



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

2/21/2017 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted 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. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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.

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

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **CONSENT AGENDA**

I For possible action: Approval of claims, Accounts Payable Checks dated 2/3/2017 for \$433,736.78 and \$10,940.08 and dated 2/10/2017 for \$15,080.00. Payroll checks dated 2/07/2017 for \$76,519.02 and \$133, 974.07 and dated 2/10/2017 for \$484,850.14.

- II For possible action: Approval of Licensing Board First Readings:
- A. CMF GROUP, INC. dba CMF Group NV, Inc. - Contractor / 1701 Lincoln ~ Madison Hts, MI (machinery)
 - B. HIGHLAND ELECTRIC & LIGHTING, LLC - General / 198 N C Street (office w/Collins) VC
 - C. RINALDI ENVIRONMENTAL CONSULT., INC. - Professional / 15100 Broili Dr ~ Reno (consult.)
 - D. JOHNSON BEARING & SUPPLY, INC. - Contractor / 515 Vista ~ Sparks (industrial supplier)
 - E. PACIFIC SOUTHWEST CONTAINER, LLC - General / 4530 Leckron Rd ~ Modesto (packaging)
 - F. PULIZ MOVING & STORAGE CO. - Contractor / 1095 Standard ~ Reno (moving services)
 - G. PERBIX MACHINE COMPANY, INC. - Contractor / 4405 Winnetka ~ Brooklyn Park, MN (equipment)
 - H. FYN AIR, INC. - General / 4865 Joule Street ~ Reno (crate supplier)
 - I. METOKOTE CORPORATION - Contractor / 1340 Neubrecht ~ Lima, OH (equipment installation)
 - J. IPG PHOTONICS CORPORATION - General / 50 Old Webster Rd ~ Oxford, MA (service equipment)
 - K. KURTZ ERSA NORTH AMERICA - Contractor / 1779 Pilgrim Rd ~ Plymouth, WI (soldering svcs.)
 - L. NEXT SOURCE, INC. - General / 1040 Ave of the Americas ~ New York (staffing)
 - M. SCAFCO CORPORATION - Contractor / 2800 E. Main ~ Spokane (construction materials)
 - N. MIKE KEENAN, SR. dba Keenan's Kreations - Home Business / 173 Cerese (online sales art)
 - O. MISTRAS GROUP, INC. - Contractor / 8587 White Fir ~ Reno (rescue training)
 - P. JLM INDUSTRIAL SUPPLY, INC. - General / 955 South McCarran ~ Sparks (industrial supplier)
 - Q. I.T. HEATING & AIR - Contractor / 2900 Vassar ~ Reno (hvac contractor)
 - R. NIKKE MACHINE MFG CORP - Contractor / 440 Sendo ~ HYOGO JAPAN (machine service)
 - S. BOSCHMAN TECHNOLOGIES BV - Contractor / Stenograaf THE NETHERLANDS (machinery)
 - T. JENSEN HUGHES, INC. - Contractor / 3610 Commerce Dr ~ Baltimore, MD (engineering)
 - U. TRIPLE PLAY SERVICES, INC. - Transportation / 42505 Christy Street ~ Fremont, CA (transportation)
 - V. CAPITOL CITY ELECTRIC, INC. - Contractor / 5415 South Edmonds ~ Carson City (electrical cont.)
 - W. THE BUG GUY PEST CONTROL, INC. - Contractor / 8570 Eaglenest ~ Reno (pest control)
 - X. RAUL MARTINEZ dba Martinez Landscaping - Contractor / 9685 Meadow Star ~ Reno (landscaping)

4. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**

5. **BOARD COMMENT (No Action - No Public Comment)**

6. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Storey County/Lyon County Rawe Peak Radio Equipment Inter-Local Agreement.

7. **DISCUSSION/POSSIBLE ACTION:**

Confirm reappointment of Marshall McBride and Laura Kekule to the Storey County Board of Equalization.

8. **DISCUSSION/POSSIBLE ACTION:**

Confrim reappointment of Marshall McBride, Pat Whitten and Laura Kekule to the Storey County Debt Management Board.

9. **RECESS TO CONVENE THE 474 FIRE DISTRICT BOARD**

10. **DISCUSSION/POSSIBLE ACTION:**

Confirm and Appoint Jeff Nevin as the Storey County Fire Protection District Chief Appointee.

11. **ADJOURN TO CONVENE THE STOREY COUNTY LIQUOR LICENSE BOARD**

12. **DISCUSSION/POSSIBLE ACTION:**

Approve first reading for a Cabaret and On & Off Liquor License. Applicants are Richard Oates and Alexia Sober, owners of the Canvas Cafe located at 110 N C St., Virginia City, Nevada.

13. **DISCUSSION/POSSIBLE ACTION:**

Approve amendment of the Virginia City Brewery liquor license. Amending the lincense from Kurt Holt and Jason Hawkins, to solely in the name of Kurt Holt, removing Jason Hawkins.

14. **ADJOURN TO RECONVENE THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

15. **DISCUSSION/POSSIBLE ACTION:**

(Continued from the 02/07/17 board meeting) The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

16. DISCUSSION/POSSIBLE ACTION:

(Continued at the 02/07/17 board meeting) The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

17. DISCUSSION/NO ACTION:

Comstock Mining, LLC to report the overflow of an event pond located at 1200 American Flat Road (heap-leach facility) during the January rain and snow storm event. The report will show that no known violations are evident, and it will summarize monitoring, remediation, and future prevention that is underway with guidance and direction from the Nevada Division of Environmental Protection.

18. DISCUSSION/POSSIBLE ACTION:

Approval of Licensing Board Second Readings:

A. LEAD STAFFING LA BASIN, LLC dba Lead Staffing - General / 12631 E. Imperial Hwy ~ Santa Fe Springs, CA (staffing)

B. SOUTHWEST SPECIALTY CONTRACTORS, LLC - Contractor / 5277 Cameron ~ Las Vegas (cont.)

C. FORSGREN ASSOCIATES, INC. - Professional / 370 E 500 South ~ Salt Lake City (engineer)

D. NIDEC-SHIMPO CORPORATION - Contractor / 1 Terada ~ KYORA JAPAN (machinery)

E. FIKE CORPORATION - Professional / 704 SW 10th St ~ Blue Springs, MO (consulting)

F. CONXTECH, INC. - Contractor / 6701 Koll Center Pkwy ~ Pleasanton, CA (contractor)

G. SILVER STATE WIRE ROPE AND RIGGIN, INC. - Contractor / 8740 S Jones ~ Las Vegas (contractor)

H. UNICO MECHANICAL CORP - Contractor / 1209 Polk St ~ Benicia, CA (machine shop)
I. ATLAS RIGGING & TRANSFER - Contractor / 8556 S. 4000 West ~ West Jordan, UT (rigging cont.)
J. TOTAL-WESTERN, INC. - Contractor / 8049 Somerset Blvd ~ Paramount, CA (contractor)
K. ALL WEST COACHLINES, INC. - General / 390 Wolverine ~ Sparks (Coachline)
L. KATERRA CONSTRUCTION, LLC - Contractor / 2494 Sand Hill ~ Menlo Park, CA (Contractor)
M. BALANCE STAFFING - General / 2800 N Cherryland ~ Stockton, CA (staffing)
N. BATTLEBORN DIGITAL MEDIA & MKTG - HB / 1721 Main St ~ Gold Hill (marketing svcs.)
O. GEORGE KOCH SONS, LLC - Contractor / 10 South 11th Ave ~ Evansville, IN (equip mfg.)
P. JOSEPH TADROS - Contractor / 13095 Trail Dust Ave ~ San Diego, CA (HVAC verification)
Q. ALPHA AND OMEGA DETAILING, LLC - Professional / 797 Summer Dr ~ Reno (autocad consult)
R. PARSONS ELECTRIC, LLC - Contractor / 5960 Main ~ Minneapolis, MN (electrical cont.)
S. NIPPON EXPRESS USA, INC. - General / 24-01 44th Rd ~ Long Island, NY (logistics)
T. PROCESS PROTECTION SYSTEMS, INC. - Contractor / 64 Hardy Dr ~ Sparks (HVAC supplier)
U. SOUTHERN INDUSTRIAL CONSTRUCTORS, INC. - Contractor / 6101 Triangle ~ Raleigh, NC (cont.)
V. PREMIER RESTORATION & REMODEL, INC. - Contractor / 11545 Sitka St ~ Reno (contractor)
W. SCADA SYSTEMS, LTD - Contractor / 126 Vincent St AUCKLAND NEW ZEALAND (training)
X. TABOR CONSTRUCTION, LLC - Contractor / 2290 West 7th ~ Reno (contractor)
Y. PACIFIC ROOFING CO - Contractor / 304 Wildrose Ct ~ Fernley (roofing contractor)
Z. JAMES J. JUAREZ - Professional / 4800 Stoltz Rd ~ Reno (safety consultant)

19. **CORRESPONDENCE:**

I Storey County Fire Protection District Report for the month of January 2017.

20. **PUBLIC COMMENT (No Action)**

21. **ADJOURNMENT**

22. **CLOSED SESSION**

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

23. 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 end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken 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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW

Washington, D.C. 20250-9410;

(2) fax: (202) 690-7442; or

(3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

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.

CERTIFICATION OF POSTING

I, Vanessa Stephens , 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 2/15/2017; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date:**Estimate of Time Required: 0 -5**

Agenda: Consent [x]

Regular agenda []

Public hearing required ☐

1. **Title:** For possible action: Approval of claims, Accounts Payable Checks dated 2/3/2017 for \$433,736.78 and \$10,940.08 and dated 2/10/2017 for \$15,080.00. Payroll checks dated 2/07/2017 for \$76,519.02 and \$133, 974.07 and dated 2/10/2017 for \$484,850.14.
2. **Recommended motion:** Approve as submitted.
3. **Prepared by:** VANESSA

Department: MANAGER **Telephone:** 847-1111
4. **Staff Summary:** List of claims is attached.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

15 Department Head

Department Name: MANAGER

_____ County Manager

Other Agency Review: _____

- 9. Board Action:**

☐ Approved

[] Approved with Modification

☐ Denied

[] Continued

Report No: PB1315
Run Date : 02/02/17
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CHECK REGISTER 2/03/17

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87871 ACTN	STEPHENS		2/03/17	79500	40.00	40.00
87872 AIRGAS NCN INC	EMS SUPPLIES		2/03/17	79563	212.67	212.67
87873 ALL COMSTOCK LLC	ROADS		2/03/17	79524	206.24	206.24
87874 ALLISON, MACKENZIE, LTD	PR		2/03/17	79519	5,975.00	5,975.00
87875 ALSCO INC	ST 71 LAUNDRY		2/03/17	79565	10.60	
	ST 72 LAUNDRY		2/03/17	79565	8.77	
	ST 75 LAUNDRY		2/03/17	79565	16.52	
	ST 74 LAUNDRY		2/03/17	79565	10.52	
	SHOP		2/03/17	79490	69.94	
	SHOP		2/03/17	79490	72.44	
87876 AMERIGAS PROPANE LP					188.79	188.79
87877 ARC HEALTH AND WELLNESS	201039552		2/03/17	79546	603.98	603.98
	ADKINS PHYSICAL		2/03/17	79567	419.09	
	ARROYO PHYSICAL		2/03/17	79567	544.09	
	BARTON PHYSICAL		2/03/17	79567	419.09	
	BROWN PHYSICAL		2/03/17	79567	419.09	
	GIURLANI PHYSICAL		2/03/17	79567	434.09	
	GLENN PHYSICAL		2/03/17	79567	419.09	
	GRIMM PHYSICAL		2/03/17	79567	544.09	
	HAMES PHYSICAL		2/03/17	79567	419.09	
	RUDNICK PHYSICAL		2/03/17	79567	419.09	
	SANCHEZ PHYSICAL		2/03/17	79567	419.09	
	SESMA PHYSICAL		2/03/17	79567	419.09	
	SPELTZ PHYSICAL		2/03/17	79567	419.09	
	BRANDON PHYSICAL		2/03/17	79567	419.09	
	COYLE PHYSICAL		2/03/17	79567	419.09	
	DIXON M PHYSICAL		2/03/17	79567	419.09	
	DUFRESNE PHYSICAL		2/03/17	79567	419.09	
	FITCH PHYSICAL		2/03/17	79567	419.09	
	KLINGLER PHYSICAL		2/03/17	79567	419.09	
	THOMSEN PHYSICAL		2/03/17	79567	544.09	
	SMITH PHYSICAL		2/03/17	79567	419.09	
	MORIN PHYSICAL		2/03/17	79567	419.09	
	LOWE PHYSICAL		2/03/17	79567	414.24	
	DIXON S PHYSICAL		2/03/17	79567	544.09	
	HARJES PHYSICAL		2/03/17	79567	419.09	
	MCCULLOUGH PHYSICAL		2/03/17	79567	419.09	
	MONTOYA PHYSICAL		2/03/17	79567	419.09	
	NEVIN PHYSICAL		2/03/17	79567	419.09	
	REVELLE PHYSICAL		2/03/17	79567	419.09	
	ST CLAIR PHYSICAL		2/03/17	79567	419.09	
	TILLISCH PHYSICAL		2/03/17	79567	419.09	
	USCHYK PHYSICAL		2/03/17	79567	544.09	
	YOHEY PHYSICAL		2/03/17	79567	419.09	
	KECKLEY PHYSICAL		2/03/17	79567	419.09	
87878 ASSESSOR'S ASSOC OF NEV	JANA, TOBI, SAMANTHA		2/03/17	79611	140.00	14,465.12
87879 BATTERY UNIVERSE	RADIO BATTERIES		2/03/17	79535	233.31	140.00
87880 BERRY ENTERPRISES					233.31	233.31

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87881 BOUND TREE MEDICAL, LLC

87882 BRANDON, RYAN PETER

87883 BURRELL, SCOTT LEWIS

87884 C & W LOCK, GLASS & SAFE

87885 CAPITAL CITY AUTO PARTS

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT
MEDCHANNEL REPAIRS		2/03/17	79570	1,140.96
DISP CONSOLE REPAIR		2/03/17	79573	1,180.00
EMS SUPPLIES		2/03/17	79571	6.67
CLEARING 6 MILE EQUIP/OPR		2/03/17	79624	7,546.74
JAN 12-25, 2016		2/03/17	79547	9.00
KEYS		2/03/17	79547	52.50
SAFE CAN, 10IN POLY FNL		2/03/17	79620	135.96
GAS CAN, DIESEL CAN		2/03/17	79620	936.80
SO-733844		2/03/17	79491	46.19
FR42861- MUFFLER		2/03/17	79491	219.89
PM30486- FITTING		2/03/17	79491	31.56
SHOP- CHUCK HD		2/03/17	79491	34.98
PM30486- FITTING		2/03/17	79491	15.56
SHOP-AIR HOSE		2/03/17	79491	128.64
E-74 FILTERS		2/03/17	79491	220.14
PM30486- FUSE HOLDER		2/03/17	79491	17.45
E-72 FILTER		2/03/17	79491	281.97
SHOP-GAUGE- FITTING		2/03/17	79491	135.12
SHOP- BUTANE FUEL		2/03/17	79491	7.99
PM63957- HEATER CORE		2/03/17	79491	25.80
PM48224 SEVERE DUTY		2/03/17	79491	31.80
FR42861- ELBOW		2/03/17	79491	44.38
R-72 CHAIN, TIGHTENERS		2/03/17	79491	197.06
FR42861 GASKET		2/03/17	79491	5.99
SO56310- TIRE CHAIN		2/03/17	79491	99.89
FR51844- TIRE CHAINS		2/03/17	79491	111.28
SERV564052-CHAINS		2/03/17	79491	122.67
SO51611- DOOR HANDLE		2/03/17	79491	47.62
SHOP- SPLIT LOOM		2/03/17	79491	12.50
PM57793 LED STRB		2/03/17	79491	133.58
PM57793- SPLASH GRD		2/03/17	79491	69.54
E-74 BULB		2/03/17	79491	4.24
FR LOADER 72-FILTERS		2/03/17	79491	94.55
LOADER72- FILTERS		2/03/17	79491	81.08
R-171 PIPE CONN		2/03/17	79491	12.59
PEDAL PAD		2/03/17	79491	9.35
ROADS-BATTERIES, SUCTION		2/03/17	79491	18.97
SHOP- START FLUID		2/03/17	79491	36.00
PM63957 ALTERNATOR		2/03/17	79491	194.36
JD624 FILTERS		2/03/17	79491	143.43
JD624 LED, PIGTAIL, GROMM		2/03/17	79491	22.27
CAT928 FILTERS		2/03/17	79491	176.85
ROADS-BATTERIES		2/03/17	79491	38.94
INV 9778202300 WIFI JAN		2/03/17	79610	40.02
942043776-00001 2/5/17		2/03/17	79627	40.01
ACCT 942037802-0001		2/03/17	79572	80.02
ACCT 942057617-00001		2/03/17	79572	760.19
PLANT		2/03/17	79492	48.47
772263062-00001 IPAD		2/03/17	79492	195.47

3,810.73

87886 CELLCO PARTNERSHIP

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87887	CENTRAL SIERRA CONST INC	775 443-5801 P WHITTEN VERIZON DATA 972520095-00001 AIRCARD		2/03/17 2/03/17 2/03/17	79521 79529 79512	40.01 120.03 5.02	1,329.24
87888	CFOA	HOUSE-SUPPORT BEAM REPLACE BEAMS		2/03/17 2/03/17	79514 79514	3,686.72 2,122.05	5,808.77
87889	CINDERLITE TRUCKING CORP	CLERKS OFFICE		2/03/17	79539	180.00	180.00
87890	COLLECTION SERVICE OF NEV	BASE 2 DLVRS - 6 MILE BASE 3 DLVRS - 6 MILE 5 LOADS BASE - 6 MILE		2/03/17 2/03/17 2/03/17	79628 79628 79628	420.00 577.50 826.58	1,824.08
87891	COLLINS CONSTRUCTION	GARNISHMENT DISBURSED		2/03/17	79545	131.27	131.27
87892	COLORADO PRINTING COMPANY			2/03/17	79618	100.00	100.00
87893	COMMUNITY CHEST INC	2017 EVENT CALENDAR PRINT		2/03/17	79548	1,478.26	1,478.26
87894	COMPLETE DOCUM MNGMNT SOL	FEB 2017 PROGRAM SUPPORT		2/03/17	79508	11,833.33	11,833.33
87895	COMSTOCK CHRONICLE (VC)	IMG-FILM R/UR 125002-143		2/03/17	79614	198.74	198.74
87896	COMSTOCK COMMUNITY TV INC	PUBLIC MEET NOTICE		2/03/17	79527	82.88	82.88
87897	CROSS-EYED TRUCKING	TV & CONNECTION-VCCC		2/03/17	79523	132.61	132.61
87898	DAIOHS USA INC	32 TONS BASE/DELIVERY		2/03/17	79619	1,125.00	1,125.00
87899	DARROW, THOM	ST 72 WATER		2/03/17	79587	73.95	73.95
87900	DELAHAY, ANN	ST 71 WATER		2/03/17	79587	30.95	30.95
87901	DISH DBS CORPORATION	ST 74 WATER		2/03/17	79587	36.95	36.95
87902	ELLIOTT AUTO SUPPLY INC	ST 75 WATER		2/03/17	79587	30.95	30.95
87903	FARMER BROS CO	CH- DRINK WATER		2/03/17	79561	51.90	51.90
87904	FAST GLASS INC	LOCKWOOD WATER FILTER		2/03/17	79583	25.95	25.95
87905	FERRELLGAS LP	REFUND CREDIT BALANCE		2/03/17	79532	82.85	82.85
87906	FLAG STORE OF NEV INC-THE	APPRAISAL		2/03/17	79493	149.64	149.64
87907	FLEET HEATING & AIR INCOR	800 PERI RANCH LCKWD		2/03/17	79603	3,500.00	3,500.00
		VCTC- DEL 86 PG FR51811 BEZEL SO28155- ALTERNATOR		2/03/17 2/03/17 2/03/17	79511 79494 79494	79.03 140.09 9.97	79.03
		COFFEE- LOCKWOOD CENTER COFFEE- LOCKWOOD CENTER		2/03/17 2/03/17	79513 79513	125.98- 118.62 65.94	24.08
		COM DEV 68215- W/S		2/03/17	79560	175.00	175.00
		100 TOLL RD 1/4		2/03/17	79495	1,141.30	1,141.30
		FLAG FOR LOCKWOOD		2/03/17	79536	29.95	29.95

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VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87908 GLADDING, EDWARD A.	COMPTROLLER'S- HEATER SERVER RM AC REPAIR PW-SHOP HTR		2/03/17 2/03/17 2/03/17	79554 79530 79554	1,029.49 696.00 415.00	2,140.49
87909 GOLDEN GATE/SET PETROLEUM	BLACK 16137CR LW- UNL 380 / DSL 250 TRI UNL 650 / DSL 429 LW- UNL 146 TRI- UNL 50		2/03/17 2/03/17 2/03/17 2/03/17 2/03/17	79617 79496 79496 79496 79496	5,796.00 1,181.28 2,023.06 281.93 96.56	5,796.00
87910 GRAINGER	JANITORIAL SUPPLIES		2/03/17	79497	610.20	3,582.83
87911 GREAT BASIN TERMITE & PES	QTRLY PEST CONTROL CH QUARTERLY VCCC- QUARTERLY 372 C 100 TOLL WATER PLANT MTCC - QUARTERLY		2/03/17 2/03/17 2/03/17 2/03/17 2/03/17 2/03/17 2/03/17	79558 79564 79564 79564 79564 79564 79564	35.00 100.00 35.00 35.00 35.00 35.00 65.00	340.00
87912 GRIMM, JUSTIN LEIGH	PARAMEDIC RECERTS		2/03/17	79575	100.00	100.00
87913 HAMMOND, MITCH	REIMBURSE DAMAGED SNOSUIT		2/03/17	79539	285.95	285.95
87914 HANSEN OVERHEAD GARAGE DO	ST 72 BAY DOOR REPAIR ST 71 BAY DOOR REPAIR		2/03/17 2/03/17	79576 79576	554.95 1,044.00	1,598.95
87915 HAT, LTD	ROADS		2/03/17	79499	2,833.66	2,833.66
87916 HESS, GREG JR	5 NIGHT INAUGURATION INAUGURATION WATER TRUMP INAUGURATION TRIP		2/03/17 2/03/17 2/03/17	79594 79594 79594	3,429.30 16.50 3,429.30	6,875.10
87917 HOME DEPOT CREDIT SERVICE	TIE DOWNS FOR CHAINS ST75- ROOF PATCH & WTR HT ICE SCRAPER JEEP BULBS RJ45 ENDS EXT CORD FOLDING TABLES SMAC		2/03/17 2/03/17 2/03/17 2/03/17 2/03/17	79557 79557 79589 79589 79589	25.94 140.63 7.98 67.84 199.90	442.29
87918 HOMETOWN HEALTH	3475P		2/03/17 2/03/17	79597 79597	10,596.10 552.36	11,148.46
87919 HOT SPOT BROADBAND INC	EMERGENCY LINK IT TO CH		2/03/17	79591	5,450.00	5,450.00
87920 IN TONE IMAGING LLC	PRINTER INK ID & AS400		2/03/17	79541	198.49	198.49
87921 INGALLS & ASSOCIATES, LLC	EO INS-B MCNUYT		2/03/17	79520	143.75	143.75
87922 INTERCEPT INC			2/03/17 2/03/17 2/03/17 2/03/17 2/03/17 2/03/17 2/03/17	79606 79606 79606 79606 79606 79606 79606	168.00 217.00 36.00 210.00 210.00 91.00 180.00	

VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87923	IT1 SOURCE LLC					
	CORE POWER BACKUP X3 SITE		2/03/17	79606	217.00	
	MICROWAVE LINK 2GB		2/03/17	79606	35.00	
	POWER DIST BLOCK MW LINK		2/03/17	79606	56.00	1,420.00
	DRIVE CARRIERS					
			2/03/17	79613	4,108.87	
			2/03/17	79613	12,426.89	
			2/03/17	79613	1,574.85	
			2/03/17	79613	400.80	18,511.41
87924	JAMES C MCLENNAN MDPC					
	FEB 2017 HEALTH OFFICER		2/03/17	79509	500.00	500.00
87925	JBP LLC					
	PEWAG CHAINS, CHAINS		2/03/17	79498	1,075.95	
	CHAIN TWIST		2/03/17	79498	679.00	
	CHAINS FOR EQUIPMENT		2/03/17	79498	1,646.00	
	CHAINS, GRAB HOOK		2/03/17	79625	539.89	3,940.84
87926	LIFE-ASSIST INC					
	EMS SUPPLIES		2/03/17	79577	396.99	
	EMS SUPPLIES		2/03/17	79577	306.73	703.72
87927	LINCOLN NATIONAL LIFE					
	RETIREE DENTAL		2/03/17	79585	927.50	927.50
87928	LINCOLN NATIONAL LIFE					
	RETIREE LIFE		2/03/17	79586	9.50	9.50
87929	LIQUID BLUE EVENTS LLC					
	FEB RETAINER		2/03/17	79549	2,285.00	2,285.00
87930	LIQUID BLUE EVENTS LLC					
	DEV DO BANK		2/03/17	79550	500.00	500.00
87931	LUIS, ADAM					
	REIMBURSE CORRECTION UNIF		2/03/17	79540	154.75	154.75
87932	MA LABORATORIES INC					
	DEAN PC UPGRADE RAM SSD		2/03/17	79592	248.52	248.52
87933	MARK TWAIN COMMUNITY CTR					
	FEB 2017 PROGRAM SUPPORT		2/03/17	79507	1,666.67	1,666.67
87934	METRO OFFICE SOLUTIONS IN					
	SUPPLIES		2/03/17	79598	123.62	
	OFFICE SUPPLIES		2/03/17	79598	96.10	
			2/03/17	79531	209.16	
			2/03/17	79604	93.60	
	TARY BOOK		2/03/17	79604	32.90	555.38
87935	MIGAN, TAMARA					
	OVERPAYMENT OF TAXES		2/03/17	79608	27.45	27.45
87936	MILLER, JAMES					
	JAIL UNIFORMS J SIMONS		2/03/17	79601	54.00	54.00
87937	MILLERS JACKETS & UNIFORM					
	CHECK STAMP		2/03/17	79542	220.00	220.00
87938	MONARCH DIRECT LLC					
			2/03/17	79596	17.20	17.20
87939	NACO					
	E-74 LAMP, FITTING		2/03/17	79518	11,286.00	11,286.00
87940	NAPA AUTO & TRUCK PARTS					
	LEASE FOR PARKING		2/03/17	79501	43.52	43.52
87941	NEAL, KIMBERLY					
	NEV DEPT HUMAN RESOURCES		2/03/17	79526	1,200.00	1,200.00
87942	NEV DEPT HUMAN RESOURCES					
	DECEMBER COUNTY MATCH		2/03/17	79566	4,371.85	4,371.85
87943	NEV DIV OF HEALTH					
	POOL PERMIT		2/03/17	79500	402.00	

Report No: PB1315
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STOREY COUNTY
CHECK REGISTER 2/03/17

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CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87944	NEV DIV OF MINERALS	MINING CLAIM FEES-STOREY		2/03/17	79616	170.00	170.00
87945	NEV MAGAZINE-ST OF NEVADA	1/4 PG VSTR GUIDE AD		2/03/17	79551	3,000.00	3,000.00
87946	POST NEV	POST CAT 1 SIMONS		2/03/17	79533	500.00	500.00
87947	NEVADA BLUE LTD (RNO)	MO PORTAL FEE DEC		2/03/17	79559	50.00	50.00
87948	NEVADA SHERIFF & CHIEFS A	ANTINORO DUES		2/03/17	79534	250.00	500.00
		DOSEN DUES		2/03/17	79534	250.00	
87949	NFPA	ID 1059450 ANNUAL DUES		2/03/17	79578	175.00	175.00
87950	OFFICE DEPOT INC	WALL CALENDAR		2/03/17	79528	7.98	7.98
87951	OPTUMINSIGHT INC	CUST 735660 3.75 EAY		2/03/17	79516	138.75	138.75
87952	OSBORNE, AUSTIN	SNOW REMOVAL EQUIP		2/03/17	79517	29.34	29.34
87953	OTAY MESA SALES, INC	GENIE LIFT SN-S8004-3799		2/03/17	79502	38,995.00	38,995.00
87954	PEEK BROTHERS CONST INC	COURTHOUSE PARKING LOT		2/03/17	79593	153,989.98	
		SNOW REMOVAL VC, EQU/OPR		2/03/17	79621	41,205.00	195,194.98
87955	PETRINI, ANGELO D	JAN 12-25, 2017		2/03/17	79552	10.00	10.00
87956	PITNEY BOWES GLOBAL (LEA)	LEASE PAYMENT		2/03/17	79602	1,190.97	1,190.97
87957	PROTECTION DEVICES INC	COURT HOUSE MNTRING		2/03/17	79538	120.00	
		VCTC ALARM		2/03/17	79537	75.00	195.00
87958	PURCELL TIRE & RUBBER CO	COM DEV- TIRES		2/03/17	79503	675.72	
		S056311 TIRES		2/03/17	79503	675.72	
		SOIMPALA- TIRES		2/03/17	79503	351.60	
		S057460- TIRES		2/03/17	79503	661.28	
		PW61990 TIRES		2/03/17	79503	794.00	3,158.32
87959	Q&D CONSTRUCTION INC	SNOW REMOVAL VC EQUIP/OPR		2/03/17	79622	9,170.96	9,170.96
87960	RAY MORGAN CO INC (CA)	COPIES		2/03/17	79607	61.28	
		COPIER-COMM C STREET		2/03/17	79590	453.00	
		GIS PLOTTER CN2676-01		2/03/17	79590	158.01	672.29
87961	RECORDERS ASSOC OF NEV	CHAPMAN, STOREY COUNTY		2/03/17	79615	25.00	25.00
87962	RENO ROCK TRANSPORT LLC	SAND W/ DELIVERY LKWD		2/03/17	79623	200.00	
		SAND W/ DELIVERY VCH		2/03/17	79623	237.00	
		SAND NO DELIVERY MT		2/03/17	79623	336.00	
		SAND NO DELIVERY LKWD		2/03/17	79623	672.00	1,445.00
87963	REPORTING SYSTEMS, INC	FIRE/EMS REPORTING SYSTEM		2/03/17	79575	564.00	564.00
87964	RUPPCO INC	EMS SUPPLIES		2/03/17	79580	79.55	
		BAANCE DUE		2/03/17	79556	1.50	81.05
87965	STEVE CHOQUETTE						

CHECK NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
87966	SIERRA CONTROL SYSTEMS	COMDEV-GRILLS, STROBE BRINE TRK- NOZZLE		2/03/17 2/03/17	79506 79506	1,038.10 399.93	1,438.03
87967	ST CO SHERIFF	10/1/15 - 9/30/16		2/03/17	79525	1,125.00	1,125.00
87968	ST CO WATER SYSTEM			2/03/17	79605	43.84	43.84
		VCTC		2/03/17	79553	128.59	
				2/03/17	79588	134.63	
				2/03/17	79553	182.95	
				2/03/17	79553	182.95	
				2/03/17	79553	128.59	
				2/03/17	79553	128.59	
				2/03/17	79553	135.06	
				2/03/17	79553	128.59	
				2/03/17	79553	78.20	
				2/03/17	79553	78.20	
				2/03/17	79553	128.59	
				2/03/17	79553	34.96	
				2/03/17	79553	441.22	
				2/03/17	79553	117.52	
				2/03/17	79553	219.19	
				2/03/17	79553	128.59	
				2/03/17	79553	66.82	
				2/03/17	79553	34.96	
				2/03/17	79588	78.20	2,556.40
87969	STAR2STAR COMMUNICATIONS,	GOLD HILL DEPOT		2/03/17	79515	382.99	
		12/20-1/19		2/03/17	79515	382.61	765.60
87970	SUN PEAK ENTERPRISES	1/20-2/19		2/03/17	79568	126.00	
		JAN 12-25, 2017		2/03/17	79568	10.00	136.00
87971	THE ANTOS AGENCY			2/03/17	79569	662.50	662.50
87972	THOMAS PETROLEUM LLC	EVENTS RACK CARD DESIGN		2/03/17	79505	2,379.23	
		PW-UNL 596 / DSL 625		2/03/17	79505	3,084.45	5,463.68
87973	TRUCKEE MEADOWS WATER SYS	PW- REG 840 / DSL 741		2/03/17	79581	3,615.00	
87974	UNIFORMITY OF NEVADA LLC	ST 74 WATER SYSTEM		2/03/17	79543	27.00	
		HAMMOND REPLACE SNOWSUIT		2/03/17	79543	127.99	154.99
87975	UNITED FINANCE INDUSTRIAL	JAIL UNIFORMS LUIS		2/03/17	79544	380.12	380.12
87976	VISION SERVICE PLAN, INC	GARNISHMENT DISBURSED		2/03/17	79584	9.56	
		30 048047 0001 COBRA		2/03/17	79584	200.78	210.34
87977	W.S. DARLEY & CO	30 048047 0001 RETIREE		2/03/17	79574	164.45	164.45
87978	WALKER & ASSOCIATES	STANDARDIZATION		2/03/17	79522	1,666.00	
		LOBBYIST SERVICES		2/03/17	79522	152.58	1,818.58
87979	WASHOE COUNTY SENIOR SERV	LEGISLATIVE LUNCHEON		2/03/17	79510	1,444.67	
87980	WESTERN ENVIRONMENTAL LAB	JAN 2017 LOCKWOOD MEALS		2/03/17	79562	20.00	1,444.67
		TTL COLIFORM		2/03/17			

Report No: PB1315
 Run Date : 02/02/17
 CHECK
 NUMBER 87981 3D CONCRETE INC

STOREY COUNTY
 CHECK REGISTER 2/03/17

INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK TOTAL
P ST BASE		2/03/17	79555	372.61	20.00
P STREET BASE		2/03/17	79555	569.11	
WASHED SAND - LKWD		2/03/17	79626	568.80	
TYPE 2 BASE - 6 MILE		2/03/17	79626	90.23	
TYPE 2 BASE - 6MILE 3TKTS		2/03/17	79626	536.71	2,137.46
CHECKS TOTAL				433,736.78	

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 433,736.78 CHECK DATE 2/03/17

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COMPTROLLER	-----
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TREASURER	-----
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CHAIRMAN	-----
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COMMISSIONER	-----
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COMMISSIONER	-----

STOREY COUNTY
PURCHASE CARD REGISTER

NUMBER	VENDOR	FUND-DEPT	INVOICE #	PAYMENT	DESCRIPTION	DATE	TRANS#	AMOUNT	CARD TOTAL
99	WELLS ONE	COMMERCIAL CARD							
				PAYMENT					
				BUCCHIANERI P CARD	EDAWN COMM LUNCH	2/03/17	983	50.00	
				BUCCHIANERI PCARD	EDAWN LUNCH PAT	2/03/17	983	130.00	
				BUCCHIANERI PCARD	EDAWN LUNCH AUSTIN, FR	2/03/17	983	120.00	
				C.NEVIN- ATT	INTERNET- 372 S C STRE	2/03/17	986	70.00	
				C.NEVIN- ROADPOST	SATELLITE PHONE	2/03/17	986	52.04	
				COYLE SPORTSMANS	EMS SUPPLIES	2/03/17	989	99.96	
				COYLE TRACTOR SUPPLY	YCMH TRAILER REPAIR	2/03/17	989	107.59	
				CW AMAZON MKTPLACE	SUPPLIES	2/03/17	980	5.98	
				CW REGISTER.COM	VISTIVIRGINIACITYNV CO	2/03/17	980	52.00	
				DD PALACE RESTAURANT	MTNG W/R.BURKE ROADSHO	2/03/17	980	51.37	
				DIXON M WPSG INC	EQUIP MAINT	2/03/17	989	140.48	
				DUFRESNE BATTERIES +	POLARIS 72 BATTERY	2/03/17	989	133.95	
				DUFRESNE HOME DEPOT	OPERATING SUPPLIES	2/03/17	989	24.97	
				FRED PRYOR EXCEL	EXCEL CLASSES TOBI&JAN	2/03/17	987	256.00	
				HAWES NCS ICC	REFUND ON EXAM	2/03/17	989	199.00-	
				INV #0010111	ST ANNUAL DUES, CHAPM	2/03/17	991	200.00	
				JEFFH LOWES	ST 75-DOOR SWEEP	2/03/17	1490	11.96	
				JEFFH- LOWES	JANITORIAL SUPPLIES	2/03/17	1490	49.83	
				JEFFH-HOME DEPOT	SHOVELS & GLOVES	2/03/17	1490	117.40	
				JEFFH-HOME DEPOT	VCTC-BREAKERS	2/03/17	1490	7.74	
				JF AMERICAN AIRLINES	NACO - JM	2/03/17	985	1,929.64	
				JF AMERICAN AIRLINES	NACO - AO	2/03/17	985	975.74	
				JF TRAVEL INSURANCE	NACO - AO, JM, MM	2/03/17	985	167.07	
				KD STARBUCKS STORE	MTNG W/ RAD STRATEGIES	2/03/17	980	9.26	
				KINDLE PURCHASE WITH	REIMBURSEMENT	2/03/17	988	15.99	
				KLINGLER ICC	CERTIFICATION RENEWALS	2/03/17	989	90.00	
				LG RENO-TAHOE AIRPRT	LUGGAGE FEE	2/03/17	985	102.00	
				MCCULLOUGH REMSA	REFUND ON CLASS	2/03/17	989	125.00-	
				MK GOVK INC	UNIFORMS	2/03/17	985	87.85	
				NEVIN BATTERIS +	BATTERY TENDER POLARIS	2/03/17	989	52.97	
				OFFICE DEPOT	COMPTROLLER TAX FORMS	2/03/17	987	125.14	
				PW NACO	JM, MM	2/03/17	985	1,030.00	
				PW NACO	AO	2/03/17	985	515.00	
				REVELLE LOWES	ST 74 REPAIRS	2/03/17	989	45.66	
				ROAD RUNNER CAFE	LUNCH RUTH LEE & JANA	2/03/17	987	22.07	
				RUSSELL AMERICAN AIR	BAGGAGE FEE	2/03/17	989	25.00	
				RUSSELL EXPEDIA	TRAINING SHUTTLE	2/03/17	989	52.00	
				RUSSELL RENO TAHOE	TRAINING PARKING	2/03/17	989	72.00	
				RUSSELL RIO SUITES	2BE REFUNDED/CHG IN ER	2/03/17	989	189.91	
				RUSSELL USPS 011317	POSTAGE	2/03/17	989	8.09	
				RUSSELL USPS 012517	POSTAGE	2/03/17	989	6.65	
				RUSSELL.AMERICAN AIR	BAGGAGE FEE	2/03/17	989	25.00	
				SKRETTA- OREILLY	PLOWS-RECEIVERS	2/03/17	1490	72.97	
				SKRETTA-AMAZON	PW56405- FLOODD LIGHTS	2/03/17	1490	52.99	
				SKRETTA-AMAZON	FLOOD LIGHTS	2/03/17	1490	52.99	
				SKRETTA-GOLIGHT	NVFLOOD17-LIGHT	2/03/17	1490	788.00	
				SKRETTA-OREILLY	WHEEL HEIGHT,SEAT COVE	2/03/17	1490	89.98	
				SNYDER LOWES	DT CHAINSAW LOCK CABIN	2/03/17	989	258.43	
				TILLISCH COLUMBIA	TRAINING	2/03/17	989	295.00	
				VNMFV-ADOBE ACRO	MONTHLY SUBSCRIPTION	2/03/17	1490	14.99	
				WCBAR DUES 2017 AML	STOREY COUNTY DA	2/03/17	984	150.00	
				WCBAR DUES 2017 KLL	STOREY COUNTY DEP DA	2/03/17	984	150.00	
				XL XUV	HUB CAP FOR ENVOY	2/03/17	981	28.00	
				006283	CHAIR FLOOR MATS	2/03/17	990	149.97	
				031556	HAYMORE PRINTER	2/03/17	990	127.18	

FUND-DEPT INVOICE #

138011663
138864913
143557741
147413709
150452869
21374963
350-112554-01
3581-119128 SCSO
8310006580444

DESCRIPTION DATE TRANS# AMOUNT

ST74 INTERNET 2/03/17 990 80.00
SO DSL 2/03/17 990 85.00
COMDEV DSL 2/03/17 990 95.76
VCCC DSL 2/03/17 990 85.76
LOCKWOOD SUB DSL 2/03/17 990 85.76
PROJ MGT WORKSHOP RENO 2/03/17 990 159.00
APC REPLACEMENT 2/03/17 990 49.00
SEAT COVER FOR SPARE 2/03/17 982 27.99
50X50 JAIL FIBER 2/03/17 990 1,137.00

10,940.08

Card Total

10,940.08

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

McIntire H. Gallagher 2/2/17
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

Report No: 1390
 Run Date : 02/10/17
 CHECK FISCAL
 NUMBER YEAR RECORD# VENDOR NAME

STOREY COUNTY
 TYPED CHECKS REGISTER

Page 1

NUMBER	YEAR	RECORD#	VENDOR NAME	AMOUNT	CHECK TOTAL	CHECK DATE	INVOICE#	DESCRIPTION
87982	2017	6428	BLACKPOINT LLC	7,540.00			1/10/17	UPFIT #1
	2017	6428		7,540.00			1/10/17	UPFIT #2
				15,080.00	2/10/17			

TYPED CHECKS TOTAL 15,080.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

 COMPTROLLER

 TREASURER

 CHAIRMAN

 COMMISSIONER

 COMMISSIONER

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 02/07/17 12:06:15

Payroll Type: Deductor
Check Date: 02/07/17

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			.00
Total Deductor Checks:			76,519.02

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN COMMISSIONER COMMISSIONER

McKen for H. Gallagher 2-7-16

COMPTROLLER

David V. 2-7-16

TREASURER

STOREY COUNTY PAYROLL SYSTEM
Check Register

Rept: PR0510A
Run: 02/07/17 11:58:23

Payroll Type: Deductor
Check Date: 02/07/17

Check / DD #	Emp #/ Ded #	Payee	Amount
Total User Transfer for EFTPS:			.00
Total Deductor Checks:			133,974.07

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN COMMISSIONER

COMMISSIONER

COMPTROLLER

TREASURER

Comptroller for H. G. Hellyer 2-7-16
2.7.16

Payroll Type: Regular Check Date: 02/10/17 Period-end Date: 02/05/17
Payroll Groups: 1 2 3 4 5 6 7 8 9

Check/ DD #	Emp #/ Ded #	Payee	Amount
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Total User Transfer for EFTPS:			53,540.45
Total Deductor Checks:			115,773.86
Total Employee Checks:			1,336.11
Total Employee Direct Deposit:			264,732.83
Total Employee Deds Xferd on Dir Dep File:			10,285.02
Total User Transfer to Deductor:			39,181.87
Total Disbursed:			484,850.14

Approved by the Storey County Board of Commissioners: _____

CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-13-17

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:**

x Department Head

Department Name: Community Development

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

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 Stephens, Clerk's Office
Pat Whitten, County Manager

February 13, 2017
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **February 21, 2017, COMMISSIONERS Consent Agenda:**

LICENSING BOARD

FIRST READINGS:

- A. **CMF GROUP, INC. dba CMF Group NV, Inc.** – Contractor / 1701 Lincoln ~ Madison Hts, MI (machinery)
- B. **HIGHLAND ELECTRIC & LIGHTING, LLC** – General / 198 N C Street (office w/Collins) VC
- C. **RINALDI ENVIRONMENTAL CONSULT., INC.** – Professional / 15100 Broili Dr ~ Reno (consult.)
- D. **JOHNSON BEARING & SUPPLY, INC.** – Contractor / 515 Vista ~ Sparks (industrial supplier)
- E. **PACIFIC SOUTHWEST CONTAINER, LLC** – General / 4530 Leckron Rd ~ Modesto (packaging)
- F. **PULIZ MOVING & STORAGE CO.** – Contractor / 1095 Standard ~ Reno (moving services)
- G. **PERBIX MACHINE COMPANY, INC.** – Contractor / 4405 Winnetka ~ Brooklyn Park, MN (equipment)
- H. **FYN AIR, INC.** – General / 4865 Joule Street ~ Reno (crate supplier)
- I. **METOKOTE CORPORATION** – Contractor / 1340 Neubrecht ~ Lima, OH (equipment installation)
- J. **IPG PHOTONICS CORPORATION** – General / 50 Old Webster Rd ~ Oxford, MA (service equipment)
- K. **KURTZ ERSER NORTH AMERICA** – Contractor / 1779 Pilgrim Rd ~ Plymouth, WI (soldering svcs.)
- L. **NEXT SOURCE, INC.** – General / 1040 Ave of the Americas ~ New York (staffing)
- M. **SCAFCO CORPORATION** – Contractor / 2800 E. Main ~ Spokane (construction materials)
- N. **MIKE KEENAN, SR. dba Keenan's Kreations** – Home Business / 173 Ceresse (online sales art)
- O. **MISTRAS GROUP, INC.** – Contractor / 8587 White Fir ~ Reno (rescue training)
- P. **JLM INDUSTRIAL SUPPLY, INC.** – General / 955 South McCarran ~ Sparks (industrial supplier)
- Q. **I.T. HEATING & AIR** – Contractor / 2900 Vassar ~ Reno (hvac contractor)
- R. **NIKKE MACHINE MFG CORP** – Contractor / 440 Sendo ~ HYOGO JAPAN (machine service)
- S. **BOSCHMAN TECHNOLOGIES BV** – Contractor / Stenograaf THE NETHERLANDS (machinery)
- T. **JENSEN HUGHES, INC.** – Contractor / 3610 Commerce Dr ~ Baltimore, MD (engineering)
- U. **TRIPLE PLAY SERVICES, INC.** – Transportation / 42505 Christy Street ~ Fremont, CA (transportation)
- V. **CAPITOL CITY ELECTRIC, INC.** – Contractor / 5415 South Edmonds ~ Carson City (electrical cont.)
- W. **THE BUG GUY PEST CONTROL, INC.** – Contractor / 8570 Eaglenest ~ Reno (pest control)
- X. **RAUL MARTINEZ dba Martinez Landscaping** – Contractor / 9685 Meadow Star ~ Reno (landscaping)

Inspection Required

cc: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Comm Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Assessor's Office
Commissioners' Office



Storey County Board of County Commissioners

Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Storey County / Lyon County Rawe Peak Radio Equipment Inter-Local Agreement

2. **Recommended motion : Approve**

3. **Prepared by:** James Deane

Department: IT Department

Telephone: 775-847-1152

4. **Staff summary:** Fire, Sheriff, Med Channel 2 and Quad County Microwave infrastructure has been moved from the State building into the new Lyon County facility on Rawe Peak. Inter-Local covers yearly cost sharing at \$3000.00 for facility.

5. **Supporting materials:** Attached Draft Inter-Local prepared by Lyon County.

6. **Fiscal impact:** \$3000.00 yearly

Funds Available: Next Fiscal

Fund: 001-119-53028-000 _____ Comptroller

7. **Legal review required:** Yes

_____ District Attorney

8. **Reviewed by:**

_____ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

INTERLOCAL CONTRACT
BETWEEN LYON COUNTY AND STOREY COUNTY
FOR RAWE PEAK RACK AND TOWER SPACE LEASE

This Contract is made by and between Lyon County, a political subdivision of the State of Nevada, and the Storey County, a political subdivision of the State of Nevada.

RECITALS

WHEREAS, the parties are public agencies under NRS 277.100, and NRS 277.180 provides that any one or more public agencies may contract with another public agency to perform any governmental service, activity or undertaking which any of the contract agencies is authorized by law to perform; and,

WHEREAS, each party is authorized by the laws of the State of Nevada to perform or undertake numerous governmental functions and responsibilities as separate legal entities; and,

WHEREAS, Lyon County maintains a dispatch repeater site on Rawe Peak; and,

WHEREAS, Storey County has a need to lease space on Rawe Peak for dispatch repeaters; and,

NOW THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows,

1. Term. The term of this Contract shall commence from January 1, 2017 and shall continue until December 31, 2021.

2. Services Provided and Compensation. Lyon County agrees to allow Storey County to install, locate, and operate three dispatch repeaters in their building and the related antenna on their tower on Rawe Peak. Lyon County will pay for site utilities and BLM lease payments. Storey County agrees to pay \$250 per month to lease the rack space and tower space for the repeaters, with the payment made on or before the 5th day of each month. Storey County is responsible for maintaining their own equipment. Storey County understands that the electricity to the site is subject to outages, even though Lyon County provides batteries and a generator for backup power.

