

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

5:15 P.M.

JANUARY 10, 1995

PRESENT:

Jim Shaw, Chairman
Steve Bradhurst, Vice Chairman
Joanne Bond, Commissioner
Mike Mouliot, Commissioner
Grant Sims, Commissioner

Betty Lewis, Chief Deputy County Clerk
John MacIntyre, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. 9th Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, Chairman Shaw ordered that the agenda for the January 10, 1995 meeting be approved with the following amendments: Delete - Item 8B, Chief Deputy Sheriff salary adjustment, Item 14B, Deobligation of Grant Awards to Community Homeless Project and reallocation to Step 2 Home.

MINUTES

On motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the minutes of the regular meeting of December 13, 1994 be approved

PUBLIC COMMENTS

There was no response to the call for public comments.

95-5

WASHOE COUNTY LIBRARY'S 1993/94 ANNUAL REPORT AND DECENNIAL REPORT 1984 TO 1994/INTRODUCTION OF NEW LIBRARY DIRECTOR

Keith Lockhart, Chairman, Washoe County Board of Trustees, reviewed Washoe County Library's 1993/94 Annual Report and Decennial Report 1984 to 1994 and answered questions of the Board. He then introduced Nancy Cummings, the newly appointed Library Director who was welcomed by the Board.

95-6 RECONSIDERATION - DENIAL OF KENNEL PERMIT APPEAL - JANET AND RICK THORNE

County Manager John MacIntyre reviewed background information concerning Mr. and Mrs. Thorne's request to reconsider the Board's decision to deny their application for a kennel permit on August 16, 1994 [Item No. 94-703]. Mr. MacIntyre advised that since this matter was last heard, there has been a significant decrease in the number of dogs residing in the Thorne's neighborhood.

Commissioner Bond stated that she had met with the Thorne's on several occasions and that they are making a concerted effort to correct previous complaints concerning excessive barking created by their dogs.

Mr. Thorne discussed plans to construct a garage with attached kennels with doors to be closed at night and completed in April, 1995.

Following discussion, on motion by Commissioner Bradhurst seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the request by Rick and Janet Thorne for reconsideration of their kennel permit be approved and scheduled to be heard on February 14, 1995.

95-7 TRAVEL

On motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following travel requests and advancement of travel funds be approved:

<u>Name</u>	<u>Department</u>	<u>Destination</u>	<u>Date</u>	<u>Amount</u>
D. Ariaz	Health	Portland OR	3/18/95 3/24/95	\$ 500.00
D. Craig	General Services	Jacksonville FL	5/8/95 5/13/95	1,626.00
L. Snyder	Sheriff	Sacramento CA	1/22/95 1/25/95	292.50

95-8 RESOLUTION - HOUSEHOLD HAZARDOUS WASTE COLLECTION AND RE-USE PROGRAM - HEALTH

Jack Sheen, Assistant Director of Environmental Health, discussed the proposed resolution and answered questions of the Board advising that the Cities of Reno and Sparks have passed similar resolutions.

Upon recommendation of David Rice, District Health Officer, on motion by Commissioner Bradhurst, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Shaw authorized to execute:

WHEREAS, The governing body of Washoe County is a member of the Washoe County Health District and participates in providing its citizens the care and assistance in health and safety through an interlocal agreement with the Health District; and

WHEREAS, The Washoe County District Board of Health is charged with the responsibility to protect the public health and safety, to manage wastes generated within the Health District, to conserve resources, and to enhance the beauty and quality of the environment; and,

WHEREAS, The improper handling of dangerous chemical materials from residential sources (known as Household Hazardous Waste) when placed in the normal garbage disposal system presents a serious human health and safety risk and a potential degradation of the environment in the Health District; and,

WHEREAS, There is currently no satisfactory method to prevent dangerous household chemical materials from being disposed along with regular Municipal Solid Waste at landfills; and,

WHEREAS, The District Board of Health wishes to establish a better method of adequately diverting Household Hazardous Wastes from landfilling and provide a service to the residents of the Health District as well as realize benefits of recycling and re-use of a major portion of the household Hazardous Wastes; and,

WHEREAS, The State of Nevada Division of Environmental Protection has specific grant monies available for the implementation of Household Hazardous Waste collection systems; now, therefore, be it

RESOLVED, THAT THE WASHOE COUNTY BOARD OF COMMISSIONERS supports the request and application by the Washoe County District Board of Health for financial assistance from the State of Nevada Division of Environmental Protection for the express purpose of intergovernmental cooperation and implementation of a contractual Household Hazardous Waste collection and recycling center located conveniently for use by the Washoe County residents within the Health District; and be it-further

RESOLVED, That the Washoe County Board of Commissioners supports efforts to divert Household Hazardous Waste from ultimate landfill disposal and establish a program for recycling portions of this waste which is a valuable resource to our community; and be it further

RESOLVED, That the Washoe County Clerk is hereby directed to forward this resolution to the Washoe County District Board of Health with the best wishes of the Washoe County Board of Commissioners and their support in this effort.

95-9 RESOLUTION - DECLARING WASHOE COUNTY AN AGRICULTURAL DROUGHT
EMERGENCY DISASTER - EMERGENCY MANAGEMENT

Upon recommendation of Press Clewe, Emergency Manager, on motion by Commissioner Bond, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that the following resolution be adopted and Chairman Shaw authorized to execute:

WHEREAS, The State of Nevada is prepared to request the United States Department of Agriculture to issue a Designation of Drought Disaster on behalf of Washoe County and several other northern Nevada counties; and

WHEREAS, the United States Department of Agriculture, Soil Conservation Service estimates financial losses to Washoe County Agricultural businesses in excess of \$16,000,000; and

WHEREAS, Financial assistance could be made available to Washoe County farmers and ranchers by the United States Department of Agriculture, Farmers Home Administration and the Small Business Administration in the form of low-cost loans and Emergency Livestock Feed, Animal and Plant Disease Control, Emergency Credit, Emergency Conservation and Crop Loss assistance, and Technical Advice programs; and

WHEREAS, The threat of continued agricultural losses due to drought conditions may persist for some time in the future and may continue through more plentiful water periods; and

WHEREAS, The agricultural business in Washoe County is an important contributor to the economic and general prosperity and quality of life of our community; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County, Nevada, That it does hereby declare Washoe County an AGRICULTURAL, DROUGHT EMERGENCY DISASTER area and requests the Governor to declare a State of Emergency to the Federal Government on behalf of Washoe County.

95-10 PARCEL SPLIT - BRENDON MARSHALL, CALAVERAS CEMENT CO.
(APN: 034-161-10)

Upon recommendation of James Anderson, Chief Deputy Assessor, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, it was ordered that Brendon Marshall, Calaveras Cement Company's request to split Parcel No. 034-161-10 for FY 1993/94 & 1994/95 tax year be granted; that the following order be approved and Chairman Shaw be authorized to execute on behalf of Washoe County:

ORDER -- Directing the County Treasurer to Apportion Property Tax

WHEREAS, the Board of County Commissioners of Washoe County, pursuant to NRS 361.790, has the authority to direct the County Treasurer to divide and prorate the assessment and tax as same appears on the property tax rolls.

