water?

5 There is not ample water within Storey County to  
6 do this development. I think we've gone through that  
7 clearly, and we don't want to tap into those aquifers.

8 But there is ample water within northern Nevada.  
9 We do have -- we actually have six different alternatives  
10 that we're looking at.

11 UNIDENTIFIED SPEAKERS: What are they?

12 UNIDENTIFIED FEMALE SPEAKER: What are they?  
13 Where?

14 MR. SMITH: I want to answer. I'm going to  
15 defer to some of the staff, if I could, on this.

16 The reason why is we're in negotiations to  
17 acquire this property -- these water rights at this point.  
18 Having it go out into the public forum may not be most  
19 beneficial for those negotiations now. So that's --

20 UNIDENTIFIED FEMALE SPEAKER: It's beneficial to  
21 us.

22 MR. SMITH: I think the condition that you folks  
23 would have for comfort from the Planning Commission or the  
24 County Commission, that if we were never able to source the  
25 property -- or the water and bring it here, we would never be

1 able to record a tentative map to do any development.

2 So whether we have the water today or whether we  
3 have it later, there's a safety mechanism in here that says  
4 if we don't bring the water or have the water, the planning  
5 department or the county commissioners will never approve it.  
6 So that's your safety valve at that point, that if you were  
7 to approve this, that no development would occur unless we  
8 did have the water at that point at tentative map status.

9 UNIDENTIFIED FEMALE SPEAKER: So why is it so  
10 hard just to give us the six locations?

11 SECRETARY EDWARDS: The chairman will be back in  
12 a minute.

13 VICE-CHAIRMAN BUCCHIANERI: The chair has left.  
14 I'm the vice-chairman. I guess I'll have to take over. Our  
15 chairman got scared and left.

16 (Laughter)

17 MR. SMITH: You need to tell him that when he  
18 comes back.

19 VICE-CHAIRMAN BUCCHIANERI: So I think we were  
20 going through the questioning by the Planning Commission.  
21 Who's the next one down the line here?

22 COMMISSIONER MAHOLLAND: I've still got a few.

23 VICE-CHAIRMAN BUCCHIANERI: Okay.

24 COMMISSIONER MAHOLLAND: Still related to the  
25 water.

1                   VICE-CHAIRMAN BUCCHIANERI: I was wrong. He's  
2 back.

3                   (Laughter)

4                   COMMISSIONER MAHOLLAND: Do you feel there is  
5 not only ample water for the proposed development but also  
6 enough water to import for the Virginia Highlands as well --  
7 Virginia Highlands.

8                   MR. SMITH: Yes, there is a substantial amount  
9 of water still unused within northern Nevada that has  
10 different locations that is useable. It will be used  
11 throughout northern Nevada. Part of it will be used in  
12 Storey County.

13                   COMMISSIONER MAHOLLAND: I guess relative to the  
14 alternative that you're looking into, would that amount of  
15 water that you're looking into also cover that, the Virginia  
16 Highlands as well?

17                   MR. SMITH: Depending on -- theoretically, yes.  
18 Depending on how much the Highlands would need would be a  
19 question. And that's to be determined.

20                   As I say, you could have a potential 1400 more  
21 homes coming into the Highlands as it stands currently, and  
22 how many of those would actually be developed or not  
23 developed, I couldn't answer that.

24                   COMMISSIONER MAHOLLAND: Still related to that  
25 drainage but moving on to horses. If you create detention



1 basins within the community, one of my concerns would be  
2 that, of course being the desert, wildlife is always looking  
3 for water. If you create detention basins, then probably  
4 creating a situation where horses will be drawn to those  
5 detention basins.

6 Is that an issue that you've looked at?

7 MR. SMITH: Well, again, the total wildlife  
8 plan, I'll call it, has not been developed, but that is a  
9 very valid point. And it occurs in our current community,  
10 Somersett, where, when you do create those detention basins,  
11 you do create an opportunity for additional wildlife, not  
12 only horses, but you'll see other wildlife. You'll see ducks  
13 starting to come. You'll see raccoons and other things  
14 that -- it's an occurrence that happened with our project.

15 It was basically barren desert. As those  
16 detention basins were built, we actually have nine lakes  
17 within the community. They're vibrant with wildlife. And we  
18 would have that occurring here also.

19 COMMISSIONER MAHOLLAND: It sounded like your  
20 drainage person, your engineer person, is not here tonight;  
21 is that --

22 MR. SMITH: Yeah. I thought Joe was trying to  
23 get here, and I'm not sure he did. RCI Consultants has done  
24 the drainage studies for us.

25 COMMISSIONER MAHOLLAND: Okay. Feel free to

1 defer my questions then for later if you need to.

2 MR. SMITH: Okay.

3 COMMISSIONER MAHOLLAND: In terms of creating  
4 detention basins that will hold flood types of events, how  
5 will those detention basins impact base flow for the creeks?  
6 My concern being that if there's detention basins to hold  
7 back base flows from the creeks, we're actually losing water  
8 for wildlife through the Long Valley Creek.

9 MR. SMITH: Well, Long Valley Creek is -- has a  
10 slow -- from what we've seen over the past couple years, has  
11 a slow water flow through it almost constantly. What we're  
12 trying to address here -- and water flow can come through the  
13 detention basins. They can be engineered so that those can  
14 continue to flow through. It's when it's a flash flood  
15 series that they actually fill up and have pipes that retain  
16 it and hold it back at that point so that it's a restricted  
17 flow.

18 It would not stop all flows. What it does is it  
19 basically slows it down at a flash flood event period.  
20 That's how the hydrological engineers design all those at  
21 that point through the dams and retention areas.

22 COMMISSIONER MAHOLLAND: Something that I  
23 noticed in one of the letters from the public is related to  
24 transportation. Someone mentioned that there might be  
25 alternative roads or alternate roads that could be built in

1 addition to the proposed road that would go to the USA  
2 Highway, but I didn't necessarily see that in the proposal.

3 MR. SMITH: We have looked at -- again, over the  
4 years we have studied this and tried to listen to the  
5 populace about where -- some of the questions coming to us is  
6 do you want roads to certain areas. And we've heard both.  
7 Some people say do bring a road and we've heard some that say  
8 don't bring road.

9 So from our standpoint, we have limited all of  
10 our road system to go into the industrial park, and so that  
11 the impacts that the industrial park is creating and those  
12 jobs and housing needs would be addressed and taken care of  
13 from that.

14 Your alternative routes, we've also looked at  
15 some other alternatives, and we're not proposing to develop  
16 them. But there is some alternative route that you can take  
17 to Mustang that could be designed and engineered. We're not  
18 intending to build that. And the other one is a westerly  
19 road, and no roads to the south.

20 Those are ones that we've looked at, but there's  
21 actually a litany of ways that you can build the roads, but  
22 we want to limit ourselves to the Tahoe Regional Industrial  
23 roads.

24 COMMISSIONER MAHOLLAND: If it was something  
25 that was desirable, would you be interested in also

1 developing roads that would go to places, to Virginia City,  
2 down through Lockwood to Reno, to other places?

3 MR. SMITH: Again, we are pledging not to  
4 because of the impacts. So if the Planning Commission or the  
5 county commissioners chose to do that, meaning if they  
6 requested that of us, we would look at putting those stub  
7 outs to it for those. That's part of the planning process  
8 that goes through. But by no means are we looking to try and  
9 develop those roads.

10 COMMISSIONER MAHOLLAND: Also from schools, I  
11 have a another study thing related to comments from the  
12 Storey County School District on how they might view the  
13 proposed development. And I understand that if the  
14 development was put in, there would be schools within the  
15 community that would service the needs of the people who live  
16 there, of course.

17 Might you be able to also offer opportunities to  
18 service the needs of children from the Lockwood community?

19 MR. SMITH: Yes. And, again, that's really when  
20 you come to the PUD level and you start to lay out the land  
21 and look at where the locations of schools would be and how  
22 much needs for schools would be. That comes in the detail at  
23 the next level, at the planned unit development when we  
24 actually bring the detail of the land plan.

25 Those type of needs of children outside of the

1 community could be addressed and incorporated into the  
2 development.

3 COMMISSIONER MAHOLLAND: In terms of jobs --

4 CHAIRMAN WALLING: Peter, speak up just a little  
5 bit.

6 COMMISSIONER MAHOLLAND: Thank you.

7 This came to us just recently. I notice one of  
8 my questions was in here that I'm going to ask you  
9 regardless. In terms of jobs that are anticipated at TRI,  
10 which I would anticipate would be generally  
11 lower-wage-earning types of jobs that are not high-tech jobs  
12 necessarily, how would that relate to the proposed housing  
13 and what's going to be there?

14 In other words, is there going to be affordable  
15 housing if the major need is going to be affordable housing?

16 MR. SMITH: It's a great question. The park is  
17 not developed and it will evolve and grow. You're seeing a  
18 lot of potential high-tech people coming into it.

19 Something that Storey County should be very  
20 proud of right now is Storey County has the highest  
21 per-hourly pay scale in all of northern Nevada. It is a pay  
22 scale that's beyond Washoe, Lyon and everyone else.

23 But I think your question is is if a person is  
24 on an hourly basis, can he afford a home. And that is  
25 something within the master-planned community that we would

1 do is size the development and tailor it to accommodate all  
2 levels of housing. That would be affordable all the way up  
3 to custom homes and luxury homes.

4           Within a park, you'll see it's not going to be  
5 just big distribution and boxes. It is everything that's  
6 coming into that park from manufacturing to businesses to  
7 high-tech companies. You'll have all of those scale of  
8 people involved.

9           From our standpoint, we would design the  
10 community to handle all levels of the pay scale within the  
11 business park. Industrial park, I should say.

12           CHAIRMAN WALLING: Peter.

13           COMMISSIONER MAHOLLAND: Yes, sir?

14           CHAIRMAN WALLING: Let's just pass this on to  
15 the next man and then we can go back to you.

16           COMMISSIONER MAHOLLAND: Fair enough, as I flip  
17 my page.

18           (Laughter)

19           COMMISSIONER OSBORNE: I just have several  
20 questions. You've addressed --

21           CHAIRMAN WALLING: Your name, sir?

22           COMMISSIONER OSBORNE: Oh, Austin Osborne,  
23 O-S-B-O-R-N-E.

24           So basically what I'm seeing here is, right now,  
25 I understand you don't know exactly where the water's coming

1 from and how much water you're getting, but you could not  
2 pledge at this point that you could acquire enough water  
3 rights to build your project and share it with the Virginia  
4 Highlands in the future.

5 MR. SMITH: Oh, I think we can pledge that we  
6 can acquire water rights.

7 COMMISSIONER OSBORNE: For Cordevista.

8 MR. SMITH: Correct, yes. I think we can pledge  
9 to that.

10 COMMISSIONER OSBORNE: The reason I ask is one  
11 of your incentives here is that day the people here in this  
12 county could one day benefit from the water that you're  
13 pumping into your development.

14 MR. SMITH: Mm-hmm.

15 COMMISSIONER OSBORNE: But if you can't acquire  
16 enough rights to make that happen, I don't see where really  
17 that is going to be anything that's a possibility in the  
18 future.

19 MR. SMITH: Well, I think what the benefit that  
20 we are trying to extend here, Commissioner, is the fact that,  
21 right now, there is not a water -- there is a water system, a  
22 delivery system to the Virginia City area from the Marlette  
23 Lake area, but there's not a physical delivery system that  
24 comes into the Highlands area.

25 So we would be developing a system that could be

1 sized to handle the Highlands if we were -- if they needed  
2 the water to come across at that point.

3 The infrastructure itself, the pipe sizing is  
4 extremely expensive but it's something -- you would have  
5 pumps that would be required. And that could be sized in  
6 order to handle the future development of the Highlands.

7 But as far as the acquisition of the water  
8 rights and all that, we would see the people that were  
9 actually building the home would be the person to actually  
10 acquire the water right and then put it into our pipe,  
11 basically, to bring it here.

12 COMMISSIONER OSBORNE: So the possibility of a  
13 pledge, even though you can't acquire the rights at this time  
14 for the Highlands, that you could build the infrastructure  
15 enough to accommodate Cordevista and supply the possible  
16 build-out of the Highlands.

17 MR. SMITH: Correct.

18 COMMISSIONER OSBORNE: Meaning pipes and  
19 retention basins and all that.

20 MR. SMITH: Well, it wouldn't be the retention  
21 basins, but it would be the pipes.

22 COMMISSIONER OSBORNE: Okay. Just another  
23 question I had was --

24 MR. HAYMORE: Austin, I'm sorry. I want to make  
25 sure it's clear.



1                   . Mr. Smith, you're not saying you'll build the  
2 pipes into the Highlands. You'll build your system so they  
3 can continue.

4                   MR. SMITH: That's correct. And I think that's  
5 what comes back to -- some of the funding mechanisms that we  
6 would see would come out of this here. It would create  
7 millions of dollars of transactions and fees coming into this  
8 mechanism so that those things could be either paid for out  
9 of the foundation or citizens or the owners of Virginia  
10 Highlands area could pay for it.

11                   COMMISSIONER OSBORNE: That is how I understood  
12 what you were saying, that you're not building pipes into the  
13 Highlands, but you'll build up to your project and it would  
14 be enough extra room to accommodate possible further  
15 development.

16                   MR. SMITH: Right.

17                   COMMISSIONER OSBORNE: Just another question.  
18 With the petroglyphs, what plans -- you kind of explained  
19 before that you have an interest in protecting the  
20 petroglyphs. What are some specific things you would be able  
21 to do as far protecting that?

22                   MR. SMITH: Well, I think first of all would be  
23 identifying some of the lands owned by us privately and  
24 putting them into the County's hands. I think that's one of  
25 the simplest ones, that we work and try to identify that

1 those lands that we do own that could go into it.

2 Second of all would be working to develop a plan  
3 both with the County and the volunteer group from the Nevada  
4 Rock Art Foundation and other citizens as to try and find the  
5 best plan. I think one of the things that has been  
6 interesting and presented is to actually create a preserve  
7 over that area.

8 And again, access to it would be a public access  
9 to the area. And I have to say, public access brings both  
10 good and bad. And that's really where a management plan  
11 would need to be developed and do that.

12 We have done extensive cultural studies. And I  
13 have some -- Dr. Kautz is here to express anything or any  
14 technical answers, a gentleman who has done all the cultural  
15 studies on our property to identify all those areas.

16 But I think in simplistic forms would be  
17 donating some lands to the County and also working with the  
18 County and citizens groups to develop a plan to allow access  
19 but also protect the national treasure that is out there.

20 COMMISSIONER OSBORNE: Just one more question  
21 for now. You've talked about with the fire, the police, and  
22 the schools, providing accommodations for those.

23 UNIDENTIFIED FEMALE SPEAKER: Speak up.

24 COMMISSIONER OSBORNE: I'm sorry.

25 You've talked about with the schools, the fire,

1 the police stations and all of that or any other community  
2 centers. Kind of focus on that, how much you're willing to  
3 put in for that. Are you actually going to build the  
4 building or are you going to provide the land?

5 MR. SMITH: I think it's a combination of all of  
6 the above. And that's really when we come to the PUD level,  
7 you will have economic models that come in and show what type  
8 of tax basis is created, what it can support. If there are  
9 shortfalls in regards to that, that's where we, the  
10 development, would step in and assist with those.

11 As far as the development of those facilities,  
12 the main infrastructure would be developed by us: roads,  
13 water pipes, sewers. If there's assistance that's necessary  
14 from the County's standpoint to build fire stations, public  
15 parks, police, schools, that's where we would step in and  
16 assist from those standpoints.

17 It's something that we were doing in our current  
18 community. We're building a fire station right now. It's a  
19 three-and-a-half-million-dollar structure that, when we  
20 complete it this summer, we'll donate it to the City of Reno.  
21 We've also acquired the pumper trucks and have donated those  
22 to the City of Reno.

23 So something that, step two, when you go through  
24 and actually analyze what your needs are, that you sit down  
25 with staff and work through what the needs are and what the

1 developer needs to do. Typically we would be the ones that  
2 would be developing and assisting so that it's not a burden  
3 to the County or the citizens.

