



STOREY COUNTY COMMISSION MEETING

TUESDAY, MAY 7TH, 2013 12:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

BILL SJOVANGEN
CHAIRMAN

BILL MADDOX
DISTRICT ATTORNEY

MARSHALL MCBRIDE
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA DU FRESNE
CLERK-TREASURER

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER AT 12:00 P.M. CALL TO ORDER CLOSED SESSION AT 12:00 P.M.** (Closed meeting pursuant to NRS 288.220(4) for the purpose of conferring with the County's management regarding labor negotiations.)
2. **CALL TO ORDER AT 2:00 P.M.**
3. **PLEDGE OF ALLEGIANCE**
4. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for May 7th, 2013
5. **PUBLIC COMMENT (No Action)**

CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

6. Claims - For possible action approval of Payroll Check date 04/26/13 for \$357,934.95, date 04/26/13 for \$113,623.10 and Accounts Payable date 04/19/13 for \$844,335.48
7. For possible approval DMV Contract Renewal at the request of Assessor Jana Seddon

8. For possible approval March 2013 Treasurer Report
9. For possible action approval of Licensing Board First Reading:
 - a. Capital City Well Drilling - Contractor/20 Kit Kat Drive, Carson City
 - b. Sword, International - General/420 USA Parkway, Suite #105, RI
 - c. Virginia City Kettle Corn Depot - General/188 South C Street, Virginia City
 - d. Hot Pot, LLC - General/420 USA Parkway, Suite #101 TRI
 - e. American Arms Delta - General/224 East Sydney Drive, Suite B, TRI
 - f. Air Guys, Inc. - General/9732 Pyramid Way, Sparks
 - g. Battle Born Munitions, Inc. - General/625 Waltham Way, TRI
 - h. Stem, LLC - General/420 South B Street, TRI
 - i. PM Services - Contractor/3980 VZ CR 1712, Grand Saline, TX
 - j. EB Homes- Contractor/687 Lucas Drive, Carson City

END OF CONSENT AGENDA

10. **DISCUSSION (No Action):** Committee/Staff Reports
 11. **DISCUSSION/POSSIBLE ACTION:** Valerie LeBel-Flatley to request the Commission's consideration to direct staff to draft an ordinance amendment to Storey County Code (SCC) 9.16.30 to define and include the Virginia City Highlands and Highlands Ranches as "congested areas".
 12. **DISCUSSION/POSSIBLE ACTION:** Regarding possible adjustments to the Sheriff Tentative Budget and reorganization of Community Services Program.
 13. **DISCUSSION/POSSIBLE ACTION:** Direction concerning any further action regarding First Judicial District Court Order on Cross-Motion for Summary Judgment in Case No. 12 RP 00004 1E, CRA vs Storey County and Comstock Mining Inc.
 14. **DISCUSSION/POSSIBLE ACTION:** Cause the statements required (NRS 244.225 and NRS 354.210) to be published in the Comstock Chronicle dated Friday, May 10, 2013.
 15. **RECESS TO CONVENE AS THE NRS 474 STOREY COUNTY FIRE PROTECTION DISTRICT BOARD**
 16. **DISCUSSION/POSSIBLE ACTION:** Ambulance Subscription Program rates and federal requirements.
 17. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS**
- COMMUNITY DEVELOPMENT AND PLANNING**
18. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit No. 2013-003. By Con-Virginia Mining Company/Hugh Roy Marshall (Virginia City). Applicant is REQUESTING A Special Use Permit for the placement and operation of a portable temporary water-based ore processing mill to

process ore from an on-site Small Operations underground mine and a temporary shelter for the mill at APN 004-301-06 (approx.. the SE1/4 of the NE1/4 of section 20, T17N, R21E (MDB&M).

19. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit No. 2013-002. By TRI/Colony Energy Partners Reno LNG, LLC (McCarran, Tahoe Reno Industrial Center). Applicant is requesting a Special Use Permit on APN's 005-031-13, 005-031-12, 005-031-02 and portion of 004-154-21 located at 600 Peru Drive to construct and operate a liquid natural gas (LNG) manufacturing and distributing facility and its ancillary uses.
20. **DISCUSSION/POSSIBLE ACTION:** Memorandum of Understanding (MOU) between Storey County and the Dayton Valley Conservation District (DVCD) doe noxious weed abatement in Six and Seven Mile Canyons, Gold Hill, Gold Canyon, Virginia City and American Flat, Storey County.
21. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
 - a. Nevada ICF, LLC - Contractor/1491 Serendipity Court, Sparks
 - b. Complete Electric - Contractor/1655 Marietta Way, Sparks
 - c. Rimrock Drilling, Inc. - Contractor/700 Flanders Road, Reno
 - d. V.C.'s Treasurer Island - General/54 North C Street, Virginia City
 - e. Comstock Movie Studio, LLC dba Three Tickets to Paradise - General/150 North Summit Street, Virginia City
 - f. Trico, LLC - General/655 Peru, TRI
 - g. Arrow Remodeling & Renovation - Contractor/1280 Plumb, Reno
 - h. Momentum Consulting dba Fast Signs of Reno - Contractor/1280 Plumb, Reno
 - i. Burke Roofing, INC. - Contractor/109 Shadow Mountain Drive, Fernley
 - j. Associated Crane and Oil Field Log - General/235 London, TRI
22. **FOR POSSIBLE ACTION, SHERIFF'S OFFICE LICENSING BOARD SECOND READINGS:**
 - a. Cabaret license for The Roasting House located at 55 North C Street, Virginia City

BOARD COMMENT

ADJOURNMENT

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the beginning of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.


Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

In accordance with Federal law and U.S. Department of agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of civil rights, 1400 Independence avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or 202-6382 (TDD). USDA is an equal opportunity provider, employer, and lender.

The TTY, VCO voice carry over) or HCO hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

CERTIFICATION OF POSTING

I, Vanessa DuFresne, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before April 29, 2013; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By 
Vanessa DuFresne, Clerk-Treasurer

Claims - For possible action approval of Payroll Check date 04/26/13 for \$357,934.95, date 04/26/13 for \$113,623.10 and Accounts Payable date 04/19/13 for \$844,335.48

Report No: PB1315
Run Date : 04/17/13

STOREY COUNTY
CHECK REGISTER 4/19/13

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
75196	A-1 RADIATOR REPAIR INC	EX28288 RADIATOR		4/19/13	64701	505.00	505.00
75197	ADVANCED DATA SYSTEMS INC	ENHANCEMENTS 2013		4/19/13	64685	500.00	
		ENHANCEMENTS 2013		4/19/13	64685	1,355.00	
		ENHANCEMENTS 2013		4/19/13	64685	3,700.00	
75198	AIRGAS NCN INC	EMS SUPPLIES		4/19/13	64697	500.00	6,055.00
		EMS SUPPLIES		4/19/13	64697	95.75	
75199	ALSCO INC	ST 71 LAUNDRY		4/19/13	64696	18.14	113.89
		ST 72 LAUNDRY		4/19/13	64696	17.25	
		ST 74 LAUNDRY		4/19/13	64696	8.68	
		SHOP LAUNDRY		4/19/13	64702	9.07	
		COURTHOUSE LAUNDRY		4/19/13	64702	40.06	
				4/19/13	64702	46.90	
75200	ARC HEALTH AND WELLNESS	COLLINS HEP A VACCINE		4/19/13	64699	38.89	160.85
75201	AT&T MOBILITY II LLC	DEFIB		4/19/13	64698	72.75	72.75
		DEFIB		4/19/13	64698	18.69	
75202	AT&T TELECONFERENCE SERVI	TELECONFERENCE SERVICE		4/19/13	64692	18.69	37.38
75203	ATHLETICS UNLIMITED	OYSTER FRY MERCHANDISE		4/19/13	64660	3.34	3.34
75204	AVS DEVELOPMENT LTD	ELECTRONIC CLAIMS		4/19/13	64700	3,867.75	3,867.75
75205	BALBOA CAPITAL CORP	COMPUTERS		4/19/13	64758	26.70	26.70
75206	BANK OF AMERICA #2704	HASPS/LOCKS RADIO CAB CREDIT FOR RETURNED ITEMS PRINTER INK MAIL TO CBEG CARSONCITY HOTEL ROOM ASSESS CONF REIMBURS DN PASTRAK PASTRAK SERVICES SUPPLIES/LIGHT BULBS REFUND OYSTER FRY EVENT OFFICE SUPPLIES OYSTER FRY EVENT SHORTAGE FROM CHECK OYSTER FRY AWARDS 2 IPADS FOR TOURISM PARTS FOR BURN PROP CREDIT FOR OVERPAYMENT ST 38 MEETING LUNCH - JANA, TOBI, MARK MEALS FOR RESERVES BRFST - JANA, TOBI BRFST - JANA, TOBI CHAIRS/JAIL OYSTER FRY EVENT		4/19/13	64703	368.52	368.52
				4/19/13	64703	33.94	
				4/19/13	64703	201.55	
				4/19/13	64642	65.96	
				4/19/13	64642	1.52	
				4/19/13	64691	467.82	
				4/19/13	64778	210.11	
				4/19/13	64778	25.00	
				4/19/13	64634	63.00	
				4/19/13	64634	30.00	
				4/19/13	64634	175.00	
				4/19/13	64634	195.30	
				4/19/13	64634	274.70	
				4/19/13	64633	16.10	
				4/19/13	64633	530.00	
				4/19/13	64633	1,695.00	
				4/19/13	64633	24.27	
				4/19/13	64703	40.97	
				4/19/13	64703	325.00	
				4/19/13	64703	48.44	
				4/19/13	64691	30.00	
				4/19/13	64765	12.25	
				4/19/13	64691	15.83	
				4/19/13	64691	49.50	
				4/19/13	64764	1,632.93	
				4/19/13	64635	378.52	

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75207	BENNETT LAW PLLC		4/19/13	64635	65.00	
75208	BULEMAN		4/19/13	64635	66.50	
75209	BULETRONICS INC		4/19/13	64635	60.00	
75210	BURRELL, SCOTT LEWIS		4/19/13	64703	257.60	
75211	BURTON'S FIRE INC		4/19/13	64703	655.00	
75212	BUSINESS SERVICES & DEVEL		4/19/13	64703	26.00	
75213	CAMELOT PARTY RENTALS INC		4/19/13	64703	229.80	
75214	CANYON GENERAL IMPROVEMEN		4/19/13	64691	41.00	
75215	CAPITAL FORD INC		4/19/13	64691	4,515.00	11,075.52
			4/19/13	64766	76.14	76.14
			4/19/13	64708	10.12	10.12
			4/19/13	64709	37.85	37.85
			4/19/13	64668	752.00	752.00
			4/19/13	64711	39.99	39.99
			4/19/13	64650	65.00	65.00
			4/19/13	64638	1,237.89	1,237.89
			4/19/13	64749	52.20	52.20
			4/19/13	64704	15.10	
			4/19/13	64704	152.82	
			4/19/13	64704	27.62	
			4/19/13	64704	39.02	234.56
			4/19/13	64706	120.67	120.67
			4/19/13	64637	527.00	527.00
			4/19/13	64762	99.80	
			4/19/13	64762	106.03	
			4/19/13	64762	88.00	293.83
			4/19/13	64647	10,379.77	10,379.77
			4/19/13	64768	189.36	189.36
			4/19/13	64658	245.00	
			4/19/13	64658	2,876.04	3,121.04
			4/19/13	64652	117.00	
			4/19/13	64656	52.00	169.00
			4/19/13	64707	18.00	18.00
			4/19/13	64753	110.00	110.00
			4/19/13	64781	169.94	169.94

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75227 DURDEN, DOC

75228 ETTINGER, LEONARD J

75229 EWING IRRIGATION PRODUCTS

75230 FARMER BROS CO

75231 FARR WEST ENGINEERING

75232 FAST GLASS INC

75233 FERRELLGAS LP

75234 FIRE SERVICE SPEC & SUPPLY

75235 FLAG STORE OF NEV INC-THE

75236 FLYERS ENERGY LLC

75237 GHX INDUSTRIAL LLC

75238 GLOBAL TOWER LLC

75239 HAUCK, LISA

75240 HENRY SCHEIN

75241 HEPNER, MAUREEN L

75242 HOME DEPOT CREDIT SERVICE

75243 HOT SPOT BROADBAND INC

75244 IRON MOUNTAIN INFO MGT IN

75245 JBP LLC

MARCH 28-APRIL 10, 2013

SIERRA NV COLLEGE GRP

GIFT SHOP BEST OF VC BOOK

TRI EMITTER

TRI THREAD END COMP CAP

ACCT #5514125

WASTEWATER DESIGN-USACE

EX 28288 WINDSHIELD

100 TOLL RD

TRAINING BLDG 2/26/13

BUILDING PROPANE

800 PERI RANCH RD SNR CTR

BUILDING PROPANE

EXTRICATION EQUIPMENT

US/NV FLAGS

VCPW REG UNLEAD & DIESEL

LKWD REG UNLEAD & DIESEL

LKWD REG UNLEAD & DIESEL

MT FIRE REG UNLEAD & DIES

VCPW REG UNLEAD & DIESEL

B74 HOSE

PUNK PEAK 3 RENT

EMS SUPPLIES

EMS SUPPLIES

SIERRA NV COLLEGE GRP

LKWD PRK-ROOF PATCH

CH FLOOR FINISH

LKWD PRK-PAINT

LKWD PRK-SOLDERING, PAINT

TUBE GUARD

LKWD PARK-PRIMER, TAPE

VCH INTERNET

NT 147 APRIL 2013

E174 POCKET/SEAL

E174 LIGHT

324.00

80.00

108.00

37.00

2.87

52.31

12,227.50

145.00

565.23

106.14

81.08

90.36

128.54

27,861.00

194.85

2,032.52

1,127.23

727.17

750.18

1,627.54

47.88

500.00

118.57

341.16

6.51

80.00

39.00

30.43

207.60

207.67

6.94

540.08

79.00

237.90

124.02-

168.38

16.89

1,031.72

79.00

237.90

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75246 L N CURTIS & SONS

75247 LIFE-ASSIST INC

75248 LIQUID BLUE EVENTS LLC

75249 LYON CO COMPTROLLER

75250 MAATALLA, MARGARAT F

75251 METRO OFFICE SOLUTIONS IN

75252 MILLER, MERILEE A.

75253 MONARCH DIRECT LLC

75254 MOUNDHOUSE HARDWARE

75255 NAPA AUTO & TRUCK PARTS

75256 NC AUTO PARTS

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
E174 VISOR		4/19/13	64720	100.99
E174 DOT MALE ELBOW		4/19/13	64720	56.97
FIRE B74-VALVE		4/19/13	64740	47.99
FIRE E174 CARTRIDG, CORE		4/19/13	64740	251.55
CREDIT FOR RETURNS		4/19/13	64722	229.00-
WALSH/DIXON CAFT		4/19/13	64722	116.00
PPE		4/19/13	64722	389.90
EMS SUPPLIES		4/19/13	64723	723.90
MT. OYSTER FRY COMMISSION		4/19/13	64649	7,291.66
K9		4/19/13	64754	310.00
K9		4/19/13	64754	310.00
K9		4/19/13	64754	310.00
ADMIN OFFICES		4/19/13	64664	30.00
ADMIN OFFICES		4/19/13	64664	30.00
POSTCARDS & CDRW		4/19/13	64651	28.29
MACHINE TAPE		4/19/13	64683	4.86
HR ORIENTATION DIVIDERS		4/19/13	64683	85.18
HP & LEXMARK INK		4/19/13	64648	125.97
MULTIPLE OFFICES		4/19/13	64553	206.55
WINDOW LEFT ENV.		4/19/13	64553	82.84
SEALANT		4/19/13	64725	42.55
ENTRY LOCKS/MISC		4/19/13	64724	101.84
BALL VALVE		4/19/13	64725	46.38
PARTS		4/19/13	64726	2.09
RDS RTN		4/19/13	64733	262.00-
KW TRANSPORT		4/19/13	64733	2.80
FIRE RTN		4/19/13	64733	298.75-
FIRE B71-WIPER		4/19/13	64733	21.84
25288- RADIATOR CAP		4/19/13	64733	3.50
FIRE B74-LUBE		4/19/13	64733	12.45
FIRE P75-BATTERY ASM		4/19/13	64733	178.66
FIRE B75-BATTERY ASM		4/19/13	64733	207.48
SHOP GLOVES		4/19/13	64733	39.99
SO 56311-		4/19/13	64733	1.80
SO 56311 SOHC		4/19/13	64733	35.94
SO 56168- BATTERY ASM		4/19/13	64733	96.82
SHOP STOCK		4/19/13	64733	63.21
SHOP STOCK		4/19/13	64733	145.39
FIRE R71-BALL JOINT		4/19/13	64733	233.28
FIRE B74- LUBE COOLANT		4/19/13	64733	66.31
FIRE B74-FUEL SPIN ON		4/19/13	64733	4.63
SO 56311-PANEL AIR ELEM		4/19/13	64733	9.20
FIRE R71-DISC BRAKE		4/19/13	64733	257.43

518.75

276.90

723.90

7,291.66

930.00

120.00

118.33

125.97

289.39

190.77

2.09

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FIRE R71-HUB ASSEMBLY		4/19/13	64733	1,024.06
SHOP		4/19/13	64733	29.85
FIRE E72-NGK STANDARD		4/19/13	64733	1.70
FIRE P171-BATTERY ASM		4/19/13	64733	178.66
SHOP-LUBRI PLATE		4/19/13	64733	29.97
FIRE R71-BRAKE ROTOR, DIS		4/19/13	64733	394.14
FIRE E174-RADIAL SEAL		4/19/13	64733	8.76
WATER GLOVES		4/19/13	64733	58.40
				2,545.52
PRENAILUEE, 120LB		4/19/13	64748	728.07
MARCH 2013		4/19/13	64734	4,251.75
DIVORCE FEES		4/19/13	64641	278,812.28
FINGERPRINTING		4/19/13	64750	1,050.00
COMMERCIAL & RESIDENTIAL		4/19/13	64693	861.81
CITATIONS		4/19/13	64769	1,248.72
MONTHLY PORTAL FEE		4/19/13	64771	50.00
FEES COLLECTED		4/19/13	64646	156.79
HEP B VACCINE REGULATION		4/19/13	64590	88.50
CLERK OFFICE		4/19/13	64686	397.17
STR SWEEPER-SOLENOID		4/19/13	64735	188.81
EVAL/NEW HIRES X5		4/19/13	64761	100.00
EVAL SEARCH X5		4/19/13	64761	25.00
MARCH 28- APRIL 10, 2013		4/19/13	64665	148.00
5 YRS		4/19/13	64694	7,500.00
FIRE P73-4 TIRES		4/19/13	64736	1,503.82
FIRE E74-BALANCE		4/19/13	64736	50.00
FIRE R1-ALIGNMENT		4/19/13	64736	85.55
DRAINAGE IMPROVEMENT		4/19/13	64581	1,250.00
MARCH 28-APRIL 10, 2013		4/19/13	64567	88.25
ACCT 7758478657-EMG MGT		4/19/13	64582	427.00
SHIELDS, MASKING		4/19/13	64746	99.58
SPRAY SHIELD		4/19/13	64746	8.81
FLOOR PAINT, ROL/COVER		4/19/13	64746	121.99
RMC CO-OP		4/19/13	64657	6,250.00
651478609		4/19/13	64687	51.82

75257 NCH CORPORATION

75258 NEV ADMIN BLDG & GROUNDS

75259 NEV COMPTOLLER

75260 NEV DEPT PUBLIC SAFETY

75261 NEV DEPT TAXATION

75262 NEV LEGISLATIVE COUNSEL

75263 NEVADA BLUE LTD (RNO)

75264 NEVADA LEGAL SERVICE INC

75265 OCCUPATIONAL HEALTH CENTE

75266 OFFSITE DATA DEPOT, LLC

75267 OWENS EQUIPMENT SALES

75268 PERSONNEL EVALUATION INC

75269 PETRINI, ANGELO D

75270 PICTOMETRY

75271 PURCELL TIRE & RUBBER CO

75272 R O ANDERSON ENGINEERING

75273 RADFORD, SANDRA M

75274 RAY MORGAN CO INC (CA)

75275 RENO PAINT MART

75276 RENO SPARKS CONVENTION &

75277 ROADPOST USA INC

75278 ROCKY MOUNTAIN AMBULANCE

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
75279	RUPPCO INC	R72 RADIO		4/19/13	64759	64.56	64.56
75280	SAINT MARYS ARTCENTER INC	EMS SUPPLIES		4/19/13	64728	219.00	219.00
75281	SBC GLOBAL SERVICES IN LD	MARCH 28-APRIL 10, 2013		4/19/13	64669	140.00	140.00
		FIRE/TRI		4/19/13	64755	.06	
		CLERK		4/19/13	64755	5.02	
		RECORDER		4/19/13	64755	.61	
		FIRE (VC)		4/19/13	64755	5.95	
		PUBLIC WORKS		4/19/13	64755	1.03	
		SHERIFF		4/19/13	64755	23.86	
		JP		4/19/13	64755	.91	
		SHERIFF		4/19/13	64755	2.27	
		COMPTROLLER/ADMIN		4/19/13	64755	1.67	
		FIRE/LOCKWOOD		4/19/13	64755	.85	
		FIRE (VC)		4/19/13	64755	12.06	
		COMMUNITY DEVELOPMENT		4/19/13	64755	2.67	
		ASSESSOR		4/19/13	64755	11.71	
		CENTRAL DISPATCH		4/19/13	64755	5.49	
		DA		4/19/13	64755	5.98	
		COMMISSIONER		4/19/13	64755	2.06	
		FIRE (VC)		4/19/13	64755	.45	
		VC TOURISM COMMISSION		4/19/13	64676	29.73	
		IT		4/19/13	64755	1.32	113.70
75282	SBC GLOBAL SERVICES INC	252-6412-COMMUNICATIONS		4/19/13	64679	4,491.33	
		847-1962 JOP		4/19/13	64679	57.99	
		VC TOURISM		4/19/13	64659	164.82	4,714.14
75283	SHOLER, KATHLEEN M	INSTALLMENT 2 OF 3		4/19/13	64636	500.00	500.00
75284	SIERRA PACIFIC POWER CO	381 N C STR RESTSTOP		4/19/13	64739	40.74	
		1705 PERU DR		4/19/13	64739	344.61	
		800 PERI RANCH N SENIOR		4/19/13	64680	144.94	
		104 S B UNIT GARAGE		4/19/13	64680	26.59	
		1000 PERI RANCH RD		4/19/13	64739	24.24	
		\$41.46 TOT POWER - BLDG		4/19/13	64773	41.46	
		\$130.81 TOT POWER - BLDG		4/19/13	64773	130.81	
		ST74 FIREHOUSE		4/19/13	64729	278.34	1,031.73
75285	SIERRA PACIFIC POWER CO	POWER/LOCKWOOD		4/19/13	64763	185.82	185.82
75286	SIERRA PST CONTROL INC	SO		4/19/13	64751	100.00	100.00
75287	SMITH POWER PRODUCTS INC	HOSE METER, RUBBER HOSE		4/19/13	64741	208.98	
		E173 OIL/FILTER		4/19/13	64731	236.97	
		E174 OIL/FILTER		4/19/13	64731	236.97	
		E172 OIL/FILTER		4/19/13	64731	421.27	
		E171 OIL/FILTER		4/19/13	64731	236.97	1,341.16
75288	SOCIAL ENTREPRENEURS INC	RNCOC CDBG GRANT 2013/13		4/19/13	64644	4,990.32	4,990.32
75289	SPB UTILITY SERVICES INC	OP SUPPORT		4/19/13	64737	2,038.47	2,038.47
75290	ST CO CLERK	SECURED TAXES		4/19/13	64654	312.17	

Report No: PB1315
Run Date : 04/17/13
CHECK

STOREY COUNTY
CHECK REGISTER 4/19/13

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
75291	ST CO SCHOOL DISTRICT	PROPERTY TAX RECEIVED APRIL 13, 2013		4/19/13	64645	30.00	312.17
75292	ST CO SENIOR CENTER(VC)	PROPERTY TAX RECEIVED		4/19/13	64670	160.00	
75293	SUN PEAK ENTERPRISES	SIERRA NV COLL GRP		4/19/13	64645	399,970.34	400,160.34
75294	SUNNY COMMUNICATIONS INC	CH 70 MAR 28-APRIL 10,2013		4/19/13	64661	720.00	720.00
75295	TALX UCXPRESS	MED RADIO E74		4/19/13	64671	1,570.00	1,570.00
75296	TRUCKEE MEADOWS WATER SYS	UNEMP CLAIM MAANGEMENT		4/19/13	64730	264.00	264.00
		DRINKING WATER		4/19/13	64684	143.59	143.59
		BLDG WATER COOLER		4/19/13	64742	49.90	
		SO/WATER		4/19/13	64772	24.95	
		JAIL/WATER		4/19/13	64760	49.90	
		ST 72 WATER		4/19/13	64760	29.95	
		ST 71 WATER		4/19/13	64732	73.95	
		ST 74 WATER		4/19/13	64732	29.95	
		COOLER SERVICE MARK TWAIN		4/19/13	64732	34.95	
75297	UNITED FINANCE INDUSTRIAL	GARNISHMENT DISBURSED		4/19/13	64689	55.45	349.00
75298	US BANCORP EQUIPMENT FINA			4/19/13	64776	338.97	338.97
75299	US POSTOFFICE (VC)	COPIER LEASE ACCT-842499		4/19/13	64695	3,671.01	3,671.01
		PAYMENT		4/19/13	64743	245.60	
		VCOP ADVERTISING		4/19/13	64743	245.59	
75300	VIRGINIA CITY MOTORCYCLE			4/19/13	64752	58.00	549.19
75301	VIRGINIA CITY TOURS INC	A 248/C 46 MAR28-AP10,13		4/19/13	64674	2,500.00	2,500.00
75302	VISIONASP	WEB & DEVELOPMENT		4/19/13	64672	1,166.00	1,166.00
75303	WALKER & ASSOCIATES	SUPPORT		4/19/13	64678	710.00	710.00
75304	WANDER LAW PC	GARNISHMENT DISBURSED		4/19/13	64677	1,666.00	1,666.00
75305	WASHOE CO CORONER	CORTEZ/PARKER		4/19/13	64767	12.28	12.28
75306	WASHOE COUNTY SENIOR SERV	MEALS RAINBOW BEND 3/2013		4/19/13	64757	2,576.00	2,576.00
75307	WESTERN ENVIRONMENTAL LAB	HALO, TRIHALO		4/19/13	64575	1,878.43	1,878.43
75308	WESTERN NEVADA SUPPLY CO	TURF SUPREME GLV, CPLG		4/19/13	64744	250.00	250.00
				4/19/13	64745	720.25	
				4/19/13	64745	60.03	780.28
		CHECKS TOTAL				844,335.48	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 844,335.48 CHECK DATE 4/19/13

CONTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

Rept: PR0510A
Run: 04/24/13 10:00:52

STOREY COUNTY PAYROLL SYSTEM
Check Register

Page 4
PRELIMINARY

Payroll Type: Regular
Check Date: 04/26/13
Period-end Date: 04/21/13
Payroll Groups: 1 2 3 4 5 6 7 8

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			45,528.12
Total Deductor Checks:			74,896.71
Total Employee Checks:			3,226.48
Total Employee Direct Deposit:			205,308.05
Total Employee Deductions Transferred on Dir Dep File:			3,265.77
Total User Transfer to Deductor:			25,709.82
Total Disbursed:			357,934.95

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		

17

Rept: PR0510A
Run: 04/25/13 11:00:51

STOREY COUNTY PAYROLL SYSTEM
Check Register

Payroll Type: Special Check Date: 04/26/13 Period-end Date: 04/21/13 Payroll Groups: 3

Check/ DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			
			16,387.77
Total Deductor Checks:			
			22,163.91
Total Employee Checks:			
			61,760.98
Total Employee Direct Deposit:			
			.00
Total Employee Deductions Transferred on Dir Dep File:			
			.00
Total User Transfer to Deductor:			
			13,310.44
Total Disbursed:			
			113,623.10

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER	_____	_____
TREASURER	_____	_____

For possible approval DMV Contract Renewal at the request of Assessor Jana Seddon

Storey County, Nevada

Commissioners' Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agendas. This policy states that all requests must be made in writing, and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting: May 7, 2013	Date Request Submitted: 4/23/13
Agenda Item Requested: <u>DMV Contract Renewal</u>	
This item is intended for: <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Discussion and Action <i>(at the Board's discretion)</i>	
<input checked="" type="checkbox"/> Supporting documentation is attached <input type="checkbox"/> No supporting documentation is necessary	
Requested by: <u>Jana Seddon</u> Storey County Assessor <i>(please print name clearly)</i>	
Address: Assessor's Office	
Phone: 847-0961	Email <i>(optional)</i> : jseddon@storeycounty.org

Please submit this completed form to:

or FAX to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

Storey County Clerk's Office
(775) 847-0921

----- Fold at Arrows Here and Above to Place in a Window Envelope -----

For Office Use Only		
Date Request Received: <u>4.23.13</u>	Received: <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Via FAX	By: <u>JA</u>
<input checked="" type="checkbox"/> Supporting documentation attached - # of pages <u>5</u>		Meeting date of this item: <u>5/7</u>

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdixon@storeycounty.org

Assessor-Storey (Virginia City)

From: Heidi Azevedo
Sent: Tuesday, April 23, 2013 10:45 AM
To: Assessor-Storey (Virginia City)
Cc: Cherie McDowell
Subject: FW: Contract
Attachments: Storey County Assessor Contract Exp 6-30-2015.pdf

Importance: High

Please review the attached interlocal contract and follow the signature instructions below:

- Print 3 copies of the attached contract.
- Sign and Date the appropriate spaces on all 3 copies. All signatures and dates must be original on each contract
- Return the signed documents to my attention at the address below:

Attn: Heidi Azevedo
DMV/Admin. Services
555 Wright Way
Carson City, NV 89711

Please return as soon as possible. This contract requires Board of Examiner's (BOE) approval, therefore to be placed on the June BOE Agenda we need to expedite the signature process. The signed documents must be received no later than 5 pm on Monday, May 6th.

***Please send a return notification so I know you have received this e-mail.

Thank you,

Heidi Azevedo
DMV/ Contract Manager
Phone: 775-684-4504
Fax: 775-684-4724
hazevedo@dmv.nv.gov

INTRASTATE INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada
Acting By and Through Its
Department of Motor Vehicles
("Department")
555 Wright Way
Carson City, NV 89711-0911
(775) 684-4549 (775) 684-4692
and
Storey County Assessor
("County")
P.O. Box 494
Virginia City, NV 89440
(775) 847-0961 / (775) 847-0904

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services hereinafter set forth are both necessary and in the best interests of the State of Nevada;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. REQUIRED APPROVAL. This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each party.
2. DEFINITIONS. "State" means the State of Nevada and any state agency identified herein, its officers, employees and immune contractors as defined in NRS 41.0307.
3. CONTRACT TERM. This Contract shall be effective upon approval to June 30, 2015, unless sooner terminated by either party as set forth in this Contract.
4. TERMINATION. This Contract may be terminated by either party prior to the date set forth in paragraph (3), provided that a termination shall not be effective until 30 days after a party has served written notice upon the other party. This Contract may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Contract shall be terminated immediately if for any reason State and/or federal funding ability to satisfy this Contract is withdrawn, limited, or impaired.
5. NOTICE. All notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth above.
6. INCORPORATED DOCUMENTS. The parties agree that the services to be performed shall be specifically described; this Contract incorporates the following attachments in descending order of constructive precedence:
ATTACHMENT AA: SCOPE OF WORK
ATTACHMENT BB: SECURITY STATEMENT

7. CONSIDERATION. The County agrees to provide the services set forth in paragraph (6) at a cost of two dollars (\$2.00) per registration transaction with the total Contract or installments payable not to exceed fifty thousand dollars and no/100 (\$50,000.00) per fiscal year, with the total not to exceed one hundred thousand (\$100,000.00) for the term of the Contract. In addition NRS 482.180(6) states: From the amount of governmental service tax collected by a County Assessor the State Controller shall credit 1 percent to the Department as a commission and remit 5 percent to the County for credit to its general fund as commission for the services of the County Assessor. Any intervening end to an annual or biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the results of legislative appropriation may require.

8. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.

9. INSPECTION & AUDIT.

a. Books and Records. Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and documents as are necessary to fully disclose to the other party, the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with any applicable regulations and statutes.

b. Inspection & Audit. Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the other party, the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

c. Period of Retention. All books, records, reports, and statements relevant to this Contract must be retained by each party for a minimum of three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

10. BREACH; REMEDIES. Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs.

11. LIMITED LIABILITY. The parties will not waive and intend to assert available NRS chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. To the extent applicable, actual contract damages for any breach shall be limited by NRS 353.260 and NRS 354.626.

12. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

13. INDEMNIFICATION. Neither party waives any right or defense to indemnification that may exist in law or equity.

14. INDEPENDENT PUBLIC AGENCIES. The parties are associated with each other only for the purposes and to the extent set forth in this Contract, and in respect to performance of services pursuant to this Contract, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

15. WAIVER OF BREACH. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

16. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

17. ASSIGNMENT. Neither party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other party.

18. OWNERSHIP OF PROPRIETARY INFORMATION. Unless otherwise provided by law or this Contract, any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.

19. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.

20. CONFIDENTIALITY. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.

21. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in paragraph (6).

22. GOVERNING LAW; JURISDICTION. This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the jurisdiction of the Nevada district courts for enforcement of this Contract.

23. ENTIRE AGREEMENT AND MODIFICATION. This Contract and its integrated attachment(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto, approved by the State of Nevada Office of the Attorney General.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

STATE OF NEVADA
DEPARTMENT OF MOTOR VEHICLES

By: _____
Date

Title: _____

STOREY COUNTY ASSESSOR

By: _____
Date

Title: _____

BOARD OF COUNTY COMMISSIONERS,
STOREY COUNTY

By: _____
Date

Title: _____

Signature – Nevada State Board of Examiners

APPROVED BY BOARD OF EXAMINERS

On _____
Date

Approved as to form by:

Deputy Attorney General for Attorney General, State of Nevada

On _____
Date

For possible approval March 2013 Treasurer Report

STOREY COUNTY TREASURER
TREASURER'S ACCOUNTING
MONTHLY BALANCING SHEET
FOR 03/2013

ACT DESCRIPTION	BAL. FORWARD	RECEIPTS	DISBURSEMENTS	PAYROLLS	JOURN VOUCHERS	TRANSFERS IN	TRANSFERS OUT	ENDING BALANCE
191 WELLS FARGO MONEY MARKET	7,133,186.11	3,439.80	.00	.00	.00	.00	.00	7,136,625.91
194 DISTRICT COURT HOLDING	5,145.43	.86	.00	.00	.00	.00	.00	5,146.29
800 UNSECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
900 SECURED TAXES HOLDING	.00	.00	.00	.00	.00	.00	.00	.00
192 HEALTH INSURANCE	.00	.00	.00	.00	.00	.00	.00	.00
193 CITY NATIONAL CDS	.00	.00	.00	.00	.00	.00	.00	.00
195 CASH IN BANK	377,506.86	1,054,769.71	810,939.56	1,076,113.29	598,713.00	.00	.00	143,936.72
196 STATE LGIP ACCOUNT	6,673,402.36	844.44	.00	.00	500,000.00	.00	.00	6,174,246.80
197 BUSINESS BANK CCARDS	.00	.00	.00	.00	.00	.00	.00	.00
198 B OF A PROPERTY SALES	.00	.00	.00	.00	.00	.00	.00	.00
199 WELLS FARGO CC ACCOUNT	6,204,835.60	1,306,443.25	.00	.00	100,000.00	.00	.00	7,411,278.85
901 OLD COINS	439.30	.00	.00	.00	.00	.00	.00	439.30
903 PETTY CASH	1,100.00	.00	.00	.00	.00	.00	.00	1,100.00
904 PETTY CASH SHERIFF	2,000.00	.00	.00	.00	.00	.00	.00	2,000.00
905 PETTY CASH ASSESSOR	200.00	.00	.00	.00	.00	.00	.00	200.00
001 GENERAL	8,729,326.99	656,290.76	205,733.43	632,492.65	289,644.40	.00	.00	8,257,747.27
010 INDIGENT MEDICAL	551,757.94	6,469.68	504.18	.00	.00	.00	.00	557,723.44
015 INDIGENT ASSISTANCE - TAX	.00	.00	.00	.00	.00	.00	.00	.00
020 ROADS	1,028,667.34	54,755.33	5,291.43	33,606.33	80,053.49	.00	.00	1,144,578.40
024 RESTITUTION	15.00	.00	.00	.00	.00	.00	.00	15.00
030 FIRE	269,837.85	369,950.96	36,419.68	305,749.55	59,921.52	.00	.00	237,698.06
035 FIRE EMERGENCY	204,336.90	.00	.00	.00	.00	.00	.00	204,336.90
040 FIRE DISTRICT	543,646.98	242,571.75	42,211.98	.00	22,416.75	.00	.00	721,590.00
050 SERVICE	95,390.59	.00	.00	.00	.00	.00	.00	95,390.59
060 EQUIPMENT ACQUISITION	108,978.71	32,559.90	20.91	.00	19,308.25	.00	.00	122,209.45
070 CAPITAL PROJECTS	315,902.80	.00	.00	.00	34,900.00	.00	.00	350,802.80
080 INFRASTRUCTURE FUND	1,756,549.03	10,379.75	.00	.00	37,297.50	.00	.00	1,729,631.28
090 WATER SYSTEM	985,304.66	39,376.26	10,569.29	12,393.61	546.02	.00	.00	1,002,264.04
100 STABILIZATION	1,000,000.00	.00	.00	.00	.00	.00	.00	1,000,000.00
110 TOWN OF GOLD HILL	14,464.59	.00	177.74	.00	.00	.00	.00	14,286.85
120 TOWN OF VIRGINIA CITY	131,512.10	999.31	2,136.39	.00	.00	.00	.00	130,375.02
130 VIRGINIA DIVIDE SEWER	205,258.61	16,840.83	7,855.42	11,521.19	3,853.33	.00	.00	198,869.50
140 DRUG COURT	7,784.00	539.00	.00	.00	.00	.00	.00	8,323.00
150 SCHOOL	165,601.88	495,519.17	326,081.00	.00	.00	.00	.00	335,040.05
160 SCHOOL DEBT	31,909.49	95,549.09	62,875.26	.00	.00	.00	.00	64,583.32
165 TECHNOLOGY FUND	175,655.36	26,513.79	2,257.02	.00	1,287.00	.00	.00	198,625.13
170 STATE	160,656.15	131,668.86	24,418.79	.00	.00	.00	.00	267,906.22
175 PAIR & RECREATION BOARD	27,242.34	.00	.00	.00	.00	.00	.00	27,242.34
180 DISTRICT COURT	22,258.66	1,486.00	.00	.00	.00	.00	.00	23,744.66
185 INDIGENT ACCIDENT	15,563.60	9,726.11	6.27	.00	.00	.00	.00	25,283.44
187 JUSTICE COURT FUND	36,753.90	525.00	695.00	.00	.00	.00	.00	36,583.90
189 TRI NET	.00	.00	.00	.00	.00	.00	.00	.00
190 PARK FUND	6,022.22	.00	.00	.00	.00	.00	.00	6,022.22
200 TRI PAYBACK	1,532,602.74	360.53	.00	.00	292,183.00	.00	.00	1,825,146.27
206 FEDERAL GRANTS	137,542.15	54,210.83	47,270.76	.00	3,853.33	.00	.00	148,335.55
210 SHERIFF'S JAIL BLDG FUND	23,225.98	55,611.60	7,130.98	56,234.27	16,365.90	.00	.00	893.57
220 VC RAIL PROJECT	1,490,195.25	.00	.00	.00	37,297.50	.00	.00	1,527,492.75
230 VC TOURISM COMMISSION	623,851.85	63,593.55	29,284.03	24,115.69	25.69	.00	.00	634,019.99
TOTAL ALL FUNDS	20,397,815.66	2,365,498.06	810,939.56	1,076,113.29	1,287.00	.00	.00	20,874,973.87

Report No: BR1750
Run Date : 04/05/13 Run Time : 09:31:28

STOREY COUNTY
TREASURER'S ACCOUNTING
Outstanding Checks

0/00/00 - 3/31/13			Check Date		Amount
TP	Check #	Bank Seq	Person #	Vendor/Employee Name	From
CK	59139	195 00	402939	GBS PARTNERS LLC	12/18/07
CK	59820	195 00	401195	COUNTRYWIDE HOME LOANS	3/18/08
CK	60433	195 00	402995	KEVIN T DALEY	5/19/08
CK	60831	195 00	403053	BUCKWALTER, ERICH	7/01/08
CK	60895	195 00	403065	PUTT, KRISTINA	7/01/08
CK	62635	195 00	401478	UEHLING, CLARK	1/16/09
CK	65338	195 00	403429	LUDWIG, DESIREE	11/20/09
CK	65459	195 00	403444	MARTIN CROWLEY ESQ &JOE P	12/04/09
CK	66214	195 00	402945	FULPER, GRUNDY, BEAD, PTR	3/12/10
CK	67653	195 00	400929	DIXON, SHANE	8/27/10
CK	69427	195 00	403681	DECARTERET, BRUCE	4/21/11
CK	70963	195 00	101269	NEVADA LEGAL SERVICE INC	11/04/11
CK	72998	195 00	403949	AMERIGAS PROPANE LP	8/10/12
CK	74064	195 00	404067	HAFNER, DORIS	11/30/12
CK	74282	195 00	99898	BI STATE PROPANE (CC)	1/03/13
CK	74412	195 00	100832	GIBBONS, JOE	1/11/13
CK	74515	195 00	403928	CRESTA, OCTAVIO A	1/25/13
CK	74527	195 00	404092	HEMMASI, RENEE	1/25/13
CK	74581	195 00	101726	ST CO SENIOR CENTER (VC)	1/25/13
CK	74747	195 00	403685	CITY OF CARSON CITY	2/22/13
CK	74805	195 00	403902	RADFORD, SANDRA M	2/22/13
CK	74821	195 00	100732	SMITH POWER PRODUCTS INC	2/22/13
CK	74867	195 00	403928	CRESTA, OCTAVIO A	3/08/13
CK	74869	195 00	404113	DANIELS, ANNETTE	3/08/13
CK	74870	195 00	404100	DEL CARLO, LINDA	3/08/13
CK	74873	195 00	403382	DUFRESNE, JOHN	3/08/13
CK	74892	195 00	404121	HUBACH, JENNY DIANE	3/08/13
CK	74925	195 00	103277	NORTHERN NEW FIRE CHIEFS	3/08/13
CK	74929	195 00	403895	PETRINI, ANGELO D	3/08/13
CK	74934	195 00	403902	RADFORD, SANDRA M	3/08/13
CK	74959	195 00	403893	VIRGINIA CITY TOURS INC	3/08/13
CK	74979	195 00	100422	BOB BARKER COMPANY INC	3/22/13
CK	74980	195 00	403671	BURRELL, SCOTT LEWIS	3/22/13
CK	74984	195 00	100670	CFOA	3/22/13
CK	74986	195 00	403827	COCKERILL, CHARLES P	3/22/13
CK	74989	195 00	99652	COMSTOCK CHRONICLE (VC)	3/22/13
CK	74990	195 00	404133	COUSINS, JODI	3/22/13
CK	74991	195 00	403928	CRESTA, OCTAVIO A	3/22/13
CK	75015	195 00	404136	MCCELLISTREM, JOSEPH E	3/22/13
CK	75028	195 00	101250	NEVADA SHERIFF & CHIEFS A	3/22/13
CK	75031	195 00	103220	ON THE SIDE GRAPHICS & SI	3/22/13
CK	75033	195 00	403895	PETRINI, ANGELO D	3/22/13
CK	75042	195 00	403902	RADFORD, SANDRA M	3/22/13
CK	75043	195 00	403976	RANDY RATHBURN	3/22/13
CK	75056	195 00	101632	SIERRA PEST CONTROL INC	3/22/13
CK	75063	195 00	402848	STAFFORD, MARK	3/22/13
CK	75068	195 00	403938	THREE GGG INC	3/22/13
CK	75073	195 00	403893	VIRGINIA CITY TOURS INC	3/22/13
PR	33544	195 00	900050	NEV ST RETIR/4159565779	2/22/13
PR	33547	195 00	900050	NEV ST RETIR/4159565779	3/01/13
PR	33568	195 00	900050	NEV ST RETIR/4159565779	3/04/13
PR	33571	195 00	900050	NEV ST RETIR/4159565779	3/15/13
PR	33584	195 00	900501	FIRE FIGHTER ASSOC #4227	3/15/13
PR	33587	195 00	900050	NEV ST RETIR/4159565779	3/22/13

Report No: BR1750
Run Date : 04/05/13 Run Time : 09:31:28

Check#	1 Through 999999	Amount
0/00/00 -	3/31/13	

Tp	Check #	Bank	Seq	Person #	Vendor/Employee Name	FROM	Check Date	Amount
PR	33590	195	00	900050	NEV ST RETIR/4159565779		3/29/13	66,570.47
PR	33591	195	00	900200	COLONIAL ACCIDENT		3/29/13	84.99
PR	33592	195	00	900201	COLONIAL LIFE INS. 125		3/29/13	91.94
PR	33593	195	00	900300	THE HARTFORD INS. GROUP		3/29/13	2,026.50
PR	33594	195	00	900301	EMP DED/AFLAC 125 PLAN		3/29/13	274.49
PR	33595	195	00	900302	EMP DED/AFLAC AFTER TAX		3/29/13	953.21
PR	33596	195	00	900303	EMPDED LIFE INS CO		3/29/13	75.00
PR	33597	195	00	900307	PACIFIC WASH INS AFTER TAX		3/29/13	449.69
PR	33598	195	00	900402	AFSCME/UNION DUES		3/29/13	419.55
PR	33599	195	00	900501	FIRE FIGHTER ASSOC #4227		3/29/13	975.00
PR	33600	195	00	112	HESS, GREG J		3/29/13	1,010.08
VP	65511	195	00	100383	FIRST AMERICAN TITLE		12/14/09	40.10
					Bank Total:			226,965.72
					Total:			226,965.72

AD VAL FOR THE MONTH OF MARCH 2013																
	001	001-500	150	160	060	170	010	185	040	001	210	030	200	001	001-34104	001-36506
	GENERAL	INDUST GID	SCH OP	SCH DB	CAP AQU	STATE	IND MED	IND ACC	FORESTRY	YOUTH	CO JAIL	FIRE/EMER	TNI Payback	PENALTIES	A/R 6%	A/R 2%
001	GENERAL	INDUST GID	SCH OP	SCH DB	CAP AQU	STATE	IND MED	IND ACC	FORESTRY	YOUTH	CO JAIL	FIRE/EMER	TNI Payback	PENALTIES	A/R 6%	A/R 2%
TREASURER																
2008/2009	\$ 38.20	\$ 17.08	\$ 3.29	\$ 1.13	\$ 3.87	\$ 0.69	\$ 0.35	\$ 2.51	\$ 0.10	\$ 1.70	\$ 9.90	\$ 69.01	\$ 359.24	\$ 657.55	\$ -	\$ 147.83
2009/2010	\$ 3,272.88	\$ 1,529.09	\$ 295.01	\$ 94.40	\$ 346.59	\$ 20.39	\$ 30.58	\$ 207.55	\$ 9.17	\$ 70.75	\$ 820.00	\$ 820.00	\$ 359.24	\$ 657.55	\$ -	\$ 7,713.20
2010/2011	\$ 3,311.08	\$ 1,546.17	\$ 298.30	\$ 95.53	\$ 350.46	\$ 21.08	\$ 30.93	\$ 210.06	\$ 9.27	\$ 72.45	\$ 829.90	\$ 829.90	\$ 359.24	\$ 657.55	\$ -	\$ 7,861.03
Subtotal	\$ 1,796.95	\$ 792.70	\$ 153.17	\$ 52.90	\$ 179.96	\$ 10.61	\$ 15.91	\$ 116.43	\$ 4.51	\$ 78.10	\$ 459.87	\$ 459.87	\$ 359.24	\$ 657.55	\$ -	\$ 4,475.59
2011/2012	\$ 5,108.03	\$ 2,338.87	\$ 451.47	\$ 148.43	\$ 530.42	\$ 31.69	\$ 46.84	\$ 326.49	\$ 13.78	\$ 150.55	\$ 1,289.77	\$ 1,289.77	\$ 359.24	\$ 1,541.04	\$ -	\$ 12,336.62
TOTAL PRIOR	\$ 175,464.61	\$ 302,321.30	\$ 218,184.92	\$ 42,045.53	\$ 14,020.63	\$ 47,795.67	\$ 2,771.20	\$ 4,179.69	\$ 30,903.24	\$ 1,241.36	\$ 20,932.98	\$ 122,278.96	\$ -	\$ 2,175.98	\$ -	\$ 984,645.74
2012/2013	\$ 175,464.61	\$ 302,321.30	\$ 218,184.92	\$ 42,045.53	\$ 14,020.63	\$ 47,795.67	\$ 2,771.20	\$ 4,179.69	\$ 30,903.24	\$ 1,241.36	\$ 20,932.98	\$ 122,278.96	\$ -	\$ 2,175.98	\$ -	\$ 984,645.74
TOTAL 12/13	\$ 175,464.61	\$ 302,321.30	\$ 218,184.92	\$ 42,045.53	\$ 14,020.63	\$ 47,795.67	\$ 2,771.20	\$ 4,179.69	\$ 30,903.24	\$ 1,241.36	\$ 20,932.98	\$ 122,278.96	\$ -	\$ 2,175.98	\$ -	\$ 984,645.74
TOTAL SECURED	\$ 180,572.64	\$ 302,321.30	\$ 220,523.79	\$ 42,497.00	\$ 14,169.06	\$ 48,326.09	\$ 2,802.89	\$ 4,226.53	\$ 31,229.73	\$ 1,255.14	\$ 21,083.53	\$ 123,568.73	\$ 359.24	\$ 3,717.02	\$ -	\$ 996,652.69
Refund Secured						\$ (65.67)		\$ (6.26)								\$ (71.93)
REPORT TOTALS	\$ 180,572.64	\$ 302,321.30	\$ 220,523.79	\$ 42,497.00	\$ 14,169.06	\$ 48,260.42	\$ 2,802.89	\$ 4,220.27	\$ 31,229.73	\$ 1,255.14	\$ 21,083.53	\$ 123,568.73	\$ 359.24	\$ 3,717.02	\$ -	\$ 996,652.69
ASSESSOR																
2009/2010	\$ 68.61	\$ 30.65	\$ 4.55	\$ 2.04	\$ 6.96	\$ 1.23	\$ 0.63	\$ 4.51	\$ 0.19	\$ 3.05	\$ 17.77	\$ 19.24	\$ 9.16	\$ 2.76	\$ 1.66	\$ 3.05
2010/2011	\$ 11.79	\$ 5.50	\$ 1.06	\$ 0.34	\$ 1.25	\$ 0.07	\$ 0.11	\$ 0.75	\$ 0.03	\$ 0.25	\$ 2.95	\$ 1.29	\$ 1.29	\$ 2.00	\$ 10.82	\$ 0.55
Subtotal	\$ 80.40	\$ 36.15	\$ 5.61	\$ 2.38	\$ 8.21	\$ 8.21	\$ 1.30	\$ 5.26	\$ 0.22	\$ 3.30	\$ 20.72	\$ 116.58	\$ 1.29	\$ 116.58	\$ 67.96	\$ 3.60
2011/2012	\$ 1,042.13	\$ 36.15	\$ 5.61	\$ 2.38	\$ 8.21	\$ 8.21	\$ 1.30	\$ 5.26	\$ 0.22	\$ 3.30	\$ 20.72	\$ 116.58	\$ 1.29	\$ 116.58	\$ 67.96	\$ 22.66
TOTAL PRIOR	\$ 80.40	\$ 1,042.13	\$ 36.15	\$ 2.38	\$ 8.21	\$ 8.21	\$ 1.30	\$ 5.26	\$ 0.22	\$ 3.30	\$ 20.72	\$ 116.58	\$ 1.29	\$ 116.58	\$ 67.96	\$ 26.26
2012/2013	\$ 35,960.67	\$ 172,225.77	\$ 91,987.61	\$ 17,746.37	\$ 6,130.86	\$ 20,850.39	\$ 1,226.41	\$ 1,839.61	\$ 13,490.72	\$ 551.75	\$ 9,136.59	\$ 53,303.86	\$ -	\$ 25.76	\$ 27,681.54	\$ 9,227.19
TOTAL UNSEC	\$ 36,041.07	\$ 173,267.90	\$ 92,023.76	\$ 17,751.98	\$ 6,133.24	\$ 20,858.60	\$ 1,227.71	\$ 1,840.35	\$ 13,495.98	\$ 551.97	\$ 9,139.89	\$ 53,324.58	\$ 1.29	\$ 164.34	\$ 27,760.32	\$ 9,253.45
MISC																
PX DIST	\$ 42,795.54	\$ 18,909.31	\$ 3,648.24	\$ 1,260.62	\$ 252.12	\$ 378.19	\$ 2,773.36	\$ 113.46	\$ 1,878.32	\$ 10,957.31	\$ 28.06	\$ 163.71	\$ -	\$ -	\$ -	\$ 82,966.47
PC DIST	\$ 639.40	\$ 282.53	\$ 54.51	\$ 18.84	\$ 3.77	\$ -	\$ 41.44	\$ 5.65	\$ 21.52	\$ 21.52	\$ 356.32	\$ 2,078.63	\$ -	\$ -	\$ -	\$ 1,239.61
MX DIST	\$ 8,118.41	\$ 3,587.14	\$ 692.08	\$ 239.14	\$ 47.83	\$ -	\$ 71.74	\$ 526.11	\$ 21.52	\$ 21.52	\$ 356.32	\$ 2,078.63	\$ -	\$ -	\$ -	\$ 15,738.92
GRAND TOTAL	\$ 268,167.06	\$ 475,589.20	\$ 335,326.53	\$ 64,643.81	\$ 21,870.90	\$ 69,119.02	\$ 4,334.32	\$ 6,516.20	\$ 48,066.62	\$ 1,943.79	\$ 32,486.12	\$ 190,092.96	\$ 360.53	\$ 3,881.36	\$ 27,760.32	\$ 9,253.45
																\$ 1,559,692.20

For possible action approval of Licensing Board First Reading

Storey County Community Development

Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa DuFresne, Clerk's Office
Pat Whitten, County Manager

29 April 2013
Via email

Please add the following item(s) to the **May 7, 2013**, COMMISSIONERS Agenda:

LICENSING BOARD

FIRST READINGS:

- | | |
|---|-----|
| A. CAPITAL CITY WELL DRILLING – Contractor / 20 Kit Kat Drive ~ Carson City | |
| B. SWORD, INTERNATIONAL – General / 420 USA Parkway, Suite #105 | TRI |
| C. VIRGINIA CITY KETTLE CORN DEPOT – General / 188 South C Street | VC |
| D. HOT POT, LLC – General / 420 USA Parkway, Suite #101 | TRI |
| E. AMERICAN ARMS DELTA – General / 224 Easy Sydney Drive, Suite B | TRI |
| F. AIR GUYS, INC. – General / 9732 Pyramid Way ~ Sparks | |
| G. BATTLE BORN MUNITIONS, INC. – General / 625 Waltham Way | TRI |
| H. STEM, LLC – General / 420 South B Street | VC |
| I. PM SERVICES – Contractor / 3980 VZ CR 1712 ~ Grand Saline, TX | |
| J. EB HOMES – Contractor / 687 Lucas Drive ~ Carson City | |

LICENSING BOARD

SECOND READINGS:

- | | |
|--|-----|
| A. NEVADA ICF, LLC – Contractor / 1491 Serendipity Court ~ Sparks | |
| B. COMPLETE ELECTRIC – Contractor / 1655 Marietta Way ~ Sparks | |
| C. RIMROCK DRILLING, INC. – Contractor / 700 Flanders Road ~ Reno | |
| D. V.C.'s TREASURE ISLAND – General / 54 North C Street | VC |
| E. COMSTOCK MOVIE STUDIO, LLC dba THREE TICKETS TO PARADISE – General
150 North Summit Street | VC |
| F. TRICO, LLC – General / 655 Peru | TRI |
| G. ARROW REMODELING & RENOVATION – Contractor / 2889 East Valley Road ~ Minden | |
| H. MOMENTUM CONSULTING dba FAST SIGNS OF RENO – Contractor / 1280 Plumb ~ Reno | |
| I. BURKE ROOFING, INC. – Contractor / 109 Shadow Mountain Drive ~ Fernley | |
| J. ASSOCIATED CRANE AND OIL FIELD LOG – General / 235 London | TRI |

Inspection Required

ec: Shannon Gardner, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Assessor's Office

Sheriff's Office

Valerie LeBel-Flatley to request the Commission's consideration to direct staff to draft an ordinance amendment to Storey County Code (SCC) 9.16.30 to define and include the Virginia City Highlands and Highlands Ranches as "congested areas".

Storey County, Nevada

Commissioners' Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agendas. This policy states that all requests must be made in writing, and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting: Tuesday, May 7, 2013	Date Request Submitted: Monday, April 22, 2013
Agenda Item Requested: <u>Trapping in Virginia City Highlands</u>	
This item is intended for: <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Discussion and Action <i>(at the Board's discretion)</i>	
<input type="checkbox"/> Supporting documentation is attached <input checked="" type="checkbox"/> No supporting documentation is necessary	
Requested by: <u>Valerie LeBel-Flatley</u>	
<i>(please print name clearly)</i>	
Address: 2371 Cartwright Rd., Virginia City Highlands, NV 89521	
Phone: 775-847-9199	Email <i>(optional)</i> : horsesval@msn.com

Please submit this completed form to:

or FAX to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

Storey County Clerk's Office
(775) 847-0921

----- Fold at Arrows Here and Above to Place in a Window Envelope -----

For Office Use Only			
Date Request Received: <u>4.22.13</u>	Received: <input type="checkbox"/> In Person <input checked="" type="checkbox"/> Via FAX	By: <u>VT</u>	
<input type="checkbox"/> Supporting documentation attached - # of pages <u>0</u>		Meeting date of this item: <u>5/7</u>	

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdixon@storeycounty.org

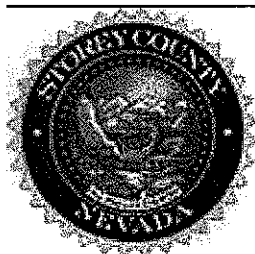
Vanessa Dufresne

From: Pat Whitten
Sent: Tuesday, April 23, 2013 2:18 PM
To: Vanessa Dufresne
Cc: Bill Maddox; Gerald Antinoro
Subject: RE: Agenda Req.

I just got off the phone with her. A VERY nice and reasonable lady who has also been talking to the Sheriff and DA on this. I'll approve placement under our policy and let's go with the following language for the time being:

DISCUSSION/POSSIBLE ACTION: Valerie LeBel-Flatley to request the Commission's consideration to direct staff to draft an ordinance amendment to Storey County Code (SCC) 9.16.30 to define and include the Virginia City Highlands and Highlands Ranches as "congested areas".

She will be sending additional support information after she speaks again to Bill and Jerry.



Pat Whitten
County Manager
Storey County

(775) 847-0968 (Office)
(775) 721-7001 (Cell)
PWhitten@StoreyCounty.org

From: Vanessa Dufresne
Sent: Tuesday, April 23, 2013 11:18

powered by: visionASP

AM
To: Pat Whitten
Subject: Agenda Req.

Hi P-

This came through yesterday. Please let me know what you think.

Thanks, V

From: printers@storeycounty.org [<mailto:printers@storeycounty.org>]
Sent: Tuesday, April 23, 2013 10:11 AM
To: Vanessa Dufresne
Subject: Attached Image

✓ *Vanessa Dufresne*

Vanessa Dufresne

From: Pat Whitten
Sent: Wednesday, April 24, 2013 2:13 PM
To: Ausscyn@aol.com; gantinoro@hotmail.com; Bill Maddox; Bill Sjovangen; Lance Gilman; Marshall McBride
Cc: Vanessa Dufresne
Subject: RE: Agenda Item for County Commissioners - Trapping in the Highlands

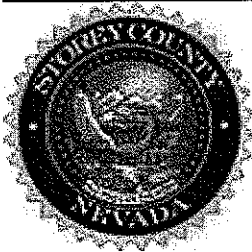
Hi Cynthia,

I had a long chat with Valerie LeBel-Flatley yesterday and approved placement of the following item on the May 7th agenda as she had requested:

DISCUSSION/POSSIBLE ACTION: Valerie LeBel-Flatley to request the Commission's consideration to direct staff to draft an ordinance amendment to Storey County Code (SCC) 9.16.30 to define and include the Virginia City Highlands and Highlands Ranches as "congested areas".

You are spot on as to how we are approaching this. Our ordinance regarding trapping (SCC 6.08) is solid in that it prohibits trapping in a congested area. What we need to do is beef up ordinance 9.16.030 where congested areas are defined. While I completely agree with her (and you) about the perils of trapping in inappropriate areas, even more frightening is we haven't defined the Highlands 1's and 10's as congested regarding the discharge of firearms either. Hopefully, we can remedy this ASAP. I hope to see you on the 7th...

Pat



Pat Whitten
County Manager
Storey County

(775) 847-0968 (Office)
(775) 721-7001 (Cell)
PWhitten@StoreyCounty.org

From: Vanessa Dufresne
Sent: Tuesday, April 23, 2013 11:18 AM

powered by: [visionASP](#)

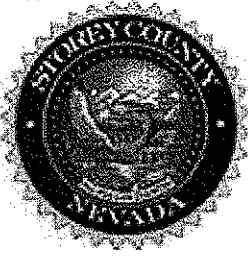
To: Pat Whitten
Subject: Agenda Req.

Hi P-

This came through yesterday. Please let me know what you think.

Thanks, V

From: printers@storeycounty.org [<mailto:printers@storeycounty.org>]
Sent: Tuesday, April 23, 2013 10:11 AM
To: Vanessa Dufresne
Subject: Attached Image



Pat Whitten

County Manager
Storey County

(775) 847-0968 (Office)
(775) 721-7001 (Cell)
PWhitten@StoreyCounty.org

From:
Ausscyn
@aol.co
m
[mailto:A
usscyn@
aol.com]
Sent:

powered by: visionASP

Wednesday, April 24, 2013 1:58 PM

To: Pat Whitten; gantinoro@hotmail.com; Bill Maddox; Bill Sjovangen; Lance Gilman; Marshall McBride

Subject: Agenda Item for County Commissioners - Trapping in the Highlands

Sjovangen

Gilman

McBride

Whitten

Maddox

Commission Chair Bill

Commissioner Lance

Commissioner Marshall

County Manager Pat

District Attorney Bill

Sheriff Gerald Antinoro
Storey County
26 South "B" Street
Virginia City, Nevada

April 24, 2013

Re: Please Agenda: "The legality of trapping in the Virginia City Highlands"

Dear Sirs,

Trapping has recently been a hotly debated topic in the Virginia City Highlands. When the issue came up at the recent Neighborhood Watch meeting, Deputy Kern related that a trapper was brought into the area by certain residents, to eliminate predators which were bothering them. There was an outcry because of the possible danger to pets, children and wildlife. Complaints were made to the Sheriff's office which could not be addressed as it was thought that trapping was legal in the Highlands. Now, upon further research, it has been determined that trapping is *not* legal in the Highlands as it is a "Congested Area." We were advised to ask that this matter be put on the County Commissioners Meeting Agenda so that it could be discussed, and that the Highlands be added to areas such as the River District, Virginia City and Mark Twain, where trapping is not presently allowed, due to these areas being "congested."

