



Humboldt County Board of Commissioners
January 21, 2025 at 8:30 a.m.
Meeting Minutes

Those present were Chairman Mark Evatz, Commissioners Ron Cerri, Ken Tipton, Jesse Hill and Paige Brooks, Chief Deputy District Attorney Anthony Gordon, County Manager Don Kalkoske and Clerk of the Board Tami Rae Spero.

CALL TO ORDER: Chairman Evatz called the regular meeting of the Commission to order at the regular place of meeting the Humboldt County Meeting Room, Courthouse, #201, Winnemucca, Nevada.

PLEDGE OF ALLEGIANCE: All present recited the Pledge of Allegiance.

PUBLIC COMMENT: Chairman Evatz asked for public comment. County Clerk Tami Rae Spero, Treasurer Rhona Lecumberry, Assessor Andy Heiser and Comptroller Gina Rackley appeared before the Commission and Clerk Spero announced that notification had been received from representatives of the Nevada Taxpayers Association and the Cashman Family that Comptroller Rackley had been selected as a finalist for the 27th Annual Cashman Good Government Award in the County/School District Under 400,000 category. Michelle Hammond Allen with the Nevada 95/80 Regional Development Authority appeared before the Commission and commented on the upcoming Winnemucca, Nevada Murals and Music Festival. Eric Brooks, the Arts and Culture Program Manager for the Carson City Tourism Authority offered comment as he will be coordinating the event. Discussion ensued. Debra Gay appeared before the Commission and offered public comment and read a statement that her husband sent to Governor Lombardo (see attached as provided to the Commission) regarding immediate action required for Humboldt County projects. Christina Kenison appeared before the Commission and provided copies to the Commission of an Appeal of the Regional Planning Commission's recommendation for approval of the Master Plan Amendment by Miguel Esquibel (MP-24-02) from October 10, 2024 which she had filed on October 24, 2024 and a letter dated 01/21/2025 (see attached); Mrs. Kenison read the information included in the letter dated January 21, 2025 into the record; Mrs. Kenison offered comment related to the Airport Board meeting on Monday and actions taken by Commissioner Brooks. Jami Nicotera appeared before the Commission and offered public comment asking for assistance in the ability to communicate with the Commission as her efforts have not been successful as she does just want to have conversation about the plans and where we are going and what the efforts are; she detailed her concerns and her request as to how to receive answers. Chairman Evatz indicated that the Commission cannot engage as this is not an agenda item but he would encourage her to reach out to the Commissioners one on one, the County Manager and Department Heads that have aspects of what she has concerns about. Commissioner Brooks thanked Ms. Nicotera on the way she conducted herself. Debra Gay

appeared before the Commission and noted discussion she had with Manager Kalkoske with no response provided. Chairman Evatz indicated that would be followed up on. No further public comment offered.

APPROVAL OF MINUTES: Discussion and action on correction/approval of minutes for January 6, 2025. Chairman Evatz asked for corrections for the minutes of January 6, 2025; none offered. The following motion was made by Commissioner Hill and passed unanimously:

To approve the minutes from January 6, 2025.

APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR JANUARY 6, 2025 THROUGH JANUARY 21, 2025: The following motion was made by Commissioner Brooks and passed unanimously:

To accept the expenditures as presented.

REAPPOINTMENT OF MEMBERS TO SPECIAL DISTRICTS AND BOARDS: Consideration, discussion and possible approval of the following board reappointments/appointments:

Orovada General Improvement District - Seat A - Charles Knox with a term set to expire the first Monday in January 2027 Seat B - Troy Rodriguez with a term set to expire the first Monday in January 2029 Seat C - Don Mertens with a term set to expire the first Monday in January 2027 Seat D - Kyle Negus with a term set to expire the first Monday in January 2029. Manager Kalkoske explained that the expiration date cannot exceed two years as this is an elected board. The following motion was made by Commissioner Cerri and passed unanimously:

To approve the names stated by the Chair in his comments for the seats A,B,C,D for the Orovada General Improvement District.

Pueblo Fire District - Seat A - Josh Dufurrena with a term set to expire the first Monday in January 2029 Seat B - John Peter with a term set to expire the first Monday in January 2027 Seat C - Tim Dufurrena with a term set to expire the first Monday in January 2029 Seat D - Henry Dufurrena with a term set to expire the first Monday in January 2027 Seat E - Stephen Egger with a term set to expire the first Monday in January 2029. The following motion was made by Commissioner Hill and passed unanimously:

To approve the appointments to the Pueblo Fire District for the following individuals that were read into the record by the Chair.

Orovada Community Service District - Seat B - Clay Smith with a term set to expire the first Monday in January 2027 Seat C - Donald Brumley with a term set to expire the first Monday in January 2029 Seat D - Troy Rodriguez with a term set to expire the first Monday in January 2027 Seat E - Jan Schade with a term set to expire the first Monday in January 2029. Chairman Evatz noted that these will also be appointments set to expire in 2027 as this is an elected board. The following motion was made by Commissioner Cerri and passed unanimously:

To approve the names as read into the record for the seats B,C and D all of which will expire in 2027.

COMPTROLLER: Deputy Comptroller Weston Noyes appeared before the Commission.

FINANCIAL REPORT: Humboldt County Comptroller's Office will provide an overview of current conditions with respect to Humboldt County revenues and expenditures for fiscal year 2025 (July 1, 2024 through June 30, 2025). Deputy Comptroller Noyes and reviewed slides for the Commission including Total Taxable Sales for January 2023 through October 2024, CTX Received January 2023 through October 2024, Top Sectors by Total Taxable Sales, Merchant Wholesalers Durable Goods, Utilities, Mining (except Oil and Gas), General Merchandise, Machinery Manufacturing, Food Services and Drinking Places, Chemical Manufacturing, Non-Metallic Mineral Projection and Non-Store Retailers. Chairman Evatz asked if there is a presentation that shows if our income is keeping up with our expenditures. Deputy Comptroller Noyes indicated that he could prepare that information for discussion.

TREASURER: Treasurer Rhona Lecumberry appeared before the Commission.

REQUEST TO MAKE CHANGES TO CREDIT CARD LIMITS FOR CERTAIN CARDHOLDERS AND TO ISSUE A NEW CARD: Consideration, discussion and possible approval to increase limits for certain departments and cardholders due to the increase in travel and training costs. The following department and cardholders' limits would be increased - Tami Spero, County Clerk - \$2,000.00, Kevin Pasquale, District Attorney - \$5,000.00, Jennifer Trujillo, Public Works - \$4,000.00, Rebecca Azurmendi, Facility Operations - \$4,000.00 Michelle Hammond-Allen \$4,000.00; Consideration, discussion and possible approval to issue a new card to Jessica Koepke in the Clerk's Office with a limit of \$2,000.00. Treasurer Lecumberry reviewed the request for the Commission including the checks and balances in place. Chairman Evatz asked if travel vouchers were still required for travel related charges. Treasurer Lecumberry confirmed they are and explained. Commissioner Hill voiced concerns with the number of cards being issued and the levels at which they are being set at; he commented on the ease of spending and concerns about overspending noting that the limit levels are approaching the area where Commission approval is required; he asked that the items be looked at individually. Commissioner Cerri offered comment on the process suggesting that the lower limits were set initially to see how the use of cards would work, and it appears to be working so he is understands the need for increase for some of the requests. Chairman Evatz offered comment on the process suggesting that as long as usage is being scrutinized, and we have governance over travel and reimbursement we should be okay. Treasurer Lecumberry commented on what is not allowed and explained how she reaches out if something needs addressing. Commissioner Hill asked about the travel costs and the need to increase to \$5,000.00 for something like that. Treasurer Lecumberry responded

noting, for instance, the number of employees in the District Attorney's Office and the difficulty of using purchase orders for items such as flights and hotel reservations. Clerk Spero offered comment related to the use of the current card in her Office including the ability to allow for training for staff members. Discussion continued with Chairman Evatz stating that the requests would be handled individually per Commissioner Hill's request. The following motion was made by Commissioner Brooks and passed unanimously:

To approve Jessico Koepke for a \$2000.00 credit limit card.

The following motion was made by Commissioner Hill and passed unanimously:

To raise the limit on Tomi Spero's County Clerk card increasing to \$2,000.00.

The following motion was made by Commissioner Tipton and passed with Chairman Evatz and Commissioners Cerri, Tipton and Brooks voting aye and Commissioner Hill voting nay:

To increase Kevin Pasquale District Attorney's card to a \$5,000.00 limit.

The following motion was made by Commissioner Cerri and passed unanimously:

To authorize Jennifer Trujillo a limit of \$4,000.00.

The following motion was made by Commissioner Brooks and passed unanimously:

To approve Rebecca Azurmendi for \$4,000.00 for Facility Operations increase.

The following motion was made by Commissioner Cerri and passed with Chairman Evatz and Commissioners Cerri, Tipton and Brooks voting aye and Commissioner Hill voting nay:

To increase the limit for Michelle Hammond Allen to \$4,000.00.

QUARTERLY FINANCIAL REPORTS: Humboldt County Treasurer Rhona Lecumberry will present the Quarterly Financial Report for 2nd quarter of Fiscal Year 2024-2025. Treasurer Lecumberry reviewed the quarterly financial report for the second quarter of fiscal year 2024-2025. Chairman Evatz asked if Treasurer Lecumberry could assist with creating detail on a comprehensive interaction with revenues and expenditures for the Retreat as referenced with the Comptroller's Office. Chairman Cerri offered his thanks for her work with investments.

EMERGENCY MANAGER: Emergency Manager Carol Lynn appeared before the Commission.

REQUEST TO APPROVE AGREEMENT WITH GALENA PROPERTY DEVELOPMENT, LLC FOR THE 2024 FUNCTIONAL EARTHQUAKE EXERCISE: Consideration, discussion and possible approval of a contract with Galena Property Development, LLC which provided professional services related to the 2024 Functional Earthquake Exercise in an amount not to exceed \$16,000. This contract is required by FEMA and the Nevada Department of Emergency Management before the County can be reimbursed for the cost of the contractor. Manager Lynn reviewed the request for the Commission. Manager Kalkoske noted that this

agreement had been reviewed by the District Attorney's Office. The following motion was made by Commissioner Hill and passed unanimously:

To approve the agreement with Galena Property Development, LLC for the 2024 Functional Earthquake Exercise in an amount not to exceed \$16,000.00.

Chairman Evatz stated that the Commission would move to item 13 on the agenda as the next item is time-specific.

PLANNING: Senior Planning Technician Betty Lawrence appeared before the Commission.

10:00 A.M. PUBLIC HEARING: Chairman Evatz called the public meeting to order at 10:03 a.m.

FOR ORDINANCE AMENDING HUMBOLDT COUNTY ZONING DISTRICT AND BOUNDARY MAP RELATED TO MP-24-02: Consideration, discussion and possible approval for an Ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the master plan for a certain portion of Humboldt County, Nevada located off Rose Creek Road, Assessor's parcel #'s 05-0803-04 and 05; 13-0193-02; 14- 0011-02 and 03 from MDR (Medium Density Residential) to COMM (Commercial) designation thereby changing the uses to which said portion may be put, amending the land use map of the Humboldt County Zoning District and Boundary Map and other matters properly related thereto. Included on the online agenda for review was a copy of the proposed Ordinance and the Notice of Public Hearing. Mrs. Lawrence provided a copy of the Planning Department Staff Report to the Commission (see attached). Chairman Evatz read the title of the item set to public hearing. Chairman Evatz noted the public comment offered by Debra Gay, Christina Kenison and Jami Nicotera at the beginning of the meeting has ties to this item and requested that this record reflect the items submitted during public comment as also referencing this item (items attached as noted under the initial public comment period). Mrs. Lawrence reviewed the Planning Department Staff Report for the Commission noting that the Regional Planning Commission voted to recommend approval of the Master Plan amendment. Applicant Miguel Esquibel appeared before the Commission via Teams. Commissioner Brooks asked how many residences are in the area. Mrs. Lawrence responded that there are quite a few. Commissioner Brooks asked how many businesses are out there. Mrs. Lawrence responded that there may be some home-based businesses but otherwise there are none currently. Commissioner Brooks asked how many complaint letters were received. Mrs. Lawrence replied one plus a lot of public comment at the meeting. Commissioner Cerri asked about the protest referred to. Mrs. Lawrence responded that the recommendation by the Planning Commission could not be appealed, that the decision by the County Commission which is final could be. Commissioner Hill asked if this request aligns with the regional plan.