4 CHAIRMAN WALLING: Next?

5 COMMISSIONER HAMMACK: Thank you, Mr. Chairman.  
6 I'd like to take a quote here from our master plan on page 31  
7 where it says: Implications for future development.

8 UNIDENTIFIED SPEAKERS: Louder.

9 COMMISSIONER HAMMACK: Okay. Now can you hear  
10 me?

11 A quote from our master plan, on page 31, it  
12 says: Implications for future development. It talks about  
13 water on this page. And it says that water is essential to  
14 any land uses. It follows that before a development is  
15 allowed within the Virginia range, availability of water  
16 should be the primary consideration. All the stuff that  
17 we're talking about right now about water, and all these  
18 pages it talks about the low availability of water throughout  
19 the Virginia range.

20 So it's -- the water has to be imported for any  
21 new developments. So that's very critical that we find out  
22 how many acre feet you're going to have, things like that. I  
23 don't know, are we too early in the process?

24 MR. SMITH: It really is the second step. It's  
25 the PUD where we come in and say we're going to build one

1 house per acre or two houses per acre because it's a material  
2 difference of -- it's times two, the water amount and how --  
3 within that PUD, also talk about the landscaping standards  
4 and how much water will be required for that, any type of  
5 commercial that's developed, retail stores, creates some type  
6 of a rule.

7 And it is in concept true, and it is a large  
8 number, but until we actually do step two, which is the PUD,  
9 we would be unable to identify it at this point.

10 COMMISSIONER HAMMACK: Okay. Mr. Chairman, I  
11 have one more question. It's not basically a question. It's  
12 reading from the master plan again.

13 The great interior, it talks about southwest of  
14 Lockwood, between Lockwood and Hidden Valley. On the east  
15 side of the Truckee Meadows is an area of rolling hills which  
16 would could be residentially developed in the future. And  
17 I'm reading that to be the area that we're discussing, the  
18 Cordevista area.

19 MR. SMITH: I believe so.

20 COMMISSIONER HAMMACK: Okay. It says it could  
21 be. It doesn't say it has to be.

22 MR. SMITH: Understood.

23 COMMISSIONER HAMMACK: Okay. I just wanted to  
24 have that read on the record. Thank you.

25 I don't have any questions. I just wanted to



1 read those.

2 MR. SMITH: And I'll also answer with that,  
3 though, the master plan also speaks about balancing jobs and  
4 housing growths and other items in there.

5 And so when it says these are areas that could  
6 be, there's also an overriding aspect. It says that the  
7 County should look at job housing balances also. And that's  
8 where I think we've discussed some -- really only three  
9 general areas that you could work to do that job/housing  
10 balance, us being one. We control about half of that area.

11 MR. SHUPE: The reason the master plan calls  
12 that out is because it's one of the few that exist within the  
13 entire area. The master plan simply stated this is one of  
14 the few areas that could.

15 MR. SMITH: Cory, the gentleman who works with  
16 us, is stating that in the contents of that, it's calling out  
17 that it could be because it also notes that there's only a  
18 select few areas that could be developed, this being one of  
19 them.

20 MR. SHUPE: Right, and they should be aware of  
21 it. This is a primary. Council should be aware, this is one  
22 of the areas that could.

23 CHAIRMAN WALLING: Sir, questions go to the --

24 MR. SHUPE: I'm with his team.

25 COMMISSIONER HAMMACK: Okay. Mr. Chairman, I'd

1 like to read one more thing on the master plan on that same  
2 page but before. It says that access from Lagomarsino Canyon  
3 would be need to be provided and any planned projects would  
4 probably require the importation of water. While development  
5 in this area is probably beyond the time frame of the present  
6 plan, county officials should be aware of the area's  
7 development potential.

8 So it's a neutral statement, and I just want it  
9 read into the record from our master plan.

10 CHAIRMAN WALLING: Thank you.

11 VICE-CHAIRMAN BUCCHIANERI: You indicated you  
12 were building a firehouse in Reno. Do you have a project?

13 MR. SMITH: We have a project in Reno. It's  
14 called the Somerset project.

15 VICE-CHAIRMAN BUCCHIANERI: Okay. That's in  
16 Reno itself?

17 MR. SMITH: It's located on the west side of --  
18 it's in Washoe County within the city of Reno city limits.

19 VICE-CHAIRMAN BUCCHIANERI: What's the size of  
20 that project?

21 MR. SMITH: That is approximately 2,800 acres,  
22 and it contains 3,300 dwelling units.

23 VICE-CHAIRMAN BUCCHIANERI: Have they been all  
24 pretty well developed? Do you know? Is that pretty well  
25 built out or are you still selling the houses there?



1 MR. SMITH: The community is still developing  
2 now. Out of the 3,300 homes, there are approximately 1400  
3 that are built. There's approximately 1800 still to be  
4 built.

5 VICE-CHAIRMAN BUCCHIANERI: All right. So  
6 theoretically, people working in our industrial park could  
7 also buy houses there, right?

8 (Applause)

9 COMMISSIONER TYLER: Mr. Smith, I have one  
10 question for you. Most of my questions have already been  
11 answered, but why don't you lay out your plans for your  
12 retail. Tell me what you have planned for shopping centers,  
13 et cetera.

14 MR. SMITH: Well, I think that -- and again, as  
15 far as the detail, I don't have it. But in generalities,  
16 when we do go to the land and look at what the land can  
17 actually handle from a housing standpoint and also the  
18 demands of the business park, in our planning, we would look  
19 to the fact, as I mentioned, in the business park, there's  
20 not a restaurant or a grocery store or anything.

21 So all services in the park currently are having  
22 to diverse either to -- and Lockwood has light services, but  
23 the real services as far as restaurants or any shopping are  
24 located in the Fernley or Reno/Sparks area.

25 So as we go through that land planning exercise,

1 we would look at it and say there's a demand from the park of  
2 this amount and there's a demand within the community of this  
3 amount, and we would designate those lands areas to go in and  
4 develop the development office and also the commercial. And  
5 that would be -- it's a needs study really.

6 And I couldn't give you the detail of how much  
7 retail it would be, but it would be strategically located  
8 within the community to service that.

9 One of the best planning that you can do is to  
10 make sure that the commute or the travel times are as small  
11 as you can. And that's really a key part of what we're  
12 looking here is to try and minimize any type of commute time  
13 or distances for all the employees in the park to traverse  
14 directly into their housing area and the retailers at that  
15 point and be self-contained.

16 Did I answer?

17 COMMISSIONER TYLER: Yeah.

18 CHAIRMAN WALLING: Any further questions by the  
19 commissioners?

20 COMMISSIONER PRATER: One more.

21 CHAIRMAN WALLING: Mr. Prater.

22 COMMISSIONER PRATER: One of the primary  
23 criteria for a master plan amendment -- and this is right out  
24 of our planning book too, says: Any person seeking issuance  
25 of a master plan amendment shall file a request and shall

1 present evidence to the Planning Commission as defined by all  
2 the following.

3 And the very first item is that the use is  
4 necessary to the public health, convenience, safety, and  
5 welfare to the promotion of the general good of the  
6 community.

7 Now, all of us commissioners have received  
8 letters from the mayors of Reno and Sparks and from the  
9 chairman of the Washoe County Commission, and we've heard  
10 from Senator Amodei tonight that Storey County, in order to  
11 be a good regional citizen, should provide this kind of  
12 housing as a balance to the commercial development here.

13 Historically, I believe, despite this guilt trip  
14 that's been -- they're trying to lay on us, Storey County has  
15 been a good citizen. We have accepted a regional landfill  
16 when no other county wanted it. We have three power plants  
17 in the county that no other county wanted with a fourth in  
18 the works. All of the Truckee Meadows sewage effluent flows  
19 into the Truckee River right at the Storey County line and  
20 then travels down along our northern boundary.

21 The TRI development is creating jobs that  
22 generally produce revenues for the -- or wages, salaries for  
23 the workers out there that are well above what the gaming  
24 industry provides, which is a very significant part of Washoe  
25 County's income. And to me, this seems to be the basic

1 argument as far as the necessity of this development.

2 I'm just curious, am I kind of missing the point  
3 that there are other necessities for it?

4 MR. SMITH: Sir, I don't think -- I can't speak  
5 for other people, but I don't think that anyone has ever  
6 claimed that Storey County has not been a good citizen from a  
7 regional aspect.

8 COMMISSIONER PRATER: Thank you.

9 MR. SMITH: I think the point on a regional  
10 basis that is being stated is the industrial park creates a  
11 lot of jobs. And in all of the regional plans, including in  
12 your regional or master plan, it talks about balancing the  
13 housing to go with the jobs.

14 And that being said, that is where I think the  
15 other counties and cities are saying is that literally you  
16 can't just create the largest industrial park in the world  
17 and create all these jobs and have all of them travel  
18 20 miles to our community and use the fire, police, and the  
19 school systems without balancing it with some type of tax  
20 base that goes with it.

21 So it's really a discussion of balance on a  
22 regional basis that these people are, I believe, presenting  
23 to you, which states, you know, you have done a wonderful  
24 job, but there also comes some responsibilities of trying to  
25 balance what you've created out of this industrial park.

1                   It's not a criticism. It's really more of an  
2 encouragement to say eight years ago you created this, it is  
3 creating new issues that the Planning Commission and the  
4 commissioners need to review and examine. We are here as a  
5 landowner to look at it and say the usage from what it is  
6 currently, we see a better usage for Storey County, for this  
7 to be a mixed use versus a special industrial potentially and  
8 hazardous waste detonation area, that this would be more  
9 conforming and better for the County than it would be in its  
10 current state.

11                   COMMISSIONER PRATER: Okay. I can't argue that.  
12 I don't think any of us have ever really liked the idea of  
13 TRW and, prior to that, Aerojet. They were effectively all  
14 grandfathered in, and I think all of us would prefer a better  
15 use for that.

16                   The argument: Is kind of a dense development a  
17 better use?

18                   My only other argument relative to the necessity  
19 along that line is that Storey County is effectively a  
20 bedroom community, and I don't see it changing all that much  
21 with this development, but probably, generally, 80 to  
22 90 percent of the disposable income that we have is spent in  
23 Washoe County or adjoining counties for our needs, the sales  
24 taxes, things like that.

25                   That won't change with the employment in, as I

1 see it, from TRI. Those people live in adjacent counties,  
2 they're paying the property taxes in those counties, they're  
3 going to do all their expenditures in those counties.

4 To me, again, I still kind of need to be  
5 convinced that other than sort of an abstract idea that if  
6 you build commercial or industrial, you need to build housing  
7 adjacent to satisfy that is really a necessity in this case.

8 MR. SMITH: Well, again, I'm going to go back to  
9 the master plan. Storey County's master plan and all the  
10 other regional is to balance -- if you were creating jobs, is  
11 to work and strive towards creating a balance of it and not  
12 putting those impacts or putting just specific impacts into  
13 other counties.

14 And I think Senator Amodei discussed several of  
15 those examples where one county can impact the other one.  
16 And I think the adjacent counties and the cities are saying  
17 you have created an industrial park that creates a lot of  
18 issues. And granted, Storey County is enjoying the revenue  
19 stream of that, but it's not shouldering any type of the  
20 issues that come with it, i.e., the schools, the impacts of  
21 the roads, fire, police. And that's from the regional  
22 standpoint of saying --

23 And Storey County only has a very select amount  
24 of land left to be developed. And for it to balance the job  
25 growth which is in the master plan and discussed there,

1 you're going to have to look at some of these lands and say,  
2 to balance it, we're going to have to put some type of  
3 housing in here to balance the jobs with.

4 The other counties look at it and say, in  
5 essence, you're cherry-picking all the tax from the  
6 industrial, but you're not assuming any of the responsibility  
7 for the police, fire, schools, all these impacts that come to  
8 the other cities.

9 Granted, they may have the taxes to go ahead and  
10 pay for some of the services or all services, but the influx  
11 of having to go in and start to condemn the neighborhoods to  
12 enlarge roads from four lanes to eight lanes to take all the  
13 employees that are within this park, those are the impacts  
14 that they're looking at and saying why do we have to condemn  
15 our neighborhoods to handle the housing needs that are being  
16 created from the industrial park.

17 Storey County should look to the fact of trying  
18 to balance itself to the extent that it can, is what their  
19 dialogue is up to.

20 COMMISSIONER PRATER: Thank you.

21 COMMISSIONER OSBORNE: Mr. Chairman?

22 CHAIRMAN WALLING: Yes, sir?

23 COMMISSIONER OSBORNE: Just to make a point on  
24 that. There is argument that the type of development you're  
25 proposing, which is similar to Somerset, will only provide

1 homes for roughly five percent of the type of people that  
2 will be working in a place such as TRI.

3 MR. SMITH: Well, I think I've answered.  
4 Somerset, so that everyone understands -- I hope that it's  
5 very clear.

6 Somerset is a mid- to high-end project. What  
7 we're looking to do here is develop a project that starts  
8 with affordable housing and goes all the way to high-end. It  
9 would include other components.

10 I think I'm answering your question which is:  
11 Can all the people within the park afford to buy a home in  
12 Somerset? I can't answer that because we are designing and  
13 implemented to be a mid- to high-price point home within our  
14 community.

15 This community, Cordevista, we would look to  
16 scale all the way down to affordable and come up to the  
17 high-end housing.

18 UNIDENTIFIED FEMALE SPEAKER: Does that mean  
19 (inaudible) homes?

20 (Laughter)

21 CHAIRMAN WALLING: We have one last question.  
22 And my apologies to the planning commissioners. After this  
23 question, I would like to open it up to the public for the  
24 vehicle of the testimonial declaration.

25 MR. SMITH: I might request a little break.



1                    COMMISSIONER HAMMACK: Okay. If you could  
2 further elaborate on the mid- to high-end housing.

3                    I see a need for apartments or condominiums or  
4 some other type of housing to support the workers in TRI.  
5 That's the whole reason for wanting to put the development in  
6 place. You're saying mid to high. I need to know what you  
7 mean by mid range.

8                    UNIDENTIFIED SPEAKERS: No, no.

9                    MR. SMITH: I'm saying Somerset is mid to high.

10                    COMMISSIONER HAMMACK: So you're talking low end  
11 here in Cordevista? Give some dollar figures is what I'm  
12 looking for.

13                    MR. SMITH: Well, affordable has a whole bunch  
14 of definitions, and I can't tell you what affordable, quote,  
15 unquote, is. But I think what you -- look, we would go in  
16 and do market studies that would go and examine the park  
17 further in detail to say if a person worked in the park, what  
18 type of housing can they afford and what kind of housing do  
19 they need.

20                    And again, there are different types of housing.  
21 Housing today is not just a home on a one-acre square parcel  
22 or a five-acre or a ten-acre parcel. It is -- actually works  
23 with clustering. It takes homes and puts them closer  
24 together so they're more affordable to people.

25                    Housing can go down -- you know, a decade ago, a

1 home was \$150,000. Now homes -- starting homes are still, if  
2 you can find them, are in the \$100,000 range but most likely  
3 are in the 200,000- to 300,000-dollar range. I don't have  
4 that statistic with me today.

5 But you would want to accommodate those type of  
6 housing. That doesn't necessarily mean bad housing. It  
7 means that you design a product that is affordable in that  
8 manner. In today's design and development, that doesn't mean  
9 that it's an apartment necessarily. It means you might  
10 attach the product so that you cluster them closer together  
11 so that you're using the land and housing itself better to  
12 make it more affordable.

13 COMMISSIONER HAMMACK: Okay. But are you  
14 considering any apartment complex areas in your development?

15 MR. SMITH: I would have to say at this point  
16 no. But the market study, when we go through the PUD, that  
17 is something that would come out. And that's where you would  
18 review from the planning commissioners -- when we deliver a  
19 land plan, you would look at it and we would designate that  
20 it would be apartments in certain areas or not. And that's  
21 when we could come back and say here's what we see the demand  
22 to be for the park or Storey County as a whole, and this is  
23 what we're delivering. But you at that point would have the  
24 ability to say we agree or we don't agree at the PUD level.