We also want to add that the Virginia Range Wildlife Protection Assoc. has tried to protect the animals we all enjoy here in the Highlands for over three decades. It seems rather inconsistent to

allow trapping in an area that is widely regarded for its diversity of wildlife, with the assumption that these animals live in area that is "protected." We recall the effort by Mr. Gilman and others, to introduce Desert Sheep to the range, and now that this effort has been so successful, it would be counterproductive to have one of them injured/killed by a trap. This could also be the same fate for a wild horse, deer, mountain lion, bobcat, or even a cherished pet. The absolute worst would be the possible injury of a child. Animals and young children can't read, and no amount of signage or flags could protect the curious or unaware from harm.

"The greatness of a nation and its moral progress can be judged by the way its animals are treated."
– *Ghandi*

Thank you very much for considering our request. We hope the trapping issue will be put on the Commissioners' Agenda, and that trapping is eliminated from the Virginia City Highlands.

Sincerely yours,

Patrick & Cynthia Kennedy
5030 Fandango Pass
Virginia City Highlands

Ranches

April 25, 2013

TO: Pat Whitten
County Manager

COMMISSIONERS: Bill Sjovangen
Marshall McBride
Lance Gilman

DISTRICT ATTORNEY: Bill Maddox

SHERIFF: Gerald Antinoro

RE: Legal Trapping in Virginia City Highlands (VCH)

It came to the attention of the residents in VCH that someone on Lousetown Road was trapping. I personally am also aware of another individual on Combination trapping, as his dog was killed by coyotes, and he wanted revenge. He also said he would shoot a coyote if it came in his yard. There are different accounts of why the trapper on Lousetown is trapping. In any case, the reasons for the trapping are irrelevant. Trapping itself is the issue.

When I learned of the Combination trapping, I called Storey County Dispatch. I was not only concerned about the trapping but also the discharging of a firearm in a congested area. I was told by the Dispatch Deputy that trapping was legal but the firearm, if discharged, was not legal in VCH (I was told it is not legal within 1000 feet of another home).

I spoke with Sheriff Antinoro last Friday, April 19, at the Neighborhood Watch meeting in VCH regarding my concerns with the trapping. He also reiterated that trapping here was legal but stated it should not be. He directed me to Bill Maddox and Pat Whitten to ascertain how to address these concerns and effect a change in the Codes. On Monday, April 22, I called Mr. Maddox. He had not dealt with the particular codes regarding trapping. I had retrieved Storey County Code Chapter 9.16 Weapons Section No. (9.16.010) Definitions. This Code defines the term "congested area" and lists those areas affected. Neither Virginia City Highlands nor the the Highlands Ranches is listed as a congested area. Mr. Maddox directed me to Storey County Code Chapter 6.08 Animal Trapping Section No. (6.08.030) Prohibitions. It is a one-sentence Code, very simply stated and very clear: "It is unlawful for any person within the congested areas of the County to set or maintain a trap."

Herein lies the discrepancy. Why isn't VCH designated as a "congested area" in Chapter 9.16.010? It appears people do understand this to be a congested area regarding firearms. There have been congested area signs in VCH in the past stating it was a congested

area and that the discharging of a firearm was unlawful. We live in a rural, residential community. We have many homes here. We have children, pets and an abundance of wildlife that the majority of us appreciates and enjoys. We didn't move here to kill the wildlife and put anyone in harm's way. Trapping in this community is extremely dangerous and totally inappropriate. The same Code that protects us from an errant bullet must also protect us from the dangers of trapping.

Mr. Maddox suggested that I request that this issue be put on the agenda for the next Commissioner's meeting on May 7, which I did. Mr. Whitten called me on Tuesday, April 23, to discuss my concerns and suggested that other people's responses would be helpful in addressing this issue which would be brought to the Commissioners to discuss prior to the May 7 meeting.

I am respectfully requesting that Storey County Code Chapter 9.16 Weapons Section (9.16.010) be amended to include Virginia City Highlands (the one- and ten-acre lots), as well as the Highland Ranches (40-acre lots) as a congested area.

Thank you for your assistance.

Valerie LeBel-Flatley
2371 Cartwright Rd.
Virginia City Highlands
847-9199

Regarding possible adjustments to the Sheriff Tentative Budget and reorganization of Community Services Program.

Vanessa Dufresne

From: Hugh Gallagher
Sent: Monday, April 29, 2013 1:32 PM
To: Pat Whitten; Vanessa Dufresne
Subject: Discussion/Action

Discussion possible action regarding possible adjustments to the Sheriff Tentative Budget and reorganization of Community Services Program.



Hugh Gallagher
Storey County Comptroller
PO BOX 432
Virginia City, NV 89440

Office: 775-847-1006
Cell: 775-291-4508
Fax: 775-847-1151

Storey County is an Equal Opportunity Provider

Storey County
Community Outreach Department
Storey County Commission
County Manager Pat Whitten
(Combine Deny Dotson's Sheriff Antinoro's Programs)
Fundamental areas of Responsibility

V.C. Senior Center
Community Chest
Expand:
Mark Twain
Lockwood

Health and Human Services

Senior Programs:

Lunch programs
Meals on Wheels
Food Distribution Programs
The Food Bank
Senior Transportation
Senior Medical Watch
We Care Program
Holiday Assistance

Lockwood Senior Center
Community Center
Community Center Board

Mark Twain Senior Center
Community Center
Community Center Board

Park Oversight:

V.C.
Mark Twain
Lockwood
Highlands

Neighborhood Watch:

V.C.
Lockwood
Mark Twain
Highlands

National Night out:

Special Events:

Easter Egg Hunt
V.C.
Lockwood
Mark Twain
Community Clean Up Days

V.C.
Lockwood
Mark Twain
Senior Awareness Day

Grant preparation assistance for Mark Twain

Grant Preparation Assistance for Lockwood

RSVP, DARE, Community Support Fund, Petroglyphs, Library, St. Mary's Art Center, Fourth Ward School

Direction concerning any further action regarding First Judicial District Court
Order on Cross-Motion for Summary Judgment in Case No. 12 RP 00004 1E, CRA
vs Storey County and Comstock Mining Inc.

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FILED

13 APR 24 P2:45

VANESSA DUFFREONE
STOREY COUNTY CLERK
BY *[Signature]*
DEPUTY

**FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF STOREY**

**COMSTOCK RESIDENTS
ASSOCIATION,**

CASE NO. 12 RP 00004 1E

DEPT. 2

Plaintiffs,

vs.

**ORDER ON CROSS-MOTIONS FOR
SUMMARY JUDGMENT**

**STOREY COUNTY; COMSTOCK
MINING INC,**

Defendants.

Background

Comstock Residents Association (CRA) sued to enforce Storey County's (Storey) Special Use Permit 2000-222-A (SUP). SUP condition 5 prohibited CMI from using large haul trucks on Highway 342. Specifically condition 5 stated: "Ore will be delivered from the Billy the Kid and Lucerne Pit in 10-wheel dump trucks and delivered to the site in American Flat approximately two (2) miles via off-road access roads. There will be no trucking from the pit to the process facility on the State Highway."

After CRA filed suit, Storey amended the SUP, deleting the no-use-of-the highway condition. CRA amended its complaint to challenge Storey's amendment of condition 5. The crux of CRA's amended complaint is that Storey deleted the no-use-of-the highway condition based upon advice from the Storey District Attorney that Storey lacks authority to impose the no-use-of-the

1 highway condition. CRA moved for summary judgment. Comstock Mining, Inc.
2 (CMI) opposed CRA's summary judgment motion and filed a cross-motion for
3 summary judgment. Storey joined in CMI's opposition and cross-motion. All
4 parties filed reply briefs.

5 CRA alleges three causes of action. The first cause of action seeks a
6 declaratory judgment that Storey had authority to impose the no-use-of-the
7 highway condition when it adopted condition 5 in 2004. Storey agrees CRA is
8 entitled to a decision on this issue. The second cause of action seeks a
9 declaratory judgment that the Storey manager amended condition 5 by letter
10 dated August 8, 2012. The third cause of action seeks a declaratory judgment
11 that Storey violated the law in amending condition 5, and an injunction
12 precluding CMI from using the highway to haul ore.

13 The parties agree there is no genuine issue of material fact and therefore the
14 case is appropriate for summary judgment under NRCP 56(c).

15
16 Discussion

17 *Authority to impose the no-use-of-the-highway condition*

18 The court concludes Storey had authority to impose the no-use-of-the-
19 highway condition.

20 Storey argues NRS 484A.400 and 484A.320 prohibit Storey from imposing
21 the no-use-of-the-highway condition in the SUP. NRS 484A.400(3) prohibits a
22 local authority from enacting an **ordinance** governing or providing certain
23 things. NRS 484A.420 authorizes local authorities to adopt regulations in the
24 reasonable exercise of their police powers, by **ordinance**.

25 "[T]he word 'ordinance' is limited in its application to the acts or regulations
26 in the nature of local laws, passed by the proper assembly or governing body of
27 the corporation. An 'ordinance' means a local law prescribing a general and
28 permanent rule. An ordinance is in the nature of a local statute. The word

1 'ordinance,' as applicable to the action of a municipal corporation, should be
2 deemed to mean local laws passed by the governing body. (Citations omitted)."¹

3 Neither the SUP nor the no-use-of-the highway condition is a law. Neither
4 was intended by the Storey commissioners to be a law or passed in conformance
5 with ordinance procedures. Neither prescribes a general and permanent rule.
6 Rather, the SUP and the special condition apply to a single entity, CMI; and to
7 CMI only to the extent of its operation under the SUP. In other words neither
8 the SUP nor the no-use-of-the highway condition interferes with CMI's, or any
9 other person or entity's, right to run haul trucks on the state highway, with this
10 single limited exception: CMI cannot, as a condition of Storey's grant to it of the
11 SUP, transport ore from the Billy the Kid and Lucerne Pit in 10-wheel dump
12 trucks to American Flat on the state highway. The no-use-of-the highway
13 condition does not regulate the state highway; it imposes a condition in
14 exchange for the granting of the SUP.

15 Neither the SUP nor the no-use-of-the highway condition governs or
16 provides for the things prohibited in NRS 484A.400, or adopts regulations for
17 the highway as provided in NRS 484A.420. Neither of these statutes prohibits
18 Storey from imposing the no-use-of-the-highway condition in the SUP.

19 As CMI points out in its opposition and cross-motion, state law authorizes
20 counties to regulate and restrict land improvement for the purpose of
21 promoting health, safety, or the general welfare of the community.² As CMI also
22 points out, "There is no question that a governmental body can consider traffic
23 impacts and potential hazards to the public on a state highway from a property
24 development."³ It is also without question that a governmental body can, within

26 ¹*State ex rel. Davies v. White*, 36 Nev. 334, 339 (1913) (Talbot, C.J. concurring,
27 citing Words and Phrases Judicially Defined, Vol. 6, p. 5024).

28 ²Opp. of CMI to Plnt's Mot. for Sum. Judg. and Cross-Mot. for Sum. Judg., p.
16; NRS 278.020; 278.250.

³Opp. of CMI to Plnt's Mot. for Sum. Judg. and Cross-Mot. for Sum. Judg., p.

1 limits, condition a special use permit to address traffic impacts and potential
2 hazards.

3 The court does not have evidence that the no-use-of-the highway condition
4 was unreasonable, or that any person or entity objected to Storey's imposing the
5 no-use-of-the highway condition when the SUP was granted in 2004 or during
6 the intervening years.

7 CRA is granted a declaratory judgment on its first cause of action. Storey
8 had the authority to impose the no-use-of-the highway condition. CMI and
9 Storey's cross-motion for summary judgment are denied.

10
11 *Allegation that the Storey manager amended condition 5 by letter*

12 The court concludes CRA's second cause of action lacks a factual or legal
13 basis. Storey and CMI are granted summary judgment on CRA's second cause of
14 action.

15
16 *Storey violated the law in amending condition 5*

17 In support of this cause of action CRA asserts:

- 18 1) Storey amended the no-use-of-the highway condition "solely" on the
19 basis that it lacked legal authority.⁴
- 20 2) Storey amended the condition without consideration of the public health
21 or safety.⁵
- 22 3) Storey failed to provide personal notice to those citizens who would be
23 directly affected by the amendment.⁶
- 24 4) Storey based its decision to amend the the no-use-of-the highway

25
26
27 17.

28 ⁴Amend. Compl., p. 9, ¶ 48.

⁵Amend. Compl., p. 9, ¶ 49.

⁶Amend. Compl., p. 9, ¶ 50.

1 condition on a legal opinion that it lacked authority to so regulate CMI's
2 activities.⁷

3 The first, second, and fourth assertions are belied by the record. Storey
4 attached a copy of the transcript of the November 13, 2012 commissioner
5 meeting to its reply. There was no objection to that attachment. The transcript
6 indicates a number of persons spoke about the potential effects of the
7 amendment, pro and con. The motion that lead to the amendment included the
8 finding that the amendment will not substantially increase negative impacts on
9 surrounding land uses; and, the amendment conforms to the terms, conditions,
10 and design of the existing SUP.⁸ It is undisputed that one factor Storey relied
11 upon in amending the condition was the district attorney's opinion that Storey
12 did not have authority to impose the no-use-of-the highway condition. But the
13 record demonstrates Storey considered factors other than the legal authority
14 issue, including negative impacts on surrounding land uses, and that the
15 amendment conforms to the terms, conditions, and design of the SUP.

16 On the third assertion, CRA failed to state what statute, ordinance, or rule
17 requires personal notice regarding an amendment to a condition in a special
18 use permit. Failure to cite authorities to support a motion constitutes consent to
19 the denial of the motion.⁹

20 CRA's amended complaint requests a declaratory judgment that Storey
21 amended the condition "contrary to law." CRA has not produced evidence or
22 provided a legal basis to show that Storey's amending the condition "was
23 contrary to law." Therefore, CRA's motion for summary judgment on the third
24 cause of action is denied, and CMI and Storey's cross-motions for summary
25 judgment on the third cause of action are granted.

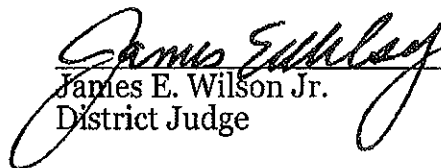
27 ⁷Mot. for Sum. Judg., p. 6; Concise Stmt. of Undisputed Facts, p. 4, ¶ 20.
28

⁸Tr. p. 29-30.

⁹FJDCR 15(5).

1 Under the third cause of action CRA also asked for an injunction precluding
2 CMI from using the highway to haul ore. In addition to the above-mentioned
3 deficiencies, CRA has failed to demonstrate a likelihood of success on the
4 merits, or irreparable harm. Therefore, CRA's motion for an injunction is
5 denied in connection with the summary judgment in favor of CMI and Storey
6 on the third cause of action.

7 April 24, 2013

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10 James E. Wilson Jr.
11 District Judge
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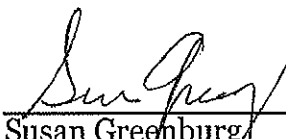
1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRCP 5(b), I certify that I am an employee of The Honorable
3 James E. Wilson, and I certify that on this 24 day of April 2013 I emailed,
4 faxed and/or deposited for mailing at Carson City, Nevada, or caused to be
5 delivered by messenger service, a true and correct copy of the foregoing order
6 and addressed to the following:

7 William A. Maddox
8 Storey County District Attorney
9 P.O. Box 496
Virginia City, NV 89440
Fax: 847-1007

Brian Hutchins, Esq.
P.O. Box 2366
Carson City, NV 89702
bhconsultingllc@sbcglobal.net

10 John Marshall, Esq.
11 570 Marsh Ave.
Reno, NV 89509
johnmarshall@charter.net

12
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15 Susan Greenburg
16 Judicial Assistant
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Cause the statements required (NRS 244.225 and NRS 354.210) to be published in the Comstock Chronicle dated Friday, May 10, 2013.

Storey County, Nevada

ORIGINAL

FILED

Commission Meeting Agenda Item Request

APR 29 AM 11:49

STOREY COUNTY CLERK

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agenda. The policy states that all requests must be made in writing and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. (Items received after the deadline will be placed on the agenda of a subsequent meeting.)

Date of Meeting: 07 May 2013	Date Request Submitted: 29 April 2013
Agenda Item Requested: Cause the Statements required (NRS-244.225 and NRS-354.210), to be published in the Comstock Chronicle dated Friday 10 May 2013.	
This item is intended for: <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Discussion/Possible Action (at the Board's discretion)	
<input type="checkbox"/> Supporting documentation is attached <input checked="" type="checkbox"/> No supporting documentation is necessary	
Requested by: Mark Joseph Phillips (please print name clearly)	
Address: P.O. Box 1092 Virginia City, NV. 89440	
Phone:	Email (optional): phillipsmark92@gmail.com

Please submit this completed form to:

or FAX to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

Storey County Clerk's Office
(775) 847-0921

----- Fold at Arrows Here and Above to Place in a Window Envelope -----

For Office Use Only		
Date Request Received: 4.29.13	Received: <input checked="" type="checkbox"/> In Person <input type="checkbox"/> Via FAX	By: [Signature]
<input type="checkbox"/> Supporting documentation attached - # of pages 0		Meeting date of this item: 5/7/13

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdufresne@storeycounty.org

Ambulance Subscription Program rates and federal requirements.

Vanessa Dufresne

From: Gary Hames
Sent: Wednesday, April 17, 2013 5:12 PM
To: Vanessa Dufresne
Cc: Pat Whitten
Subject: Agenda Item
Attachments: Ambulance Subscription Letter to Commissioners 4-17-13.doc

Vanessa,

Can you please place the following on the Commission Agenda for May 7, 2013:

Discussion/Possible Action: Ambulance Subscription Program rates and federal requirements.

Attached is an overview document describing what the agenda item is.

This will need to be done as the NRS 474 Storey County Fire Protection District Board of Fire Commissioners.

Thanks and if I need to get you anything further please let me know.

Gary Hames, Fire Chief
Storey County Fire Protection District
145 N. "C" Street
Post Office Box 603
Virginia City, Nevada 89440
Office: (775) 847-0954
Fax: (775) 847-0987
Mission Statement: Be Nice, Solve Problems and Serve Community

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STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street
P.O. Box 603
Virginia City, NV 89440
(775) 847-0954 Phone • (775) 847-0987 Fax

April 17, 2013

TO: Storey County Fire Commissioners

FROM: Gary Hames, Fire Chief

SUBJECT: Ambulance Subscription Program

In order to meet all federal requirements to continue our Ambulance Subscription Program, we must unfortunately increase the membership cost associated with the program. These types of programs must collect the same level of funding as what is "written-off" as part of the subscription.

In the last fiscal year we received approximately \$5,500 in revenue from the ambulance subscription program. However, we wrote off almost \$20,000 in patient co-payments related to the ambulance subscription program. Because of this situation we propose the following:

1. Increase rates and subscriber membership to assure that we are collecting the same amount as what we are writing off.
 - a. Currently senior rates for subscription are \$10.00 per year for the entire household, regardless of number of residents. We propose increasing this to \$25.00 and \$10.00 for each additional household member per year. There are no other areas in our region that offer a senior discount. We would also increase the age to qualify as a senior citizen from fifty-five (55) to sixty-five (65) which is consistent with Medicare's definition of a senior citizen.
 - b. Currently general membership for subscription is \$25.00 per year for the entire household, regardless of number of residents. We propose increasing this to \$40.00 and \$10.00 for each additional person per year. North Lyon (Fernley) currently charges \$65.00 per year; Central, REMSA and Carson all charge \$75.00 per year. We would limit this as a not to exceed amount of \$75.00 per household per year.
 - c. Non program members with outstanding invoices for EMS transport will not be allowed to join the program until said invoices are brought current.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender."



STOREY COUNTY FIRE PROTECTION DISTRICT

145 North C Street

P.O. Box 603

Virginia City, NV 89440

(775) 847-0954 Phone • (775) 847-0987 Fax

-
- d. For individuals that do not have insurance we would propose a \$200 copayment in addition to the subscription when services are required. Otherwise, their total invoice may be as high as \$1,400 for each transport.
 - e. We would no longer automatically provide this service for County employees. They could subscribe, but would have to pay the annual membership fee.

There are currently about 400 subscribers. With that in mind, and these increases in place, it would generate approximately \$21,000 annually.

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer, and lender."

Special Use Permit No. 2013-002. By TRI/Colony Energy Partners Reno LNG, LLC (McCarran, Tahoe Reno Industrial Center). Applicant is requesting a Special Use Permit on APN's 005-031-13, 005-031-12, 005-031-02 and portion of 004-154-21 located at 600 Peru Drive to construct and operate a liquid natural gas (LNG) manufacturing and distributing facility and its ancillary uses.

Vanessa Dufresne

From: Donna Giboney
Sent: Friday, April 19, 2013 7:33 AM
To: Vanessa Dufresne
Cc: Austin Osborne
Subject: Commissioners 5/7 Agenda

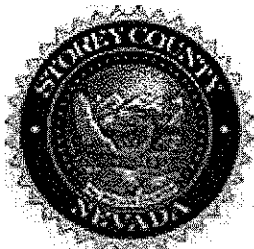
Good Morning Vanessa,

There are two items for the 5/7 Commissioners agenda that have been approved by the PC which are as follows:

1. **DISCUSSION/FOR POSSIBLE ACTION:** Special Use Permit No. 2013-003. By Con-Virginia Mining Company/Hugh Roy Marshall (Virginia City).
Applicant is requesting a Special Use Permit for the placement and operation of a portable temporary water-based ore processing mill to process ore from an on-site Small Operations underground mine and a temporary shelter for the mill at APN 004-301-06 (approx. the SE¼ of the NE¼ of Section 20, T17N, R21E (MDB&M)).
2. **DISCUSSION/FOR POSSIBLE ACTION:** Special Use Permit No. 2013-002. By TRI/ Colony Energy Partners Reno LNG, LLC (McCarran, Tahoe Reno Industrial Center).
Applicant is requesting a Special Use Permit on APN's 005-031-13; 005-031-12; 005-031-02; and portion of 004-154-21 located at 600 Peru Drive to construct and operate a liquid natural gas (LNG) manufacturing and distributing facility and its ancillary uses.

Austin will be getting you the staff reports for the packets. You have a wonderful day and weekend.

*Donna Giboney
Administrative Specialist
Storey County
Community Development Department - Planning Division
110 Toll Road - P.O. Box 526
Virginia City, NV 89440
775-847-0966
dgiboney@storeycounty.org*



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STOREY COUNTY

Board of County Commissioners

Staff Report

APPLICANT: Colony Energy Partners Reno LNG, LLC.

PROPERTY OWNER: Tahoe-Reno Industrial Center, LLC.

PROJECT LOCATION: 600 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Nevada. Assessor Parcel Numbers: 005-031-13; 005-031-12; 005-031-02; and portion of 004-154-21.

REQUEST: Request to obtain special use permit to construct and operate a liquid natural gas manufacturing and distributing facility and its ancillary uses

MEETING LOCATION: Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

MEETING DATE: May 7, 2013

MEETING TIME: 2:00 PM

I. KEY TERMS & DEFINITIONS

- 1.1 Cryogenic Liquids.** Liquefied gasses that are kept in their liquid state at very low temperatures. The word "cryogenic" means "producing, or related to, low temperatures" and all cryogenic liquids are extremely cold. Cryogenic liquids have a boiling point below -283°F. The proposed facility will involve inert (not highly susceptible to reacting chemically or being flammable) cryogenic liquids including nitrogen, and flammable liquids including methane and natural gas.
- 1.2 Liquid Natural Gas (LNG).** As proposed in this special use permit application, LNG is natural gas (predominantly methane, CH₄) that has been converted to liquid through a cryogenic cooling process.

II. BACKGROUND

2.1 Planning commission action. At its April 18, 2013, hearing, the planning commission heard testimony from the applicant, county staff, and the public. The applicant provided diagrams, photos, and maps of the subject property and proposed project. Discussion between the commission, staff, and the applicant included project costs and funding, environmental and safety concerns, access, zoning and land use entitlements, and overall benefits and impacts to the site and surrounding area. There was no public comment or opposition presented regarding the proposal. Per the applicant's request, an addendum was presented to the commission; it amended two initial recommended conditions of approval, including modifying agreements to improve an adjacent roadway (Peru Drive) and adding performance bonding and protections for a neighbor's utilities during the construction phases of the project. The commission accepted the addendum and those modifications were incorporated in to this County Commission recommendation. County staff read into the record its recommended findings to be included with a motion for approval. The planning commission voted unanimously (5 votes with John Herrington and Laura Kekule absent) to approve the project in accordance with stated findings as recommended by staff.

2.2 General introduction. The applicant requests a SUP to construct and operate a Liquefied Natural Gas ("LNG") processing facility at the Tahoe-Reno Industrial Center. The SUP Application includes a detailed project description (Exhibit B) with explanation of the process for creating, storing, distributing, and managing LNG, and operations procedures for fire, life safety, logistics, and overall site management. To avoid redundancy, this report focuses on site-specific matters and concerns of county staff, and expands on areas where further clarification is needed.

2.3 Requirement by code and development agreement. This special use permit was submitted as required by SCC Sections 17.37.040 [(I-2 Heavy Industrial Zone) (1999 version)] pursuant to the Tahoe-Reno Industrial Center Development Agreement ("Development Agreement") and Resolution of Similar Uses ("TRI Resolution") and SCC Section 17.32.020 [(F Forestry Zone) (2012)].

The I-2 Heavy Industrial Zone (1999) lists "chemical manufacturing", "electric or gas power generating plants" and "other uses similar to the above to be uses which require a special use permit. Pursuant to the Development Agreement, uses listed in the TRI Resolution are also considered as allowable in the Tahoe-Reno Industrial Center as classified therein. The TRI Resolution lists energy production from geothermal, petroleum, solar, and wind sources as requiring a special use permit (p.11). The F Forestry Zone (2012) lists renewable, low-impact commercial energy production and gas transmission substations and ancillary uses as uses requiring a special use permit. The proposed use involving compressed and liquefied natural gas storage and distribution, and the configuration in which it will take place on the site (see Section 3.1) is found to be of "similar use" to those listed in the zoning ordinance and TRI Resolution, as applicable in both zones.

III. ANALYSIS

3.1 Project description. As summarized in Section 1.1, compressed natural gas (CNG) will be brought to the facility from the adjacent high-pressure (700 PSI) Tuscarora Gas Pipeline and converted to LNG through cryogenic cooling processes. This is accomplished by cooling the natural gas to approximately -260 degrees Fahrenheit. At this temperature, the natural gas is condensed into liquid at close to atmospheric pressure (not compressed). LNG achieves a higher reduction in volume than CNG so that the energy density of LNG is 2.4 times heavier than that of CNG, or 60 percent that of diesel fuel. This makes LNG cost efficient to transport over long distances where pipelines do not exist. Specially designed cryogenic sea vessels (LNG carriers) and cryogenic road tankers are used for its transport.

3.2 Purpose. Natural gas is typically stored in a gaseous state in compressed form. Typical compression is between 2,000 and 3,000 pounds-per-square-inch. To increase its density and capacity for storage and transport, it is liquefied. LNG takes up about 1/600th the volume of natural gas in its gaseous state. In LNG form, it is easily stored and is practical for use in fueling stationary boilers/generators and high horsepower vehicle engines used in locomotives, mine haul trucks, marine vessels, and over the road heavy-duty trucks.

3.3 Site description. The facility will be located on approximately 224 acres near the Tracy Clark Power Plant at the Tahoe-Reno Industrial Center. The site will include phased cryogenic LNG storage/cooling towers, processing apparatus, vehicle loading and staging areas, and accessory buildings. Access to the site will be from Peru Drive which will connect it to Waltham Way. The site is adjacent to the Tuscarora Gas Pipeline from which the facility will be served high-pressure natural gas. It will be connected to the pipeline via a 10-inch line that runs from it to a gas metering station at the decommissioned Morgan Stanley NANIWA power generating facility (Figure 3.2). The inter-connecting pipeline will reuse the existing NANIWA meter run. A new flow meter and calorimeter owned by the applicant will be installed at the new LNG facility.

Most of the facility and its principal functional components will be located in the I-2 Heavy Industrial zoned portion of the property. A cryogenic storage tank – in which LNG is piped from the processing facility for short-term storage and then returned to the primary facility for distribution – will be located in an abutting F Forestry zoned parcel. The storage tank to be located on the abutting parcel will be surrounding by a 40 acre buffer area with no other uses.

3.4 Capacity and phasing. The site will be constructed in five phases. Each phase will consist of one liquefaction train and required supporting infrastructure. Phase I will produce approximately 180,000 gallons/day of LNG, with up to five phases of similar capacity for a total of 900,000 gallons/day at build-out. Table 1 (Facility Capacity) in the SUP Application (Exhibit A) shows this incremental growth. The site will accommodate anticipated phasing.

3.5 Setback requirements. Parcels zoned I-2 Heavy Industrial must be three acres minimum with setback distances no less than 50' from the property line. Parcels zoned F Forestry must be 40 acres and setbacks are 30' front, 40' rear, and 15' sides. The primary processing facility and

the cryogenic storage tank, and the parcels in which they are located, conform to their respective acreage and setbacks requirements.

3.6 Structure height. The proposed use does not appear to have buildings or structures exceeding the maximum 75' height limitation in the I-2 Heavy Industrial Zone. The cryogenic tank located in the F Forestry zone appears to exceed the maximum 35' height requirement. A special use permit pursuant to SCC 17.32.050 and 17.12.044 may be issued to exceed this limitation. There are no identifiable adverse impacts that may be caused by the proposed structure height; therefore, necessary tank height should be incorporated into this SUP.

3.7 Access and roadway development. The facility will be accessed from Peru Drive which is partially developed but not yet dedicated to Storey County by the Tahoe-Reno Industrial Center (Figure 3.2). Currently, the neighbor abutting the proposed site, Advanced Refining Concepts (ARC), paved and maintains this portion of Peru Drive between Waltham Way and its facility. This is a requirement of its special use permit issued in 2011. The Permit Holder of SUP No. 2013-002 will be responsible to improve Peru Drive from Waltham Way to a point to and through the proposed facility under this SUP. The portion of roadway must be improved to a standard to which Storey County will accept it as a dedicated public right-of-way/roadway. Improvements will include, but not be limited to, widening, repaving, and overlaying the existing roadway and developing necessary shoulders and drainage ways. Road improvement must be completed prior to issuance of a Certificate of Occupancy for the proposed facility under this SUP. In order to protect neighboring ARC, at no time (including during construction) may the roadway be closed or made inaccessible to vehicles and trucks for longer than thirty (30) minutes in any one (1) hour period. Once completed to the satisfaction of the County, said portion of roadway will dedicated to Storey County to become a County public right-of-way. Maintenance, repairs, and snow removal will thereafter be the responsibility of Storey County.

3.8 Vehicle transport. LNG will be transported from the site by semi-tractor-trailer truck. All truck traffic will access the site from Peru Drive. Approximately 18 trucks will service the facility for phase I capacity. Heavy equipment and materials will also be present on the roadway during project construction phases. As stated in Section 3.7, the applicant should develop an agreement with ARC to share costs associated with mitigating impacts to portions of the adjacent roadway until it is dedicated to the county.

3.9 Domestic septic system. The subject property is located outside of the TRI Center General Improvement District's ("TRIGID") area of improvement. Installing a sewer line from the existing network to this remote and distant location is cost-prohibitive at this time. The applicant has requested a variance from the Community Development Director (as allowed by the Development Agreement) to install a septic system and leach-field for its office facilities. This system will remain in place until a public system is developed near the premises by the TRIGID, at which point the facility must connect to it at the applicant's cost. It is recommended that the variance and conditions thereto are incorporated as part of this SUP.