Mrs. Lawrence responded that, while it was not specific to this area, one of the items discussed in the Master Plan is growth.

Miguel Esquibel, property owner, offered comment noting his purchase of the property as an investment, the desire to develop the property and that the Rose Creek Road is actually an industrial area, near the airport and is considered a main thoroughfare for heavy industry.

Chairman Evatz asked for public comment. Commissioner Brooks asked what notice was sent to property owners. Mrs. Lawrence responded yes per County Code and NRS. Jaime Nicotera appeared before the Commission and offered comment noting that she was unaware that she could submit something in writing and felt that what could be done as a concerned citizen was not made clear; she continued stating her concerns with Mr. Esquibel's comments as to not caring about the area and concerns with allowing heavy industrial in the area as well as that by allowing that this will open the door for other types of industrial use with zero protection for the residents out there.

Debra Gay appeared before the Commission and offered comment on items she has previously provided to the Commission; she continued questioning why, if area is industrial, people have been allowed to purchase homes in the area; she stated that the Master Plan needs to be revisited and commented on the her understanding of the right of a property owner to do what they want with their property but this request is purely being done in order to sell the property and that should not be allowed, it should be sold and then the new owners should be required to seek this change; that the residents need to be involved in reviewing the Master Plan; that this will impact everyone in the area environmentally as well as in devaluing their property and they should be involved in this matter.

Christina Kenison appeared before the Commission and offered comment stating that proceeding with this public hearing is a violation of her due process due to the appeal she previously filed as to the action taken by the Regional Planning Commission; she noted that an appeal would allow her to present more evidence and more time to add to this; she referred to Code language related to the appeal process; she continued noting action taken by Miguel Esquibel in destroying county property (see attached handout provided to the Commission). Chairman Evatz questioned if the information being provided is pertinent to the matter under discussion today; he asked for direction from legal counsel as to the appeal question. Chief Deputy District Attorney Gordon responded that the RPC is offering a recommendation and that under Statute the County Commission makes the final decision as the governing body and then an appeal could be filed with the courts. Discussion ensued with Ms. Kenison noting numerous examples of appeals filed with the Commission related to Planning decisions. Commissioner Cerri commented on his lack of understanding of the Commission's authority with planning issues noting the recent issue with the

variance request by Lithium Americas. Commissioner Tipton commented on his concerns with going against the RPC as that is the board that has been appointed to do the job though he does understand Mrs. Kenison's concerns. Commissioner Hill voiced concern about doing this the legal way and with the question around the appeal, he is not convinced that we are following the process legally and would be within our legal bounds to vote on this; he stated that wants clarification on that and if the appeal is null and void he would want that confirmed and put on the record; if that occurs then the matter can move forward and the appeal process could occur after a decision by this Board. Chairman Evatz asked the District Attorney's Office to look at it from a legal perspective, the interaction between a request through the Regional Planning Commission that then comes to the board for final decision and how those appeals/process should unfold noting that the Commission relies on the District Attorney to provide legal counsel and keep them out of trouble during these meetings; he asked for a legal foundation for how this process should unfold so the Commission can make a decision. Commissioner Brooks disclosed for the record that her son does sit on the Planning Board but that he has no interest in the property.

Commissioner Cerri noted that he has not had the opportunity to review the appeal concerns and he would like to do so. Mrs. Kenison offered comment stating her observation of Commissioner Brooks whispering with the Chief Deputy District Attorney and covering the microphone and wondering where the transparency is in the meeting. Discussion ensued regarding the ability to go into a meeting with legal counsel. Brittany Barto with the Nevada Department of Transportation offered comment via Teams and asked that the property owner update his address with the Assessor as the mailing address is not correct; she noted requirements from NDOT with a change of property status and permitting. The following motion was made by Commissioner Hill:

To go into closed session for some legal advice with our representative.

Tom Hoss appeared before the Commission and offered comment regarding issues he had experienced with his properties in the area and his request to the Planning Department for a night watchman and what he was told regarding the recognition of his current zoning and the requirement to re-zone the property to Industrial Light; that he was told that commercial wasn't allowed but now this is changing to commercial; he commented on the zone changes heard while he was on the Commission for the area as well as the change of the make-up of the area to residential.

Chairman Evatz called Commissioner Hill's motion to a vote, and it passed unanimously.

At 10:40 a.m. the Commission and Senior Planning Technician Lawrence convened to the County Manager's Office for a legal meeting with Chief Deputy District Attorney Gordon.

The following motion was made by Commissioner Hill and passed unanimously:

To come out of closed session and get back into public session.

The Commission returned to open meeting at 11:14 p.m.

The following motion was made by Commissioner Brooks and passed unanimously:

Ta table this until we can get some legal clarification and to have it put back on our next agenda.

Chairman Evatz recessed the meeting at 11:17 a.m. reconvening at 11:22 a.m.

PUBLIC WORKS DEPARTMENT: Public Works Director Daniel Ferraro appeared before the Commission.

REQUEST TO PURCHASE CULVERT PIPES: Consideration, discussion and possible approval to purchase culvert pipes from Ferguson Enterprises in an amount not to exceed \$13,960.25. A copy of a Staff Report detailing the request was included on the online agenda for review (see attached). Director Ferraro reviewed the request for the Commission. Commissioner Hill asked if this amount is included in the budget. Director Ferraro confirmed it was. Chairman Evatz asked if purchasing with other counties as it might result in a cost savings had been looked at. Director Ferraro stated that had not been considered but could be looked at. The following motion was made by Commissioner Brooks and passed unanimously:

Ta approve a purchase of culver pipes from Ferguson not to exceed \$13,960.25.

GENERAL ROAD PROJECTS: A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on Road projects within Humboldt County, however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Director Ferraro reported on road work throughout the County, cattle guard replacement, upcoming requests that will be brought before the Commission to replace a shop heater, a pressure washer, loaders and the purchase of meters through ARPA funding. Chairman Evatz asked about brush hogging in the Golconda area and whether county equipment is marked noting a loader parked along a road. Director Ferraro responded.

Chairman Evatz recessed the meeting at 9:54 a.m. reconvening at 10:03 a.m.

WINNEMUCCA EVENTS CENTER: WCVA Director Kim Petersen appeared before the Commission.

REQUEST TO WAIVE ATTRITION POLICY: Consideration, discussion and possible approval to waive the attrition policy to hire for the Attendant Supervisor position. This position will become vacant January 31, 2025, due to retirement. Director Petersen reviewed the request for the Commission. The following motion was made by Commissioner Hill and passed unanimously:

That we waive the attrition policy ond hire for the attendant supervision supervisor position for the fairgrounds.

TO APPROVE BASE ROCK PROJECT: Consideration, discussion and possible approval to accept the proposal to provide and install base rock at Campgrounds B and E from Hunewill Construction, in an amount not to exceed \$72,763.10. Additional funds of \$1,763.10 will be needed to complete this project as the Ag District #3 FY budget 2024/2025 is \$71,000.00. Included on the online agenda for review was a Staff Report detailing the request (see attached). Director Petersen reviewed the request for the Commission. After discussion the following motion was made by Commissioner Hill and passed unanimously:

To accept the proposal from Hunewill Construction for \$72,763.10 to add additional base rock to campgrounds B and E.

Chairman Evatz stated that the Commission would return to item 12 on the agenda as Director Ferraro had returned.

FACILITY OPERATIONS: Facility Operations Supervisor Adrian Gonzalez appeared before the Commission.

REQUEST TO APPROVE AND ACCEPT THE BID FROM MICHAEL CLAY CORPORATION FOR THE HUMBOLDT COUNTY FACILITY AND GROUNDS BUILDING CONSTRUCTION PROJECT: Consideration, discussion and possible acceptance and approval of the bid from Michael Clay Corporation for the Humboldt County Facility and Grounds Building construction project in an amount not to exceed \$2,429,965.20. Included on the online agenda for review was the bid proposal from Michael Clay Corporation. Supervisor Gonzalez reviewed the request for the Commission. Manager Kalkoske stated that this project was advertised with bids received and this would be the lowest most responsive bid. Chairman Evatz asked about other options other than building a new facility that would not cost this much. Manager Kalkoske commented on other uses being considered for the space currently utilized by Buildings & Grounds. Commissioner Hill offered comment on the history of this project and why this avenue was pursued. Commissioner Cerri commented that he was happy this would use a local contractor. Chairman Evatz asked if this is a budgeted item. Manager Kalkoske confirmed that it is budgeted. The following motion was made by Commissioner Hill and passed unanimously:

To accept the proposal from the Michael Clay Corporation for the Humboldt County facility for Buildings and Grounds construction project in the amount not to exceed \$2,429,965.20.

COUNTY MANAGER:

APPOINTMENT OF THE COUNTY HEALTH OFFICER: Consideration, discussion, and possible action regarding the appointment of Dr. Charles Stringham as the Public Health Official or deferring appointment and allowing the State of Nevada, Chief Medical Officer appoint persons for this position. Manager Kalkoske reviewed the request for the Commission noting that Dr. Stringham has changed his mind about accepting this appointment though he has offered to serve until another officer can be appointed; he

explained what has occurred since that notification. Discussion ensued regarding the situation including options such as going with the state, the desire to keep this local and the ability to appoint Dr. Stringham in the interim. The following motion was made by Commissioner Tipton and passed unanimously:

To appoint Dr. Stringham for the interim while we try very diligently to find someone local to take the job permanently.

Commissioner Tipton offered his thanks to Dr. Stringham for agreeing to do it until we find someone.

REQUEST TO ENGAGE APPRAISER FOR GRASS VALLEY NITRATE MITIGATION PROJECT: Consideration, discussion and possible approval to engage with John S. Wright & Associates to perform appraisals for potential property acquisition associated with the Grass Valley Nitrate Mitigation Project, in an amount not to exceed \$10,000, pending approval of the agreement by the DA's office. Manager Kalkoske reviewed the request for the Commission noting that legal counsel has reviewed and approved the agreement. Commissioner Cerri stated the need to make sure, as we go forward with this project, that the water treatment facility is paid for by either the State or the residents of Grass Valley and not by the taxpayers of Humboldt County. After discussion the following motion was made by Commissioner Brooks:

That we engage with John S. Wright & Associates to perform appraisals for potential property acquisition associated with the Grass Valley Nitrate Mitigation Project, in an amount not to exceed \$10,000.00.

Commissioner Cerri asked if this would be contingent on the use of state dollars for the cost. Economic Development Officer Michelle Hammond Allen offered comment on information received from the State that as long as yellow book is used, and all the appropriate bid documentation is uploaded this will be covered. Discussion ensued regarding that ARPA funding will be used and then reimbursement will be requested. The following amended motion was made by Commissioner Brooks:

That we engage with John S. Wright & Associates to perform appraisals for potential property acquisition associated with the Grass Valley Nitrate Mitigation Project, in an amount not to exceed \$10,000.00 contingent on the Department of Conservation and Natural Resources authorizing this to move forward and reimbursement being sought.

Following discussion on the motion language, Chairman Evatz called Commissioner Brooks amended motion to a vote, and it passed unanimously.

