

Storey County Planning Commission Meeting

Condensed Transcript of the Deposition of

May 3, 2007

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MEETING OF THE STOREY COUNTY PLANNING COMMISSION

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MAY 3, 2007; THURSDAY

Rainbow Bend Clubhouse

500 Avenue Blue de Claire

Lockwood, Nevada

Reported by:

LORI URMSTON, CCR #51, RPR, RMR
CALIF. CCR #3217

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1 APPEARANCES:
2
3 COMMISSION MEMBERS PRESENT:
4 DOUGLAS WALLING, CHAIRMAN
5 VIRGIL BUCCHIANERI, VICE-CHAIRMAN
6 LYDIA HAMMACK, COMMISSIONER
7 PETER MAHOLLAND, COMMISSIONER
8 AUSTIN OSBORNE, COMMISSIONER
9 LARRY PRATER, COMMISSIONER
10 BRET TYLER, COMMISSIONER
11 STOREY COUNTY STAFF MEMBERS PRESENT:
12 DEAN HAYMORE, BUILDING AND PLANNING
13 ADMINISTRATOR
14 PAT WHITTEN, COUNTY MANAGER
15 FOR STOREY COUNTY:
16 MARK H. GUNDERSON
17 ELAINE GUENAGA
18 ATTORNEYS AT LAW
19 5345 KIETZKE LANE
20 RENO, NEVADA 89511
21 ON BEHALF OF APPLICANT, VIRGINA HIGHLANDS, LLC
22 BLAKE SMITH
23 JOE CACIOPPO, RESOURCE CONCEPTS
24 GREG HAWS, PLANNING CENTER
25 ERIC HUBBARD, KLEINFELDER
ROBERT KAUTZ

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1 RENO, NEVADA; THURSDAY, MAY 3, 2007; 6:08 P.M.
2 --o0o--
3 CHAIRMAN WALLING: At this time I would like to
4 call the meeting to order of the Storey County Planning
5 Commission, Rainbow Bend, 3rd of May, 2007.
6 Mr. Secretary, can we have a call of the roll for a
7 quorum, please.
8 MR. HAYMORE: Virgil Bucchianeri.
9 VICE-CHAIRMAN BUCCHIANERI: Here.
10 MR. HAYMORE: Lydia Hammack.
11 COMMISSIONER HAMMACK: Here.
12 MR. HAYMORE: Peter Maholland.
13 COMMISSIONER MAHOLLAND: Here.
14 MR. HAYMORE: Austin Osborne.
15 COMMISSIONER OSBORNE: Here.
16 MR. HAYMORE: Larry Prater.
17 COMMISSIONER PRATER: Here.
18 MR. HAYMORE: Bret Tyler.
19 COMMISSIONER TYLER: Here.
20 MR. HAYMORE: Chairman Douglas Walling.
21 CHAIRMAN WALLING: Here.
22 MR. HAYMORE: We have 7 present. I have 7 members
23 sitting. We have a quorum per the open meeting law.
24 CHAIRMAN WALLING: Next item is the Pledge of
25 Allegiance, please.

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1 (Pledge of Allegiance)
2 CHAIRMAN WALLING: Thank you. Next item is the
3 approval of the agenda for this evening. Do we have an
4 approval of the agenda as published?
5 COMMISSIONER PRATER: I'll move to approve.
6 COMMISSIONER OSBORNE: I'll second.
7 MR. HAYMORE: Who was that?
8 UNIDENTIFIED MALE SPEAKER: Larry.
9 CHAIRMAN WALLING: All in favor?
10 (Collective aye.)
11 CHAIRMAN WALLING: All opposed?
12 Okay. The agenda for this evening has been
13 approved.
14 Next item is the approval of the minutes for the
15 April 13th, and if it's correct, also April 19th.
16 COMMISSIONER OSBORNE: I'll move to approve the
17 minutes.
18 CHAIRMAN WALLING: Do we have a second?
19 COMMISSIONER HAMMACK: I'll second. Are we
20 approving both the April 13th and the 19th at the same
21 time or are we doing them one at a time?
22 MR. HAYMORE: That's what Austin's motion was.
23 COMMISSIONER HAMMACK: For both of them. Okay.
24 I'm seconding.
25 CHAIRMAN WALLING: All in favor?

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1 (Collective aye.)
2 CHAIRMAN WALLING: All opposed?
3 The unofficial minutes of April 13th and 19th have
4 been approved. We will send that approval on to the
5 county commissioners.
6 First item for this evening is special use permit
7 by Waters Septic Tank Service, T.R.I.
8 (Agenda items 2007-058 and 2007-045
9 were heard by the Commission.)
10 CHAIRMAN WALLING: Okay. Next item, 2007-049,
11 Master Plan Amendment by Virginia Highlands, LLC. Do
12 we have a representative? Sir.
13 MR. SMITH: Thank you. Yes, Blake Smith
14 representing the applicants and the managing partner of
15 the Cordevista project.
16 CHAIRMAN WALLING: Will you give us a little idea
17 of what we're doing here.
18 MR. SMITH: Well, yeah, abbreviated version.
19 CHAIRMAN WALLING: Yes, please.
20 MR. SMITH: This is the second Planning Commission
21 meeting for those of you that-- I believe some of you
22 are here from-- or participated in the first Planning
23 Commission meeting. This is the second one. And to
24 move us through here, what I would like to do this
25 evening, if I could, Mr. Chairman, is just note each