WHEREAS, BRENDON MARSHALL, CALAVERAS CEMENT CO., has made application to the County Treasurer to divide and prorate the assessment and tax on assessor's parcel no 034-161-10 (1993/94 & 1994/1995).

WHEREAS, an offer to tender the prorated tax when due and owing has been made.

WHEREAS, this Board is satisfied that the person offering to tender payment of the taxes due has a legal or beneficial interest in the smaller parcel only.

WHEREAS, this Board has determined how the assessment and tax should be apportioned between the parcels.

IT IS HEREBY ORDERED THAT:

1. Each officer who has custody of the tax or assessment roll for the year for which the offer to tender has been made and for each subsequent year divide and prorate the assessment and tax as follows:

APN 034-161-12 NAME: BRENDON MARSHALL, CALAVERAS CEMENT CO.
Land \$ 86,467 Imp. -0- Per Prop. \$-0- Total \$ 86,467

APN 034-161-13 NAME: ROBERT L. & PAULINE F. HELMS
Land \$ 192,337 Imp. -0- Per Prop. \$-0- Total \$ 192,337

APN 034-161-14 NAME: ROBERT L. & PAULINE F. HELMS
Land \$ 218,809 Imp. -0- Per. Prop. \$-0- Total \$ 218,809

2. The County Treasurer accept the prorated tax when tendered and apply it to the proper parcel.

3. The County Assessor assess each parcel separately thereafter.

4. The Clerk of the Board mail a copy of this order to the owner of each parcel and to the person offering to tender payment.

95-11 CORRECTION OF FACTUAL ERRORS - 1994 SUPPLEMENTAL AND SECURED ROLL

County Manager John MacIntyre, answered questions raised at yesterday's caucus regarding a proposed roll change request for North. Springs Estates, Ltd., wherein the assessed value has been reduced by from \$917,658 to \$295,218.

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that Roll Change Request No. 577 and 1 through 7 correcting factual errors on tax bills already mailed for the 1994 Supplemental and Secured Roll be corrected for the reasons indicated thereon and mailed to property owners, copies of which are placed on file in the Clerk's Office.

95-12 ORDINANCE NO. 920, BILL NO. 1095 - AMENDING WCC - SEWER
CONNECTION FEES; RATIFYING EXECUTION OF 50-YEAR
ASSIGNABLE VARIABLE SEWER CONNECTION FEE CONTRACT

6:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on December 30, 1994, to consider second reading and adoption of Bill No. 1095. Proof was made that due and legal notice of hearing has been given.

John Swenseid, Bond Counsel and Bob Jasper, Assistant County Manager, were present to answer questions of the Board concerning the proposed ordinance.

The Chairman opened the public hearing and called on those; wishing to speak for or against the adoption of said ordinance. There being no response, the hearing was closed.

On motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, Chairman Shaw ordered that Ordinance No. 920, Bill No. 1095, entitled, "AN ORDINANCE CONCERNING SEWER CONNECTION FEES; RATIFYING THE EXECUTION OF A 50-YEAR ASSIGNABLE VARIABLE SEWER CONNECTION FEE CONTRACT; APPROVING AN ASSIGNMENT THEREOF; AMENDING ORDINANCE NO. 830 TO REFLECT EXECUTION OF THAT CONTRACT; AND PROVIDING; OTHER MATTERS PROPERLY RELATING THERETO," be approved, adopted and published in accordance with NRS 244.100.

95-13 ORDINANCE NO. 925, BILL NO. 1100 - INITIATING MERGER OF
CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT INTO INCLINE
VILLAGE GENERAL IMPROVEMENT DISTRICT

6:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on December 30, 1994, to consider second reading and adoption of Bill No. 1100. Proof was made that due and legal notice of hearing has been given.

County Manager John MacIntyre reviewed background information concerning the proposed ordinance and distributed a rap outlining areas to be included in the merger.

The Chairman opened the public hearing and called on those wishing to speak for or against the adoption of said ordinance.

Noel Manoukian, attorney representing the Incline Village General Improvement District (IVGID), stated that to date, the effect of the non-merger is holding up a \$900,000 grant from a State Water Board; that the Crystal Bay General Improvement District (CBGID) is limited in size as it serves less than 150 customers, there is no further need for its existence; that it has mainly been serving only from a water standpoint; and that IVGID has clearly shown that it is in a far better position with its water distribution to accommodate these residents who will be merged into IVGID. He explained that CBGID has had a questionable water system with slow volume and reliability; that it was acquired

approximately one year ago from a private company; that they would be unable to financially qualify and meet the requirements of the Safe Drinking Water Act adopted by the Federal Government several years ago; and that their water intake system into Lake Tahoe will be abandoned as IVGID has a tremendous intake system that will be beneficial in serving Crystal Bay. He further explained that the merger would generate a better tax base and revenue situation for IVGID constituents and that CBGID water rights would be transferred to IVGID including all easements and water works.

Rick Jones, Chairman, Crystal Bay General Improvement District, discussed water right transfers relating to the merger and stated that there is an excess amount of water over and above the actual needs of the property owners in the Crystal Bay General Improvement District.

Commissioner Bradhurst inquired whether the property owners in CBGID will receive the same rights as property owners in IVGID, and Mr. Jones responded that it was his understanding they would receive reduced recreation rights for a reduced fee; that the initial incorporation work in Incline Village states that only Incline Village property owners would have access to the beaches; that residing in Crystal Bay would not give individuals access to the beaches; that they would have the same recreational amenities afforded them with the exception of the beaches which the Incline residents receive at a reduced rate, (\$150.00 per year assessment versus \$225.00); and that they would have access to the recreational center, golf course and ski areas.

Mr. Manoukian explained that there will be proration of the recreational assessment for the current year.

Following discussion, on motion by Commissioner Bradhurst, seconded by Commissioner Moullet, which motion duly carried, Chairman Shaw ordered that Ordinance No. 925, Bill No. 1100, entitled, "AN ORDINANCE INITIATING THE MERGER OF THE CRYSTAL BAY GENERAL IMPROVEMENT DISTRICT INTO THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT; PROVIDING FOR WRITTEN NOTICE OF THE PROPOSED MERGER TOGETHER WITH THE TIME AND PLACE FOR A HEARING ON THE MERGER," be approved, adopted and published in accordance with NRS 244.100.

95-14 FISCAL YEAR 1993-94 ANNUAL GROWTH MANAGEMENT REPORT - PLANNING

6:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on December 30, 1994 to review and adopt the Fiscal Year 1993-94 Annual Growth Management Report, being a part of the Washoe County Comprehensive Plan, and to recommend adoption by the Washoe County Commission and submittal to the Truckee Meadows Regional Planning Agency as the annual report required by NRS 278.0286.