MISCELLANEOUS REPORTS AND CORRESPONDENCES:

1) Other information and upcoming meetings: Chairman Evatz noted the dates included on the agenda - January 21, 2025 - Winnemucca City Council Meeting, January 27, 2025 - Humboldt County Board of Commissioners Retreat, February 3, 2025 – Humboldt County Board of Commissioners Meeting, February 4, 2025 – Winnemucca City Council Meeting, February 13, 2025 - Regional Planning Commission Meeting,

February 17, 2025 – Presidents Day – County Offices closed, February 18, 2025 – Humboldt County Board of Commissioners Meeting and February 18, 2025 – Winnemucca City Council Meeting.


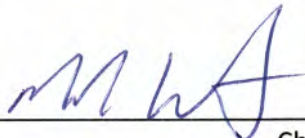
Reports from Commissioners regarding other Boards and Committees on which they serve: Commissioner Cerri offered no report. Commissioner Brooks reported on an Airport Board meeting, a Museum Board meeting, a Central Nevada Regional Water Authority meeting and a Pool/Pact meeting related to new employees and noted a Landfill Committee meeting to occur today. Commissioner Tipton reported on a NACO Legislative meeting. Commissioner Hill offered no report. Chairman Evatz offered no report.

FUTURE AGENDA ITEMS: Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination. Discussion ensued regarding an items for the Retreat meeting including Chairman Evatz's requests for education on the Master Plan and zoning processes, information on the process and frequency of the review for the County Manager, a report from the Treasurer and Comptroller as to how the County is doing financially with a five-year trend and a project update on the Grass Valley sewer treatment plan. Commissioner Cerri asked for information/status of the lithium mine project to include changes to the phases and expansion, the status of the school and proposed road changes. Chairman Evatz asked that some form of an update be provided at the Retreat. Chairman Evatz asked for an update from NDOT as to US 95 and requested an agenda item even if there is no update to allow for it, if a representative is available. No further items offered for the Retreat. Manager Kalkoske noted that the master plan amendment will be brought back at a meeting in the future.

PUBLIC COMMENT: Chairman Evatz asked for public comment. Debra Gay appeared before the Commission and offered public comment as to the lack of the necessary infrastructure support for the proposed businesses coming into the community including doctors, fire, medical facilities, shopping and housing/rental units; she commented on the destruction the lithium mine will cause and issues with the Crossroad paper facility; she noted complaints that she is making to other government representatives; and her concerns with these things being placed by homes. Tom Hoss appeared before the Commission and offered public comment related to the Airport Board and the make up of the Board with city and county residents; he continued stating as this is a joint agreement/ownership that is why it was done that way; he asked the issue be looked at; he further requested an agenda item related to Chimney Reservoir. Christina Kenison appeared before the Commission and offered comment on comments made by Commissioner Brooks as to how she was treated at the Airport Board meeting and what had occurred and how she felt treated differently; she discussed what occurred and noted concerns with county residents being underrepresented on the Airport Board; she offered comment on comments made by Mr. Hoss as to the membership of the Airport Board and asked that something be done to remedy the situation.

Sharon McAllister appeared before the Commission and offered comment stating that the concerns should be looked into as it effects their families, their way of life and their livelihood. No further public comment offered.

ADJOURNMENT: Chairman Evatz recessed the meeting at 12:12 p.m.

ATTEST:  _____ APPROVED:  _____
Clerk Chairman

(Minutes approved by the Commission and signed by the Chairman on 02-03-2025)

Notice of Public Meeting
Humboldt County Board of Commissioners Regular Meeting
Tuesday, January 21, 2025
8:30 AM

Humboldt County Courthouse Meeting Room 201
50 West Fifth Street,
Winnemucca, NV 89445

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

Click here to join the meeting:
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Or by phone: +1 775-446-0241, Conference ID: 322 372 441#

All times on this agenda are approximate. Consideration of items may require more or less time than is scheduled. Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on the agenda; however, no action may be taken on Matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the Agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. PUBLIC COMMENT:

General public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Individual comments will be limited to three (3) minutes.

5. APPROVAL OF MINUTES (POSSIBLE ACTION)

Discussion and action on correction/approval of minutes for March 27, 2017 (Budget Hearing); April 3, 2017; May 1, 2017 (Joint); May 15, 2017; June 19, 2017; July 10, 2017; August 7, 2017 (Joint); August 21, 2017; December 11, 2017 (Joint); January 16, 2018; January 29, 2018 (Retreat); February 5, 2018; February 20, 2018; March 5, 2018; April 2, 2018 (Budget Hearing); April 9, 2018; August 6, 2018; August 20, 2018; September 17, 2018; October 1, 2018; October 15, 2018; March 18, 2019; March 25, 2019 (Budget Hearings); April 1, 2019; May 6, 2019; May 15, 2019 (Special); May 20, 2019; June 3,

2019; June 17, 2019; June 5, 2019 (Special); August 5, 2019; August 19, 2019; September 3, 2019; September 16, 2019; October 21, 2019; November 4, 2019; November 25, 2019 (Special); December 16, 2019; January 6, 2020; January 21, 2020 (Combined Regular and Retreat); February 3, 2020; March 2, 2020; March 19, 2020; April 6, 2020; April 14, 2020 (Special); April 20, 2020; and January 6, 2025.
Discussion and possible action.

5.A) Minutes

[HCC010625unapprovedUNOFFICIAL.pdf](#)

6. APPROVAL OF EXPENDITURES FOR HUMBOLDT COUNTY FOR JANUARY 6, 2025 THROUGH JANUARY 21, 2025 (POSSIBLE ACTION)
7. REAPPOINTMENT OF MEMBERS TO SPECIAL DISTRICTS AND BOARDS (FOR POSSIBLE ACTION)

Consideration, discussion and possible approval of the following board reappointments/appointments:

Orovada General Improvement District

Seat A - Charles Knox with a term set to expire the first Monday in January 2027
Seat B - Troy Rodriguez with a term set to expire the first Monday in January 2029
Seat C - Don Mertens with a term set to expire the first Monday in January 2027
Seat D - Kyle Negus with a term set to expire the first Monday in January 2029

Pueblo Fire District

Seat A - Josh Dufurrena with a term set to expire the first Monday in January 2029
Seat B - John Peter with a term set to expire the first Monday in January 2027
Seat C - Tim Dufurrena with a term set to expire the first Monday in January 2029
Seat D - Henry Dufurrena with a term set to expire the first Monday in January 2027
Seat E - Stephen Egger with a term set to expire the first Monday in January 2029

Orovada Community Service District

Seat B - Clay Smith with a term set to expire the first Monday in January 2027
Seat C - Donald Brumley with a term set to expire the first Monday in January 2029
Seat D - Troy Rodriguez with a term set to expire the first Monday in January 2027
Seat E - Jan Schade with a term set to expire the first Monday in January 2029

Discussion and possible action.

8. COMPTROLLER: FINANCIAL REPORT (INFORMATIONAL ONLY)

Humboldt County Comptroller's Office will provide an overview of current conditions with respect to Humboldt County revenues and expenditures for fiscal year 2025 (July 1, 2024 through June 30, 2025). Information Only.

9. TREASURER: REQUEST TO MAKE CHANGES TO CREDIT CARD LIMITS FOR CERTAIN CARDHOLDERS AND TO ISSUE A NEW CARD (POSSIBLE ACTION);QUARTERLY FINANCIAL REPORTS (INFORMATION ONLY)

- A. Consideration, discussion and possible approval to increase limits for certain departments and cardholders due to the increase in travel and training costs. The following department and cardholders' limits would be increased:

Tami Spero, County Clerk - \$2,000
Kevin Pasquale, District Attorney - \$5,000
Jennifer Trujillo, Public Works - \$4,000
Rebecca Azurmendi, Facility Operations - \$4,000
Michelle Hammond-Allen \$4,000

Discussion and possible action.

- B. Consideration, discussion and possible approval to issue a new card to Jessica Koepke in the Clerk's Office with a limit of \$2,000. Discussion and possible action.

C. Humboldt County Treasurer Rhona Lecumberry will present the Quarterly Financial Report for 2nd quarter of Fiscal Year 2024-2025. Information only.

9.A) Treasurer - Wells Fargo Credit Card Limits

[Staff Report - Changes to WellsOne Commercial Card Program 1.21.25.pdf](#)
[Quarterly Financial Report - 12-31-24.pdf](#)

10. EMERGENCY MANAGER: REQUEST TO APPROVE AGREEMENT WITH GALENA PROPERTY DEVELOPMENT, LLC FOR THE 2024 FUNCTIONAL EARTHQUAKE EXERCISE (DISCUSSION AND POSSIBLE ACTION)

Consideration, discussion and possible approval of a contract with Galena Property Development, LLC which provided professional services related to the 2024 Functional Earthquake Exercise in an amount not to exceed \$16,000. This contract is required by FEMA and the Nevada Department of Emergency Management before the County can be reimbursed for the cost of the contractor. Discussion and possible action.

10.A) Emergency Manager

[Emergency Manager -Exercise Contractor contract approval.pdf](#)
[Galena Agreement 2024.pdf](#)

11. 10:00 A.M. PUBLIC HEARING: FOR ORDINANCE AMENDING HUMBOLDT COUNTY ZONING DISTRICT AND BOUNDARY MAP RELATED TO MP-24-02 (POSSIBLE ACTION)

Consideration, discussion and possible approval for an Ordinance amending Humboldt County Code Chapter 17.04 "Humboldt County Regional Master Plan" formerly adopted as 6-1-78a and changing the master plan for a certain portion of Humboldt County, Nevada located off Rose Creek Road, Assessor's parcel #'s 05-0803-04 and 05; 13-0193-02; 14-0011-02 and 03 from MDR (Medium Density Residential) to COMM (Commercial

designation thereby changing the uses to which said portion may be put, amending the land use map of the Humboldt County Zoning District and Boundary Map and other matters properly related thereto. Discussion and possible action.

11.A) Public Hearing - Ordinance

[Pub. Hearing Ordinance MP-24-02.pdf](#)

[PH-Notice_MP-24-02.pdf](#)

12. PUBLIC WORKS DEPARTMENT: REQUEST TO PURCHASE CULVERT PIPES (POSSIBLE ACTION); GENERAL ROAD PROJECTS (INFORMATION ONLY)

A. Consideration, discussion and possible approval to purchase culvert pipes from Ferguson Enterprises in an amount not to exceed \$13,960.25. Discussion and possible action.

B. A presentation by Humboldt County Public Works Director Dan Ferraro to update the Board on Road projects within Humboldt County, however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

12.A) Public Works - Culverts

[PW - Staff Report Culvert.pdf](#)

13. WINNEMUCCA EVENTS CENTER: REQUEST TO WAIVE ATTRITION POLICY AND TO APPROVE BASE ROCK PROJECT (POSSIBLE ACTION)

A. Consideration, discussion and possible approval to waive the attrition policy to hire for the Attendant Supervisor position. This position will become vacant January 31, 2025, due to retirement. Discussion and possible action.

B. Consideration, discussion and possible approval to accept the proposal to provide and install base rock at Campgrounds B and E from Hunewill Construction, in an amount not to exceed \$72,763.10. Additional funds of \$1,763.10 will be needed to complete this project as the Ag District #3 FY budget 2024/2025 is \$71,000. Discussion and possible action.

13.A) WEC

[Agenda Request-Attrition.pdf](#)

[Agenda Request-Base rock campground.pdf](#)

14. FACILITY OPERATIONS: REQUEST TO APPROVE AND ACCEPT THE BID FROM MICHAEL CLAY CORPORATION FOR THE HUMBOLDT COUNTY FACILITY AND GROUNDS BUILDING CONSTRUCTION PROJECT (DISCUSSION AND POSSIBLE ACTION)

Consideration, discussion and possible acceptance and approval of the bid from Michael Clay Corporation for the Humboldt County Facility and Grounds Building construction project in an amount not to exceed \$2,429,965.20. Discussion and possible action.