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1 one of these exhibits, because some of these are new to
 2 people. We also have three new ones that after the
 3 last meeting we thought would be beneficial to add. So
 4 with--
 5 CHAIRMAN WALLING: Please.
 6 MR. SMITH: --with your permission I'll move along
 7 in an expedited manner. And then after that,
 8 Commissioner Prater, you introduced a letter and some
 9 questions, I would like to have some of our consultants
 10 answer it at that point. And then from that we would
 11 move back to the Planning Commission for questions at
 12 that point.
 13 So this microphone will not let me move necessarily
 14 across here, so what I might do is just point as we're
 15 going along here. We made these large size displays
 16 for hopefully people to see, and if not before, after
 17 the meeting.
 18 There has just been a lot of questions on the
 19 process and the public hearing and the entitlement
 20 process, so we introduced this board here which shows
 21 the three steps. What we're proposing to do is to go--
 22 what our application today is is a master plan
 23 amendment and a zone change. That would be step one in
 24 this process.
 25 With that approval we would come back at a later

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1 date and do the Planned Unit Development or the PUD
 2 level of which we would go through the same process
 3 again which is the planning commissioner's and the
 4 county commissioner's approval.
 5 Step three-- with the approval of that, step three
 6 would be down into the actual construction levels. And
 7 that would be the tentative maps and the final maps.
 8 And there's been a lot of question about water rights
 9 and when do you need your water rights and all that.
 10 Water rights are required by the county and are
 11 delivered at step three level which is three different
 12 levels down from here from-- This is just a master
 13 plan amendment and a zone change. The water rights are
 14 actually delivered at the time of the tentative map and
 15 the final map which would be three planning commission
 16 and three county commission levels beyond this point.
 17 The next board is a new one. We talked about how
 18 Storey County is in the center of northern Nevada and
 19 that it is surrounded by all the other counties and
 20 really is the heart of northern Nevada up here, but a
 21 comment was said in the last meeting about the same
 22 historical reasonable growth, everyone is looking for
 23 that.
 24 We went back and researched it and from 1960 to
 25 2000 the county has grown at a 4.9 percent compounded

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1 growth. If you take that 4.9 percent growth which it
 2 has been growing at for the next 40 years, the county
 3 would grow up to 41,800 people. That's just at the
 4 standard growth rate that it's growing at this time.
 5 Our proposal, we are proposing 8,600 acres and an
 6 average between one and two units per acre. So if we
 7 multiplied that out, that would be about 12,900
 8 residences. Industry average is about 2.7 people per
 9 home, which means that within Cordevista, and this is
 10 obviously an estimate, would be about 34,000 people.
 11 If you take that-- And that's about the timeline
 12 that we're envisioning this project to grow would be
 13 over 40 or 50 years to develop it. If you did that,
 14 Cordevista will not even absorb all of the planned
 15 growth or the historical growth that Storey County
 16 would have at this point. With Cordevista and the
 17 current population you would be at about 39,000 people.
 18 If you grow the county at a historical rate of
 19 4.9 percent, you would be at almost 42,000 people.
 20 And again, that was one thing that we really wanted
 21 to know, because I think some people are taking the
 22 impression that this project is just explosive and it's
 23 going to change a lot of things. It would basically
 24 absorb the natural growth rate that's occurred in
 25 Storey County over the last 40 years.

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1 The next map over here is basically a locational
 2 map. It shows the northern Nevada region. It shows
 3 Reno and Sparks on the west, Fernley to the north,
 4 Stagecoach, Mark Twain, Carson City to the lower. And
 5 again, just emphasizing the fact that Cordevista--
 6 Storey County is in the heart of all this, Cordevista
 7 is literally in the heart of Storey County. A
 8 locational map.
 9 The next one talks about the Tahoe Reno industrial
 10 Park. It's the largest industrial park in the world.
 11 It has been a phenomenal success. Dean, I think you
 12 touched on just a couple of things that are happening
 13 out there. It is a huge economic engine. It's a--
 14 it's one of the greatest things I think Storey County
 15 has approved. And the success of it the county is
 16 truly feeling at this point. The graphic here shows
 17 basically that they're encompassed on three sides of
 18 T.R.I. and the location as-- as it sits within the
 19 county here.
 20 The next one, which has the purple coloring in it,
 21 in the master plan it talks about the fact that there
 22 are really three logical areas for growth to occur,
 23 that growth being commercial, residential and
 24 industrial. The industrial park has the lighter purple
 25 color and shows its areas where it will be developed.

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1 Some of the other areas, the Virginia Highlands and the
 2 Mark Twain and the Virginia City, are noted down in the
 3 lower left-hand corner. What remains is the center
 4 part. The darkest purple in there is Cordevista. And
 5 we've done a topographical map of the entire county
 6 that shows basically there's about, and I don't have
 7 that figure off the top of my head, about 11,000 acres
 8 within the county that is flat enough to be developed.
 9 Cordevista has about 5,000 of those acres or basically
 10 about 50 percent of the remaining land within Storey
 11 County that could be developed resides within
 12 Cordevista here.

13 The other areas are sprinkled around the county
 14 here, but again, in the master plan it pointed to these
 15 areas to say these are the areas that will grow and
 16 that's the reason literally why it is pointing to those
 17 areas is because it's the flat land that is available
 18 to grow.