Cynthia Herman, Department of Comprehensive Planning, reviewed the Fiscal Year 1993-94 Annual Growth Management Report, a map of planning areas located within each of the Board members jurisdictions and answered questions of the Board.

Chairman Shaw opened the public hearing and called on those wishing to speak. There being no response, the hearing was closed.

Following determination that this is an appropriate amendment to and is consistent with, and furthers the goals, policies and standards of the Washoe County Comprehensive Plan and the Area Plans, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the Fiscal Year 1993-94 Annual Growth Management Report, be adopted as recommended by staff and submitted to the Truckee Meadows Regional Planning Agency as required by NRS 278.0286.

95-15 SPECIAL USE PERMIT CASE NO. SPW9-22-94 - ALTA GOLD COMPANY -
APPEAL (APNS: 79-150-14, 16, 30 THROUGH 37, 51 THROUGH 53 AND
44)

6:00 p.m. This was the time set in a Notice mailed to all effected property owners on December 29, 1994, to consider the appeal of Lee S. Smith, Trustee for the L.S. and E.M. Smith Family Trust, from the recommendation of the Washoe County Planning Commission to conditionally approve and issue to Alta Gold Co., SPW9-22-94 to allow +550 test drill holes for exploration/development for mining purposes at the Olinghouse Mining Project located on Olinghouse Road, accessed from SR 447, the Wadsworth-Nixon Highway, which includes 54 unpatented lode claims and 90 patented claims within Sections 19, 20, 21, 28, 29 and 30, T21N, R23E,

Washoe County, Nevada. Proof was made that due and legal notice had been given.

Michael Harper, Director, Department of Development Review, discussed background information and answered questions raised at yesterday's caucus concerning the appeal. He reviewed maps of the subject property showing various patented mining claims as recorded in the Records Office.

Lee Smith, Trustee of the Smith Family Trust, distributed copies of the Smith Family Trust appeal letter to the Board and discussed correspondence forwarded to Alta Gold dated December 7, 1994 wherein the Smith Trust requested that Alta Gold confirm in writing prior to the expiration of the ten day appeal period, that they would not construct drill roads, drill pads and perform work on the Smith Trust claims; that to date they have not received a reply from Alta Gold Company or a copy of the minutes from the Washoe County Planning Commission as requested. Mr. Smith stated that they contacted the Bureau of Land Management; and that their main concern is that they do not want to be held liable for any work done on their claims.

Commissioner Bradhurst suggested imposing an additional condition which would prohibit Alta Gold from constructing drill roads, drill pads and disturbing the surface of the Smith Trust claims and that the Smith Trust will not be responsible for work done by Alta Gold Company. Mr. Smith stated this that would comply with the proposed condition.

The Chairman opened the public hearing and called on those wishing to speak.

Gary Cummings, General Manager of Alta Gold Company stated that correspondence had been forwarded to legal counsel for the Smith Family Trust advising them that Alta Gold had amended its original application; that they have no intention of drilling or building roads on the Smith claims; that they had removed the claims from their application at the Planning Commission hearing; and, that although they have the legal right to explore on Mr. Smith's claims, they agreed to remove the Smith's properties from consideration for this Special Use Permit to avoid any unnecessary litigation.

Earl Hill, Legal Counsel for Alta Gold, discussed the legal aspects of unpatented mining claims, cited legal opinions and referred to Congressional decisions concerning same. He explained that their investigation indicates that all of the mining claims held by the Smith Trust are unpatented; that Alta Gold does not intend to exercise their right of access and has deferred any further intention to the Smith claims pending resolution of a companion dispute with the Smith Trust.

Following discussion, on motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, Chairman Shaw ordered that Special Use Permit Case No. SPW9-22-94 for Olinghouse Mining Project (Alta Gold Co.) be approved subject to the following conditions and an additional condition discussed in previous testimony:

ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO ISSUANCE OF A GRADING PERMIT, UNLESS OTHERWISE SPECIFIED.

COMPLIANCE WITH THE CONDITIONS OF THIS SPECIAL USE PERMIT IS THE RESPONSIBILITY OF THE APPLICANT, HIS SUCCESSOR IN INTEREST AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE SPECIAL USE PERMIT MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE DEPARTMENT OF DEVELOPMENT REVIEW.

THE BOARD OF COUNTY COMMISSIONERS RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

GENERAL CONDITIONS

1. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit to the satisfaction of the Department of Development Review.

2. The applicant shall complete all work, including reclamation and restoration, within two years from the date of approval by the Washoe County Planning Commission.
3. A copy of this approved special use permit shall be attached to all applications for administrative permits issued by Washoe County.
4. The applicant shall provide a restoration plan at the time of application for a grading permit, to the satisfaction of the Engineering Division.
5. The applicant shall provide a bond for the completion of restoration work, to the satisfaction of the Engineering Division.
6. Prior to the issuance of a grading permit, the applicant shall state if they intend to use Olinghouse Road and how they will protect, maintain and restore the road, to the satisfaction of the Engineering Division.
7. Prior to the issuance of a grading permit, the applicant shall obtain a stormwater discharge permit and a reclamation permit from the Nevada Division of Environmental Protection. Copies of these permits shall be submitted to the Department of Development Review prior to the issuance of a grading permit.
8. The applicant shall obtain a Washoe County Business License prior to issuance of a grading permit.
9. The developer shall not construct drill roads, drill pads, or disturb the surface of Smith Trust claims and the Smith Trust shall not be responsible for Alta Gold work.

95-16 TENTATIVE SUBDIVISION MAP CASE NO. TM8-14-94 - NEVDEX,
INC./SOUTHWEST VISTAS (APN: 49-010-05 AND 06)- APPEAL

6:00 p.m. This was the time set to consider the appeal of Cliff Block from the recommendation of the Washoe County Planning Commission to conditionally approve Tentative Map Case No. TM8-14-94 to NevdeX, Inc., to develop a 376-lot, single-family, common open space subdivision (Southwest Vistas) with lot sizes to range from minimum of 15,000 square feet to 2-1/2 acres, with a community center/interim sales facility with tennis courts planned, a reduction of the side-yard setback from 12 feet to 10 feet on lots less than 1 acre in size and the rear-yard from 30 feet to 15 feet on all lots where the rear-yard adjoins designated open space requested, the +400-acre project site situated to the west and north of the western terminus of Zolezzi Lane, southwest of the Steamboat Ditch, with the majority of the property designated Low Density Suburban (LDS) with areas along Thomas Creek and Dry Creek designated General Rural (GR) within the Southwest Truckee Meadows Area Plan, and situated in Section 13, T18N, R19E, MDM, Washoe County, Nevada.

Commissioner Sims advised that although his employer has previously been associated with this project, that the Ethics Commission has ruled that this does not represent a conflict of interest and he can vote on this issue.

Michael Harper, Director, Department of Development Review, reviewed background information, site maps and addressed concerns raised at caucus regarding area plan conformance, infrastructure availability, sewer service, dedication of the Steamboat Ditch, buffering requirements, fire protection, fire district boundaries, emergency and primary access, final surveying of the ditch and answered questions of the Board. Mr. Harper emphasized that the County is not requesting any of the Steamboat easements for public recreational purposes.