14.A) Michael Clay Bid Proposal

[Staff Report-Michael Clay Corporation Bid Acceptance and Supporting Documents.pdf](#)

15. COUNTY MANAGER: APPOINTMENT OF THE COUNTY HEALTH OFFICER (POSSIBLE ACTION)

Consideration, discussion, and possible action regarding the appointment of Dr. Charles Stringham as the Public Health Officer or deferring appointment and allowing the State of Nevada, Chief Medical Officer appoint persons for this position. Discussion and possible action.

15.A) Public Health Officer

[Staff Report - Health officer appointment 01212025.pdf](#)

16. COUNTY MANAGER: REQUEST TO ENGAGE APPRAISER FOR GRASS VALLEY NITRATE MITIGATION PROJECT (POSSIBLE ACTION)

Consideration, discussion and possible approval to engage with John S. Wright & Associates to perform appraisals for potential property acquisition associated with the Grass Valley Nitrate Mitigation Project, in an amount not to exceed \$10,000, pending approval of the agreement by the DA's office. Discussion and possible action.

16.A) Grass Valley Mitigation Project Appraisals

[Staff Report - Appraisal engagement - 01212025.pdf](#)

[Grass Valley Nitrate Mitigation - Humboldt County Yellow Book.pdf](#)

17. MISCELLANEOUS REPORTS AND CORRESPONDENCES

1. Other information and upcoming meetings:

January 21, 2025 - Winnemucca City Council Meeting

January 27, 2025 - Humboldt County Board of Commissioners Retreat

February 3, 2025 – Humboldt County Board of Commissioners Meeting

February 4, 2025 – Winnemucca City Council Meeting

February 13, 2025 - Regional Planning Commission Meeting

February 17, 2025 – Presidents Day – County Offices closed

February 18, 2025 – Humboldt County Board of Commissioners Meeting

February 18, 2025 – Winnemucca City Council Meeting

2. Reports from Commissioners regarding other Boards and Committees on which they serve, including POOL/PACT Board, National Wild Horse & Burro Advisory Board, Nevada Association of Counties (NACO), Regional Airport Board, Humboldt River Basin Water Authority (HRBWA), Western Interstate Region (WIR), Legislative Interim Land Council, Humboldt Development Authority (HDA), Winnemucca Visitors & Convention Authority (WCVA), Hospital Board, Humboldt Foundation, Humboldt County Elk Planning Steering Committee, Paradise Conservation District and the State Land Use Planning Advisory Council (SLUPAC).

18. FUTURE AGENDA ITEMS

Whether an item will be placed on a future agenda will be subject to the chairman and/or legal counsel's determination.

19. PUBLIC COMMENT:

Public Comments: General public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Individual comments will be limited to three (3) minutes.

20. ADJOURNMENT

21. NOTICE:

The County Commission may close the meeting to receive information from legal counsel pursuant to Nevada Revised Statutes 241.015.

The public is welcome to attend the meeting electronically via Microsoft Teams or by appearing in person at the location at the time and date listed on the first page of this agenda. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection at Microsoft Teams link located on the first page of this agenda.

Staff reports and supporting material posted for the meeting are available on the Humboldt County website at <https://www.humboldtcountynev.gov/> (click on the "Government" link on the home page) if that information was available when the agenda was posted. If the supporting material/ staff report is not included in the agenda packet, it is available to the general public at the same time the materials are provided to the Board. The administrative assistant at the County Manager's Office located at 50 West 5th Street, Winnemucca, Nevada, telephone number 775-623-6300 is the designated person from whom a member of the public may request the supporting material for this meeting and the County Manager's Office is the location where the supporting material is available to the public.

CERTIFICATE OF POSTING

PLACES POSTED: Humboldt Co. Courthouse, 50 W. 5th St. - Rooms 201, 205, & 207 at 9:00 A.M. By: MC

Humboldt County Website: <https://www.humboldtcountynv.gov> at _____ By: _____

State of Nevada Website: www.notice.nv.gov _____ A.M. By: _____

MEETING DATE: January 21, 2025
DATE POSTED: January 15, 2025 **POSTED BY:** MICHELLE COOK

NOTE FOR SUPPORTING MATERIAL: A copy of the supporting material for the meeting may be obtained at Commissioner meeting/agendas on the Humboldt County website: www.hcnv.us or by contacting the County Manager's Office, at 50 W. Fifth Street, Winnemucca, Nevada 89445, (775) 623-6300.

NOTICE TO PERSONS WITH DISABILITIES - Reasonable efforts will be made to assist and accommodate physically disabled persons desiring

to attend the meeting. Please call the Humboldt County Administrator's Office at 623-6300 in advance so that arrangements may be conveniently made
EQUAL OPPORTUNITY NOTICE - Humboldt County is an Equal Opportunity Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

NON-DISCRIMINATION STATEMENT - In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should Contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-9339. Additionally, program information may be made available in languages other than English.

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

(1) Mail: U.S. Department of Agriculture

Office of the Assistant Secretary for Civil Rights

1400 Independence Avenue, SW

Washington, D.C. 20250-9410,
fax: (202) 690-7422, or
email: intake@usda.gov

USDA is an equal opportunity provider, employer, and lender

Subject: Immediate Action Required for Humboldt County Projects

Dear Governor of Nevada,

I am writing to you again, as my previous emails seem to have gone unanswered. My name is Daniel Gay, and I reside in Humboldt County, Nevada.

It has become evident that the influence of corporate interests over our local government has led to actions that do not align with the will of the people of Humboldt County. Your administration's support for these initiatives, particularly the lithium project, The cardboard project near Winnemucca, has raised significant concerns among the community.

We, the residents of Humboldt County, are well aware of the controversies surrounding the 2020 elections and feel that we are witnessing the repercussions here. The projects you've supported, including the so-called "man camp," "Lithium Project" "Cardboard Paper Project" "The 95/80 project" are viewed by many of us as detrimental to our agricultural lifestyle and community integrity.

I urge you to reconsider your stance and to instruct your representatives in our local government to:

1. **Cease all ongoing projects** that threaten our agricultural community.
2. **Withdraw support** for the Cardboard, Lithium, and Man camp, and similar initiatives that do not benefit local residents.
3. **Engage in transparent dialogue** with the community rather than continuing with what many perceive as deceitful practices.

Your choice to develop near our community, rather than utilizing less populated areas by the power plant where infrastructure already exists, has been particularly baffling and disruptive. This location offers highway and train access, making it an ideal alternative if development must occur.

I've observed four years of local governance that seems to prioritize corporate interests over community well-being. The lack of response from your office to these concerns further solidifies this perception.

It's not too late to do the right thing. Calling off these projects might be your opportunity to align with the interests of Humboldt County's residents before further actions are taken by higher authorities or through community resistance.

Sincerely, **Daniel Gay**

Christina Kenison

January 21, 2025

Humboldt County Commissioners
County Manager Don Kalkoske
50 W Fifth Street
Winnemucca, NV 89445

Dear Humboldt County Commissioners ,

Over the past two years, I have attended numerous public meetings and have come to the realization that my efforts to engage with local public servants may not have had the intended impact. Initially driven by a belief in fairness, justice, and the pursuit of what is right over wrong, I held the hope that our local public servants genuinely desired the best interests of our community. However, I have encountered frustration in my pursuit of this goal.

I began this journey with the assumption that when there are differing viewpoints, fairness and the adherence to the law would be paramount. I have enjoyed participating in discussions with those responsible for local governance, particularly in researching the historical background of Humboldt County and our local governmental history. While this research has yielded some surprising and concerning findings, I have brought these matters to your attention, along with substantial documentation. Regrettably, these efforts have not yielded significant results.

Recently, I have unfortunately discovered blatant violations of laws, specifically during September and October 2024. During these two Regional Planning Commission (RPC) meetings, I observed clear conflicts of interest and promptly raised these concerns. However, my attempts to address these issues were met with immediate dismissal.

Upon reviewing County records and the Humboldt County Mission Statement, I began to question the integrity of our public officials. I have included a local document from a workshop that contributed to the creation of our local mission statement and values. As I reflect on the two RPC meetings, I am certain that the values were absent.

I strongly urge you to review the records of these meetings and ascertain the actual events that transpired. Subsequently, I urge you to examine your oaths of office and the values that are supposed to serve as the foundation of our local government. Following the second RPC meeting and the subsequent actions taken by the board that evening, I, Christina Kenison, filed an appeal to the RPC's decision during the public hearing. The appeal was drafted, filed, stamped, and delivered to the County Managers' Office. This action was documented on the stamped dates of October 24, 2024. Today, a public hearing is scheduled to address the original matter. To my knowledge, no county commissioner has yet reviewed my appeal. As per County Manager Don Kalkoske's responsibilities, it was incumbent upon them to disseminate this appeal to all interested parties. I firmly believe that a serious breach of ethical conduct has occurred. This breach may have been committed solely by Don Kalkoske or, more likely, in conjunction with an attorney representing the District Attorney's office. This is not surprising, given the presence of Chief Deputy District Attorney Wendy Maddox, who actively contributed to the concerns raised during both RPC Meetings.

I unequivocally assert that numerous public officials have demonstrated a bias against me and the concerns I have brought to the attention of the County Commissions through their own public actions. Furthermore, I believe that my next steps are essential to safeguard my interests and ensure that my community receives a fair and ethical local government.

Thank you for your time. I extend my best wishes for your future endeavors.

Sincerely,



Christina Kenison

Monday, April 12, 2004

A workshop entitled "Discovering Your Organization's Shared Values and Mission" was presented by Mitch Burst and John Bates of Cooperative for Human Resource Management, on Monday, April 12, 2004 beginning at 8:30 a.m. at the West Hall of the Winnemucca Convention Center, Winnemucca, Nevada. Those present were Chairman Dan Cassinelli, Commissioners Chuck Giordano, Tom Fransway, and John Milton, III, Administrator Bill Deist and Clerk of the Board Tami Rae Spero. Commissioner Buster Dufurrena was absent. Also present were County Recorder Mary Ann Hammond, County Assessor Jeff Johnson, Library Director Sharon Allen, Comptroller Bruce Brooks, Buildings & Grounds Director Doug Cain, Convention & Visitors Authority Director Kim Petersen, Road Superintendent John Russum and Building Official Teresa Schroeder. Mr. Burst explained the process and why it is good to identify your organization's shared values and mission. After various exercises the following shared organization values were identified:

1. **Integrity**
2. **Accountability**
3. **Service**
4. **Teamwork**
5. **Responsibility**
6. **Productivity**
7. **Communication**

Following additional exercises the shared values were defined as:

1. **Integrity - honest and above reproach**
2. **Accountability - Answering for actions or inactions**
3. **Service - A commitment to excellence that leads to customer satisfaction**
4. **Teamwork - Working toward a common goal; resolving issues with compassion and respect**
5. **Responsibility - discussion occurred as to its similarity to accountability.**
6. **Productivity - to maintain a high degree of quality work output; utilizing resources effectively and efficiently**
7. **Communication - To listen openly and objectively with understanding and**

sharing ideas and results in a clear and concise manner.

After various exercises and discussion the following potential mission statement was identified:

HUMBOLDT COUNTY MISSION STATEMENT

Committed to maintaining an effective and efficient organization that is open and responsive to the needs of the Community and works together for the benefit of all. Provides a safe, healthy environment, quality service that is accessible and sustainable with sound fiscal management. Plans for the future ensuring Humboldt County remains a great place to live, work and visit.

VALUES

INTEGRITY: Honest and above reproach

ACCOUNTABILITY: Answer for actions or inactions; responsibility.

SERVICE: A commitment to excellence that leads to customer satisfaction.

TEAMWORK: Working toward a common goal resolving issues with compassion and respect.