3. Automatic Renewal. If not terminated by the parties in accordance with paragraph four, this contract will be automatically renewed for an additional period of five years. The parties may agree in writing to allocate future costs/fees for the renewal period. If the parties do not agree on the rental rate for the renewal term, the rate shall increase 2.5% per year from the date the Lease is signed. The rent for the first renewal period will be \$281.25 per month. For the second renewal period the rent would be \$316.41 per month.

4. Termination. This contract may be terminated with a minimum written notice of six months by either party.

5. Indemnification. Each respective party agrees to indemnify and hold harmless the other party, to the extent provided by law, including, but not limited to, NRS Chapter 41, from and against any liability arising out of the performance of the Contract caused by any act or omission of its own officers, agents and employees.

6. Governing Law. The laws of the State of Nevada shall be applied in interpreting and construing this Contract.

7. Partial Invalidity. The illegality or invalidity of any provision or portion of this Contract shall not affect the validity of the remainder of the Contract.

8. Entire Agreement. This Contract constitutes the full and final agreement between the parties and shall not be modified except in writing and shall be signed by both parties.

9. Assignment. This Contract may not be assigned without the written consent of both parties.

10. Notices. All written notices under this Contract shall be delivered to the following officials at the addresses stated:

Lyon County: County Manager
 27 S. Main Street
 Yerington, NV 89447

Storey County: County Manager
 26 S. B Street
 Virginia City, NV 89440

STOREY COUNTY BOARD
OF COMMISSIONERS

Approved as to form:

By: _____
Chairman

By: _____
District Attorney

LYON COUNTY BOARD
OF COUNTY COMMISSIONERS

Approved as to form:

By: _____
Chairman

By: _____
District Attorney



Storey County Board of County Commissioners

Agenda Action Report

Meeting date:

Estimate of Time Required: 0 -5

Agenda: Consent ☒

Regular agenda ☐

Public hearing required ☐

1. **Title:** Confirm reappointment of Marshall McBride and Laura Kekule to the Storey County Board of Equalization.
2. **Recommended motion:** Approve appointment of Marshall McBride and Laura Kekule to the Storey County Board of Equalization.
3. **Prepared by:** VANESSA

Department: MANAGER **Telephone:** 847-1111
4. **Staff Summary:** None.
5. **Supporting Materials:** See attached
6. **Fiscal Impact:** 0
7. **Legal review required:** No
8. **Reviewed by:**

_____ Department Head

Department Name: MANAGER

_____ County Manager

Other Agency Review: _____

9. **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



Storey County Board of County Commissioners

Agenda Action Report

Meeting date:		Estimate of Time Required: 0 -5	
Agenda: Consent <input checked="" type="checkbox"/>		Regular agenda <input type="checkbox"/>	Public hearing required <input type="checkbox"/>

1. **Title:** Confrim reappointment of Marshall McBride, Pat Whitten and Laura Kekule to the Storey County Debt Management Board.
 2. **Recommended motion:** Approve appointment of Marshall McBride, Pat Whitten and Laura Kekule to the Storey County Debt Management Board.
 3. **Prepared by:** VANESSA
- Department:** MANAGER **Telephone:** 847-1111
4. **Staff Summary:** Members are to serve for a term of 2 years, with appointments made each odd-numbered year.
 5. **Supporting Materials:** See attached
 6. **Fiscal Impact:** 0
 7. **Legal review required:** No
 8. **Reviewed by:**

_____ Department Head

Department Name: MANAGER

_____ County Manager

Other Agency Review: _____

9. **Board Action:**

<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with Modification
<input type="checkbox"/> Denied	<input type="checkbox"/> Continued



Storey County Board of County Commissioners Agenda Action Report

Meeting date: February 21, 2017

Estimate of time required: 10 min

Agenda: Consent ☐ Regular agenda X Public hearing required ☐

1. **Title:** The 474 FIRE DISTRICT BOARD to confirm and appoint Jeff Nevin as the Storey County Fire Protection District Chief Appointee

2. **Recommended motion** Approve appointment of Jeff Nevin as the Storey County Fire Protection District Chief Appointee

3. **Prepared by:** Jessie Fain for Pat Whitten

Department: Commissioners

Telephone: 847-0968

4. **Staff summary:** Per Storey County Human Resources Policy #302 regarding recruiting, County staff is recommending Jeff Nevin as the Storey County Fire Protection District Chief Appointee effective February 21, 2017. This status will remain in effect until July 1, 2017 after Chief Gary Hames officially retires on June 30, 2017. The interim appointee status will allow Chief Hames to orientate the new chief into the roles of the position.

5. **Supporting materials:** none

6. **Fiscal impact:** Commensurate with established pay scale and current budget

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____
Department Head

County Manager

Department Name: Commissioner's Office

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 02/21/17

Estimate of time required:

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** First reading for a Cabaret and On & Off-sale Liquor License. Applicants are Richard Oates and Alexia Sober, owners of the Canvas Café located at 110 N C St., Virginia City, Nevada.

2. **Recommended motion:** I motion to approve as part of the consent agenda the first reading, a Cabaret, and On & Off-sale Liquor License for the Canvas Cafe, 110 N C St., Virginia City, NV.

3. **Prepared by:** Jennifer Burns

Department: SCSO

Telephone: 775-847-0959

4. **Staff summary:** Richard Oates & Alicia Sober, Owners, are requesting a Cabaret, and On & Off-sale Liquor License for the Canvas Cafe, 110 N C St., Virginia City, NV.

5. **Supporting materials:** See attached Agenda letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Gerald Antinoro

A blue ink signature of Gerald Antinoro is written over a horizontal line.

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



STOREY COUNTY SHERIFF'S OFFICE

Gerald Antinoro
Sheriff

February 8, 2017

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

Fr: Jennifer Burns

Please add the following item(s) to the February 21, 2017 Commissioners Consent Agenda:

LIQUOR BOARD FIRST READING:

- A. Cabaret and On & Off-sale Liquor License. Applicants are Richard Oates and Alexia Sober, owners of the Canvas Café located at 110 N C St., Virginia City, Nevada, 89440.

**PO Box 498
205 South C Street
Virginia City, NV 89440
Office: (775) 847-0959 Fax: (775) 847-0924**



Storey County Board of County Commissioners

Agenda Action Report

LIQUOR BOARD

Meeting date: 2/21/17

Estimate of time required:

Agenda: Consent [] Regular agenda [x] Public hearing required []

1. **Title:** Amending of Virginia City Brewery liquor license.

2. **Recommended motion:** None.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

A handwritten signature in blue ink, likely belonging to Brandy Gavenda.

Department: Storey County Sheriff's Office

Telephone: 775-847-0959

4. **Staff summary:** Motion to approve the amending of the liquor license for the Virginia City Brewery & Taphouse, 62 N C St., Virginia City, NV 89440. Amending the license from Kurt Holt and Jason Hawkins, to solely in the name of Kurt Holt, removing Jason Hawkins.

5. **Supporting materials:**

6. **Fiscal impact:** None

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Sheriff, Gerald Antinoro

A handwritten signature in blue ink, likely belonging to Gerald Antinoro.

___ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 02/21/17

Estimate of time required: 20 min.

Agenda: Consent [] Regular agenda [x] Public hearing required [x]

1. **Title:** (Continued from the 02/07/17 board meeting) Discussion/Possible Action: The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

2. **Recommended motion:** In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 6.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, [commissioner], motion to approve with conditions Zone Map Amendment 2016-033 allowing the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** This item was continued at the 02/07/17 meeting.

6. **Supporting materials:** Staff Report 2016-033 was provided at the 02/07/17 meeting.

7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

_____ Comptroller

8. **Legal review required:** _____ District Attorney

9. **Reviewed by:**

___@___ Department Head

Department Name: Planning

_____ County Manager

Other agency review: _____

10. **Board action:**

[] Approved

[] Approved with Modifications

[] Denied

[] Continued

Agenda Item No.

Storey County Planning Department

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: February 7, 2017, at 10:00 a.m.

Meeting Location: Storey County Courthouse, 26 South B Street, Virginia City, Nevada 89440

Staff Contact: Kathy Canfield

File: 2016-033

Applicant: Elias Abrishami and Rafi Abrishami, Managers/Members, Reno Tahoe R & D Business Park, LLC

Property Owner: Reno Tahoe R & D Business Park, LLC

Property Location: APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County line northeast of Mark Twain Estates.

Figures: Figure 1: Vicinity Map, Figure 2: Site Characteristics, Location Map, Figure 3: Transition Zoning Locations, Mark Twain Area, Figure 4: Adjacent Properties, Figure 5: Allowed Uses, Figure 6: Special Uses, Figure 7: Land Use Compatibility, Figure 8: Comparison of Storey County Regulations

Appendix: Land Use Compatibility Table

Guiding Documents: Storey County Code, Section 17.0.3.220 – Zone map amendments and zone text amendments, 17.08 – Zones Generally, 17.32 – Forestry Zone, 17.34 – Light Industrial Zone, and Storey County Master Plan

Request: The applicants request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

Summary of Planning Commission Action:

The Planning Commission at its January 19, 2017, meeting heard testimony from the applicant, county staff and the public regarding the subject zone change amendment. Questions were raised about subdividing the property, master plan questions and Lyon County notification. The Planning Commission voted unanimously 5 to 0, with two absent, to approve the zone change amendment, with no changes to the conditions of approval.

1. BACKGROUND & ANALYSIS

1.1 Site Location and Characteristics

The subject property is located along the Storey County/Lyon County line, approximately 5.4 miles northeast of the Mark Twain Estates. The property is located in Section 31, Township 18 North, Range 23 East, MDBM. The property is vacant with desert vegetation. The site slopes from the northwest to the southeast and has some significant drainage channels across the property. As shown on Figure 1, the site is located northeast of the Basalite Mine on property in Storey County, and north of the Iron Mountain subdivision in Lyon County. There is a single family residence located approximately a mile to the south of this zone change parcel in Storey County with access through the adjacent Iron Mountain subdivision in Lyon County.

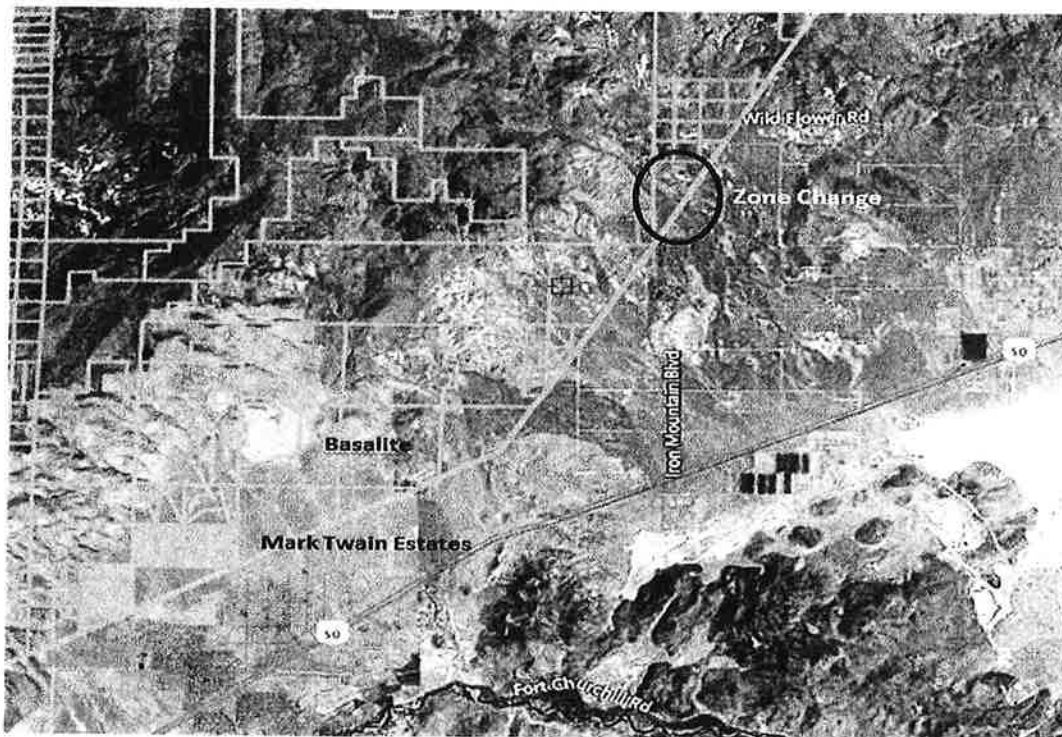


Figure 1 – Vicinity Map

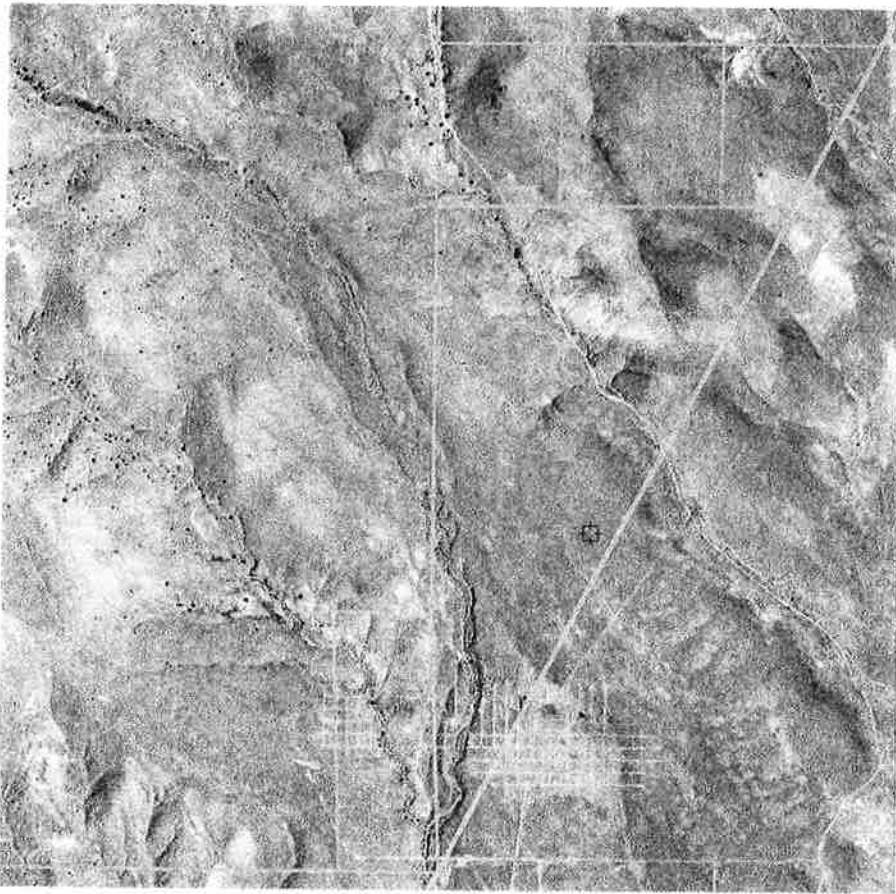


Figure 2 – Site Characteristics

1.2 Zone Map Amendment Request

The Applicants propose to change the zoning of the 159-acre parcel from Forestry (F) to Light Industrial (I1). This change is consistent with the 2016 Storey County Master Plan which identifies this parcel as a transition parcel from a Resources Use to an Industrial Use.

The applicants, Elias Abrishami and Rafi Abrishami, are Managers/Members of Reno Tahoe R&D Business Park, LLC, and are the owners of the property. The Storey County Code (SCC) Section 17.03.220 (B) explains that a property owner can initiate amendments to the official zoning district map by filing with the director a signed complete application accompanied by the necessary fee and application materials including all evidence and facts required. The Applicants have submitted the required documents for a Zone Map Amendment.

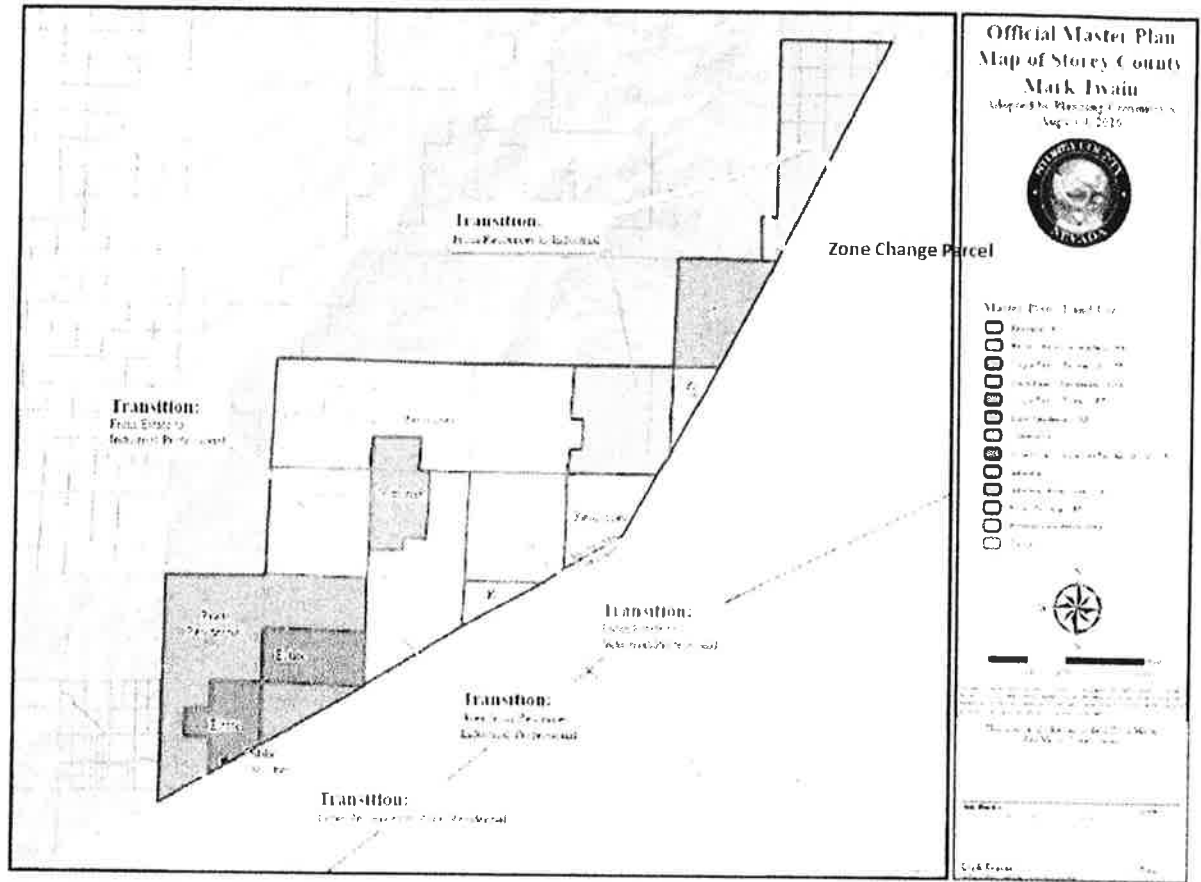


Figure 3 - Storey County Master Plan Map Including Transition Designation Locations, Mark Twain Area

1.3 Purpose and Intent of the F Zone and the I1 Zone

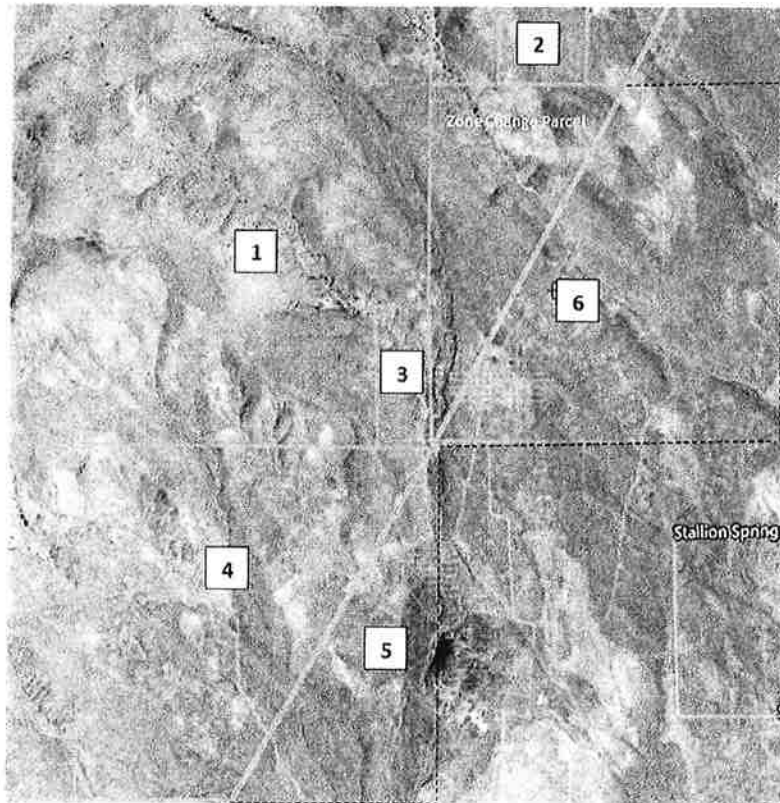
The existing zoning for the subject parcel is Forestry (F). SCC 17.32.015 Purpose and intent states: The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

The proposed zoning for the subject parcel is Light Industrial (I1). SCC 14.34.015 Purpose and intent states: The I1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

The Storey County Master Plan has identified this parcel to Transition from Resource to Industrial. The Master Plan states that the Transition designation provides for zones and uses already existing at the time of this master plan; however, it recognizes that conflicts may exist with adjacent uses or that other zones may be appropriate in addition to what is provided for in the master plan maps. Accordingly, it provides for property owner driven changes to more compatible zoning without amending this master plan. The recommended zoning for each master plan designation is contained in Master Plan Chapter 3 Land Use, section 3.4.

Staff has reviewed the Forestry land uses and the Light Industrial land uses, along with the surrounding land uses and has found the Light Industrial zoning to be consistent with the purpose and intent of the Storey County Master Plan.

1.4 Abutting Land Parcels and Property Owners



#	APN	Owner	Zoning	County
1	004-201-12	Tahoe-Reno Industrial Center, LLC	F	Storey
2	004-191-12	Crosby NV Land, LLC	F – Transition to I	Storey
3	004-201-03	Iron Rose Mountain	F – Transition to I	Storey
4	004-291-02	Reno-Tahoe R&D Business Park, LLC	I1	Storey
5	015-311-07	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon
6	015-021-01	Reno-Tahoe R&D Business Park, LLC	Rural Residential	Lyon

Figure 4 – Adjacent Properties

All abutting properties are vacant. However, several estate single-family residents exist in the immediate area within Lyon County and one such residence exists to the southeast of the project in Storey County. The parcel located to the directly east of the zone change parcel within Lyon County is owned by the applicant, Reno-Tahoe R&D Business Park, LLC. The above referenced parcel owners in Storey County, along with the Lyon County Planning Department, have been notified of this application and of the Planning Commission meeting.

1.5 Photographic Images

Photographs of the site are provided to give clarification of the existing conditions of the proposed zone change site.



Looking northwest across the site



Looking west across the property

1.6 Land Use Compatibility

The proposed Zone Map Amendment is compatible with the abutting land parcels, existing uses and abutting land parcels allowed uses. Light Industrial (I1) is located to the south of this parcel, and Forestry zoned property is located to the east and north which is also identified as a Transition from Resources to Industrial land use designation.

A table documenting the allowed uses and the uses subject to a Special Use Permit in the Light Industrial Zone are provided in the Appendix 1 to this report. All proposed uses

within a Forestry Zone require a Special Use Permit, no allowed uses exist. The new zoning would permit allowed uses and Special Use Permit uses.

2. GENERAL COMPLIANCE WITH STOREY COUNTY'S GUIDING DOCUMENTS

Figure 5, below, documents the land use compatibility in relation to the existing land uses, Storey County Master Plan designations, the existing zones and the proposed zones for the Applicants' parcel and the abutting parcels of land. There appears to be no evident conflicts between the proposed Zone Map Amendment, the Master Plan and the abutting land uses.