19 The next one talks about-- the green one here talks
 20 about the fact of where the developable areas are and
 21 the areas that we'd come in at a later stage and show
 22 the land plan. The green areas are areas that we would
 23 stay out of, the white areas would be the areas that we
 24 would come in and develop there.

25 The next one is the property ownership. What that

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1 is to denote in here-- Storey County is the-- is the
 2 single most-- or is the largest privately-owned county
 3 in the state of Nevada. Over 90 percent of the county
 4 is owned by private citizens versus the rest of the
 5 state is 78 percent of it is owned by the federal
 6 government. What this shows up here is that about
 7 51 percent of the county resides within the Tahoe Reno
 8 Industrial Park, that the Virginia Highlands has about
 9 15 percent, if you could help me on that, of the
 10 county. And Cordevista would reside with about five
 11 percent of the county.

12 And it's an interesting statistic when you take a
 13 look at how the county is cut up. You can see Virginia
 14 City in the lower area and Mark Twain and Lockwood, but
 15 it is-- Cordevista is about one third the size of the
 16 Virginia City Highlands subdivision.

17 The next one talks about the existing zoning that
 18 we have here. It's a very unique zoning. Cordevista
 19 currently is zoned for special industrial. It's a
 20 zoning that was tailored for some of the previous
 21 tenants that were in there. Those tenants manufactured
 22 explosives, most recently they actually built the
 23 pellets that go into air bags within your cars. The
 24 zoning is what we feel is inappropriate at this point.
 25 It was a zoning that was good for the county for the

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1 past couple decades when there were needs and there
 2 were tenants looking for that. To continue on with the
 3 zoning like that really doesn't-- in our opinion is not
 4 the appropriate zoning. With the industrial park and
 5 its 102,000 acres or its approximately 88,000 acres in
 6 Storey County, that will be the industrial
 7 manufacturing basis for the county.

8 Additional zoning, which is this heavy zoning or
 9 special zoning, which allows all the way up for
 10 munitions, explosions, open-air explosions, hazardous
 11 waste storage and experimenting, we do not see that as
 12 appropriate for the county. We see that as the county
 13 has grown, as it's grown with the Highlands, Virginia
 14 City, the industrial park, T.R.I. being involved, that
 15 this land here should be changed from the special
 16 zoning, which is a dirty zoning I call it, at this
 17 point. It's one that really has the uses that are not
 18 really in the-- are not great uses for land, let alone
 19 they are somewhat dangerous in their manners, is to
 20 come in here and put a mixed use. Our proposal again
 21 is to put a mixed-use project which would entail
 22 office, retail and residential within that, along with
 23 all the amenities and public services that come with
 24 those items.

25 The next board there has a lot of detail on it. It

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1 basically is some excerpts of the master plan amendment
 2 and how we would comply with the master plan amendment.

3 The next board there-- eight months ago-- that is a
 4 board that is a comparison between Cordevista, our
 5 project, and the Painted Rock project which was just
 6 approved by the planning commission and also county
 7 commissioners some eight months ago. It's
 8 approximately 2,000 acres. It is zoned for mixed use,
 9 the same type of zoning densities that we're looking
 10 for, about one to two units per acre. It's located up
 11 on Interstate 80, about 2,000 acres, and it just shows
 12 the comparisons between those two.

13 We actually in the Cordevista board have added a
 14 couple ones that we have added to our applications that
 15 we believe make our application even a better
 16 application for the public and the county as a whole on
 17 there.

18 The next map is one-- There's been stated concerns
 19 about location, that we're right against current
 20 development or current housing in there. That one
 21 shows where Cordevista is. We took our uppermost
 22 corners, and as the crow flies, not necessarily as the
 23 dirt roads go currently, but as the crow flies, we're
 24 about 3.9 miles-- from Lockwood to our property is
 25 3.9 miles over several ridgelines. You can't see the

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1 property from here. There's existing dirt roads that
 2 go up there that are about five miles in length, but as
 3 the crow flies we're about four miles away from it.
 4 Taking the other corner, which is the Virginia City
 5 Highlands and Virginia City, and taking that distance,
 6 the nearest developments are-- We targeted the fire
 7 station being the logical one that most people knew.
 8 That's about four miles from our corner, Virginia City
 9 being nine miles as the crow flies from the property
 10 there. Again, several ridgelines in between us and
 11 visibility is not possible between those areas within
 12 there. And that is--
 13 I'm going to just jump over to here, project
 14 adjacency. These are some pictures on this board. We
 15 went up to the site and just stood in the middle of it
 16 and took some pictures. For those of you that haven't
 17 had the ability to go on a tour, I would love to extend
 18 that to anyone that would love to go see the project,
 19 and one of our other projects that we're developing,
 20 the Somersett project in the west side of Reno. But
 21 this just shows basically the area, that it is flat.
 22 Most of Storey County, I think everyone looks up at the
 23 hills and sees the ridges and the hills and goes:
 24 Where could you develop? What this is showing is that
 25 this is actually a flat tabletop up in the mountains up