PRODUCTIVITY: Maintain a high degree of quality work output utilizing resources effectively and efficiently.

COMMUNICATION: To listen openly and objectively with understanding, sharing ideas and results in a clear and concise manner.

Discussion occurred regarding placing the proposed Mission Statement and Values on an upcoming agenda for Board approval.

The workshop ended at 1:00 p.m.

ATTESTED: *Rami Gae Spive* Clerk APPROVED: *Don Casanelli* Chairman

RECEIVED
OCT 24 2024
2024
Administrator / Commissioners

Christina Kenison

6350 W Rose Creek Rd.
Winnemucca, NV 89445
775-971-8864
sweetserenity08@yahoo.com

FILED
2024 OCT 24 PM 1:51
TAMI RAE SPERO
DIST. COURT CLERK

October 24, 2024

Humboldt County Commissioners
50 W Fifth Street
Winnemucca, NV 89445

RECEIVED
OCT 24 2024
HUMBOLDT COUNTY CLERK

Subject: Appeal regarding Regional Planning Commission's recommending approval of Master Plan Amendment by Miguel Esquibel (MP-24-02) on October 10th, 2024

Dear Humboldt County Commissioners,

I hope this letter finds you well. I am writing to appeal the Regional Planning Commission's decision regarding the recommended approval of Mr. Miguel Esquibel's application for a Master Plan Amendment request to reclassify property on the master plan from MDR (medium density residential) to COMM (Commercial). The decision for approval has prompted concerns by many local residents which has brought me to this appeal letter. I believe it is essential to provide you with the evidence brought to the RPC board and the successive response from the board's legal representation and multiple board members.

Firstly, the original public hearing for this matter occurred on September 12, 2024. At no time before, during or after the matter was considered did a board member publicly disclose a conflict of interest. During closing public comment at the meeting I stated for the record that I believe a conflict of interest does exist for Chairperson Demerah Gray. I personally was limited on my period of public comment during the public hearing, when I have myself witnessed on numerous occasions during RPC meetings that the time policy was not equally allocated. According to (NRS 281A) Nevada Ethics in Government Law a public officer must make a proper disclosure (public and to the board) at the time the matter is considered to vote or otherwise act upon a matter where there is a conflict of interest due to significant pecuniary interest or reasonably be effected by a commitment in a private capacity to the interests of another person.

During the second RPC meeting that held a public hearing concerning this matter any public comments not in favor of approval were limited, including myself being singled out for a timing device by chairperson Demerah Gray. During the course of the public hearing board member Justin Rost stated "Responsibility here tonight is to protect the property rights of Mr. Miguel Esquibel". Board member Lindsey Jimenez said that denying the application could be considered "discriminatory against what he (Esquibel) wants to do based on what's beside it." Deputy District Attorney Wendy Maddox "paraphrased" a law in her instructions to the board for decisions. (NRS 278.0282) In Maddox's instructions she told the RPC that for "an amendment to the master plan whether a determination has to be made whether or not this amendment is in conformance with the comprehensive regional plan. A proposed plan is in conformance with the comprehensive regional plan if it's not in conflict with the comprehensive regional plan and goals and policies of that plan."

REGIONAL PLANNING IN COUNTIES WHOSE POPULATION IS 100,000 OR MORE BUT LESS THAN 700,000

NRS 278.0282 Review of proposed adoption or amendment of master plan, facilities plan or other similar plan; objection filed with regional planning commission; appeal of final determination to board.

1. Before the adoption or amendment of any master plan, facilities plan or other similar plan, each governing body and any other affected entity shall submit the proposed plan or amendment to the regional planning commission, which shall review the plan or amendment at one or more public hearings held within 60 days after its receipt of that plan or amendment and determine whether the proposed plan or amendment conforms with the comprehensive regional plan. The commission shall specify those parts of the plan or amendment, if any, that are not in conformance and why they fail to conform.

2. Before the adoption or amendment of any master plan, facilities plan or other similar plan by a state agency or a public utility whose plan must be approved by the Public Utilities Commission of Nevada, the agency or utility shall submit the proposed plan or amendment to the regional planning commission, which shall, within 60 days after its receipt, review the plan or amendment and offer suggestions to the agency or utility regarding the conformance of the plan with the comprehensive regional plan.

3. Except as otherwise provided in [NRS 278.028](#), a local governing body or any other affected entity **shall not** adopt a master plan, facilities plan or other similar plan, or any amendment to any of those plans, *unless* the regional planning commission has *determined that the plan or amendment is in conformance with the comprehensive regional plan*. A proposed plan is in conformance with the comprehensive regional plan if it is not in conflict with the comprehensive regional plan and it promotes the goals and policies of the comprehensive regional plan.

4. If the regional planning commission fails to make a determination within 60 days after its receipt from an affected entity or local governing body of a proposed plan or amendment pursuant to this section, the plan or amendment shall be deemed to be in conformance with the comprehensive regional plan.

5. An affected entity or a local governing body which has submitted a proposed plan and which disagrees with the reasons given by the regional planning commission for making a determination of nonconformance pursuant to this section, may file an objection with the regional

planning commission within 45 days after the issuance of that determination. The affected entity or local governing body shall attach its reasons why the plan is in conformance with the comprehensive regional plan. The regional planning commission shall consider the objection and issue its final determination of conformance or nonconformance within 45 days after the objection is filed. The determination may be appealed to the governing board not later than 30 days after its issuance.

6. Within 45 days after its receipt of an appeal, the governing board shall consider the appeal and issue its decision, which must be made by the affirmative votes of a simple majority of its total membership. If the board affirms the determination of the commission, the affected entity or local governing body shall, within 60 days after the issuance of the decision, propose revisions to the plan and resubmit the plan together with those proposed revisions to the commission for review in accordance with the provisions of this section.

7. Any determination of conformance made by the commission pursuant to this section must be made by the affirmative votes of not less than two-thirds of its total membership.

(Added to NRS by [1989, 764](#); A [1997, 1983](#))

As you can see, this NRS is for Counties with a population over 100,000. The proper NRS is:

NRS 278.225 Governing body may establish by ordinance procedure for adopting minor amendments to master plan; public hearing and notice required before adoption of ordinance.

1. A governing body may establish by ordinance a procedure by which the governing body may adopt minor amendments to the master plan, or any part thereof, without action by the planning commission.

2. Before adopting an ordinance or a minor amendment pursuant to subsection 1, the governing body shall hold a public hearing and give notice of the hearing in the manner required by subsection 3 of [NRS 278.220](#).

3. As used in this section, unless the context otherwise requires, "minor amendment" means:

(a) A change in a boundary that is based on a geographical feature, including, without limitation, topography, slopes, hydrographic features, wetland delineation and floodplains, when evidence is produced that the mapped location of the geographical feature is in error;

(b) A change made to reflect the alteration of the name of a jurisdiction, agency, department or district by the governing body, governing board or other governing authority of the jurisdiction, agency, department or district, as applicable, or by another entity authorized by law to make such an alteration; and

(c) An update of statistical information that is based on a new or revised study.

(Added to NRS by [2005, 185](#))

This NRS brings us to Chapter 17.71 AMENDMENTS TO TITLE AND PLAN

17.71.030 Standards.

This title or the land use plan may be amended if the **evidence presented** to the planning commission satisfy criteria set forth in the following standards:

A. The action will be in the public interest;

B. The action will *not be detrimental to properties surrounding or adjacent to the area requested* for the zone change;

C. The proposed change is *not in conflict with the adopted master plan for the area*;

D. The proposed zone change will *not adversely affect the public health, safety and general welfare*;

E. The newly proposed zone will have no effect on the existing developed land use pattern in the immediate area, specifically, with *respect to the question of land use compatibility*. (Ord. 11-15-16C § 1; Ord. 1-03-12J § 1.1; Ord. 1-5-87A § 33(C). Formerly 17.70.030.)

I have attached sections from the Master Plan (Comprehensive Regional Plan), some that were entered into evidence at the RPC public hearing. I have been unable to locate evidence for the RPC's findings in the Master Plan. Actually, their Findings did not contain any evidence, just a singular opinion. I believe with Chairperson Demerah Gray's possible conflict of interest and her failure to properly disclose, she should not have participated, let alone, led the public hearing, made the motion to the board, timed public participation, and guided the other six members of the board during the consideration of this matter. I find it also important to note that there was a large attendance of land owners from neighboring properties who brought their concerns to the board.

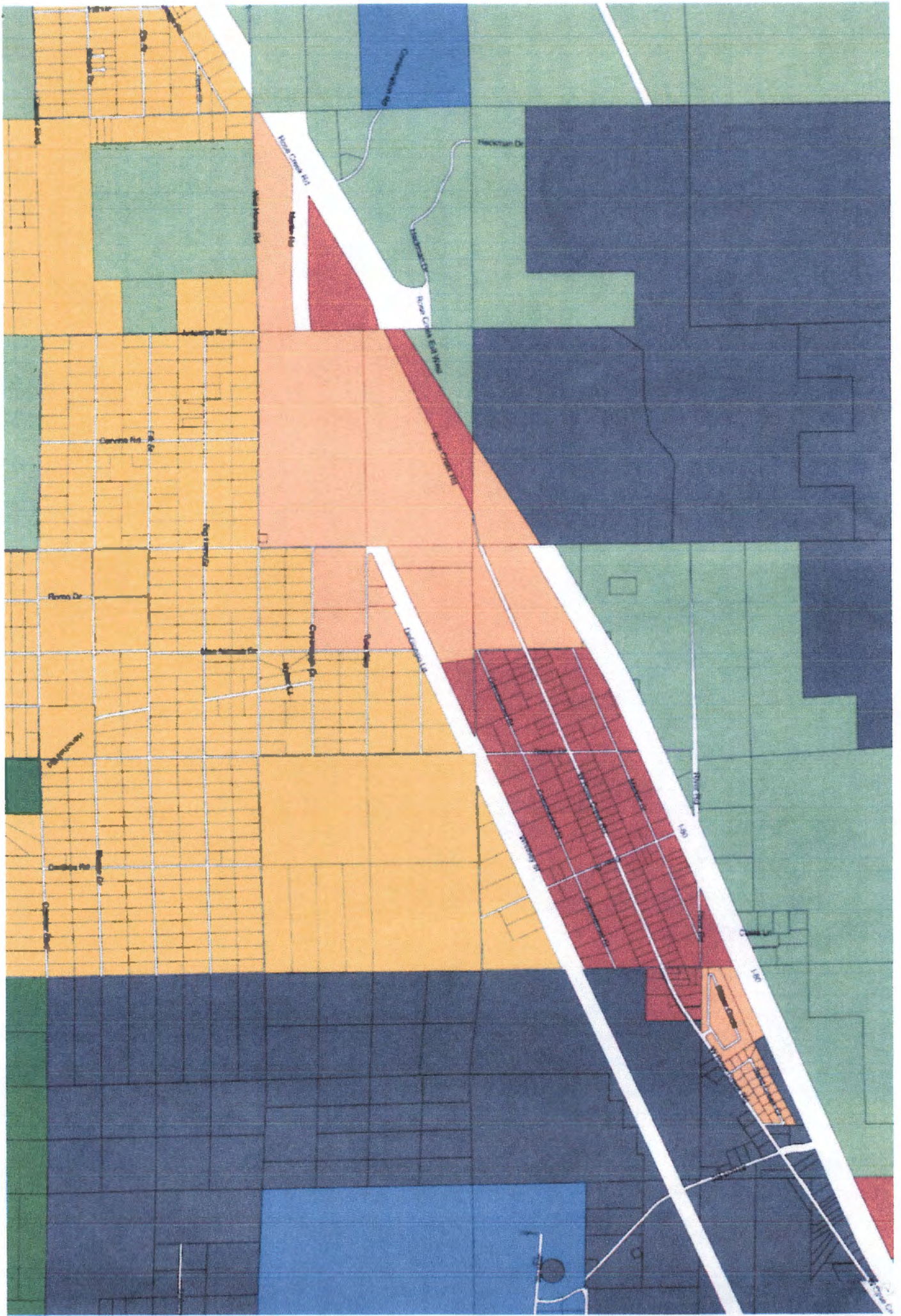
I kindly request that the Humboldt Board of Commissioners consider all evidence and viewpoints, along with the possibility that this matter seems to be a bit premature considering Miguel Esquibel stated himself there are no clear plans as of now for the property. I very much welcome an open dialogue with all concerned in this matter.