Commissioner Mouliot inquired regarding the tentative and final map process and surveying procedures suggesting that a workshop be conducted to address these matters.

Cliff Block, appellant, stated that he owns property situated on the North side of the Steamboat Ditch where the property in question lies. He stated that he has not had time to review the proposed project; and that he was never notified of any meetings concerning the project and would like to request a continuance on those grounds. Mr. Block then discussed proposed fencing of the ditch stating that he was concerned as to who would be responsible for this expense and inquired about water rights and the source of water for the area.

The Chairman opened the public hearing and called on those wishing to speak.

John Frankovich, representing applicant, advised that the basis of Mr. Block's appeal was predicated on the fact that he did not receive notice of the Planning Commission hearing; that State law does not require notice of tentative maps; that the project is consistent with the Regional Master Plan and the Area Plan; that it went to the Citizens Advisory Board on four different occasions; that they unanimously endorsed the project; and that staff has recommended approval. He further stated that he would oppose a continuation of this project; that the applicant has had at least two conversations with Mr. Block concerning the project; and that they were unaware that he would like to request a continuance of this item.

Jeff Codega, representing applicant, clarified conditions of approval and described the project for the benefit of the Board. He re-emphasized that they have no intention of overtaking anyones property or individual easements. He then addressed concerns raised by the appellant. In response to Commissioner Mouliot's inquiry regarding whether the applicant is agreeable to boundary adjustments, Mr. Codega advised that they would agree to get the boundaries correct for the purpose of determining lot lines.

Kathy Busch, Chairman of the Southwest Truckee Meadows Citizen Advisory Board, stated that the developer brought the project before the

CAB several months ago; that they felt that the developer had presented an attractive project appropriate for their area; that the developer heard their suggestions and has been more than willing to accommodate all concerns; and that this will be a quality development. She further advised that she resides alongside the ditch; that she has cyclone fencing along the backside of the ditch; that the County requires the ditch; and that it is maintained by a ditch company and is a safe environment.

Robert Marsh, a resident of the area, advised that his property juts out above the ditch allowing the parkway to be situated too close to his property line. He expressed concern as to the location of the berm and requested that the roadway be relocated and the area be surveyed; and that this item be continued as he had not been noticed and would request additional time to further study this issue.

Bob Seach, an area resident, expressed concerns regarding potable water and the source of water for the area advising that the water level of aquifers in the area are decreasing and would not be able to accommodate a master well on top of the mountain above the property; that the water would have to come from another source; and that source of the water should be included in the proposal. He also questioned whether one or both sides of the ditch would be fenced, who would be responsible for this expense, and that the project should specify this, as well. In noting that the area is situated in a flood plain, he inquired why there has not been more work done to identify how future floods will be controlled.

There being no one else wishing to speak, Chairman Shaw closed the public hearing.

Michael Harper addressed concerns raised in previous testimony and answered questions of the Board concerning fencing of the ditch, surveying procedures, location of the berm, parkway and flood detention designations, wells upgradient from the subject property, and viable water rights. He then read proposed new conditions that would address boundary lines, the location of the parkway and berming.

Commissioner Sims stated that he did not feel that it was necessary to continue this item as all concerns have been addressed and the project is in conformance with the Area Plan.

Following discussion, on motion by Commissioner Sims, seconded by Commissioner Bradhurst, which motion duly carried, Chairman Shaw ordered that the appeal of Cliff Block be denied; that the recommendation of the Planning Commission be upheld and Tentative Subdivision Map Case No. TM8-14-94 for NevdeX, Inc./Southwest Vistas, be approved subject to the following 72 conditions including two additional conditions as recommended by staff:

ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES SHALL BE PROVIDED IN AN APPROPRIATE FORM AND AMOUNT, TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, UNLESS OTHERWISE STATED.

COMPLIANCE WITH THE CONDITIONS OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST.

A COPY OF ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF DEVELOPMENT REVIEW.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION AND, THE DEPARTMENT OF DEVELOPMENT REVIEW AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED RECORDATION DATE TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL. NO FINAL MAP WILL BE SCHEDULED FOR A PLANNING COMMISSION MEETING DATE THAT IS LESS THAN SIXTY (60) DAYS FROM THE DATE OF THIS MANDATORY MEETING.

A REQUEST FOR AN EXTENSION OF TIME FOR THE RECORDING OF A FINAL MAP MUST BE SUBMITTED TO THE DEPARTMENT OF DEVELOPMENT REVIEW AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP. SAID EXPIRATION IS ONE YEAR FROM THE DATE OF APPROVAL OF THE TENTATIVE MAP OR A SUBSEQUENT FINAL MAP BY THE BOARD OF COUNTY COMMISSIONERS OR, WHEN APPLICABLE, BY THE PLANNING COMMISSION.

GENERAL CONDITIONS

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of approval of the tentative map or any subsequent extension date.
2. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the Engineering Division and the Department of Development Review.
3. Development shall be in substantial compliance with the provisions of the Article 408 of the Development Code. The permitted exceptions to the Development Code allow: a minimum lot size of 15,000 square feet, a minimum side yard requirement of 10 feet for lots less than 1 acre in size, a minimum rear yard requirement of 15 feet on all lots with the rear yard adjoining designated open space. The first and each succeeding final map shall not exceed the average gross density of 1 unit per acre for the area within the Low Density Suburban (LDS) designation. The General Rural (GR) designation will not be allowed any residential density. Each final map shall contain the above information to the satisfaction of the Department of Development Review.
4. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be reviewed, approved, and recorded by the District Attorney's office. The CC&Rs shall require all phases and

units of the subdivision approved under this tentative map to be subject to the same CC&Rs, be under the authority of the same homeowners association, and be under the authority of the same architectural control committee. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's office. The CC&Rs and a note on the final map shall indicate that all common areas are not maintained by Washoe County, are privately-maintained and perpetually-funded by the homeowners association, and identified as equal fractional ownership by all of the lots within the development, to the satisfaction of the District Attorney's office and the County Engineer. Said CC&Rs shall specifically address the potential for liens against the property and the individual property owner's responsibilities for the perpetual funding, maintenance, and replacement of the following items, at a minimum:

- a. Private roads within the subdivision.
- b. Private recreational facilities.
- c. Staffing of maintenance and security forces.
- d. Common area landscaping.
- e. Entrance gates.
- f. Snow removal and storage areas.
- g. Landscaping along and within streets.
- h. Fire and fuelbreaks on open space.
- i. Drainage and flood control facilities, detention basins, and the accumulated sediment.
- j. Equestrian/pedestrian trails.
- k. Bicycle and pedestrian paths.
- l. Private streets and utilities.
- m. Off-site residential parking areas.

At a minimum, the CC&Rs shall also specifically address the following items:

- a. Minimum defensible space requirements.
- b. Requirement to adhere to National Electric Safety Code setbacks for remaining overhead power lines.