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1 there and this is where the Cordevista area is that
 2 we're looking to develop.
 3 The top part talks about T.R.I. being over one
 4 ridgeline in one direction and Lockwood being over the
 5 hill and down below and then Virginia City Highlands
 6 and Virginia City being down behind these ridgelines
 7 but in the southernly quadrant from the property.
 8 I believe I've touched on-- Well, okay, that
 9 flowed into this one. Okay. This-- Again, the
 10 pictures here, one of the major concerns-- And let me
 11 step back. We purchased the property almost three
 12 years ago and we have been trying to understand the
 13 property, we've done extensive studies on the property.
 14 We've also been trying to meet the people and
 15 understand what the concerns and the issues are of the
 16 county and the people here. And so we've been studying
 17 it for several years.
 18 One of the largest concerns that comes from this
 19 local area here is the flooding of Lockwood. We've
 20 come back and taken a look at what our property
 21 delivers as far as when the rains come or the snow
 22 comes. The soils up there are such that they can only
 23 absorb or retain so much water and then it sheets
 24 across it, runs into the Long Valley Creek and runs
 25 down here to the river.

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1 What we've discovered out of this is we can retain
 2 an extensive amount of water on our property. And
 3 really one of the things that I'll point in here, and
 4 you can see it down in the third picture down and
 5 below, what really is causing-- the more we study it,
 6 what's really causing a large portion of the flooding
 7 down here are some of the conduits that were developed
 8 down in this area many years ago.
 9 And so what we've looked at is not only retaining
 10 the water up on our site and holding that water, not
 11 using it but just holding it so that it comes down
 12 slower in here, but also is coming down and working
 13 with the bridges and the conduits in these areas. The
 14 water can come through here, the valley and the creek
 15 is actually wide enough to handle the water, it's the
 16 manmade obstacles that are in here.
 17 And so from our proposal what we would do is come
 18 down and actually take out the existing conduits and
 19 actually come back in with bridges or other types of
 20 things so that the water can flow through. There is
 21 enough mass. And I'll have some of our consultants
 22 come down here. The water can get through there, it's
 23 the manmade obstacles that have stopped it. So the
 24 combination of us holding the water above and changing
 25 out the lower manmade obstacles will alleviate the

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1 flooding down in Lockwood.
 2 The next one is a large concern, we've heard it
 3 from day one that we've acquired the property, is
 4 water, are we going to use any of the ground or well
 5 waters in Storey County. The Virginia Highlands-- The
 6 next map is a new one that we've introduced. We
 7 understand completely that the water availability in
 8 Storey County is very limited.
 9 What we've shown on this here-- And again, I want
 10 to say that we are looking to be conditioned in our
 11 approval that we use no groundwater or well water
 12 within the project. That's to make sure that citizens
 13 that are using ground water or well water do not see us
 14 as taking that water from them, because we see-- and I
 15 think that it's publicly spoken about, but the more we
 16 look at it scientifically, there's not enough water to
 17 service Virginia City Highlands as we see it at this
 18 point.
 19 The first board in here shows that there are a
 20 total of 1,876 lots in Virginia City Highlands, 484 of
 21 those have been built on to date, about 20-- excuse me,
 22 about 26 percent. There are 1,392 lots to be developed
 23 still in Virginia City Highlands. We have heard and
 24 spoken to people about the fact that their wells are
 25 drying up, that they're having to dig deeper to get

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1 that water. And so we went back in the next graph,
 2 which is a new one which is the blue one there, we went
 3 back to 1947, all the way through last year and went to
 4 the state water engineer to-- And this is every well
 5 that's been drilled in Virginia City Highlands. And
 6 you can see the very clear trend that's occurring in
 7 the Highlands.
 8 This is showing back in the '40s and through the
 9 '60s and '70s you were in the 200 feet levels,
 10 currently over the past couple years you have wells
 11 going down 1,476 feet to get their water. The light
 12 blue shows the sustainable water table. What that is
 13 saying is that's where the water table is balancing out
 14 at that level. So you're drilling to the dark blue in
 15 order to get the light blue in there.
 16 And it is a very large concern. And I think from
 17 the planning commission and the county commissioners,
 18 even in the master plan amendment, you talk about
 19 specifically the Virginia City Highlands and how to
 20 help to the benefit of those people with their
 21 groundwater and well water systems up there. I believe
 22 that's in section three of the master plan amendment
 23 there. But this is something that we understand and
 24 hear loud and clear, that groundwater and well water is
 25 something that we do not want to be infringing in or

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1 using. And so our development would import all the
 2 water and bring it in.
 3 And what we're saying with that, one of the
 4 benefits that we're trying to extend to the county, to
 5 the government, to the people in there, is that we
 6 would size that water infrastructure such that we could
 7 possibly-- if the Virginia City Highlands did run out
 8 of water, that they could tap into that system for
 9 water, because what we're seeing at this point-- And
 10 every indicator here shows that Virginia City Highlands
 11 will run out of water at some point. As they develop
 12 the last 1,400 lots up there, there will not be ample
 13 water in an aquifer for that. And so how do you solve
 14 that? We're trying to offer one of those solutions to
 15 you of building an infrastructure system large enough
 16 that you can tap into and utilize.
 17 The next one is people have talked about taking
 18 away the country feel and the lights of it. Our
 19 project that we've developed across town--And again, I
 20 would love to extend an invitation to anyone to come
 21 see it--is called the Somerset project. It's located
 22 on the west side of Reno. One of the things that we
 23 have is a dark skies policy for the same reason. We
 24 sit up in the lower hills of the Peavine area. What we
 25 do in there is we basically limit all of the lighting,