25 COMMISSIONER HAMMACK: Okay.

1                   CHAIRMAN WALLING: We have one more question  
2 here.

3                   COMMISSIONER TYLER: This is more a statement I  
4 wanted to make. We're talking about, Larry, what was  
5 addressed about the State influence on Storey County. Well,  
6 one of the things I'd like to bring up is that HUD is  
7 combined with Storey County and Washoe County, have combined  
8 the two.

9                   And I think that as a first step as far as  
10 looking at the annexation or some sort of a financial gain  
11 from the industrial park as far as Washoe County is looking,  
12 and I'd hate to have Washoe County have the excuse to do  
13 this.

14                  CHAIRMAN WALLING: Thank you. Planning  
15 commissioners, I'd like to open up to the --

16                  MR. SMITH: Mr. Chairman, if I could ask for a  
17 two-minute break.

18                  CHAIRMAN WALLING: Five-minute break. Folks,  
19 yeah. It's time for a break.

20                  (Recess taken.)

21                  CHAIRMAN WALLING: I'd like to call the end of  
22 the recess, please. Could he be supplied with a remote?  
23 Starting with Dave Abel. Could he be supplied with a remote?

24                  All right. Go ahead and use this one.

25                  A question came up during the break as to how

1 the Planning Commission works. Some planning commissions are  
2 directly related to the County Commission. This body has  
3 always been advisory only to the county commissioners. How  
4 that works is that our minutes, our unofficial minutes are  
5 sent back to the county commissioners, reviewed, and if they  
6 are approved, if our minutes are approved, then that is  
7 accepted that it's considered accepted by the County  
8 Commission. This board, again, is simply advisory to the  
9 county commissioners. Thank you.

10 Commissioner Bucchianeri just brought it up  
11 again, I think. If anyone in the public would like to  
12 testify at the county commissioners' level, that's county  
13 commissioners' level, they're quite welcome.

14 I've got this testimonial declaration. First  
15 item is from Dave Abel. Dave.

16 MR. ABEL: It's Dave Abel, A-B-E-L. I'm a  
17 27-year resident of Virginia City Highlands. I was house  
18 number 24 up here. I've seen this place grow like crazy.

19 I have a petition here that was signed by 617  
20 registered voters, your constituents, and I will read the  
21 verbiage on this if you don't mind. It says: Referendum on  
22 Storey County master plan. We, the people of Storey County,  
23 request that a referendum, quote, vote of the people, be  
24 conducted on the Storey County master plan. We seek this  
25 vote in order to confirm or deny the validity and ultimate

1 authority of the current Storey County master plan.

2 We desire that the countywide election be held  
3 before any further amendments, changes, or rezones are  
4 considered by the Storey County Planning Commission.

5 And then there's 617 voters that I have.

6 CHAIRMAN WALLING: Thank you. As stated  
7 earlier, the policy this evening is going to be to  
8 acknowledge petitions and letters of concern, and it will  
9 become part of the record.

10 And, David, the proper thing to do this evening  
11 would be to pass this to the planning commissioners. Thank  
12 you, sir.

13 And I would like to reiterate again that we try  
14 to keep it to three minutes and try not to duplicate what  
15 your neighbor has previously said. Thank you.

16 MR. ABEL: First of all, this is a mandate for  
17 the Commission. It has nothing to do with Cordevista, not a  
18 pro or con against Cordevista. This is strictly for the  
19 amendments to the Planning Commission.

20 CHAIRMAN WALLING: So noted.

21 MR. ABEL: So noted. I do have a couple of  
22 questions here as far as Mr. Smith goes on here. He says  
23 it's 4.3 miles to Cordevista from the Highlands Fire Station,  
24 and yet the -- I believe the bottom southwest corner of  
25 Cordevista actually borders 40-acre parcels, which is

1 Virginia City Highlands.

2 Secondly, one thing that Larry brought up about  
3 money and us being sort of a bedroom community to Washoe  
4 County, so far most of you residents in the Highlands have  
5 been paying taxes, sales taxes, and it's ended up in Washoe  
6 County.

7 Washoe County owes us millions of dollars in  
8 sales taxes that go through the zip codes that we can't even  
9 get from Washoe County. And I don't know what the deal is  
10 with our Planning Commission, our commissioners, but  
11 somewhere around there, somebody is neglecting us terribly,  
12 and Washoe County doesn't seem to care about this money, and  
13 yet all of a sudden they want to house -- they don't want to  
14 house people for this particular event that's going on just  
15 right over the hill here.

16 Another thing that Mr. Smith seems to do a lot  
17 of, and that's pledge. I heard you say pledge more times in  
18 this meeting than I have ever heard. Why don't you, instead  
19 of pledging, why don't you write this down in agreements?  
20 Pledges are empty words. They really are. There's nothing  
21 to a pledge.

22 (Applause)

23 MR. SMITH: Let me address that. A pledge, a  
24 writing, I would ask the planning commissioners here to  
25 condition us. This takes it out of our workings and puts it

1 into the recommendation at that point. That, I believe, is  
2 even stronger than my pledge requesting them to legally  
3 require me to fulfill on those items.

4 MR. ABEL: And then one other thing here. You  
5 mentioned a real estate boom. I'm sorry, but it's a bust  
6 right now. The Highlands has had houses for sale for years  
7 if anything at all. There is no real estate boom up here.  
8 It's a bust.

9 What is going to happen with all these extra  
10 homes that are built out in Cordevista?

11 MR. SMITH: Well, I believe Senator Amodei used  
12 that verbiage, but let me address it to you.

13 I think as everyone looks at it, there are  
14 cycles and you go up and down in the housing market and you  
15 go up and down in the commercial market. You're noting a  
16 point that, right now, that you're in a lower part of the  
17 cycle. That does not mean that it will stay there.

18 And actually, as the growth of the park goes, I  
19 think that you'll see your housing market follow in tandem  
20 with that.

21 MR. ABEL: Okay. I want to say -- I'm just  
22 going to quit now, but I'd like to add one little quote from  
23 a song from Joni Mitchell. And it goes something like this:  
24 You don't know what you got till it's gone. They take  
25 paradise and put up a parking lot.

1 Thank you.

2 (Applause)

3 CHAIRMAN WALLING: All right.

4 MR. SMITH: Am I supposed to sing that?

5 (Laughter)

6 CHAIRMAN WALLING: No, thank you. Next. Jed  
7 Margolin.

8 MR. MARGOLIN: Yeah, that's me.

9 CHAIRMAN WALLING: Jed. Three minutes, sir.

10 MR. MARGOLIN: My name is Jed Margolin,

11 M-A-R-G-O-L-I-N. I live on Empire.

12 UNIDENTIFIED FEMALE SPEAKER: Here, use this.

13 MR. MARGOLIN: Hello. My name is Jed Margolin,  
14 M-A-R-G-O-L-I-N. I live on Empire. I'm reading what appears  
15 to be the soil contamination report. And it's marked and  
16 received today, April 13th, by the Planning Commission. It's  
17 from Kleinfelder West, Inc., and it's one page.

18 It says that they talked to the people from TRW,  
19 the former owner, and the Nevada Department of Environmental  
20 Protection and others. It doesn't say they talked to  
21 Aerojet. It doesn't say they actually did any testing  
22 themselves. They just talked to people and asked them  
23 nicely: Did you do anything bad on this property? And they  
24 all basically said no.

25 (Laughter).



1 MR. MARGOLIN: Aerojet stands accused of  
2 contaminating one of the other areas with depleted uranium.  
3 Has any of that been tested for?

4 I don't think this one-page thing should be  
5 accepted as a soil contamination report. Some real testing  
6 should be done.

7 Also, we've been threatened that if we don't  
8 provide housing for the industrial park, Washoe is going to  
9 annex it from us.

10 By Mr. Smith's own words, the most he's going to  
11 supply in housing is ten percent of the industrial park. So  
12 it seems like whether we allow him to build houses or not,  
13 the threat of being annexed by Washoe is the same.

14 I'd also like to point out that of the documents  
15 that he submitted, that were posted on the Planning  
16 Commission's website, they're not posted there anymore, and I  
17 am wondering what happened to them.

18 I would also like to say I took the precaution  
19 of downloading them, and I'll be happy to put them on one of  
20 my own websites. In fact, I put up a new website just last  
21 week.

22 (Applause)

23 CHAIRMAN WALLING: Thank you, sir.

24 MR. SMITH: Would you like us to address -- I  
25 don't know if there's a question or comments.

1                   CHAIRMAN WALLING: Please.

2                   MR. SMITH: As far as the website, I can't speak  
3 to that. That's the County's and I don't know if there's a  
4 technical issue. But those documents are with the County.  
5 We sent them there for them, for public consumption. So I'll  
6 let staff address that one.

7                   As far as the soils and contamination, we've  
8 done extensive studies on it. We thought that it would be  
9 the easiest way to do a summary letter to that.

10                  Kleinfelder is a national firm that specializes  
11 in soils and geotechnical aspects. One of the gentlemen  
12 with -- Josh is here.

13                  We have done extensive testing on the property.  
14 There are two letters that are out. One addresses -- and I  
15 believe it was from your concern in particular, is uranium,  
16 and the second was just overall contamination.

17                  We've gone in -- within the project, there was a  
18 previous area that did have, was utilized for the testing  
19 when TRW had it. They did the propellants that go in your  
20 little airbags. And they had a little blasting area on that.  
21 We are cleaning that up, but out of the 8,600 acres, there is  
22 .18 acres that is contaminated. We are cleaning that up  
23 right now. That should be completed by the summer.

24                  It's actually double lined. They put two liners  
25 underneath it so that nothing could permeate into that

1 ground.

2 We're going into that area where -- above the  
3 liner and actually cleaning that area out. But I can defer  
4 to Josh on it if it's not answered well enough, but those  
5 studies are complete. They're very extensive, very thick.  
6 And this was not an attempt to try and hide anything but it  
7 was to simplify it so that we could get it through the huddle.

8 MR. MARGOLIN: It didn't answer any of my  
9 questions which I brought up at the March 10th meeting. I  
10 asked about the soil contamination report at the March 10th  
11 meeting, and we still don't have it.

12 MR. SMITH: And again, the -- and please jump in  
13 here, Josh.

14 We do have those reports. We can supply them.  
15 They're very extensive. We worked with staff on it,  
16 requesting, is this the time, do you want us to remediate and  
17 clean everything at this point, which we're doing? And at  
18 the time that we come in with tentative maps, which is when  
19 you would standard -- or the regular time that you would do  
20 that, you would look at it at that point.

21 But I don't think that any other project in the  
22 county has had, at this level, which is just the master plan  
23 amendment, would go in and examine as far as the soil  
24 contamination. We're working on that and it is and will be  
25 cleaned at the appropriate time when there is a need for

1 that, i.e., that there would be development starting. We  
2 would have to prove that at that point also.

3 MR. MARGOLIN: Did you do any testing or did you  
4 just ask people what they had done?

5 MR. SMITH: We've done extensive testing. It's  
6 called phase one, which is the dialogue level and the history  
7 level. Phase two is actually where you dig into the dirt and  
8 do those soil tests. That's what this firm has done  
9 extensively. And maybe you can address it.

10 MR. FORTMANN: Correct. There has been phase  
11 one done which is, as Blake indicated, is a literature  
12 review. Oh, excuse me. My name is Josh Fortmann. It's  
13 spelled F, as in Frank, O-R-T-M-A-N-N. I'm a certified  
14 environmental manager. I'm with Kleinfelder West,  
15 Incorporated out of Reno.

16 We've been working out at the site for a couple  
17 years now. We looked at the phase one work that was done  
18 previously. Predominant use of the site historically has  
19 been as a propellant R&D and manufacturing facility. That  
20 did result in a -- some perchloride use on the site that  
21 did -- released at site soils.

22 The majority of that was cleaned up by the  
23 previous site tenant, TRW. They cleaned that up to  
24 industrial standards. It met all regulatory agency  
25 requirements.

1                   We went in and assessed the effectiveness of  
2 their cleanup. They got almost everything. We found a  
3 little bit left that wasn't -- didn't meet residential  
4 standards. So what we're doing now is cleaning the site from  
5 an industrial level to a residential level.

6                   The question about uranium, there was no  
7 indication that uranium had ever been used on the site, so we  
8 went and talked to the previous site tenants. They indicated  
9 they did not use uranium.

10                  MR. MARGOLIN: Was that Aerojet?

11                  MR. FORTMANN: No, we did not discuss that with  
12 Aerojet. Based on the available documentation, I don't know  
13 that we can track down anyone who was available at the site  
14 on Aerojet. But Aerojet, to my knowledge, didn't do any  
15 uranium testing onsite either.

16                  MR. MARGOLIN: Well, they didn't think they had  
17 any uranium work in Chino Hills, California either, which was  
18 contaminated. And you've said a phase one study is a review  
19 of the literature. And if that's all you've done, so you  
20 haven't actually done any testing.

21                  MR. FORTMANN: No. We started out with the  
22 phase one, a literature review, followed that up with a phase  
23 two, which involved testing of soil and groundwater and  
24 surface water at the site.

25                  Based on that, we found limited perchloride that

1 was above residential levels but below industrial levels, and  
2 that was the .1 acres that Blake was referring to, and that's  
3 currently being cleaned up, actively under remediation as we  
4 speak.

5 MR. MARGOLIN: Did you test for specific things  
6 or did you only test for things that people told you might be  
7 there?

8 MR. FORTMANN: We tested for perchloride, which  
9 is the main contaminate that's associated with the use of  
10 propellants. In addition, based on some concerns that were  
11 raised, we also did some uranium testing out there. We  
12 contacted the previous site tenant. They stated they did not  
13 use uranium.

14 In order to assess that, we went out and we took  
15 20 samples at the site at locations where testing of  
16 propellants had been done and locations that represented  
17 background of the site.

18 We found basically background concentrations of  
19 uranium. Uranium is a naturally occurring element sample.  
20 Most soils will find uranium there. We found levels that  
21 were at or below the detection level. The detection level is  
22 one part per million. We did find concentrations at one part  
23 per million. The majority of the samples were below one part  
24 per million. One part per million represents full background  
25 concentrations.

1                   MR. SMITH: Well, this was all natural uranium  
2 that's just in dirt everywhere.

3                   MR. FORTMANN: This is naturally occurring  
4 uranium. This is not a result of activities that occurred  
5 onsite. There was no association of uranium with areas that  
6 were used for open burn, open detonation, any of that.

7                   Uranium is a naturally occurring element. It's  
8 like arsenic. You know, we have a lot of these metals in our  
9 soil that we find.

10                   What we want to look for when we test for them  
11 is determine whether they're elevated above background  
12 concentrations. If we do see that, then that may be an  
13 indication that we've got a concern.

14                   CHAIRMAN WALLING: Gentlemen, thank you for your  
15 questions and your response.

16                   Next, Cathylee James.

17                   MS. JAMES: My name is Cathylee James.  
18 C-A-T-H-Y-L-E-E, all one word, James, J-A-M-E-S.

19                   My first question is for Mr. Smith and Senator  
20 Amodei if he's still here.

21                   If Storey County declined your proposal, will  
22 you litigate it through the courts and/or follow up for -- on  
23 your goal along legislative channels?

24                   MR. SMITH: Well, two things. On our goal of  
25 legislative, we're not doing anything legislatively, and so I

1 don't know how to address that.

2 As far as litigation, that's been asked a couple  
3 times. I know that there's extensive history of approvals of  
4 subdivisions within Storey County that have been -- the  
5 Virginia Highlands was done through litigation. Lockwood,  
6 Rainbow Bend was done through litigation.

7 It is by no means our intent to do that. We are  
8 here to go through the public process, which we are, and we  
9 are hopeful that it's a continuum of all of the other types  
10 of processes. And at that point --

11 MS. JAMES: Thank you very much. I just want to  
12 clarify. I'm not asking your intent. I'm saying: Will you  
13 litigate it through the courts? Could you answer that?

14 MR. SMITH: Ma'am, I don't know what the issues  
15 are yet to answer that.

16 MS. JAMES: Okay. So your answer is maybe.  
17 Thank you.

18 (Laughter)

19 MS. JAMES: Could I also ask about special --  
20 the -- this one right here.

21 MR. SMITH: The current zoning?

22 MS. JAMES: Yes, the zoning.

23 MR. SMITH: Special industrial.

24 MS. JAMES: If I could clarify from the  
25 commissioners, this is special industrial zoning, but is that



1 also not granted through a special permit?