- c. Potential for conservation easements or dedication of open space.
 - d. Prohibition of motorized vehicles in open space.
 - e. Notice of pedestrian or equestrian easements to abutting properties.
5. A note shall be placed on all construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

6. Prior to ground-disturbing activity or prior to finalization of any portion of the tentative map, the developer shall submit an archaeological/historical survey to the State Historic Preservation Office of the Department of Museums, Library and Arts for review. Following that review, the developer shall submit a letter from that agency to the Department of Development Review that indicates the survey was acceptable.
7. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Utility Division and/or Engineering Division a complete set of reproducible 'as built' construction drawings prepared by a civil engineer registered in the State of Nevada, when field conditions mandate construction other than that shown in the original drawing.
8. The developer shall participate in any applicable General Improvement District or Special Assessment District formed by Washoe County to the satisfaction of the applicable division of the Department of Public Works.
9. The final map shall designate faults that have been active during the Holocene epoch of geological time and shall contain the following note to the satisfaction of the Department of Development Review:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

10. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices and shall include detailed plans for grading and drainage on each lot, erosion control, slope stabilization, mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. All soil boring logs must be included as part of the construction drawings.
11. Prior to approval of the first final map a geotechnical report which identifies and considers the location and effects of earthquake forces and faulting in the area shall be prepared and submitted to the satisfaction of the County Engineer. The siting and design of detention facilities shall be addressed based upon the findings and recommendation provided in the geotechnical report.
12. The developer shall provide written approval of the plans for the installation of mail delivery facilities from the US Postal Service. The system must be shown on the project construction plans and installed as part of the on-site improvements to the satisfaction of the County Engineer and the US Postal Service.
13. Mailbox installation shall comply with Washoe County Ordinance No. 854 to the satisfaction of the County Engineer.
14. With the exception of the overhead power line traversing the northeast corner of the development, all new and existing utilities shall be placed underground and all utilities shall be located within appropriate public utility easements to the satisfaction of the County Engineer. Appropriate abandonment documents must be provided to the County Engineer for any utilities that are relocated or abandoned, prior to finalization of, the affected final map.
15. Prior to acceptance of any final map affecting the existing structure located along Thomas Creek or access to said structure, the developer shall demonstrate to the County Engineer that the property has been properly conveyed to the developer. In order to convert the structure to the proposed community center/interim sales facility, the developer shall comply with all applicable permits and ordinances, including the Flood Hazard Reduction Ordinance, to the satisfaction of the County Engineer. If the structure has not been conveyed to the developer, the developer shall comply with all legal orders, shall establish appropriate property lines showing non-encroachment into proposed subdivision lots, and shall provide legal access to the satisfaction of the County Engineer.
16. An inspection must be made of all existing buildings to determine the absence or presence of asbestos material prior to demolition. An asbestos assessment form must be obtained from the District Health Department. The form must be completed prior to any asbestos removal. All asbestos removal must be made in full compliance with all local and National Emission Standards for Hazardous Air Pollutant Sources regulations.

17. All existing petroleum, hazardous waste, or hazardous material underground storage tanks and associated piping must be removed, closed or upgraded in conformance with the requirements provided in 40CFR280 to the satisfaction of the District Health Department.
18. Any contamination of the environment that has resulted from spills, leaks, or other sources from any underground storage systems must be remediated to the satisfaction of the District Health Department prior to the commencement of construction.
19. Applicant shall review each deed along the northern property line, adjust the surveyed property line, if needed, and show on the final map a property line that does not alter the property boundaries of owners bordering the project. The County Engineer and Department of Development Review shall verify that information prior to recordation of the final map.
20. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Development Review to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Development Review of the name, address, telephone number, and contact person of the new purchaser within 30 days of the final sale.

TRAFFIC

21. All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to county standards and specifications and/or financial assurances in an appropriate form and amount shall be provided to the satisfaction of the County Engineer.
22. Proposed roadways shall not be centered along fault lines. Fault lines shall be located behind the curb line, on the up-thrown side, to the satisfaction of the County Engineer. Roads may cross fault lines. If fault lines are more accurately located in the field, the setback, excluding construction for buildings for human occupancy, may be reduced upon approval of the County Engineer.
23. Prior to finalization of the first final map a schematic pedestrian circulation plan shall be submitted to and approved by the County Engineer and Department of Development Review. Meandering asphalt pedestrian paths on Ventana (Southwest Vistas) Parkway will be acceptable provided that:
 - a. Detailed construction plans which address alignment, slope, and drainage are submitted and approved by the County Engineer for each final map.
 - b. Pedestrian, easements are included for portions of the paths located outside the Washoe County right-of-way to the satisfaction of the County Engineer.

- c. Pedestrian paths are signed for pedestrian use only to the satisfaction of the County Engineer.
 - d. Landscaping between the back of the curb and the path shall be designed in accordance with AASHTO sight distance and safety guidelines to the satisfaction of the County Engineer.
 - e. Maintenance of the asphalt paths and landscaping shall be the responsibility of the homeowners association as provided for in a separate maintenance agreement to be approved by the County Engineer and the District Attorney's office prior to finalization of the first final map, unless an alternative maintenance mechanism is approved by Washoe County.
24. Prior to submittal of the first final map, a traffic report which addresses the necessity for left turn lanes at all streets intersecting with Ventana (Southwest Vistas) Parkway, prepared by a Nevada registered engineer experienced in traffic engineering, shall be submitted to the County Engineer for approval.
 25. Project streets that are designed with security gates at points intersecting with public streets shall have adequate on-site stacking space. The specific type and size of the stacking areas must be approved and constructed to the satisfaction of the County Engineer.
 26. Regulatory signs must be installed at the juncture of all public streets with a private street to the satisfaction of the County Engineer. Said sign shall state: "PRIVATE STREET NOT MAINTAINED BY COUNTY." All regulatory signs shall meet the Manual of Uniform Traffic Control Device standards.
 27. Ventana (Southwest Vistas) Parkway shall be constructed to Washoe County collector street standards from Zolezzi Lane to Marble Canyon (Las Cruces) Road to the satisfaction of the County Engineer and shall be striped to accommodate four-foot wide (to lip of gutter) bike lanes on each side. Appropriate bike lane designations and signing shall be provided. No parking shall be allowed on either side of Ventana (Southwest Vistas) Parkway.
 28. Prior to finalization of the first final map, the developer shall offer for dedication a collector standard right-of-way width that will permit an approved alignment along the southern property line of the development for the extension of Zolezzi Lane up to the boundary with the Southwest Pointe project and a transition into half-street collector standard right-of-way for the remainder of the distance to the satisfaction of the County Engineer. Additional slope easements necessary to construct a half-street collector standards street section on the north side shall also be granted to the satisfaction of the County Engineer. The easement shall also be designated as a public utility easement.