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1 all the street lighting and everything else. We only
 2 put street lights on major traffic intersections.
 3 We utilized all roundabouts within the community
 4 because we didn't want any stoplights or stop signs on
 5 the major thoroughfares, so we utilized a roundabout
 6 system. So we put down lighting, every lighting within
 7 the community is pointed downward so that there's no up
 8 lighting within. And we use a very sparse amount of
 9 them. We only put them on the roundabouts and on major
 10 intersections within the housing areas in there.
 11 So within the community--Our community there is
 12 2,800 acres--I believe that we have about 30 street
 13 lights within the entire community out there. And so
 14 what it does do is-- And this is an example. It was
 15 actually difficult. We went up and photographed it.
 16 It was so dark-- It actually works I guess is what
 17 we're trying to say here. There's one picture in the
 18 day and then there's a picture in the evening. But it
 19 truly allows you to have that country feel, not having
 20 it look like the hue of light coming out of the
 21 community and actually the stars are bright and it's
 22 very enjoyable with a country feel in there.
 23 The next board-- and I can't-- Rick, would you
 24 help me with that. The next board was a board of
 25 benefits. We have come through, and again analyzing

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1 everything that we're doing here, and I'll just go
 2 through some of these quickly. These are the benefits
 3 that we see to the citizens and to the county and also
 4 the residents of Cordevista. What we're seeing here is
 5 that the community, we would-- in our land plans which
 6 is step two, when we come back with a Planned Unit
 7 Development, we'll come back and actually show roads
 8 and show areas where they're developed and we'll show
 9 where school sites are, where commercial sites are,
 10 where a police station would be. All of that comes in
 11 the next level.
 12 This level right now we're saying we want to go
 13 from what we consider a mismatch of industrial zoning
 14 for the county right now to a mixed use. And at that
 15 level the next time that we would come back, we would
 16 start to show the roads and the schools and all these
 17 other public services, the parks and where those areas
 18 go. But we do know at this point that we can state
 19 that 40 percent of all the lands within Cordevista
 20 would be left open. And that's a big thing. In
 21 Somerset we've left over 50 percent of the lands open.
 22 And so what you do is you do take certain areas and
 23 you put the housing in those areas and you leave the
 24 other areas open. It's a benefit to the people, it
 25 becomes the parks, it becomes open space, your trail

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1 systems, it becomes wildlife. And in these projects
 2 the wildlife-- And in particular a large concern here
 3 is the horses. We want to address those horses and
 4 make sure that we can coexist with them and also make
 5 it hopefully a net positive to all the wildlife within
 6 that.
 7 In Somersett we actually took some very arid
 8 sagebrush land and turned it into a quasi wildlife
 9 wonderland. And we've seen a huge amount of an
 10 increase in wildlife into the project itself.
 11 We already talked about the controlled flooding
 12 down in the Lockwood area. We've touched on the
 13 providing of the water sizing of infrastructure that we
 14 would bring into the project available for other
 15 communities. And I'll extend it to Lockwood. I
 16 believe Lockwood's water system is stable and in
 17 operation, but again, this water infrastructure coming
 18 in, we would size it such that the Highlands could tap
 19 into it if need be.
 20 Improved fire access and public safety
 21 improvements. Obviously with the addition of other
 22 fire stations or police stations, we would improve some
 23 of these service levels.
 24 The other thing is diversification to the county.
 25 Right now the county has an extensive tax base that's

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1 growing with the industrial park. The housing is
 2 located really in Mark Twain and Virginia City and
 3 Virginia City Highlands. This would be a net balance
 4 to it. And what we'll do again at the next level, at
 5 the PUD level, we'll come in with the land plans, we'll
 6 also hire a third-party outside consultant that comes
 7 in and looks at that and says what is the taxes that
 8 will be created with this and what are the costs that
 9 it will cost to operate this, how many policemen will
 10 we need or sheriffs and how much will that cost and is
 11 there enough tax in this development to do that.
 12 We're saying that we would make it a net positive
 13 tax community, i.e., that it would not be a drain on
 14 the county, it would actually be a positive to the
 15 county when we're done. And this economic analysis,
 16 it's extremely expensive and complicated, but it would
 17 be something that we would deliver at the PUD level to
 18 prove that up to the planning commissioners and the
 19 county commissioners at that point.
 20 The wildlife habitat and corridors, I think we kind
 21 of touched on that. A couple other things here. The
 22 petroglyphs. The Cordevista project currently
 23 encompasses all 80 acres of what is a county-owned area
 24 of the petroglyphs. The petroglyphs, if you have not
 25 seen them, it is something that is to be seen. It is