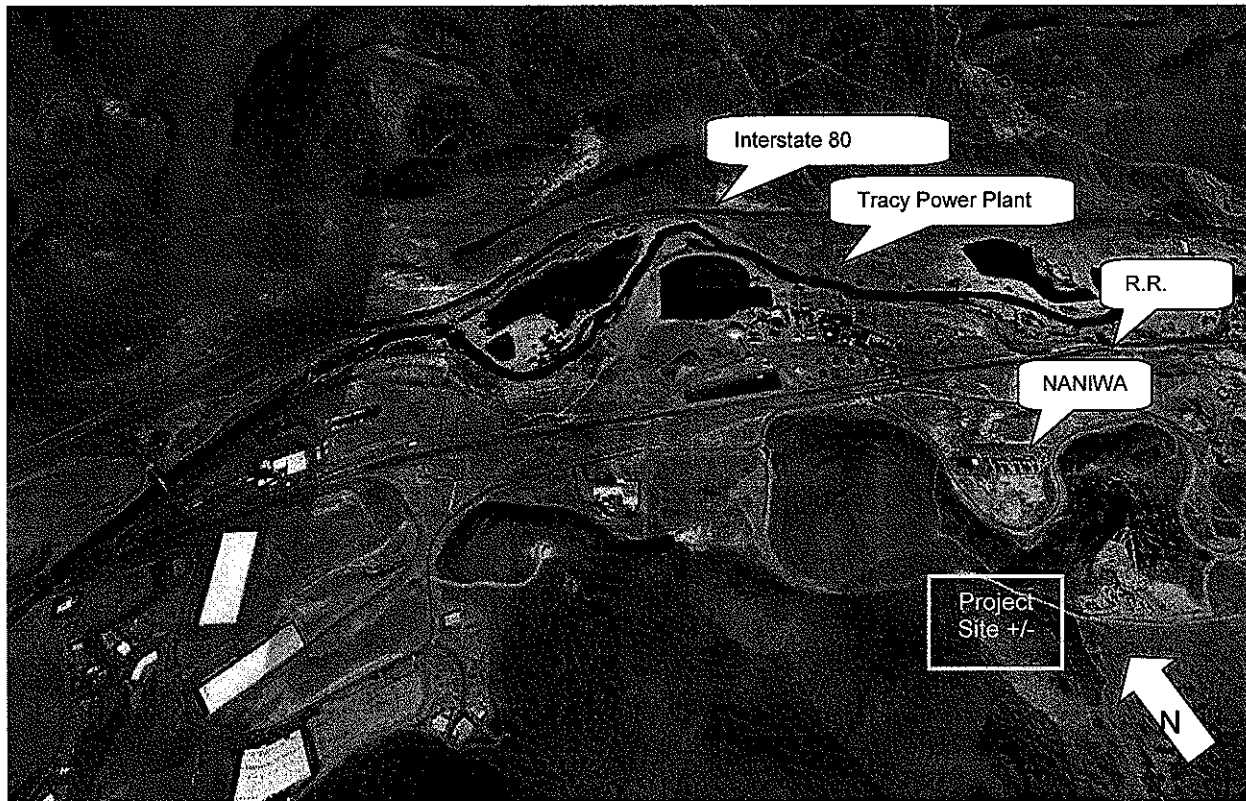
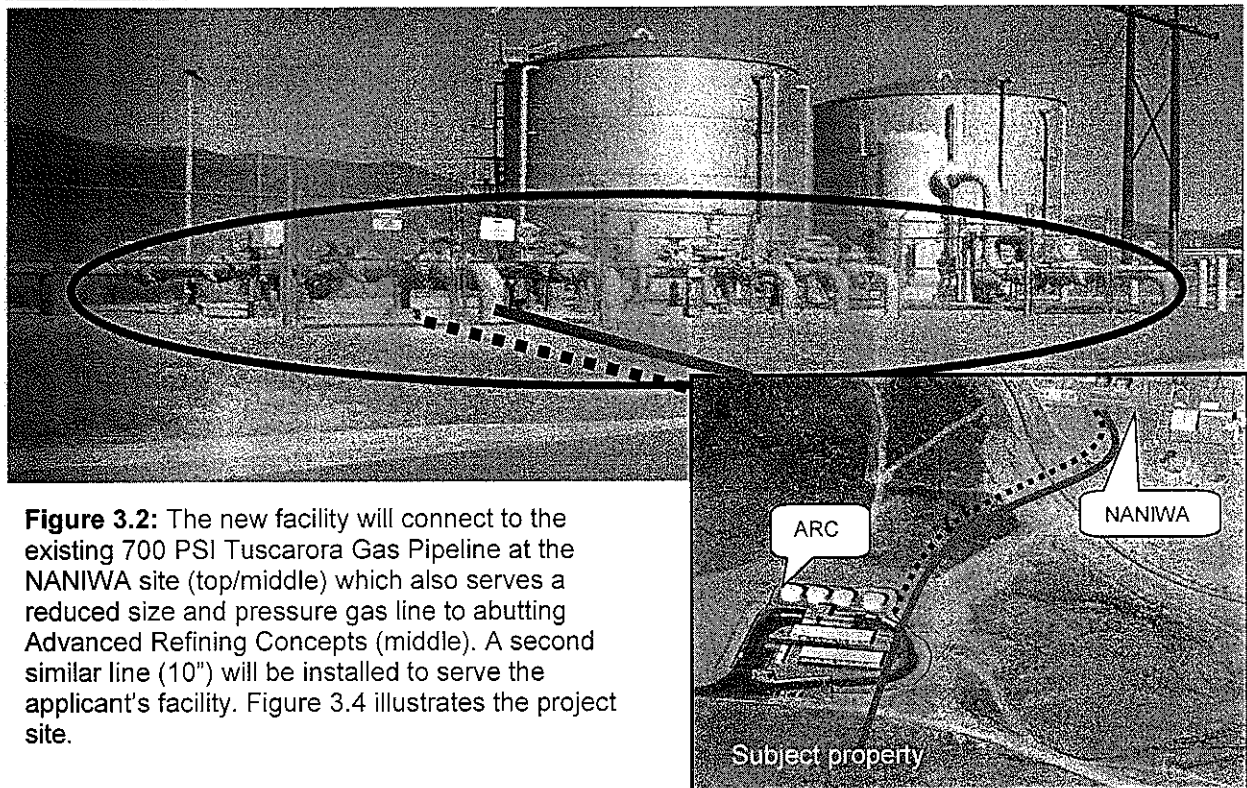
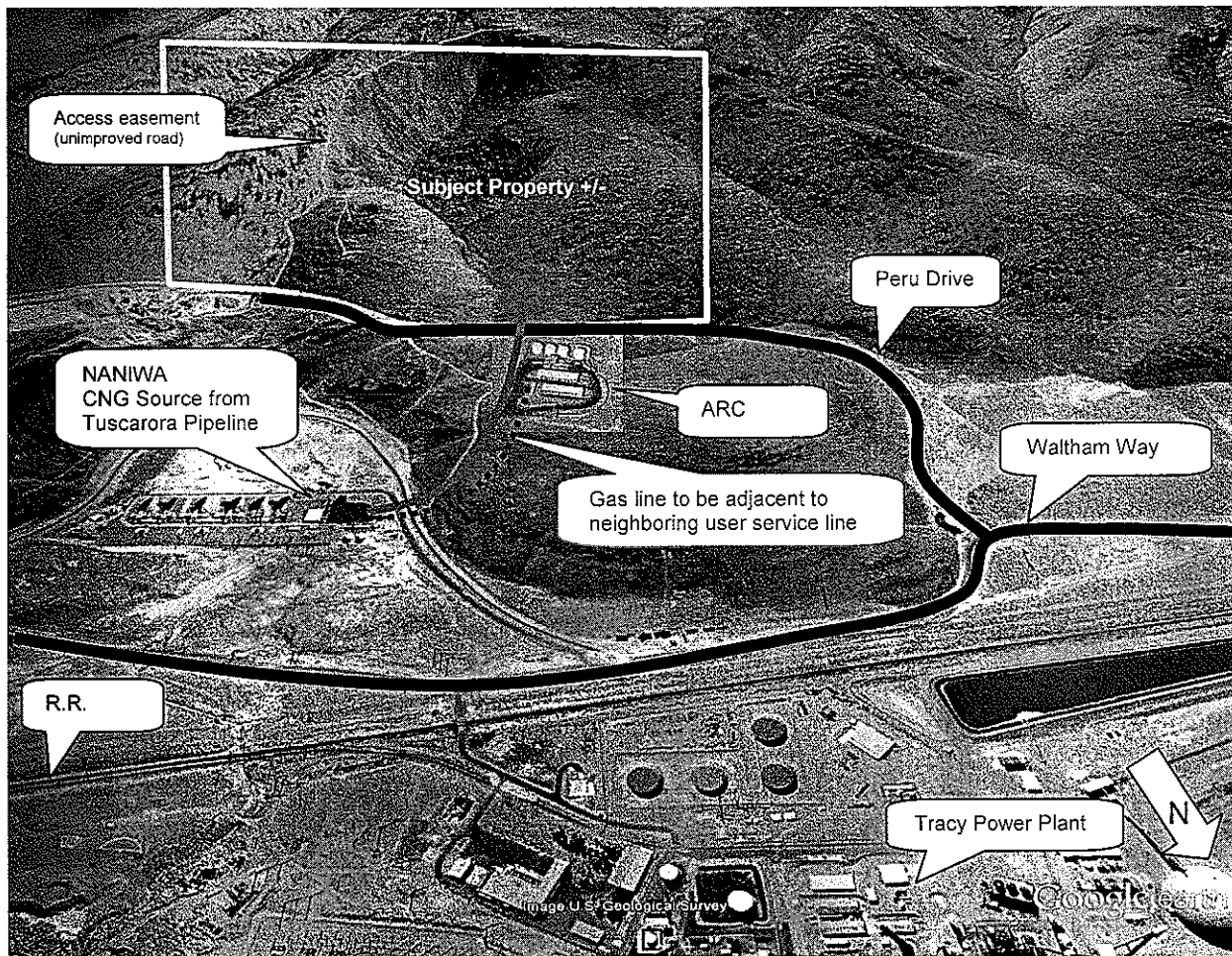
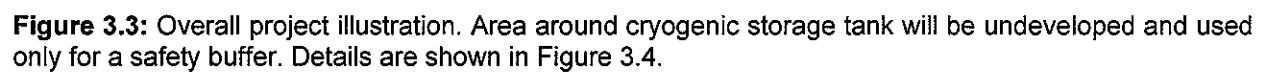


Figure 3.1: Vicinity aerial showing approximate location of proposed facility and existing area uses.





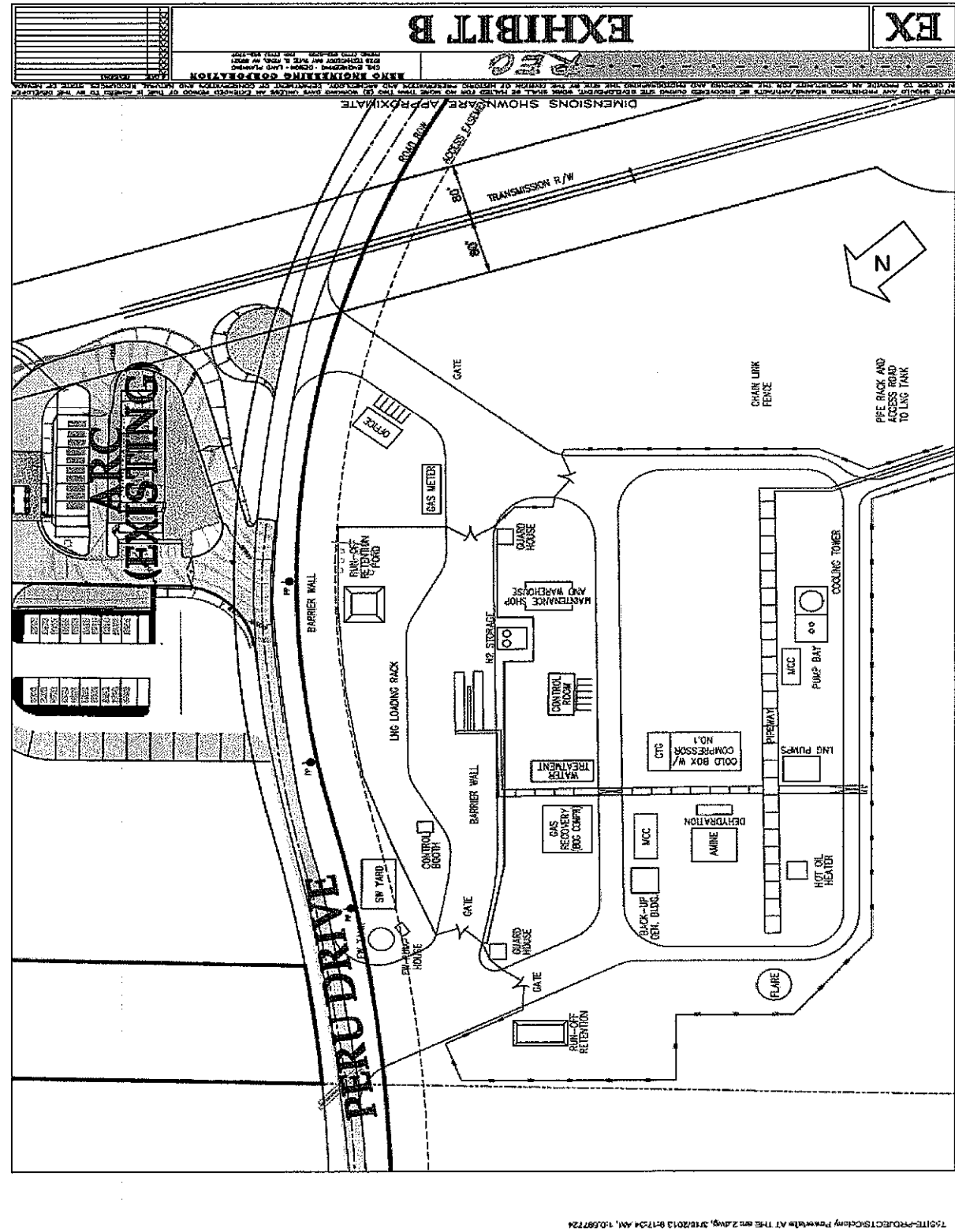


Figure 3.4: Project illustration submitted by applicant.

IV. KEY ISSUES

4.1 Emergency management. The proposal involves the use of large quantities of petroleum and volatile compounds including CNG, LNG, and nitrogen. Details of plant operation and emergency management are included in section 5 of the SUP Application (Exhibit A). The tentative emergency plan was developed between the applicant and the Fire District. It includes mechanisms and plans of operation for LNG spills with and without ignition; and fire and spill protection during production, storage, loading and unloading, and on-site transportation. As stated in Section III, the density of LNG is 1/600th of CNG. In such case that the facility becomes unable to maintain appropriate cryogenic temperatures, the LNG will expand and may overcome the facility's holding capacity. The emergency plan approved by the Fire District includes operating procedures, including graduated facility off-gassing and flare (Exhibit A, Application Section 6.4) consumption, which address unusual circumstances.

4.2 Fire suppression water. The area does not have sufficient water flows and pressure for fire suppression. The applicant will be required by the Fire District to install and maintain water lines and pumps that will deliver necessary water flows and pressure for this purpose.

4.3 Specialized emergency training. The emergency plan approved by the Fire District may require the applicant to pay for specialized training necessary for county fire and emergency personnel to respond to emergency situations applicable to the facility. Specialized equipment may also be included in the costs borne of the applicant.

4.4 Air emissions. The proposal is a "closed loop" or "zero-discharge" facility in that the liquefaction process system is designed to capture and reuse all off-gases generated. The main emission point of the facility will be the exhaust from a gas turbine that will power the main nitrogen compressor. As stated in Section III, LNG takes up 1/600th the volume of CNG. The facility will handle boil-off gas from the LNG by compressing it and sending it to the nitrogen compressor's gas turbine driver as fuel. In the case where the gas turbine is not operating and other abnormal operations such as plant start-up, shutdown, etc., the gas will be sent to an emergency flare (Exhibit A, Application Section 6.4) where it will be burned off. Emissions from the facility must meet the Nevada Division of Environmental Protection ("NDEP") permit requirements. In the event that there is an air discharge in excess of the standards approved by the NDEP under the construction or operating permit, the applicant will provide Emergency Management and Community Development a copy of any notice of the event or plan to remediate the event submitted to the NDEP. If the applicant is required by the NDEP Bureau of Air Pollution Control to prepare a report on the event, the applicant will submit a copy of the report to Emergency Management and Community Development.

4.5 Spills and drainage. Site plans show adequate on-site stormwater detention and drainage systems. The application describes measures that will be employed to contain potential hazardous material spills and for reporting such occurrences to Storey County, the NDEP, and other appropriate agencies. The plan will be submitted to the Fire District for approval and Community Development and Emergency Management for documentation.

V. LAND USE COMPATIBILITY & ALTERNATIVES

The purpose and findings in SCC Section 17.37.010 [(1999) (purpose and intent)] states that the I-2 Heavy Industrial Zone “is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities”. The land in which the principal portion of this use will take place is zoned I-2 Heavy Industrial. It is also located in a relatively remote area of the Tahoe-Reno Industrial Center and is surrounded on three sides by steep and irregular topography. Because of geographic constraints, the abutting land will likely remain undeveloped for the foreseeable future. The site is surrounded on three sides by similar zoning and on one side by a similar land use, also located within said industrial center. Portions of the facility to be located in the F Forestry zone do not include its principal industrial uses. They include storage of LNG on approximately 5 percent of the land, with the remaining portion of the land used only for emergency buffering. The storage tank and its ancillary systems do not appear to conflict with the purpose and intent of the F Forestry Zone where the use is located. In addition to the \$5,000,000 of indemnification insurance requirement during operation, during construction phases of the project the Permit Holder must maintain additional liability insurance for a minimum amount of \$5,000,000 to mitigate damage to its neighbor’s utilities and a performance bond sufficient in amount to assure satisfactory completion of necessary gas line extensions, water service extension, and road improvements to meet dedication requirements. Proof of all insurance and the performance bond must be provided to Storey County prior to this SUP.

VI. PUBLIC SAFETY

The facility poses substantial safety risks if not managed properly. It is important that the site conforms to the conditions of the approved SUP including the Fire District approved emergency plan, and applicable county, state, and federal requirements. The site must remain secure at all times with appropriate lighting, parameter fencing and controlled access, and other feasible security measures. Specialized emergency management and first-response training must be provided to county emergency personnel at the cost of the applicant. The remote site in which the use is proposed is ideal for safety buffering. It is also easily accessible for emergency response and in relative close proximity to major transportation arterials.

VII. GENERAL ORDINANCE COMPLIANCE

As summarized in Section II, this SUP was submitted as required by SCC Sections 17.37.040 (1999) and 17.32.020 (2012). The subject property zoned I-2 Heavy Industrial are located within the annexed portions of the Tahoe-Reno Industrial Center; therefore, regulations and entitlements under the Development Agreement, including the TRI Resolution and the 1999 Storey County Zoning Ordinance, apply. The 2012 Storey County Zoning Ordinance has yet to be adopted by the Tahoe-Reno Industrial Center and, thus, it is not applicable to lands therein. Land zoned F Forestry, where the cryogenic tank and its buffer area will be located, is outside of the industrial center’s annexed lands; therefore, the 2012 zoning regulations apply to that land.

VIII. MASTER PLAN

The proposed special use permit appears to conform to the goals and objectives of the Storey County Master Plan including “enhancing diversification of economic opportunities within the county” (Chapter 3, Goal 1); requiring “preparation and submittal of an acceptable emergency response plan for all proposed development projects outside the response parameter of existing emergency response units” (Goal 5, Objective 5.1); maintaining “a healthy living environment for all residents of the county” and “ensuring that land use permits are compatible with the zoning map, master plan, and previous planning decisions” (Chapter 9, Goal 1, Objective 1.1).

The following table shows the existing uses, zoning classifications, and master plan designations for the subject property and its abutting properties.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
SUBJECT LAND	Vacant	Heavy Industrial including manufacturing, warehousing, logistics, and commercial uses	I-2Heavy Industrial (TRI) F Forestry
LAND TO NORTH	Natural-gas to diesel fuel processing and distribution facility	Heavy Industrial including manufacturing, warehousing, logistics, and commercial uses	I-2Heavy Industrial (TRI)
LAND TO SOUTH	Vacant	Heavy Industrial including manufacturing, warehousing, logistics, and commercial uses	F Forestry
LAND TO EAST	Vacant	Heavy Industrial including manufacturing, warehousing, logistics, and commercial uses	I-2Heavy Industrial (TRI)
LAND TO WEST	Vacant	Heavy Industrial including manufacturing, warehousing, logistics, and commercial uses	I-2Heavy Industrial (TRI)

IX. FINDINGS

9.1 Motion for Approval. The following are found to be factual regarding the proposed special use permit under the recommended conditions of approval shown in Section X of this report. A motion for approval should include these findings.

- A. A special use permit for the proposed use under SUP No. 2013-002 is required pursuant to SCC Section 17.37.040 (1999) I-2 Heavy Industrial Zone conforms to the Tahoe-Reno Industrial Center Development Agreement, including the Resolution of Similar Uses (p.11) approved by the Storey County Board of Commissioners and accepted by the Tahoe-Reno Industrial Center, as provided for in said Development Agreement.
- B. The regulations and entitlements contained in the 2012 Storey County Zoning Ordinance do not apply to portions of the subject land zoned I-2 Heavy Industrial and located within the Tahoe-Reno Industrial Center because the Tahoe-Reno Industrial Center has not accepted the 2012 zoning ordinance as provide for in its Development Agreement with Storey County. Therefore, the regulations and entitlements in the 1999 Storey County Zoning Ordinance, including said Resolution of Similar Uses, do apply to said subject property.
- C. Portions of the subject property zoned F Forestry are not located within the boundaries of the Tahoe-Reno Industrial Center; therefore, the regulations and entitlements in the 2012 Storey County Zoning Ordinance do apply to said subject property; and, the regulations and entitlements in the Tahoe-Reno Industrial Center Development Agreement, including said Resolution of Similar Uses, do not apply.
- D. A special use permit for the portions of the proposed operation under SUP No. 2013-002 which will take place in the F Forestry Zone is required pursuant to SCC Section 17.32.020 (2012) F Forestry Zone.
- E. The proposed facility, when conforming to the conditions of SUP No. 2013-002, will not conflict with the purpose, intent, and other specific requirements of the I-2 Heavy Industrial Zone, in which the principal processing facility and its ancillary uses will be located.
- F. The proposed facility, when conforming to the conditions of SUP No. 2013-002, will not conflict with the purpose, intent, and other specific requirements of the F Forestry Zone, in which the cryogenic storage tank, utility lines and related apparatus, and the buffer area will be located. The principal processing facility will not be located in the F Forestry Zone.
- G. The conditions under SUP No. 2013-002 are at least as stringent as and not in conflict the applicable federal, state, and county regulations. It is recognized that pursuant to the Tahoe-Reno Industrial Center Development Agreement, the regulations under SCC Chapter 17.03 Administrative Provisions as adopted by the Board of Commissioners in 2012 do not apply directly; however, it is recognized that the conditions under this SUP conform to the purpose and intent thereof to protect public safety and area properties.
- H. The conditions of approval under SUP No. 2013-002 impose sufficient regulations on the LNG processing and distribution facility to reasonably mitigate associated impacts on the surrounding environment and the closest communities.

9.2 Motion for Denial. Should a motion be made to deny the proposed special use permit, the following findings of fact with explanation why should be included in that motion:

- A. The proposed facility does not comply with one or more of the stated goals and objectives of the county master plan.
- B. The proposed facility does not comply with the requirements of the Tahoe-Reno Industrial Center Development Agreement or its corresponding Resolution of Similar Uses.
- C. The proposed facility, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the I-2 Heavy Industrial Zone (1999) in which the principal portions of the facility will be located.
- D. The proposed facility, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the F Forestry Zone (2012) in which the cryogenic storage tank, its ancillary uses, and buffer area will be located.
- E. No reasonable level of conditions imposed under SUP No. 2013-002 would be sufficient to reasonably mitigate environmental, safety, or other potential impacts on adjacent and surrounding environment, properties, and uses.

X. CONDITIONS OF APPROVAL

The following conditions are recommended by staff to be part of the approved special use permit. If approved, the conditions must be met to the satisfaction of each applicable county department, unless otherwise noted.

1. **Special uses.** Special Use Permit (“SUP”) No. 2013-002 is for the purpose of constructing and operating a liquid natural gas processing, storage, and distribution facility and for ancillary uses including the use of necessary utilities, compounds, and elements supporting the principal use. The SUP will be used pursuant to the advisory motion made by the planning commission and approved by the Board of Storey County Commissioners (“Board”) on property located approximately at 600 Peru Drive, McCarran (Tahoe-Reno Industrial Center), Nevada (APNs 005-031-13; 005-031-12; 005-031-02; and portion of 004-154-21). The use will comply with all of the requirements under this SUP and federal, state, and county regulations, including the applicable regulations of the Tahoe-Reno Industrial Center Development Agreement. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
2. **Principal and ancillary use.** The principal uses shown in SUP Application No. 2013-002 (as amended prior to this report) including constructing and operating a liquid natural gas processing, storage, and distribution facility and ancillary uses including the necessary utilities, compounds, and elements supporting the principal use will be allowed on all portions of the subject property zoned I-2 Heavy Industrial. Land of the subject property zoned F Forestry will be used only for cryogenic storage facilities, related

ancillary uses and apparatus, roads leading thereto, buffering, and security. Land zoned F Forestry will not be used for the primary principal industrial uses under this SUP.

3. **Permits and expiration.** The Permit Holder must apply for all applicable building, fire, and grading permits within 24 months from the date of Board approval. This SUP will remain valid as long as the Permit Holder and facility complies with the terms of this SUP and federal, state, and county regulations. No construction or permitting for construction may commence prior to issuance of this SUP and granting of required grading permits. If circumstances beyond the control of the Permit Holder result in a failure to complete applicable SUP conditions and construct or commence the use prior to the expiration date, the Permit Holder may request in writing an extension of the expiration date. The written request for an extension must be received by the Community Development Department within 30 days prior to the expiration date. The application must state the reason for the extension request. The Board with action by the planning commission may approve a 24 month extension of this SUP and may approve up to 2 additional extensions for time subject to the consideration of the continued appropriateness of this SUP. If construction work is involved, the work must actually commence within the stated period and be diligently pursued to completion. A stoppage or lapse of work for a period of 12 months will invalidate this SUP.
4. **Transfer of rights.** This SUP will inure to the record owner of the Subject Property and to the Permit Holder (Colony Energy Partners Reno LNG, LLC) and will run with the land. Any and all transfers of this SUP to other persons, agencies, or entities must be advised in writing by Certified Mail to the Community Development Department at least 90 days prior to assignee taking over the project. The new owners/managers must sign and accept all conditions and requirements of this SUP.
5. **Indemnification and insurance.** The Permit Holder warrants that the future use of land will conform to federal, state, and county requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder must maintain satisfactory liability insurance for all aspects of this operation under this SUP for a minimum amount of \$5,000,000.00 (five million dollars). In addition to this insurance requirement, during construction phases of the project the Permit Holder must maintain additional liability insurance for a minimum amount of \$5,000,000 (five million dollars) and a performance bond sufficient in amount to assure satisfactory completion of the gas line extension, water service extension, and road improvements to meet dedication requirements. Proof of all insurance and the performance bond must be provided to Storey County prior securing rights to this SUP.
6. **Water and sewer.** The Permit Holder may request a variance form the Community Development Director to install a septic system and leach-field capable of serving the anticipated number of employees for the facility. This system will remain in use until the Tahoe-Reno Industrial Center General Improvement District ("TRIGID") installs a

permanent sewer system adjacent to the facility subject property. At point of completion of the sewer system, the Permit Holder at its expense will be required to hook into the new system, and abandon and remove the septic and leach-field system. The Permit Holder must provide a municipal water “will-serve” letter from the TRIGID to the Community Development Department.

7. **Roadway development.** The Permit Holder hereby recognizes that Peru Drive is currently a non-dedicated road from the point beginning at Waltham Way to and through the approach to the proposed facility under this SUP. The non-dedicated roadway is currently maintained by neighboring Advanced Refining Concepts, LLC located at 611 Peru Drive (across the street). The Permit Holder of SUP No. 2013-002 shall be responsible to improve Peru Drive from Waltham Way to a point to and through the proposed facility under this SUP. The portion of roadway must be improved to a standard to which Storey County will accept it as a dedicated public right-of-way/roadway. Improvements will include, but not be limited to, widening, repaving, and overlaying the existing roadway and developing necessary shoulders and drainage ways. Road improvement must be completed prior to issuance of a Certificate of Occupancy for the proposed facility under this SUP. At no time (including during construction) may the roadway be closed or made inaccessible to vehicles and trucks for longer than thirty (30) minutes in any one (1) hour period. Once completed to the satisfaction of the County, said portion of roadway will dedicated to Storey County to become a County public right-of-way. Maintenance, repairs, and snow removal will thereafter be the responsibility of Storey County.
8. **Signage.** A legible sign must be placed at entry of the premises stating the name of company/organization, street address and number of the facility, and contact phone number(s). This sign must be at least 2 feet by 3 feet in size. Appropriate signage must be installed on and around the premises stating rules for entry and circulation (e.g., “No Trespassing”, “Danger”, etc.). Appropriate signage for construction contractor(s) must also be installed during construction phases.
9. **Sales tax reporting.** All material and equipment purchased for the project must as possible be received in Storey County and the value reported as “County-of-Delivery” on the Nevada Department of Taxation Form TPI-02.01 “Combined Sales and Use Tax Return”. The Permit Holder must also report the value for all materials and equipment (personal and rented) “used” on this project as “Use Tax” on TPI-02.01 or TPI-02.02.
10. **Spillage.** Any hydrocarbon or environmental spill incidents involving 25 gallons or more of any petroleum product (e.g., gasoline, diesel, and hydraulic fluid) or 3 or more cyds of contaminated material, or any presence of such material on or in ground/surface water must be reported immediately to Storey County Emergency Services (775) 847-0950 (in lieu of 9-1-1). Additionally, under Nevada State Law, the incident must be immediately reported to the Local Emergency Planning Committee (Emergency Management Director), Storey County Community Development Department, and the NDEP. The Permit Holder must comply with the NDEP’s clean-up requirements and provide said County departments a copy of NDEP’s completion of remediation. All hazardous

materials incident clean-up and response costs are borne by the Permit Holder as part of this SUP.

11. **Site security.** The entire facility must be secured by a parameter fence sufficient in design to maintain appropriate security for the premises. Exterior accessory building walls may also be utilized for this purpose as appropriate. The Permit Holder may top the fence with three strands of barbed wire. Video security surveillance may be installed within the facility but must not infringe or intrude upon on the personal privacy of a residence.
12. **Emergency telephone.** Person located on the premises in connection with maintenance and operations must be made aware to dial Storey County **Emergency Services Direct-Connect 775.847.0950** (in lieu of 9-1-1) when dialing emergency service from **cellular telephone. Emergency 9-1-1 still applies to landline telephones.**
13. **Emergency specialized training.** The Permit Holder must provide and/or pay for any special training for the Storey County Fire Protection District ("Fire District") and Emergency Management Department, when applicable, that is necessary for safe operation and management of emergencies. This includes at a minimum training to combat natural gas, cryogenic gas, nitrogen, petroleum, and other elements on the premises and how they may behave or react during states of emergency.
14. **Emergency plan.** The Permit Holder must submit an emergency plan to the Fire District for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, and environmental protection. Specific items to be included in the plan are as follows. The following list is not exhaustive; the county may impose additional requirements as necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to the Fire District.
 - Basic company, owner, site, and emergency contact information
 - Plot Plan (detailed drawings) of the site and access points
 - Site evacuation and emergency procedure
 - Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services
 - Facility shut-down and startup procedure
 - Special training and payment for the Fire District and Emergency Management to address site specific hazards
 - Wildland and structure fire prevention and suppression
 - Emergency vehicle access, circulation, and staging
 - Fluid containment capable of holding at least 150 percent of the facility's largest liquid container
 - Documenting and reporting of emergency situations, including spills and gas-off
 - Post disaster management, cleanup, and material disposal
 - Documenting and reporting of NDEP and other environmental permits and notices

- Stormwater drainage and detention
 - Facility closure
15. **Environmental monitoring.** Prior to operation commencement, the Permit Holder must submit to the Fire District and Emergency Management Department a copy of the environmental monitoring requirements applicable to the facility under the environmental permits issued for the facility. The Permit Holder will include storm water management measures on its site plan which will be submitted to Storey County Community Development Department for approval.
16. **Air emission reporting.** Air emissions from the facility must meet the Nevada Division of Environmental Protection (“NDEP”) permit requirements. Copies of the annual reports of environmental quality, necessary to comply with the requirements of the permit issued by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection must be submitted to the Community Development for documentation. In the event that there is an air discharge in excess of the standards approved by NDEP under the construction or operating permit, the Permit Holder must provide the Fire District, Emergency Management, and Community Development a copy of any notice of the event or plan to remediate the event submitted to NDEP. If the Permit Holder is required by the Bureau of Air Pollution Control, Nevada Division of Environmental Protection to prepare a report on the event, the Permit Holder must submit a copy of the report to said entities.