2 CHAIRMAN WALLING: Correct.

3 MS. JAMES: So what we are being offered here,  
4 and the implication is that we're either going to get lots  
5 and lots of houses or we're going to have something really  
6 dangerous. And I don't think it's all or nothing here  
7 because it is by special permit. And there are pieces of the  
8 information that are not being imparted about this.

9 Next -- I'm not going to use up my three  
10 minutes. I have two more things real quick.

11 You mentioned early on, and I can quote you -- I  
12 don't know how many people are here from Lockwood, but I was  
13 wondering if there was anybody here from Lockwood.

14 One reason people may not be here from Lockwood  
15 is they all received a letter, just like residents here did.  
16 And in the letter it says there will be two Planning  
17 Commission meetings on the Cordevista project. First one is  
18 scheduled for April 5th, tonight, postponed, and the second  
19 one shall be -- second one shall be at the Lockwood  
20 Recreation Center on April 19th at 6:00 p.m.

21 CHAIRMAN WALLING: Where is that from?

22 MS. JAMES: I've already --

23 CHAIRMAN WALLING: Where is the letter from?

24 MR. SMITH: It was sent out from Cordevista.

25 CHAIRMAN WALLING: Okay.

1 MS. JAMES: I've already --

2 CHAIRMAN WALLING: That has yet to be  
3 determined --

4 MS. JAMES: Thank you, Doug.

5 CHAIRMAN WALLING: -- this evening.

6 MS. JAMES: That has not even been broached,  
7 that topic, by our planning commissioners. That has not been  
8 broached at all.

9 CHAIRMAN WALLING: Yeah, that's a bit  
10 presumptuous.

11 MS. JAMES: I just would like everyone to know  
12 that all the people were apprised of a meeting in Lockwood  
13 after this meeting so that this -- which is now an action  
14 item tonight, this could be voted on tonight, and they're  
15 still expecting a meeting out there which was never even  
16 dreamed up by our commissioners yet.

17 Lastly, the other thing brought out is Painted  
18 Rock. Painted Rock is one reason that we should be  
19 considering this. But I'd like to make it known -- and I  
20 don't know if everybody here knows -- there was not one  
21 complaint raised about Painted Rock. Not one.

22 One-sixth of this county and over half of the  
23 people who voted in the last election have raised their  
24 voices against this development.

25 Thank you.

1 CHAIRMAN WALLING: Thank you, Cathy.

2 (Applause)

3 MR. SMITH: Mr. Chairman, I don't know if those  
4 were questions or comments.

5 CHAIRMAN WALLING: You've got a comment  
6 certainly.

7 MR. SMITH: No. I don't know if those were  
8 questions or comments that we're to address.

9 CHAIRMAN WALLING: Yes, if you choose to, just  
10 person by person.

11 MR. SMITH: As far as when we initiated this  
12 process, we wanted to make sure that we were very open and  
13 transparent as we went through this. We decided to have  
14 multiple town hall meetings. In working with not only the  
15 staff but citizens, there was a suggestion that we go to the  
16 two adjoining communities that may have the impact or the  
17 impression of an impact. That being Lockwood and the  
18 Virginia City Highlands.

19 Our purpose within that was to get the facts  
20 out, let people express their concerns and issues so that we  
21 could either answer them and answer them for the Planning  
22 Commission in that.

23 So our intent was to request of the County  
24 Commission to hold two Planning Commission meetings so that  
25 those residents within those communities -- there is a long

1 distance between them. We have had town hall meetings  
2 between both of the communities, and it would be our request  
3 of this Planning Commission that we have two meetings so that  
4 those people in each of those areas could have the same  
5 attendance or question and answer that this does.

6 As far as Painted Rock, Painted Rock is a great  
7 example. Painted Rock has gone through in the past six  
8 months and it is addressing what the master plan is set out  
9 to do. The master plan was set. And as we cited some of the  
10 points in here, the master plan is a document that is to set  
11 and help guide issues of going forward. The master plan  
12 states there will be growth and it designated certain areas  
13 for growth to be.

14 Our area, Cordevista, happens to be the number  
15 one area designated for growth. And that talks about  
16 industrial, manufacturing, residential, and commercial areas.  
17 And it has designated this property of the master plan. So  
18 this is a compliance going through the master plan.

19 As far as other things and comments and  
20 questions in here, I know there's been questions about water  
21 and other items, but none of the other projects within here,  
22 including TRI or Painted Rock, have ever been requested to  
23 try and deliver items at this level such as environmental.  
24 We're trying to answer those items for you at this level  
25 which is atypical and has not been conditioned on any

1 other --

2 UNIDENTIFIED MALE SPEAKER: Point of order.

3 MR. SMITH: -- as far as water or other items.

4 None of those have ever been conditioned against the project.

5 UNIDENTIFIED MALE SPEAKER: Point of order.

6 UNIDENTIFIED FEMALE SPEAKER: Point of order.

7 UNIDENTIFIED MALE SPEAKER: He's going beyond  
8 responding to the comments here I think.

9 MR. SMITH: No, I believe --

10 CHAIRMAN WALLING: The point of order will come  
11 from the chair.

12 MR. SMITH: And so we are trying to answer these  
13 questions and be in compliance and consistent with the other  
14 ones. But I believe that we have gone over extensively  
15 beyond what is required at this point for the master plan  
16 amendment to answer these questions within it.

17 Thank you.

18 CHAIRMAN WALLING: Thank you.

19 Next person, Nancy Russell.

20 MS. RUSSELL: My name is Nancy Russell,  
21 R-U-S-S-E-L-L. And I've got --

22 CHAIRMAN WALLING: Ma'am, could you come up to  
23 the mike.

24 Or could you bring her a mike. Thank you.

25 MS. RUSSELL: My name is Nancy Russell,

1 R-U-S-S-E-L-L. And I have three questions. One, it was  
2 brought up that -- I don't even know why we're here because  
3 we don't have the water plan from your --

4 UNIDENTIFIED SPEAKERS: We can't hear you.

5 CHAIRMAN WALLING: We can't hear you.

6 MS. RUSSELL: I believe you said that we had to  
7 have water before this could even be brought up. We don't  
8 have that.

9 MR. SMITH: No. Well --

10 COMMISSIONER HAMMACK: I was reading from the  
11 master plan, yes, that the water was a prime consideration  
12 and there has to be proof that there is water before we can  
13 go forward.

14 MS. RUSSELL: So why are we here? We do not  
15 have proof of water.

16 CHAIRMAN WALLING: It's purely informational,  
17 ma'am.

18 MS. RUSSELL: Okay. Second, I'd like to ask you  
19 on your blackout areas, are there any shopping centers,  
20 retail, any in there, or are they just houses on your  
21 Somerset?

22 MR. SMITH: I'll speak loudly. Yes, there is  
23 retail within the community, to answer your question on that.  
24 But to be fair, it is not located in here, in these pictures,  
25 but it provides you with the same standards which is the dark

1 sky standards. Everything is down lit within it to minimize  
2 the impact.

3 MS. RUSSELL: There is no picture of it?

4 MR. SMITH: No, it's being developed.

5 THE REPORTER: I can't hear them.

6 COMMISSIONER HAMMACK: We can't either.

7 MR. SMITH: It's being developed right now  
8 (inaudible). It's not even (inaudible).

9 MS. RUSSELL: (Inaudible) Painted Rock. There's  
10 going to be 28 to 32 homes, a casino, your shopping centers,  
11 and all this. Now, that is already planned.

12 Why do we need this? I don't.

13 MR. SMITH: Number one --

14 UNIDENTIFIED FEMALE SPEAKER: Blake, could you  
15 use the microphone. Nobody can hear.

16 MR. SMITH: Yes.

17 Number one -- hello? Is that working in the  
18 back?

19 Number one, we are not Painted Rock. That is a  
20 different developer located here. They're local people  
21 within Storey County that have that project. We're not  
22 associated with Painted Rock. Painted Rock was approved six  
23 months ago. And within that, we're asking for the same  
24 zoning that they are, which is mixed use, which includes  
25 commercial, retail, and residential.

1                   To answer that -- and it is in the current stage  
2                   that we're at. They have been approved. Painted Rock has  
3                   been approved, and it is designated to have approximately  
4                   three to four thousand homes in there. That would bring  
5                   another 10,000, approximately, residents to Storey County.  
6                   That has already been approved by your county commissioners  
7                   at this point.

8                   So to answer your question, why would you need  
9                   more or want more, is that the park is so large, it is  
10                  difficult to fathom, but just the jobs that are going to go  
11                  to the park this year would fill up Painted Rock. And so  
12                  next year --

13                 MS. RUSSELL: I would like to see Painted Rock  
14                 developed before this is even discussed. Thank you.

15                 CHAIRMAN WALLING: Thank you, ma'am.

16                 MR. SMITH: Thank you.

17                 (Applause)

18                 MR. SMITH: I really want to go back to the  
19                 water aspect of this. A condition of approval -- and the  
20                 master plan speaks about the fact of water importation and  
21                 other items being there, but I do not believe anywhere in the  
22                 master plan where it says -- nor any other project has ever  
23                 been conditioned to have the water prior to the approval of a  
24                 master plan amendment.

25                 CHAIRMAN WALLING: Thank you. Valerie LeBel.



1 MS. LeBEL-FLATLEY: My name is Valerie  
2 LeBel-Flatley, V-A-L-E-R-I-E, L-E capital B-E-L, no space,  
3 hyphen, F-L-A-T-L-E-Y.

4 CHAIRMAN WALLING: That took a minute.

5 MS. LeBEL-FLATLEY: The Planning Commission says  
6 this is just for informational purposes only. I thought we  
7 were here to decide whether this master plan was going to be  
8 amended tonight or not, not just for information.

9 CHAIRMAN WALLING: There are two different  
10 directions it could go. It could be approved, it could be  
11 disapproved, and it could be continued. It's informational  
12 to this board and further informational to the public.

13 MS. LeBEL-FLATLEY: Okay. Well, in the  
14 Chapter 5, conservation of natural resources in the master  
15 plan, requires new development to obtain water rights before  
16 land use permits are approved. So that doesn't apply to  
17 changing the master plan amendment, just to getting land use  
18 permits? Because I think the Planning Commission should be  
19 pretty firm and insist that Mr. Smith --

20 CHAIRMAN WALLING: As it always has been, ma'am.

21 MS. LeBEL-FLATLEY: Okay. That he declare that  
22 where all these water rights are possibly coming from. I'm  
23 not satisfied with that at all.

24 Chapter 6, public services, objective 1.2: Form  
25 local advisory boards as necessary within each community to

1 advise the county commissioners of any problems of concern to  
2 their community.

3 If this is just an informational meeting, do we  
4 have time to form an advisory board so our comments, our  
5 concerns can be addressed as a community before any changes  
6 are made to the master plan or the zoning?

7 CHAIRMAN WALLING: That is the purpose of this  
8 committee is to represent and protect all of Storey County's  
9 interests.

10 MS. LeBEL-FLATLEY: Well, the master plan  
11 suggests forming advisory boards to within the --

12 CHAIRMAN WALLING: May. It is shall or may.

13 COMMISSIONER HAMMACK: Not must.

14 CHAIRMAN WALLING: Not must form an advisory  
15 committee.

16 MS. LeBEL-FLATLEY: Well, it is suggested. It  
17 says form local advisory boards as necessary.

18 So if we wish to form one, why couldn't that be  
19 done?

20 CHAIRMAN WALLING: Could be.

21 MS. LeBEL-FLATLEY: Okay.

22 CHAIRMAN WALLING: Could be done, certainly.

23 MS. LeBEL-FLATLEY: Okay. Land uses. The  
24 forestry's own purpose and intent are established to protect  
25 areas of important environmental qualities and Storey County

1 from unnecessary degradation and to provide very low-density  
2 residential uses. Very low-density residential uses.

3 Now, Mr. Smith, did you read the master plan  
4 before you purchased this land so you were aware of what the  
5 designation was before you did this? And why does Storey  
6 County owe you a zone change simply because you want one and  
7 you bought this land?

8 (Applause)

9 MS. LeBEL-FLATLEY: Some of my questions have  
10 been address. Nevada is the second in the nation in  
11 foreclosures. We have many homes in Reno that haven't been  
12 sold. Many homes are available.

13 Simply because people work in a certain area  
14 doesn't mean they choose to live in that area. I commuted  
15 25 miles to work for 23 years. I wouldn't have lived near  
16 where I worked if you had paid me. I wanted to live here.  
17 That's where I wanted to live.

18 So to say that we're going to provide these  
19 houses to these people here, they've got so many choices  
20 that, you know, you can't really predict where these people  
21 will choose to live.

22 And I think -- oh, I spoke with Carson -- a lady  
23 in the building department in Carson. They have a growth  
24 management plan. Storey County appears not to have one. Why  
25 not? How do we go about doing that?

1                   The Board of Supervisors consistently has put a  
2 cap of three percent on growth, and their information is  
3 based on population figures provided by the Nevada state  
4 demographer.

5                   The main question that we need to ask the County  
6 is if Cordevista is approved, does the County have the  
7 adequate services to provide to a community of that size?

8                   Anyway, so thank you.

9                   MR. SMITH: May I?

10                   (Applause)

11                   MR. SMITH: A lot of questions. Maybe if you  
12 could help me. There were five or six comments. If you  
13 could.

14                   MS. LeBEL-FLATLEY: (Inaudible) applicable to  
15 the Planning Commission, but did you read the master plan  
16 before you bought the property?

17                   MR. SMITH: Yes, we did. And the master plan,  
18 as I mentioned, denotes this area as the designated area for  
19 the growth to occur as the County evolves.

20                   MS. LeBEL-FLATLEY: It also states low,  
21 low-density residential.

22                   MR. SMITH: One to two homes per acre is  
23 considered low density. Yes, no, it is. High density is in  
24 the 20 to 80 units per acre.

25                   MS. LeBEL-FLATLEY: I think if you had chosen

1 maybe one house on 40 acres, how many houses would that be  
2 for 600 acres? (Inaudible). Perhaps people would have not  
3 batted an eye, but why didn't you consider that or did you  
4 consider that?

5 MR. SMITH: Again, going back to your comment  
6 about the master plan, we did read the master plan and we  
7 looked at it, and what it said is as the County grows -- this  
8 is your growth area for residential. And so those are things  
9 that we did look at and looked at those park -- the  
10 industrial park and say look -- and people -- I think  
11 everyone really has to understand the impact of it.

12 If the park fully develops out, right now from  
13 what they've sold, it will create 15,000 jobs is what they're  
14 thinking about. 15,000 jobs. And Storey County only has  
15 4,000 residents in it. And in your master plan, it says as  
16 the County grows, this is the area, this way up here is the  
17 area that we see residential to grow into.

18 So we're basically fulfilling the master plan.  
19 And so, yes, we did read it and we do agree with it. Very  
20 much so.

21 This is the area. It's adjacent to the park.  
22 Its impact will come from the park. The road will go into  
23 the park. It's not impacting the other communities. Miles  
24 away from them.

25 So yes, we did read it extensively and we agree

1 with it.

2 CHAIRMAN WALLING: Thank you. Next, Chuck  
3 Haynes (phonetic).

4 MR. HAYNES: Mr. Chairman, members of the  
5 Planning Commission, folks out in the audience. I see a lot  
6 of old faces, a lot of new faces.

7 It's hard to debate a 90-minute program with  
8 three minutes up here, but I was a prime individual in  
9 writing the master plan, as were a couple of your folks that  
10 are still on the board. And some folks have put in a lot of  
11 hard work over a five-year period beginning the late 1980s.

12 The State of Nevada Legislature mandated that  
13 each and every county must form a planning commission, and  
14 that planning commission must develop a master plan. This is  
15 the result of that effort.

16 I've heard a lot of things tonight that I take  
17 personal affront to. We won't go into that too much. We'd  
18 like to keep it a little bit light.

19 I believe in our master plan as it was designed  
20 because it is a plan. It's not a liquid document. It's not  
21 something to be modified at the whim of any land developer.  
22 It's a plan. And that plan cannot fulfill its obligation for  
23 the future and the responsibility to the residents that we  
24 took to our heart those years ago unless it remains a plan.  
25 I'll leave it at that. Don't alter the master plan.