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1 really a national treasure in my mind to go up there.
 2 There's a canyon that has probably the highest
 3 concentration of petroglyphs maybe in the nation. I'm
 4 not going to say the world, but it is incredible. The
 5 land was donated to the county several decades ago.
 6 The county has been the steward of it. There's a
 7 volunteer group, the Nevada Rock Art Foundation, that
 8 is currently right now up there trying to identify and
 9 log all these petroglyphs in there.
 10 We are trying to assist-- We have caretakers on
 11 the property. We try and protect this to the extent
 12 that we can at this point, but-- and we do-- And there
 13 is public access to it. The problem with the public
 14 access right now without a plan or something developed
 15 around it is you have people that are coming here to
 16 enjoy and you're having people go there to destroy
 17 also, which is sad. But it is something that the
 18 petroglyphs are very close to us.
 19 We're actually working-- we started talking with
 20 the county and working with the Rock Art Foundation.
 21 We have discovered some other areas adjacent to this
 22 that we would like to donate that land and include it
 23 into the 80 acres, so grow the 80-acre area in that
 24 area and then work with the county and the Nevada Rock
 25 Art Foundation to try and put a preserve over this and

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1 to put a management plan over it so that it could be
 2 managed and protected for generations to come, because
 3 it is something that is-- it is truly special and it
 4 must be protected and right now it's trying to be
 5 protected but it needs a lot of help and it needs a lot
 6 of assistance, and we're looking to try to help with
 7 the county and the Nevada Rock Art Foundation with
 8 that.
 9 The last one I've touched on already is the zone
 10 change from something that is special industrial,
 11 hazardous wastes, explosives. That's-- we don't see
 12 that best for Storey County. We actually see
 13 commercial and residential as better.
 14 The last one is one that we've done-- This is kind
 15 of leading edge for development. We've labeled it the
 16 Storey County Community Foundation. We've done this at
 17 Somersett. And what we do with that is we set up a
 18 transfer fee within the community that every time a
 19 house is sold, and it includes the very first time, so
 20 when the first home buyer moves in, there's a
 21 transaction, but it creates a fee.
 22 And at Somersett what we did with that is we
 23 limited it to go back into Somersett, so Somersett at
 24 later days when we, the developer, aren't here, that
 25 there would be a fund of money coming in that they

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1 could use to build new amenities if they wanted to. If
 2 there were other items that they wanted to add to it,
 3 another park or something else, there is a fund of
 4 money building up that the citizens within Somerset
 5 can use.
 6 What we've seen here over the past three years is
 7 there's an extensive amount of items within the county
 8 that the county currently doesn't either have the funds
 9 or the capability to do, and so what we've done with
 10 this is actually targeted Cordevista to set up again a
 11 transfer fee fund within the community, that that fund
 12 would go into a community foundation of which we'd let
 13 the citizens of the county identify where they wanted
 14 those funds to be directed.
 15 We've heard about the Piper Opera House, Fourth
 16 Ward School, we've heard about flooding down here,
 17 we've heard about water infrastructure needs. You
 18 could utilize it for an extensive amount of things for
 19 the benefit of the county. It's something that's done
 20 with other communities, leading-edge communities.
 21 We've been very happy and it's a great program and a
 22 great tool in order to accomplish things for when the
 23 developer is not there or for needs that are outside
 24 necessarily the rims of Cordevista.
 25 And this is something that's very special. I think

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1 that people should really understand this and look at
 2 it, because it has the potential-- If we were to
 3 develop like we talked about at one and a half units
 4 per acre, it would generate-- A home sells about every
 5 seven years in America. This foundation would generate
 6 about \$500,000 a year that would go-- dollars into the
 7 foundation which could be used by the county in
 8 whatever the citizens chose it to do. So it's a
 9 non-developer driven-- it's a developer-- How do I say
 10 it? It's a non-influenced developer program that would
 11 be deeded over to the citizens and the citizens would
 12 use it. This would not be the developer directing
 13 these funds, the citizens of Storey County would go
 14 onto the board and direct where that would go from
 15 there.
 16 MR. HAYMORE: Blake, traffic road system.
 17 MR. SMITH: The traffic road system. We are
 18 looking at various alternatives. There is one that has
 19 come to us very, very, very, very loud and clear which
 20 is please don't build a road down to the Virginia City
 21 Highlands and change their lifestyle. And also we've
 22 heard that from parts of Virginia City. So what we are
 23 asking to be conditioned in here, our approval, is that
 24 no roads would be developed to the south here.
 25 We're also working and examining other alternatives

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1 in here. There are three logical alternatives in here,
 2 one being down to the industrial park that we're
 3 looking at. We're also working with Waste Management
 4 on the northerly boundary going north and developing a
 5 road to Interstate 80. From that standpoint, it would
 6 probably end up in the Mustang area is where we've
 7 engineered and looked at that. And the third
 8 alternative is the possibility if-- if at a later date
 9 is a development of a road westerly to Reno. And that
 10 is one that has not been engineered out necessarily but
 11 is an alternative in here.
 12 So there are basically three alternatives that
 13 we're looking at, Dean, one of them that we're asking
 14 to be conditioned. From the neighborhoods-- We've
 15 been at the Highlands, it's been extensively asked
 16 about.
 17 Now, we've been down in Lockwood here recently and
 18 one of the things that we originally said is not to
 19 utilize the existing roads but now we've heard from
 20 varying people down here is could we utilize the road
 21 so that the children could stop being bussed from
 22 Lockwood all the way around to Virginia City, could
 23 they come up and utilize the schools in Cordevista,
 24 could the area down here utilize a road to come up so
 25 that they could possibly enjoy the shopping or the