29. Prior to finalization of the first final map and if not connected to the roundabout, either the roundabout near the intersection of Zolezzi Lane and Ventana (Southwest Vistas) Parkway shall be designed to not interfere with any potential designs for the collector easement for the extension of Zolezzi Lane on Southwest Vistas property, or the required public easement and the existing private easements shall be relocated to the area of the roundabout. Either alternative shall be to the satisfaction of the County Engineer and the Department of Development Review. The developer shall provide evidence that the relocation of the private easements, if necessary, have has been accomplished.
30. The developer shall offer for dedication a collector standard right-of-way width from Ventana (Southwest Vistas) Parkway to the north boundary of the project to connect to the southern terminus of the northern section of Thomas Creek Road to the satisfaction of the County Engineer and the Department of Development Review prior to finalization of the final map encompassing that area. If a Comprehensive Plan Amendment that removes the roadway connection has been adopted, this requirement may amended to provide an easement for emergency purposes only. If a Comprehensive Plan Amendment that removes the roadway connection is adopted following the recordation of the first final map, the easement will be amended to provide an easement for emergency purposes only.
31. If a Comprehensive Plan Amendment that removes the roadway connection has not been adopted by the time the development reaches the connecting roadway, the connection shall be constructed to Washoe County standards for public streets to the north boundary of the project property to the satisfaction of the County Engineer and Department of Development Review.
32. The applicant shall construct permanent emergency access to Washoe County standards at the following locations to the satisfaction of the County Engineer:
 - a. Ventana (Southwest Vistas) Parkway to Slide Mountain Drive; Tucumcari (Ajara) Circle to Welcome Way; Elk River Road and Monument Road to the emergency access road along the alignment of Zolezzi Lane extension.
 - b. All emergency accesses shall terminate at a dedicated county road and shall be gated at each end to Washoe County standards to the satisfaction of the County Engineer.
33. The proposed roundabout on Ventana (Southwest Vistas) Parkway shall be designed and constructed to the satisfaction of the County Engineer. The following minimum design criteria shall be addressed:
 - a. The final design shall allow for the unobstructed passage of WB-50 semitrucks.
 - b. A maintenance access within the roundabout island shall be provided.

- c. The final design shall consider the third leg of the Zolezzi Lane extension as an ultimate dedicated Washoe County collector standard street section.
 - d. The developer shall provide for the temporary unobstructed passage of construction equipment.
 - e. Median dividers shall be constructed to Standard Specification Detail W-1G standards or as approved by the County Engineer.
34. Proposed landscaping along the street rights-of-way and within the common area, roundabout, and island medians shall be approved by the County Engineer. A traffic report verifying that adequate AASHTO safe stopping sight distances and safety guidelines are met, may be required to the satisfaction of the County Engineer. Landscaping shall be perpetually funded and privately maintained by the homeowners association via a separate maintenance agreement to be approved by the County Engineer and the District Attorney's office unless an alternative maintenance mechanism is approved by Washoe County. A note on the final map and the CC&Rs shall specify this requirement.
35. Ventana (Southwest Vistas) Parkway shall be located at least 50 feet from APN:040-740-08 to the north. Additionally, berming (landscaped and a minimum of 4 feet in height and 100 feet in length) shall be provided along the northerly side of this section of Ventana (Southwest Vistas) Parkway to screen headlight glare into adjacent properties.
36. Streets proposed to incorporate detention ponds on the upstream side of the natural crossings shall be designed to standards acceptable to the County Engineer. Applicable state permits and approvals associated with detention pond designs shall be provided to the County Engineer.
37. Collector streets with an average daily traffic count greater than 2000 shall not be allowed to receive direct driveway access unless approved by the County Engineer. Driveways that preclude backing onto the street shall be required on the 2.5 acre lots abutting Ventana (Southwest Vistas) Parkway to the satisfaction of the County Engineer, provided a traffic report prepared by a registered engineer experienced in traffic engineering supports the recommendation. Said report shall be submitted prior to submittal of the first final map and the CC&Rs shall stipulate the requirement for driveways that preclude backing onto the street.
38. For any utilities placed within the roadway prism of Zolezzi Lane, the developer shall remove the full depth of asphalt, replace with 4 inch Type 3 asphalt, and provide fog seal replacement, all from the centerline to the edge of pavement and/or provide financial assurances in an appropriate form and amount to the satisfaction of the County Engineer. The funds shall be waived or returned if a Washoe County Capital Improvements Program reconstruction project has obtained "secured funding" as provided for in the CIP and has been budgeted by the Department of Public Works to begin construction within three years of commencement of utility work.

39. All street crossings of Ventana (Southwest Vistas) Parkway shall be designed to pass the 100-year flood flows without obstruction or overtopping of the roadway to the satisfaction of the County Engineer.
40. Washoe County standard right-of-way radius and roadway improvements to face of curb shall be required on all cul-de-sacs and "eyebrows" to the satisfaction of the County Engineer. Permanent cul-de-sacs shall be constructed at the terminus of Slide Mountain Drive and Welcome Way. Twin Oaks Drive shall either be extended to Gila Bend Road or provided with a cul-de-sac.
41. Street lights shall be constructed to County standards at major intersections, to the satisfaction of the County Engineer.
42. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
43. The final map shall contain the following note to the satisfaction of the Department of Development Review:

NOTE

An off-site road construction fee is applicable to all parcels created by this map. Any applicant for a permit to construct or otherwise use this land shall either (1) enter into an agreement with Washoe County, requiring financial assurances and approval by the District Attorney's Office, to pay the future off-site road impact fee upon its adoption or (2) pay any interim fee imposed by Washoe County, be released from the responsibility of the future impact fee, and be eligible for a refund should the future impact fee charge less than the interim fee.

All options to pay existing interim fees expire upon the subsequent adoption and implementation of a replacement interim fee or an impact fee.

DRAINAGE

44. The developer shall obtain the following permits from the Nevada Division of Environmental Protection and provide copies to the County Engineer:
 - a. Storm water discharge permit for privately-owned and operated flood control and storm drainage facilities, prior to final map submittal.
 - b. Storm water discharge permit for construction (NPDES), prior to issuance of grading permit..
45. Prior to finalization of the first final map, a final Wetlands and/or Jurisdictional Waters of the United States map must be prepared by the developer, approved by the US Army Corps of Engineers and submitted to the Department of Development Review and the County Engineer. Prior to finalization of the first final map

and if construction in wetlands is proposed, the developer shall obtain a 404 Permit from the Corps of Engineers. Any construction in Waters of the United States, including roadway crossings, will require a Dredge and Fill permit (Nationwide Permit No. 26).