XI. POWER OF THE BOARD AND PLANNING COMMISSION

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code (“SCC”) and NRS 278 and 278A. The planning commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The planning commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the planning commission’s recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the planning commission for further consideration.

XII. PROPOSED MOTIONS

This section contains 2 motions from which to choose. The motion for approval is recommended by staff in accordance with the Findings under Subsection 9.1. Those Findings should be made part of that motion. Motion 2 for denial may be made and that motion should cite one or more of the Findings shown in Subsection 9.2. Other findings of fact determined appropriate by the Board should be made part of either motion.

A. Recommended motion. Based on Findings of Fact shown in Subsection 9.1 and conditions of approval shown in Section X of this report and the recommendation by staff and the planning commission, I motion to approve SUP Application No. 2013-002 to construct and operate a Liquid Natural Gas (LNG) processing, storage, and distribution facility and its ancillary uses.

Summary: Approve the LNG processing and distribution facility

B. Alternative motion. Based on Findings of Fact shown in Subsection 9.2 and against the recommendation by staff and the planning commission, I motion to deny SUP Application No. 2013-002 to construct and operate a Liquid Natural Gas (LNG) processing, storage, and distribution facility and its ancillary uses.

Summary: Deny the LNG processing and distribution facility

Prepared by Austin Osborne, Senior Planner

Exhibits: Exhibit A. SUP Application No. 2013-002 (project description)

Exhibit A: SUP Application No. 2013-002 (project description)

**Storey County Development Application
Project Description**

Tahoe Reno Industrial Center is pleased to present a joint request for a Special Use Permit to place a Liquefied natural gas or LNG Plant on London Drive. LNG is a popular alternative fuel to petroleum and is growing in popularity. The proposed project will manufacture and distribute LNG.

Liquefied natural gas or LNG is natural gas (predominantly methane, CH₄) that has been converted to liquid form for ease of storage or transport.

Liquefied natural gas takes up about 1/600th the volume of natural gas in the gaseous state. It is odorless, colorless, non-toxic and non-corrosive. Hazards include flammability, freezing and asphyxia.

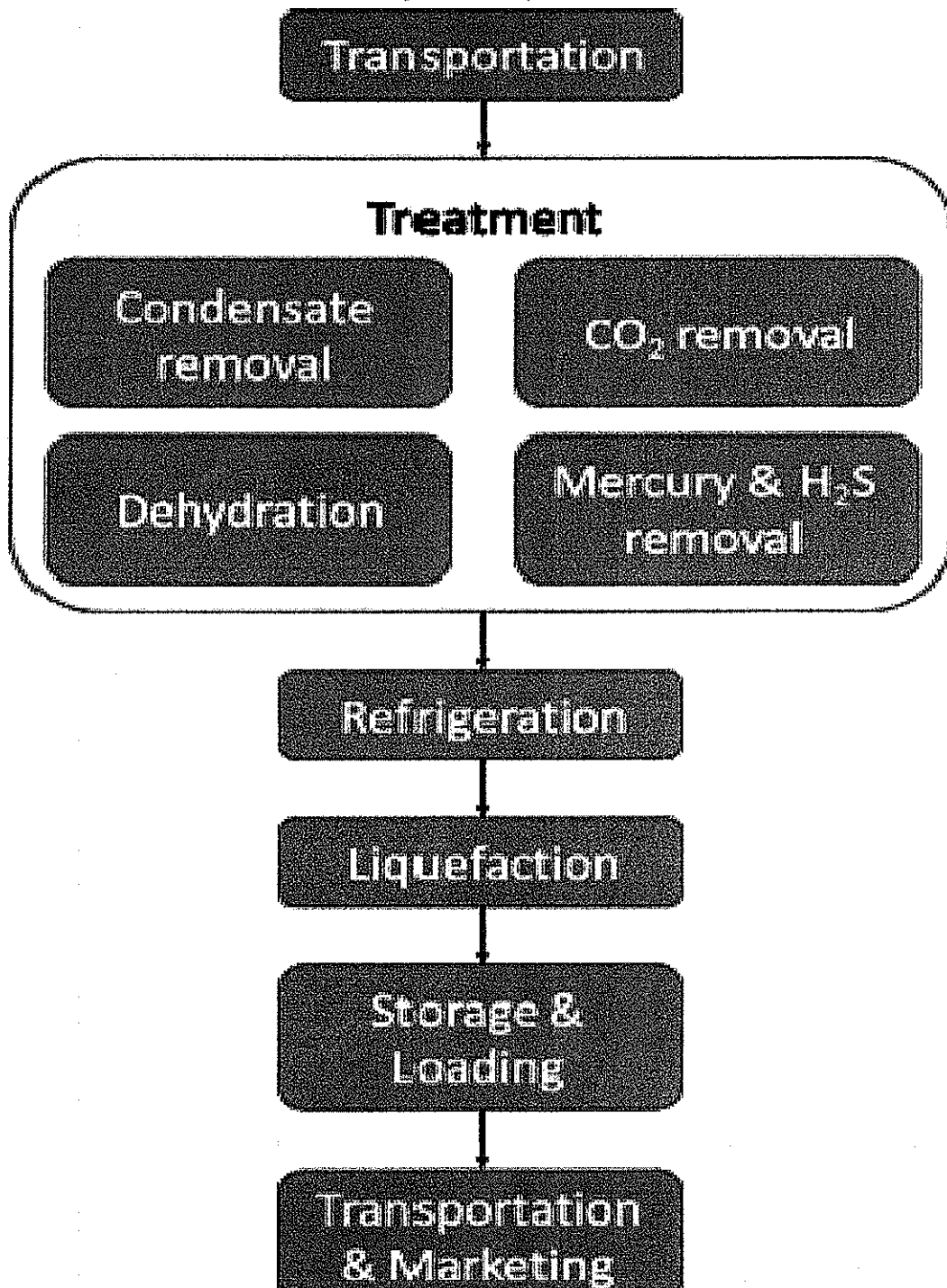
A typical LNG process. The gas is first extracted and transported to a processing plant where it is purified by removing any condensates such as water, oil, mud, as well as other gases such as CO₂ and H₂S. An LNG process train will also typically be designed to remove trace amounts of mercury from the gas stream to prevent mercury amalgamizing with aluminium in the cryogenic heat exchangers. The gas is then cooled down in stages until it is liquefied. LNG is finally stored in storage tanks and can be loaded and shipped.

The liquefaction process involves removal of certain components, such as dust, acid gases, helium, water, and heavy hydrocarbons, which could cause difficulty downstream. The natural gas is then condensed into a liquid at close to atmospheric pressure (maximum transport pressure set at around 25 kPa/3.6 psi) by cooling it to approximately -162 °C (-260 °F).

LNG achieves a higher reduction in volume than compressed natural gas (CNG) so that the energy density of LNG is 2.4 times heavier than that of CNG or 60% of that of diesel fuel.^[1] This makes LNG cost efficient to transport over long distances where pipelines do not exist. Specially designed cryogenic sea vessels (LNG carriers) or cryogenic road tankers are used for its transport.

Tri Center is perfectly suited for this type of operation. The project will be state of the art and a asset to the County.

Storey County Development Application
Project Description



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Rev. No.	Date	Revision	By	Chk'd
H	12/11/12	Issue for Conceptual Design	MP	MS

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1. Overview

Colony Energy Partners has commissioned a project for the conceptual design of a natural gas liquefaction and distribution facility to be located east of Reno Nevada. The project includes indicative pricing ($\pm 30\%$) supported by cost input from selected major equipment providers.

Major Design Parameters include:

1. The facility shall be designed to facilitate a phased construction approach with four cryogenic trains producing 640,000 gallons of liquefied natural gas (LNG) per day at build-out.
2. The first phase of the facility shall produce a nominal 160,000 gallons per day of liquefied natural gas (LNG) from a single train.
3. Heavier hydrocarbon fractionated from the LNG shall be sold as commercial Y-grade LPG.
4. Gas supply shall be from the Tuscarora Gas Pipeline.
5. Gas pretreatment shall include all necessary processes to feed a cold box. Pretreatment modules shall be sized to process the feed required to make 320,000 gallons of LNG per day; i.e. sufficient for Phases 1 & 2.
6. Facility design shall feature nitrogen refrigerant with the refrigeration compressor being gas turbine driven.
7. Plot space shall be allocated to allow four 160,000 gallon of LNG per day trains.
8. The facility shall include load out for both rail and truck distribution.

1.1 Introduction

This project will construct a LNG production facility at the Tahoe/Reno Industrial Center; Parcel # 2007-138 and one additional parcel to the south. The site is near Clark, Storey County, Nevada.

The property is approximately 22.5 acres with road access off I-80 and rail access.

The controlling standard for the design of the plant shall be NFPA 59A.

1.2 Capacity

The project will be constructed in four phases. Each phase will consist of one liquefaction train and the required supporting infrastructure. Phase 1 will be designed to produce 160,000 gal/day of LNG. Phase 2, 3, and 4 will each be designed to increase LNG production by 160,000 gal/day. Table 1 summarizes the number of liquefaction trains and LNG capacity for each Phase.

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Table 1
Facility Capacity

Phase	Liquefaction Trains		Capacity, gal/day	
	Incremental	Total Facility	Incremental	Total Facility
1	1	1	160,000	160,000
2	1	2	160,000	320,000
3	1	3	160,000	480,000
4	1	4	160,000	640,000

2. Feed Gas

2.1 Location of Gas Tie-In

The feed gas will be supplied from the Tuscarora Gas Pipeline via a tie-in connection. Gas will be supplied to the Colony Energy LNG facility via a new 10-inch pipeline from the Tuscarora gas metering station at the decommissioned Morgan Stanley Naniwa power generation facility site. The inter-connecting pipeline will reuse the existing Naniwa meter run. A flow meter and calorimeter, owned by Colony Energy Partners, will be installed at the new LNG facility. The inter-connecting pipeline will run from the Naniwa metering station to the LNG Facility along an established right of way.

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2.2 Design Feed Gas

Table 2
Feed Gas Composition (Dry Basis)
(by ASTM D3588-91/D 1945 methodology)

Component	MW	Spot Sample 11/16/12	Design	Maximum	Minimum
	lb/lbmol	Vol%	Vol%	Vol%	Vol%
Inerts/Contaminants:					
Nitrogen	28.01348	1.77	0.6572	4.0	0.4
Oxygen	31.9988	0.39	0.2500	1.0	0.0
Carbon monoxide	28.0101	0.66 ppmv	0.0000		
Carbon dioxide	44.0095	0.71	0.7745	3.0	0.5
Hydrogen sulfide	34.08188	<0.5 ppmv	0.000014	0.0004	0.000005
Mercury	200.59	Not Tested			
Benzene	78.11184	320 ppbv			
Hydrocarbons:					
Methane	16.04246	94.6197	95.9980	97.6	89.7
Ethane	30.06904	2.3454	2.1608	7.0	1.0
Propane	44.09562	0.1400	0.1272	1.6	0.05
Isobutane	58.1222	0.0089	0.0118	0.17	0.002
Normal Butane	58.1222	0.0097	0.0140	0.21	0.002
Isopentane	72.14878	0.0019	0.0021	0.05	0.000
Neopentane	72.14878	0.0000	0	0	0
Normal Pentane	72.14878	0.0016	0.0016	0.03	0.00
N-Hexane	86.17536	0.0012	0.0012	0.02	0.00
N-Heptane	100.20194	0.0006	0.0006		
N-Octane	114.22852	0.0008	0.0008		
N-Nonane & Heavier	128.2551	0.0002	0.0002		
Total		100.0000	100.0000	N/A	N/A

Notes:

- The composition is based on an hourly sample of compositions between November 2011 and November 2012. The profile of the gas samples fits that of natural gas processed by an expander plant to recover ethane. The peak values for ethane and heavier hydrocarbons occurred during a single 7 day period of the sample year, when one pipeline gas feeder plant goes off-line for maintenance.
- A single outlier sample, taken in February 2012 gave nitrogen at 4.0 vol% and oxygen at 1.0 vol%. It is unknown whether this was a sampling error or a result of maintenance requiring opening of the line somewhere in the system.

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3. Carbon dioxide never exceeded 1.1 vol% in the year long sampling but the tariff for the pipeline gas allows up to 3.0 vol%. It is unlikely that carbon dioxide concentrations above 1.2 vol% will be seen as long as the source gas remains the same as during the one year reporting period.
4. The gas is not odorized and therefore the hydrogen sulfide concentrations were exceedingly low averaging 0.0205 grains per hundred cubic feet of gas (about 0.2 ppmv dry basis) over the 12 month reporting period with a single one hour outlier point at 0.25 grains per hundred cubic feet (about 4 ppmv dry basis). Exclusive of the outlier point, the next highest measurement for hydrogen sulfide was 0.13 grains per hundred cubic feet of gas (about 2 ppmv dry basis).
5. The water content of the gas was also very low both as a result of the high delivery pressure and low ambient delivery temperature. Delivery temperatures ranged from a low of 25°F in winter months to a high of 72°F in warmer months. The low temperatures may have been taken on a static line. The average delivered temperature was roughly 61°F. Saturated at 600 psig and 72°F, the gas can contain at most 1.25 lb water vapor per million standard cubic feet (MMscf). The reported amount of water averaged over the 12 months was 0.0205 lb of water per mmscf. The maximum reported water during the 12 month gas sampling period was 0.13 lb water per MMscf. The minimum reported water value was 0.0023 lb of water per MMscf.

Table 3
Sulfur Speciation

Species	Concentration (ppmv) GC/Mass Spectrometer
Hydrogen sulfide	< 0.5
Carbonyl sulfide	0.49
Methyl mercaptan	< 0.2
Ethyl mercaptan	< 0.2
Dimethyl mercaptan	< 0.2
Carbon disulfide	< 0.2
Isopropyl mercaptan	< 0.2
n-propyl mercaptan	< 0.2
Dimethyl disulfide	< 0.2
Total reduced sulfur	0.49

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Table 4
Feed Gas Physical Properties

Property	Units	Quantity Min/Design/Max	Remarks
Cricondentherm (HC dew point)	°F	-118 / -94 / -15	
Water dew point	°F	-25 / -20 / 72	Bureau of Mines
Moisture	lb water/mmscf	0.018 / 0.021 / 1.25	Bureau of Mines

Table 5
Feed Gas Conditions at Pipeline Tie-in

Parameter	Design	Minimum	Maximum
Pressure, psig	750	500	1200
Temperature, °F	60	25	80
Flow Rate, mmscfd			
Each Phase	16		
Total for 4 Phases	64		
Lateral Design (+15%)	74		

The gas tie-in and interconnecting pipeline will be sized to support the build-out of all four trains.

3. Product Specifications

3.1 LNG Product Specification

The LNG product will conform to proposed California specifications (these are not mandatory as the legislature did not pass the authorizing legislation). The LNG product specification is shown in Table 6.

Table 6
LNG Product Specification

Impurity	Specification	Remarks
Hydrogen sulfide	< 6 mg/m ³	
Sulfur from mercaptans	< 7.3 mg/m ³	
Total sulfur	< 18 mg/m ³	
Carbon dioxide	< 3 mole percent	
Ethane	< 6 mole percent	CARB
Propane	< 3 mole percent	CARB
Water	None	
Hydrocarbon	None	

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3.2 LPG Product Specification

Table 7
Y-Grade LPG Product Specification

Product Characteristic	GPSA Standard 2140-97	Remarks
Vapor pressure @ 100°F	< 208 psig	ASTM D-1267-95
Volatile Residue; Temperature at 95 vol% evap	< 36°F	ASTM D-1837-94
Butane & Heavier	No standard	ASTM D-2163-91
Pentane & Heavier	< 2.0 LV%	ASTM D-2163-91
Corrosion, copper strip	No 1 max	ASTM D-1838-91
Total sulfur	< 140 ppmw	ASTM D2784-92
Moisture content for dryness (Valve Freeze Test)	No standard	GPA Propane Dryness Test (Cobalt Bromide) or ASTM D-2713-91
Free water content	None	No test method

4. Process Units:

4.1 Gas Purification:

The Purification Section will consist of up to six (6) units. It is anticipated that each unit will be sized according to Table 8.

Table 8
Purification Units and Sizing

Unit	Total Number of Trains	Train Size mmscfd
Inlet Gas Metering	1	78
Inlet Filtration	2	34
Amine Treatment	3	30
Off-gas Disposal	1	60
Mercury Absorption (if required)	2	30
Benzene Absorption (if required)	2	30

The Purification Section units will be designed to condition the feed gas to ensure it meets the LNG Liquefaction Section feed gas specification. The LNG Liquefaction Unit feed gas specification is shown in Table 9.

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Table 9
LNG Liquefaction Section Feed Gas Specification

Component	Specification
CO ₂	< 50 ppm(v)
H ₂ S and other Sulfur	< 2 ppm(v)
Mercury	< 0.01 µg/Sm ³
Benzene	< 2 ppm(v)

Disposal of the H₂S/CO₂ off-gas from the Amine Treatment Unit will be to a thermal oxidizer or flare, to meet air quality requirements.

4.2 Gas Liquefaction

The LNG Liquefaction Area will consist of multiple units. It is anticipated that each unit will be sized according to Table 10.

Table 10
LNG Liquefaction Units and Sizing

Unit	Total Number of Trains	Train Size, mmscfd
Gas Chilling	4	15
Gas Liquefaction	4	15
Demethanizer	4	15
Nitrogen Refrigeration	4	15

4.2.1 Nitrogen Refrigeration System

The nitrogen refrigeration system is an integral part of the LNG Liquefaction Section. Nitrogen is the preferred refrigerant gas due to the system simplicity and the low cost of nitrogen. The system is comprised of the following items:

4.2.1.1 Nitrogen Compressor with Gas Turbine Driver

The nitrogen centrifugal compressor is a three-stage compressor with inter-cooling and is driven by gas turbine. The gas turbine will burn fuel gas.

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4.2.1.2 Nitrogen Compressor Aftercooler

The nitrogen compressor aftercooler is a water cooled exchanger which cools the compressed nitrogen to $\leq 100^{\circ}\text{F}$.

4.2.1.3 Cold Turbocompressor

The cold turbocompressor compresses the nitrogen from the nitrogen compressor aftercooler. The compressed gas from the cold turbocompressor flows through an aftercooler.

The cold turbocompressor is driven by the cold expander, which lets down compressed nitrogen. The nitrogen is cooled through isentropic expansion to -265°F , which is sufficient to liquefy the methane to LNG.

4.2.1.4 Warm Turbocompressor

The warm turbocompressor compresses the nitrogen from the cold turbocompressor aftercooler. The compressed gas from the warm turbocompressor flows through an aftercooler.

The warm turbocompressor is driven by the warm turboexpander, which lets down compressed nitrogen. The gas cools as it expands isentropically across the expander, and work is extracted from the gas; which is used to drive the warm turbocompressor.

4.2.2 Demethanizer

The demethanizer is an integral part of the LNG Liquefaction Area and is used to separate the methane from the ethane and heavier components of the liquefied natural gas feed. Some ethane is allowed to slip into the demethanizer overhead, as allowed by the LNG sales specification.

The demethanizer overhead vapor is condensed and routed to LNG storage.

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4.3 Deethanizer - Y-Grade LPG Production

The demethanizer column bottoms are further processed to separate the ethane portion from the propane and heavier LPG. This is done in a separate deethanizer column, outside of the LNG liquefaction unit.

The ethane rich stream off the top of the deethanizer will be routed to the fuel gas system.

The deethanizer bottoms stream (propane & heavier) is a commercial LPG product with a true vapor pressure of ≤ 125 psia at 80°F. The mixed LPG is routed to a LPG bullet and then LPG truck loading.

The LPG is a Y-grade LPG product that others will process into retail products. There are currently no plans to odorize the LPG product.

4.4 Vapor Recovery

The vapor recovery system collects the boil off from the LNG storage tank, truck loading, and rail loading and compresses the near atmospheric pressure vapors to 450 psig for supplying the fuel gas system.

5. Utilities

The following utilities are required to support the process units:

5.1 Steam

There will be no steam production on this project.

5.2 Electric Power

5.2.1 Main Power

Electric power will be provided from a Nevada Power feeder line to a sub-station on the property. The switchyard utility transformer will reduce the utility line voltage to 4160V, 3 Phase, 60 Hz for distribution to the plant MCCs. The MCCs will distribute 4160V power to 250 hp and larger motors. The MCCs will also have transformers to reduce 4160 volt power to 480V, 3 phase, 60 Hz to drive motors less than 250 hp and external lighting (277V). The MCCs will also have transformers to further lower the voltage to 120V, 1Phase, 60 Hz for the control system, building, and lighting users.

5.2.2 Emergency Electrical Generator

An emergency electrical generator will supply emergency power for building and plant lighting, control system, one instrument air compressor, and other emergency users.

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The generator is an internal combustion engine using natural gas from the fuel gas system as fuel.

The generator is auto-started upon loss of power to the sub-station, and will generate sufficient power to facilitate a safe plant shutdown.

5.3 Fuel Gas System

The fuel gas system will utilize the boil-off gas from the vapor recovery compressors, deethanizer overhead gas, and make-up natural gas from the feed gas line.

The fuel gas header will operate at 425 psig and ambient temperature and will supply fuel gas to the nitrogen refrigeration compressor gas turbine drivers, hot oil heater, and the standby generator.

5.4 Fire Water

A firewater storage tank is not required on this project. A firewater loop will be installed and supplied from the potable water supply.

5.5 Plant Water

Make-up water is supplied from the potable water supply. The primary use of plant water is makeup to the cooling towers plus a small amount required for utility stations.

5.6 Potable Water

Potable water is furnished by the Tahoe Reno Industrial Center General Improvement District to the site battery limit.

Water analyses have been performed on water samples and the report by Sierra Environmental Monitoring, Inc.

5.7 Cooling Water

Cooling water will be provided by a multiple cell, fiberglass packed, counter-current, cooling tower, with electric motor driven induced draft fans.

The cooling water will be design to provide an 75°F supply temperature with a maximum return temperature of 105°F.

Phase 1 will include a cooling tower and two electric motor driven, cooling water pumps, with one operating and one spare. Each future phase will add an appropriate number of cooling tower cells and one additional electric motor

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driven pump. Only one spare pump will be provided for all four phases of the facility. There will be a single common supply header and single common return header, with supply and return branches to each area.

The cooling water chemical treatment will be provided by a vendor supplied chemical treatment system. It is anticipated that the chemical treatment system would include an organic polymer, 98% sulfuric acid (pH control) and 15 to 29% concentrated sodium hypochlorite (bleach). The system would also include three dosing units, using variable stroke metering pumps. The organic polymer and the sulfuric acid will be injected separately ahead of an in-line mixer in a small, continuous flow return line from the cooling tower supply header to the cooling tower basin. The hypochlorite will be added from a chemical feed line ending above the water level in the tower basin.

5.8 Hot Oil

Hot oil (Therminol 55 or equivalent) will be used to provide process heating to the amine regenerator reboilers, deethanizer reboilers, and regeneration gas heater. The system circulates hot oil by means of two electric motor driven pumps (one operating and one spare) from a surge/expansion drum to the hot oil fired heater, to the users and then return to the surge/expansion drum. Two electric motor driven booster pumps (one operating and one spare) are required for some of the users. Additional hot oil circulation pumps will be added for future phases.

A stand alone fired heater will utilize fuel gas from the fuel gas system. The hot oil system will supply hot oil at 550°F, with a return temperature of 450°F.

The feasibility of using exhaust heat from the nitrogen compressor gas turbine driver to provide heat for the hot oil, instead of the stand alone fired heater will be evaluated. If turbine exhaust heat recovery is utilized there will still remain the requirement for a startup fired heater.

5.9 Instrument and Plant Air

Two (2) x 100 percent, electric motor driven, air compressors (one operating and one spare) will take air, at atmospheric pressure, and compress it to 125 psig. The air is cooled using cooling water and excess condensate is separated. The plant air is then split from the main air stream which is sent to the instrument air dryers. Compressed air flow to the plant air system is automatically shut off if the pressure in the instrument air system drops below 80 psig.

Both air compressors will be electric motor driven. Either compressor may be selected for operation during loss of electricity by the emergency power system in the MCC.

The instrument air dryer produces air at -40°F water dew point, using two regenerable drying adsorption beds. When a bed is exhausted it is depressured and dry air is blown through the bed to remove the absorbed moisture. The wet

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air exits the bed to atmosphere. The instrument air dryer is a vendor packaged unit containing the dryer regeneration system and all controls.

An instrument air receiver will be installed and will provide at least 15 minutes of instrument air capacity to allow for a controlled shutdown, if both instrument air compressors fail.

An additional air compressor and dryer capacity will be added for future phases.

5.10 Cryogenic Nitrogen

A cryogenic nitrogen tank(s) and ambient vaporizer(s) will be leased. The cryogenic nitrogen system provides an inventory of liquid nitrogen to be used as make-up nitrogen gas for the nitrogen refrigeration system and for purging process equipment before maintenance or start-up.

5.11 Freeze Protection

Electric tracing will be required to winterize any equipment and piping that could freeze in the winter.

6. Balance of Plant Facilities

6.1 LNG Storage

The LNG production from the LNG Liquefaction Area is routed to the LNG storage tank.

LNG storage shall consist of a single double-containment cryogenic tank, with a capacity of 2.5 million US gallons. The tank shall operate at near atmospheric pressure with the LNG contents at -263°F.

6.2 LNG Product Shipping

LNG loading will initially be done using two (2) loading pumps (1 operating and 1 spare) drawing cryogenic LNG from the LNG storage tank. Each pump is capable of pumping 700 gpm of LNG to either the truck loading rack or rail loading rack at a pump delivery pressure of 50 psig (250 ft @ 0.47 SG at the fluid suction temperature and pressure).

Product shipping is also equipped with vapor recovery for system boil off, tanker cool down, and truck tank vapor displacement.

Additional pumps and truck loading racks will be added for future phases.

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6.2.1 LNG Truck Loading

The truck loading system is designed to fill a nominal 10,000 gallon LNG truck trailer in one hour or less. The LNG truck loading will consist of six (6) independent truck loading stations (lanes) at facility build out. Phase 1 will include two (2) truck lanes, with each future phase adding up to two (2) additional truck lanes. Each loading station lane will include a weigh bridge, loading hoses, vapor return hoses, electrical grounding, meters, and controls.

The LNG truck loading system is a vendor supplied unit for each truck lane with independent controls, which require a supervisory permissive from the control room/truck dispatcher prior to initiation of LNG flow to the trucks. The truck loads are monitored by a supervisory controller, which authorizes individual shipments.

6.2.2 LNG Rail Loading

The rail car loading will operate on a spur into the facility from the BNSF siding along the main rail line. Cars will be spotted by the railroad, who will deliver empty cars and pick-up full cars. There will be two (2) tank car fill positions on the spur in the facility.

The LNG tanker rail car system is designed to fill one nominal 60,000 gallon cryogenic tanker car, per car loading station in one eight hour shift. The truck loading system shares the same LNG loading pumps with the truck loading system. The LNG tanker rail car loading system is a vendor supplied unit consisting of loading hoses, vapor return hoses, electric grounding, meters, and controls. Rail car loading will be carried out by plant personnel.

An option for providing rail car unloading will be investigated.

6.3 LPG Product (Y-Grade LPG)

The liquefied petroleum gas (LPG) product is the LNG deethanizer bottoms. Based on the design feed gas composition to the natural gas liquefaction process, approximately 800 gallons of LPG will be produced per day per 160,000 gallons per day of LNG. This product will not be odorized.

This light petroleum fraction will be shipped to a refinery or LPG processing facility.

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6.3.1 LPG Storage

The LPG product will be stored on site in a 30,000 gallon pressurized horizontal bullet tank.

6.3.2 LPG Truck Loading

A truck loading station separate from LNG loading is included. The LPG truck loading station will include pumps, hose connections, and vapor recovery. Flare System

6.4 Flare System

Since the facility is located near the interstate, the flare will be an enclosed type. The flare, flare header, and flare KO drum will be designed to accommodate all four phases.

A flare sub-header will run into each process area, and will be sized to accommodate the worst case scenario as determined by API Standard 521 – Guide for Pressure-Relieving and Depressuring Systems & NFPA 59A Standard for the Production, Storage and Handling of Liquefied Natural Gas (LNG), latest editions.

A small purge gas flow of natural gas will be injected into each train flare sub-header to ensure the flare system is oxygen free.

6.5 Hazard Leak Detection

Each area will have a hazard/leak detection system, which will receive data inputs from combustible gas detectors, fence vibration (intruder), smoke detection, heat tracing power failure, and UL ultra-violet/infrared flame detectors. These systems may either sound the plant alarm and/or initiate a facility shutdown.

The detectors will be installed at strategic locations throughout the plant, with emphasis on truck and rail loading, which have a higher potential for leaks and/or fire.

6.6 Rainwater Runoff/LNG Spill Containment Basin

Rainwater runoff will be directed to an evaporation/percolation pond. It is not anticipated that rainwater runoff will enter the sewer system.

The evaporation/percolation pond will have the capacity to hold a 100 year storm or 30 minutes of firewater at full flow.

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6.7 Water Effluent Disposal

Blowdown from the cooling tower will be routed to the municipal sewer for disposal, with emergency disposal to the evaporation/percolation pond.

7. Utility Design Information

Table 11
Utility Design Information

System	OPERATING CONDITIONS						MECHANICAL DESIGN	
	MINIMUM		NORMAL		MAXIMUM		PSIG	°F
	PSIG	°F	PSIG	°F	PSIG	°F		
Cooling Water Supply	60	65	70	75	80	85	150	150
Cooling Water Return	(3)	90	(3)	100	(3)	105	150	150
Plant Water	60	50	100	70	120	80	150	125
Potable Water	60	50	100	70	120	80	150	125
Fire Water	100	50	110	70	120	80	175	125
Instrument Air (2)	80	70	100	80	120	90	150	150
Plant Air	90	70	100	80	120	90	150	150
Fuel Gas	400	80	425	100	450	120	550	175
Nitrogen	80	60	100	80	120	100	150	150

NOTES:

- (1) The minimum, normal and maximum operating pressures shown above are defined as follows:

Minimum: The minimum pressure that should be specified at the inlet connection to a utility user.

Normal: The normal pressure that exists in the plant main distribution header.

Maximum: The maximum pressure that should be specified at the outlet connection from a utility producer.

- (2) Control valve actuators to be design for a minimum pressure of 60 psig.

- (3) The return pressure should allow for 10 psi in both the supply and return branch line to each users and 15 psi for the user.

Colony Energy Partners
Reno LNG Project
Process Design Basis

Processes Unlimited
Rev H
12/11/2012

8. Site Information/Climate Data

8.1 Meteorological

Table 12
Meteorological Conditions

(Data for Reno Airport)

Site Coordinates, southern parcel	39°33'32.72"N and 119°29'26.26"W
Elevation, ft	4300
Atmospheric Pressure, psia	12.5
Temperature, °F	
Minimum Day Dry Bulb	5
Maximum Day Dry Bulb	100
Winter Design Dry Bulb	20
Summer Design Dry Bulb	90
Summer Design Dry Bulb for Critical Service	100
Design Maximum Wet Bulb	66
Rainfall	
Design, inches/hr	1.1
Maximum, inches/day	2.9
Wind	
Minimum Basic Wind Speed, mph (per UBC)	60
Mean Velocity, mph	6
Prevailing Direction	South to North
	West to East
Relative Humidity (Average)	50

Meteorological conditions are based on Reno, NV airport historical data.