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1 parks or the amenities in there. So that's one that
 2 we're examining right now. It's not one that we had
 3 really envisioned because of the traffic constraints
 4 down in Lockwood, that we had basically looked at it
 5 and said, no, we won't build one. To the contrary,
 6 we're hearing from that community at this point, would
 7 you look at it so that our children could stop being
 8 bussed for two hours.
 9 It's quite-- We've had some people come to us with
 10 their children talking about children up at 6:00
 11 o'clock, they haven't eaten breakfast because they get
 12 sick on the bus, they have to drive two hours to get to
 13 Virginia City and then it's two hours coming back. And
 14 there is a-- 45 percent of the people in Lockwood have
 15 children. Those children are all being bussed up-- I
 16 shouldn't say all, but the majority of them are being
 17 bussed up to Virginia City.
 18 I, having three little children, have to respect
 19 and understand what they're saying. If there was a
 20 possibility for them to come to one of the schools in
 21 Cordevista and make that a five- or ten-minute drive
 22 versus up to a couple hours, we want to respect that,
 23 and so we're starting to take a look at that
 24 alternative also.
 25 That-- I tried to keep that as short as I could.

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1 CHAIRMAN WALLING: Excellent. The graphics speak a
 2 lot for themselves.
 3 MR. SMITH: Yes, and please enjoy them, they're up
 4 here, and the reason they're supersized is for people
 5 to see them and read them.
 6 CHAIRMAN WALLING: Before I turn this over to the
 7 planning commission for concerns and questions, in
 8 respect-- in the respect of private property, all of us
 9 in this room, our private property is precious.
 10 Nobody's going to say anything against that.
 11 Cordevista shared with me an incident that happened
 12 several days ago. There was an uninvited intrusion on
 13 their private property. It's been their private
 14 property for three years. The operative word is
 15 "uninvited," as it would be with your private property.
 16 Under the guise of looking at needing more details of
 17 this proposal. And the Sheriff's Department will not
 18 tolerate that anymore, as they would not tolerate
 19 trespassing on your private property. That's just
 20 informational.
 21 At this time I would like to share with the
 22 planning commissioners. Planning commissioners,
 23 questions of the applicant.
 24 MR. HAYMORE: Doug, can I ask one thing? You had a
 25 consultant to answer some of Larry's questions that all

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1 the planning commissioners got?
 2 MR. SMITH: Yes.
 3 CHAIRMAN WALLING: Okay. Yes, that's proper.
 4 MR. SMITH: There was a written seven questions
 5 delivered by Larry that-- or Commissioner Prater that
 6 we have responded to, but I would like to have each of
 7 the consultants come up for a minute or a minute and a
 8 half and just express an answer to that.
 9 And, Commissioner-- or, Mr. Chairman, I want to
 10 thank you for that comment. It's something that we
 11 would love to extend invitations and have anyone come
 12 take a look at the project. We have people living on
 13 the property to make sure that it's taken care of. But
 14 people showing up and trying to barge into the
 15 property, we would just request, contact our office, we
 16 would be happy to give a tour at that point, if we
 17 could. Thank you.
 18 But then again, Commissioner Prater, I'm trying to
 19 think best on the way-- You've addressed seven
 20 questions. I might have each of our consultants come
 21 up and just give you-- You have a written explanation
 22 of each one of them. I don't know if the easiest way--
 23 if they could just summarize your question and then
 24 answer it back to you, would that--
 25 COMMISSIONER PRATER: That would be fine.

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1 MR. SMITH: Very good. I believe the first
 2 question was on drainage. And, Joe, if I could ask you
 3 to come up. RCI--
 4 CHAIRMAN WALLING: Excuse me. Could we have Larry
 5 just summarize his question?
 6 MR. SMITH: Please. That would be great.
 7 COMMISSIONER PRATER: My first question was
 8 relative to the statement in the original proposal,
 9 this is a quote, "That the detention of storm water on
 10 the project site will stop all flooding in Lockwood."
 11 And at our meeting up in the Highlands, Mr. Blake
 12 indicated that all the detention that he had planned at
 13 this time would be on his property and there would be
 14 no detention along Long Valley Creek. And a quick
 15 review of the maps and everything showed, my estimate,
 16 about 25 percent of the drainage down through Lockwood
 17 was in the Cordevista area. I see that it's actually
 18 less than that, it's about 18 percent in the report
 19 here. And my concern was how with only that much of
 20 the retention, how could they guarantee that the
 21 flooding would be stopped, how they could make that
 22 guarantee, and I asked for clarification.
 23 MR. CACIOPPO: Hi, Members of the Board, my name is
 24 Joe Cacioppo with Resource Concepts. I'm a civil
 25 engineer. Mr. Smith asked me to take a look at that

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1 and a couple other questions.
 2 Regarding the drainage, you're exactly right, it's
 3 a tall order to try to hold all that back, but the
 4 reality is the Cordevista project does constitute about
 5 18 percent of the overall watershed that contributes to
 6 Lockwood from up above in the canyon. Just to give you
 7 a-- I guess my answer to your question initially and
 8 then I'll explain it, is: Is it possible to hold all
 9 that back? At this point in time we're still analyzing
 10 things, but it looks like there is a possibility that
 11 we can hold that water back. It's going to take some
 12 creative solutions to do it. And I don't want to
 13 pretend I have all the answers right now, but I wanted
 14 to give you kind of a history real quick of what's
 15 going on.
 16 There's-- The overall watershed affecting it is
 17 just over about 48,000 acres. The project site is
 18 approximately 8,600 acres. Right now if you look at a
 19 hundred-year-storm event, there's an approximate flow
 20 coming down the hills of a little over 16,000 cubic
 21 feet per second. That doesn't mean it comes down at
 22 that rate steadily, that's the peak flow that's coming
 23 down through there.
 24 The project itself at full build-out looks like it
 25 would probably generate in the ballpark of 1300 CFS