46. The developer shall perpetuate the 100-year flow volumes to Thomas Creek at the northern end of Welcome Way to the satisfaction of the County Engineer.
47. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer. Systematic cleaning of any private streets, parking lots, and catch basins, and control of salt and sanding activities shall be delineated in a maintenance plan to be approved by the County Engineer and the Flood Control Manager.
48. The developer shall submit to the District Health Department a letter approving the proposed methods of erosion control and soil stabilization from the Washoe-Storey Conservation District.
49. The developer shall create appropriate easements and shall install fencing along the Steamboat Ditch acceptable to the County Engineer and the Steamboat Ditch Company.
50. Prior to finalization of any portion of the tentative map, or prior to submittal for building permit or grading permit, the developer will furnish to the County Engineer and Department of Development Review, written confirmation from the Steamboat Ditch Company that they have reviewed and approved any ditch crossings, protective fencing, or stormwater discharge facilities that may impact the ditch.
51. Since Steamboat Ditch is intended to function as a source for potable water, discharge of urban stormwaters into Steamboat Ditch should be restricted. The stormwater discharges from this development shall be controlled to pre-development flow conditions and be controlled to prevent water quality degradation of Steamboat Ditch. The applicant shall provide drainage structures under Steamboat Ditch to pass the 10-year storm event or demonstrate that there will be no water quality, degradation in Steamboat Ditch to the satisfaction of the County Engineer and the Flood Control Manager.
52. Individual lot drainage shall not be allowed to drain onto neighboring properties without proper reciprocal drainage easements and the individual lot drainage swales shall be designed to handle the 100 year flows and lined, to the satisfaction of the County Engineer.
53. A buffer shall be provided next to riparian vegetation to the satisfaction of the Department of Development Review. The size of the buffer shall be mutually agreeable by Washoe County and the developer.

WATER AND WASTEWATER

54. All minor infrastructure for sewer collection shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
55. Responsibility for design of any pump stations and interceptors to provide sewer service to the project will rest with the Utility Division. The Utility Division may either, provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Utility Division and the developer shall jointly select that engineer. Funding of design and infrastructure in excess of the minimum requirements or that to serve the development as determined by generally accepted engineering calculations, shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate number of service hookups to the developer at the time of recordation of the final map.
56. The sanitary sewer collection system shall be designed to accommodate potential service to existing and future developments of the project to the satisfaction of the Utility Division.
57. The final subdivision map shall show dedicated, all-weather easements, with access, over the sanitary sewer lines of the development to the satisfaction of the Utility Division. These easements shall be offered for dedication to Washoe County.
58. Prior to finalization of the first final map, a sanitary sewer report for the entire tentative map, prepared by a registered engineer, shall be submitted to the Utility Division for review and approval. At a minimum, this report shall address the following:
 - a. The estimated sewage flows generated by this project.
 - b. The projected sewage flows from potential or existing development within tributary areas.
 - c. The impact on capacity of existing infrastructure.
 - d. The proposed collection line sizes, alignment, and maximum velocities.
59. The design engineer for the water supply and community sewerage systems shall submit a plan for the periodic inspection of the construction of those systems to the satisfaction of the District Health Department. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

60. All Connection Privilege Fees for sanitary sewer for each lot within the final map boundary shall be paid to the satisfaction of the Utility Division.
61. With the recordation of a final map, the sanitary sewer collection system must be offered for dedication to Washoe County to the satisfaction of the Utility Division.
62. The developer shall deposit with the Utility Division the sum of \$50.00 per lot prior to finalization of any portion of the tentative map. This fee shall represent the development's prorated share of the completed water and wastewater facilities plan for the South Truckee Meadows.
63. A letter from Washoe County committing sewer service to this project must be submitted to the District Health Department. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
64. Upon connection to the to the community sewer system, all septic tanks and cesspools shall be abandoned, pumped out, and filled with earth or sand in accordance with Section 120.055 of the Sewage, Wastewater, and Sanitation Regulations to the satisfaction of the District Health Department.
65. All minor infrastructure for potable water distribution shall be designed, constructed, and inspected to the satisfaction of the District Health Department and the Utility Division.
66. A letter from the water purveyor indicating the amount of water rights necessary to serve this project shall be submitted to the Utility Division. In accordance with Article 422 of the Development Code, water rights must be dedicated to Washoe County for each parcel to the satisfaction of the Utility Division. The rights must be in good standing with the State of Nevada Division of Water Resources and must reflect a point of diversion and place and manner of use acceptable to the Utility Division. These rights will be subsequently leased to the water purveyor for use on this project.
67. The final map owner's certificate shall contain language indicating that the developer and his assignees agree to the use of residential water meters.
68. A letter, which can be a will-serve letter, from the appropriate provider committing water service must be submitted to the District Health Department and Utility Division. This letter shall indicate that the facility will not be brought beyond its permitted capacity by this service.
69. The developer shall abandon all wells on the property in accordance with State of Nevada Regulations Governing Water Wells and Related Drilling and Washoe County District Board of Health Regulations Governing Water Well Construction to the satisfaction of the District Health Department. A permit for well abandonment must be issued by the District Health Department.

FIRE PROTECTION

70. No final map with lots divided by fire protection agency boundaries shall be presented to the Department of Development Review.
71. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the applicable fire protection agency. Those concerns are fire flows, fire hydrant number and location, access, sequential phasing of firebreaks during development, permanent firebreaks, minimum defensible space, use of fire resistant construction and/or roof material, sprinklering of structures, and spark arrestors in chimneys. Access and fire flows shall be addressed to the satisfaction of the fire protection agency prior to the introduction of any combustible materials to the site.
72. The developer shall enter into talks with the applicable fire protection agency for any other requirements, such as, a fire station site, manpower and equipment needs, or for coordination with other developments that have similar requirements.

95-17 WATER RIGHTS DEED - CITY OF SPARKS - NATIONAL BOWLING STADIUM

This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on December 29 and 30, 1994 to consider the intention declared in a Resolution adopted on December 13, 1994, to convey water rights to the City of Sparks on behalf of the Reno-Sparks Convention and Visitors Authority in fulfillment of their obligation when they agreed to repay Sparks for water rights received for the National Bowling Stadium. Proof was made that due and legal notice had been given.

John MacIntyre, County Manager, reviewed background information concerning this matter stating that it involves a repayment of water rights to the City of Sparks on behalf of the Reno-Sparks Convention and Visitors Authority concerning water rights received for the National Bowling Stadium.

Chairman Shaw opened the public hearing and called on those wishing to speak. There being no one present wishing to speak the hearing was closed.

On motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, it was ordered that a Water Rights Deed between Washoe County as Grantor, the City of Sparks as Grantee, on behalf of the Reno-Sparks Convention and Visitors Authority in fulfillment of their obligation when they agreed to repay Sparks for water rights received for the National Bowling Stadium, be approved, and Chairman Shaw be authorized to execute.

95-18 STREET NAME CHANGE - EXISTING EASEMENT - MOUNTAIN LION DRIVE

Upon recommendation of Margaret Spicher, Coordinator, Regional Street Naming Committee, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the request to name an existing easement located west off of Ironwood Road in Palomino Valley, Mountain Lion Drive be approved effective July 10, 1995.

95-19 STREET NAME CHANGE - MIRKWOOD TO YOAKAM LANE

Upon recommendation of Margaret Spicher, Coordinator, Regional Street Naming Committee, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that the request to change the name of Mirkwood Lane to Yoakam Lane, located north off of Country Estates Circle, to Yoakam Lane be approved, effective immediately.