Thank you for your time and consideration in this matter. I look forward to a positive resolution that balances the benefits of property rights with the paramount importance of public health and safety.

Sincerely,



Christina Kenison



Humboldt County Regional Master Plan

Land Use Goals and Policies

Goal: To ensure an adequate supply of land to meet the community's projected growth for the next 20 years while managing urban expansion and maintaining a small community atmosphere.

Goal: To provide for a high quality, compatible and functional mix of land uses including urban and rural residential, commercial, industrial, agricultural and open space.

Rural Residential

Policy: Allow only large lot residential uses (minimum 1.25 acres) in areas that lack adequate infrastructure, i.e., public water, sewer, utilities and roads.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility for development while conserving open space, protecting environmental quality and preserving property rights.

Industrial

Policy: Promote well-designed industrial areas which are compatible with adjoining uses, improve traffic flow and safety, and maximize existing infrastructure and services.

Policy: Encourage mitigation of off-site impacts such as noise, odor, light, glare and vibration through the use of pollution abatement, setbacks, landscaping and screening of storage and parking areas.

Agricultural

Policy: Retain and maintain areas for agricultural use that are suitable for long-term production.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility for development while preserving and protecting agricultural lands.

Open Space Element

Open space areas are intended to set aside lands for preservation of natural resources, remnant landscapes and to preserve natural settings for active and passive recreation opportunities. Such open space areas can provide active and passive recreational

Humboldt County Regional Master Plan

opportunities and contribute to the quality of life of the community by protecting views, vistas and panoramas; by protecting air, water, soil, plant and wildlife habitat; unstable soils or areas of geological instability; and by protecting airport approach and departure areas.

The "Trails to the Future" activities produced community consensus on a common vision for a sustainable Winnemucca and Humboldt County based on the ideals of a livable community, healthy environment and diverse economy:

*Provide orderly growth and development for the citizens of Humboldt County. Ensure the health, safety and welfare of those who reside here through sound planning and regulation. Encourage community development and downtown redevelopment. Diversify our economic base through incentives, private partnerships and governmental cooperation. Foster full utilization of our airport and provide for additional parks and open space. Encourage the involvement of citizens in the planning and decision-making process. **Protect the property rights of landowners** from arbitrary and discriminatory actions; no private property shall be taken without just compensation.*

The dominant land use in the combined urbanized area of Winnemucca, Grass Valley, Rose Creek and Jungo Road is residential; the outer county is range land, agricultural and mining. These lands make up the scenic vistas and provide important open space buffers and watershed protection for the urban area. The surrounding ridgelines provide a pleasing landscape boundary, and the prominent peak of Winnemucca Mountain is an important landscape and cultural symbol. The river and riparian corridor is another prominent and valuable landscape feature providing visual resource, economic benefit, wildlife habitat, natural amenities, flood way and water quality benefits.

Goal: To guide development within well-defined boundaries that will enhance the health, safety and welfare of the community and its residents, promote economic development, and protect the region's natural environment.

Policy: Encourage clustering, purchase of development rights, conservation easements and other innovative rural development techniques that provide flexibility for development while conserving open space, protecting environmental quality and **preserving property rights.**

Policy: Retain suitable open space areas for active or passive recreation, scenic areas or natural areas.

Policy: Use natural boundaries such as rivers, streams, gullies and changes in topography; major transportation routes such as highways, arterials, collectors and railroad lines; platted blocks, lots and improved alleys for zoning district boundaries.

Policy: Encourage compatible land uses with development incentives in addition to

Humboldt County Regional Master Plan

regulatory mechanisms.

Transportation

Goal: A transportation system that is compatible with the land use of the region, which protects the natural environment and enhances the community's quality of life.

Policy: Ensure that transportation facilities are designed to minimize intrusions into residential areas. Insure that land use decisions do not adversely impact current and future aviation uses and airport operations.

Policy: Initiate access policies to improve safety and circulation on busy streets.

Policy: Encourage new development to provide mitigation for traffic impacts generated by the development on adjoining properties and the natural environment.

Capital Facilities

Goal: To ensure that community facilities and services will be available to new development at the time of occupancy without decreasing current service levels below established standards.

Goal: To ensure that negative impacts on groundwater resources are minimized.

Policy: Promote public education and awareness regarding groundwater management issues.

Policy: Encourage water conservation efforts and technologies.

Policy: Encourage policies that would protect groundwater quality through sound waste water and solid waste management.

Implementation

Implementation is the process that translates the vision and goals of the community as expressed in the Humboldt County Regional Master Plan into action. The strategies listed below provide the road map for fulfillment of that vision.

1. Develop Future Land Use Map
2. Amend Zoning and Subdivision Ordinances to include tools such as: cluster development, mixed use development, density bonuses, planned unit developments, purchase of development rights, conservation easements and other strategies to increase density, provide for public services and facilities, protect the natural environment and **preserve property rights**. Develop standards for improvements on parcel maps.

Humboldt County Regional Master Plan

3. Develop management policies, regulations and incentives to direct development to environmentally appropriate areas with adequate public services including sewer, water, utilities and roads.
4. Adopt capital improvement plan that would support the use of impact fees for new development, if necessary (see NRS Chapter 278B).
5. Continue to monitor and analyze groundwater levels, use and quality.
6. Identify federal lands for local government needs and private purposes:
 - Compare lands needed with lands designated for disposal in applicable federal resource management plans;
 - Work with federal agencies to expedite disposal of lands designated for disposal or amend local resource management plans to allow for disposal of land that has not been designated for disposal.
7. Identify additional master plan elements, and establish a schedule for development and adoption.
 - Natural Resources Element
 - Historic Preservation Element
 - Housing Element
 - Public Lands Element (Policy Plan for Public Lands December 7, 1998)
8. Maintain Airport Master Plan and Airport Layout Plan as part of the Humboldt County Regional Master Plan and adopt/implement land use policies that are consistent with, and not in conflict with, aviation uses.
9. Develop Area Specific Plans for towns in Humboldt County where needed or desirable.
10. Conduct periodic review of the Humboldt County Regional Master Plan every five years to ensure that the plan continues to meet the needs of the community.

Findings

- ◆ Variables in the mining sector have a ripple effect on employment in all other sectors of the economy.
- ◆ Diversification of business and employment opportunities is necessary for future economic prosperity.
- ◆ An adequate stable work force is available to support economic development.
- ◆ There is sufficient commercially zoned land to support projected community growth.
- ◆ There is insufficient useable industrially zoned land to support projected community growth.

Statement of Economic Development Goals and Policies

Goal: To achieve a diversified and stable economy that is compatible with planned growth and quality of life objectives, provides adequate employment and business opportunities for current and future generations, and strengthens the tax base.



Policy: Provide all basic commercial and business service needs for the residents of the community.

Policy: Use innovative and flexible land use regulations, expedited permit processing and planned capital facility improvement programming to implement the city's and county's economic development goals.

Policy: Develop the airport and airport industrial park for viable economic use by maintaining a current airport master plan and airport layout plan and by implementing capital improvements for the airport properties including utilities and roadways.

Policy: Promote strategies that strengthen local businesses in order to become more competitive in the regional, state and national markets.

Policy: Provide public facilities and sites necessary to retain or expand existing businesses and to attract targeted industries.

Policy: Encourage public and private partnerships to achieve a diversified and stable economy.

Humboldt County Regional Master Plan

Goal: To maintain and enhance natural resource-based industries including mining, agriculture, ranching, recreation and tourism, and seek value-added manufacturing of those resources.



Policy: Identify and manage important natural resource lands to be used for resource-based industries.

Policy: Promote opportunities for additional products based on local resources and to increase production of resources that are underutilized within the region.

Policy: Encourage increased retail trade and tourism by protecting and enhancing the appearance of the built and natural environments.

Goal: To promote economic development that provides continuing employment, economic vitality, increased tax base, and is consistent with this plan's goals and policies.



Policy: Periodically analyze the local business sector to identify needs and opportunities in the community.

Policy: Encourage existing home occupations that might be nurtured into a commercial enterprise.

Policy: Support the linkage between the business community and the educational delivery system in order to increase the employability of Winnemucca's workforce.

Policy: Encourage development of advanced technologies including information technology to increase efficiency and production of local businesses and to facilitate local participation in regional, state and global markets.

Policy: Facilitate assistance and counseling for local businesses in cooperation with the Small Business Development Center, the Small Business Administration, Great Basin College, the University of Nevada, the Cooperative Extension service, the Chamber of Commerce and other agencies.

Goal: To support and promote the vision and goals of the Humboldt Development Authority as follows:

Humboldt Development Authority
September 2011

Vision

Our **vision** for Humboldt County is captured in the **'Shared Abundance'** scenario for the future. While mining, agriculture, and tourism are still the important backbones of the economy, they are now part of a **diverse economy** that is complemented by other industries such as specialist manufacturing, value added resources, logistic services, and renewable energy. This diversification has reduced exposure to the 'boom and bust' nature of commodity cycles. The region has become known for its ability to apply **creative entrepreneurial solutions** and **capitalizes on challenges and new opportunities**.

Winnemucca and surrounding areas have pulled together in a cohesive way to create a **vibrant and responsive regional community**. A diversified economy has allowed for greater community prosperity, and has reduced the gap between the rich and poor. There is an **expanded sense of community** and Winnemucca has transitioned into a **cooperative adaptable community that is shaping its own future**. It is an inviting community that has **high levels of active participation, good community infrastructure and a healthy culture and spirit**. This makes the community attractive to young people and professionals who see a future for themselves in Humboldt County.

Mission

To identify and develop economic improvement opportunities, provide recommendations concerning economic development and improvement to the governing bodies of the City of Winnemucca and Humboldt County, and to assist in the attraction, retention, expansion, and growth of business that is compatible with the interests and concerns of the residents of Winnemucca and Humboldt County.

Goals:

- Ensure adequate infrastructure to support existing and potential future business.
- Diversify the local economy to maintain and improve the economic health of Humboldt County.
- Identify and pursue opportunities to develop additional public and private partnerships that enhance tourism and economic development.

About the HDA:


The Humboldt Development Authority is a partnership of public and private entities and individuals formed by a cooperative agreement between the City of Winnemucca and the Humboldt County Commission.



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.humboldtcountynv.gov

AGENDA REQUEST FORM

DATE: Wednesday, January 8, 2025
TO: County Commission
FROM: Kim Petersen, Director Ag. District #3 
SUBJECT: 2024/25 WEC Base Rock Project

REQUESTED AGENDA DATE: January 21, 2025

SUMMARY AND BACKGROUND:

Several years ago, the Ag District #3 installed (50) full-hookup campsites on the East End of the facility which we call "Campground E." The soil in that area is extremely sandy and susceptible to blowing around during windy weather. During major events considerable equipment and manpower are committed to keeping the area watered down. Ag District #3 is proposing to grade the area (Approx. 70,000 sq. ft.) smooth and apply type 2 base rock to a depth of 4".

Additionally, this project includes building up the lower end of "Campground B". When it rains, runoff water is trapped by the elevation of the racetrack and water backs up into the campground causing a mud bog. Base rock will be installed to raise the elevation of the campground diverting the water to the drain and away from the campground.

Ag District #3 received two proposals to perform the work.