Land	Land Use	Master Plan Designation	Existing Zone	Proposed Zone
Applicant's Land	vacant	Transition from Resources to Industrial	Forestry (F)	I1
Land to the north	vacant	Transition from Resources to Industrial	Forestry (F)	n/a
Land to the northwest	vacant	Resources	Forestry (F)	n/a
Land to the west	vacant	Resources and Transition from Resources to Industrial	Forestry (F)	n/a
Land to the southwest	vacant	Industrial	Light Industrial (I1)	n/a
Land to the south	vacant	Lyon County	Rural Residential	n/a
Land to the south east	vacant	Lyon County	Rural Residential	n/a
Land to the east	vacant	Lyon County	Rural Residential	n/a
Land to the northeast	vacant	Lyon County	Rural Residential	n/a

Figure 5 – Land Use Compatibility

3. COMPLIANCE WITH THE STOREY COUNTY CODE

3.1 SCC Section 17.03.220 17.03.220 Zone map amendments and zone text amendments states:

“1. Before a zoning map amendment may be recommended for approval, the Applicant must provide evidence to the Board and Planning Commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five year time period, and describe:

- a. How the proposal will impact the immediate vicinity.
- b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
- c. If the proposed amendment will impact properties within that use district.
- d. Any impacts on public services and facilities, and availability of water resources.”

3.1.1 How the proposal will impact the immediate vicinity.

The proposed Zone Map Amendment is consistent with the abutting zoning and Master Plan designations. The applicant is proposing to change the zoning from Forestry to Light Industrial which is identified as desired in the Storey County Master Plan. Surrounding land uses within Storey County are vacant land, with the adjacent properties zoned Forestry and Industrial. The closest developed property within Storey County is a single family residence located approximately 1.5 miles to the southwest of the zone change parcel.

3.1.2 How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Staff outlines how the proposed application supports the goals, objectives and recommendations of the Master Plan concerning land use and related policies for the subject neighborhood in Section 4 of this Staff Report.

3.1.3 If the proposed amendment will impact properties within that use district.

The surrounding properties within Storey County are zoned either Forestry or Light Industrial. Additionally, the Master Plan identifies several adjacent properties to transition from Resources to Industrial land uses. All surrounding properties are currently vacant.

3.1.4 Impacts on public services and facilities, and availability of water resources.

The proposed Zone Map Amendment is not anticipated to have any impacts to public services and facilities or the availability of water resources. Based on the topography and the applicant's ownership of parcels immediately across the Storey County/Lyon County line, it is anticipated the majority of access to the site will be from right-of-way within Lyon County and across the applicant's property in Lyon and Storey counties. Planning staff informed the applicant that an agreement with Lyon County officials will need to be established for appropriate access to the subject property. Planning staff was made aware by the applicant and by Lyon County staff that conversations about this matter have commenced. The applicant was also informed that access to the properties in Storey County must occur within legal public access right-of-ways or easements.

Water resources availability are not expected to be impacted by the zoning change for the property. As part of any development project, whether the property is zoned Forestry or Light Industrial, the applicant will be required to demonstrate there are adequate water resources and rights available for any proposed development. The applicant will be required to obtain necessary permitting from the Nevada State Engineer's Office for commercial water use.

3.2 SCC Comparison Table on Regulations

The following Figure 6 compares the Storey County Code regulations between the Forestry (F) and Light Industrial (I1) zones. As the table demonstrates, the regulations are not significantly different.

1	Height
	F: 35 feet, or three stories, whichever is higher
	I1: 35 feet, or three stories, whichever is higher
2	Setbacks
	F: front – 30', rear – 40', side – 30'
	I1: front – 20'
3	Minimum Parcel Area
	F: 40 acres
	I1: 1 acre, commercial uses 15,000 square feet
4	Off-street Parking
	F: must be sufficient to meet demands of the use
	I1: n/a
5	Generator Restrictions
	F: not permitted unless generator is muffled and installed in sound insulated building, does not apply to emergency generators
	I1: n/a
6	Loading Area
	F: n/a
	I1: adequate room for circulation, staging, parking and docking so as right-of-way/travelled way not impacted

Figure 6 – Comparison of Storey County Regulations

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Code.

4. COMPLIANCE WITH THE STOREY COUNTY MASTER PLAN

This property is located within the Mark Twain portion of Storey County as identified in the Storey County Master Plan. Chapter 3, Land Use, of the Master Plan has the following statements that related to this proposed zone change:

- a. **“Protecting area rural lifestyle, safety, and water resources, and mitigating know alluvial flooding conditions in the adjacent Mark Twain Estates should be considered of foremost importance when considering new development in this area.”**

The proposed zone change parcel is approximately five miles to the northeast of the Mark Twain Estates and is not expected to impact the safety, water resources or flooding conditions within the residential development. Because of the topography of the area and the distance, the Industrial Zoning will not be impacting to the rural lifestyle of Mark Twain Estates residences.

- b. **“Residential development in abutting Lyon County will likely expand rapidly toward Storey County’s Mark Twain community. Lyon County officials and land developers may exert pressure on Storey County officials to permit suburban sprawl to expand into the Mark Twain area. This master plan discourages suburban residential development in Mark Twain, primarily because available water in the immediate area does not appear to support a large population, even if water is imported from adjacent Dayton Valley. A suburban type environment also conflicts with the existing rural character of the Mark Twain Estates.”**

The Industrial land use will discourage suburban sprawl in Storey County. The Industrial zoning does not allow for single family residences, which is consistent with Storey County’s desire to avoid suburban residential sprawl.

- c. **“Residents also agreed that certain commercial and light industrial uses east and north of the Mark Twain Estates and south of the quarry mine may complement the area in Storey and Lyon Counties by providing local services and employment opportunities. Upstream mitigation of area flash-flooding conditions in the Mark Twain Estates may also be a benefit of well-situated and designed development.”**

This zone change parcel, although not immediately adjacent to the Mark Twain Estates, has the potential to also offer local services and employment opportunities which have been identified as being desirable to the local community including in Storey and Lyon counties. The zone change parcel is part of a different drainage system and is not expected to impact Mark Twain Estates.

- d. **“County official should consider special light industrial zoning for transition areas designated as industrial-professional. The zoning should contain design standards that create complementary interface between abutting residential and professional/light industrial uses and zones.”**

This application requests the zone change from Forestry to Light Industrial zoning. The industrial-professional designation is identified for parcels abutting the Mark Twain Estates residential portions of the County. This zone change parcel abuts Forestry and Light Industrial zoning within Storey County and is not expected to have interfacing issues between land uses. Although this property does abut Lyon County Rural Residential zoning, the property immediately to the east is owned by the applicant for the zone change.

Based on the above information, staff is supportive that the zone change is consistent with the Storey County Master Plan.

5. PUBLIC COMMENT

Staff has notified adjacent Storey County property owners and the Lyon County Planning Department of this application and the Planning Commission and the County Commission meetings. Staff has not received any written public comments for this application (as of the

posting date of January 10, 2017). One adjacent property owner did speak at the Planning Commission meeting.

6. FINDINGS

6.1 Motion for Approval

The following Findings of Fact are evident with regard to the request Zone Map Amendment when the recommend conditions of approval in Section 7 – Recommend Conditions of Approval are applied:

- 6.1.1 The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;
- 6.1.2 The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;
- 6.1.3 The conditions of approval of the Zone Map Amendment require compliance with the applicable codes;
- 6.1.4 The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in SCC Chapter 17.34 I1 Light Industrial Zone or Chapter 17.03.220 Zone map amendments and zone text amendments;
- 6.1.5 The uses allowed by the new zones do not appear to cause substantial adverse impacts to the uses allowed in abutting zones;
- 6.1.6 The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the 2016 Storey County Master Plan;
- 6.1.7 The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
- 6.1.8 The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;
- 6.1.9 The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setbacks distances or minimum parcel area and width requirements.

6.2 Motion for Denial

Should a motion be made to deny the Zone Map Amendment request, the following findings with explanation of why should be included in that motion.

- 6.2.1 Substantial evidence shows that the Zone Map Amendment may conflict with the purpose, intent, and other specific requirements of SCC Chapter 17.34 I1 Light Industrial or Chapter 17.03.220 Zone Map Amendments and zone text amendments or other Federal, Nevada State, or Storey County regulations;
- 6.2.2 The conditions of approval under the Zone Map Amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses;
- 6.2.3 No reasonable level of conditions of approval imposed on this Zone Map Amendment would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.
- 6.2.4 The proposed Zone Map Amendment is not in substantial compliance with and does not support the goals, objectives and recommendations of the master plan;
- 6.2.5 The proposed Zone Map Amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity;
- 6.2.6 The proposed Zone Map Amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety and welfare.

7. **RECOMMENDED CONDITIONS OF APPROVAL**

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

- A. **Official Storey County Zoning Map.** The Official Storey County Zoning Map must be amended to depict the Zone Map Amendment approved by the Storey County Board of Commissioners (the Board) with the recommendation by the Storey County Planning Commission (the Planning Commission). The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk (the Clerk) under the following words: "This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with this date of adoption.
- B. **Changes Made Promptly.** The changes approved by the Board with the recommendation by the Planning Commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable Area Zoning Map) promptly after the amendment has been approved with an entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may from time to time be made or published, the Official Zoning Storey County Map and

the Area Zoning Maps are to be located in the offices of the Clerk and Recorder and are the final authority as to the currently zoning status of land and water area, buildings and other structures in the County.

- C. **Signed and sealed copies of the Official Storey County Zoning Map.** Signed and sealed copies of the Official Zoning Storey County Map and the Area Zoning Maps must be available in both the Storey County Clerk and Recorder's office.
- D. **No Other Map Actions.** No parcel map, consolidation, or other map action may occur until the Official Storey County Zoning Map is officially adopted pursuant to SCC 17.08.040.
- E. **Requirements.** The Zone Map Amendment must comply with and remain in compliance with all provisions set forth by this Zone Map Amendment and all Federal, Nevada State and Storey County Codes and Regulations.
- F. **No Light Industrial (I1) Land Uses.** No uses listed in the I1 Light Industrial zone, but not in the F Forestry zone, may be constructed, nor building permits issued, until the zone map change has been recorded.

8. **POWER OF THE BOARD**

At the conclusion of the hearing, the County Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution and such resolution must recite the findings of the County Commission upon which it based its decision.

9. **PROPOSED MOTIONS**

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 6.1 of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 6.2. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. **Recommended motion**

In accordance with the recommendation by staff and the Storey County Planning Commission, the findings of fact under Section 6.1 of this report, and other findings deemed appropriate by the County Commission, and in compliance with the conditions of approval, I, [commissioner], motion to approve with conditions Zone Map Amendment 2016-033 allowing the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and

the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

B. Alternative motion

Against the recommendation by staff and the Storey County Planning Commission, but in accordance with the findings of fact under Section 6.2 of this report, and other findings deemed appropriate by County Commission, I, [commissioner], motion to deny Special Use Permit No. 2016-033 of the applicant's request to change the zoning of APN 004-181-02, specifically Section 31, Township 18 North, Range 23 East, MDBM, from Forestry (F) to Light Industrial (I1). The property owner is proposing to develop a utility-scale solar photovoltaic use on the property. The approximate 159 acre parcel is identified in the 2016 Storey County Master Plan as a Transition parcel from Resources to Industrial, and the requested zone change is consistent with that designation. The property is located along the Storey County/Lyon County boundary approximately 5 miles northeast of the Mark Twain Estates.

Appendix

Land Use Compatibility

Use	Allowed		Special Use	
	I1	F	I1	F
10% utilized as commercial use	x			
Limited indoor manufacturing & assembly	x			
Trade & craftsman industries	x			
Contractor services	x			
Agricultural uses	x			x
Horticultural uses	x			x
Fire, emergency services, sheriff	x			x
Helipads & heliports for medical transport only	x			x
Libraries, post offices, government offices, community centers	x			
Schools	x			x
Highway rest areas, parks	x			x
Parking lots, structures, transit	x			
Veterinarian services & animal shelters	x			
Warehouses & distribution	x			
Storage & distribution of paints & similar materials	x			
Storage & distribution of petroleum products, within a warehouse facility	x			
Outdoor storage & maintenance	x			
Temporary batch plants associated with onsite construction	x			x
Laundromats & dry-cleaning	x			
Laboratory & testing services	x			
Retail sales & shopping centers	x			
Mini-warehouse & storage facilities for rent	x			
Gaming associated with another primary use	x			
Heavy equipment sales & services	x			
Automotive, truck services	x			
Accessory use, buildings & structures when incidental to permitted use	x			
Casinos & gaming establishments			x	
Watchman's dwelling			x	
Structures exceeding 50' in height			x	
Keeping 5+ dogs, 3+ pot belly pigs			x	x
Commercial kennel			x	x
Billboards			x	
Commercial energy production (including solar)			x	x
Hunting, fishing & skiing facilities			x	x
Truck stops			x	
Cemeteries			x	x
Solid waste recycling & collection center			x	
Temporary batch plants for offsite construction			x	
Education facilities housing			x	
Natural resources river restoration			x	x
Open Storage			x	
Public utility service yards			x	x
Single family detached dwelling				x
Sale & Display of products grown or raised onsite				x
Recreational uses				x
Congregational establishments				x
Highway & public utility maintenance camps				x
Home enterprises				x
Mining & extraction				x
Milling & processing related to mining				x
Growing & preservation of trees & nursery stock				x
Bee keeping for agricultural purposes				x



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 02/21/17

Estimate of time required: 20 min.

Agenda: Consent [] Regular agenda [x] Public hearing required [x]

1. **Title:** (Continued at the 02/07/17 board meeting) Discussion/Possible Action: The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

2. **Recommended motion:** In accordance with the recommendation by Staff, and the Storey County Planning Commission, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [Commissioner] hereby motion to approve with conditions Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** This item was continued at the 02/07/17 meeting in order for the applicant to work with staff on developing conditional text in accordance with the planning commission's recommendation.

6. **Supporting materials:** Staff Report 2016-034 was provided at the 02/07/17 meeting.

7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

___ Comptroller

8. **Legal review required:**

___ District Attorney

9. **Reviewed by:**

___@___ Department Head

Department Name: Planning

___ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440
Phone (775) 847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: January 19, 2017

Meeting Location: Storey County Courthouse - 26 South B Street, Virginia City, Nevada 89440

Case Number: 2016-034

Applicant: Reno Tahoe R&D Business Park, LLC

Property Owners: Reno Tahoe R&D Business Park, LLC

Staff Contact: Kathy Canfield

Figures: Figure 1: Zoning Map, Figure 2: Area Map, Figure 3: Photo Map, Figure 4: Surrounding Uses, Figure 5: Land Use Compatibility Table

Guiding Documents: Storey County Master Plan, Storey County Code, Section 17.34.030, Special Use Permit I1 – Light Industrial Zone; and/or Storey County Code Section 17.32.020, Special Use Permit F – Forestry.

Property Location: APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBD, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Request: The applicant requests a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary of Planning Commission Action:

The Planning Commission at its January 19, 2017, meeting heard testimony from the applicant, county staff and the public regarding the subject Special Use Permit. Discussion of the solar facility use, visibility of the site to neighboring properties and from other areas in Storey County and Highway 50, access to the site, and site reclamation were discussed. The Planning Commission voted unanimously 5 to 0, with two absent, to approve the zone change amendment, with modifications to Special Conditions 18 and 19. The modifications to Conditions 18 and 19 were to clarify the need for a reclamation plan and for phasing of the bonding of any potential restoration work.

Amended Recommended Conditions of Approval:

The following conditions of approval were amended pursuant to the recommendation by Staff, Storey County Legal Counsel and the Planning Commission. Text shown ***bold italics*** is added, and text shown as ~~strike-out~~ is deleted.

1. Background & Analysis

1.1 Zoning Background

This project consists of two parcels of land along the Storey County/Lyon County border. The southern parcel is approximately 520 acres and the northern parcel is triangular in shape and is approximately 159 acres. The existing zoning of the southern parcel is Light Industrial and the existing zoning (as of the writing of this report) is Forestry. The northern parcel is zoned Forestry and is proposed to be changed to Light Industrial (see below) The proposed land use of commercial energy production (solar) is a Special Use for both Forestry and Light Industrial zoning categories.

Prior to this Special Use Permit application being heard, the County Commission will be hearing a recommendation for a zone change on the northern property (Zone Change Amendment 2016-033), at the February 7, 2017 meeting. Staff has reviewed and the Planning Commission has discussed the zone change application and both are recommending approval of the change. However, if the County Commission does not agree with the Planning Commission and the staff recommendation, and does not make a motion to approve the zone change, this project application can still move forward based on the existing Forestry zoning allowing for commercial energy production land uses subject to a special use permit.

This staff report will evaluate the proposed project against the Forestry and the Light Industrial zones for the 159 acre northern parcel only. The southern parcel is zoned Light Industrial and no zone change amendment is associated with this parcel. When different findings or standards apply because of the difference in zoning, the report will provide discussion and rationale for both.

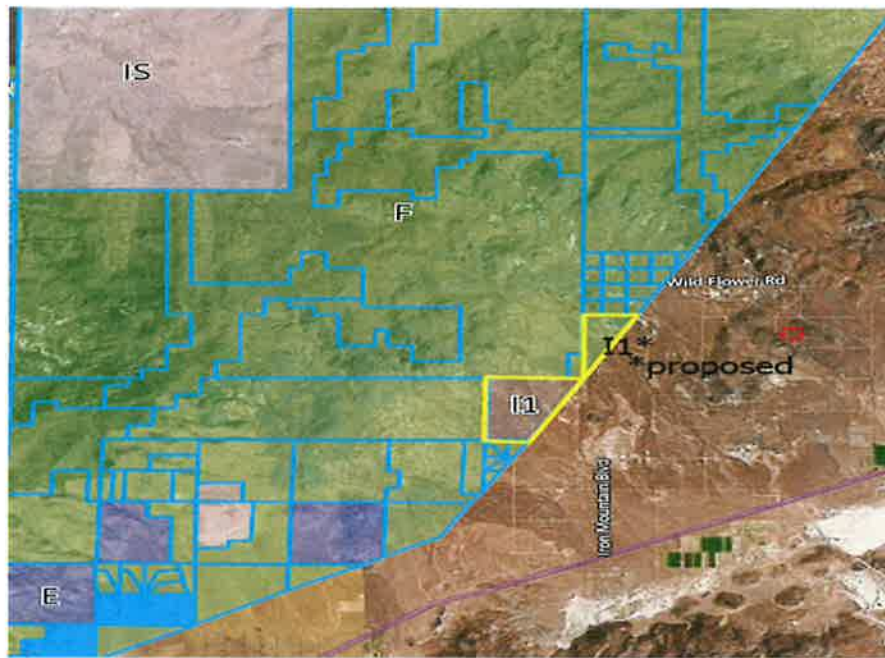


Figure 1 - Zoning

1.2 Site location and characteristics

The project consists of two parcels of land, located along the Storey County/Lyon County boundary. The parcels are 520 acres and 159 acres in size and both are currently vacant. The parcels generally slope downward from the northwest to the south east, and have some significant drainage channels across the site.

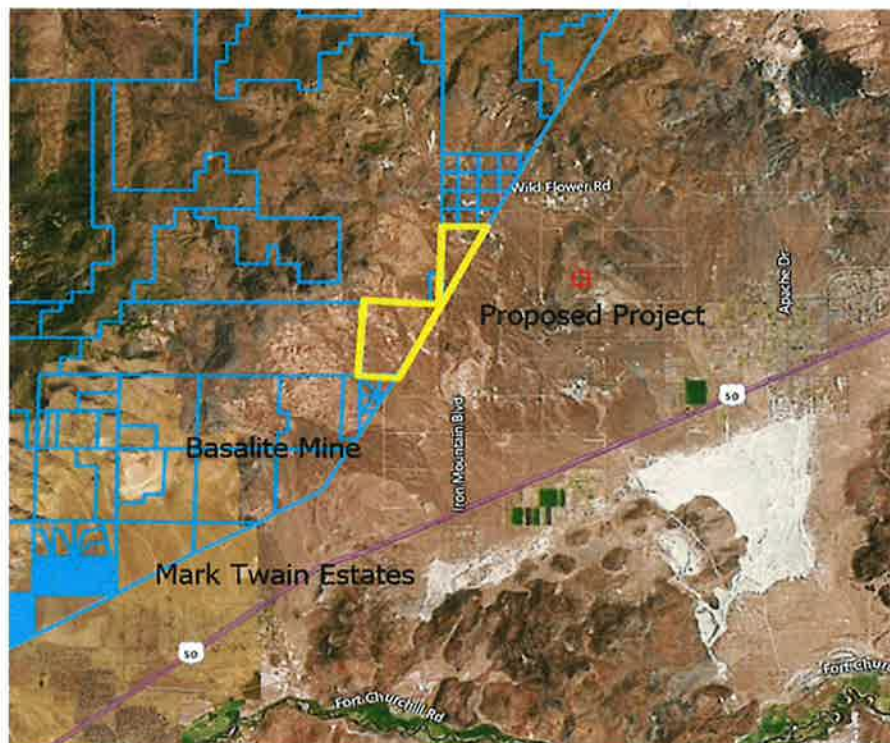


Figure 2: Area Map



Photo 1: Looking north along county line



Photo 2: Looking southwest across 520 acre parcel, post is believed to be a property corner.



Photo 3: Looking northeast across 159 acre site, post is believed to be a property corner.

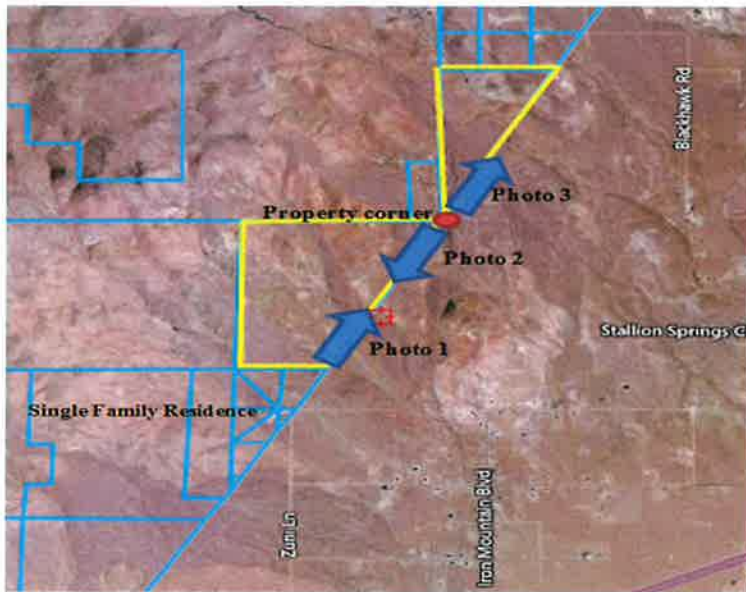


Figure 3, Photo map

1.3 Proposed Use

The proposed project will be an approximately 5 to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology that will generate clean electricity. The applicant anticipates the generated electricity will be sold to a third party purchaser, such as NV Energy for example, through a power purchase agreement. The power purchase agreement is expected to be for a term of 15 to 25 years. This project is approximately one mile northeast of the approved (but not constructed) Blackhawk power substation and the project is anticipated to connect to this facility (See Special Use Permit No. 2008-060). Any power purchase agreement or connection to a power facility is a private agreement and Storey County is not a part of any discussions or negotiations. Any proposed physical connections (such as power lines) may require future Storey County review and/or permitting.

Development of the project will most-likely consist of separate phases. It is anticipated that first phase may consist of a 5 to 10 megawatt installation, with additional 5 to 10 megawatt installations to follow for a possible total build out of approximately 170 megawatts. Each 5 to 10 megawatt installation utilizes about 20 acres of land area. In order for the project to be economically viable for the applicant, it is estimated the entire site (both the 520 acre and the 159 acre parcels) will be utilized to optimize production capacity.

It is anticipated that support facilities onsite will include storage buildings for equipment and possibly a small office for staff and/or a watchman's dwelling.

1.4 Special Use Permit Required

The purpose and intent of the I1 – Light Industrial zone is to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses. SCC 17.34.030.H. states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems are permitted in the I1 zone subject to a Special Use Permit.

(If zoning amendment from Forestry to I1 Light Industrial for northern parcel (APN 004-181-02) is not approved, the following statement is applicable.)

The purpose and intent of the F – Forestry zone is to protect areas having important

environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses. SCC 17.32.020.O states that commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. This use is subject to a Special Use Permit. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.