95-20 BILL NO. 1101 - ORDINANCE NO. 926 - AMENDING CH. 110 - READOPTING ARTICLE 306, ACCESSORY USES AND STRUCTURES

Bill No. 1101, entitled, "AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO READOPT ARTICLE 306, ACCESSORY USES AND STRUCTURES, THEREOF TO INCORPORATE PREVIOUS AMENDMENTS TO SAID ARTICLE WHICH WERE INADVERTENTLY OMITTED WITH THE ADOPTION OF ORDINANCE NO. 899," was introduced by Commissioner Bradhurst, the title read to the Board and legal notice for final action of adoption directed.

95-21 HOME GRANT APPLICATIONS - STEP 2 AND BRIDGES IN CONSCIOUSNESS - HUMAN SERVICES

Upon recommendation of Michael McMahon, Human Service Coordinator, on motion by Commissioner Bradhurst, seconded by Commissioner Sims, which motion duly carried, with Commissioner Mouliot voting "no," it was ordered that the HOME Grant Applications for Step 2 and Bridges in Consciousness, be endorsed.

It was noted that Step 2 desires to expand its residential treatment program for chemically dependent women and their children, and Bridges in Consciousness would utilize these funds to acquire an additional unit to affordably house those with HIV disease.

95-22 CAPITAL PROJECTS FUNDING TRANSFER - FINANCE

Upon recommendation of Gary Goelitz, Finance Division, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, Chairman Shaw ordered that a transfer of capital projects funding, decreasing the Public Works Preservation cost center (1609) by \$546,555 and increasing the General Services Infrastructure cost center (1620) by \$546,555, be approved and that the following projects be transferred:

Building Project

Authorized Capital Funds

Courthouse Refrigerant Containment System	\$ 56,000
Courthouse Heat/Smoke Alarm System	75,000
Courthouse Boiler Replacement	120,000
Detention Facility HVAC/Chiller Replacement	85,000
Courthouse Telephone Switching System Upgrade	160,555
Health Department TB Clinic	50,000

It was noted that the following account transactions are required: (\$496,555 from 1609-7880 to 1620-7880); (\$50,000 from 1609-18-7880 to 1620-18-7880).

95-23 CONTINGENCY TRANSFER - DISTRICT ATTORNEY

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Bradhurst, seconded by Commissioner Mouliot, which motion duly carried, it was ordered that a contingency transfer in the amount of \$87,365 for the hiring of two district attorneys and one legal secretary for the District Attorney's civil division, be approved and the following account transactions authorized:

<u>Increase</u>		<u>Decrease</u>	
<u>Account</u>	<u>Amount</u>	<u>Account</u>	<u>Amount</u>
01-1067-7001	\$61,332	01-1890-7328	\$87,365
7048	16,681		
7250	9,352		
	<u>\$87,365</u>	Total	\$87,365

95-24 INCREASE IN HOURS OF OPERATION - CONTINGENCY TRANSFER
WADSWORTH JUSTICE COURT- FINANCE

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Sims, seconded by Commissioner Mouliot, which motion duly carried, Chairman Shaw ordered that the hours of operation for the Wadsworth Justice Court be increased from two days to three days per week; that salary increases for the judge and a secretary position, reflecting additional hours of operation, be approved; and that the following account transactions be authorized:

<u>Increase</u>		<u>Decrease</u>	
<u>Account</u>	<u>Amount</u>	<u>Account</u>	<u>Amount</u>
01-7257-7001	\$11,185	01-1890-7328	\$13,197
7048	2,012		
	<u>\$13,197</u>		\$13,197

95-25 TIMBER BRIDGE REPLACEMENT PROGRAM - (BRIDGE GROUP NO. 2) -
AMENDMENT ONE - ENGINEERING

Upon recommendation of David Price, County Engineer, through Craig McConnell, Public Works Director, on motion by Commissioner Bradhurst, seconded by Commissioner Bond, which motion duly carried, it

was ordered that Amendment One to an Agreement between Washoe County and Kirk N. Ellis and Associates, concerning Timber Bridge Replacement Program (Bridge Group No. 2), be approved and Chairman Shaw authorized to execute.

It was noted that the Agreement is structured to consist of the following phases for each of the four bridge sites:

- Phase 1A - Existing Conditions (Tasks A-C)
- Phase 1B - Preliminary Analysis (Tasks D-H)
- Phase 1C - Preliminary Design (Tasks I-K)
- Phase 2 - Final Design (Tasks L-Q)
- Phase 3 - Construction Quality Assurance (Tasks R-U)
if authorized

The bridge sites are as follows:

Moana Lane at Lake Ditch (west of Plumas Street) Juniper
Hill Road at Last Chance Ditch (west Reno Area) County
Road #7 at Buffalo Slough (Gerlach Area) Belmont
Drive (Golden Valley)

95-26 AGREEMENT - SEWER FACILITY FEE PAYMENT AGREEMENT - BRADDOCK
& MGM GROUP

Upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, it was ordered that an Agreement between Washoe County and Braddock & Logan Group, concerning sewer facility fee payment, be approved and Chairman Shaw authorized to execute; that Bank of the West's Letter of Credit No. S-2825-047 on file in the County Treasurer's Office in the amount of \$261,000 securing payment of sewer hook-up fees be accepted; and that the Chief Sanitary Engineer be directed to record the agreement with the County Recorder.

95-27 WATER RIGHTS DEED - CARL AND ELSIE GUIDICI PARCEL MAP

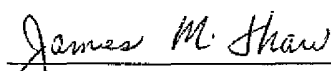
Upon recommendation of John Collins, Chief Sanitary Engineer, through Craig McConnell, Public Works Director, on motion by Commissioner Mouliot, seconded by Commissioner Bond, which motion duly carried, it was ordered that a Water Rights Deed for 4.75 acre-feet from a portion of permit 36837 and 36991 between Carl and Elsie Guidici as Grantors and Washoe County as Grantee, be approved; that Chairman Shaw be authorized to execute; and the Chief Sanitary Engineer be authorized to record the Water Rights Deed with the County Recorder.

95-28 WASHOE COUNTY EXPOSURE CONTROL POLICY - RISK MANAGEMENT

Upon recommendation of Ray Sibley, Risk Manager, on motion by Commissioner Bond, seconded by Commissioner Bradhurst, which motion duly carried, it was ordered that revisions to the Washoe County Exposure Control Policy be approved.

It was noted that, after receiving inquiries from various departments regarding the appropriateness of having confidential medical records in the department, Risk Management reviewed the Policy with the the District Attorney and the Personnel Division; and that it was determined that all medical records involving an exposure should be maintained by the Personnel Division.

There being no further business to come before the Board, the meeting adjourned at 9:25 p.m.



JAMES M. SHAW, CHAIRMAN
Washoe County Commission

ATTEST: JUDI BAILEY, County Clerk