1 Thank you.

2 (Applause)

3 MR. SMITH: What I'll address to that, I could  
4 not agree with you more on your comments about designing it  
5 and it's a plan and it's something to direct things.

6 But what has happened with that plan is the  
7 approval of the largest industrial park in the world occurred  
8 eight years ago under this master plan. It was altered and  
9 it designed and approved the largest industrial park in the  
10 world that is creating all these jobs and these impacts.

11 Recently you've also changed the master plan.  
12 What we're requesting, this is absolutely identical, which is  
13 mixed use, to the Painted Rock project. And that is -- our  
14 request is the identical to theirs at this point.

15 So I agree with your comments. However, that  
16 plan is such that it has been altered already, and this is a  
17 continuum of that.

18 CHAIRMAN WALLING: JoAnn Aldrich.

19 MS. ALDRICH: J-O-A-N-N, A-L-D-R-I-C-H. I'd  
20 like to thank Senator Amodei for pointing out that Storey  
21 County has had 40 years of slow, steady, manageable growth up  
22 to 12 times its population in 1960. And now we're looking at  
23 a developer who would like to ten times increase the  
24 population overnight.

25 And that's why we're all here, Mr. Smith,

1 because this is a huge mega development. This is not just a  
2 few homes. You're talking a city. You want to build a new  
3 city in our county.

4 And I am not for or against developing land.  
5 And this is not a stop-development movement here according to  
6 the people that signed the petition. We would just like to  
7 continue slow, steady, manageable growth here, regardless of  
8 TRI.

9 TRI has been approved. Your subdivision has not  
10 been approved. And that land, until tonight, I thought it  
11 was zoned forestry. When TRW left, it reverted to forestry,  
12 and there is a special industrial tag on that land, but it is  
13 not the current zoning. The current zoning is forestry. And  
14 our master plan, you know, if we're going to follow it, means  
15 it's still forestry. Still for animals, still for the open  
16 space.

17 And we need open space even more because we have  
18 102,00 acres of industrial going in there. We need the open  
19 space. We've already sold most of it.

20 So it's not you that I'm against. It's not  
21 Cordevista that I'm against. But I would like to read a  
22 couple things into the record from the master plan. This is  
23 page two under land use master plan development. I didn't  
24 bring my glasses.

25 CHAIRMAN WALLING: Ma'am, we are aware of the



1 document.

2 MS. ALDRICH: Okay. Well, it says -- just one  
3 or two sentences.

4 Since 90 percent of the county land is in  
5 private hands, the potential threat of change is perceived to  
6 come from large-scale land subdivisions. This type of  
7 development could destroy historic land use patterns, unique  
8 social and architectural environment of the Virginia  
9 City/Gold Hill area and other values which residents want to  
10 protect.

11 And I think that's great.

12 CHAIRMAN WALLING: Thank you.

13 MS. ALDRICH: And the other part is --

14 CHAIRMAN WALLING: Time.

15 MS. ALDRICH: One more sentence.

16 UNIDENTIFIED SPEAKERS: Let her finish.

17 CHAIRMAN WALLING: All right. We've got a lot  
18 of people, a lot of your own neighbors that would like to  
19 have their time.

20 MS. ALDRICH: Okay. It says: The master plan  
21 is a statement of direction. The zoning ordinance should  
22 only be amended in conformity with the master plan. In fact,  
23 once a master plan is officially adopted, nonconformity with  
24 the master plan is a simple reason for rejecting an amendment  
25 to the zoning ordinance.

1                   So this development is not conforming to the  
2 master plan. And I think that the Planning Commission should  
3 honor the master plan they're here to enforce. Thank you  
4 very much.

5                   (Applause)

6                   MS. ALDRICH: By the way, Senator Amodei got it  
7 half right. We're supposed to think globally but act  
8 locally.

9                   (Applause)

10                  MR. SMITH: Thank you. And let me, if I can,  
11 address a couple things.

12                  The property is zoned special industrial. This  
13 is your master plan.

14                  UNIDENTIFIED FEMALE SPEAKER: Be sure you give  
15 him three minutes.

16                  MR. SMITH: This is your master plan. This gray  
17 area is Cordevista and is special industrial. There is a  
18 part of it that is zoned heavy industrial and a very small  
19 part that is zoned forestry. Painted Rock was zoned entirely  
20 forestry which was approved, again, some six months ago.

21                  And your comment of saying we want restricted,  
22 slow growth, but at the same time we want the industrial park  
23 to be unabated in growth, that doesn't work in balance, and I  
24 think that's where the master plan, which we're citing from  
25 certain parts of it, but if you look at the heart of it, it

1 talks about the fact that growth will come, and usually areas  
2 that we should go into. And again, that is the area that  
3 we're looking at to minimize impact, but also allow growth  
4 that is understood and anticipated in the master plan.

5 CHAIRMAN WALLING: Thank you.

6 MR. WALDO: My questions concern water, but  
7 Mr. Smith is not even going to be able to answer them, so I  
8 don't have any questions for him.

9 MR. SMITH: Thank you for your concern. And let  
10 me state it again: We will deliver the water; otherwise, we  
11 will not have permits to build. And that is how all projects  
12 have been approved in Storey County, and that's what we would  
13 move for also.

14 CHAIRMAN WALLING: That's correct.

15 UNIDENTIFIED FEMALE SPEAKER: If you're so  
16 trustworthy, we can trust you --

17 UNIDENTIFIED MALE SPEAKER: She's not up. She's  
18 not up. She's not up.

19 UNIDENTIFIED FEMALE SPEAKER: -- (inaudible).

20 CHAIRMAN WALLING: All right. Ma'am, please.  
21 But I understand your concerns.

22 All right. Next person, Gerrie Honea.

23 MS. HONEA: Thank you for having me.

24 CHAIRMAN WALLING: Good evening.

25 MS. HONEA: G-E-R-R-I-E, H-O-N-E-A.

1                   Fortunately for me, most of the issues that I  
2                   had wanted to bring forward have already been brought  
3                   forward. I did bring a copy of a resolution that I was going  
4                   to pass out to all the Planning Commission when this was  
5                   adopted because -- and Larry brought it up. It says it's a  
6                   master plan adopted for Storey County and hereby declared to  
7                   establish and concern and promote the public health, safety,  
8                   general welfare of Storey County. And we are the residents  
9                   of Storey County.

10                   And also in the master plan, on one of the pages  
11                   that I found, on page 5, it doesn't talk about having a  
12                   balance between workers and housing. It talks about having a  
13                   balance between residents and housing.

14                   So all night long, Mr. Smith, you have referred  
15                   to -- you know, you talked about jobs and housing, and that's  
16                   not what the master plan really talks about.

17                   Anyway, thank you for your time.

18                   (Applause)

19                   CHAIRMAN WALLING: Tom -- is it Thurman?

20                   MR. TURMAN: Turman, T-U-R-M-A-N.

21                   CHAIRMAN WALLING: Turman. Yes, sir.

22                   MR. TURMAN: Hello. This is short. My name is  
23                   Tom Turman. I am a 23-year resident of Storey County. I  
24                   built my home here. My former wife and I raised three fine  
25                   sons here, and I feel strongly that we made a very wise

1 decision to become part of this community, to contribute to  
2 what it offers and to respect its historic and rural nature,  
3 as well as its old-fashioned traditions.

4 If the Commission will overlook my newcomer  
5 status, I would like to take this opportunity to express my  
6 opposition to the proposed Cordevista development. There are  
7 many reasons why I oppose this proposed urbanization of our  
8 rural county, but I will limit this letter to three points.

9 First, there is a question of who this  
10 development will benefit. Thousands of homes are proposed  
11 for this beautiful open-range land. Doubtless the people who  
12 would move into homes would benefit from this loss of Storey  
13 County's open range. But I would like to make the point that  
14 they do not live here now.

15 In truth, none of us know where these people  
16 will come from, but I am relatively sure that they are as  
17 concerned about my welfare as I am of theirs, which is to say  
18 not at all.

19 (Laughter)

20 I feel very strongly that the Planning  
21 Commission must make land-use decisions based on benefit to  
22 or detriment to the citizens the commission represents. And  
23 that would be us, the residents and voters of this historic,  
24 stubborn, and increasingly rural environment.

25 I fail to see any obligation on the part of the

1 commission to those who are not interested in living here.  
2 until this beautiful county looks like anywhere else in the  
3 suburban sprawl that spreads unabated across our limitless  
4 open space. There are literally thousands of sprawling  
5 suburban developments. Let these people live there.

6 But wait, there are others who would benefit  
7 from this reclassification from forestry to mixed use  
8 development: The developers.

9 This is not, after all, an altruistic endeavor.  
10 There is a fantastic amount of money to be made by  
11 subdividing our county and making it look like everywhere  
12 else. I would never say there's anything wrong with making  
13 money, and that brings me to my second point.

14 As I mentioned, I've been here for 23 years now.  
15 I built my place on 11 acres in the Highland Ranches. Now I  
16 must ask myself if there's big money to be made by  
17 reclassifying, subdividing, and developing, then why don't I  
18 just get with the program? If it works for the Cordévista  
19 developers, why shouldn't it work for me?

20 Now, I've got it all figured out. I've got to  
21 divvy up my land into 33 one-third-acre parcels.

22 (Laughter)

23 MR. TURMAN: Why, that's generous by today's  
24 standards. Just selling the lots themselves, I will clear a  
25 million and a half dollars.

1 (Laughter)

2 MR. TURMAN: Of course I will only allow  
3 nice-looking homes on the property, and once the County  
4 realizes the benefits to the tax rolls and gives me the  
5 go-ahead, I'll even throw in a fire truck.

6 (Laughter)

7 MR. SMITH: What do you say? I want one of  
8 those mixed-use things too.

9 (Laughter)

10 But you know what? I would never do that. When  
11 I bought the land, I agreed to respect the land use plan for  
12 this county, and that allowed me one residence on my 11  
13 acres. I was good with that then and I'm good for it now.

14 Now, why then would the County even consider  
15 allowing someone to come in who hasn't even lived here for  
16 years, who hasn't chosen to put down roots and raise their  
17 family here, a special dispensation to do what most of us who  
18 live here do not want and do not want and would not even  
19 consider?

20 I accepted the classification of my property  
21 when I bought it, and if the developers bought land that was  
22 not classified for development, then I feel they must have  
23 purchased the wrong land and shouldn't expect our County to  
24 adjust for their mistake.

25 CHAIRMAN WALLING: Thank you, sir.

1 MR. TURMAN: I have one more paragraph.

2 UNIDENTIFIED SPEAKERS: Let him finish. Please,  
3 let him finish.

4 CHAIRMAN WALLING: Try to stick to specifics as  
5 opposed to levity, sir.

6 UNIDENTIFIED SPEAKERS: (Inaudible).

7 CHAIRMAN WALLING: We'll let him finish  
8 certainly.

9 MR. TURMAN: My final point in this letter  
10 anyway is the product of a point of view of someone who is  
11 old enough to have witnessed the insatiable and unchecked  
12 development and loss of the open space that I took for  
13 granted when I was younger.

14 What we presently have in this small patch of  
15 the rural West is rare and irreplaceable. If you need to see  
16 stylish, modern housing, cheek by jowl, postage-stamp lawns,  
17 and miles of pavement and curbing, we all know where to find  
18 it.

19 But I venture to say that most of us residents  
20 and citizens of Storey County live here to get away from that  
21 stuff, and that's why we bought into this quirky historic  
22 county, and that's why we accept and respect the land use  
23 classifications that bind our various homes and properties.

24 It is not for the benefit of developers and  
25 thousands of imaginary suburban newcomers the Storey County



1 Planning Commission makes its decisions. It is for the  
2 welfare and expectations of the residents and citizens of  
3 this place who, like me, play by the rules, expect no special  
4 dispensation, and kind of like this Storey County the way it  
5 is.

6 Thank you.

7 (Applause)

8 MR. SMITH: If I can address a couple of those  
9 things.

10 UNIDENTIFIED SPEAKERS: No. No. Sit down.  
11 We've heard enough.

12 CHAIRMAN WALLING: Folks, the response is just  
13 as valid as your questions and concerns are. Please.

14 MR. SMITH: And, again, I do not want to become  
15 redundant every time, but a couple of your points in there  
16 that I would like to address.

17 In the master plan, contrary to where your 11  
18 acres is within the Virginia City Highlands is not designated  
19 for the growth of future aspects of the County. That is  
20 designated, has been parceled out, and it is set to remain in  
21 that area.

22 We are not looking to try and change your rural  
23 lifestyle. We're actually -- I can go back and say we are  
24 four miles away from here. That is not --

25 UNIDENTIFIED SPEAKERS: (Inaudible).

1 MR. SMITH: If I can just finish my comments,  
2 please.

3 We are not trying to change it. In fact, we're  
4 trying to pledge things so that this rural lifestyle does  
5 stay there.

6 But the County is changing, and it is something  
7 that is in the master plan that designates this property that  
8 we own to be changed in the future, contrary to what yours  
9 is.

10 And as far as on a personal note, our family is  
11 84 years in this state, both in the north and south. We are  
12 fourth generations here. So this isn't something that is  
13 light to us. I hope that my great, great grandchildren  
14 continue to live here.

15 We are not people that are flying in here to try  
16 and rape and pillage. We're actually residents, fourth  
17 generation, in the state, and we're hoping to try and do  
18 something nice for it, not trying to destroy it or trying to  
19 hurt your quality of life or way of life.

20 Thank you.

21 CHAIRMAN WALLING: Thank you. Robert Fritz.

22 MR. FRITZ: My name is Robert, F-R-I-T-Z. I  
23 live here in the Highlands on Crestview. In fact, we're  
24 celebrating our one-year anniversary here. We're very glad  
25 to be here.

1                   We came -- and we moved here for a reason. We  
2 moved all the way from Maryland, moved to this area because  
3 we like the Highlands. We like the area. We like the  
4 openness. As an introduction.

5                   One of the things that concerns me is Mr. Smith  
6 has done a good job finding out what it is we want, what  
7 we're concerned about, and he's trying to address these  
8 things.. But this thing really got me. Whoa. This is almost  
9 a scare tactic.

10                   And the only reason I mention that is every time  
11 I heard you say we could bring some -- you know, we could  
12 bring water to Virginia City Highlands, we could, we could, I  
13 think -- and I agree with what you said -- the things that  
14 he's pledging, the things that are important, should be  
15 included. "Could" isn't good enough. It should be required  
16 that one of the requirements for allowing him to do this is  
17 that these things should be in writing.

18                   MR. SMITH: I agree.

19                   MR. FRITZ: Okay. The other thing I wanted to  
20 say -- and I'm not against development. Development is good  
21 if it's done right. The master plan doesn't require  
22 development, though.

23                   And the question is: What's good for the  
24 citizens, what's good for Storey County?

25                   We all want to be good citizens of the region,

1 but, first of all, we need to do what's good for us. And I  
2 kind of question whether, when you include Painted Rock, if  
3 it is good at this point to essentially approve what's going  
4 to be -- increase the size of the county by 20, 20 times,  
5 going from 4,000 to 6,000, round numbers.

6 It's just that we're taking a big step here, and  
7 once we take this step -- I suspect if you're doing something  
8 the size of Painted Rock, I probably wouldn't be nearly as  
9 concerned about it. But we're talking 50,000 people over --  
10 what would you say? 20 years? 30 years?

11 But still, as somebody said earlier, we've had  
12 good steady growth and we ought to keep that good steady  
13 growth, but I really think this is too big a project and will  
14 have too many impacts and we should be concerned about our  
15 quality of life.

16 Thank you.

17 CHAIRMAN WALLING: Thank you, sir.

18 MR. SMITH: I think this is the process to  
19 express those and go through and identify those areas, but  
20 I'm going to go back to the fact that Storey County -- a  
21 couple things I really need to emphasize to you.

22 This property is not trying to change your rural  
23 lifestyle. In fact, we're trying to do anything and  
24 everything so that your rural lifestyle maintains itself.