1.5 Surrounding Uses

The property is surrounded by mostly vacant land. There is a single family residence located within Storey County directly south of the property located on APN 004-291-042 (See Figure 4, below). Property to the southwest, west and north is vacant and zoned Forestry and/or Industrial. There are several residences in Lyon County (Iron Mountain Ranch estate subdivision) located to the east and southeast of this property; however, these residences are not immediately adjacent to the project site. Property immediately to the east of the northern and southern parcels within Lyon County is owned by the Applicants.

The existing single family residence located south of the project area is located on Forestry zoned land. Forestry zoning requires a minimum of 40 acre parcels and any uses proposed on the land require a Special Use permit. The parcel that the single family resides, along with the five other adjacent parcels, were legally created in 1998 and are considered legal non-conforming for the Forestry zone. The residence appears to have been constructed in 2011 and does not appear to have acquired a Special Use permit prior to construction.

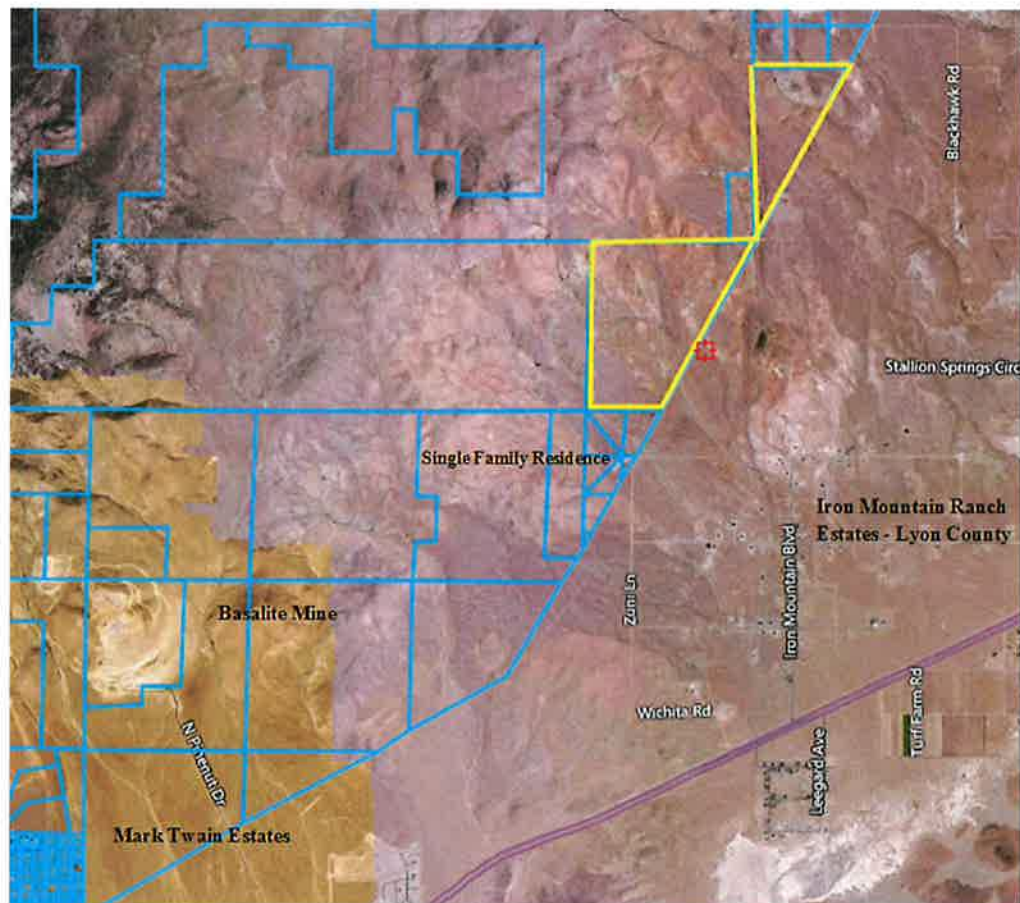


Figure 4: Surrounding Uses

1.6 Area Impacts

Staff has reviewed the project proposal and has identified the following potential impacts:

- A. Temporary Construction: During construction activities, there is the potential for noise, dust and additional traffic which is expected to last for the duration of the construction activities.
- Noise: Potential noise at the site would be associated with construction activities. Once constructed, the solar panels will not generate noise. Noise at the property line shall be limited to 84 decibels (A weighted, SCC 8.04.020) and shall be subject to further reasonable limitations as determined by Storey County.
 - Dust: Dust from construction activities could also have a potential impact on surrounding areas. As a condition of the Special Use Permit approval, the applicant will be required to meet Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.
 - Traffic: The applicant estimates a maximum of 10 vehicles to the site per day during construction activities. Equipment would be delivered to the site on trucks no larger than supplies provided to construct a residence according to the applicant. This traffic would be temporary during construction activities.

- B. Access: The applicant has identified several potential access points to the parcels. Potential access to the southern parcel may be from Zuni Lane. The current Zuni Lane is located within Lyon County and adjacent to the Iron Mountain Ranch estate subdivision. The roadway ends at the Storey County line, at Shawnee Road. There is a public roadway easement identified along the east property line of Sections 1 and 24 in Storey County which would allow for Zuni Road to extend from Shawnee north to the southern subject parcel approximately 0.25 miles. This access would need to be constructed in accordance with Storey County standards. The Zuni Lane access may also require improvements to connect to Highway 50 in accordance with Lyon County requirements.

This access easement is a part of the parcel where the single family residence in Storey County is located. It is unclear if the residence or associated development encroach upon the easement.

Another alternative is to access the property from Iron Mountain Boulevard which is aligned through the approximate center of the Iron Mountain Ranch estate subdivision. This would allow for potential access to both the southern and northern parcels. This would also potentially require improvements to roadways/easements, but all access would be from within Lyon County.

Onsite access between the northern and southern parcel, if proposed, would also require some type of easement on adjacent property, as the applicant's two parcels meet at a point and do not have overlapping land area wide enough for vehicular access. If separate roadway/easement access for each parcel can be provided, internal access may not be necessary.

As a condition of Special Use permit approval, the applicant will be required to identify the access to the site and any proposed vehicle access between the southern and northern parcels along with any associated necessary easements. Any proposed access located within Storey County shall be required to meet Storey County requirements.

The applicant stated to planning staff that he is working with Lyon County staff on determining the most appropriate access to the site through Lyon County. Storey County staff have also outreached to the Lyon County Manager and the Community Development Department and informed them of the special use permit application.

- C. Drainage: There are several natural regional drainages that cross the applicant's property and continue in a southerly direction toward Lyon County, including to the Iron Mountain Ranch estate subdivision. The drainage comes down from the adjacent hills, flows through the property and continues on downhill. It is anticipated that the construction on the site may impact the existing drainage system. As a condition of approval, the applicant will be required to demonstrate that all site drainage and storm water management systems must be designed as to not adversely impact any other properties.
- D. Water Usage: The proposed use is not expected to utilize a significant amount of water. Water usage is anticipated for any onsite office/storage buildings, potential watchman's dwelling (restrooms, sinks, potential fire suppression) and for periodic washing of solar photovoltaic panels. Water may also be used for dust control during construction activities and land restoration activities. The applicant will be required to furnish proof of water rights and drill a well to serve the property. Water rights or the ability to install a well will be managed by the Nevada State Engineer's Office. The applicant must show valid evidence of water permits or rights before obtaining a Storey County building permit.
- E. Phasing: The applicant proposes to develop the property in 20-acre increments. Mass grading of the site is not proposed as the site has existing slopes that generally work with the design of the solar field. As a condition of project approval, permits will be issued in approximately 20 acre increments. This will allow for the development to occur but to retain the natural condition of the site for areas outside the construction area. Disturbance should only occur when construction is occurring.
- F. Closure/Abandonment/Restoration: In the event that the solar facility becomes ~~decommissioned~~ *unused* for a period of any three consecutive years ~~commencing after the first five years from completion of construction~~, Storey County ~~shall~~ reserves the right to deem the facility abandoned ~~and mandate the solar facility be removed within 180 days thereof at the Permit Holder's expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code. The Permit Holder may appeal a determination of abandonment pursuant to the appeal procedure set forth in Storey County Code 17.03.130. Upon determination that the facility has been abandoned, Storey County may mandate that the facility be removed and reclaimed in accordance with the Post Closure plan approved by Storey County, within 180 days at the Permit Holder's expense.~~ Removal and reclamation shall include complete removal of the entire facility including the solar panels and structures, electrical wiring and connections, accessory buildings and structures, foundations and pads up to two feet below grade, and all other appurtenances. The entire site shall be revegetated to a condition reasonably existing prior to the existence of the subject project. Reseeding of the premises shall be performed in a similar fashion as the program administered by the U.S. Bureau of Land Management on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, ~~and~~ *or* representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.

2. General Compliance with Storey County's Guiding Documents

2.1 Summary Table

The table below shows land uses, master plan designations and zoning for the land surrounding the proposed residence. There are no evident conflicts between the proposal and the County Master Plan. The proposed use is consistent with the surrounding land that allows for commercial/residential uses.

Figure 5: Land Use Compatibility			
Land	Land Use	Master Plan	Zoning
Applicant's Land	vacant	Industrial (& Transition from Resources to Industrial)	II (& F)
Land to the east	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the southeast	vacant (Lyon County)	Rural Residential (Lyon)	R
Land to the south	residence & vacant (Storey) & residential & vacant (Lyon)	Resources (Storey)	F
Land to the southwest	vacant	Resources, Transition to Industrial	F
Land to the west	vacant	Resources	F
Land to the northwest	vacant	Resources	F
Land to the north	vacant	Resources, Transition to Industrial	F
Land to the northeast	vacant	Rural Residential (Lyon)	R

2.2 Compliance with Storey County Master Plan

A. Chapter 3, Land Use, Goal 8 of the Storey County Master Plan states: "Balance renewable energy systems with other uses." The three policies listed under this goal are:

1. By allowing small-scale domestic renewable energy systems, including solar and wind, when they are found to be scaled, placed, and designed as to not substantially detract from the existing character of each community.
2. By prohibiting commercial-scale renewable energy systems, including solar and wind, in and adjacent to residential areas.
3. By requiring planning commission and board review and action pertaining to all commercial-scale renewable energy systems."

This project is considered a commercial-scale project, and is not a small-scale domestic system. The Storey County Master Plan identifies the surrounding land uses to be Resources and Transition from Resources to Industrial. Although a residence can be permitted with a Special Use Permit in Forestry zoning, the area is not identified as a residential land use. There is an existing residence located approximately 0.25 miles to the south of the project area within the Forestry zoning and it does not appear that this use obtained a Special Use permit prior to construction of the residence. This residence is currently adjacent to Light Industrial zoning. This project will be reviewed by the planning commission and the board.

In addition to the above policies, Chapter 3 of the Master Plan identifies that "A major power transmission substation (NV Energy's Blackhawk substation) was approved by the board with recommendation by the planning commission in 2009. If developed, the substation may provide utility access for industrial users, as well as a connection point for utility-scale renewable energy generating systems feeding into the grid."

This solar project proposes to connect with the approved (but not constructed) Blackhawk substation is approximately one mile to the southwest of the southern border of the solar project parcels.

3. Compliance with the Storey County Code

3.1 Uses Subject to Special Use Permit

- SCC 17.34.030 (Light Industrial Zone)

“The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

H. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.”

This passage of the SCC allows for the applicant’s potential special use permit.

- SCC 17.32.030 (Forestry – *applicable if Zone Change Amendment not approved.*)

“The following uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative provisions.

O. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.”

This passage of the SCC allows for the applicant’s potential special use permit.

3.2 Stated when to allow a special use permit

- SCC 17.12.018

“Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required.”

The applicant is in compliance with this section of the code. This passage of the SCC illustrates when to allow a special use permit and this situation is in compliance.

3.3 Sign sizes

Any signs used on the property are expected to be compliant with SCC 17.84 Signs and Billboards.

3.4 No Other Non-compliance Problems

All aspects of the development are expected to be within the county code requirements.

4. Public Comment

As of January 10, 2017 (date of posting) Staff has not received any comments from the public. The Planning Commission heard public comment at the January 17, 2017, meeting. The public asked questions regarding the use, access to the site and visibility of the site. There was no opposition to the project.

5. Findings

5.1 Motion for Approval *(for both parcels zoned I1)*

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

- 5.1.1 The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.1.2. The Special Use Permit complies with all federal, state, and county regulations.
- 5.1.3. The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
- 5.1.4. The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.
- 5.1.5. The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2 Motion for Denial *(for both parcels zoned I1)*

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

- 5.2.1. The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.2.2. Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.
- 5.2.3. The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

If Zone Change Amendment 2016-033, is not approved, I1 is the existing zoning for the southern 520 acre parcel (APN 004-291-02) and F zoning is the existing zoning for the northern 159 acre parcel (APN 004-181-02), the following alternative Motions apply:

5.1.A. Motion for Approval *(for southern parcel zoned I1, and northern parcel zoned F)*

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 Recommended Conditions of Approval are applied:

- 5.1.1 The special use permit does not conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.1.2 The Special Use Permit complies with all federal, state, and county regulations.
- 5.1.3 The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
- 5.1.4 The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including fire protection ratings.
- 5.1.5 The conditions under this The Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

5.2.A Motion for Denial (*for southern parcel zoned I1, and northern parcel zoned F*)

Should a motion be made to deny the Special Use Permit request, the following findings with explanation of why should be included in that motion.

- 5.2.1 The special use permit does conflict with the provisions of the 2016 Storey County Master Plan including the goals and objectives listed in Chapter 3 Land Use including as related for the maintenance of an orderly, efficient, and sustainable development; create and maintain a diverse economy; balance renewable energy systems with other uses; and compatibility between existing and future uses.
- 5.2.2 Substantial evidence shows that the Special Use Permit may conflict with the purpose, intent, and other specific requirement of SCC 17.12 General Provisions, Chapter 17.34 I1 Light Industrial Zone, Chapter 17.32 F Forestry Zone and Chapter 17.03.150 Special Use Permit or other federal, state, or county regulations.
- 5.2.3 The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

6. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

1. **Purpose.** This Special Use Permit (SUP) No. 2016-034 shall be for the purpose of constructing an up to 170 megawatt ground mounted solar photovoltaic power system using solar panel array technology. The operation shall remain in compliance with all of the provisions set forth by this SUP and federal, Nevada State, and Storey County codes and 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 rights, or any infringement of state or local laws or regulations.

This Special Use Permit is for the purpose of constructing an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array

technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

2. **Requirements.** The Permit Holder shall apply for all required permits and licenses, including business license, for the project within twenty-four (24) months from the date of final approval of SUP No. 2016-034, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This SUP shall remain valid as long as the Permit Holder remains in compliance with the terms of this SUP and Storey County, Nevada State, and federal regulations.
3. **Transfer of Rights.** This SUP shall inure to the record owner of the Subject Property and to the Permit Applicant(s) (Reno Tahoe R&D Business Park, LLC) and shall run with the land defined herein, see Appendix A for map. This SUP permit, subject to its terms and conditions, may be transferred by the permit holder, its successors, heirs or assigns. The record owner may lease the land; however, the record owner is ultimately responsible for compliance with the SUP permit regulations. Any/all transfers of SUP 2016-034 shall be advised in writing to Storey County Planning Department 90 days prior to assignee taking over operation of facility. The operators of the facility must sign and accept all stipulations and requirements of SUP 2016-034.
4. **Access.** The applicant shall document the proposed access to the parcels. For access located within Storey County, all access shall be consistent with Storey County regulations and the Storey County Fire Department requirements. Evidence of any proposed access easements across private property shall be provided and the easements recorded prior to any permits being issued. Internal access, if any, between the northern and southern parcels shall be identified and any easement on private property for access shall be identified and documented. The applicant shall collaborate with Lyon County for any access needs located within Lyon County.
5. **Noise.** The use of motorized generators and equipment is limited to daytime hours between 7:00 a.m. to 6:00 p.m. and Monday through Saturday. Noise on the subject property is otherwise limited by Storey County Code 8.04 Noise Limitations.
6. **Airborne Containments.** All work performed subject to this SUP, will be compliant with all Nevada Division of Environmental Protection (NDEP) air quality standards. Fugitive airborne containments must be within NDEP guidelines at all times and shall be subject to further reasonable limitations as determined by Storey County.
7. **Drainage.** The applicant shall demonstrate that all site drainage and storm water management systems are designed not adversely impact any adjacent properties, and shall be subject to further reasonable limitations as determined by Storey County.
8. **Accessory Uses.** The permit holder may build and maintain accessory structures needed to shelter equipment associated with the subject solar use. The permit holder may also build and maintain a watchperson's dwelling on the subject property. All structures are subject to obtaining a Storey County building and other permit(s). The permit holder may acquire a permit from the building department to install septic system(s) and septic leach-field(s) capable of serving administrative offices and other occupied uses not accessible to a municipal sewerage system. The septic systems shall be removed and reclaimed by the Permit Holder as required by NRS at closure or removal of the buildings.
9. **Restrooms.** The permit holder must provide an adequate and properly maintained permanent or portable restroom facility on the subject property for occupants and visitors.

10. **Truck Traffic.** No trucks or other heavy equipment shall enter or exit the premise through residential neighborhoods between the hours of 7:00 p.m. and 7:00 a.m. Pacific Standard Time.
11. **State/Federal Taxes.** Whenever Nevada law requires the payment of a sales and/or use tax, all materials and equipment purchased or rented for this project shall when feasible be received in Storey County and the value reported as 'county-of-delivery' on the Nevada Dept. of Taxation form TXR-01.01 'Sales/Use Tax Return'. Proof of appropriate reporting is required prior to a 'Certificate of Occupancy' being issued.
12. **Emergency Plan.** An emergency plan must be submitted to the Storey County Fire Protection District for review and approval prior to obtaining rights to develop the land pursuant to this special use permit. The permit holder and the subject property must be in compliance with the approved emergency plan. The plan must include:
- Basic company owner, site, and emergency contact information.
 - Plot plan including detailed sketch drawings of the premises, areas of activity including structures and other accessory uses.
 - Emergency contact procedure, including for Emergency 9-1-1 and Storey County Emergency Direct-Connect 775.847.0950 from cellular telephone; documenting and reporting procedures, and other items determined appropriate by the fire district. All personnel and clients on the property must be informed by the permit holder to dial Emergency Services Direct-Connect 775.847.0950 (in lieu of Emergency 9-1-1) from cellular telephones during times of emergencies.
 - Wildland fire prevention and suppression, including water storage and flows for wildland fire suppression and fire fuels management.
 - Emergency vehicle access, circulation, and staging.
 - Documenting and reporting of emergency situations.
 - Documenting and reporting of Nevada Division of Environmental Protection and other environmental permits and notices.
 - Noxious weed management.
 - Environmental management and Best Management Practices (BMP).
13. **Water Usage.** A plan shall be submitted to Storey County Community Development indicating the amount and place of origin of all water that will be used in connection with construction, management, and maintenance of the facility as well as for local and wild land fire protection as required by the Storey County Fire Protection District.
14. **Fire Protection Plan.** The applicant shall submit a fire protection plan for the property. The plan shall document a minimum of 500 gpm (gallons per minute) for 2 hours of protection, for a total of 60,000 gallons of storage. This amount may be reduced by the Storey County Fire Marshall if a plan for hauled water is found acceptable. The plan shall also include an onsite fuel reduction plan for property acceptable to the Storey County fire district.
15. **Signage.** Legible signage shall be placed at appropriate entry points of the premises. The signage must state the name of company/organization, street address (or descriptive location), contact phone number(s), and other information required by the fire district.
16. **Outdoor Lighting.** Lighting within the property shall comply with Chapter 8.02 ("Dark Skies") of the Storey County Code in order to prevent nighttime light pollution. Motion detector and other types of lighting installed and managed in accordance with the Storey County Code shall be permitted at the entrance of buildings within the premises. There shall be no other lighting permitted on the premises, including around solar panels, access/maintenance roads, fencing, buildings, equipment yards, light poles, etc., with exception of Temporary Lighting in accordance

with the Code during times when emergency repairs may be necessary. Notwithstanding the foregoing, this restriction shall not apply to infrared heating devices used to protect the monitoring equipment. The Planning Director shall reserve the right to make additional requirements as needed.

17. **Fencing.** Security/Screening. An aesthetically acceptable security barrier of a minimum 6 foot fence (chain-link or vertical bars) topped with three strands of barbwire shall enclose the area of the property developed with solar energy producing devices and related facilities including, but not limited to, photovoltaic panels, power substations, and all structures related to the production, transformation, or transmission of electricity. A gate shall be installed at each entrance to the premises and other enclosed facilities and be kept closed and locked at times during which no operations are taking place. A Knox Box or Knox Lock shall be supplied to and approved by the SCFPD at the expense of the permit holder. Appropriate signage shall be installed on and around the premises, and at each site entrance, stating rules of entry and circulation (e.g., “No Trespassing”, “Danger”, etc.) and a sign stating days and hours of operation, the company’s name, and emergency contact phone number(s) shall be installed at each site entrance.
18. **Closure/Abandonment/Restoration:** In the event that the solar facility becomes ~~decommissioned—unused~~ for a period of any three consecutive years ~~commencing after the first five years from completion of construction~~, Storey County ~~shall~~ reserves the right to deem the facility abandoned ~~and mandate the solar facility be removed within 180 days thereof at the Permit Holder’s expense. The applicant shall reserve the right to appeal the decision of abandonment. The process for the appeal shall be as pursuant to Chapter 17.03 Administrative Provisions of the Storey County Code. The Permit Holder may appeal a determination of abandonment pursuant to the appeal procedure set forth in Storey County Code 17.03.130. Upon determination that the facility has been abandoned, Storey County may mandate that the facility be removed and reclaimed in accordance with the Post Closure plan approved by Storey County, within 180 days at the Permit Holder’s expense.~~ Removal and reclamation shall include complete removal of the entire facility including the solar panels and structures, electrical wiring and connections, accessory buildings and structures, foundations and pads up to two feet below grade, and all other appurtenances. The entire site shall be revegetated to a condition reasonably existing prior to the existence of the subject project. Reseeding of the premises shall be performed in a similar fashion as the program administered by the U.S. Bureau of Land Management on public lands. Reclamation of the site to a condition reasonably existing prior to development shall be completed to the satisfaction of Storey County. Under no circumstances shall Storey County, its officers, ~~and~~ *or* representatives bare any cost or responsibility for the removal of said facilities or reclamation of the site.
19. **Bonding.** *Prior to the issuance of a special use permit, the applicant shall provide a Post Closure plan acceptable to Storey County for removing the facility and reclamation of the site to its natural state. The estimate must be made by a licensed engineer which estimate will be subject to review and approval by an independent consultant selected by the Planning Director, with approval by the County Manager, subject to determination by the Board of County Commissioners of Storey County at the applicant’s expense. The estimate must be for the removal of the completed facility and reclamation of the entire site. Inasmuch as the applicant intends to develop its solar facility in phases, the estimate may include a breakdown of the cost of removing and reclaiming each phase of the development. The applicant must provide a cash deposit to Storey County, a certified check made out to Storey County, an irrevocable letter of credit issued in favor of Storey County or a surety bond covering the costs of removing the facility and reclaiming the site. The amount of the required deposit, the check, the letter of credit or the surety bond may change over time as the development of the facility progresses. Reevaluation of the amount required will occur upon application for a grading permit, or disturbance of five acres of land, for each phase of the project. The amount required must*

increase to cover the removal and reclamation of the completed phase of the project covered by the grading permit or proposed area of disturbance and receipt of the increased amount is a condition of issuance of the requested grading permit. The deposit, check, letter of credit or bond must be returned or released once Storey County has received documented certification, signed by an independent licensed professional engineer, verifying that final removal and reclamation has been completed in accordance with the Post Closure plan. Proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety Bond has been deposited to ensure completion of reclamation work that is consistent with the submitted Post Closure Plan, including estimated costs associated with removal of the facility and all associated equipment and accessory structures and restoration of the site to a natural state, shall be submitted to the Planning Department and Storey County Community Development Department prior to construction and operation of the facility. The cost estimate shall be developed by a licensed engineer and shall be subject to review and approval by an independent consultant selected by the Board of Storey County Commissioners, at the permit holder's expense. The Bond shall be released after Storey County has received documented certification, signed by an independent licensed professional engineer, verifying that final Closure has been completed in accordance with the Post Closure Plan. The required certification shall include all applicable documentation necessary for certification of Closure. Before the bond, *the deposit, check, or the letter of credit is returned or* is released, Storey County shall reserve the right to retain the service of an independent, recognized expert, at the expense of the permit holder, to verify that final Closure has been completed in accordance with the Post Closure Plan.