8.2 Seismic

The seismic conditions will be determined from the universal building code appropriate for the location of the plant.

For Phase 1 engineering it is assumed the seismic conditions will be the same as for California.



COLONY ENERGY, RENO LNG, LLC

FIRE PROTECTION PHILOSOPHY



COLONY ENERGY, RENO LNG, LLC

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COLONY ENERGY, RENO LNG, LLC

1. INTRODUCTION

This document outline the fire protection philosophy intended for early permitting work. The fire protection design will be developed during the Engineering, Procurement and Construction (EPC) phase.



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2. OPERATING PHILOSOPHY

The LNG plant will, in general, be unmanned during normal operation, except as follows:

- Liquefaction train start-up
- Scheduled plants visits for inspection, maintenance, occasional operator rounds for checks, sampling and analysis, and field data records
- Response or follow-up of alarms and Emergency Shutdowns (ESD).

The key process data and alarms will be displayed at the Colony Energy office monitoring station. The process data will include:

- LNG tank level
- LNG tank pressure
- Status of rotating equipment
- Trips
- Liquefaction trains process data, including gas treatment.

All tanker loading operations will be manned. The tanker loading operation, including cooldown of the tanker, is subject to a written procedure permanently displayed in the control booth. Upon completion of proper connections between the tanker and filling station, for safety considerations the driver will start the loading pump from the control booth where he will remain until the weight bridge display reaches the set point when the loading operation is stopped.

The control booth, located at least 15 m away from the nearest filling bay, houses all the necessary controls including the ESD and telephone. Key contacts, including the local Fire Department will be provided at this location and the plant control room.

Whilst portable fire extinguishers meeting the requirement of NFPA 59A will be provided in the tanker loading area and throughout the plant, the drivers are not expected to respond to a significant spill and/or fire event. Incident specific emergency procedures will be provided.

Given that the tanker loading facility has a boundary with a public roadway on both the south and west sides, and its small footprint, engineered protection is adopted to minimize the size of an LNG release with/without ignition.

In developing the hazard detection and control functions, a strong emphasis is placed in controlling false alarms that may unnecessarily burden the local Fire Department.

Passive fire protection, in the form of a vapor fence, is provided to confine the LNG vapor produced by a spill inside the tanker loading facility.



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Compared to the rest of the plant, it is recognized that the tanker loading facility presents the highest probability of an LNG release due to the inherent weakness of hoses and human factors.

It is envisioned that the local Fire Department will provide the first response to a fire, LNG spill or gas release.



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3. FIRE PROTECTION – TANKER LOADING FACILITY

Active emergency response will be in the form of redundant HTD's (high temperature detectors) and LTD's (low temperature detectors). Both can initiate the ESD within 10 seconds. Twinned detectors are installed at each sensing point, with voting to activate the ESD based on any two detectors reaching the trigger level.

The tanker loading ESD shuts down the loading pump and closes the ESD valve. The closing time of the ESD valve will take into account the resulting surge pressure.

Area coverage in the form of optical fire and flammable gas detectors will be provided for alarms only.

The LNG vapor resulting from a spill in the tanker loading area may reach the fence line in less than 100 seconds. Thus, vapor containment is required. This is achieved with the arrangement illustrated in figure 3.1. A backfill is provided along the fence line to raise the base of the 6 ft fence by 3ft, thereby providing a 9 ft vapor fence covering the length shown in figure 3.2. The wire fence will be fitted with plastic inserts to confine the LNG vapor.

Under a spill event, the emergency response will give consideration to the following:

1. Driver activates the ESD and evacuate by the nearest exit
2. ESD shuts down the loading operation
3. Both the Fire Department and Colony remote monitoring station will receive the alarm that ESD has been activated manually or via HTD-LTD
4. HTD and LTD remote alarms will indicate the nature of the event: spill with or without ignition.

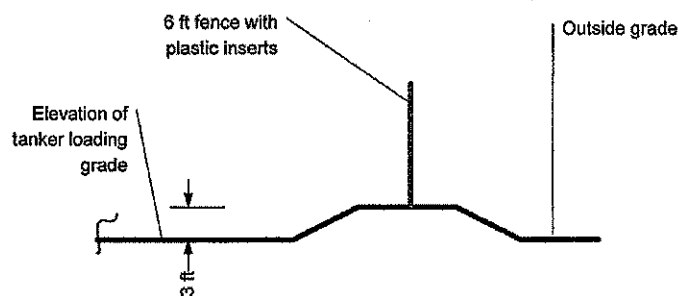


Figure 3.1 – Nine Feet Vapor Fence

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LNG Spill without Ignition

Under this event, the firemen are not expected to enter the tanker loading area. They will, instead, stop the traffic and be on standby to use the two external fire hydrants located near the southeast and southwest corners with fogging spray to disperse the vapor in the unlikely event it overflows the fence.

With the north side of the loading area open and confinement provided on the three other sides, the vapor cloud will gravity spread towards the lower section of the plant. A vapor dispersion modeling will give an indication of the extent of the vapor cloud travel northward. An appropriate emergency may be mounted from the lower section of the plant, if needed.

In the course of the hazard analysis to be performed during the EPC phase, additional mitigative measures may be considered, if needed.

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LNG Spill with Ignition

Each loading bay is provided with a spill collection and trough directing the LNG to the spill impoundment. The aspect ratio of the spill impoundment has been designed for manned intervention. This dictates that the heat flux emanating from the pool fire is low enough to allow the firemen to approach the pool with protective gear.

A radiant heat flux calculation based on a 2 m x 2m aspect ratio is provided in Appendix 1.

With an allowable radiant heat flux in the order 5 kW/m², firemen with protective gear can dispense the foam onto the pool. After the initial application, the radiant heat flux decreases rapidly, and the firemen can move closer to complete the coverage.

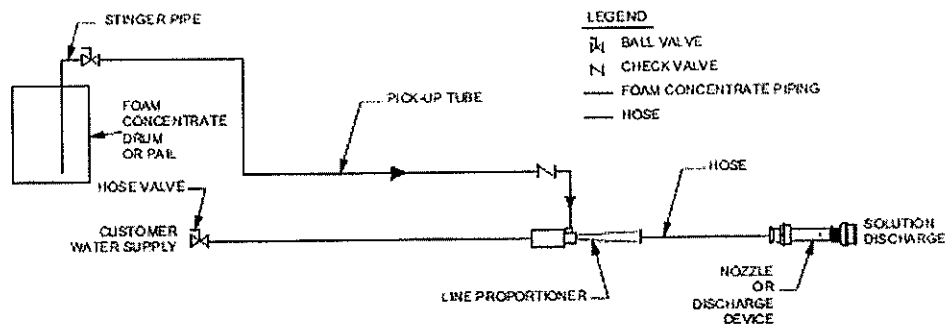
For LNG, high expansion foam (HI-EX) is required. The application of the foam starves the fire of oxygen and promotes buoyancy for the vapour generated. Extinguishment is not the objective.

The HI-EX foam specification is expected to have the following characteristics:

- Foam concentrate: protein type, bio-degradable
- Mixing ratio: 2%
- Expansion ratio: 500:1.

A portable dispensing system is illustrated in figure 3.3. Given the small size of the spill impoundment, the initial foam concentrate purchase may not exceed four 55 gal drums, two of which may be used for training.

Foam concentrate has a shelf life that must be checked.





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The calculation in Appendix 1 assumes zero wind speed. Under windy conditions, it is anticipated that the firemen will position themselves upwind of the impoundment, where the heat flux is lowest.



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5. FIRE PROTECTION – LNG PLANT

The LNG plant is provided with the necessary hazard detection for alarming locally and remotely, including the local Fire Department, and upon confirmation, the appropriate ESD is activated.

Confirmed hazard detection in the process area will shut down the entire liquefaction plant. Other areas, including the boil-off compressor building, will also be protected.

High level in the LNG tank will shut down the liquefaction units.

If the seismic detectors installed in proximity of the LNG tank detect a seismic level that exceeds the Operating Basis Earthquake (OBE), the entire plant is shut down.

Both the tanker loading facility and the plant area are provided with CCTV monitoring accessible from Colony remote monitoring station.

The firewater ring main will service the installed fire hydrants and fire monitors. Each fire hydrant will be equipped with 1-1/2" and 2-1/2" nozzles. Subject to the approval of the Fire chief, fire hydrants will be spaced at 60 m.

2-1/2" monitors will be pre-positioned near the base of the tank to provide fire exposure protection for the metal roof relief valve area, in case of an ignited release, and the pump platform.

The total fire water demand is not expected to exceed 1300 gpm over a maximum duration of 2 hours. This is to be confirmed during EPC, when a detailed fire protection system will be developed.

All interfaces with the local Fire Department will be developed during the EPC.

ESD functions actionable remotely from Colony monitoring station will also be included.



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Appendix 1

RECTANGULAR DIKE FIRE TRENCH FIRE

FUEL
Name : LNG LIGHT (METHANE)
Pool temperature : -161.55 °C

CONSTANT PROPERTIES
Molecular weight : 16.04
Boiling point : -161.55 °C
Critical temperature : 190.55 K
Critical pressure : 46.0 bar
Heat of combustion : 5.00E+07 J/kg
Flame temperature : 1300 K

CALCULATED PROPERTIES
Liquid compressibility factor : 0.004
Liquid density : 475.5 kg/cu m

DIMENSIONS
Pool width : 2.0 m
Pool length : 2.0 m
Pool Liquid Height : 1.0 m
Height of flame base : 1.0 m
Height for Radiation Calculations : 1.0 m

LOCAL AMBIENT CONDITIONS
Air temperature : 10.0 °C
Ambient pressure : 1.01 bar
Wind speed : 0.0 m/s
Relative humidity : 50.0%

RESULTS
Mass burning rate : 0.093 kg/m² s
Flame length : 6.94 m
Flame tilt from vertical (front view) : 0.0°
Flame tilt from vertical (side view) : 0.0°
Flame drag ratio (front view) : 1.00
Flame drag ratio (side view) : 1.00
Maximum emissive power : 190.0 kW/m²
Effective emissive power (front view) : 85.73 kW/m²
Effective emissive power (side view) : 85.73 kW/m²

Front view (view along dike/trench width)

Thermal flux (kW/m²)	Distance from center of pool (m)
30.0	2.22
9.0	5.38
5.0	7.78



COLONY ENERGY, RENO LNG, LLC

Side view (view along dike/trench length)

Thermal flux (kW/m ²)	Distance from center of pool (m)
30.0	2.22
9.0	5.38
5.0	7.78

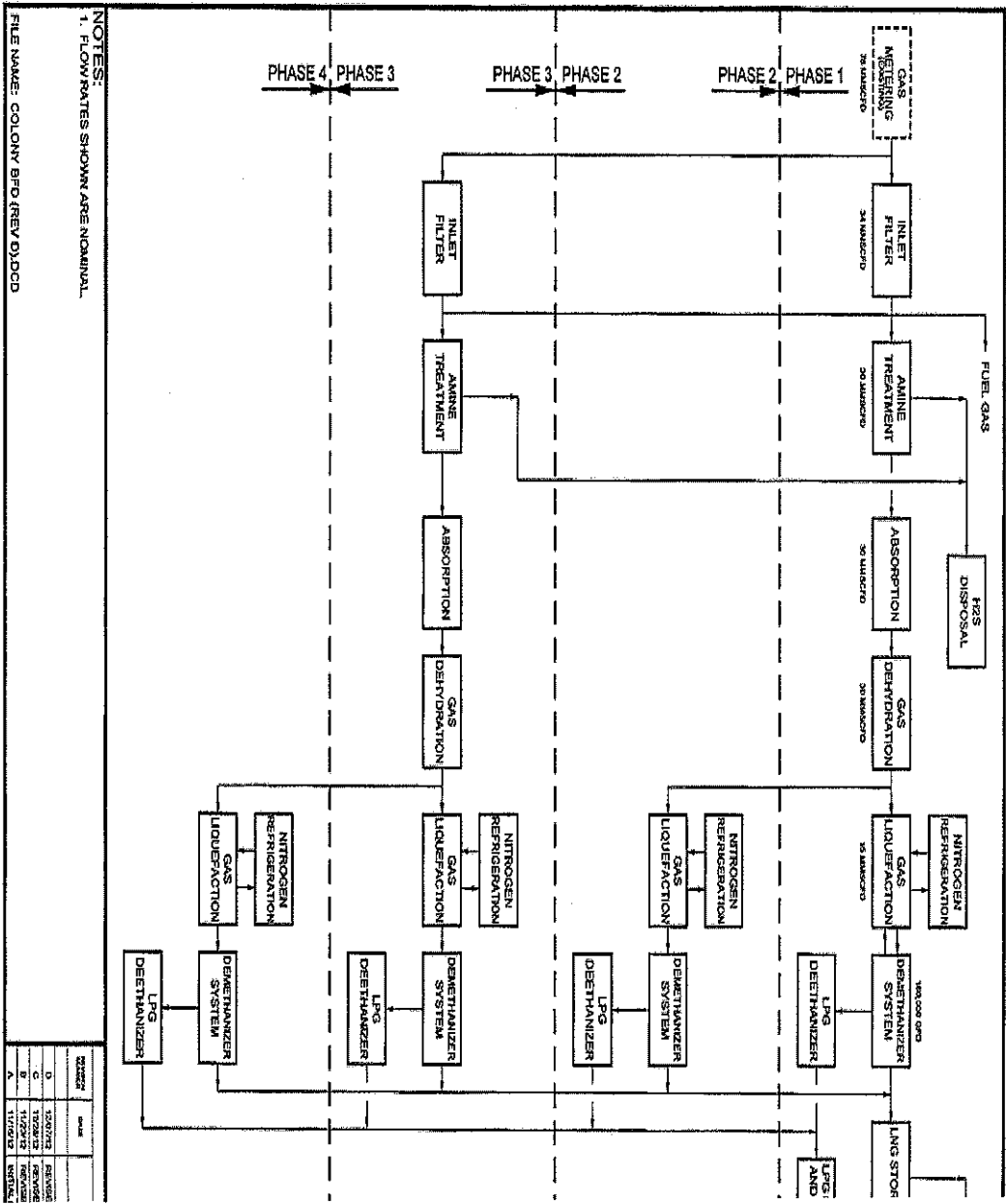
Maximum emissive power : 60,230 Btu/ft² hr

Front view (view along dike/trench width)

Distance from center of pool (m)	Thermal flux to horizontal target (kW/m ²)	Thermal flux to vertical target (kW/m ²)	Maximum flux to target (kW/m ²)
5.00	4.56	8.94	10.03
7.00	2.33	5.48	5.96
9.00	1.30	3.67	3.89
11.00	0.78	2.59	2.71
13.00	0.50	1.91	1.97
15.00	0.34	1.46	1.49
17.00	0.23	1.14	1.17
20.00	0.14	0.83	0.84

Side view (view along dike/trench length)

Distance from center of pool (m)	Thermal flux to horizontal target (kW/m ²)	Thermal flux to vertical target (kW/m ²)	Maximum flux to target (kW/m ²)
5.00	4.56	8.94	10.03
7.00	2.33	5.48	5.96
9.00	1.30	3.67	3.89
11.00	0.78	2.59	2.71
13.00	0.50	1.91	1.97
15.00	0.34	1.46	1.49
17.00	0.23	1.14	1.17
20.00	0.14	0.83	0.84



Special Use Permit No. 2013-003. By Con-Virginia Mining Company/Hugh Roy Marshall (Virginia City). Applicant is REQUESTING A Special Use Permit for the placement and operation of a portable temporary water-based ore processing mill to process ore from an on-site Small Operations underground mine and a temporary shelter for the mill at APN 004-301-06 (approx.. the SE1/4 of the NE1/4 of section 20, T17N, R21E (MDB&M).



Storey County Board of County Commissioners

Staff Report

CASE NO.: 2013-003

APPLICANT: Con-Virginia Mining, Co. (Hugh Roy Marshall)

PROPERTY OWNER: Con-Virginia Mining, Co. (Hugh Roy Marshall)

PROPERTY DESCRIPTION: APN 004-301-06 located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20 T17N, R21E (MDB&M)

REQUEST: Special Use Permit for the placement and operation of a portable temporary water-based ore processing mill to process ore from an on-site Small Operations underground mine.

MEETING LOCATION: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

MEETING DATE: May 7, 2013

MEETING TIME: 2:00 PM

I. KEY TERMS & DEFINITIONS

1.1 Processing. Crushing, grinding, washing, dissolution and other methods by which ore is prepared for further beneficiation or processing. Processing under this requested special use permit will not include the use of chemicals or leaching agents.

1.2 Reclamation. Actions performed during or after exploration project or mining operation to shape, stabilize, re-vegetate or otherwise treat the land in order to return it to a safe, stable condition consistent with the establishment of a productive post-mining use of the land and the abandonment of a facility in a manner which ensures the public safety, as well as the encouragement of techniques which minimize the adverse visual effects.

1.3 Small Operation Mining. This classification includes surface and underground mining and exploration involving the use of mechanized or motorized equipment, or involving the use of explosives, but remaining less than the duration, excavation, and surface area disturbance thresholds at which a special use permit is required for large operations. A combination or series of small operations permits or uses (i.e., serial or chain exploration or mining) that violate or serve to circumvent the letter and spirit of this chapter or title will not be permitted.

II. BACKGROUND & ANALYSIS

2.1 Planning commission action. At its April 18, 2013, hearing, the planning commission heard testimony from the applicant, county staff, and the public. The applicant provided diagrams, photos, and maps of the subject property and proposed project. Discussion between the commission, staff, and the applicant included environmental and safety concerns; access; appropriation of underground water; state and federal permitting; location of buildings; separation between mining and processing per SCC Chapter 17.92 (Mining and Exploration); zoning and land use entitlements; potential impacts to an adjacent residence including noise, lighting, dust, and stormwater; and overall benefits and impacts to the site and surrounding area. There was no public comment or opposition presented regarding the proposal. County staff read into the record its recommended findings to be included with a motion for approval. The planning commission voted unanimously (5 votes with John Herrington and Laura Kekule absent) to approve the project in accordance with stated findings as recommended by staff.

2.2 Requirement by code. This special use permit request was submitted as required by SCC Sections 17.32.020(N) (Uses Subject to Special Use Permit in the "F Forestry Zone") which lists "milling and processing related to mining" as being allowable with a special use permit. Underground mining will also take place concurrently with the ore processing operation and on the same subject land. This SUP, however, will only apply to placement and operation of the ore processing facility. The underground mine (existing) include less than 5 acres surface area disturbances; thus, a Small Operations Mining Permit will regulate that use.

2.3 Land ownership and right. The project will take place within a patented mining claim owned by the applicant. The claim includes the surface and mineral estate. Primary access will occur on land owned by the applicant and public right-of-ways.

2.4 Mining. The operation will involve continued development of an existing underground mine adit. With exception of the mine portal and the immediately surrounding area, all development will take place underground. Expansion may include tunneling and stopes. This SUP is not applicable to the underground mining operation or surrounding land disturbances.

2.5 Processing. Primary processing will occur on-site of the Sutro Mine. Two skid-mounted portable ore processing mills will be used for this purpose (Exhibit B photos). The mills will be brought to the site and place inside a +/- 4,000 square-foot shelter similar to a Quonset hut. The mills and the shelter will be disassembled and moved from the site at closure of the mine operation. The portable mills utilize a “closed-circuit” or “zero-discharge” water processing method. The Hi-Tech Gravity Separation process uses only water; it does not use chemicals or leaching agents. After raw ore is loaded into the mill, water is added and the material begins to break down. A filtration process removes the water leaving behind “cake” which will be extracted from the mill to be transported off-site for further processing. Being “zero-discharge”, there are no water or air emissions. A small amount of water will be consumed by the mill as residual moisture remains in the “cake”. The rate of production is designed for one ton/hour (10 tons per day), with the site operating eight hours, five days per week. There are three employees expected to be on-site at any given time, inclusive of the mining and processing operation.

2.6 Water source. On March 7, 2013, the applicant submitted a request to the Nevada State Engineer for the appropriation of 0.025 cubic-feet per second (CFS) of underground water at the site. A similar request was granted to the applicant in 2001 for the same purpose as provide in this request and at the same location. Because the water was not utilized since that time, a new application for appropriation is required. The application states that well water will be used for mining and milling purposes. The water may also be used for necessary fire prevention as required by the Storey County Fire Protection District (“Fire District”).

2.7 History and existing conditions. The Sutro Mine is an existing underground mine located at the head of Seven Mile Canyon approximately one mile north of Virginia City (Figures 2.2 and 2.3). It has been worked intermittently by the applicant since the early 1990s under Special Use Permit No. 1192-049. In 1999 Special Use Permit No. 2000-218 was issued allowing the applicant to proceed with further development of the mine into areas of ore mining, milling, and processing, as well exploratory drilling. No work commenced under the latter permit; it thus expired. The applicant wishes to resume mining activities at the site and conduct on-site water-based primary processing of extracted ore.

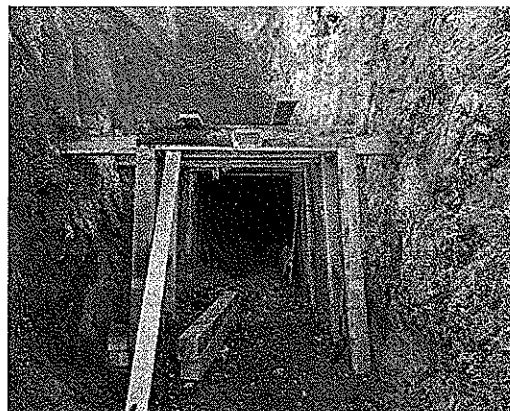


Figure 2.1: Sutro Mine adit from which ore will be extracted and processed

2.8 Vehicles and equipment. Light-duty pickup trucks will be used to transport milled “cake” placed into 5-gallon buckets to an off-site facility for further processing. Tools, materials, and other goods will also be transported to and from the site via light-duty pickup. One or more light tractors, such as backhoes or front-loaders, will manage ground surfaces around the mine and mill site. A mucker (approximate size of a topless golf cart) will also be used to muck ore inside the mine and around the portal.

2.9 Access. The site is relatively remote and can be difficult to find. Its primary access is from State Route 341 (Geiger Grade) and Seven Mile Canyon right-of-way (graded road). Several other graded and unimproved roads lead there to the site. The roads are sufficient to allow light vehicle access. Some grading improvements are necessary for emergency vehicle access. The applicant will be directed by the Fire District to develop a plan for emergency equipment and personnel access. This should occur prior to project commencement.

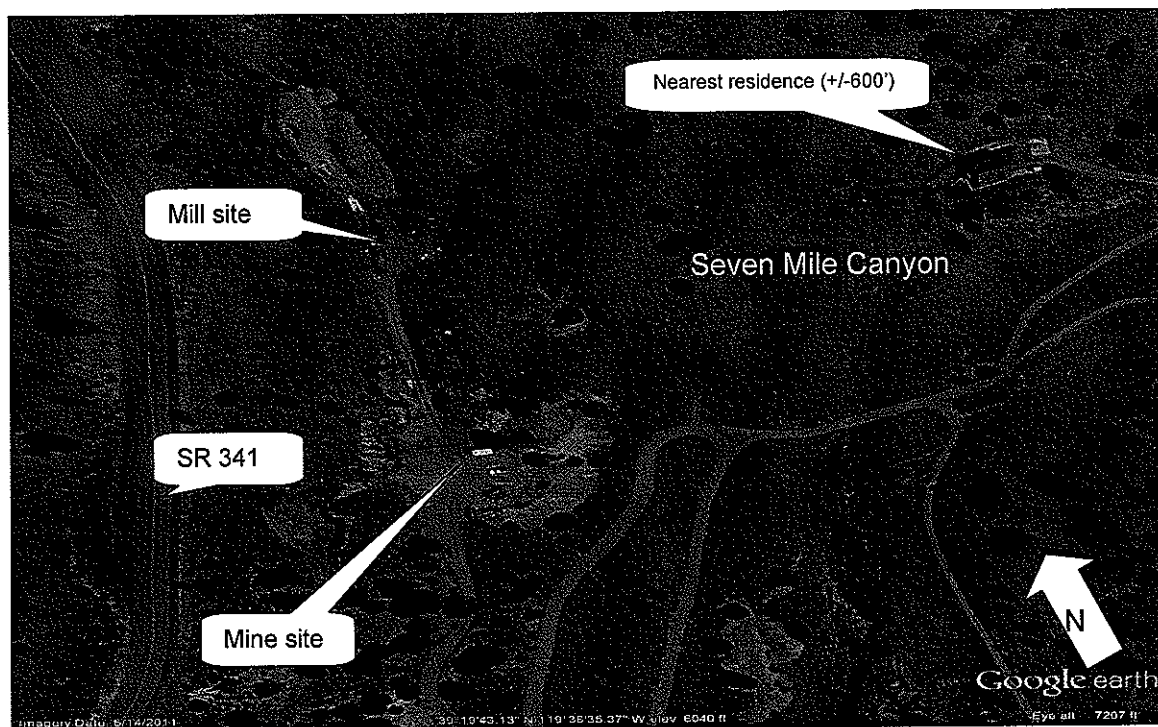


Figure 2.2: Vicinity aerial image. The site is approximately 600' from the residence to the northeast. The site is not easily visible from State Route 341 and not visible from Virginia City.

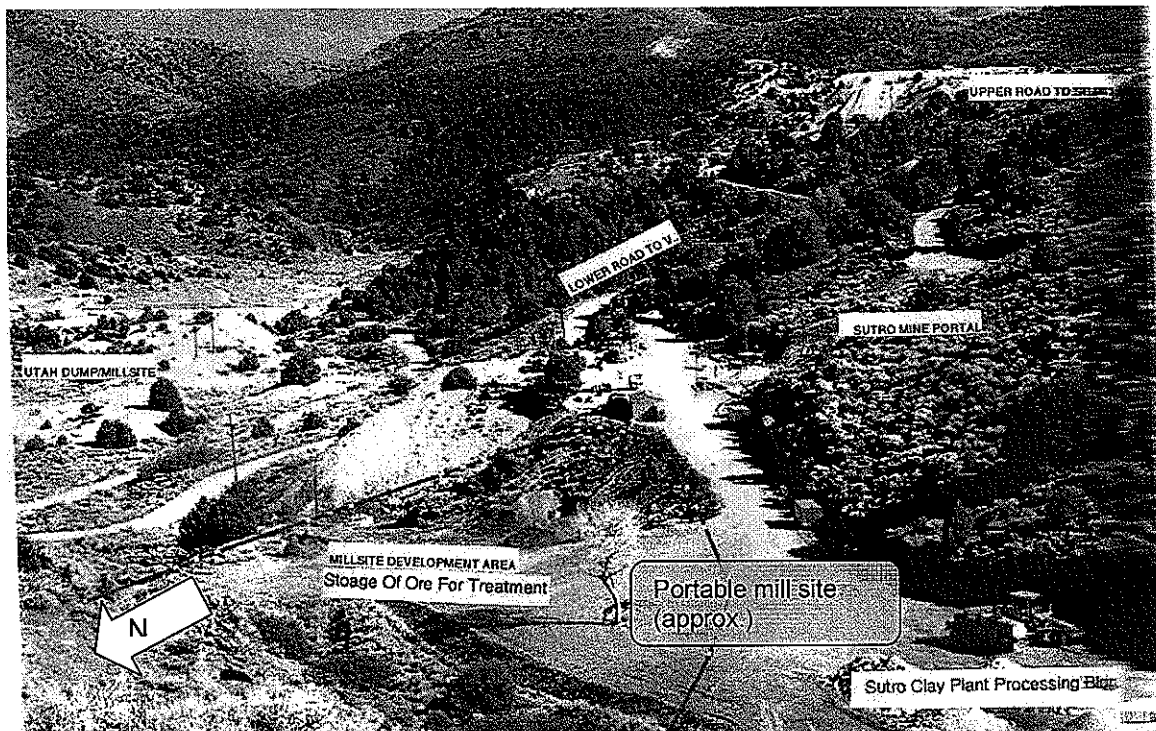


Figure 2.3: Photo of existing site. Proposed processing mill to be placed on foreground graded area.

III. KEY ISSUES

3.1 Site management. The site is remote and far from services. To assure safety of project associates, a site supervisor should be present at all times during hours of operation to maintain a safe and orderly environment. The supervisor should have knowledge of and access to site facilities, access points, and fire and emergency equipment. Mine Safety and Health Administration (MSHA) Certified for the level of management will also apply to all persons on-site. The supervisor should also have a cellular telephone with sufficient signal strength to send and receive calls to Storey County Emergency Services 775.847.0950.

3.2 Operations plan. The applicant will be required to submit a Plan of Operations to Storey County prior to project commencement. The plan will be submitted to the Fire District, Community Development, Emergency Management, and Public Works for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, reclamation, and environmental protection. Specific items to be included in the plan are as follows. The list is not exhaustive.

- Basic company, owner, site, and emergency contact information
- Plot plan (detailed sketch drawings) of each site and access road
- Site evacuation and emergency procedure

- Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services Direct Connect (775.847.0950)
- Wildland fire prevention and suppression
- Emergency vehicle access, circulation, and staging
- Documenting and reporting of emergency situations, including spills
- Post disaster management, cleanup, and material disposal
- Post-disaster damage reporting for treatment of historic structures and properties
- Site reclamation plan with surety bond and estimated timeline for reclamation (surface area reclaimed to conditions reasonably existing prior to SUP No. 2013-003)
- Documenting and reporting of NDEP and other environmental permits and notices
- Noxious weed abatement
- Stormwater drainage and detention

3.3 Best Management Practices. The Nevada Division of Environmental Protection (“NDEP”) requires Best Management Practices (BMPs) to be implemented during each project phase. BMPs are measures that are taken to protect air, water, and land quality at and surrounding the project. Regulation and oversight will be managed by the NDEP. Stormwater must be detained on-site. A summary of BMPs to be implemented in the project are as follows:

- Erosion control during construction, including straw wattles, silt fencing, etc.
- Stormwater drainage and detention
- Installation of surfaces appropriate for equipment egress and circulation
- Post-operation BMP removal

3.4 Reclamation and surety bond. As stated in this report, this SUP is applicable only to the ore processing facility. It is not applicable to the Small Operations Mine. Nevertheless, the site must be returned to a condition reasonably existing prior to the issuance of the Small Operations Permit and this SUP. The reclamation plan, reclamation, and surety bonding will comply with SCC Sections 17.92.135 and 17.92.160.

3.5 Carson River Mercury Superfund Site. The Carson River Basin, from New Empire to Stillwater and the Carson Sink, was designated a National Priority Listed (NPL) site under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA or Superfund) in August, 1990. Many areas in Virginia City and Gold Hill, particularly where mining and milling activities historically took place, have been identified as potentially containing heavy metal contaminants of concern (CoC’s), mercury, arsenic, and lead, and are considered to be within the Superfund Site. The Environmental Protection Agency (EPA) has stated that delineating and mitigating the entire region would be prohibitively expensive and impracticable. The NDEP Bureau of Corrective Actions (Bureau) – the local agency designated to manage the Superfund Site – informed the SUP Applicant in 2011 that certain areas within the proposed mineral exploration area may contain CoC’s and are applicable to the Superfund Site.

The Bureau has stated to county planning staff that the SUP Applicant will be held responsible for properly managing disturbances of existing and former mine and mill sites, tailings, dumps,

and other areas that are found to contain CoC's. To avoid potential risk of exposure issues, the SUP Applicant has been advised to characterize potentially hazardous areas such as those listed above by sampling and analyzing the material for mercury, arsenic, and lead contents as directed by the Bureau. After the CoC levels are characterized and delineated, the SUP Applicant will work cooperatively with the Bureau to mitigate the risk of exposure to human health and the environment.

3.6 Cultural resources. There are cultural resources evident on or near the site. The site and the plan for operation appear to include no disturbance or removal of such resources. Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work must temporarily be halted at the specific site and the Community Development Department and NDEP must be notified in order to evaluate the site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay will be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts.