25 As far as the County, the County has changed. I

1 don't know how to express that to you. In the past eight  
2 years, you approved the largest park in the world.

3 The County is not what it was nine years ago.  
4 It is now the steward of the largest industrial park in the  
5 world, and with those changes and those impacts are part of  
6 what's being addressed and trying to be addressed in this.

7 That's why Painted Rock was approved, to try and  
8 start to adapt and to help with those impacts and concerns  
9 that come from the park. We are asking for the same thing  
10 without trying to impact your lifestyle.

11 CHAIRMAN WALLING: I do want to share that each  
12 issue or possible projected project is taken on a  
13 case-by-case basis with this Planning Commission. And this  
14 is the time to consider this project. But in the past,  
15 they've been taken on a case-by-case. It wasn't just a flat,  
16 open come-to-this-county policy we've had.

17 MR. SMITH: Understood.

18 CHAIRMAN WALLING: David Laney.

19 MR. LANEY: Dave Laney, L-A-N-E-Y, highlander.

20 What I see here is Mr. Smith has done two  
21 things. He's separating our County. We got Lockwood here,  
22 VC Highlands here. We're two separate entities. We got VC  
23 also. We got Mark Twain. Have they been addressed? Not  
24 that I know of.

25 Another thing he's done, he's promised Lockwood

1 to do something with the flooding. I don't think you can get  
2 your subdivision done without putting flood prevention in.  
3 Am I right?

4 MR. SMITH: The controls are --

5 MR. LANEY: This is my three minutes.

6 (Applause)

7 MR. SMITH: Well, you asked me a question. I  
8 was just trying to answer.

9 MR. LANEY: That's what I think.

10 The other thing about this water, he says he's  
11 going need to bring water to the edge of your property, I  
12 take it.

13 MR. SMITH: Mm-hmm.

14 MR. LANEY: Okay. Let's just say he needed  
15 24-inch duct on one forced water main. But now they got to  
16 bring a 36-inch duct on one water main, connect to the  
17 property. They take and bring it to us. Okay?

18 Now, he stated that he'll pay for it, but that's  
19 \$250 he's going to put on a house when they sell it. Well,  
20 guess what? Storey County residents are paying for that.  
21 Right? That's us.

22 MR. SMITH: No --

23 MR. LANEY: Well, wait a minute. You can jump  
24 back.

25 (Laughter).

1           MR. LANEY: Another thing I want to know is  
2 let's just say ten, 15 years down the road we do need this  
3 water. Let's say that pipe's going to cost you \$60 a foot to  
4 lay. Now you got to upgrade, so now it's \$120 a foot to lay  
5 it. Who's going to pay that \$60 extra a foot? \$15 million,  
6 you said the Highland people will bring that water in at our  
7 cost. Are we going to pay that difference in that pipeline  
8 also, to bring into your property, that volume and the extra  
9 pump station that you need to bring that water, enough water  
10 in?

11           MR. SMITH: Do you want me to start answering?

12           MR. LANEY: You can start now.

13           (Laughter)

14           MR. SMITH: And I'm sorry to interrupt. When  
15 you looked at me, I thought that you were requesting an  
16 answer.

17           MR. LANEY: I didn't interrupt you all day so...

18           CHAIRMAN WALLING: Gentlemen.

19           MR. SMITH: No, and I didn't mean to, sir.

20           I want to make sure that I answer a couple  
21 things. This is not paid by Storey County residents. It's  
22 paid by the people that live within Cordevista as they sell  
23 or purchase their homes.

24           MR. LANEY: That's Storey County, is it not?

25           MR. SMITH: They will become residents, but it's

1 not the existing residents. The Highlands.

2 MR. LANEY: Well, you said the people who sell  
3 their house the first time also after seven years.

4 MR. SMITH: This is restricted within  
5 Cordevista. It's not tax. It's not a burden to anyone else  
6 in Storey County. It's something that we put inside our  
7 communities that is a self-transferred tax or -- excuse me,  
8 fee. That is not a tax. And it's something that goes  
9 through it.

10 But I want to be very, very clear, this is not  
11 something that we're asking anyone else in Storey County to  
12 do.

13 MR. LANEY: I understand that. You said those  
14 people that buy that house, after seven years, they sell that  
15 house, that \$250 fee will apply; is that correct?

16 MR. SMITH: Yes. And when they --

17 MR. LANEY: (Inaudible) Storey County resident  
18 after seven years.

19 MR. SMITH: When they purchase the property  
20 inside Cordevista, they understand that when they sell it,  
21 that they will pay that fee. It's something put into it.  
22 It's wired into the CC&Rs and it's a recorded document  
23 against it.

24 If you could help me again, I want to make  
25 sure -- oh, the water infrastructure. We're pledging to it



1 is -- I don't know if Virginia Highlands will ever develop  
2 that. I don't know if anyone can ever know if all the  
3 parcels will be developed out.

4 Our pledge is that as we're building a water  
5 infrastructure system into our project, that we would size it  
6 in order to handle those undeveloped lots within the  
7 Highlands. You would not have to go back to the beginning  
8 source of those and upsize.

9 MR. LANEY: You're going to make that oversized.

10 MR. SMITH: We are. That's our pledge.

11 MR. LANEY: There's going to be no hookup fee  
12 tying onto that 28-inch (inaudible).

13 MR. SMITH: I don't know what the size is.  
14 That's at the next level as we go through the design and we  
15 figure those items out.

16 But that's our pledge. We will be building a  
17 large transmission system. And we would build it large  
18 enough to handle this. That's our pledge. Not our pledge.  
19 I don't want to say pledge.

20 (Laughter)

21 MR. SMITH: It's the word of --

22 CHAIRMAN WALLING: Thank you, gentlemen.

23 Jeri Siegel.

24 COMMISSIONER OSBORNE: Mr. Chairman, may I ask a  
25 question? Is there enough people outside in the parking lot

1 that make it so we can't close the garage door? Everybody  
2 here is freezing as well, and I think we're losing people  
3 because of it.

4 CHAIRMAN WALLING: Good point.

5 Ma'am.

6 MS. SIEGEL: Jeri, J-E-R-I; Siegel, S-I-E-G-E-L.

7 One of my questions is -- I really don't  
8 understand. You've said that you will put one to two houses  
9 per acre; is that correct?

10 MR. SMITH: Mm-hmm.

11 MS. SIEGEL: And yet on the information that I  
12 guess I pulled off Storey County website that I guess you  
13 sent to Dean Haymore's office and for the commission here,  
14 you said you were going to build a smaller-lot family  
15 detached homes, single-family attached home, such as green  
16 court, row housing, condos and town homes.

17 You've also said you will size and tailor --  
18 those were your words, something like that -- the prices so  
19 that the industrial workers could afford it, make it  
20 affordable housing.

21 I don't really understand who in this day and  
22 age can afford a home built on a half an acre or an acre.  
23 You're going to have to put higher density I think than  
24 you're telling us. And I am wondering about that.

25 The other thing, I wanted to make a point, Mark

1 Amodei is your lawyer?

2 MR. SMITH: Mm-hmm.

3 MS. SIEGEL: He's a lawyer. Okay. He is also a  
4 senator. And I believe -- well, here's an article in the  
5 Friday, March 31st, issue of 2007 from the Reno Gazette  
6 Journal.

7 It says: Water issues. Amodei's water bill  
8 serves developers. Why is a legislator from Carson City  
9 sponsoring a bill regulating Washoe County water issues.

10 Senator Amodei is sponsoring a bill to create a  
11 new water authority that would provide developers with cheap  
12 water, increasing their profits at the expense of taxpayers.  
13 The new water authority would have the right of eminent  
14 domain over water and would be able to assess new fees to  
15 squeeze more water and dollars out of the existing customers.

16 Washoe County voters have already rejected a  
17 sales tax increase for catch-up public services. The people  
18 should decide whether a new water authority is necessary in a  
19 ballot question, not the Nevada Legislature.

20 This bill is in the interests of developers. It  
21 would contribute to urban sprawl, traffic congestion, and  
22 water costs. More sprawl, anyone?

23 And that's from Megan Surrel (phonetic) of Reno.

24 I actually knew about this water bill. Somebody  
25 told me it might be 451. I wonder if Mr. Amodei is pushing

1 this as your lawyer through the Legislature and that's where  
2 your water is coming from, or whether he's working as a  
3 senator to push this bill through the Legislature.

4 UNIDENTIFIED FEMALE SPEAKER: Yeah.

5 (Applause)

6 MS. SIEGEL: One last comment.

7 CHAIRMAN WALLING: Short, please.

8 MS. SIEGEL: Yes. Lots of us live here and  
9 commute to work, and we commute through curvy Geiger Grade.  
10 I wonder why TRI workers can't commute on 80 into the other  
11 outlying areas.

12 (Applause)

13 MR. SMITH: Thank you.

14 SENATOR AMODEI: Gimme that microphone.

15 (Laughter)

16 SENATOR AMODEI: I'll be very brief,  
17 Mr. Chairman. Thank you.

18 First of all, the reason Senator Amodei was  
19 doing that bill is because he was the chairman of the interim  
20 committee appointed by his colleagues for the consolidation  
21 of water resources in Washoe County.

22 Second of all, the people of Washoe County  
23 wanted to increase the jurisdiction of that committee to  
24 cover Lyon, Storey, everybody on the Truckee. Senator Amodei  
25 killed that particular amendment so it wouldn't apply to

1 Storey County. Therefore, its application to any proposed  
2 development in Storey County, if that actually passes the  
3 Legislature, which needs a majority vote of two houses, not  
4 Senator Aodei by himself, will not have any application in  
5 Storey County.

6 And finally, while I haven't read that lady's  
7 letter to the editor, you should know that that particular  
8 bill passed out of the Senate Natural Resources Committee  
9 today on a 4-2 vote and is heading to the floor of the  
10 Assembly. So apparently Senator Aodei -- and by the way,  
11 the committee's work was unanimous in terms of the  
12 subcommittee votes which consisted of other people from  
13 Washoe County which would indicate the ability to interact  
14 successfully with people from Washoe County. For what that  
15 is worth or not worth.

16 Passed out of committee successfully today,  
17 headed to the floor next week. And if it passes there, will  
18 go to the Assembly.

19 My point in telling you all that is the bill has  
20 nothing -- that's spelled N-O-T-H-I-N-G -- to do with Storey  
21 County, and that means nothing to do with the proposal before  
22 this Planning Commission and will have no effect unless a  
23 majority of legislators in two committees in both houses and  
24 both houses from across the state think it's a good idea.

25 That's the beauty of the legislative process,

1 sort of like what you have playing out before you in the  
2 Planning Commission.

3 MS. SIEGEL: Why do they call it the Northern  
4 Nevada Water Authority?

5 MR. SMITH: Well, because people in Washoe  
6 County think they're the most important people in northern  
7 Nevada.

8 (Applause)

9 CHAIRMAN WALLING: Thank you.

10 SENATOR AMODEI: Thank you.

11 MR. SMITH: I have listened about water so many  
12 times, I've forgotten the first question.

13 MS. SIEGEL: The one to two homes per acre and  
14 affordable and town homes, condos.

15 MR. SMITH: And in current design -- I want to  
16 go back and make sure. We're talking about a -- one to two  
17 units per acre is on a gross acreage. That's where if you  
18 take it -- what we're saying is that out of the 8,000 acres  
19 that we would develop -- and this, again, would be done at  
20 the PUD -- would be between eight and 15,000 homes within the  
21 community.

22 How do you develop it in current standards is  
23 like what you're talking about. And it goes back to keeping  
24 half of the project open.

25 So what you do is you go into certain areas. We

ENDS

1 would have areas that you would have attached housing like  
2 you're talking about there. Attached housing in today's  
3 market can be anywhere from 200,000 to up to -- no  
4 exaggeration -- in the millions of dollars. Homes can be  
5 developed that way.

6 But in the smaller areas where you do put them  
7 together, it makes the homes more affordable. And that's  
8 what we're saying with that is that you make a smaller home,  
9 you attach it, you use much less land. You cluster them, as  
10 it's called, and you leave half of the project open.

11 But in those areas -- and in those areas, that  
12 could be corridors for the animals to meander in. But the  
13 areas that you go in and develop, those cluster areas, you do  
14 go up and you do some that are in higher densities and some  
15 in lower densities.

16 I mean, we would have areas that would have  
17 attached homes that are affordable; we would mostly likely  
18 have five-acre estates, similar to what you have up here.  
19 You have a mixture of all of those. And that blending of it  
20 brings you to one to two units per acre.

21 By no means -- I didn't want anything to think  
22 that we are cutting the land up like the Highlands and just  
23 do one acres and two acres. This would be current-day  
24 designs where you cluster them so that you can keep more open  
25 space open.

1 UNIDENTIFIED MALE SPEAKER: Will the horses know  
2 where they're supposed to meander?

3 (Laughter)

4 MR. SMITH: Now, sir, let me address one other  
5 thing. We are pledging to leave three or four thousand acres  
6 of the project open in the open space.

7 UNIDENTIFIED FEMALE SPEAKER: How are you going  
8 to keep the wild horses off the lawns? How are you going to  
9 keep the wild horses out of these people's yards? People are  
10 complaining because they're grazing on their lawns.

11 UNIDENTIFIED SPEAKERS: (Inaudible).

12 MR. SMITH: (Inaudible) and fencing in certain  
13 areas to keep them out of there and let them go through the  
14 corridors.

15 One thing that I do want to note. Tahoe  
16 Regional Industrial Park, 102,000 acres, 30,000 developable.  
17 Theoretically, that's 80-some-thousand acres that's left in  
18 the open space area for wildlife and other areas.

19 We are looking at taking almost half of ours and  
20 leaving it for the enjoyment of the people and also the  
21 wildlife.

22 UNIDENTIFIED FEMALE SPEAKER: Have you done a  
23 study as to how many horses --

24 CHAIRMAN WALLING: We have to keep this  
25 procedurally, please.



1 UNIDENTIFIED FEMALE SPEAKER: Sorry. Put  
2 somebody else up there.

3 CHAIRMAN WALLING: Chris Mason.

4 MR. MASON: Chris Mason, Mustang Road.  
5 C-H-R-I-S, M-A-S-O-N. Trying to keep it simple here. I've  
6 got a whole bunch of points.

7 I happen to sit in the Legislature, Government  
8 Affairs, looking at annexation issues in Winnemucca Ranch and  
9 leapfrog development. And in one --

10 CHAIRMAN WALLING: Move closer, sir.

11 COMMISSIONER HAMMACK: Closer to the mike.

12 MR. MASON: Sorry.

13 And in one case, your property is ideally placed  
14 to basically trigger leapfrog development across every single  
15 other developable area in the entire county. Just to your  
16 west, there was hearings, I believe, in Washoe, in Reno, the  
17 other night on someone who's developing on the other 40s. I  
18 don't believe the Highlands has any control over the area to  
19 the north of us, but that is an area that someone would  
20 ideally want to shove a road right through between there and  
21 your developments. You wouldn't have any control over that.

22 But the position is ideal and it is unique. I  
23 don't think that the parallel with Painted Rock is valid  
24 because that's almost like a suburb of Fernley. Not going to  
25 blaze a trail right through the middle of the county.

1           As far as what Storey County does, you've talked  
2 about our duty, obligation to Carson, Lyon, Washoe. Eureka  
3 County, there's this big gold mine there. All the people  
4 live in Elko. Elko eats there and Eureka benefits quite  
5 considerably. (Inaudible) into Eureka recently. It's kind  
6 of selfish, but they do it quite well.

7           Somerset. Somerset is spelled with two Ts  
8 where I come -- one T where I come from.

9           MR. SMITH: It is.

10          MR. MASON: Oh, the foundation is very nice,  
11 very generous, but I don't think the people of Storey County  
12 can be bought.

13          (Applause)

14          CHAIRMAN WALLING: Thank you.

15          Okay. Next person, Jackson Hoover. Lose  
16 Jackson and Mary Hoover. Possibly have left. Sorry.

17          Tom Purkey. Your time starts right now.

18          (Laughter)

19          CHAIRMAN WALLING: Evening, Tom.

20          MR. PURKEY: Thank you, Mr. Chairman. Most of  
21 my points have already been made, so I'll be brief.

22          First of all, I would like to commend the  
23 Planning Commission for all the work that went into this  
24 master plan. I was on the Planning Commission when it  
25 started and I put in some long hours myself on it.