20. **Post Closure Monitoring.** In the event that the permit lapses or the use is discontinued or abandoned, the permit holder, its heirs, assigns, or successors shall remain responsible for environmental monitoring and post-closure maintenance.
21. **Liability Insurance/Indemnification.** The permit holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under SUP # 2016-034 for a minimum amount of \$5,000,000.00 (five million dollars). The permit holder warrants that the future use of land will conform to the applicable requirements of the County of Storey, State of Nevada, and federal regulatory and legal requirements for a solar energy production facility; further, the permit holder warrants that continued and future use of the land shall so conform. The permit holder, its assigns, heirs or successors, agrees to hold Storey County, its officers, and representatives harmless from the costs associated with any environmental damage, environmental liability, and any/all other claims now existing or which may occur as a result of this SUP.
22. **Separate Permits Required.** This SUP shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit will be required.
23. **Health, Safety and Welfare.** The applicant will not adversely affect the health, safety or general welfare of the citizens of the county.
24. **Stormwater Management.** Any increased stormwater from development of the land must be detained on-site or directed appropriately to the abutting public right-of-ways and not allowed to enter abutting private properties. Stormwater drainage onto the right-of-way must be to the satisfaction of the Public Works Director.
25. **Noxious weed abatement.** The permit holder must submit to the planning department a plan to mitigate the proliferation of invasive weed species (with emphasis on hoary cress and perennial pepperweed). The plan must address the weed-seed management of imported hay and other seed-containing feed and how graded and disturbed surfaces will be managed to prevent the germination and proliferation of invasive weed species. The plan will apply to entire subject property and must conform to the applicable state or federal regulations, and the requirements

imposed by this special use permit and the fire district. The permit holder must conform to the plan.

26. **Survey Monument Protection.** No survey monument may be moved or disturbed (as prohibited by federal or state law). To the extent practicable, all monument witness corners, reference monuments, bearing trees and line trees shall be protected against undue destruction, obliteration, or damage. If in the course of operations any survey monument is destroyed, obliterated, or damaged, the Permit Holder shall immediately report the matter to the Planning Department and the Bureau of Land Management. The notice shall describe the monument and its geo-coordinates before disturbance, how it was disturbed and to what extent, and the plan for immediate corrective action. The Permit Holder shall be financially responsible for the immediate and appropriate corrective action.
27. **Taxes paid.** Before obtaining a building permit, the holder of the special use permit must show the building department valid evidence that all property taxes on the land are paid to-date.
28. **Best Management Practices.** Nevada State Department of Environmental Protection (NDEP) Best Management Practices (BMPs) shall be implemented throughout the entire project, including the project site, ingress and egress points, and all access roads, in order to minimize associated impacts.
29. **Phasing.** The project shall be constructed in phases. Any grading or ground disturbance shall be permitted for the area of the construction phase only with a reasonable perimeter. The remainder of the site shall be undisturbed until construction is proposed for that area of the parcel.
30. **Compliance.** The permit holder shall be responsible for maintaining the premises in conformance with all conditions and stipulations set forth by SUP 2016-034 and all other Federal, Nevada State, and Storey County codes and regulations. Failure to comply with the requirements herein shall elicit a written warning to the permit holder by Storey County on the first and second offence. A third offense shall warrant Storey County to revoke the SUP. Storey County shall reserve the right to conduct an annual review of the permit holder's conformance with all conditions and stipulations of the SUP at cost to the owner/permit holder.

7. Power of the Board

At the conclusion of the hearing, the County Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the County Commission upon which it bases its decision.

8. Proposed Motions

This Section contains four motions from which to choose.

- The first motion (8.1, below) is for approval which allows construction of the solar facility with the identified zoning being I1 for both parcels. This motion would be applicable if the Zone Map Change Amendment (2016-033) is approved. This motion is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1 of this report. Those findings should be made part of that motion.
- The second potential motion (8.2, below) would be applicable if the Zone Map Change Amendment (2016-033) is not approved. This would be for the same project but would recognize I1-Light Industrial zoning for APN 004-291-02 and F – Forestry zoning for APN 004-181-02. This motion is recommended by Staff and the Planning Commission in accordance with the findings under Section 5.1.A of this report. Those findings should be made part of that

motion.

- The third potential motion (8.3, below) is for denial of the project, and is applicable if the Zone Map Change Amendment (2016-033) is approved. This motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2. Other findings of fact determined appropriate by the County Commission should be made part of either motion.
- The fourth potential motion (8.4, below) is for denial of the project and is applicable if the Zone Map Change Amendment is not approved. This motion for denial may be made and that motion should cite one or more of the findings shown in Section 5.2.A. Other findings of fact determined appropriate by the County Commission should be made part of either motion.

8.1 Recommended Motion (Motion for approval)

In accordance with the recommendation by Staff, and the Storey County Planning Commission, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Commissioner*] hereby motion to approve with conditions Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is approved.

8.2 Alternative Motion (Motion for approval if Zone Change Amendment 2016-033 is not approved)

In accordance with the recommendation by Staff, the Findings under Section 5.1.A of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I [*Commissioner*] hereby recommend conditional approval of Special Use Permit Application Number 2016-034 for the for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Approval of special use permit with conditions if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the norther parcel (APN 004-181-02) zoning is Forestry.

8.3 Alternative Motion (motion for denial)

In accordance with the Findings under Section 5.2 of the Staff Report and other Findings deemed appropriate by the County Commission, I [*Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage

buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is approved.

8.4 Alternative Motion (motion for denial if Zone Change Amendment 2016-033 is not approved.)

In accordance with the Findings under Section 5.2.A of the Staff Report and other Findings deemed appropriate by the County Commission, I [*Commissioner*] hereby recommend denial of Special Use Permit Application Number 2016-034 for a Special Use Permit to construct an approximately 5 to 170 megawatt utility-scale ground mounted solar photovoltaic power generating facility using solar panel array technology with associated equipment storage buildings, office and watchman's dwelling on APN 004-181-02, located in Section 31, Township 16 North, Range 22 East, MDBM, and APN 004-291-02, located in Section 1, Township 17 North, Range 22 East, MDBM. The property is located along the Storey County/Lyon County boundary northeast of Mark Twain Estates.

Summary: Denial of special use permit if Zone Map Change Amendment 2016-033 is not approved and the southern parcel (APN004-291-02) zoning is Light Industrial and the northern parcel (APN 004-181-02) zoning is Forestry.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 02/21/17

Estimate of time required: 20 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** Discussion/No Possible Action: Comstock Mining, LLC to report the overflow of an event pond located at 1200 American Flat Road (heap-leach facility) during the January rain and snow storm event. The report will show that no known violations are evident, and it will summarize monitoring, remediation, and future prevention that is underway with guidance and direction from the Nevada Division of Environmental Protection.

2. **Recommended motion:** Receive and file.

3. **Prepared by:** Austin Osborne

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** On January 22, 2017, Comstock Mining, LLC reported to Storey County and the Nevada Division of Environmental Protection (NDEP) that an event pond located at 1200 American Flat Road (heap-leach facility) overflowed during a January rain and snow storm event. The NDEP is monitoring the local area for contamination, and it is directing the mining company in remediation and prevention efforts. The NDEP expressed to Storey County planning staff that the mining company is thus far compliant with its permits and other agency requirements.

6. **Supporting materials:** See enclosed 01/23/17 NDEP overflow notice letter; 01/30/17 NDEP overflow findings letter; 02/01/17 Comstock Mining, LLC overflow report to NDEP; and 02/08/17 NDEP corrective action plan letter.

7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

____ Comptroller

8. **Legal review required:** ____ District Attorney

9. **Reviewed by:**

__@__ Department Head

Department Name: Planning

____ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.



NEVADA DIVISION OF

ENVIRONMENTAL PROTECTION

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Bradley Crowell, Director
David Emme, Administrator

23 January 2017

Larry Gorell
Comstock Mining LLC
P.O. Box 1118
Virginia City, NV 89440-1118

Re: 22 January 2017, Solution Overflow from Event Pond.
Lucerne Project, Storey County, Nevada
Nevada Water Pollution Control (WPC) Permit NEV 2000109

Dear Mr. Gorell:

On 22 January 2017 Comstock Mining LLC (Comstock) reported to the State of Nevada Division of Environmental Protection (NDEP) and Storey County that the Event Pond had overflowed during the recent storm event (NDEP Spill # 170122-01). Comstock estimates 55,572 gallons of process solution escaped containment. On 23 January 2017, representatives of Comstock (yourself and Scott Jolcover), NDEP (myself and Rob Kuczynski), and Storey County (Austin Osborne and Joe Curtis) conducted an inspection of the spill.

Process solution in the Event Pond had a WAD cyanide concentration of 1.7 ppm on 19 January 2017. Prior to the pond overflowing, Comstock applied 4000 lbs of hydrogen peroxide to the process ponds for cyanide destruction. The solution escaped containment at a low point along the south-side of the Event Pond, flowed onto the south access road, and discharged into the drainage south of the Event Pond. The solution flowed approximately 180 yards to an impoundment along a secondary dirt road. However, on inspection, the NDEP observed an underdrain system for this impoundment, with flow on the downstream end of the impoundment.

At the time of the inspection, the flow from the Event Pond had stopped, a berm had been constructed at the low area of the pond, and Comstock continued to pump solution back onto the leach pad. Comstock had taken a sample of the solution after adding hydrogen peroxide and of the solution flowing out of containment (analytical results are pending).

During the inspection we discussed several actions to be taken by Comstock and include:

1. **Active Evaporation of Fluid.** The NDEP suggested that Comstock actively reduce to fluid inventory within the process ponds using snowmakers or other evaporation equipment. These evaporation activities will occur on containment, such as the leach pads.
2. **Sandbag the Low Point of the Event Pond.** Although the low point of the pond had a berm, sandbags will better stop any further flow off containment.
3. **Soil and Water Sampling.** As discussed, ensure you provide the NDEP with all analytical results. Soil samples should be taken at several locations between the spill point and the impoundment along a secondary dirt road. A water sample shall be taken

from the impoundment and from the downstream underdrain outlet. Comstock must follow the flow downstream and collect soil samples from representative locations. Ensure the sample location sites are properly surveyed and provide this office with a map of the sample locations. Additionally, from the cyanide concentrations of the solution that flowed out of containment and the estimated 55,572 gallons spilled, calculate the pounds (lbs) of cyanide lost to the environment.

4. **10-day Report.** As a reminder, the 10-day Spill report will be due to this office on 1 February 2017.
5. **Corrective Action Plan.** The NDEP will require Corrective Action Plan that addresses the cause of the spill (including storm data and pond volumes), the extent, duration and magnitude of the spill, remedial action to be taken and plans to prevent further spills of this type.

If you have any questions, please call me at (775) 687-9404.

Sincerely,



Patrick Goldstrand, Ph.D.
Compliance Inspector/ Geologist
NDEP Bureau of Mining Regulation & Reclamation

PG/pg

cc: Joe Sawyer, Chief, NDEP-BMRR
Rob Kuczynski, Supervisor, NDEP-BMRR
Shawn Gooch, Permit Writer, NDEP-BMRR
Todd Process, Reclamation Branch, NDEP-BMRR
Scott Jolcover, Comstock Mining
Austin Osborne, Storey Co., Planning Director
cc: BLM, Carson City Field Office, 5665 Morgan Mill Rd., Carson City, NV 89701



NEVADA DIVISION OF

ENVIRONMENTAL PROTECTION

STATE OF NEVADA
Department of Conservation & Natural Resources

Brian Sandoval, Governor
Bradley Crowell, Director
David Emme, Administrator

8 February 2017

Larry Gorell
Comstock Mining LLC
P.O. Box 1118
Virginia City, NV 89440-1118

Re: **Corrective Action Plan**, 22 January 2017 Process Solution Release
Lucerne Project, Storey County, Nevada
Nevada Water Pollution Control (WPC) Permit NEV 2000109

Dear Mr. Gorell:

On 22 January 2017 Comstock Mining LLC (Comstock) reported to the State of Nevada Division of Environmental Protection (NDEP) and Storey County that the Event Pond had overflowed during the recent storm event (NDEP Spill # 170122-01). Comstock estimates 93,000 gallons of process solution escaped containment.

Three surface water samples collected from the ephemeral drainage between the Event Pond and the confluence with American Ravine had Nevada Profile I exceedances in aluminum (1.6 to 0.9 mg/L), arsenic (0.017 to 0.01 mg/L), iron (1.7 to 1.0 mg/L), mercury (0.032 to 0.014 mg/L), nitrate (63 to 52 mg/L), pH (9.24 to 8.06 SU), silver (0.18 to 0.17 mg/L), sulfate (830 to 670 mg/L), total dissolved solids (1600 to 1400 mg/L) and WAD cyanide (0.45 to 0.35 mg/L). A surface water sample collected in American Ravine, up-gradient of the historic processing facilities of American Flat, had one Nevada Profile I exceedance; mercury at 0.0033 mg/L. Soil samples from the drainage are pending.

By **1 March 2017**, provide the NDEP, for review and approval, with a Corrective Action Plan and schedule for completion that includes, but is not limited to: 1) Remedial actions and confirmatory sampling plan (with coordination with the Bureau of Land Management); 2) Engineering evaluation of the processing components to prevent future releases due to excess process solution and meteoric water; and 3) Additional monitoring downgradient of the processing components.

If you have any questions, please call me at (775) 687-9404.

Sincerely,

Patrick Goldstrand, Ph.D.
Compliance Inspector/ Geologist
NDEP Bureau of Mining Regulation & Reclamation

Lucerne Project
February 8, 2017
Page 2 of 2

PG/pg
ec:

Joe Sawyer, Chief, NDEP-BMRR
Rob Kuczynski, Supervisor, NDEP-BMRR
Shawn Gooch, Permit Writer, NDEP-BMRR
Todd Process, Reclamation Branch, NDEP-BMRR
Scott Jolcover, Comstock Mining
Austin Osborne, Storey Co., Planning Director
Ralph Thomas, BLM, Carson City Field Office, 5665 Morgan Mill Rd., Carson City, NV 89701
Daniel Atkinson, BLM-NDEP Liaison
Kenny Pirkle, NDOW, 380 West B St., Fallon, NV 89406



NEVADA DIVISION OF

ENVIRONMENTAL PROTECTION

STATE OF NEVADA

Department of Conservation & Natural Resources

Brian Sandoval, Governor

Bradley Crowell, Director

David Emme, Administrator

30 January 2017

Larry Gorell
Comstock Mining LLC
P.O. Box 1118
Virginia City, NV 89440-1118

Re: 27 January 2017, Site Visit
Lucerne Project, Storey County, Nevada
Nevada Water Pollution Control (WPC) Permit NEV 2000109

Dear Mr. Gorell:

On 27 January 2017 the State of Nevada Division of Environmental Protection (NDEP) represented by myself conducted a site visit of the Lucerne Project related to the 22 January 2017 overflow of the Event Pond during a storm event (NDEP Spill # 170122-01).

During the site visit the NDEP noted:

1. The solution of the Event Pond has been lower to below the spill point.
2. 600,000 gallons of solution has been pumped from the process ponds to the Fire Pond. The Fire Pond is isolated from the processing components of the mine.
3. Two misters were operational in the Event Pond to enhance solution evaporation.
4. Three snowmakers were on site to enhance solution evaporation and lock solution up as ice for slower feedback into the process system. One snowmaker was operational during the time of the inspection and the other two were operational by the weekend.
5. Comstock Mining plans to buy four more snowmakers.
6. Comstock Mining had added additional sprinkler to the leach pad for enhance solution evaporation and iced formation.
7. Comstock Mining added an additional 50 gallons of 50% hydrogen peroxide to the process ponds for cyanide destruction.
8. Seven soil and four water samples were collected on 23 January 2017, between the Event Pond and American Ravine. The analytical results are pending.
9. The NDEP inspected the northern parameter of the leach pad and did not observe any damage or stormwater run on to the leach pad. Due to the depth of the snow, the NDEP asked that mine personnel inspection this area as the snow melts.
10. Comstock Mining has had SRK Consulting out to the site for an evaluation of the release and of the process components.
11. Comstock Mining is evaluating a filtration treatment system for the pond solution.

At the time of the site visit, Comstock had reduced the pond volumes through pumping to the Fire Pond, ice formation on the leach pad, and evaporation. Comstock Mining will continue to reduce the solution inventory through evaporation.

Lucerne Project
January 30, 2017
Page 2 of 2

As we discussed, ensure you keep the NDEP, BLM and Storey County apprised of the conditions at the mine site. Ensure that all analytical results are provided to this office as soon as Comstock Mining received them. If you have any questions, please call me at (775) 687-9404.

Sincerely,



Patrick Goldstrand, Ph.D.
Compliance Inspector/ Geologist
NDEP Bureau of Mining Regulation & Reclamation

PG/pg

cc: Joe Sawyer, Chief, NDEP-BMRR
Rob Kuczynski, Supervisor, NDEP-BMRR
Shawn Gooch, Permit Writer, NDEP-BMRR
Todd Process, Reclamation Branch, NDEP-BMRR
Scott Jolcover, Comstock Mining
Austin Osborne, Storey Co., Planning Director
cc: BLM, Carson City Field Office, 5665 Morgan Mill Rd., Carson City, NV 89701



February 1, 2017

Patrick Goldstrand, Ph.D
Compliance Inspector/Geologist
NDEP Bureau of Mining Regulation & Reclamation
901 Stewart Street, Suite 4001
Carson City, NV. 89701

Re: *January 22, 2017, Event Pond Solution Overflow: Lucerne Project, Storey County, Nevada. Nevada Water Pollution Control Permit (WPCP) NEV 2000109.*

Dear Mr. Goldstrand:

Comstock Mining Inc. (CMI) is submitting its 10-day Spill Report for your records as required for the accidental release of process solution that occurred at approximately 11:00 A.M., January 23, 2017 at its Lucerne Operation located in Gold Hill, Nevada.

Based on data collected by CMI at the site, the area in and around the mine received more than 8 inches of precipitation during a 20-day period prior to the solution release. The Western Regional Climate Center recorded 9.3 inches of precipitation during the same period. This is equivalent to approximately twice the volume of precipitation generated by the 100-year, 24-hour storm event falling on the leach pad and ponds. Maximum pond operating levels are specified in the *Fluid Management and Monitoring Plan* to allow for storage within the pond system of the volume of the 100-year, 24-hour storm event falling on the leach pad and ponds. The 100-year, 24 hour design storm contributes 4.9 million gallons to the pond system

CMI, in anticipation of several predicted severe storm events, took a number of measures prior to the solution release that were designed to eliminate or reduce potential environmental impacts. These measures included the addition of hydrogen peroxide to Preg Pond 3, the Barren Pond and the Event Pond to reduce the solution cyanide concentrations, sand bagging low areas of the pond crest, and controlling the outflow by routing spillage through a pipe. Process solution in the Event Pond had a WAD cyanide concentration of a greatly reduced post-processing level of 1.7 ppm on January 19, 2017. Prior to any spillage additional, analyses showed an even further reduced WAD concentration of 0.33 ppm on January 24, 2017.

CMI will ensure that all analytical results are provided to NDEP as soon as they are available.

During several site inspections conducted with the NDEP, BLM, Storey County, and its Engineer of Record, SRK, several additional actions have been taken by CMI and including:

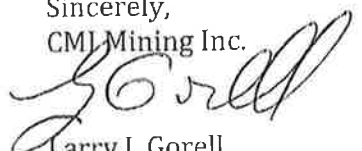
- **Active Evaporation of Fluid:** CMI has implemented a program to actively reduce the fluid inventory within the process ponds using up to nine (9) Landshark Waste Water Evaporators or equivalent and, up to 25 Rainbird sprinklers and misters, two 2 pond evaporators and other supportive evaporation equipment.
- **Activate:** 1million gallon freshwater pond for emergency off-load, if needed
- **Sandbagging:** Although the low point off the Event pond had a berm constructed, sandbags have been placed to better contain any further flow off containment.
- **Soil and Water Sampling.** As discussed with NDEP, seven (7) soil samples and 3 water samples were collected from the area of release. CMI will provide NDEP with all analytical results as they are received.
- **Chemistry Management:** CMI continues to monitor WAD cyanide levels within the process ponds and treat with appropriate levels of hydrogen peroxide to neutralize the process solution. CMI ensure that all analytical results will be provided to NDEP as soon as received

CMI's Event & Action Log has been attached for your review - the log illustrates all actions that have taken place as of January 31, 2017. Also attached is a copy of *SRK Technical Memorandum - Site Visit Process Solution Release*.

Additionally, CMI will provide the NDEP with a Corrective Action Plan that will address the cause of the spill, (including storm data and pond volumes), the extent, duration and magnitude of the spill, remedial actions to be taken and plans to prevent further spills in the future.

Should you have any questions, comments, or require any additional information - please feel free to contact me at your earliest convenience.

Sincerely,
CMI Mining Inc.



Larry J. Gorell
Environmental Manager

Attachment: CMI Event & Action Log
Technical Memorandum – SRK, January 28, 2017
Event Pond Spillage - Laboratory Report ID152588
Sample location map

cc: Austin Osborn, Storey Co., Planning Director
BLM, Carson City Field Office
Scott Jolcover, CMI Mining
Corrado DeGasperis, President and CEO
David Reyes, Process Manager
Rob Kuczynski, NDEP

Nevada Bureau of Mining Regulation and Reclamation

SPILL / RELEASE RECORD

NDEP FORM 0490

Permit # NV200109 Project Name Lucerne Project

1. Date and Time of Spill: January 23, 2017 11:00 am

2. Material Spilled: Process solution

3. Quantity and Concentration of Spill: 93,000 Gallons - 0.35 WAD

4. Location of Spill: Process Facility - Event Pond

5. Reason for Spill: Precipitation event

6. Material Contaminated: Soil

7. Remedial Actions taken in Response to Spill:
(attach analytical results supporting remediation)

See attached event log and analytical results

8. Date Remedial Actions Completed: On-going

9. Name of Person Responsible for Spill Remediation: Scott Jolcover

10. Phone Number for Person Responsible for Spill Remediation: 775-847-7309

11. Position: Director of Business Development

12. Signature: _____

13. Date: February 1, 2017

CMI Event & Action Log		
Date	Time	Description of Activities
Q3	N/A	Barren Pond (BLS) WAD, 190 ppm Event Pond (PHLS) WAD, 180 ppm
11/27/2016	N/A	CMI no longer adding cyanide to the Process System
12/10/2016	N/A	Processing of all solution ceases
12/30/216		Free cyanide no longer detectable in process solution via silver nitrate titration
1/5/2017	10:20:00 AM	Heap Feed sampled for WAD CN, 2.6 ppm reported (third party)
1/9/2017		Heap Feed sampled for WAD CN, 2.2 ppm reported (third party)
1/19/2017	2:00:00 PM	Sampled Event pond for WAD CN, 1.7 ppm reported (third party)
1/19/2017	3:00:00 PM	Treated Event Pond with 3000 lbs of 50% hydrogen peroxide
1/19/2017		Sampled Event Pond again for WAD CN analysis 0.33 ppm reported (third Party)
1/20/2017	2:00:00 PM	Treated Preg Pond 3 with 500 lbs of 35% Hydrogen Peroxide
1/20/2017	2:45:00 PM	Treated Barren Pond with 500 lbs of 35% Hydrogen peroxide
1/21/2017	3:30:00 PM	Sampled Event Pond again for third party WAD CN analysis
1/21/2017	6:00:00 PM	Complete construction of spillage ditch to control potential Spillage
1/22/2017	11:00:00 AM	Event Pond breaches containment into spillage ditch
1/22/2017	11:15:00 AM	David Reyes informs Corrado DeGasperis and CMI Management Team of Breach
1/22/2017	11:15:00 AM	Larry Gorell informs Nevada Department of Emergency Management
1/22/2017	11:30:00 AM	Event pond spillage sampled for Profile II analysis
1/22/2017	12:10:00 PM	Larry Gorell speaks with Joe Curtis of Storey County Emergency Management
1/22/2017	12:23:00 PM	Scott Jolcover notifies Storey County
1/22/2017	3:10:00 PM	Larry Gorell Speaks with Joe Sawyer - NDEP Bureau Chief
1/22/2017	11:00AM-12:59PM	Approximate gallons out of containment, 55,572 gal
1/23/2017	1:00AM-7:00AM	Approximate gallons out of containment, 41,178 gal
1/23/2017	7:00:00 AM	Once conditions stabilized, CMI berms & sand-bags breach to contain further spillage
1/23/2017	9:40AM	NDEP-BMRR arrives on-site to perform inspection
1/23/2017		7 soil samples & 6 aqueous samples for third party analysis per NDEP collected
1/24/2017		Received WAD CN results post 50% treatment, pre 35% treatment, .33 ppm reported
1/25/2017	8:00:00 PM	Begin pumping Barren Pond solution into fresh water pond, @ ~ 300 gpm, ~ 600,000 gal capacity
1/26/2017	4:00:00 PM	10 misting sprinklers installed & operating on top of leach pad
1/27/2017	1:00:00 PM	Patrick Goldstand of NDEP conducts site visit.
1/27/2017	3:00:00 PM	2 submersable pond evaporators installed in the event pond, (6,000 gpd each)
1/27/2017	5:00:00 PM	2 Landshark evaporators installed @ preg pond 2 and preg pond 3 (95,000 gpd each)
1/28/2017	2:30:00 PM	1 Landshark evaporator installed @ preg crusher pocket (95,000gpd)

1/28/2017	4:00:00 PM	5 additional misting sprinklers installed & in operation on top of leach pad
1/30/2017	3:30:00 PM	An additional 1,000 pounds of 50% hydrogen peroxide added to event pond
1/30/2017		Purchase 6 Super Polecat Evaporators (95,000 gpd each) awaiting delivery
1/31/2017	4:00:00 AM	Sampled Event Pond for WAD CN analysis -awaiting results

Contact Numbers

Corrado DeGasperis -President & CEO (775) 848-5310

Scott Jolcover - Director of Business Development (775) 742-9694

Larry Gorell - Environmental Manager (775-291-6110

David Reyes - Process Manager (775) 657-0053

Technical Memorandum

To:	Larry Gorell, Corrado DeGasperis, Scott Jolcover	Date:	January 28, 2017
Company:	Comstock Mining LLC	From:	Breese Burnley, P.E.
Copy to:	File	Reviewed by:	Joshua Sames, Gary Hurban, Dave Bentel
Subject:	Site Visit Report – Process Solution Release	Project #:	2017.5811

Background

As documented in e-mail correspondence received from Scott Jolcover (NDEP) on January 24, 2017 at 4:33 pm, a release of process solution from the Event Pond at Comstock's Lucerne Project in Storey County, Nevada started at approximately 11:00 am on January 22, 2017 and totaled approximately 97,000 gallons. SRK learned of the release on January 24, 2017 and called Comstock Mining LLC (Comstock) to offer assistance. At the request of Comstock, representatives from SRK Consulting (U.S.), Inc. (SRK) performed a site visit at about 10:15 am on January 25, 2017 to inspect the Event Pond and leach pad.