IV. LAND USE COMPATIBILITY

4.1 Vicinity description. The table below demonstrates existing land uses and zoning designations in and around the proposed project site. The existing conditions shown are followed by an analysis of key aspects of the operation that need to be mitigated in order to become compatible with the surrounding environment.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
SUBJECT LAND	Vacant with existing underground mine portal and staging area	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO NORTH	Vacant Single-family residence approximately 600'	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO SOUTH	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO EAST	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry
LAND TO WEST	Vacant	Mining, processing, commercial, residential, tourism, and natural resources land uses	F Forestry

4.2 General compatibility. The purpose and findings in SCC Sections 17.32.015 (Purpose and Intent of the F Forestry Zone) is to “establish areas in the county from unnecessary degradation and to provide areas for very low density residential development. A special use permit pursuant to Section 17.32.202 may be granted for “milling related to mining” when the use is found to be compatible with surrounding land uses and the purpose and intent of the Forestry Zone. The conditions proposed under this special use permit request appear to provide adequate protections to surrounding properties and the nearest existing residence (approximately 600’ lateral distance). Key issues addressed in this report to protect area uses, particularly the nearest residence, include limitations on hours and days of operation, outdoor lighting, noise, dust and stormwater, and transportation and use of local roads which serve both the subject property and area residents.

V. PUBLIC SAFETY

5.1 Signage. Signage warning the public of dangerous conditions and rules of entry, e.g., “No Trespassing”, “Keep Out”, etc., and the owner/company name and contact information are currently posted at the main entrance to the site. The applicant must maintain these signs and update them as needed to maintain current information.

5.2 Potentially hazardous conditions. Appropriate barricades will be positioned with warning signs at entrance points and temporary fencing around potential hazardous conditions to prevent persons from accidentally exposing themselves to a potentially dangerous condition. Cautionary signs positioned peripheral to the active area informing individuals entering into the area to be safety conscious and aware of potentially dangerous conditions.

VI. APPLICABLE CODES & REGULATIONS

SCC 17.92.090 states that processing related to mining may be allowed in the Forestry Zone with approval of a special use permit. It restricts processing involving crushing and hazardous substances from being placed within 1,000 feet of existing residences. The mining/processing site is approximately 500 feet from an existing residence located in a Forestry Zone. Because the proposal includes no crushing or hazardous materials, it may be located where proposed.

As stated in the foregoing, this SUP is applicable only to the proposed processing facility. The adjacent underground mining operation will be regulated by the conditions of the Small Operations Permit issued pursuant to SCC Chapter 17.92 (Exploration, Mining, and Extraction). The Small Operations permit will be compliant with the applicable Nevada Revised Statutes and Administrative Codes.

VII. MASTER PLAN

The proposed special use permit conforms to the goals and objectives of the Storey County Master Plan including: enhancing diversification of economic opportunities within the county (Chapter 3, Goal 1) protecting the quality of present and future water resources (Chapter 5, Goal 2); regulating use of watershed areas to minimize fire danger and prevent degradation (Chapter 5, Goal 4); protection of historical resources and consultation with the Comstock Historic District Commission on development (Chapter 8, Goal 1 and Objective 1.1); maintaining a healthy environment for all residents of the county (Chapter 9, Goal 1), and ensure land use plans are compatible with the zoning map, master plan, and previous planning decision (Chapter 9, Objective 1.1); and reducing land use conflicts between mining operations and other private and public land users and preserving the historic heritage of the Comstock (Virginia City/Gold Hill, Goal 1 and Goal 2).

VIII. FINDINGS

8.1 Motion for approval. The following are found to be factual regarding the proposed special use permit under the recommended conditions of approval shown in Section IX of this report. A motion for approval should include at a minimum these findings and may include other findings deemed appropriate and factual by the body.

- A. SCC Section 17.32.020(N) (Uses subject to a special use permit) required a special use permit for milling and processing related to mining in the F Forestry Zone, in which the operation under this special use permit is located.
- B. SUP No. 2013-003 does not regulate mining and extraction. Mining and extraction may take place concurrently and at the same location as the milling and processing under this SUP. SCC Section 17.32.020(M) provides that mining and extraction are an allowable use in the F Forestry zone, but that they are regulated by the provisions of SCC Chapter 17.92, by which a Small Operations Permit is required.
- C. The conditions of SUP No. 2013-003 are not in conflict with the purpose, intent, and other specific requirements of the F Forestry Zone in which the project is located.
- D. The proposed project and the final conditions it creates will not conflict with or cause substantial adverse impacts to surrounding existing land uses.
- E. The conditions under SUP No. 2013-003 are at least as stringent as and not in conflict with the applicable federal, state, and county regulations. The minimum requirements under SCC Chapter 17.03 (Administrative Provisions) for special use permits are applied to the conditions of this SUP.
- F. The conditions of approval under SUP No. 2013-003 impose sufficient regulations on the proposed project to reasonably mitigate associated impacts on the surrounding environment and closest land uses.

8.2 Motion for denial. Should a motion be made to deny the special use permit, the following findings of fact with explanation why should be included in that motion.

- A. The proposed processing facility conflicts with one or more of the stated goals and objectives of the county master plan.
- B. The proposed processing facility, even with reasonable conditions and mitigation, will conflict with the purpose, intent, and other specific requirements set forth in the F Forestry Zone.
- C. The proposed processing facility, even with reasonable conditions and mitigation, will cause substantial adverse impacts to surrounding existing land uses.
- D. The motion to deny SUP No. 2013-003 will apply to the ore processing facility only and the shelter in which it will be located. It will have no impact on mining operations which may occur on the site pursuant to the regulations under SCC Chapter 17.92.

IX. CONDITIONS OF APPROVAL

All of the following conditions must be met to the satisfaction of Storey County Community Development Department Director and staff, unless otherwise noted:

1. **Special uses.** Special Use Permit ("SUP") No. 2013-003 is for the purpose of conducting on-site ore processing in accordance with the design and methods of use described in submitted SUP Application No. 2013-003. It will also comply with the limitations set forth in this SUP and any applicability under SCC Chapter 17.92 (Exploration, Mining, and Extraction). This SUP does not apply to mining operations which may take place concurrently and on the same site ("Subject Property") as the ore processing operation under this SUP and which are regulated under a Small Operations Permit, or another SUP as required under SCC Chapter 17.92. This SUP will be used pursuant to the advisory motion made by the planning commission and as approved by the Board of Storey County Commissioners ("Board") on property located at APN 004-301-06 [(located in the SE¼ of the NE¼ of Section 20 T17N, R21E (MDB&M)]. The site (all disturbed surface area) applicable to the uses in this SUP must remain less than 5 acres. The operation will comply with all of the requirements under this SUP and federal (e.g., Mine Safety and Health Administration, MSHA), state, and county regulations. Issuance of this SUP does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private property rights, or any infringement of state or local laws or regulations.
2. **Duplicate requirements and conflict.** It is not the intent of this or any permit to impose duplicate requirements on the Subject Property. Unless expressly stated otherwise in this SUP or in another permit within the Subject Property boundary, the Permit Holder must comply with the condition as stated in either permit (this includes, but is not limited to insurance). In such event that a conflict is found between the requirements of this SUP and that of another permit on the Subject Property, the more stringent will apply.

3. **Processing limitation.** As stated in Condition No. 1, the ore processing facility and methods by which it is used will comply with the design and narrative statements in submitted SUP Application No. 2013-003. The processing facility may consist of only two portable processing mills. The mills must be “closed-circuit” or “zero-discharge” water processing methods with no use of chemicals, solvents, or leaching agents. The processing mills and the facility applicable to this SUP may only process ore which originates from the adjacent Sutro Mine. No material may arrive from off-site to be processed on the “Subject Property” or in connection with this SUP. The final product of the on-site processing will be “cake” as described in said SUP Application. The “cake” will be extracted from the on-site mill and be transported off-site for further processing as permitted. The rate of production from on-site processing, as described in said SUP Application, may not exceed one ton per hour or 10 tons per day.
4. **Temporary structures.** A temporary shelter (such as a Quonset hut or similar type structure) may be erected on the site to house the processing mills and related apparatus when a Building Permit is granted. The structure will be temporary and must be removed immediately following closure of the mine site. Removal of the structure from the site must be included in the reclamation plan (see Plan of Operations). A Certificate of Historical and Architectural Appropriateness from the Comstock Historic District must be submitted to Community Development prior to issuance of a Building Permit.
5. **Permits and expiration.** The Permit Holder must apply for all applicable building and grading permits within 24 months from the date of SUP approval. This SUP will remain valid as long as the Permit Holder and facility complies with the terms of this SUP and federal, state, and county regulations. No construction or permitting for construction may commence prior to issuance of this SUP and granting of required grading and other permits.
6. **Transfer of rights.** This SUP will inure to the record owner of the Subject Property and to the Permit Holder (Con-Virginia Mining Company/Hugh Roy Marshall) and will run with the land. Any and all transfers of this SUP to other persons, agencies, or entities must be advised in writing by Certified Mail to the Community Development Department at least 90 days prior to assignee taking over the project. The new owners/managers must sign and accept all conditions and requirements of this SUP.
7. **Indemnification and insurance.** The Permit Holder warrants that the future use of land will conform to federal, state, and county requirements; further, the Permit Holder warrants that continued and future use of the land shall so conform. The Permit Holder and property owner(s) agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this SUP. The Permit Holder must maintain satisfactory liability insurance for all aspects of this operation under this SUP for a minimum amount of \$1,000,000.00 (one million dollars) and provide proof thereof to Storey County prior securing rights to this SUP.

8. **Site supervision.** A staff supervisor must be present on the premises at all times during operations. That person must have knowledge of and immediate access to restrooms, fire suppression devices, First-Aid kits, and locked gates. While on the premises, the on-site manager must possess a cellular telephone with adequate signal to send and receive signals to and from Storey County Emergency Services direct-connect 775-847-0950. All staff using cellular phones must be directed by the Permit Holder or his designed to dial Storey County Emergency Services Direct-Connect (775) 847-0950 (in lieu of 9-1-1) in case of emergency. Emergency 9-1-1 still is appropriate from land-line telephones.
9. **Signage.** A legible sign must be placed at entry of the premises during project phases stating the name of company/organization responsible for construction, street address (or descriptive location), and contact phone number(s). This sign must be at least 2 feet by 3 feet in size. Appropriate signage must be installed on and around the premises stating rules for entry and circulation (e.g., no trespassing, travel permitted only on designated pathways, etc.).
10. **Environmental controls.** The Permit Holder must obtain applicable Nevada Division of Environmental Protection (“NDEP”) Dust Control and Stormwater Permits and furnish the Community Development Department copies of the permits for documentation. All non-vegetated surfaces must be appropriately and consistently treated to mitigate fugitive dust and sand. Best Management Practices (BMPs) must be implemented throughout the entire project premises and egress points. Trees, shrubs, and other vegetation and ground surfaces must be preserved to the extent feasible. Trees with trunks of 6” or more must be replaced with new trees of similar species. The site must comply with NRS 555.150 for preventing non-native plant species declared and designated as noxious as provided therein. Noxious weed species include but are not limited to Tall Whitetop (perennial pepperweed), Hoary Cress, Russian Thistle, Dalmatian Toadflax, Scotch Thistle, etc.
11. **Carson River Mercury Superfund Site (“CRMSS”).** By accepting SUP No. 2013-003 the Permit Holder acknowledges that portions of the mineral exploration area may be within or applicable to the CRMSS. Properly managing disturbances of existing and former mine and mill sites, mill tailings, mine waste, mine material, and other areas that are found to contain Contaminant of Concern (CoC’s) as applicable to the CRMSS will be the sole responsibility of the Permit Holder as communicated thereto by the NDEP Bureau of Corrective Actions. Handling, redistributing or reprocessing CoC impacted materials by the Permit Holder shall be completed in accordance with the NDEP Bureau of Corrective Actions.
12. **Sales tax reporting.** All material and equipment purchased for the project must as possible be received in Storey County and the value reported as “County-of-Delivery” on the Nevada Department of Taxation Form TPI-02.01 “Combined Sales and Use Tax Return”. The Permit Holder must also report the value for all materials and equipment (personal and rented) “used” on this project as “Use Tax” on TPI-02.01 or TPI-02.02.

13. **Operations plan.** The Permit Holder must submit a Plan of Operations to the Storey County Fire Protection District ("Fire District") and the Community Development, Emergency Management, and Public Works Departments for review and approval. At a minimum, the elements of the plan must include disaster management, Emergency Medical Services (EMS) and First-Aid response, transportation, reclamation, and environmental protection. Specific items to be included in the plan are as follows. The following list is not exhaustive; the Fire District may impose additional requirements as deemed necessary. Requirements of State and federal agencies which fulfill the following may suffice when documentation thereof is submitted to Fire District and Community Development.

- Basic company, owner, site, and emergency contact information
- Plot plan (detailed sketch drawings) of each site and access road
- Site evacuation and emergency procedure
- Emergency contact procedures, including for the NDEP, Dispatch 9-1-1, and Storey County Emergency Services Direct Connect (775.847.0950)
- Wildland fire prevention and suppression
- "Hot work" permitting
- On-site water for wildland fire prevention and suppression
- Emergency vehicle access, circulation, and staging
- Management or mitigation of roadway culvert hazards existing at site entrance
- Documenting and reporting of emergency situations, including spills
- Post disaster management, cleanup, and material disposal
- Post-disaster damage reporting for treatment of historic structures and properties
- Site reclamation plan with surety bond and estimated timeline for reclamation (surface area to be reclaimed to conditions reasonably existing prior to 2013 permits)
- Documenting and reporting of NDEP and other environmental permits and notices
- Noxious weed abatement
- Stormwater drainage and detention

14. **Fire suppression.** The Permit Holder must maintain fire extinguishers throughout the premises to the satisfaction of the Fire District. Each device must be identified by large and brightly colored (i.e., red and white) identification which includes the words "FIRE EXTINGUISHER". Additionally, the Permit Holder will be held responsible for assuring that all vehicles and heavy equipment (e.g., tractors and other mobile equipment) are equipped with a 5 pound minimum ABC rated fire extinguisher. "Hot Work" may only take place as permitted by the Fire District.

15. **Egress and circulation.** The Permit Holder must coordinate an emergency access plan with the Fire District prior to project commencement. The access plan must include an aerial image and/or topographic map and directions to the site. All access and circulation routes must meet Fire District requirements for hard-surfacing, circulation, and egress.

16. **Roadway approaches and drainage.** Egress points abutting State Route 341 must comply with the requirements of the Nevada Department of Transportation (NDOT). Approaches to paved county right-of-way must be sufficient to prevent mud and debris tracking from the site onto the public roadway. Any mud or debris tracked onto the county roadway must be removed by the Permit Holder immediately as allowable by the NDEP and the National Environmental Policy Act (NEPA) regulations. Mud, sand, and debris must not be allowed to adversely impact existing drainage systems.
17. **Hazardous materials.** The portable processing facility must comply with the design and methods of processing submitted as part of the SUP Application. The processing mills must use only water and be “closed circuit” or “zero-discharge”. No chemicals, leaching agents, or hazardous materials may be used in the processing. Other potentially hazardous materials, such as gasoline or diesel to operate the mill and other equipment, may exist on-site when permitted through the Nevada State Fire Marshal’s Office and reviewed by the Fire District for final approval in order to assure appropriate equipment to respond to any incident exists.
18. **Spill reporting.** Any hydrocarbon or chemical spill of or exceeding 25 gallons or 3 cubic-yards shall be reported immediately to Emergency Dispatch 9-1-1 and Storey County Emergency Services (775.847.0950). Additionally, the incident must be immediately reported to the NDEP and the local jurisdiction, including Storey County Fire District and the Emergency Management and Community Development Departments. The Permit Holder must comply with NDEP clean-up requirements and provide the Fire District and the Emergency Management and Community Development a copy of NDEP completion of remediation immediately. All hazardous materials incident clean-up and response costs will be borne by the Permit Holder as part of the issuance of this SUP. Incidents exceeding a standard First-Alarm fire will be billed to the Permit Holder. If mutual aid is warranted to suppress an incident, those costs will also be funded by the Permit Holder.
19. **Spillage.** Any hydrocarbon or environmental spill incidents involving 25 gallons or more of any petroleum product (e.g., gasoline, diesel, and hydraulic fluid) or 3 or more cyds of contaminated material, or any presence of such material on or in ground/surface water must be reported immediately to Storey County Emergency Services (775) 847-0950 (in lieu of 9-1-1). Additionally, under Nevada State law, the incident must be immediately reported to the Community Development Department and the NDEP. The Permit Holder must comply with the NDEP’s clean-up requirements and provide the Emergency Management and Community Development Departments a copy of NDEP’s completion of remediation. All hazardous materials incident clean-up and response costs will be borne by the applicant as part of this SUP.
20. **Hours & days of operation.** *It is recognized that estimated existing ambient conditions may range between 20 to 90 decibels (A-weighted). Ambient noise sources include wind, rustling vegetation, domestic and wild animals, vehicular traffic from State Route 341 and other roads, etc. At a minimum, SCC Chapter 8.04 administrated by Storey County.*

The Code places an 84 decibel (octave range 500-1800) limitation on noise at the property line, in the case applicable hereto the "property line" is defined as the boundaries of the SUP. Additionally, when it is determined by Storey County that additional noise abatement is needed to protect area residences and land uses, it may impose further requirements. Use of heavy equipment, generators, processing equipment, and other machinery, except light-duty pickup trucks and passenger cars, will be limited to Mondays through Fridays, except national and Nevada State holidays, from 7:00 a.m. to 7:00 p.m. Underground mining activities and surface activities not involving said machinery may take place year-round, 24-hours per day, 7-days per week.

21. **Waiver provision.** The weekend and holiday restrictions set forth in the condition for hours and days of operation may be waived when the affected property owner(s) in Storey County (those located within 1,000 of said operations) submit to the Community Development department a signed statement that the activities in accordance with this SUP may take place on weekends and/or holidays. The waiver may not extend the hours of operation limitations. The waiver will be non-transferrable and will become null and void immediately at the affected property owner(s) written request to the Community Development Department.
22. **Lighting (non-exempt).** SCC Chapter 8.02 ("Dark Skies") limits outdoor lighting that may impact adjacent land uses. Exemptions for "temporary lighting" in the Code (which normally apply to such activities as road construction, and may appear to apply to mining and processing operations) will not apply to operations under this SUP. All operations, buildings, and equipment will be required to comply with the strictest regulations under the Code (shield lighting) to ensure minimal impacts to neighbors.
23. **Cultural resources discovery.** Should any prehistoric or historic remains/artifacts be discovered during development or excavation, work shall temporarily be halted at the specific site and Storey County Community Development must be notified in order to evaluate the site and, if deemed necessary, to record and photograph the site in question. The period of temporary delay shall be limited to a minimum of two working days from the date of notification, unless it is a significant find and it is deemed necessary to provide more time to evaluate and protect historical remains or artifacts.
24. **Restrooms.** The Permit Holder must provide properly maintained restroom facilities (porta-potties) and wash stations adequate to meet the sanitation needs of persons on the premises during project construction phases. The number of restroom facilities provided during this period is pursuant the projected number persons on the premises at any given time, as recommended by the Portable Sanitation Association International (PSAI). Each restroom must include a properly maintained alcohol-based gel hand sanitizer dispenser.

X. POWER OF THE BOARD AND PLANNING COMMISSION

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code (“SCC”) and NRS 278 and 278A. The planning commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The planning commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the planning commission’s recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the planning commission for further consideration.

XI. PROPOSED MOTIONS

This section contains 2 motions from which to choose. The motion for approval is recommended by staff and the planning commission in accordance with Findings under Subsection 8.1. Those Findings should be made part of that motion. Motion 2 for denial may be made and that motion should cite one or more of the Findings shown in Subsection 8.2. Other Findings of fact determined appropriate by the Board should be made part of their motion.

A. Recommended motion. Based on Findings of Fact shown in Subsection 8.1, conditions of approval shown in Section 9 (“IX”) of this report, compliance with federal, State, and county regulations, and the recommendation for approval by staff and the planning commission, I motion to approve SUP Application No. 2013-003 to allow placement and operation of two portable (temporary) ore processing mills for the processing of local ore from the subject property as described in the submitted application, and for the temporary placement of a shelter to house the processing mills.

Summary: Approve 2 portable processing mills and temporary shelter

B. Alternative motion. Based on Findings of Fact shown in Subsection 8.2 and against the recommendation by staff and the planning commission, I motion to deny SUP Application No. 2013-003 to allow placement and operation of two portable (temporary) ore processing mills for the processing of local ore from the subject property as described in the submitted application, and for the placement of a temporary shelter to house the processing mill.

Summary: Deny the application for a portable processing mills and temporary shelter

Prepared by Austin Osborne, Senior Planner

Exhibit A: Narrative, flow chart, and plan drawings for portable processing mill

Exhibit B: Photo of mill similar to the proposal

4/25/2013

Exhibit A: Narrative, flowchart, and plan drawings for portable processing mill

**EXTRACTION FORMULAS & PROCEEDURES
FOR SILVER/GOLD/PLATINUM EXTRACTION
OF NORTH COMSTOCK ORES**

The Consolidated Virginia Mining Company (CVMV) have the Ophir, C&C, Sierra Nevada, and other Virginia City mine works that contain silver/gold/platinum values in sufficient quantities to continue underground mine/process operations. CVMC has also identified a Silver/Gold Platinum ore body in the Sutro Mine Tunnel and Adits. The Sutro blue clays are ideal for a small (20 tpd.) mine and process operation.

The Extraction Process for gold and silver will be Hi Tech Gravity Separation and the Platinum minerals will be sent to the Refinery as dore'. Analysis of the blue clay zone has revealed a composition of silver/gold sulfides concentrated in the blue clay. The major composition of the ore is made up of Precious, Noble, and Rare Metals within a broad mixture of base and industrial metals. Upon testing the concentrate of precious metals content in the blue clay indicated that liberation of precious metal values has been determined to occur between 50 and 55 mesh.

The formula and procedures for extraction of the silver/gold values are being determined as we obtain ore concentrates from the blue clay. This method of separation is necessary so that only clays will be treated with this equipment and processed to remove the silver/gold minerals and collect the platinum and other noble and rare metals by dore'. All materials processed may in this way be saved to remove other rare Elements and metals as the composition of the metals is self fluxing and maybe poured into dore'. Small amounts will be treated at a time in order to make a high recovery of Au, Ag, and Pt. The Process Plant is being designed by, H. R. Marshall and Associates. The process uses no chemicals or reagents to make up the concentrates.

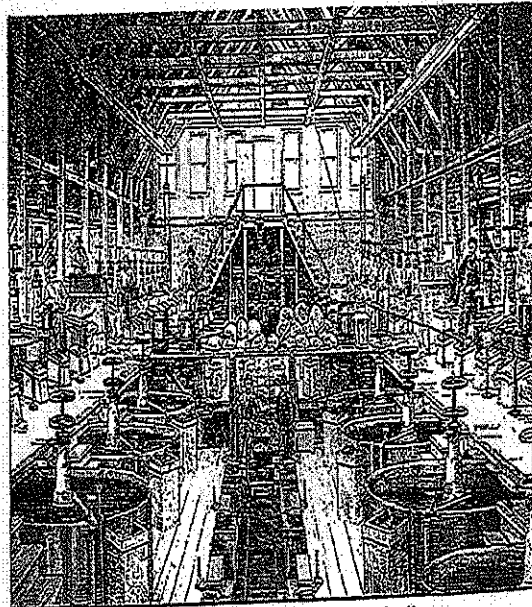


FIG. 21--VIEW OF THE CONSOLIDATED VIRGINIA P&S Bldg., VIRGINIA CITY, NEVADA.

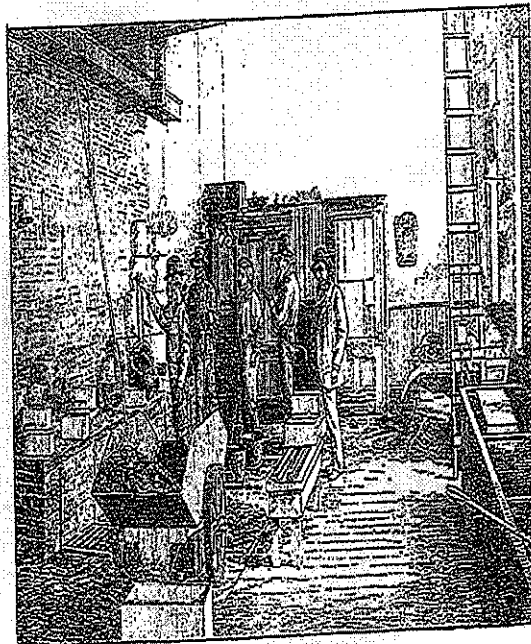


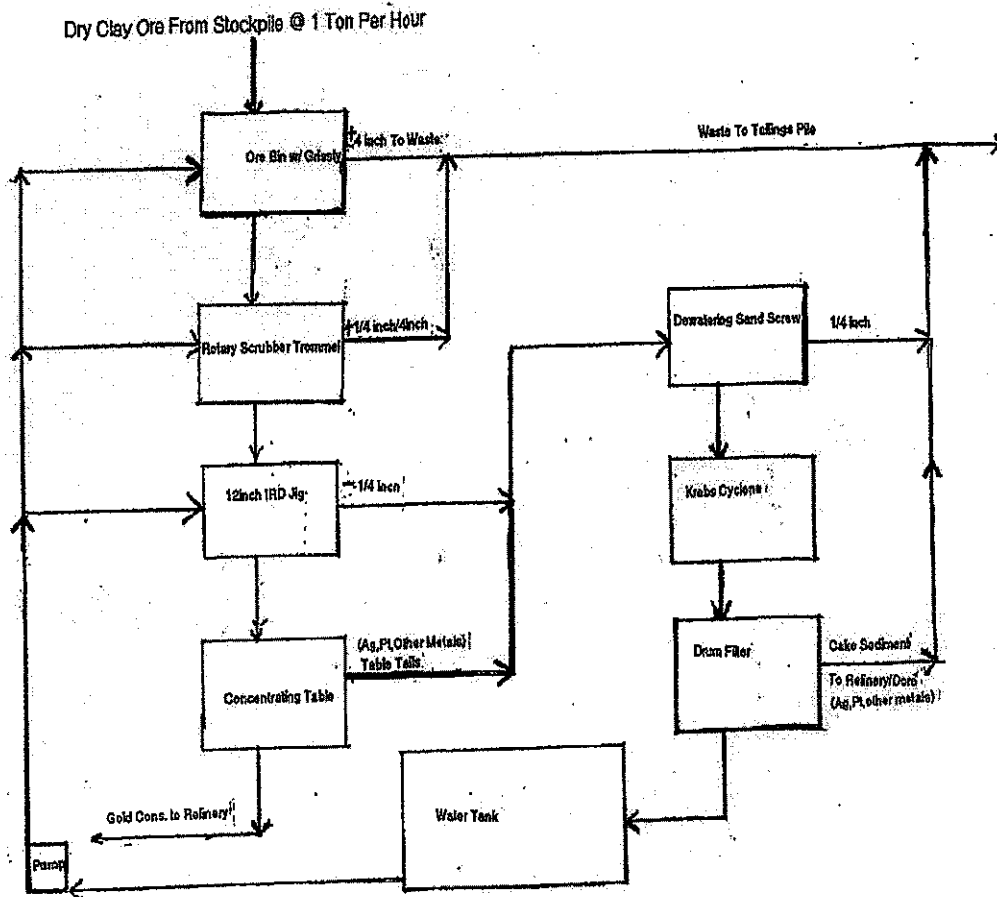
FIG. 22--THE MELTING ROOM AT THE CONSOLIDATED VIRGINIA MINE, VIRGINIA CITY, NEVADA.

4/25/2013

Sutro Clay Processing Plant/Preliminary

Gravimetric Concentration/Water Filtration Plant

Engineered Processing Plant Plans to follow by AAA manufacturing



ILL.X.Pg.13.

Module # 1 is the feed hopper which is 8' wide x 12' long x 8' high

2 is the trommel which is 8' wide x 16' long x 6' high

3 is the concentrating table which is 8' wide x 17'-4" long x 5' high

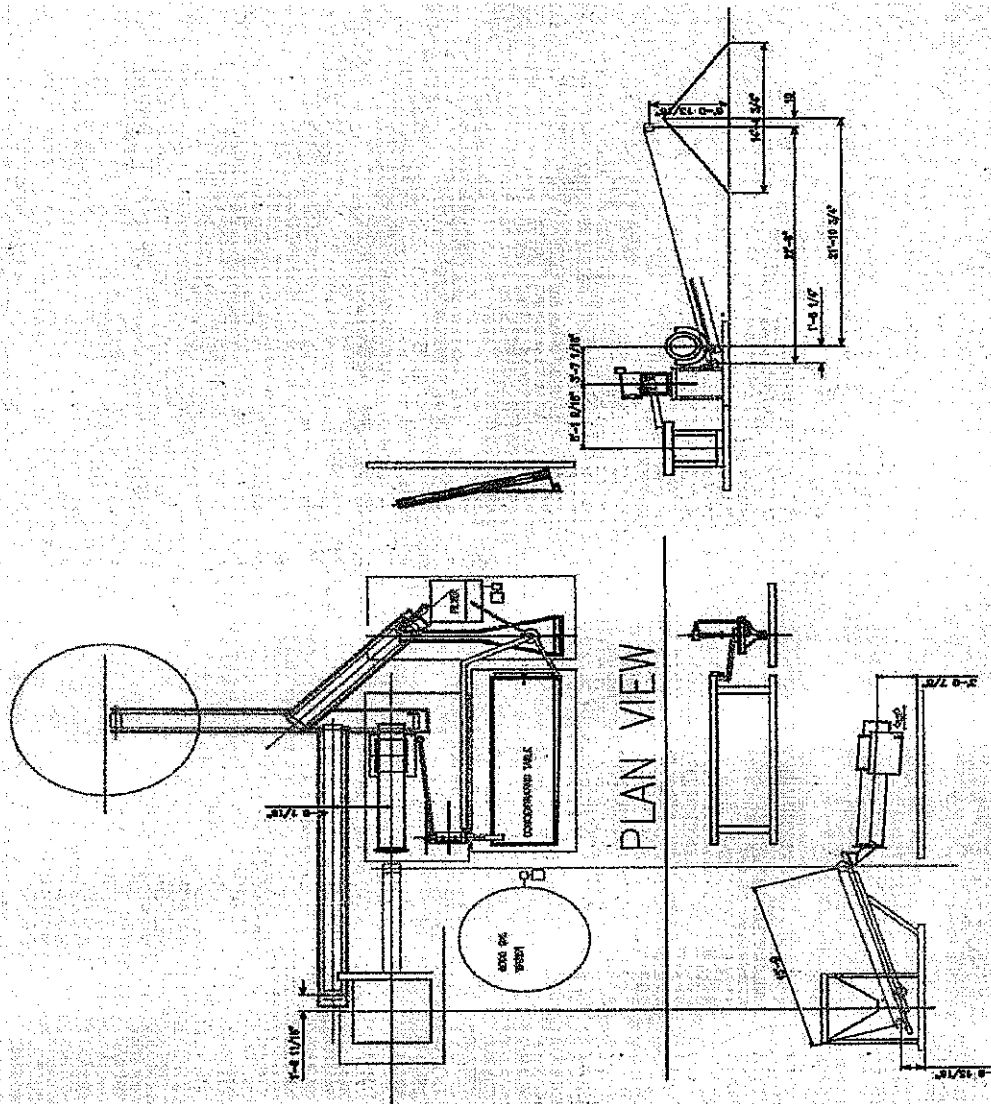
4 is the de watering screw, cyclone, filter which is 8' wide x 16' long x 5' high

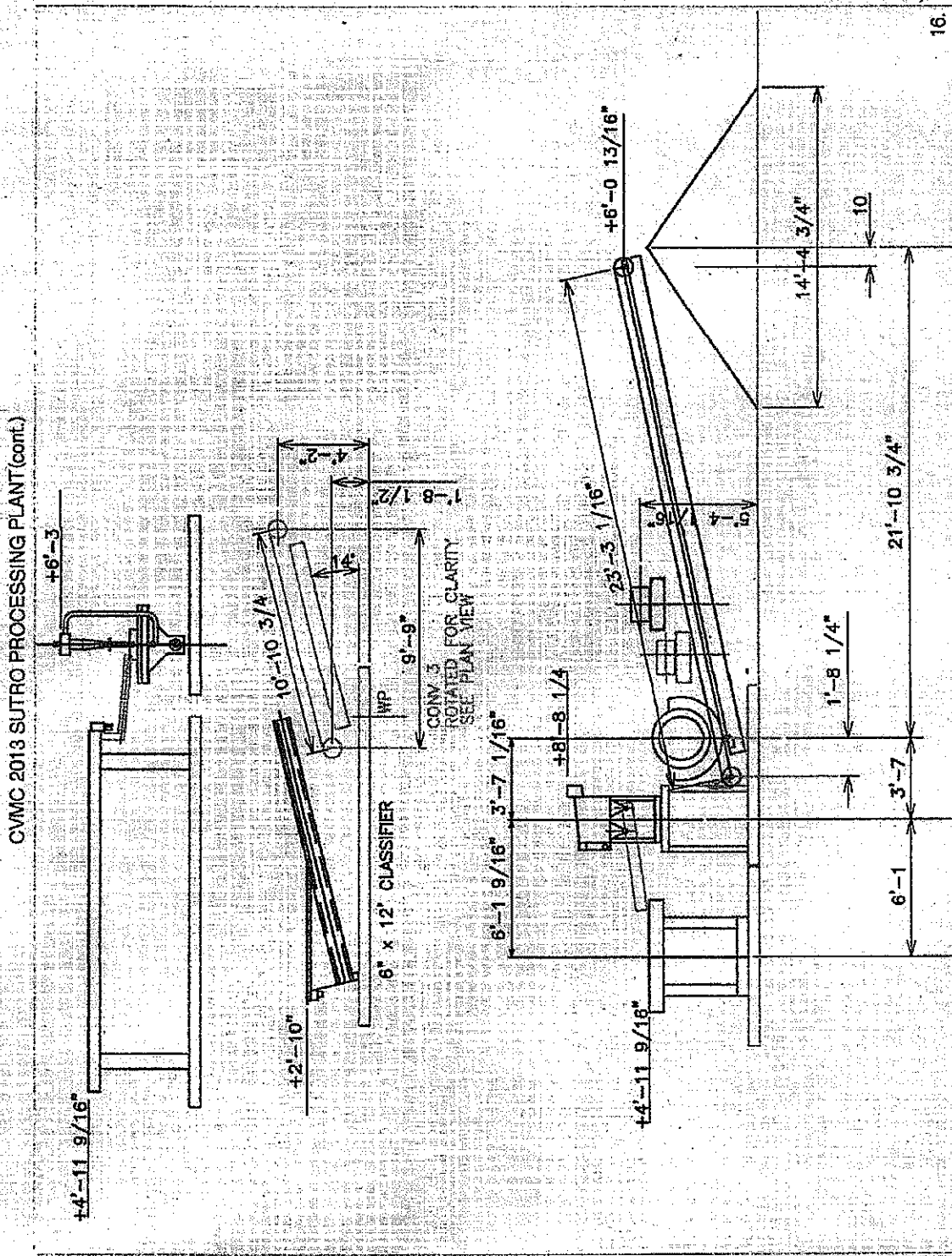
5 is water tank which is 10' wide x 10' long x 10' high

These modules are all skid mounted for ease of movement. The drawings show these modules clustered as close as possible to reduce the foot print.