1           And I just urge you that those long hours that  
2 we put in on this won't be in vain, that you will uphold this  
3 master plan. Don't change it.

4           CHAIRMAN WALLING: Won't be.

5           MR. PURKEY: Okay. I think Mr. Smith is basing  
6 his application on a need for housing in Storey County that  
7 the industrial park is going to generate. Well, obviously it  
8 is generating that need. However, if you look at his  
9 application, this particular project only will absorb five  
10 percent of the need for housing. So it's a very  
11 insignificant amount, and we're going to basically destroy  
12 our way of life here to provide five percent of the housing  
13 that that industrial park will take up. So it's not a good  
14 trade.

15           I worked with Mr. Blake on the Somerset  
16 project, and one of the things I remember about that is the  
17 initial proposal, he talked about wildlife corridors plus the  
18 housing. The project, the wildlife corridors somehow turned  
19 into a golf course. There you go.

20           (Applause)

21           MR. SMITH: I need to address that very quickly  
22 and firmly. The corridors have never disappeared. What was  
23 added was a golf course, but the corridors have never --  
24 there are six main corridors, if you recall. Those corridors  
25 are still in place. The golf course was added to the

1 project. And it's actually been a great benefit for  
2 wildlife.

3 If you'd like to tour down and take a look at  
4 it, the deer do meander through the corridors and they  
5 meander also on the golf course. So I don't want to have  
6 that left open that we did not stand by what we said. We  
7 always stand by what we say.

8 CHAIRMAN WALLING: Thank you.

9 Brett McElhaney. I'm proud of myself being able  
10 to pronounce that.

11 MR. McELHANEY: My first comment was to the --

12 SECRETARY EDWARDS: Brett, spell your name,  
13 please.

14 MR. McELHANEY: B-R-E-T-T, M-C-E-L-H-A-N-E-Y.

15 SECRETARY EDWARDS: Thank you.

16 MR. McELHANEY: On the County website, all of  
17 the documents, the studies and the applications and stuff  
18 were on there. I appreciated that in an effort for  
19 transparency. That was good. But why did that stuff  
20 disappear off the website?

21 SECRETARY EDWARDS: We don't know. We gave it  
22 to them and it went on, and I was unaware that it was gone,  
23 so we didn't know to question.

24 MR. HAYMORE: Maybe staff can answer it.

25 SECRETARY EDWARDS: Oh, Pat may know.

1 MR. HAYMORE: That's out of my knowledge.

2 MR. WHITTEN: Mr. Chairman, with your  
3 permission.

4 CHAIRMAN WALLING: Yes.

5 MR. WHITTEN: Pat Whitten, Storey County  
6 manager. I just learned of this this afternoon. I did, once  
7 I got here, review the County website. The documents still  
8 are there.. I'm assuming we're referring to the indexed  
9 information in this case.

10 MR. McELHANEY: There was a lot of preliminary  
11 studies in there and environmental studies and all that  
12 stuff.

13 MR. WHITTEN: The same information is still  
14 there, I believe, to the best of my knowledge. It is  
15 possible that a subsequent posting -- we only have so much  
16 room on the front page, if you will, of this. And on that  
17 particular page, since we had to have an amended agenda, a  
18 notice of cancellation was possible. I can verify this, that  
19 that information superceded and moved other information a  
20 little lower in the pecking order, if you will, to a second,  
21 third page.

22 But at the Storey County website, particularly  
23 under planning, underscore, updates that information was  
24 there as of close of 6:00 o'clock.

25 MR. McELHANEY: I did look through there. I

1 couldn't find it.

2 MR. WHITTEN: The application for this one, I  
3 believe, Mr. Chairman, is 049i-2007, if I recall. I may have  
4 that wrong.

5 SECRETARY EDWARDS: Yes.

6 CHAIRMAN WALLING: No, you're correct.

7 MR. WHITTEN: If you look particularly for that  
8 number for the master plan amendment, that information still  
9 is there, particularly under the planning, underscore,  
10 update.

11 CHAIRMAN WALLING: Thank you for that  
12 clarification.

13 Sir?

14 MR. McELHANEY: Okay. I've just got a couple  
15 quick points. Most people aren't against development. I'm  
16 not against development either, but I just want to see it  
17 done responsibly because it is going to affect our kids and  
18 generations to come.

19 My preference is that development be done more  
20 along 80 instead of back into the beautiful Long Valley Creek  
21 area and all of that stuff. That's one point.

22 The other point I want to make is these studies  
23 and stuff that were on the website, they were pretty much all  
24 preliminary and said pending the real studies basically. So  
25 a vote on this is premature really, you know, for approving

1 this is premature.

2 Two other quick points. This is the West. This  
3 is the desert. Water is the issue. Water can't be pushed  
4 off to the second step and say, you know, give us the  
5 approval of the zoning change and then we'll figure out the  
6 water later when the building permits come in.

7 The water needs to be spelled out in the  
8 beginning. And my opinion on this is if you look at that in  
9 detail about the water, I don't think it's going to be  
10 feasible to import that much water long term. And I think  
11 that needs to be detailed up front instead of later.

12 And then the last point is just speaking to the  
13 prematurity of any vote of changing this now -- somebody made  
14 the point earlier -- but Lockwood people think there's  
15 another meeting out there. It's just another argument that  
16 it's premature to approve anything now.

17 Thank you.

18 CHAIRMAN WALLING: Thank you, sir.

19 (Applause)

20 MR. SMITH: If I can address and point back over  
21 to here. Developments, there are only really three areas  
22 within the county for development to occur. There is very  
23 light -- in fact, Painted Rock took the major area along  
24 Interstate 80 to be developed. If you look at it, you're  
25 only going to have the other two areas that we talked about,

1       ours being one of them.

2                       So as much as you may -- people may desire or  
3       want things to be developed in other areas, mountains and  
4       other things don't necessarily allow it. And that's -- from  
5       Storey County's standpoint, there's a very limited amount of  
6       developable land, ours controlling about half it. And that's  
7       part of the purpose of a master plan amendment is to say it's  
8       a balance, and request being is that this property here is  
9       some of the very -- one of the three areas that you can  
10      develop. And is this the highest -- excuse me, I'm getting  
11      tired now -- highest and best use for this property, and  
12      that's the subject of the application.

13                      CHAIRMAN WALLING: Thank you.

14                      MR. SMITH: Was there another one that I missed?

15                      CHAIRMAN WALLING: I've got the next person,  
16      Paula Burris.

17                      MS. BURRIS: Hello. My name is Paula Burris,  
18      P-A-U-L-A, B-U-R-R-I-S. I do not live in the Highlands. I  
19      live in Reno. I'm here as a Native American grandmother.  
20      And the way that we live and the way that we think is to  
21      think for generations ahead.

22                      I'm concerned for my relatives. It makes my  
23      heart really sad to think about the wild horses out there and  
24      their grazing, their winter feed being taken. Where are they  
25      going to go? I know you say you're going to put a little



1 place in there, but it's a little place. And how many of  
2 them are going to die on your roads with your trucks; all  
3 your construction? What are you going to do to their water  
4 that they have now? Where is that going to go?

5 I ask for you people to think about those  
6 things. We're responsible for them. We have to take care of  
7 them. They can't find their water.

8 And I'm worried for my Paiute friends. They  
9 have ancient writing out there from their people. Are their  
10 great, great grandchildren going to be able to see these  
11 things? That's their library, and don't you want your great,  
12 great grandchildren to see these things?

13 All I ask is that you think about this and don't  
14 let it happen. Thank you.

15 (Applause)

16 CHAIRMAN WALLING: Hers was a statement of  
17 philosophy, and I think we should just leave it at that.  
18 Thank you.

19 Michael Eben? Michelle?

20 SECRETARY EDWARDS: Michon.

21 CHAIRMAN WALLING: Ah-ha, M-I-C-H-O-N, Eben,  
22 E-B-E-N.

23 MS. EBEN: Michon Eben, for the record.  
24 M-I-C-H-O-N, E-B-E-N. I'm here also as a native Nevadan, but  
25 also from Washoe County. But the senator's not here to hear

1 me.

2 Also, I represent the Reno-Sparks Indian Colony.  
3 It's good to be here. Thank you for all the phone calls that  
4 I did receive. And I do want to thank you, Mr. Blake (sic);  
5 for calling me and giving me that opportunity, so I got to  
6 hear it from both sides.

7 But listening here tonight, I do have a few  
8 questions for Mr. Kautz here on the cultural resources part,  
9 and I do want to please add to your invitation that you will  
10 involve the tribes in this process because today -- and I  
11 thank you for saying you want to work with the native nations  
12 to make sure that everything is being followed and you allow  
13 us to have some input, and we do appreciate that.

14 However, we, to date, we haven't received  
15 anything, so please, I open that invitation for you to come  
16 down and meet with our tribe and our tribal council, our  
17 planner, and our cultural resource program, the tribal  
18 intercultural committee, all these committees that you can  
19 talk with and give us this outline as well, because I'm  
20 afraid that too much might go on here.

21 So, Mr. Kautz, I know that you have done the  
22 cultural resources inventory at the petroglyph sites and as  
23 well as others. You've been -- what I -- was told to me  
24 today is that you have inventoried 6,080 acres.

25 And I don't have -- that's the other thing is,

1 Mr. Kautz, we have never received this cultural resource  
2 report. And again, not finished. So maybe you can give us a  
3 chance to maybe have some input. Maybe we can talk about  
4 mitigation plans. Maybe we can talk about what we can do to  
5 manage this area if this development goes through.

6 So some of the questions I have -- there's some  
7 of it written already in your permit process -- is how will  
8 you protect the site? Could you just talk about we're going  
9 to protect them? So I need to know, have a better  
10 understanding as a cultural resource manager that we need to  
11 understand how you're going to protect that.

12 Also in this little note that I saw was that you  
13 identify and map the areas. What about recording? Are you  
14 going to record these areas? And you've evaluated for  
15 significance. What's the significance of it?

16 And then also, the artifacts listed that you  
17 have written down, they're moveable. And I've never heard  
18 that word before in the cultural resource area or archeology.  
19 That's like picking up a rock and moving it, I guess?

20 But what I need to know is how are you going to  
21 move them? Are you going to move them to another site?  
22 Where there's things in the subsurface or where there's  
23 things all around, how are we going to do that?

24 A lot of our human remains are all around as  
25 well in the area.

1                   We just need to understand that a little more  
2                   and really want to be invited in this process as well.

3                   And I understand, as a federally recognized  
4                   tribe, we're not always invited because private developers --  
5                   technically that's their land, and so we don't have to be  
6                   invited in the process, so I think that, that you guys allow  
7                   us to be involved.

8                   I do know the federal and state laws here in  
9                   Nevada, but I also have laws that have been passed by our  
10                  Creator that we've followed for thousands and thousands of  
11                  years, and that's why those things are still there. And so  
12                  we have our own creation laws to follow from our Creator too.  
13                  So those are very important for us as well.

14                  I do have a question in regards -- do you have  
15                  to get any rights-of-way permits to have access to anything?

16                  MR. SMITH: When you say rights-of-way --

17                  MS. EBEN: Okay. Like you have a lot of  
18                  permitting processes going on, and I'm not exactly sure what  
19                  permits you've received to date, which ones you're still  
20                  trying to work on before you get approved here.

21                  So I'm just seeing if you have to get any  
22                  rights-of-way access to any of your development here.

23                  MR. SMITH: Many steps down the way, yes.

24                  MS. EBEN: Oh, okay. So you may have to go  
25                  through a federal process and then, by federal law, that you

1 will have to be sure to work with us closely.

2 MR. SMITH: Yes.

3 MS. EBEN: All Native American tribes, the  
4 Washoe Tribe, the Pyramid Lake Paiute Tribe.

5 That brings me to my last question because I  
6 could go on forever.

7 My last question is, you know, you're saying in  
8 one area that you're going to keep 60 percent of the water in  
9 Lockwood so none of that water will leave. However, you have  
10 to think about Churchill County and the Pyramid Lake Tribe.  
11 I'm asking you to please consult with the Pyramid Lake Paiute  
12 Tribe. They have an environmental code. Their chairman has  
13 a master's of hydrology with much studies done in the Truckee  
14 River, and also please consult with them because if you take  
15 and don't allow 60 percent of that water to flow down the  
16 Truckee River, then you are messing with their life way down  
17 there as well. So please just consult with them.

18 And one last final thing. Are you working with  
19 the Truckee River Flood Control Project? Because they do --  
20 there's this big flood control project with the Army Corps of  
21 Engineers and the Nature Conservatory and BLM and Washoe  
22 County, and we're in that process as well.

23 So I just want to make sure that we're all on  
24 the same page, and please keep the tribes informed because,  
25 if not, when we get involved too late in the process,

1 Mr. Kautz, then that's when we get upset because we should be  
2 involved from the beginning.

3 So I just want you good citizens to know. Now  
4 you know just a little tiny part of how my ancestors felt  
5 when they -- some developer came in and kicked us out and  
6 told us to go live down the road and you guys -- you'll eat  
7 and drink what we provide for you. You just have a little  
8 bit of feeling of that.

9 So thank you all and thank you for this time,  
10 Chairman.

11 CHAIRMAN WALLING: Thank you.

12 MR. SMITH: Thank you.

13 (Applause)

14 MR. SMITH: I want to reemphasize, Michon and I  
15 spoke today, and we've spoken to some of the other tribes  
16 already. But it is a pleasure. We've gone through this  
17 process with the Somerset project. Working with the nation  
18 and also SHPO, the State Historical Preservation.

19 And it is something that we've already begun the  
20 process on. Some of the items that you noted there, Michon,  
21 are not -- those are a couple steps down the way.

22 One thing I do want to clarify, and we will be  
23 in touch as we go through this process.

24 One thing I do want to talk about, when we talk  
25 about that we can hold 60 percent of the water back, that

1 isn't that we take it away or use it. We would just hold it  
2 and slowly let it go down, but it all goes into the river.  
3 It's just holding it back slowly. It's not taking it from  
4 the river. It's just holding it for a while so that the  
5 flood can pass through, but that water all ends up back in  
6 the river.

7 CHAIRMAN WALLING: Our last declaration is from  
8 Olivia, please.

9 MS. FIAMENGO: Olivia Fiamengo, VC Highlands  
10 resident, O-L-I-V-I-A, F, as in Frank, I-A-M-E-N-G-O.

11 Many of you know me as the equine representative  
12 between Storey County, Washoe. We worked for many, many  
13 years on preserving and protecting the range of the wildlife  
14 in all of Storey County.

15 I'm very concerned with what has already taken  
16 place on behalf of this development and the wild horses. In  
17 your proposal here you state: Preserve open space for wild  
18 horses and native wildlife. I think we all understand when  
19 you look at that property, that the terrain is such that  
20 certain areas are developable, certain areas are not  
21 economically developable because of their terrain.

22 It appears to me that the areas that will be  
23 remaining open space are not developable for any other  
24 purpose; therefore, that's also area that will be very  
25 difficult for wildlife to transverse (sic).

1                   What has occurred and has been brought to my  
2 attention for many years when Aerojet and TRW owned that  
3 property, there is a well kind of in the center of that area,  
4 if you're familiar with it. Created a pond that was always  
5 open for our wild horses and other wildlife in that area.

6                   When TRW sold that property to this developer,  
7 that pond was cut off. That well was stopped. The water was  
8 no long available for the horses.

9                   Almost a year ago after this property  
10 transferred hands to the current developer, one of  
11 Mr. Blake's representatives contacted the State Department of  
12 Agriculture, wanted to know what they had to do to have the  
13 horses removed from this property.

14                   At that point in time, the State Department of  
15 Agriculture identified to them that this is -- Nevada is  
16 considered open range. It is a fence-out state, and that if  
17 they were to fence their property, then the State Department  
18 of Agriculture would be required to come in. If they fenced  
19 the property with horses inside, the State Department of  
20 Agriculture would go out and remove those horses for them.