- Curtis Machinery: \$190,000
- Hunewill Construction: \$72,763.10

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Need to move forward with the project to meet its FY 24/25 deadline.

PREVIOUS ACTION:

N/A

FISCAL IMPACT IF APPLICABLE:

\$71,000 was included in the Ag District #3 FY 2024/25 budget for this project.

RECOMMENDATION:

Approve Ag District #3's request to accept the lowest proposal submitted by Hunewill Construction in the amount of \$72, 763.10. Ag District #3's budgeted \$71,000 for the project and has the funds needed to cover the additional amount of \$1763.10.

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

1. Curtis Machinery Proposal - \$190,000
2. Hunewill Proposal - \$72,763.10
3. Map of Campground B & E

POSSIBLE MOTION:

Award the lowest proposal submitted by Hunewill Construction in the amount of \$72,763.10 to provide and install base rock in the WEC Campground B and E per the project specifications.

WEC Base Rock Project Proposal Summary

Curtis Machinery	\$190,000
Hunewill	\$72,763
Budget	\$71,000



HUMBOLDT COUNTY

50 W. 5th Street
Winnemucca, Nevada 89445
www.humboldtcountynv.gov

STAFF REPORT

DATE: Thursday, January 9, 2025
TO: County Commission
FROM: Dan Ferraro, Public Works Director
SUBJECT: Purchase of Culvert Pipe
REQUESTED AGENDA DATE: January 21, 2025

SUMMARY

As needed, the Humboldt County Public Works Department purchases various culvert sizes and length for stock to be utilized as needed on County Maintained Roads.

WHY ARE YOU BRINGING THIS BEFORE THE BOARD NOW:

Safety to the public as roadway drainage culvert pipes degrade with age and require replacement. Proper water drainage from roadways and under roadways protect the county road system and reduce maintenance costs for the Public Works Department.

PREVIOUS ACTION

None.

BACKGROUND

The Public Works Department routinely replaces aging drainage culvert piping to assure drainage of roadside ditches and or waterway crossings. Assuring proper drainage helps minimize roadway damage during flows.

Quotes were solicited per NRS 332 and the Humboldt County Procurement Policy.

Three local vendors responded:

1. Ferguson Enterprises (Winnemucca)
 - a. \$13,960.25 including freight.
2. Boss Tanks (Elko)
 - a. 13,938.00 plus additional freight
3. Western Nevada Supply (Winnemucca)
 - a. \$19,308.40 plus additional freight

FISCAL IMPACT

Of the three respondents, Ferguson Enterprises was the lowest quote per foot for steel and plastic pipe. It is recommended that the Board of County Commissioners approve the purchase of the culvert pipe from Ferguson Enterprises in an amount not to exceed \$13,960.25

RECOMMENDATION

To approve the purchase of culvert pipe from Ferguson Enterprises as the lowest quote in an amount not to exceed \$13,960.25.”

LIST SUPPORTING DOCUMENTS IF APPLICABLE:

None

POSSIBLE MOTION

Should the Board agree with Staff’s recommendation; a possible motion would be: “Move to approve the purchase of culvert pipe from Ferguson Enterprises as the lowest quote in an amount not to exceed \$13,960.25.”

4. **ANALYSIS AND FINDINGS:**

- A. The Master Plan was reviewed and updated in 2011. In the past, areas have been amended when the need to do so was brought to the board's attention. Staff feels this area is an example of where such a change is warranted.

The applicant would like to have the ability to develop the land commercially, in the future looking to water conscious development.

- B. Changes to the Master Plan should be looked at in large blocks of land that share something in common. When looking at the current Master Plan, properties along Rose Creek Road, to the east, have Master Plan designations of COMM.
- C. The re-designation of this property from the Medium Density Residential to a Commercial Master Plan Designation would be more compatible with the area if this Master Plan amendment is approved.

5. **STAFF RECOMMENDATION:** After much consideration and based upon the above analysis and findings, staff recommends the **RPC recommend approval of this request for a Master Plan Amendment from MDR to COMM designation to the Humboldt County Board of Commissioners.**

RPC RECOMMENDATION: After much consideration and based upon the above analysis and findings, the Regional Planning Commission at their October 17, 2024 voted to recommend **approval** of this request for a Master Plan Amendment. The request is to change the Master Plan designation from MDR to COMM.

6. **SUPPORT MATERIAL:**

- A. Application
B. Assessor's parcel maps
C. Area location map

Betty Lawrence
Senior Planning Technician

APPLICATION FOR MASTER PLAN AMENDMENT

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, put N/A (not applicable) on the line. Include the parcel number and/or the address of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available.

City of Winnemucca Humboldt County

Applicant/Agent Miguel Esquibel

Location/Address of Property West Rose Creek Road, proximate to Heckman Drive

Assessor's Parcel # 05-0803-04,05 13-0103-02 14-0011-02,03
AG-5/MDR AG-5/MDR AG-5/MDR RR-2.5/MDR

Change property from MDR to COMM

Note: If more than one Master Plan change is being requested, describe each parcel separately and indicate the general plan designation requested for each.

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner Dinero Ranch LLC/ Miguel Esquibel

Mailing Address 4060 Etchart Lane Winnemucca, Nevada 89445

Phone _____

FOR DEPARTMENT USE

Received by: Betty Date: 8-15-24
Application No: MP-24-02 Name: Dinero Ranch LLC/Esquibel
Meeting Date/Entity: RPC 9/12/24
NPH to Property Owners: 8/30 NPH for publication: 8/26 for 9/4 ^{7toSun}

REQUIRED INFORMATION

The following information is required for this application. If the material is missing, Staff is authorized to return the application and take no further action until a complete application has been filed. (Enter N/A next to any item that does not apply - Use additional pages as necessary)

1. Reason for request: (Include any changes that have occurred in the area that would warrant granting this request.) Agricultural development in the region is water intensive, and water-conscious commercial development is now possible

2. Will the proposed Master Plan change have any affect upon the existing developed land use pattern in the immediate area, specifically, will the change affect land use compatibility?

Yes

No

If yes, please state how it will. _____

The proposed change will not impact the developed land use pattern, as the parcels are currently either in agricultural production or undeveloped

3. Will the proposed change adversely affect the public health, safety and general welfare?

Yes

No

If yes, state how it will. _____

4. Will the proposed change conflict with the adopted Master Plan for the area?

Yes

No

If yes, please explain how it will. _____

The proposed change will align the Master Plan to anticipated commercial development.

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HUMBOLDT COUNTY
SEC. 24 T.35N. R.36E.

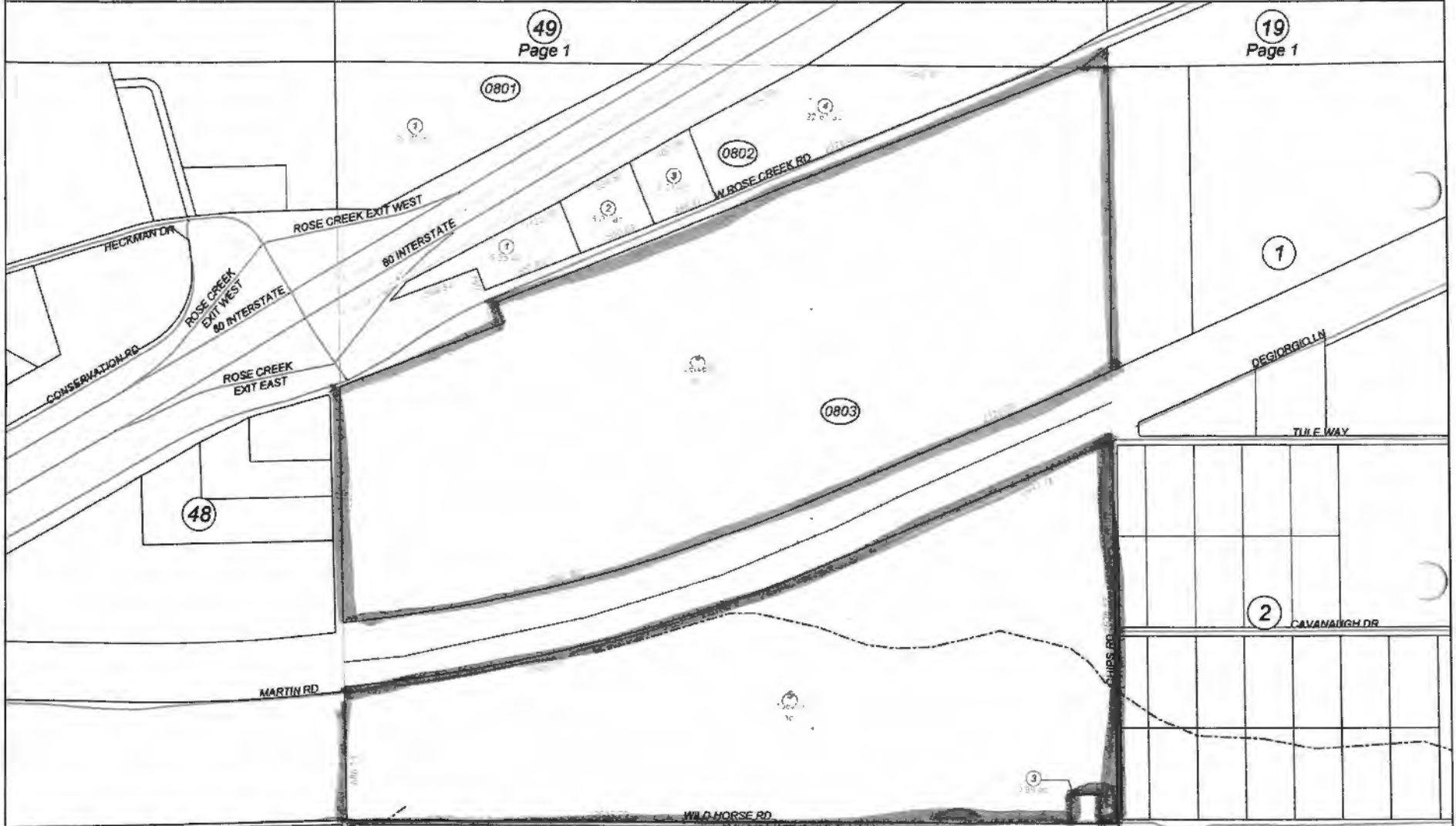
NOTE: This plat is for assessment purposes only and does not represent a survey of the lands on this plat.



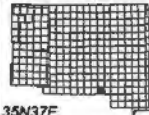
Also prepared by:
HUMBOLDT COUNTY ASSESSOR'S OFFICE
MARIETTA, NEVADA 89445

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M.D.B. & M.