Breese Burnley, Joshua Sames, and Clara Balasko from SRK visited the spillage area at the Event Pond with Larry Gorell and David Reyes (Comstock). In addition, the fire water pond and the water tank (about halfway along the northern site boundary) were inspected. All parties then returned to the office and met with Comstock's CEO Corrado DeGasperis for a discussion of possible next steps, as there is still a significant volume of snow on the leach pad and predicted daily high temperatures will be in the low 40's early next week.

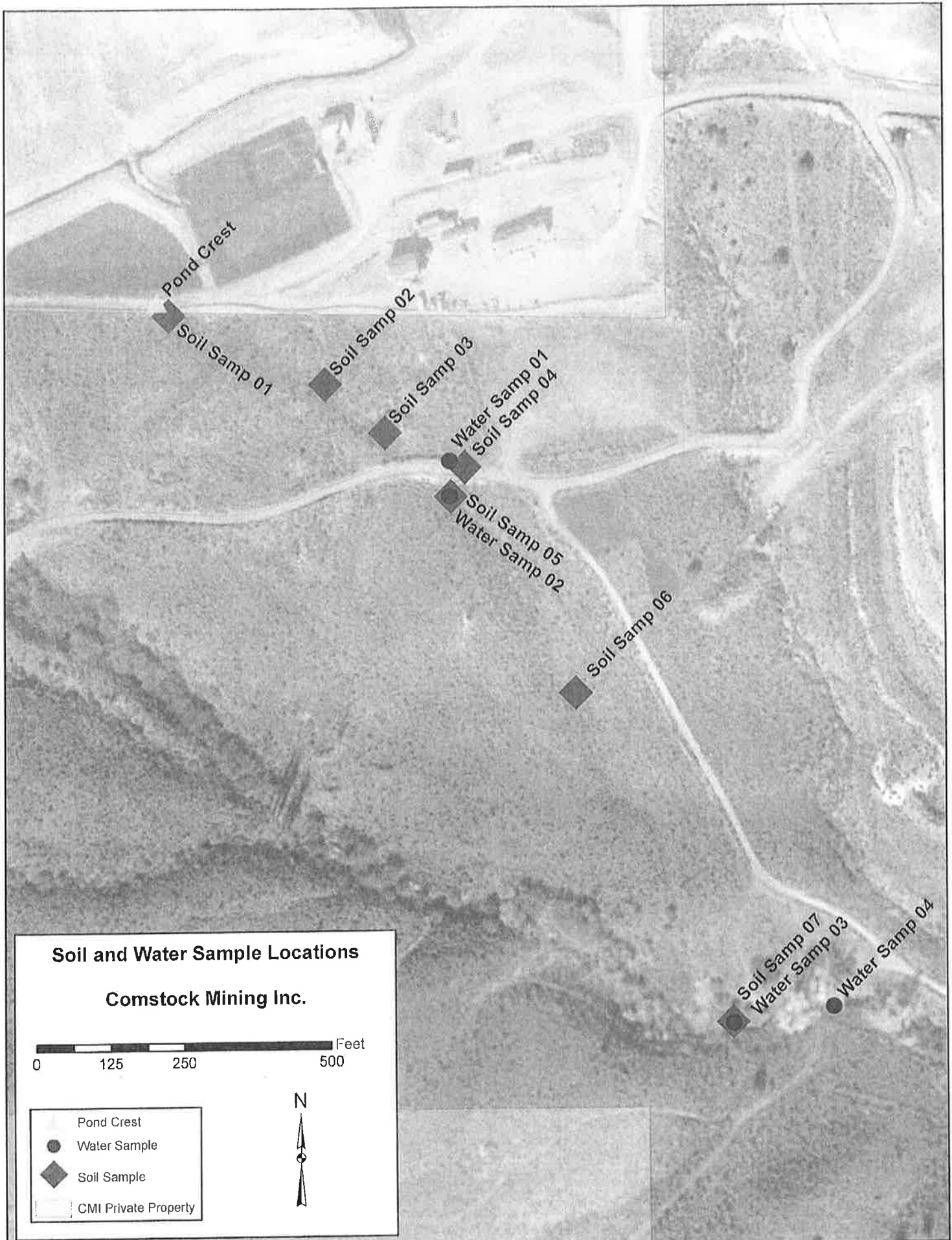
Comstock indicated they were pursuing the use of a variety of mechanical evaporators, including several large units to be borrowed from the Jerritt Canyon Mine were due to arrive on site by January 26, 2017. Comstock also indicated they were looking into large temporary tanks typically used in the oil drilling or fracking industries and with capacities in excess of 1 million gallons. A summary of additional discussion points is provided below.

Discussion

1. Based on the information provided to SRK via e-mail on January 24, 2017 and discussions during the site inspection on January 25, 2017, Comstock took a number of measures prior to the solution release intended to reduce potential environmental impacts of the release. These measures included the addition of hydrogen peroxide to Preg Pond 3, the Barren Pond and the Event Pond to reduce the solution cyanide concentrations, sand bagging low areas of the pond crest, and controlling the outflow by routing spilled flows through a pipe. The pipe was used to measure spillage flow rates with time. Comstock collected water and soils samples in the stream prior to and after the release, which will be used to assess potential impacts of the release. Comstock should prepare a detailed water balance using daily pond level and precipitation records to evaluate the flow measurements, the total volume of water recirculating through the heap and the potential implications of additional precipitation events.

2. Based on data collected by Comstock at the site, the area in and around the mine received more than 8 inches of precipitation during a 20-day period prior to the solution release. The Western Regional Climate Center recorded 9.3 inches of precipitation during the same period. This is equivalent to approximately twice the volume of precipitation generated by the 100-year, 24-hour storm event falling on the leach pad and ponds. Maximum pond operating levels are specified in the *Fluid Management and Monitoring Plan* to allow for storage within the pond system of the volume of the 100-year, 24-hour storm event falling on the leach pad and ponds. The 100-year, 24 hour design storm contributes 4.9 million gallons to the pond system.
3. At the meeting, SRK recommended that Comstock immediately contact the Nevada Division of Environmental Protection, Bureau of Mining Regulation and Reclamation (NDEP-BMRR) and request approval to use the remaining capacity of the single-lined fire water pond for temporary process solution storage. Surplus capacity in the fire water pond was estimated at 500,000 to 750,000 gallons. David Reyes (Comstock) indicated he could redirect the solution distribution piping from Cell 9 to the fire water pond in one to two hours. Comstock attempted to call Joe Sawyer at NDEP-BMRR at the conclusion of the meeting, and David Reyes was tasked with making the piping changes before the meeting was concluded. Following the introduction of heap leach solution to the fire water pond, SRK recommends that WAD cyanide concentration in the fire water pond be measured and hydrogen peroxide added as necessary to bring WAD cyanide concentrations to at or below 0.2 mg/L.
4. Comstock is researching possible alternatives for additional process solution storage, including
 - a. Baker tanks;
 - b. Rain for Rent portable tanks; and
 - c. Insta-tanks from Hydrological Solutions (contact information provided during the meeting).
5. The use of evaporators/snowmakers was also discussed. SRK suggested that a potential option may be to use the evaporators/snowmakers at night to take advantage of the colder nighttime temperatures to make snow for storage on the pad to balance the daytime snowmelt. Care should be taken to target solution storage either in the form of ice or snow toward the center of the pad to avoid overloading the slope crest and causing a slope failure. SRK also suggested carefully placing evaporators/snowmakers at the southern and western edges of the heap to minimize the potential for overspray to leave the lined area. This is especially important if evaporators/snowmakers are used at night when observation of spray patterns is not possible. Evaporators/snowmakers should not be used when winds are strong enough to mobilize overspray out of lined containment. SRK also recommended that Cell 9 (located directly north of the crusher) not be utilized to store any ice or snow from the evaporators.
6. The potential for water circulated onto the leach pad to recover additional cyanide was also discussed. SRK recommends that daily monitoring of WAD cyanide levels in all of the ponds be performed and additional hydrogen peroxide be added as required to bring WAD cyanide concentrations to at or below 0.2 mg/L.
7. Because Comstock indicated the pad was saturated due to recirculation of solution onto the pad, SRK suggesting implementing frequent (minimum of twice daily at start and end of each shift) inspections of the leach pad slopes to check for signs of instability, such as cracks forming in the snow cover along slope crests, free water exiting a slope or flowing anywhere on a slope above the slope toe, and any sign of slope movement or deformation.
8. General: All actions taken in response to the solution release should be discussed with NDEP-BMRR prior to implementation, and documented in the required 10-day report and corrective action plan.

Please let us know if you have any questions regarding the contents of this memorandum, or if there is any other way we may be of assistance.



NDEP FORM 0190
 Permit Number NEV 2000109
 Sample Location

**EVENT POND SPILLAGE
 JANUARY 2017**

Description	Reference Value	Event Pond			
Name of NV Certified Lab		Silver State			
Lab Reference #		S201710-0684			
Sample Date		1/23/17			
Lab Test Date		1/27/17			
Sampled By		DR			
Water Elevation (ft amsl)		—			
Well Collar Elevation (ft amsl)		—			
Alkalinity, Bicarbonate (as	-	< 2			
Alkalinity, Total (as CaCO ₃)	-	100			
Aluminum	0	5.4			
Antimony	0.0	<0.004			
Arsenic	0.0	0.023			
Barium	2	0.10			
Beryllium	0.0	<0.0043			
Cadmium	<input type="checkbox"/> 0.	<0.004			
Calcium	-	190			
Chloride	<input type="checkbox"/> 4	150			
Chromium	0	0.014			
Copper	1	0.5			
Fluoride	4	0.2			
Iron	0	5.4			
Lead	0.0	0.004			
Magnesium	1	5			
Manganese	0.	0.18			
Mercury	<input type="checkbox"/> 0.	0.042			
Nickel	0	0.17			
Nitrate + Nitrite, Total (as N)	1	64			
Nitrogen, Total (as N)	1	150			
pH (standard units)	6.5 -	9.42			
Potassium	-	7			
Selenium	<input type="checkbox"/> 0.	0.02			
Silver	0	0.18			
Sodium	-	370			
Sulfate	<input type="checkbox"/> 5	780			
Thallium	<input type="checkbox"/> 0.	<0.002			
Total Dissolved Solids	10	1800			
WAD Cyanide	0	0.35			
Zinc	5	0.11			
Comments: All analyses for the					

NDEP FORM 0190
Permit Number NEV 2000109
Sample Location

EVENT POND SPILLAGE
JANUARY 2017

Description	Reference Value	Off-Site Water #1	Off-Site Water #2	Off-Site Water #3	Off-Site Water #4
Name of NV Certified Lab		Silver State	Silver State	Silver State	Silver State
Lab Reference #		S201701-0681	S201701-0682	S201701-0683	S201701-0684
Sample Date		1/23/17	1/23/17	1/23/17	1/23/17
Lab Test Date		1/27/17	1/27/17	1/27/17	1/27/17
Sampled By		TG	TG	TG	TG
Water Elevation (ft amsl)		—	—	—	—
Well Collar Elevation (ft amsl)		—	—	—	—
Alkalinity, Bicarbonate (as CaCO ₃)	-	3	4	58	120
Alkalinity, Total (as CaCO ₃)	-	81	90	58	120
Aluminum	0	1.6	0.9	1.0	0.2
Antimony	0.0	< 0.004	< 0.004	< 0.004	< 0.004
Arsenic	0.0	0.016	0.017	0.010	< 0.004
Barium	2	0.17	0.14	0.26	0.06
Beryllium	0.0	< 0.004	< 0.004	< 0.004	< 0.004
Cadmium	□ 0.	< 0.004	< 0.004	< 0.004	< 0.004
Calcium	-	170	190	150	79
Chloride	□ 4	64	61	52	7.8
Chromium	0	0.011	0.012	0.008	< 0.004
Copper	1	0.27	0.30	0.075	0.006
Fluoride	4	0.2	0.2	0.2	0.3
Iron	0	1.7	1.0	1.1	0.2
Lead	0.0	< 0.004	< 0.004	< 0.004	< 0.004
Magnesium	1	8	8	17	14
Manganese	0.	0.068	0.058	0.055	0.021
Mercury	□ 0.	0.027	0.032	0.014	0.0033
Nickel	0	0.091	0.11	0.046	0.008
Nitrate + Nitrite, Total (as N)	1	63	60	52	5.8
Nitrogen, Total (as N)	1	130	130	100	11
pH (standard units)	6.5	9.23	9.24	8.06	7.79
Potassium	-	8	8	12	3
Selenium	□ 0.	< 0.02	< 0.02	< 0.02	< 0.02
Silver	0	0.18	0.18	0.17	0.013
Sodium	-	270	300	210	32
Sulfate	□ 5	830	810	670	160
Thallium	□ 0.	< 0.002	< 0.002	< 0.002	< 0.002
Total Dissolved Solids	10	1600	1700	1400	390
WAD Cyanide	0	0.45	0.41	0.35	0.022
Zinc	5	< 0.04	< 0.04	< 0.04	< 0.04
Comments: All analyses for the					



Laboratory Report
Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Dear Larry Gorell,

It is the policy of Sierra Environmental Monitoring to strictly adhere to a comprehensive Quality Assurance Plan that insures the data presented in this report are both accurate and precise. Sierra Environmental Monitoring maintains accreditation in the State of Nevada (NV-00015) and the State of California (ELAP 2990).

The data presented in this report were obtained from the analysis of samples received under a chain of custody. Unless otherwise noted below, samples were received in good condition, properly preserved and within the hold time for the requested analyses. Any anomalies associated with the analysis of the samples have been flagged with appropriate explanation in the Analysis Report section of this Laboratory Report.

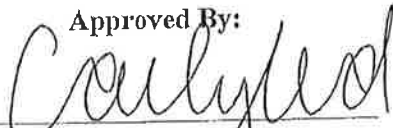
General Comments:

- There are no general comments for this report.

Individual Sample Comments:

- There are no specific comments that are associated with these samples.

Approved By:


Sierra Environmental Monitoring

Date:

1/31/2017

This report is applicable only to the sample received by the laboratory. The liability of the laboratory is limited to the amount paid for this report. This report is for the exclusive use of the client to whom it is addressed and upon the condition that the client assumes all liability for the further distribution of the report or its contents.

Carly Wood
Laboratory Director

Page 1 of 13
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John Faulstich
Quality Assurance Manager



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0681	Off-Site Water 1	1/23/2017	1:50 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Alkalinity, Total	SM 2320 B	81	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Bicarbonate	SM 2320 B	3	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Carbonate	SM 2320 B	78	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Hydroxide	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Aluminum - ICP-OES	EPA 200.7	1.6	mg/L	0.1	Malkiewich	1/25/2017	
Antimony - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/30/2017	
Arsenic - ICP-MS	EPA 200.8	0.016	mg/L	0.004	Malkiewich	1/27/2017	
Barium - ICP-MS	EPA 200.8	0.17	mg/L	0.02	Malkiewich	1/27/2017	
Beryllium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Cadmium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/25/2017	
Calcium - ICP-OES	EPA 200.7	170	mg/L	1	Malkiewich	1/25/2017	
Chloride - Ion Chromatography	EPA 300.0	64	mg/L	5	Mott	1/24/2017	
Chromium - ICP-MS	EPA 200.8	0.011	mg/L	0.004	Malkiewich	1/27/2017	
Copper - ICP-MS	EPA 200.8	0.27	mg/L	0.004	Malkiewich	1/27/2017	
Cyanide, WAD	SM 4500 CN I	0.45	mg/L	0.05	Duggan	1/24/2017	C
Fluoride - Ion Chromatography	EPA 300.0	0.2	mg/L	0.1	Mott	1/24/2017	
Iron - ICP-OES	EPA 200.7	1.7	mg/L	0.1	Malkiewich	1/25/2017	
Kjeldahl Nitrogen - Digestion/Analysis	SM 4500 N(org) B	38	mg/L N	0.1	Lax	1/30/2017	
Lead - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Magnesium - ICP-OES	EPA 200.7	8	mg/L	1	Malkiewich	1/25/2017	
Manganese - ICP-MS	EPA 200.8	0.068	mg/L	0.004	Malkiewich	1/27/2017	
Mercury - AA Cold Vapor	EPA 245.1	0.027	mg/L	0.001	Kleinworth	1/25/2017	
Nickel - ICP-MS	EPA 200.8	0.091	mg/L	0.004	Malkiewich	1/27/2017	
Nitrate-N - Ion Chromatography	EPA 300.0	63	mg/L N	0.5	Mott	1/24/2017	
Nitrite-N - Ion Chromatography	EPA 300.0	28	mg/L N	0.05	Mott	1/24/2017	
NO ₃ + NO ₂	EPA 300.0	91	mg/L N	0.10	Mott	1/24/2017	
pH	SM 4500 H+B	9.23	pH Units		Lax	1/27/2017	Ir
pH - Temperature	SM 4500 H+B	16.6	°C		Lax	1/27/2017	
Potassium - ICP-OES	EPA 200.7	8	mg/L	1	Malkiewich	1/25/2017	
Selenium - ICP-MS	EPA 200.8	<0.02	mg/L	0.02	Malkiewich	1/27/2017	
Silver - ICP-MS	EPA 200.8	0.18	mg/L	0.004	Malkiewich	1/27/2017	Jl
Sodium - ICP-OES	EPA 200.7	270	mg/L	1	Malkiewich	1/25/2017	C
Sulfate - Ion Chromatography	EPA 300.0	830	mg/L	20	Mott	1/29/2017	
Thallium - ICP-MS	EPA 200.8	<0.002	mg/L	0.002	Malkiewich	1/27/2017	

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Carly Wood
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John Faulstich
Quality Assurance Manager



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

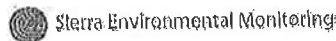
Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0681	Off-Site Water 1	1/23/2017	1:50 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Total Dissolved Solids	SM 2540 C	1600	mg/L	10	Duggan	1/26/2017	
Total Nitrogen as N	Total by Sum	130	mg/L N	0.6	Wood	1/31/2017	
Total Recoverable Metals - Acid Dig	EPA 200.2	Completed			Kleinworth	1/25/2017	
Zinc - ICP-MS	EPA 200.8	<0.04	mg/L	0.04	Malkiewlo	1/27/2017	



Laboratory Report

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Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0682	Off-Site Water 2	1/23/2017	2:00 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Alkalinity, Total	SM 2320 B	90	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Bicarbonate	SM 2320 B	4	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Carbonate	SM 2320 B	86	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Hydroxide	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Aluminum - ICP-OES	EPA 200.7	0.9	mg/L	0.1	Malkiewich	1/25/2017	
Antimony - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/30/2017	
Arsenic - ICP-MS	EPA 200.8	0.017	mg/L	0.004	Malkiewich	1/27/2017	
Barium - ICP-MS	EPA 200.8	0.14	mg/L	0.02	Malkiewich	1/27/2017	
Beryllium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Cadmium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Calcium - ICP-OES	EPA 200.7	190	mg/L	1	Malkiewich	1/25/2017	
Chloride - Ion Chromatography	EPA 300.0	61	mg/L	5	Mott	1/24/2017	
Chromium - ICP-MS	EPA 200.8	0.012	mg/L	0.004	Malkiewich	1/27/2017	
Copper - ICP-MS	EPA 200.8	0.30	mg/L	0.004	Malkiewich	1/27/2017	
Cyanide, WAD	SM 4500 CN I	0.41	mg/L	0.05	Duggan	1/24/2017	C
Fluoride - Ion Chromatography	EPA 300.0	0.2	mg/L	0.1	Mott	1/24/2017	
Iron - ICP-OES	EPA 200.7	1.0	mg/L	0.1	Malkiewich	1/25/2017	
Kjeldahl Nitrogen - Digestion/Analysis	SM 4500 N(org) B	37	mg/L N	0.1	Lax	1/30/2017	
Lead - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Magnesium - ICP-OES	EPA 200.7	8	mg/L	1	Malkiewich	1/25/2017	
Manganese - ICP-MS	EPA 200.8	0.058	mg/L	0.004	Malkiewich	1/27/2017	
Mercury - AA Cold Vapor	EPA 245.1	0.032	mg/L	0.001	Kleinworth	1/25/2017	
Nickel - ICP-MS	EPA 200.8	0.11	mg/L	0.004	Malkiewich	1/27/2017	
Nitrate-N - Ion Chromatography	EPA 300.0	60	mg/L N	0.5	Mott	1/25/2017	
Nitrite-N - Ion Chromatography	EPA 300.0	30	mg/L N	0.05	Mott	1/25/2017	
NO ₃ + NO ₂	EPA 300.0	90	mg/L N	0.10	Mott	1/25/2017	
pH	SM 4500 H+B	9.24	pH Units		Lax	1/27/2017	II
pH - Temperature	SM 4500 H+B	17.2	°C		Lax	1/27/2017	
Potassium - ICP-OES	EPA 200.7	8	mg/L	1	Malkiewich	1/25/2017	
Selenium - ICP-MS	EPA 200.8	<0.02	mg/L	0.02	Malkiewich	1/27/2017	
Silver - ICP-MS	EPA 200.8	0.18	mg/L	0.004	Malkiewich	1/27/2017	II
Sodium - ICP-OES	EPA 200.7	300	mg/L	1	Malkiewich	1/25/2017	C
Sulfate - Ion Chromatography	EPA 300.0	810	mg/L	20	Mott	1/29/2017	
Thallium - ICP-MS	EPA 200.8	<0.002	mg/L	0.002	Malkiewich	1/27/2017	