4/25/2013

1 ton/hr. Gravity & Water Filtration, Zero Discharge Water.





CVMC 2013 SUTRO PROCESSING PLANT (cont.)

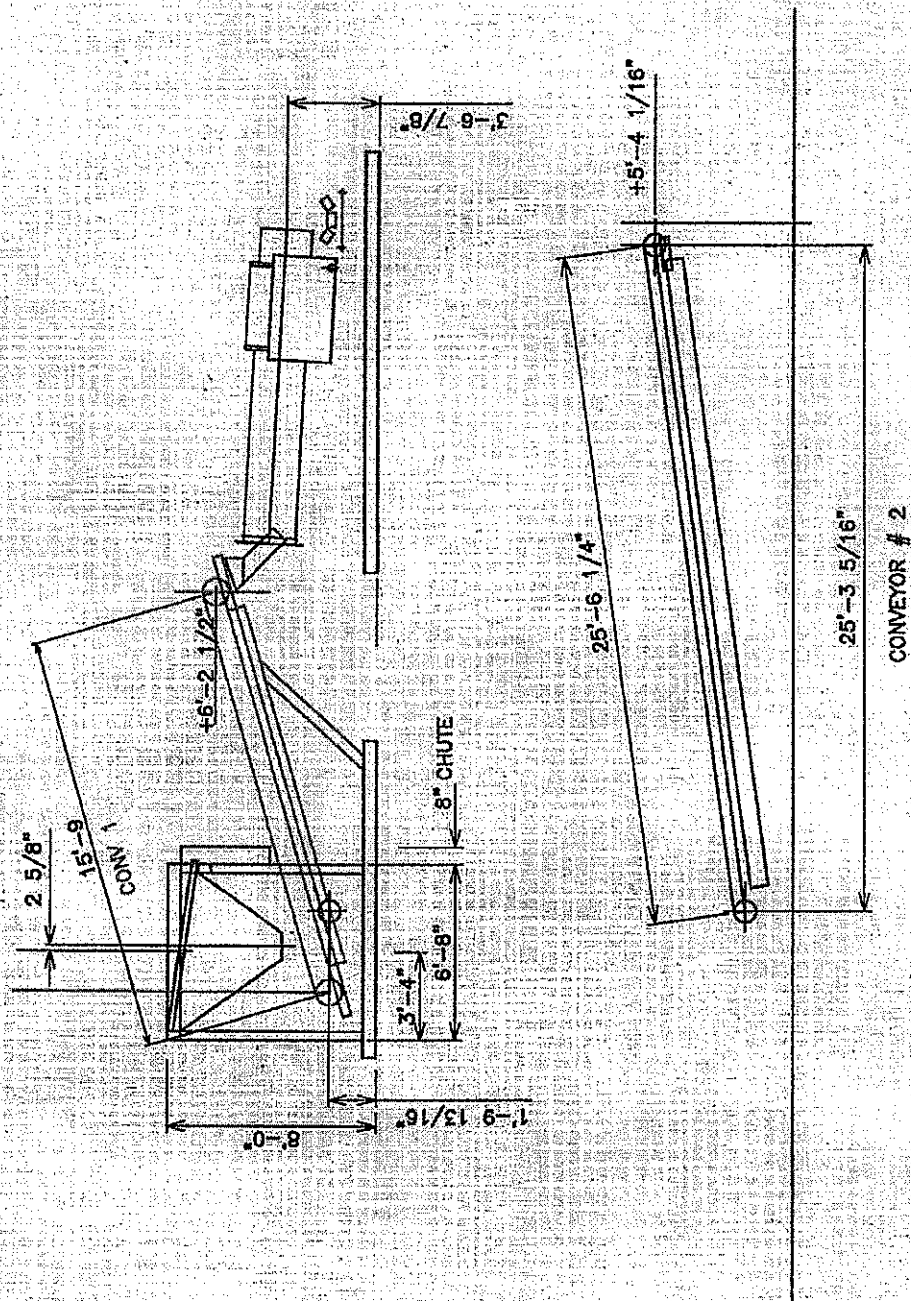
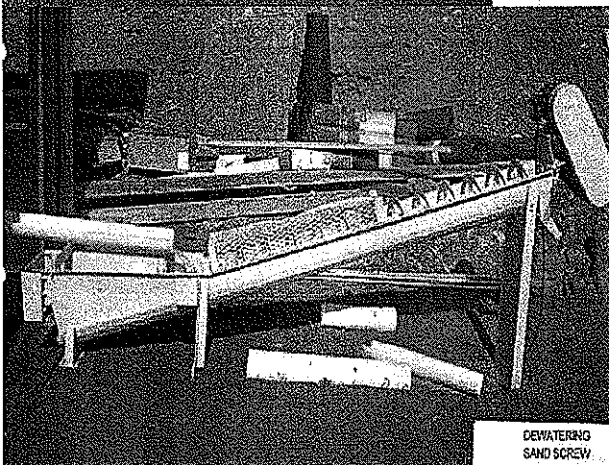
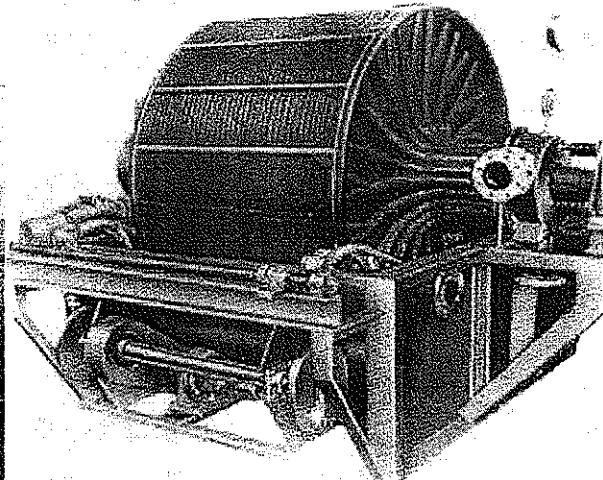
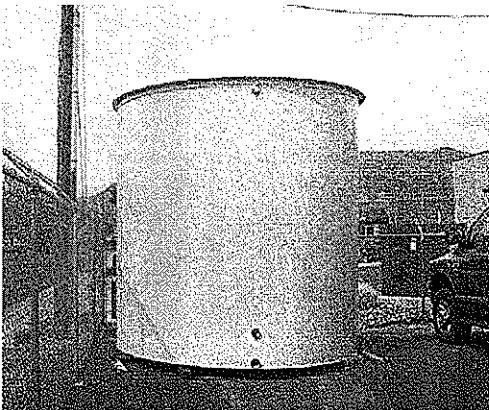
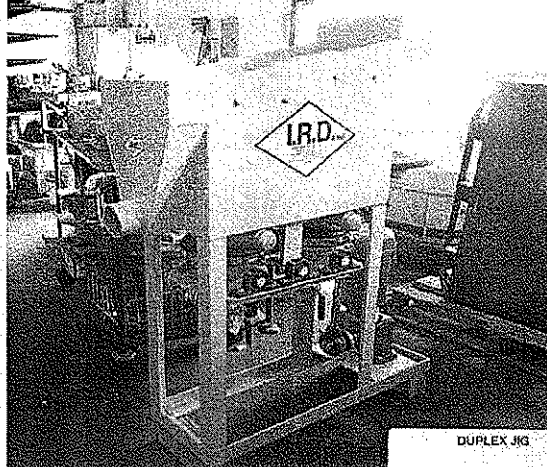
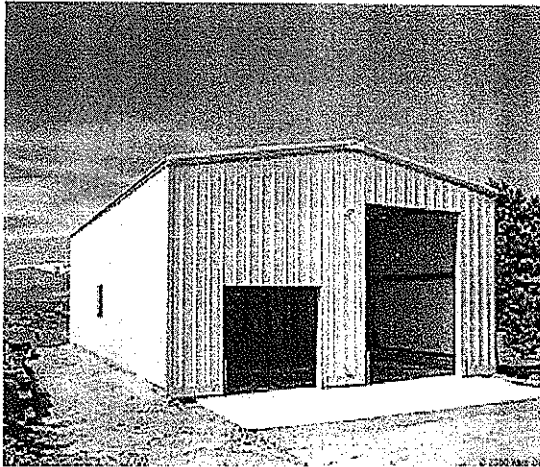
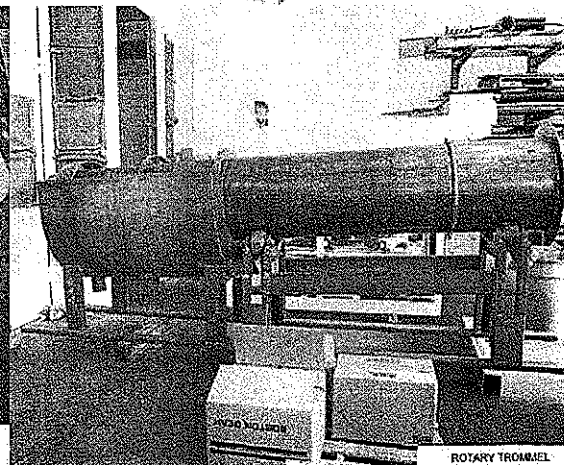


Exhibit B: Photos of mill similar to the proposal

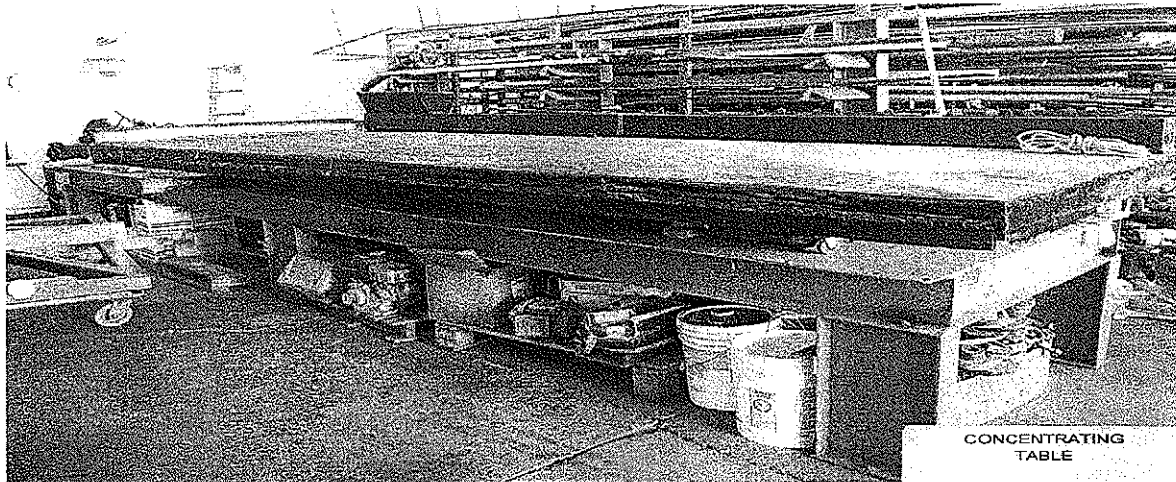


DEWATERING
SAND SCREW

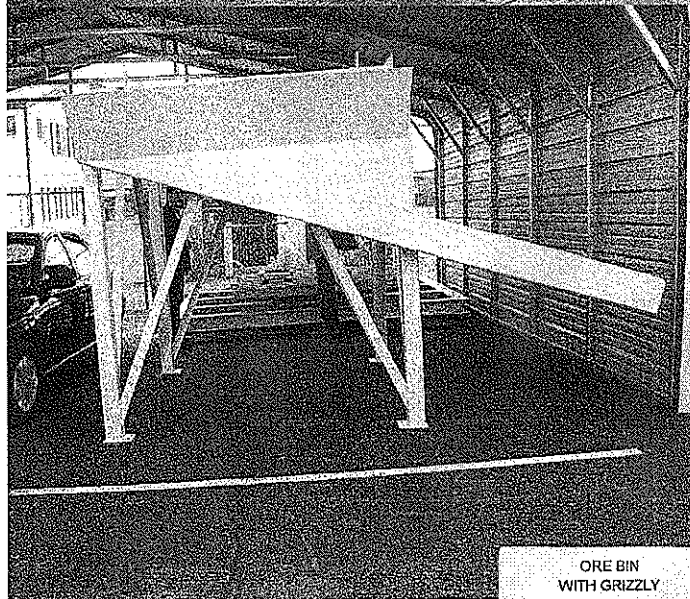


ROTARY TROMMEL

4/25/2013



CONCENTRATING
TABLE



ORE BIN
WITH GRIZZLY

4/25/2013

Memorandum of Understanding (MOU) between Storey County and the Dayton Valley Conservation District (DVCD) doe noxious weed abatement in Six and Seven Mile Canyons, Gold Hill, Gold Canyon, Virginia City and American Flat, Storey County.

Vanessa Dufresne

From: Austin Osborne
Sent: Wednesday, April 17, 2013 8:37 AM
To: Vanessa Dufresne
Cc: Pat Whitten; Wilkinson, Richard - NRCS, Minden, NV; Dean Haymore; Mike Nevin
Subject: May 7 Commission Agenda
Attachments: 2013 MOU Storey and DVCD Weed Abatement.pdf; Staff Report Commission Weed Project MOU 2013.pdf; Budget 2013.pdf

Hello Vanessa,

I would like to add the following agenda item and attached correspondence to our May 7 Commission Agenda under Community Development Items:

Discussion/For Possible Action: Memorandum of Understanding (MOU) between Storey County and the Dayton Valley Conservation District (DVCD) for noxious weed abatement in Six and Seven Mile Canyons, Gold Hill, Gold Canyon, Virginia City, and American Flat, Storey County.

Thanks,
Austin

Austin Osborne
Administrative Officer & Senior Planner
Storey County Courthouse
Box 176 Virginia City, NV 89440
Office: 775.847.0968
Cell: 775.291.4693
Fax: 775.847.0949
aosborne@storeycounty.org

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INTERLOCAL AGREEMENT BETWEEN PUBLIC AGENCIES

An Agreement Between

Storey County
P.O. Box 435, Virginia City, NV 89440
Phone: (775) 847-0958 - Fax: (775) 847-0935

And

Dayton Valley Conservation District
P. O. Box 1807, Dayton NV, 89403
Phone: (775) 246-1999 – Fax: (775) 246-1998

WHEREAS, Storey County is a governmental subdivision of the State of Nevada and therefore a public agency under NRS 277.100; and

WHEREAS, the Dayton Valley Conversation District is a governmental subdivision of the State of Nevada, a public body corporate and politic, organized in accordance with the provisions of Chapter 548 of the Nevada Revised Statutes (NRS); and

WHEREAS, NRS 277.180 authorizes any one or more public agencies to mutually enter agreements with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the Agreement are authorized by law to perform; and

WHEREAS, Storey County and the Dayton Valley Conservation District wish to cooperate in the funding and performance of work for noxious weed management along Six and Seven Mile Canyons, Gold Canyon, and Gold Hill, in Storey County, Nevada; and

WHEREAS, Storey County and the Dayton Valley Conversation District each possess common objectives, responsibilities, and concerns in regard to the spread of noxious weeds in the Carson River Watershed

NOW, THEREFORE, in consideration of the premises and of the mutual covenants herein contained, it is mutually agreed by and between the parties as follow:

1. PARTIES. This Interlocal Agreement ("Agreement") is entered into by and between STOREY COUNTY, a political subdivision of the State of Nevada, and the DAYTON VALLEY CONSERVATION DISTRICT ("DVCD"), a political subdivision of the State of Nevada.
2. AGREEMENT TERM. This Agreement becomes effective upon approval of each party's governing body.

3. TERMINATION. This Agreement will terminate on December 31, 2013, at which time DVCD will have one (1) month thereafter to submit its final request for payment related to work performed under this Agreement.

4. PROJECT DUTIES.

- a. Storey County shall provide funding assistance in an amount not to exceed \$16,097.40 to DVCD for herbicides and project management; seasonal contract crews; safety materials, training, and supplies; fuel; and overall administration.
- b. Storey County shall provide weed mapping and inventory services.
- c. Storey County shall provide United States Postal Service mail notification to all property owners within the scope of the project located within Storey County.
- d. DVCD shall coordinate and manage seasonal contract crews; provide equipment and materials to treat noxious weeds; and provide seasonal persons to spray/apply herbicides in Six and Seven Mile Canyons, Gold Canyon, and Gold Hill in Storey County, Nevada.
- e. Upon approval of this Agreement, all work may begin on or before July 1, 2013

5. MONETARY CONTRIBUTIONS.

- a. Storey County shall provide \$16,097.40 funding to DVCD to help cover the cost of mapping and inventory of noxious weeds, project management, seasonal contract crews, safety materials, training, supplies, fuel, overall administration and the purchase and application of herbicide in Six and Seven Mile Canyons, Gold Canyon, and Gold Hill.
- b. Storey County shall provide \$5,202.00 in-kind contribution to cover portions of the cost of United States Postal Service mail notification to all property owners within the scope of the project located within Storey County; mapping and inventory of noxious weeds; highway sign management for vehicular traffic on Six Mile Canyon Road and State Route 342; and United States Postal Service mail notification of said project to property owners within the area of the project in Storey County.
- c. DVCD shall provide a \$4,000 in-kind contribution to cover the cost of mapping and inventory of noxious weeds, project management, and the purchase of herbicide in Six and Seven Mile Canyons, Gold Canyon, and Gold Hill.

6. FUNDING REQUESTS.

- a. DVCD shall submit to Storey County requests for funding in an amount up to \$16,097.40 over the period of this Agreement but not before July 1, 2013, and in accordance with the applicable provisions of this Agreement. The request for funding must be accompanied by a description of what the funds will be used for.

- b. Storey County shall pay the approved amount of the request to DVCD within four (4) weeks of completion of the project, and in accordance with the applicable provisions of this Agreement; provided, however, the request is not made before July 1, 2013.
- c. Storey County shall not have the responsibility to fund requests exceeding a total of \$16,097.40.

7. NOTICE. For invoicing and notice purposes, the address of each party is as follows:

STOREY COUNTY	DVCD
Attn: Mike Nevin	Attn: Richard Wilkinson
Public Works Director	District Manager
P. O. Box 435	P. O. Box 1807
Virginia City, NV 89440	Dayton, NV 89403
(775) 847-0958	(775) 246-1999

8. LIMITATIONS ON LIABILITY. The parties do not waive and intend to assert available NRS chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages. To the extent applicable, actual contract damages for any breach should be limited by NRS 353.260 and NRS 354.626.

9. INDEMNIFICATION.

- a. The parties shall each assume liability for the negligent actions of or failure to act by their respective Boards, officers, agents, employees, volunteers and contractors, which may arise out of this Agreement. Further, in executing this Agreement and to the extent permitted under Nevada Revised Statutes Chapter 41, and without waiving any provision thereof, the parties hereto agree to hold harmless, indemnify and defend each other from all damages, costs or expenses which any of them shall become obligated to pay by reason of liability imposed by law for property damage or personal injury to or death of persons arising or resulting from the negligent acts or omissions of their respective Boards, officers, agents, employees, volunteers, and contractors which may arise under this Agreement.
- b. The indemnification obligation under this paragraph is conditioned upon receipt of written notice by the indemnifying party within 30 days of the indemnified party's actual notice of any actual or pending claim or cause of action. The indemnifying party shall not be liable to hold harmless any attorneys' fees and costs for the indemnified party's chosen right to participate with legal counsel.

10. INSURANCE. Each party shall provide for their financial responsibilities regarding their respective obligations, rights, and liabilities hereunder through the purchase of insurance or the provision of an adequate self-funded program pursuant to Nevada Law.

11. INDEPENDENT PUBLIC AGENCIES. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement and its incorporated documents. In respect to performance of services pursuant to this Agreement, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Agreement. The parties shall also have the sole right to supervise, manage, operate, control, and direct performance

of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

12. SEVERABILITY. If any provision contained in this Agreement is held to be unenforceable by a court of law or equity, this Agreement shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Agreement unenforceable.
13. ASSIGNMENT AND DELEGATION. Neither party shall assign, transfer, or delegate any rights, obligations or duties under this Agreement without the prior written consent of the other party.
14. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.
15. CONFIDENTIALITY. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Agreement.
16. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement and that the parties are authorized by law to perform the services set forth in the Agreement.
17. GOVERNING LAW; JURISDICTION. This Agreement and the rights and obligations of the parties herein shall be governed by, and construed according to the laws of the State of Nevada. The parties agree that any proceedings with respect to the performance or enforcement of this Agreement shall be brought in a court of competent jurisdiction in the State of Nevada either in the First Judicial District Court, the Third Judicial District Court, or the United States District Court in Reno.
18. THIRD PARTIES. This Agreement shall not be construed as or be deemed to be an Agreement for the benefit of any third party or parties not specifically named herein, and no third party or parties shall have a right of action hereunder for any cause whatsoever.
19. ENTIRE AGREEMENT AND MODIFICATION. This Agreement and its incorporated document(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an incorporated document to this Agreement specifically displays a mutual intent to amend a particular part of this Agreement, general conflicts in language between any such document and this Agreement shall be construed consistent with the terms of this Agreement.
20. COUNTERPARTS. This Agreement may be executed in one or more counterpart copies, and each of which so executed, irrespective of the date of execution and delivery, shall be deemed to be an original, and all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and intend to be legally bound thereby.

STOREY COUNTY

DAYTON VALLEY CONSERVATION DISTRICT

William "Bill" Sjovangen Date
Commission Chairman

Chuck Roberts Date
DVCD Chairman

ATTEST:

ATTEST:

Vanessa Dufresne, Clerk-Treasurer

Joseph Ricci, Secretary/Treasurer, DVCD

Storey County
110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City, NV 89440



Community Development
planning@storeycounty.org
(775) 847-0966 ~ Fax (775) 847-0935

Storey County Planning Staff Recommendation Summary

Commission Meeting Date: May 7, 2013

Agenda Item: Discussion/For Possible Action: Memorandum of Understanding (MOU) between Storey County and the Dayton Valley Conservation District (DVCD) for noxious weed abatement in Six and Seven Mile Canyons, Gold Hill, Gold Canyon, Virginia City, and American Flat, Storey County.

Summary Notes:

Storey County, in cooperation with the Dayton Valley Conservation District (DVCD), Carson-Truckee Conservancy District, Carson Water Subconservancy District, and other regional conservation entities has employed reoccurring comprehensive noxious weed treatment in Six and Seven Mile Canyons over the past four years. The goal is to improve water quality and riparian habitats in Storey County and reduce noxious weed seed sources to the lower portions of the Carson River Watershed management areas in the Dayton and Lahontan Valleys. In 2011, the cooperating agencies expanded the operation to include 25 additional square miles in Gold Hill, Gold Canyon, and American Flat.

Each year we were successful in meeting our goals. More than 80 percent of noxious species, particularly Perennial Pepperweed and Hoary Cress, were eradicated in treated areas. Treatment included initial chemical application, including 2-4D and Telar, removal of dead materials, and several follow-up sprays lasting from April through August of each year. The treated area in Six Mile and Seven Mile Canyons was approximately 136 acres, including a fifteen mile stretch of varying widths from ten to seventy five feet. The treatment area in Gold Canyon was similar and included approximately 40 acres of treatment area.

Funding:

In April of this year, the Carson-Truckee Conservancy District awarded Storey County \$16,097.40 funding to complete the 2013 project. Storey County will use the funds to pay DVCD for project management, fuel, equipment, herbicide, safety supplies, and contract crews under this MOU Agreement. Additionally, Storey County will provide \$5,202 in-kind match to the DVCD. In-kind match and services will include administration, property notifications and postage, highway signage, vehicle use and fuel, and mapping/inventory services.

Staff Recommendation:

Motion to approve Memorandum of Understanding (MOU) between Storey County and the Dayton Valley Conservation District (DVCD) for noxious weed abatement in Six and Seven Mile Canyons, Gold Hill, Gold Canyon, and American Flat, Storey County, utilizing funds provided by the Carson-Truckee Conservancy District and in-kind match services.

Sincerely,

Austin Osborne
Senior Planner

Dayton Valley Conservation District						
Draft Budget for Interlocal DVCD-Storcy County						
68.7 Mile Canyon, Gold Canyon Noxious Weed Treatment FY12/13						
Effective May 2013						
CATEGORY/TASK/ITEM	REIMBURSEABLES	IN-KIND MATCH DVCD	IN-KIND MATCH STOREY	SUB-TOTAL BUDGET		
PROJECT MANAGEMENT	\$ 1,000.00	\$ 250.00	\$ -	\$ 1,250.00		
ADMINISTRATION	\$ 250.00	\$ 250.00	\$ 3,732.00	\$ 4,232.00		
FUEL	\$ 250.00	\$ -	\$ 140.00	\$ 390.00		
EQUIPMENT	\$ -	\$ 3,400.00	\$ 418.00	\$ 3,818.00		
MAPPING	\$ -	\$ 100.00	\$ 912.00	\$ 1,012.00		
HERBICIDE/SAFETY SUPPLIES	\$ 1,695.00	\$ -	\$ -	\$ 1,695.00		
CONTRACTS CREW	\$ 12,902.40	\$ -	\$ -	\$ 12,902.40		
TOTAL BUDGET	\$ 16,097.40	\$ 4,000.00	\$ 5,202.00	\$ 25,299.40		

Attachment B: Western States Examples of Standard Rates for In-kind Contributions				
Type of Equipment or vehicle	# of Units	# of days	Subtotals	
Solo Backpack 4 gallon	4	20	\$	400.00
2004 Dodge 3/4 w/sprayer	1	20	\$	1,600.00
2008 Weed Sprayer trailer	1	20	\$	400.00
2011 Trimble Juno GPS	1	20	\$	100.00
2008 Polaris Ranger Sprayer	1	10	\$	1,000.00
Totals:	8	90	\$	3,500.00



BRIAN SANDOVAL
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

RUDY MALFABON, P.E., Director

In Reply Refer to:

April 15, 2013

The Honorable William (Bill) Sjovangen
Chairman, Storey County Commission
P O Box 176
Virginia City, NV 89440

Attention: Pat Whitten, County Manager

Dear Chairman Sjovangen:

The Nevada Department of Transportation will once again be conducting County Consultations to discuss the proposed 2014 Work Program for the state.

We request to be placed on your **August 20, 2013** agenda, time certain at **2:00 pm** to discuss Storey County's Work Program. We will electronically transmit the Storey FY 2014 to 2023 Work Program document to you by August 5, **2013** so it may be included in the Commissioner's packets.

We are asking that this be an **ACTION ITEM**. Following our presentation, a question/answer period will be conducted to address any issues raised by the Commission. After that, we will be asking the Commission for acceptance of the Work Program.

We welcome advance questions on topics affecting the state and federal highways within and outside Lincoln County. Please submit written questions at least two weeks before the scheduled consultation so we might adequately research the topic and provide an answer.

Please confirm the meeting date/time, and direct any questions or information requests to Jennifer Cooper, Transportation Multimodal Planning (775) 888-7123 or email at jcooper@dot.state.nv.us.

Thank you for your assistance in scheduling this important Consultation.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Van Havel".

Jason Van Havel, Assistant Chief
Transportation Multimodal Planning

SHERIFF'S OFFICE LICENSING BOARD SECOND READINGS

Storey County, Nevada

Commissioners' Meeting Agenda Item Request

The Storey County Board of Commissioners has established a policy for placement of items on its meeting agendas. This policy states that all requests must be made in writing, and must include all supporting documentation at the time the request is submitted.

The deadline for submitting a request for an item to be placed on the agenda is noon on the Monday of the week preceding the Commissioners' Meeting. *(Items received after the deadline will be placed on the agenda of a subsequent meeting.)*

Date of Meeting: 05-07-13	Date Request Submitted: 04-24-13
Agenda Item Requested: <u>Cabaret license for, The Roasting House, located at 55 North C. st</u>	
This item is intended for: <input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Discussion and Action <i>(at the Board's discretion)</i>	
<input type="checkbox"/> Supporting documentation is attached <input type="checkbox"/> No supporting documentation is necessary	
Requested by: <u>Melissa Field @</u> SCSO <i>(please print name clearly)</i>	
Address: <u>205 S. C st</u>	
Phone: <u>775-847-0959</u>	Email <i>(optional)</i> :

Please submit this completed form to:

Storey County Clerk's Office
PO Drawer D
Virginia City NV 89440

or FAX to:

Storey County Clerk's Office
(775) 847-0921

----- Fold at Arrows Here and Above to Place in a Window Envelope -----

For Office Use Only		
Date Request Received: <u>4.22.13</u>	Received: <input type="checkbox"/> In Person <input checked="" type="checkbox"/> Via FAX	By: <u>VA</u>
<input type="checkbox"/> Supporting documentation attached - # of pages <u>n/a</u>		Meeting date of this item: <u>5/7</u>

For additional information, please contact the
Storey County Clerk's Office
(775) 847-0969 or email vdixon@storeycounty.org