MP-24-02
DENIERO RANCH LLC
ROSE CREEK ROAD
AP #'S 05-0803-04,05/13-0193-02/
14-0011-02.03



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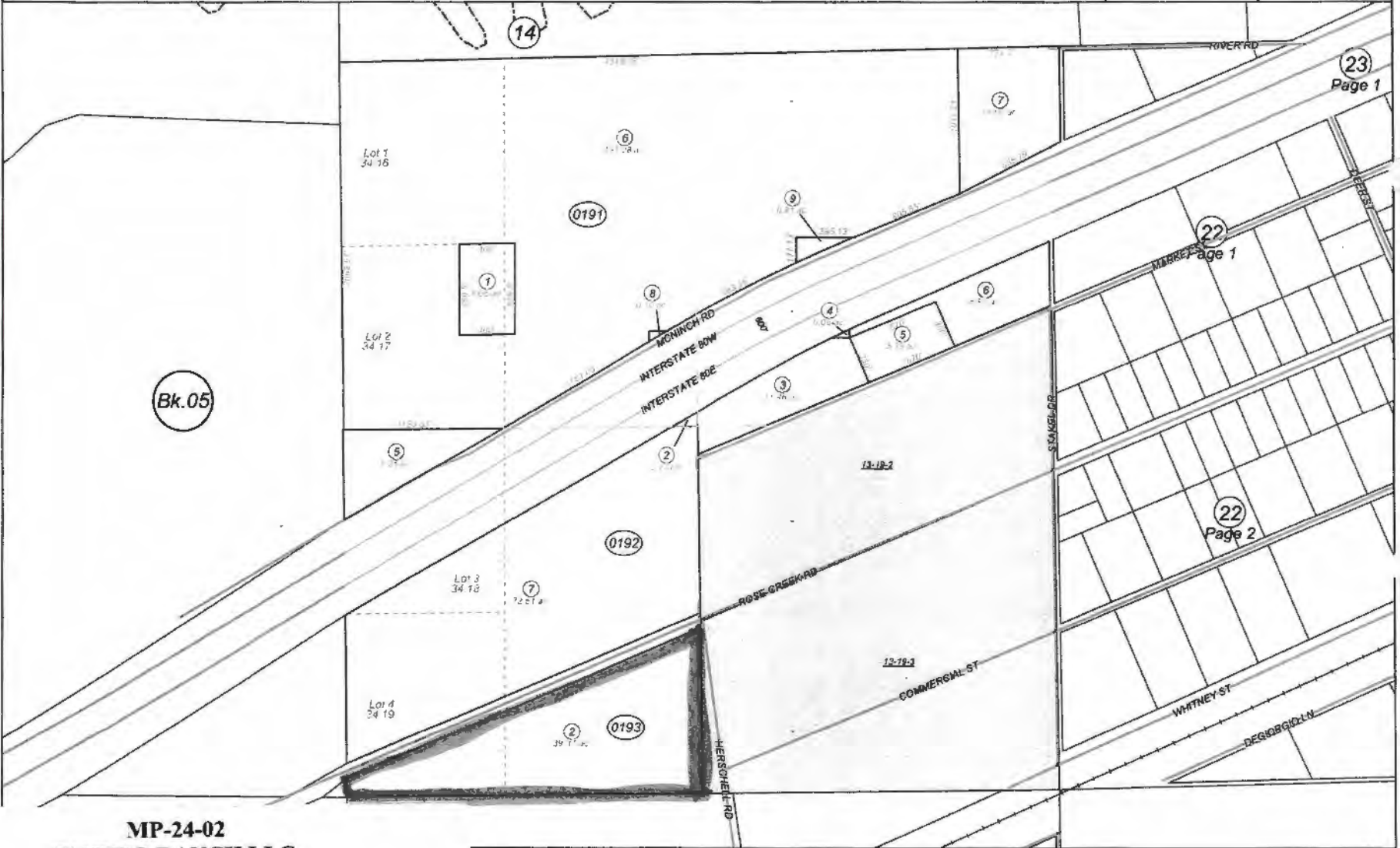


HUMBOLDT COUNTY
SEC. 18 T.35N. R.37E.

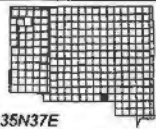
NOTE: This plot is for assessment purposes only and does not represent a survey of the lands on this plot.



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Page 1 of 3
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M.D.B. & M.



MP-24-02
DINERO RANCH LLC
ROSE CREEK RD
AP #'S 05-0803-04,05/13-0193-02,
14-0011-02,03



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HUMBOLDT COUNTY
 N1/2 SEC. 19 T.35N. R.37E.
 Grass Valley Ranchos No. 5

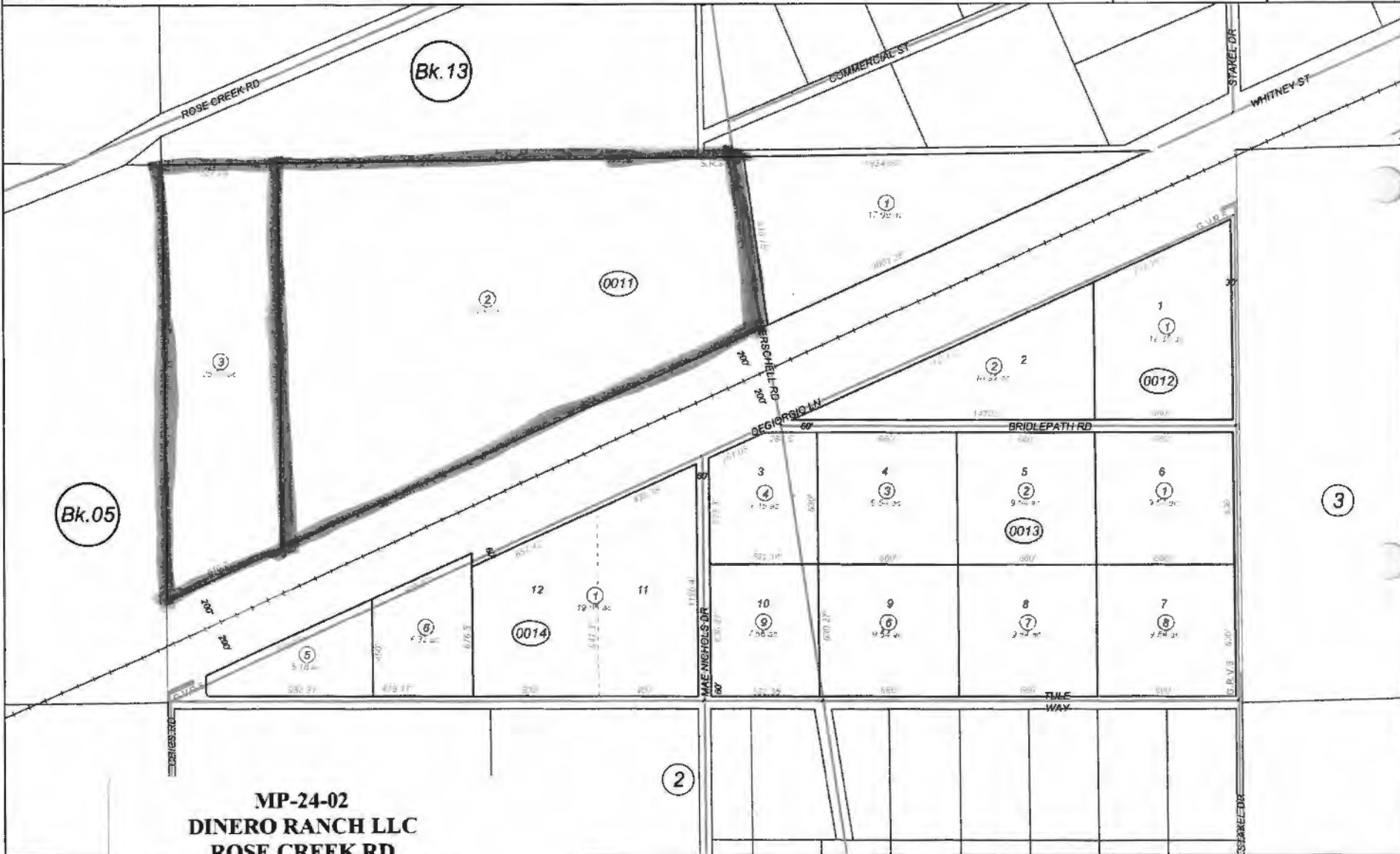
NOTE: This plot is for assessment purposes only
 and does not represent a survey of the lands to the plot.



Map Prepared by:
 HUMBOLDT COUNTY ASSESSOR'S OFFICE
 WYNEROCCHA, NEVADA 95445

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 M.D.B. & M.



MP-24-02
DINERO RANCH LLC
ROSE CREEK RD
AP #'S 05-0803-04,05/13-0193-02,
14-0011-02,03



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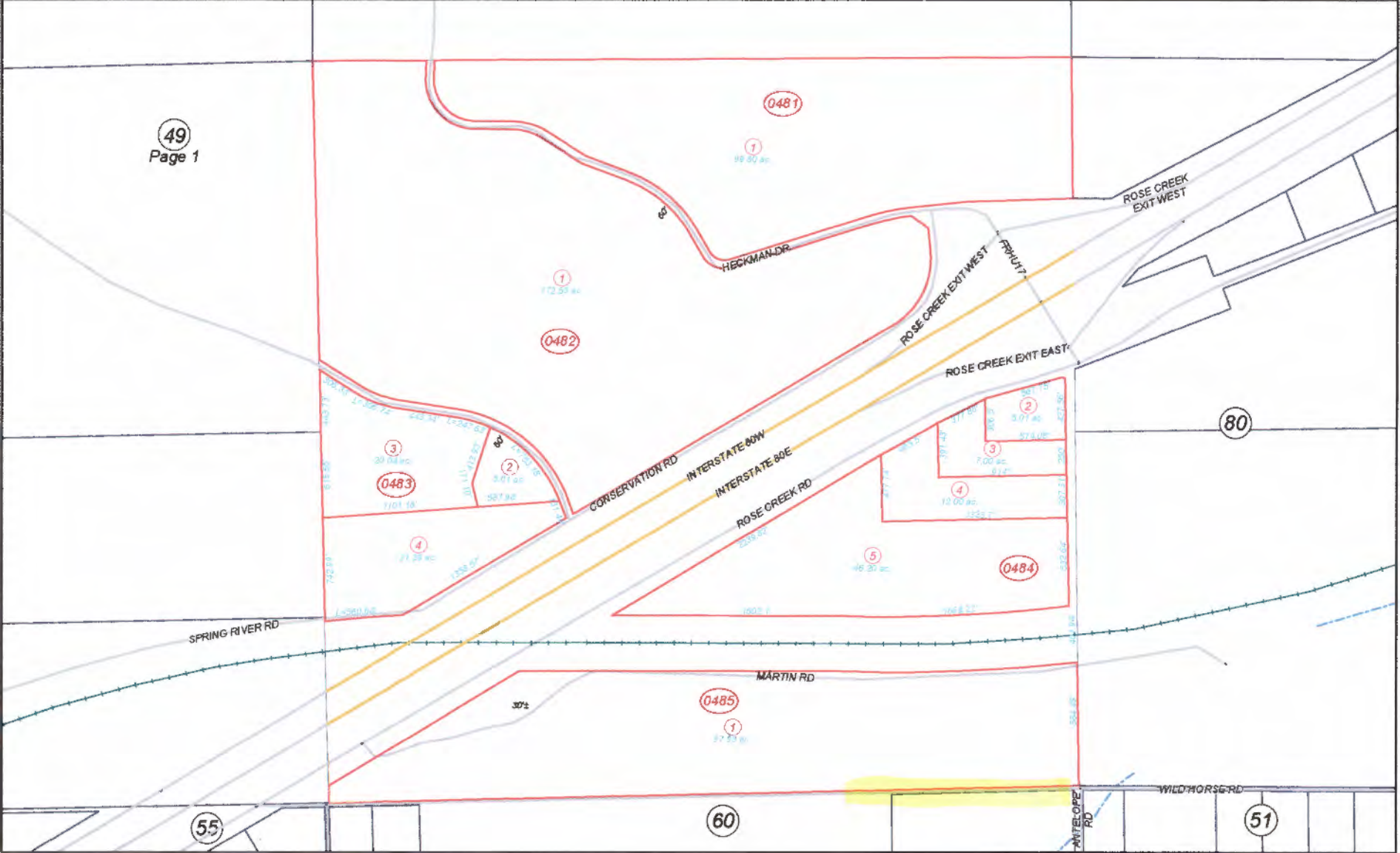
HUMBOLDT COUNTY
SEC. 23 T. 35N. R. 36E.

NOTE: This plot is for measurement purposes only and does not represent a survey of the lands on this plot.

Map Prepared by:
HUMBOLDT COUNTY ASSESSOR'S OFFICE
WASHOE COUNTY, NEVADA 89443

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1"=600'
M.D.B. & M.



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Page 1

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