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John Faulstich
Quality Assurance Manager



Laboratory Report

Report ID: 152588

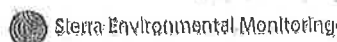
Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received			
S201701-0682	Off-Site Water 2	1/23/2017	2:00 PM	1/23/2017	Reporting Limit	Analyst	Date Analyzed Data Flag
Parameter	Method	Result	Units				
Total Dissolved Solids	SM 2540 C	1700	mg/L	10	Duggan	1/26/2017	
Total Nitrogen as N	Total by Sum	130	mg/L N	0.6	Wood	1/31/2017	
Total Recoverable Metals - Acid Dig	EPA 200.2	Completed			Kleinworth	1/25/2017	
Zinc - ICP-MS	EPA 200.8	<0.04	mg/L	0.04	Malkewich	1/27/2017	



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0683	Off-Site Water 3	1/23/2017	2:15 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Alkalinity, Total	SM 2320 B	58	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Bicarbonate	SM 2320 B	58	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Carbonate	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Hydroxide	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Aluminum - ICP-OES	EPA 200.7	1.0	mg/L	0.1	Malkiewich	1/25/2017	
Antimony - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/30/2017	
Arsenic - ICP-MS	EPA 200.8	0.010	mg/L	0.004	Malkiewich	1/27/2017	
Barium - ICP-MS	EPA 200.8	0.26	mg/L	0.02	Malkiewich	1/27/2017	
Beryllium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Cadmium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Calcium - ICP-OES	EPA 200.7	150	mg/L	1	Malkiewich	1/25/2017	
Chloride - Ion Chromatography	EPA 300.0	52	mg/L	5	Mott	1/25/2017	
Chromium - ICP-MS	EPA 200.8	0.008	mg/L	0.004	Malkiewich	1/27/2017	
Copper - ICP-MS	EPA 200.8	0.075	mg/L	0.004	Malkiewich	1/27/2017	
Cyanide, WAD	SM 4500 CN I	0.35	mg/L	0.05	Duggan	1/24/2017	C
Fluoride - Ion Chromatography	EPA 300.0	0.2	mg/L	0.1	Mott	1/25/2017	
Iron - ICP-OES	EPA 200.7	1.1	mg/L	0.1	Malkiewich	1/25/2017	
Kjeldahl Nitrogen - Digestion/Analysis	SM 4500 N(org) B	26	mg/L N	0.1	Lax	1/30/2017	
Lead - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Magnesium - ICP-OES	EPA 200.7	17	mg/L	1	Malkiewich	1/25/2017	
Manganese - ICP-MS	EPA 200.8	0.055	mg/L	0.004	Malkiewich	1/27/2017	
Mercury - AA Cold Vapor	EPA 245.1	0.014	mg/L	0.0002	Kleinworth	1/25/2017	
Nickel - ICP-MS	EPA 200.8	0.046	mg/L	0.004	Malkiewich	1/27/2017	
Nitrate-N - Ion Chromatography	EPA 300.0	52	mg/L N	0.5	Mott	1/25/2017	
Nitrite-N - Ion Chromatography	EPA 300.0	25	mg/L N	0.05	Mott	1/25/2017	
NO ₃ + NO ₂	EPA 300.0	77	mg/L N	0.10	Mott	1/25/2017	
pH	SM 4500 H+B	8.06	pH Units		Lax	1/27/2017	Hr
pH - Temperature	SM 4500 H+B	17.9	°C		Lax	1/27/2017	
Potassium - ICP-OES	EPA 200.7	12	mg/L	1	Malkiewich	1/25/2017	
Selenium - ICP-MS	EPA 200.8	<0.02	mg/L	0.02	Malkiewich	1/27/2017	
Silver - ICP-MS	EPA 200.8	0.17	mg/L	0.004	Malkiewich	1/27/2017	JI
Sodium - ICP-OES	EPA 200.7	210	mg/L	1	Malkiewich	1/25/2017	C
Sulfate - Ion Chromatography	EPA 300.0	670	mg/L	20	Mott	1/29/2017	
Thallium - ICP-MS	EPA 200.8	<0.002	mg/L	0.002	Malkiewich	1/27/2017	

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John Faustich
Quality Assurance Manager



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0683	Off-Site Water 3	1/23/2017	2:15 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Total Dissolved Solids	SM 2540 C	1400	mg/L	10	Duggan	1/26/2017	
Total Nitrogen as N	Total by Sum	100	mg/L N	0.6	Wood	1/31/2017	
Total Recoverable Metals - Acid Dig	EPA 200.2	Completed			Kleinworth	1/25/2017	
Zinc - ICP-MS	EPA 200.8	<0.04	mg/L	0.04	Malkiewich	1/27/2017	



Laboratory Report

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Date: 1/31/2017
Client: COM-160830
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PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0685	Off-Site Water 4	1/23/2017	2:30 PM	1/23/2017

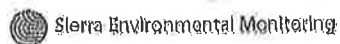
Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Alkalinity, Total	SM 2320 B	120	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Bicarbonate	SM 2320 B	120	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Carbonate	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Hydroxide	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Aluminum - ICP-OES	EPA 200.7	0.2	mg/L	0.1	Malkiewich	1/25/2017	
Antimony - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/30/2017	
Arsenic - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Barium - ICP-MS	EPA 200.8	0.06	mg/L	0.02	Malkiewich	1/27/2017	
Beryllium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Cadmium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Calcium - ICP-OES	EPA 200.7	79	mg/L	1	Malkiewich	1/25/2017	
Chloride - Ion Chromatography	EPA 300.0	7.8	mg/L	0.5	Mott	1/25/2017	
Chromium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Copper - ICP-MS	EPA 200.8	0.006	mg/L	0.004	Malkiewich	1/27/2017	
Cyanide, WAD	SM 4500 CN 1	0.022	mg/L	0.005	Duggan	1/24/2017	C
Fluoride - Ion Chromatography	EPA 300.0	0.3	mg/L	0.1	Mott	1/25/2017	
Iron - ICP-OES	EPA 200.7	0.2	mg/L	0.1	Malkiewich	1/25/2017	
Kjeldahl Nitrogen - Digestion/Analysis	SM 4500 N(org) B	2.9	mg/L N	0.1	Lax	1/30/2017	
Lead - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Magnesium - ICP-OES	EPA 200.7	14	mg/L	1	Malkiewich	1/25/2017	
Manganese - ICP-MS	EPA 200.8	0.021	mg/L	0.004	Malkiewich	1/27/2017	
Mercury - AA Cold Vapor	EPA 245.1	0.0033	mg/L	0.0001	Kleinworth	1/25/2017	
Nickel - ICP-MS	EPA 200.8	0.008	mg/L	0.004	Malkiewich	1/27/2017	
Nitrate-N - Ion Chromatography	EPA 300.0	5.8	mg/L N	0.05	Mott	1/25/2017	
Nitrite-N - Ion Chromatography	EPA 300.0	2.5	mg/L N	0.05	Mott	1/25/2017	
NO ₃ + NO ₂	EPA 300.0	8.3	mg/L N	0.10	Mott	1/25/2017	
pH	SM 4500 H+B	7.79	pH Units		Lax	1/27/2017	Hr
pH - Temperature	SM 4500 H+B	17.4	°C		Lax	1/27/2017	
Potassium - ICP-OES	EPA 200.7	3	mg/L	1	Malkiewich	1/25/2017	
Selenium - ICP-MS	EPA 200.8	<0.02	mg/L	0.02	Malkiewich	1/27/2017	
Silver - ICP-MS	EPA 200.8	0.013	mg/L	0.004	Malkiewich	1/27/2017	JI
Sodium - ICP-OES	EPA 200.7	32	mg/L	1	Malkiewich	1/25/2017	C
Sulfate - Ion Chromatography	EPA 300.0	160	mg/L	2	Mott	1/25/2017	
Thallium - ICP-MS	EPA 200.8	<0.002	mg/L	0.002	Malkiewich	1/27/2017	

Page 10 of 13

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Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0685	Off-Site Water 4	1/23/2017	2:30 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Total Dissolved Solids	SM 2540 C	390	mg/L	10	Duggan	1/26/2017	
Total Nitrogen as N	Total by Sum	11	mg/L N	0.2	Wood	1/31/2017	
Total Recoverable Metals - Acid Dig	EPA 200.2	Completed			Kleinworth	1/25/2017	
Zinc - ICP-MS	EPA 200.8	<0.04	mg/L	0.04	Malkiewich	1/27/2017	

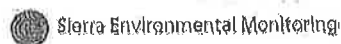
Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0686	EV Pond	1/23/2017	3:30 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Cyanide, WAD	SM 4500 CN I	0.36	mg/L	0.05	Duggan	1/24/2017	C

Data Flag Legend:

C - Sample concentration is at least 5 times greater than spike contribution. Spike recovery criteria do not apply.
Hr - Sample was received beyond holding time for this parameter and analyzed per client's request.
J1 - The batch MS and/or MSD were outside acceptance limits. The batch LCS was acceptable.



Laboratory Report
Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Quality Control Report

Parameter	LCS, % Recovery	MS, % Recovery	MSD, % Recovery	RPD, %	Method Blank
Alkalinity, Total	99.0			0.20	
Alkalinity/Bicarbonate				0.20	
Alkalinity/Carbonate				0.00	
Alkalinity/Hydroxide				0.00	
Aluminum - ICP-OES					
Antimony - ICP-MS	98.0	100.0	100.0	0.50	<0.001 mg/L
Arsenic - ICP-MS	101.0	105.0	103.0	1.92	<0.002 mg/L
Barium - ICP-MS	97.0	98.0	100.0	2.02	<0.01 mg/L
Beryllium - ICP-MS	98.0	104.0	110.0	5.61	<0.002 mg/L
Cadmium - ICP-MS	98.0	100.0	101.0	1.00	<0.002 mg/L
Calcium - ICP-OES	97.0	115.0	115.0	0.00	<0.5 mg/L
Chloride - Ion Chromatography	100.0	99.0	100.0	1.00	<0.5 mg/L
Chromium - ICP-MS	99.0	101.0	100.0	1.00	<0.002 mg/L
Copper - ICP-MS	98.0	94.0	93.0	1.07	<0.002 mg/L
Cyanide, WAD	90.0	2.0			<0.005 mg/L
Fluoride - Ion Chromatography	96.0	98.0	99.0	1.62	<0.1 mg/L
Iron - ICP-OES	96.0	99.0	100.0	0.80	<0.05 mg/L
Kjeldahl Nitrogen - Digestion/Anal	98.0	103.0	99.0	3.96	<0.1 mg/L
Lead - ICP-MS	99.0	104.0	104.0	0.00	<0.002 mg/L
Magnesium - ICP-OES	96.0	99.0	100.0	0.50	<0.5 mg/L
Manganese - ICP-MS	99.0	98.0	98.0	0.00	<0.002 mg/L
Mercury - AA Cold Vapor	97.0	99.0	102.0	3.38	<0.0001 mg/L
Nickel - ICP-MS	98.0	88.0	88.0	0.23	<0.002 mg/L
Nitrate-N - Ion Chromatography	98.0	100.0	102.0	1.98	<0.05 mg/L
Nitrite-N - Ion Chromatography	101.0	96.0	98.0	1.65	<0.05 mg/L
NO3 + NO2					
pH	100.0			0.40	
pH - Temperature				2.83	
Potassium - ICP-OES	98.0	102.0	103.0	1.47	<0.5 mg/L
Selenium - ICP-MS	100.0	102.0	99.0	3.18	<0.01 mg/L

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Carly Wood
Laboratory Director

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Reno, NV 89502-2348
Phone (775) 857-2400 Fax
(888) 398-7002
jnava@sem-analytical.com

John Faulstich
Quality Assurance Manager



Laboratory Report
Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Quality Control Report

Parameter	LCS, % Recovery	MS, % Recovery	MSD, % Recovery	RPD, %	Method Blank
Silver - ICP-MS	100.0	13.0	51.0	118.75	<0.002 mg/L
Sodium - ICP-OES	98.0	180.0	180.0	0.00	<0.5 mg/L
Sulfate - Ion Chromatography	103.0	93.0	91.0	2.17	<0.2 mg/L
Sulfate - Ion Chromatography	101.0	107.0	102.0	4.78	<0.2 mg/L
Thallium - ICP-MS	99.0	81.0	104.0	25.11	<0.001 mg/L
Total Dissolved Solids	98.0			3.03	<10 mg/L
Zinc - ICP-MS	99.0	99.0	99.0	0.00	<0.02 mg/L

Legend: LCS- Laboratory Control Standard
RPD- Relative Percent Difference

MS- Matrix Spike

MSD- Matrix Spike Duplicate



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID	Customer Sample ID	Date Sampled	Time Sampled	Date Received
S201701-0684	Event Pond Spillage	1/23/2017	3:30 PM	1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Alkalinity, Total	SM 2320 B	100	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Bicarbonate	SM 2320 B	<2	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Carbonate	SM 2320 B	84	mg/L CaCO ₃	2	Lax	1/27/2017	
Alkalinity/Hydroxide	SM 2320 B	21	mg/L CaCO ₃	2	Lax	1/27/2017	
Aluminum - ICP-OES	EPA 200.7	5.4	mg/L	0.1	Malkiewich	1/25/2017	
Antimony - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/30/2017	
Arsenic - ICP-MS	EPA 200.8	0.023	mg/L	0.004	Malkiewich	1/27/2017	
Barium - ICP-MS	EPA 200.8	0.10	mg/L	0.02	Malkiewich	1/27/2017	
Beryllium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Cadmium - ICP-MS	EPA 200.8	<0.004	mg/L	0.004	Malkiewich	1/27/2017	
Calcium - ICP-OES	EPA 200.7	190	mg/L	1	Malkiewich	1/25/2017	
Chloride - Ion Chromatography	EPA 300.0	150	mg/L	5	Mott	1/25/2017	
Chromium - ICP-MS	EPA 200.8	0.014	mg/L	0.004	Malkiewich	1/27/2017	
Copper - ICP-MS	EPA 200.8	0.5	mg/L	0.004	Malkiewich	1/27/2017	
Cyanide, WAD	SM 4500 CN 1	0.35	mg/L	0.05	Duggan	1/24/2017	C
Fluoride - Ion Chromatography	EPA 300.0	0.2	mg/L	0.1	Mott	1/25/2017	
Iron - ICP-OES	EPA 200.7	5.4	mg/L	0.1	Malkiewich	1/25/2017	
Kjeldahl Nitrogen - Digestion/Analysis	SM 4500 N(org) B	54	mg/L N	0.1	Lax	1/30/2017	
Lead - ICP-MS	EPA 200.8	0.004	mg/L	0.004	Malkiewich	1/27/2017	
Magnesium - ICP-OES	EPA 200.7	5	mg/L	1	Malkiewich	1/25/2017	
Manganese - ICP-MS	EPA 200.8	0.18	mg/L	0.004	Malkiewich	1/27/2017	
Mercury - AA Cold Vapor	EPA 245.1	0.042	mg/L	0.0001	Kleinworth	1/25/2017	
Nickel - ICP-MS	EPA 200.8	0.17	mg/L	0.004	Malkiewich	1/27/2017	
Nitrate-N - Ion Chromatography	EPA 300.0	64	mg/L N	0.5	Mott	1/25/2017	
Nitrite-N - Ion Chromatography	EPA 300.0	32	mg/L N	0.05	Mott	1/25/2017	
NO ₃ + NO ₂	EPA 300.0	96	mg/L N	0.10	Mott	1/25/2017	
pH	SM 4500 H+B	9.42	pH Units		Lax	1/27/2017	Hr
pH - Temperature	SM 4500 H+B	17.5	°C		Lax	1/27/2017	
Potassium - ICP-OES	EPA 200.7	7	mg/L	1	Malkiewich	1/25/2017	
Selenium - ICP-MS	EPA 200.8	0.02	mg/L	0.02	Malkiewich	1/27/2017	
Silver - ICP-MS	EPA 200.8	0.18	mg/L	0.004	Malkiewich	1/27/2017	Jl
Sodium - ICP-OES	EPA 200.7	370	mg/L	1	Malkiewich	1/25/2017	C
Sulfate - Ion Chromatography	EPA 300.0	780	mg/L	20	Mott	1/29/2017	
Thallium - ICP-MS	EPA 200.8	<0.002	mg/L	0.002	Malkiewich	1/27/2017	

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Carly Wood
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John Faulstich
Quality Assurance Manager



Laboratory Report

Report ID: 152588

Comstock Mining
Attn: Larry Gorell
1200 American Flat Rd.
Virginia City, NV 89440

Date: 1/31/2017
Client: COM-160830
Taken by: D. Reyes
PO #:

Analysis Report

Laboratory Accreditation Number: NV-00015

Laboratory Sample ID

Customer Sample ID

Date Sampled

Time Sampled

Date Received

S201701-0684

Event Pond Spillage

1/23/2017

3:30 PM

1/23/2017

Parameter	Method	Result	Units	Reporting Limit	Analyst	Date Analyzed	Data Flag
Total Dissolved Solids	SM 2540 C	1800	mg/L	10	Duggan	1/26/2017	
Total Nitrogen as N	Total by Sum	150	mg/L N	0.6	Wood	1/31/2017	
Total Recoverable Metals - Acid Dig	EPA 200.2	Completed			Kleinworth	1/25/2017	
Zinc - ICP-MS	EPA 200.8	0.11	mg/L	0.04	Malkiewich	1/27/2017	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 2-13-17

Estimate of time required: 0 - 5

Agenda: Consent [] Regular agenda [x] Public hearing required []

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

District Attorney

8. **Reviewed by:**

 x Department Head

Department Name: Community Development

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

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 Stephens, Clerk's Office
Pat Whitten, County Manager

February 13, 2017
Via email

Please add the following item(s) to the **February 21, 2017**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- A. **LEAD STAFFING LA BASIN, LLC dba Lead Staffing** – General / 12631 E. Imperial Hwy ~ Santa Fe Springs, CA (staffing)
- B. **SOUTHWEST SPECIALTY CONTRACTORS, LLC** – Contractor / 5277 Cameron ~ Las Vegas (cont.)
- C. **FORSGREN ASSOCIATES, INC.** – Professional / 370 E 500 South ~ Salt Lake City (engineer)
- D. **NIDEC-SHIMPO CORPORATION** – Contractor / 1 Terada ~ KYORA JAPAN (machinery)
- E. **FIKE CORPORATION** – Professional / 704 SW 10th St ~ Blue Springs, MO (consulting)
- F. **CONXTECH, INC.** – Contractor / 6701 Koll Center Pkwy ~ Pleasanton, CA (contractor)
- G. **SILVER STATE WIRE ROPE AND RIGGIN, INC.** – Contractor / 8740 S Jones ~ Las Vegas (contractor)
- H. **UNICO MECHANICAL CORP** – Contractor / 1209 Polk St ~ Benicia, CA (machine shop)
- I. **ATLAS RIGGING & TRANSFER** – Contractor / 8556 S. 4000 West ~ West Jordan, UT (rigging cont.)
- J. **TOTAL-WESTERN, INC.** – Contractor / 8049 Somerset Blvd ~ Paramount, CA (contractor)
- K. **ALL WEST COACHLINES, INC.** – General / 390 Wolverine ~ Sparks (Coachline)
- L. **KATERRA CONSTRUCTION, LLC** – Contractor / 2494 Sand Hill ~ Menlo Park, CA (Contractor)
- M. **BALANCE STAFFING** – General / 2800 N Cherryland ~ Stockton, CA (staffing)
- N. **BATTLEBORN DIGITAL MEDIA & MKTG** – HB / 1721 Main St ~ Gold Hill (marketing svcs.)
- O. **GEORGE KOCH SONS, LLC** – Contractor / 10 South 11th Ave ~ Evansville, IN (equip mfg.)
- P. **JOSEPH TADROS** – Contractor / 13095 Trail Dust Ave ~ San Diego, CA (HVAC verification)
- Q. **ALPHA AND OMEGA DETAILING, LLC** – Professional / 797 Summer Dr ~ Reno (autocad consult)
- R. **PARSONS ELECTRIC, LLC** – Contractor / 5960 Main ~ Minneapolis, MN (electrical cont.)
- S. **NIPPON EXPRESS USA, INC.** – General / 24-01 44th Rd ~ Long Island, NY (logistics)
- T. **PROCESS PROTECTION SYSTEMS, INC.** – Contractor / 64 Hardy Dr ~ Sparks (HVAC supplier)
- U. **SOUTHERN INDUSTRIAL CONSTRUCTORS, INC.** – Contractor / 6101 Triangle ~ Raleigh, NC (cont.)
- V. **PREMIER RESTORATION & REMODEL, INC.** – Contractor / 11545 Sitka St ~ Reno (contractor)
- W. **SCADA SYSTEMS, LTD** – Contractor / 126 Vincent St AUCKLAND NEW ZEALAND (training)
- X. **TABOR CONSTRUCTION, LLC** – Contractor / 2290 West 7th ~ Reno (contractor)
- Y. **PACIFIC ROOFING CO** – Contractor / 304 Wildrose Ct ~ Fernley (roofing contractor)
- Z. **JAMES J. JUAREZ** – Professional / 4800 Stoltz Rd ~ Reno (safety consultant)

Inspection Required

cc: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Comm. Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Commissioners' Office
Assessor's Office

Correspondence



STOREY COUNTY FIRE PROTECTION DISTRICT

2017 Year To Date	
Fires	7
EMS	126
Hazmat	10
Service Call	8
False Alarm	11
Total	162

Year To Date Call Volume

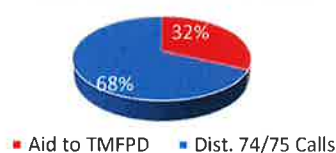


January 2017 Call Volume	
Fires	7
EMS	126
Hazmat	10
Service Call	8
False Alarm	11
Total	162

Internal Statistics Dashboard (1/2017)	
Number of Vol. Responses:	8
Average Response Time:	10:10
Patient Transports January:	31
Patient Transports YTD:	31
Hours spent out of district on transports	71
Highest call volume day of the week:	Monday

North County Monthly Auto Aid to TM	
Aid to TMFPD	26
Dist. 74/75 Calls	55
North Dist. Total	81

North Dist. Auto Aid



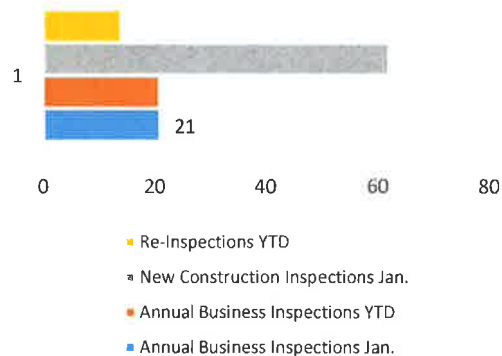
Calls by District (1/2017)	
71 (Virginia City)	42
72 (Virginia City Highlands)	39
74 (Lockwood)	28
75 (McCarran)	53

Calls by district



Fire Prevention (2017)	
Annual Business Inspections Jan.	21
Annual Business Inspections YTD	21
New Construction Inspections Jan.	62
Re-Inspections YTD	14
Number of Fire Permits Issued Jan.	8
Fire Plan Reviews Completed Jan.	20
Burn Permits Issued Jan.	0
30 Foot Clearance Inspections YTD	0

Inspections



Monthly AOR Completed: (1/2017)	
Annual Hazmat CEU's submitted	
All new pre-plans submitted	
All breathing air compressors serviced	
All below ground tanks checked.	
Standardization completed on all apparatus.	
All evacuation barrels inspected.	



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 02/21/17

Estimate of time required: 60 min.

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☐ (x Closed Session)

1. **Title:** Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Firefighters Association IAFF Local 4227 and Storey County Sheriff's Office Employees Association NAPSO Local 9110. This meeting will commence immediately following the regular commission meeting.

2. **Recommended motion.** No action

3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 775.847.0968

4. **Staff summary:** Pursuant to NRS 288 and the existing 2014-2017 bargaining agreements between the Storey County Firefighters Association and the Storey County Board of Fire Commissioners, and the Storey County Sheriff's Office Employees Association and the Storey County Board of County Commissioners, the bargaining agreements are proposed to be modified separately as tentatively agreed between the parties.

5. **Supporting materials:** Provided at meeting.

6. **Fiscal impact:**

Funds Available: n/a Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

___@___ Department Head

Department Name: Commissioner's Office

_____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.