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1 additional flow. That right there is easily attained
 2 on site. We could create detention or some other forms
 3 of storage, be it retention or whatever, to not
 4 increase the flow.
 5 To increase-- or, excuse me, to decrease the flow
 6 and avoid flooding in Lockwood, there's a couple things
 7 happening. And Mr. Smith alluded to that before. The
 8 Long Valley Creek itself right just upstream of the--
 9 say the volunteer fire department area where you're in
 10 the flats, that can handle approximately 8500 cubic
 11 feet per second without the water coming over the banks
 12 and flooding the community or flooding Canyon Road.
 13 What happens a little further downstream is there's
 14 those two big culverts down there and some necking of
 15 the Long Valley Creek just before it gets to the river
 16 which obviously decreases its capacity. And it has,
 17 I'm approximating, but about 3 to 4000 CFSs of capacity
 18 beyond that.
 19 So one of the recommendations we have is if we
 20 could at the very least allow Long Valley Creek to
 21 maintain its ability to transport water to the river,
 22 keep it at about the 8500 CFS level, it would involve
 23 maybe getting rid of those culverts, putting a bridge
 24 or some other kind of structure over it, allow that
 25 water to pass through. What that does is that allows

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1 us up higher to look at detaining as opposed to, say,
 2 14,000 CFS, get us down to detaining much less than
 3 that, say about 9,000 CFS.
 4 You know, that's going to involve as we get into
 5 the land plan portion of this and whatnot looking at
 6 this a little deeper, it's going to depend on how the
 7 configuration is and whatnot, but you look at all the
 8 tributaries coming down and what you can do on site,
 9 there's a lot of possibility there, a lot of realistic
 10 possibility to do some serious detention basins and
 11 make it esthetically pleasing.
 12 They've done some of that in the Somersett area
 13 where they have a series of basins scattered throughout
 14 that allow us to hold back the peak flow and release it
 15 at a slower rate. So what we've proposed-- and in this
 16 letter I think you've seen here-- Bear with me a
 17 second. I don't spend a lot of time talking in front
 18 of people, so I'm trying to be as smooth as I can.
 19 MR. SMITH: You're doing good.
 20 MR. CACIOPPO: You know, constructing a series of
 21 detention basins within the Cordevista development is
 22 what we're looking at first. How much water can we
 23 physically hold back up there? Our goal is to hold
 24 back whatever it takes to not cause Lockwood to flood.
 25 The reality of that is I need to get a little farther

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1 into the analyses and we need to work together with
 2 some of the other consultants to find out what's being
 3 proposed up there and how we can adjust things to allow
 4 that to happen.
 5 I had mentioned before about coming downstream and
 6 increasing the capacity of the channel to what it can
 7 already hold. We've restricted it closer to the river,
 8 and if we can eliminate that restriction, that opens up
 9 a lot more possibilities for us.
 10 And last, if-- kind of as a last resort, you know--
 11 while we feel-- while we feel we can mitigate the
 12 flooding in Lockwood, if we can't do enough up top to
 13 do it, the Cordevista development-- As I said, to hold
 14 back its proposed development, we would need to hold
 15 back about 1300 CFS. So they're really going above and
 16 beyond what typically would be required of a
 17 development and they're looking at trying to really
 18 solve the problems through here. But if we can't do it
 19 on site, and we hope we can, what we're looking at
 20 doing maybe is trying to get farther down in the valley
 21 up above Lockwood a little bit but get off the hill
 22 into the flats and see if there's something we can do
 23 there with some downstream detention or retention
 24 facilities that, you know, as a secondary source could
 25 reduce that peak flow and allow it to pass through

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1 Lockwood.
 2 So we're looking at those kind of things right now.
 3 I don't have all the answers, but at this point in time
 4 it looks feasible to do something that I've explained.
 5 MR. HAYMORE: One question for clarification. Just
 6 one question for clarification.
 7 MR. CACIOPPO: Sure.
 8 MR. HAYMORE: Is that 1300 or 13,000?
 9 MR. CACIOPPO: Sure. The increase from the
 10 Cordevista development would be 1300 CFS.
 11 MR. HAYMORE: You've got 18,000 coming down.
 12 MR. CACIOPPO: There's 18,000 coming down right now
 13 in an approximately 48, 49,000-acre watershed area.
 14 But the Cordevista project itself is about 18 percent
 15 of that in terms of area.
 16 CHAIRMAN WALLING: Is it my turn, Dean?
 17 MR. HAYMORE: I'm sorry.
 18 CHAIRMAN WALLING: Don't be sorry. That's good.
 19 MR. HAYMORE: I just wanted to clarify.
 20 CHAIRMAN WALLING: Sir, a question. Have you
 21 ever-- have you been in this location when it has
 22 flooded, a flood period?
 23 MR. CACIOPPO: I haven't seen Lockwood itself
 24 flood.
 25 CHAIRMAN WALLING: Well, I'll tell you what, you