21                   This upset the representative to Mr. Blake to  
22 the extent that she threatened this representative with the  
23 threat that she was going to go to the attorney general's  
24 office. It's my understanding she did contact the attorney  
25 general's office and was told that in fact it is true.



1 Nevada is open range and that it is a fence-out state. And  
2 to my knowledge, nothing else has been discussed.

3 Now, in here you mention also that you worked  
4 with the State -- excuse me, with the University of Nevada  
5 and also currently working with the State of Nevada.

6 MR. SMITH: Mm-hmm.

7 MS. FIAMENGO: Okay. There is a representative,  
8 not really a -- a student, if you will, from the University  
9 that has been doing studies on the horses. She's been here  
10 in the Highlands many -- couple years in a row, right out  
11 here in the flats. And we've given -- the RWPA gave her  
12 permission to come and study the family life of these bands  
13 and these horses.

14 And it's my understanding you have permitted her  
15 access to your property to continue studying in that area. I  
16 would like to know who it is you're dealing with at the  
17 University, what kind of study you're doing. And, to my  
18 knowledge, you're not working with the State Department of  
19 Agriculture who has the authority over these stray horses.

20 And my concern is you are saying one thing now;  
21 in fact a year ago, it was a very different story.

22 So are you only stating that you're going to be  
23 doing these things now because it's obvious that it's a  
24 public concern and it's not a popular thing to remove the  
25 horses? What's the real truth here, sir?

1 (Applause)

2 MR. SMITH: When we acquired the property, the  
3 property was very active. Actually had about 250 people in  
4 TRW. The well that you're citing, it was actually  
5 operational for all the buildings in there and also all the  
6 people that were -- the well that was there that you're  
7 talking about was operational and it feeds the fire  
8 suppression.

9 MS. FIAMENGO: Fire suppression only, sir.  
10 Didn't feed the buildings; I know it (inaudible).

11 MR. SMITH: No, I believe it does. That's the  
12 potable water source and all -- it was all delivered from the  
13 well. And there's a purification process that they used for  
14 the potable side.

15 When we acquired the property, we had mothballed  
16 the entire site, so nothing is active on there. We've  
17 actually shut down all the electricity. We have a caretaker  
18 that lives there, actually lives in one of the buildings  
19 there. But we have basically mothballed the site. So from  
20 that standpoint, the fire suppression was shut down. The  
21 electricity was being shut down. The well has been shut  
22 down, not by design to try and harm the horses, but to just  
23 actually mothball the site out there.

24 MS. FIAMENGO: With no concern for the horses  
25 out there. (Inaudible).

1           MR. SMITH: Well, no, that's an affirmative  
2 thing. We are not trying to harm the horses. We have  
3 actually gone in -- it's a very extensive -- I don't know --  
4 there were 600 acres of buildings that are out there that  
5 have been developed on and were used. As I mentioned, 250  
6 employees every day driving out there and using it.

7           And so from that standpoint, we have not done  
8 that to harm anyone. We've done it just to mothball. And  
9 the horses still are there.

10           And to answer your question, Megan comes out  
11 from the University, and she comes out four days a week and  
12 is doing her study. She's doing them on the industrial park  
13 and also on our property.

14           When I say to the State, the State approaches us  
15 every year to come in and do inoculations with the horses.  
16 They actually use our property with the helicopters to  
17 collect the horses, go in and inoculate them --

18           MS. FIAMENGO: They use helicopters on your  
19 property?

20           MR. SMITH: The State does, we do not. But they  
21 come in --

22           MS. FIAMENGO: I disagree. Okay, go ahead.  
23 That's not true. The State does not use helicopters to round  
24 up horses on your property.

25           MR. SMITH: Well, if they contracted someone,

1 but the State of Nevada contacted us to ask if they could use  
2 helicopters and corrals and the property. And that's what we  
3 are talking about, working with the State.

4 Have we gone to the State and said do we have a  
5 development plan, do we have corridors or management of the  
6 wild horse plans? No, we haven't, but we've been working  
7 with them to try and protect the herd. When they're doing  
8 their inoculation and coming out and working with those  
9 horses. They immunize them. They also -- don't want to say  
10 sterilization. That's not right.

11 MS. FIAMENGO: There is a birth control program  
12 in place.

13 MR. SMITH: The birth control. Yes, thank you.  
14 I don't know the technical term, but they come onto our  
15 property to work with our --

16 MS. FIAMENGO: When did that start? When did  
17 you allow them --

18 MR. SMITH: We've done it since the day that  
19 we've owned the property.

20 MS. FIAMENGO: Then why would Mr. Blake want to  
21 know what he had to do to remove the horses --

22 MR. SMITH: Well, cannot address -- I'm Blake  
23 Smith.

24 MS. FIAMENGO: Sorry.

25 MR. SMITH: That's fine. I don't know who

1 contacted -- I am totally in the dark. If you could find  
2 out, we have many people. I don't know anyone in our  
3 place -- unless it was a consultant that called to talk about  
4 the horses and how you manage them or something. But at  
5 no -- have we ever contacted the State to say get the horses  
6 off? To the contrary, we have opened up the gates to allow  
7 them to come in and study them, inoculate them, do the birth  
8 control with them.

9 We have tried -- I'm sorry about what you are  
10 saying, but I don't have a comment to it because I'm unaware  
11 of it. That is not our intent today or going forward to do  
12 that. As we develop this, it is something that we want to  
13 take care of, the wildlife.

14 MS. FIAMENGO: How are you going to separate  
15 then, okay, the developed areas from the wildlife?

16 MR. SMITH: That's part of the land planning  
17 process. And you're correct, a lot of the areas we will not  
18 develop on are hillsides or the drainage ways.

19 But within those, connecting those areas and  
20 other areas, you'd have wildlife quotas spoken about on the  
21 other projects and other things. I don't have that plan to  
22 date. That would be part of it when we go to the PUD and the  
23 land planning.

24 CHAIRMAN WALLING: Time. I thank you.

25 Folks, I'd like to again take a short recess.

1 This is going to be a situation where we come back and the  
2 Planning Commission will give us direction of what they would  
3 like to do with this application.

4 (Recess taken.)

5 CHAIRMAN WALLING: Folks, thank you.

6 Planning commissioners, what's your direction on  
7 this item, 2007-049 master plan amendment?

8 COMMISSIONER HAMMACK: Mr. Chairman, before we  
9 make any motions, I'd like to make a request. This is a  
10 countywide issue, not just a Highlands or a Lockwood issue.  
11 I believe we need to have a meeting in every area of the  
12 county before we discuss any changes.

13 CHAIRMAN WALLING: Thank you.

14 COMMISSIONER HAMMACK: And I would also like to  
15 ask the court reporter if she could tell us how long it would  
16 be before the transcript is available so we have an  
17 opportunity to review that before we have the next meeting.

18 THE REPORTER: It usually takes 10 to 14 days to  
19 turn around for standard delivery.

20 COMMISSIONER HAMMACK: Thank you.

21 CHAIRMAN WALLING: After your hands have  
22 recovered.

23 (Laughter)

24 CHAIRMAN WALLING: Sir?

25 COMMISSIONER OSBORNE: May I ask, Commissioner

1 Hammack, are you asking for this to be heard in Virginia City  
2 and Gold Hill and Mark Twain and in Lockwood?

3 COMMISSIONER HAMMACK: I believe it needs to be  
4 heard in each area because it affects the whole county, not  
5 just a couple of the areas of the county.

6 CHAIRMAN WALLING: Do you want to put that in  
7 the form of a motion here?

8 COMMISSIONER HAMMACK: Mr. Chairman, I would  
9 like to make a motion that we continue this item. And if it  
10 pleases the Board, we have the next meeting in Lockwood  
11 because they expect us to be there next time. But I believe  
12 the 19th is way too soon because of her schedule of getting  
13 the transcript available to us. I would say that we would  
14 have to go to at least the May 3rd meeting so we would have  
15 time to review the transcript in its entirety. There's a lot  
16 of issues that were raised.

17 CHAIRMAN WALLING: Do we have a second on that  
18 motion?

19 COMMISSIONER TYLER: I'll second.

20 CHAIRMAN WALLING: Excuse me. Dean?

21 MR. HAYMORE: Further discussion. Currently  
22 right now we had the post -- and I apologize to everybody for  
23 not having this meeting. I wanted to get it going and get  
24 the process going, but I apologize that we had to postpone  
25 this meeting.

1           With that I have a special use permit for a  
2           variance on a site in Virginia City that we had to post and  
3           send the ten-day notices out to the abutting property owners,  
4           and we had to already do that.

5           So tonight, I'm asking you that the 19th meeting  
6           be held, and we did post the agenda at the proper postings  
7           for Virginia City. And that's the only item I put on that.

8           COMMISSIONER HAMMACK: But not this item.

9           MR. HAYMORE: I did not put that item on it  
10          because I knew that it was going to take some time to get  
11          back and things like that. What I do need to let you know is  
12          there's an agenda item on the county commissioners', and I  
13          have told you before and I might as well tell these people  
14          here, Sierra Pacific has submitted an application for a  
15          special use permit approximately two and a half months ago,  
16          which I have not processed.

17          The reason I have not processed it is it is our  
18          requirement that the property owners for that special use  
19          permit goes across, that the property owners have to sign and  
20          approve that special use permit to be applied for.

21          Sierra Pacific has started condemnation on a  
22          property owner in Storey County and is currently working with  
23          to more property owners. And that special use is to take  
24          another new 345 line from Tracy to the Mark Twain area and  
25          build another substation.



1           That substation would be built right in the view  
2 of the Mark Twain residents, and it is all for the growth in  
3 Lyon County and Douglas County.

4           So we have asked the legal counsel for the  
5 county commissioners, and that is on the agenda at the next  
6 county commissioners meeting.

7           At that point, if they direct me or the county  
8 commissioners direct me to go forward and process that, and I  
9 do have enough time to have that meeting in Mark Twain.

10           COMMISSIONER HAMMACK: For the 3rd?

11           MR. HAYMORE: For the May 3rd. But it would  
12 put -- as we did for these folks here, we sent out over 1800,  
13 1953 notices twice, and we were going to do that with Mark  
14 Twain just the same as we did the courtesy of everybody else.

15           So I have no problem if you want to have the  
16 meeting in Lockwood May 3rd, and then I might ask you or the  
17 chairman if we have a second special meeting or the next  
18 meeting down in Mark Twain.

19           But I really, because it's very controversial, I  
20 don't want to put both items on the same meeting. We can, if  
21 you want to handle it, but both items are very controversial,  
22 and they'll be more affected by the Sierra Pacific. Not  
23 saying that everybody will be affected in Storey County by  
24 whatever action is happening on this project.

25           CHAIRMAN WALLING: Thank you, Dean.

1 We've got a motion.

2 COMMISSIONER OSBORNE: Before we -- I have one  
3 more thing I'd like to mention.

4 CHAIRMAN WALLING: Certainly. Because I do -- I  
5 would like to carry on with the motion, but there will be  
6 discussion.

7 COMMISSIONER OSBORNE: This question is in  
8 regard to that motion.

9 CHAIRMAN WALLING: Certainly.

10 COMMISSIONER OSBORNE: The reason I ask, this  
11 motion we're going to have, we're going to continue the  
12 meeting to Lockwood. Is this also a motion to that we're  
13 going to continue the meeting to the Mark Twain area and Gold  
14 Hill like I've asked earlier?

15 COMMISSIONER HAMMACK: Mr. Chairman, I would  
16 like that to be considered. I just consider this a  
17 countywide issue, and if we can have enough meetings where  
18 everybody in the county that wants to attend has the  
19 opportunity to, if three meetings will do it, fine. But I  
20 wanted every area of the county to have an opportunity to  
21 appear before us and ask their questions and give their  
22 concerns. No, I don't know if we should have five meetings  
23 or whatever. That should be determined after these meetings.

24 CHAIRMAN WALLING: All right. Thank you. We  
25 have a motion, we have a second.

1 VICE-CHAIRMAN BUCCHIANERI: How many meetings do  
2 we have?

3 (Laughter)

4 COMMISSIONER HAMMACK: Do you want me to clarify  
5 my motion?

6 CHAIRMAN WALLING: Clarification.

7 COMMISSIONER HAMMACK: I am making my motion to  
8 read that I would like the next meeting to be on May 3rd in  
9 Lockwood.

10 COMMISSIONER TYLER: Second.

11 CHAIRMAN WALLING: We have a motion, we have a  
12 second. Lockwood for May 3rd. Any further discussion? All  
13 in favor?

14 ALL COMMISSIONERS: Aye.

15 CHAIRMAN WALLING: All opposed?  
16 Got that taken care of. That is a continuance  
17 on the master plan amendment.

18 VICE-CHAIRMAN BUCCHIANERI: We're not having one  
19 on the 19th?

20 MR. HAYMORE: You are, but it's not for this. I  
21 will give you that later tonight. I'll give you all your  
22 information.

23 VICE-CHAIRMAN BUCCHIANERI: That will be another  
24 Planning Commission.

25 MR. HAYMORE: Yes.

1                   COMMISSIONER HAMMACK: The regular meeting on  
2 the 19th.

3                   MR. HAYMORE: And then, Doug, I would ask you if  
4 we could break so we can let this lady go and then we can  
5 finish or finish the rest of our information.

6                   COMMISSIONER PRATER: Dean, I have one more  
7 thing that goes with this issue.

8                   Mr. Chairman, we have before us a petition with  
9 617 signatures requesting a referendum vote. I believe we  
10 need advice from the County's counsel as to how that issue  
11 should be handled. It is appropriate and I move that that --

12                   MR. HAYMORE: To ask the county commissioners to  
13 seek counsel.

14                   CHAIRMAN WALLING: That will be part of our  
15 minutes.

16                   COMMISSIONER PRATER: Yes, but I also present  
17 that as a motion to be voted on by the board.

18                   MR. HAYMORE: It's not an agenda item.

19                   COMMISSIONER HAMMACK: It can't be on the next  
20 agenda --

21                   MR. HAYMORE: Do you want it on the next agenda?

22                   COMMISSIONER HAMMACK: For the 3rd, the one  
23 that's going to be about this issue.

24                   MR. HAYMORE: You can ask and direct staff to  
25 request from the county commissioners to ask for legal

1 counsel to apprise you on the signatures, and we'll  
2 definitely forward that. Do we have the originals?

3 UNIDENTIFIED FEMALE SPEAKER: I have the  
4 original at home. I gave copies.

5 MR. HAYMORE: Okay. Would you make sure my  
6 office has the originals, and then we will find out, or do  
7 you want to go to the clerk's office.

8 UNIDENTIFIED MALE SPEAKER: What I would suggest  
9 is that we present those to the clerk's office.

10 UNIDENTIFIED FEMALE SPEAKER: We were going to  
11 continue to gather signatures until the commissioners.

12 MR. HAYMORE: Okay, then that's fine. We will  
13 find out the legal process and get legal counsel to direct  
14 us.

15 COMMISSIONER PRATER: Thank you. Then I rescind  
16 my motion.

17 CHAIRMAN WALLING: Thank you. That's where we  
18 are on this issue this evening. Ma'am, appreciate your  
19 services.

20 THE REPORTER: Thank you.

21 (The matter concluded at 9:53 p.m.)

22

23

24

25

1 STATE OF NEVADA )  
2 ) ss.  
3 COUNTY OF WASHOE )

4 I, STEPHANI L. LODER, a Certified Court Reporter  
5 in and for the County of Washoe, State of Nevada, do hereby  
6 certify that on April 13, 2007, at the Highlands Community  
7 Room, Highlands Firehouse, 2610 Cartwright Road, Virginia  
8 City Highlands, Nevada, I reported the public hearing in the  
9 matter entitled herein; that the foregoing transcript,  
10 consisting of pages 1 through 164, is a true and correct  
11 transcript of the stenographic notes of testimony taken by me  
12 in the above-captioned matter to the best of my knowledge,  
13 skill and ability.

14 I further certify that I am not an attorney or  
15 counsel for any of the parties, nor a relative or employee of  
16 any attorney or counsel connected with the action, nor  
17 financially interested in the action.

18 Dated at Reno, Nevada, this 27th day of April,  
19 2007.

20 Stephani L. Loder, CC&R #862  
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25